



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Paul Farthing, Alternate Chair
Ralph Ballard
Rebecca Broneman
Michelle Cloud
Shelley Goodfellow
Brad Winder
Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

October 13, 2022
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

5:00 p.m. - Planning Commission Business:

1. Discussion of short-term rentals in accessory dwellings, residential hosting, and commercial zones.
2. Discussion of updates to the public notice process

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approx.. 1436 W State Street from the split zoning of HC, highway commercial, and RA-1, residential agricultural-one unit per acre, to expand the HC, highway commercial, to develop the whole property with commercial type uses. Parcel number: H-3-1-33-3217.

2. A Zone Change Amendment request located at approx.. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort. Parcel numbers: H-4138-B, H-4138-L, H-4138-E.
3. A Land Use Code Amendment Request to Title 10-Chapter 3-Subsection 4 and 10, Title 10-Chapter 15-Subsection 3, Title 10-Chapter 41, and Title 10-Chapter 51 to make changes regarding short-term rental standards for accessory dwelling units within residential areas, residential hosting standards, and short-term rental standards in commercial zones.
4. A Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats for areas within the airport runway protection zone.

OLD BUSINESS

1. 2022-ZC-29 2022-PSP-36: Discussion and consideration of a Zone Change Amendment request located at approx.. 29 N 1690 W from R1-10, residential one unit per 10,000 square feet, to R1-8 with a PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcel numbers H-3-1-33-3141 and H-3-1-33-4221. Richard & Kathleen Hinton Applicant.
2. 2022-PP-23: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Bash Resorts, a 375 unit recreation resort development located north of Iron Bridge Blvd. Western Mortgage and Realty Co Applicant. Brent Moser Agent.
3. 2022-PP-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Marla Phase 2, a nine unit recreation resort development located at approximately 1600 S Sand Hollow Road. Western Mortgage and Realty Company Applicant. Brent Moser Agent.

NEW BUSINESS

1. 2022-CUP-23: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 1042 W 400 S. Travis Dickey Applicant.
2. 2022-CUP-22: Discussion and consideration of a possible approval of a conditional use permit for a greater height wall located at 90 W 100 N. Luis Martinez Applicant.
3. 2022-ZC-34: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 1436 W State Street from the split zoning of HC, highway commercial, and RA-1, residential agricultural one unit per acre, to expand the HC, highway commercial, to develop the whole property with commercial type uses. Parcel number: H-3-1-33-3217. Buck Hurst Applicant.
4. 2022-ZC-35 2022-PSP-43: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR,

recreation resort. Parcel numbers: H-4138-B, H-4138-L, H-4138-E. Chris Wyler Applicant. Brandee Walker-Civil Science Agent.

5. 2022-LUCA-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10-Chapter 3-Subsection 4 and 10, Title 10-Chapter 15-Subsection 3, Title 10-Chapter 41, and Title 10-Chapter 51 to make changes regarding short-term rental standards for accessory dwelling units within residential areas, residential hosting standards, and short-term rental standards in commercial zones. Hurricane City Applicant.
6. 2022-LUCA-10: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats for areas within the airport runway protection zone.
7. 2022-PP-25: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Lone Pine subdivision, a nine-lot residential subdivision located at 400 W 820 S. Brant Tuttle, Northern Engineering Applicant
8. 2022-PSP-42: Discussion and consideration of a possible approval of an amended preliminary site plan for Silverado Development, a Planned Commercial development consisting of 192 multifamily units, 52 townhomes, hotels, retail, and a gas station located at the northwest corner of the SR-9 and SR-7 interchange. Silverado Development LLC Applicant
9. 2022-PP-26: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Desert Sky Estates, a 73 lot residential subdivision located at 2100 W and 3350 S. Desert Sky Estates Applicant. Ben Wilits and Tony Carter Agents.
10. 2022-FSP-12: Discussion and consideration of a possible approval of a final site plan for Mesa Cove, a 64 lot townhome subdivision located at 1117 W 600 N. Goldline Homes LLC Applicant.
11. 2022-PP-27: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Peregrine Pointe West Phase 1A, a three lot residential subdivision located at 3000 W Cliffhanger Dr. Peregrine Pointe West Phase 1A Applicant. Greg Sant Agent.
12. 2022-AFP-08: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat E located at 2799 S 3680 W. Kevin and Ralene Scott Applicant. Ryan Scholes Agent.
13. 2022-FSP-13: Discussion and consideration of a possible approval of a final site plan for storage units located at 600 N and 3100 W. James Cheney Applicant.
14. 2022-FSP-10: Discussion and consideration of a recommendation to the City Council on a final site plan approval for Glampers Inn, an RV park and commercial development located south of Sand Hollow Road. Blow Sand LLC Applicant. Scott Nielson Agent.
15. 2022-FSP-09: Discussion and consideration of a possible approval of a final site plan for BASH Facility, a sports rental sales and maintenance facility located at

approximately 850 S Sand Hollow Road. SH Rental Holdings LLC Applicant. Brent Moser Agent.

Approval of Minutes:

1. July 28, 2021

Adjournment

CARLON ACRES
DENSITY BONUS CALCULATION
OCT. 7, 2022

a. Enhanced overall design theme (up to five percent):

(1) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity; **A LANDSCAPE AMENIABLE TO THE PROPOSED THEME WILL GIVE 1.25 POINTS.**

(2) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors; **IT'S PROPOSED TO HAVE DARK SKY LIGHTING AND WILL GIVE 1.25 POINTS.**

(3) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and **SOMES AREAS WILL BE LEFT OPEN BECAUSE THE NATURAL TERRAIN BUT ANY FENCING WILL MATCH THE BUILDING COLORS AND MATERIAL LOOKS. THIS WILL GIVE 1.25 POINTS.**

(4) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations. **A WETLANDS POND WITH SPECIFIC LANDSCAPING AND SHADE PROVIDED BY MATURE TREES WITH PARK BENCHES WILL GIVE 1.25 POINTS.**

b. Improved building design (up to five percent):

(1) Seventy-five percent of the front exterior of each dwelling, exclusive of windows or doors, consists of brick or stone; **IT'S PROPOSED TO HAVE 75% OF THE FRONT EXTERIORS WITH BRICK OR STONE LOOK. THIS WILL GIVE 2.5 POINTS.**

(2) Required parking for each unit is provided within a garage. **NO POINTS.**

c. Improved energy efficiency (up to five percent):

(1) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and **ALL BUILDINGS WILL HAVE EXTERIOR WALLS WITH GREATER THAN R-19 INSULATION AND CEILINGS WITH GREATER THAN R-38 INSULATION WILL GIVE 2.5 POINTS.**

(2) Dwellings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, Trombe walls, earth insulation of building walls. **NO POINTS HERE.**

d. Parking upgrades (up to five percent):

(1) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter; **PLANNED LANDSCAPED PARKING LOT WILL GIVE 1.25 POINTS.**

CARLON ACRES
DENSITY BONUS CALCULATION
OCT. 7, 2022

(2) Parking lots have landscaped islands beyond the minimum required by this title; **PLANNED LANDSCAPED ISLANDS ON PARKING LOT WILL GIVE 1.25 POINTS.**

(3) Additional and/or larger trees that will shade 50 percent of the parking area upon tree maturation; and **PLANNED TREES IN PARKING LOT WILL GIVE 1.25 POINTS.**

(4) Provision of screened recreational vehicle parking areas. **NO RV PARKING ALLOWED.**

e. Provision of usable open space (up to five percent):

(1) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and **PLANNED OPEN SPACE AND TRAILS AND WALKWAYS WILL GIVE 2.5 POINTS.**

(2) Stormwater detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond. **PLANNED STORM FACILITIES WILL MESH WITH THE EXISTING WETLANDS WILL GIVE 2.5 POINTS.**

f. Provision of recreational facilities (up to five percent):

(1) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbecue and picnic facilities; **PLANNED POOL, SPA AND SPORTS COURT WILL GIVE 1.67 POINTS.**

(2) Development of one or more common buildings used for meetings, indoor recreation, daycare, or other common uses; and **PLANNED CLUB HOUSE WILL GIVE 1.67 POINTS.**

(3) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the City. **NO DEDICATION GIVEN TO CITY.**

g. Increased landscaping (up to five percent):

(1) Planting more than the minimum number of trees, shrubs, and other landscaping required by this title; and **NOT NEEDED.**

(2) Use of landscaping to soften the appearance of wood or masonry fences and walls. **THIS IS POSSIBLE FOR 2.5 POINTS.**

h. Utilization of recommended design and compatibility guidelines set forth in [chapter 33](#) of this title (up to five percent). **NO POINTS**

TOTAL POINTS WILL VARY FROM 22.09 TO 24.59 POINTS

Agenda Date:	10/13/2022
Application Number:	2022-ZC-29 2022-PSP-25
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Hinton Holdings LLC
Agent:	Richard & Kathleen Hinton
Request:	A Zone Change from R1-10 and Highway Commercial to R1-8 PDO and Highway Commercial
Location:	Approximately 88 N 1690 W
Zoning:	R1-10 and Highway Commercial
General Plan Map:	Single Family

Update 10/13/2022: The applicant has provided a density bonus calculation breakdown. The applicant is proposing density bonus features equaling about 22.09 to 24.59 points, per code the Planning Commission can only grant a 20% density bonus. Staff has no concerns with any of the proposed justifications for the density bonus.

Update 9/22/2022: The Planning Commission continued this item to allow for more time for the applicant to apply for a density bonus and renotice the zone change. The applicant has turned in a more detailed site plan and an application for a density bonus. Their justification for a density bonus is preserving the wetland open space, amenities with clubhouses, pools, trails, pickleball courts and open space, and a design theme for the overall project. They are proposing 56 units over 10.24 acres for a density of 5.46 units per acre. The maximum density in R1-8 PDO is 4.4 units per acre: with the 20% density bonus that brings the maximum density up to 5.28 units per acre. Staff believes that this project, with it's large amount of open space and amenities could be a very good development for the city and a density bonus is justified. However, the maximum number of units that can be approved is 54 units. If the applicant agrees to remove two units staff would recommend approval.

Update 8/25/2022: The Planning Commission continued this item to allow the applicant more time to work through the design. A new site plan has been submitted that allows the wetlands to remain in place and shows the easement on the south side of the property. Staff has two major concerns with this new

site plan. The first is the density, for the zoning they've requested their maximum density is 44 units and they appear to show on their site plan 104 units, over double the allowed units, if they want this many units they would have to reapply for an RM-3 zone. The second concern is showing what appears to be parking along the eastern property boundary, there is no shown access to this parking area along the eastern boundary. The plan shows 256 parking spaces which is more than sufficient for 104 multifamily units. Overall staff does not recommend approving the site plan as presented

Discussion: The applicant is seeking a zone change to add 0.127 acres to the existing Highway Commercial (HC) zoning on their property and to rezone the R1-10 portion to R1-8 PDO. This property is located along SR-9. A preliminary site plan has also been filed that shows four commercial lots and 52 residential lots of varying sizes.

	Zoning	Adjacent Land Use
North	R1-8, PF, RA-1, R1-15 PDO	Single Family homes (Firerock and Hurricane Garden Homes)
East	R1-10, HC	Single Family homes and Tractor Supply
South	HC	SR-9 and commercial property
West	HC, R1-8	Commercial property and Firerock



8/11/2022

2022-ZC-29
2022-PSP-25

Please note: Parcel H-3-1-33-3114 (zoned HC) is not under consideration for the zone change but is included in the preliminary site plan.

Zone Change Factors:

When considering a zone change the Planning Commission must consider the following:
As per Hurricane City Code 10-7-7:

Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
- 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan maps this area as Single Family which is defined as:

SINGLE FAMILY: These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

The General Plan calls for “Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options” It also calls for “Support creating commercial spaces in population Centers in the City to provide services to those areas”

A few weeks ago and prior to this application being submitted, staff proposed that this area be changed on the General Plan Map to either Mixed Use or Commercial because this would be a good space, with

its proximity to major traffic corridors, for commercial and higher density residential. Placing single-family developments near major traffic corridors is a poor use of what could be good, convenient commercial space. Placing higher density near commercial spaces also helps stimulate commercial growth in an area and provides housing, and services in the same area.

Overall, while this application does not meet the standards of the General Plan Map staff believes this application is in line with many of the General Plan's goals and good planning practices for areas near major traffic corridors. However, the proposed density and site plan does not match the proposed underlying zone.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: The property is being developed with what appears to be small single family lots and commercial lots. Depending on the commercial use, this would be harmonious with the surrounding area. Most of the residences in the area, with the exception of those in Firerock, are larger single family homes. However, the proposed site plan shows larger lots along the border with the existing residential in the area to temper this.

3. Will the proposed amendment affect the adjacent property?

Response: Yes. Although development as anticipated by the General Plan, such as retail and convenience stores, could be beneficial to future residents in the area.

4. Are public facilities and services adequate to serve the subject property?

Response: Public facilities and services are largely adequate to the property. Developers will need to pay for any required utility upgrades. See JUC review comments below.

Preliminary Site Plan Application

JUC Comments

The following items will need to be addressed:

1. **Sewer:** No comments.
2. **Water:** No comments.
3. **Fire:** Okay with zone change. No parking signs required on turnaround in HC area.
4. **Engineering:** Interconnectivity is encouraged, however the extension of 180 N may not be feasible with the required grading. Check for double frontage lots. Check drainage plan. Lot 53 is in Zone AE floodplain. Coordination with neighbors required for development of 1690 W. The Transportation Master Plan doesn't show 100 N in this area however that might be desirable. Specific approval from the City Engineer is required for a street to end without a cul-de-sac

turnaround. Additional information is needed. How long is the dead end street? What will the grading be like? Does the existing structure limit access?

5. **Streets:** Okay with zone change. Are the streets in the R1-8 zone private or public?
6. **Power:** Existing power line on the south side will need to be put underground. A fee of \$900 will be charged to the owner/developer to design the power system. This must be done before construction drawings. Load calculations for pool/rec area and commercial lots must be given before design. Easements need to be obtained and turned over to the city.
7. **GIS:** Street names required on some internal streets.

Staff Comments: Preliminary Site Plan

1. **Density:** The Preliminary Site Plan shows 52 units on 10.065 acres. This is a density of 5.16 units per acre. The max R1-8 PDO density is 4.4 units per acre. The applicant could ask for a density bonus; however at this time no density bonus has been requested.
2. The property owner to the west has come to city staff about an easement located on the south end of this property that would not allow it to be developed in the manner shown on the site plan. Staff is still investigating these claims at this time.
3. While it appears that there are double-fronted lots along Andesite Road, upon further review it appears there will be some open-space barrier between the homes and the road. There is an elevation difference between the property and Andesite Road. Staff would require these lots front on the internal streets
4. The National Wetlands Inventory indicates that there are two wetlands areas within the property. What mitigation measures, if any, are required will need to be coordinated with the US Army Corps of Engineers.



Source: [National Wetlands Inventory, US Fish and Wildlife Service](#)



Findings:

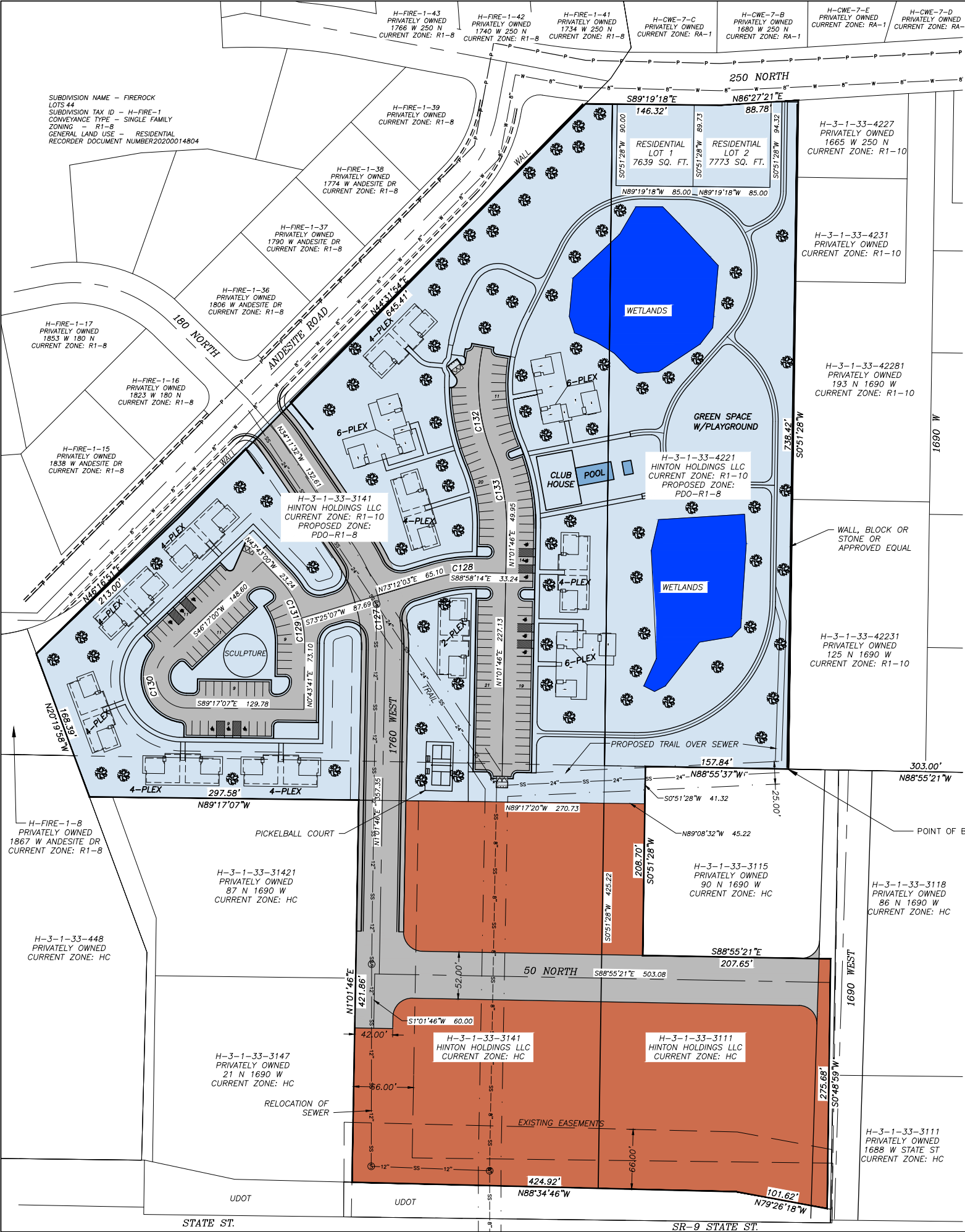
8/11/2022

2022-ZC-29
2022-PSP-25

Staff makes the following findings:

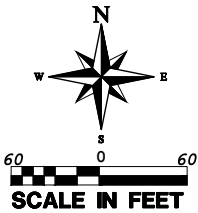
1. The proposed zone change does not meet the standards of the General Plan Map, however staff believes a plan compliant with zoning code would meet some of the General Plan's goals
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area, but development is anticipated for the area.
4. The services and facilities are broadly adequate for this development.
5. The application does not meet the density of the proposed underlying zone and there are some concerns about the layout as mentioned within this report.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code and comments in the public hearing. Staff believes that this is a good place for this kind of development which is why staff recommends the General Plan Map be amended for this area. Staff recommends continuing this item so that issues with the layout and densities on the property can be worked out.



ZONE CHANGE MAP FOR:
CARLON ACRES

LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



NARRATIVE

THE ZONE CHANGE IS INTENDED FOR PARCEL H-3-1-33-3141 AND H-3-1-33-4221 CURRENTLY ZONED R1-10 TO A PLANNED DEVELOPMENT OVERLAY ZONE ON AN R1-8 ZONE.

SITE DATA:

TOTAL AREA	14.57 ACRES
AREA (R1-8 PDO)	10.24 ACRES
AREA (HC-HIGHWAY COMMERCIAL)	4.38 ACRES
WETLANDS AREA	0.82 ACRES
TOTAL PARKING	134 STALLS
PROPOSED UNITS	54
UNITS/ACRE	5.27 UNITS/ACRE

LEGAL DESCRIPTION

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°55'21"W 303.00 FEET TO THE POINT OF BEGINNING. THENCE N88°55'37"W 157.84 FEET; THENCE S00°51'28"W 41.32 FEET; THENCE N89°08'32"W 45.22 FEET; THENCE N89°17'20"W 270.73 FEET; THENCE N89°17'07"W 297.58 FEET; THENCE N20°20'12"W 168.34 FEET; THENCE N44°57'46"E 858.36 FEET; THENCE S89°19'18"E 146.32 FEET; THENCE N86°27'21"E 88.78 FEET; THENCE S00°51'28"W 738.42 FEET; TO THE POINT OF BEGINNING. AREA CONTAINS 447901 SQUARE FEET OR 10.282 ACRES.

CARLON ACRES THEME:

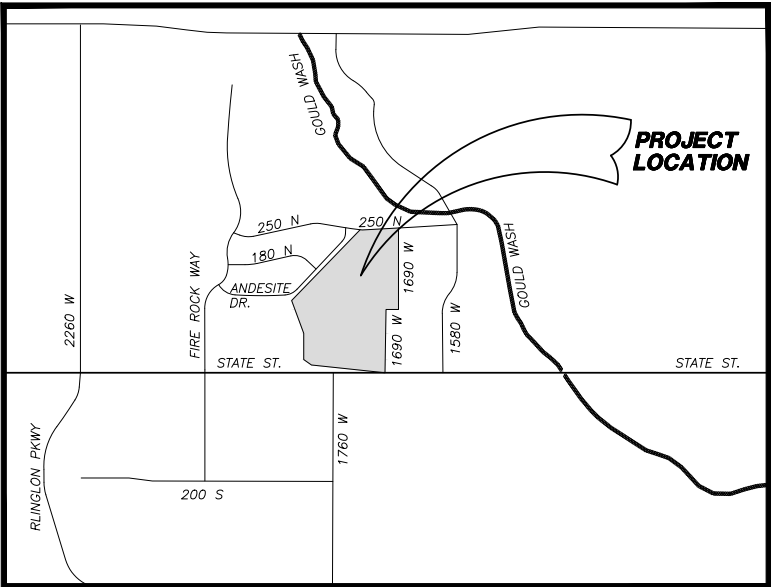
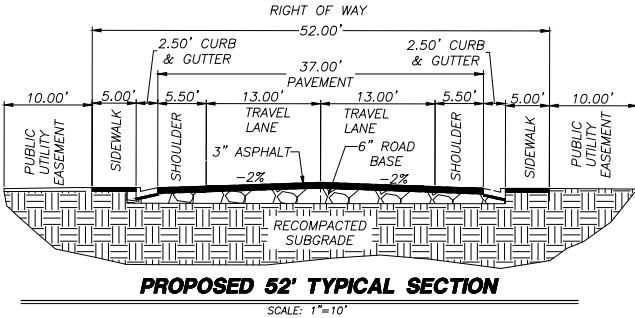
"CARLON ACRES IS A SINGLE AND MULTI-FAMILY COMMUNITY WITH AN ENHANCED OUTDOOR EXPERIENCE THAT WILL FEATURE PRESERVED WETLANDS, OPEN SPACE WITH PLAYGROUND, TRAILS, CLUB HOUSE, POOL, PICKLE BALL COURTS, AND AMENITIES IN A CENTRAL PART OF HURRICANE CITY." LANDSCAPING WILL MEET OR EXCEED THE CITY CODE AND SOFTEN THE LOOK OF CMU WALLS AND CREATE A SCENIC NEIGHBORHOOD.

OWNERS:

HINTON HOLDINGS LLC
678 W STATE ST
HURRICANE, UT 84737

LEGEND

	PROPERTY LINE
	SECTION LINE
	ADJACENT PROPERTY LINE
	PROPOSED POWER
	PROPOSED WATER
	EXISTING SEWER
	SEWER EASEMENT
	EXISTING R1-10 ZONE PROPOSED TO BECOME PDO-R1-8 ZONE
	HC ZONE HIGHWAY COMMERCIAL TO REMAIN
	WETLANDS
	PROPOSED SCREEN WALL, STONE, BRICK OR APPROVED EQUAL



REVISIONS		BY
NO	DESCRIPTION	DATE

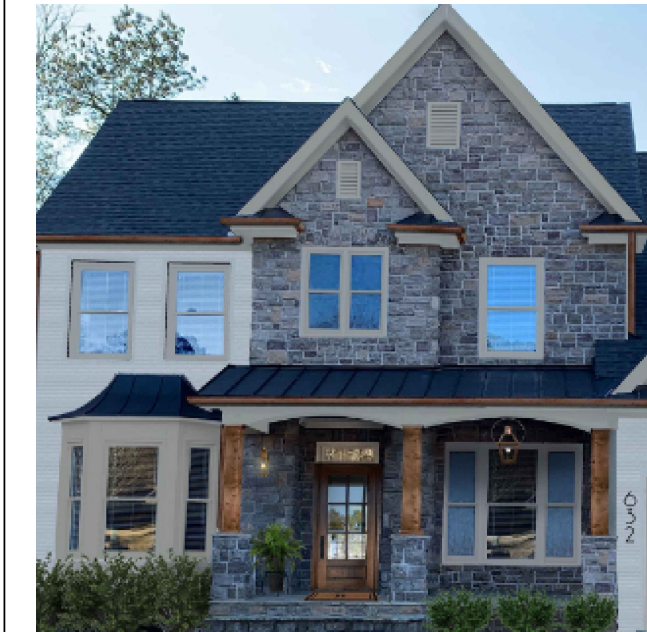
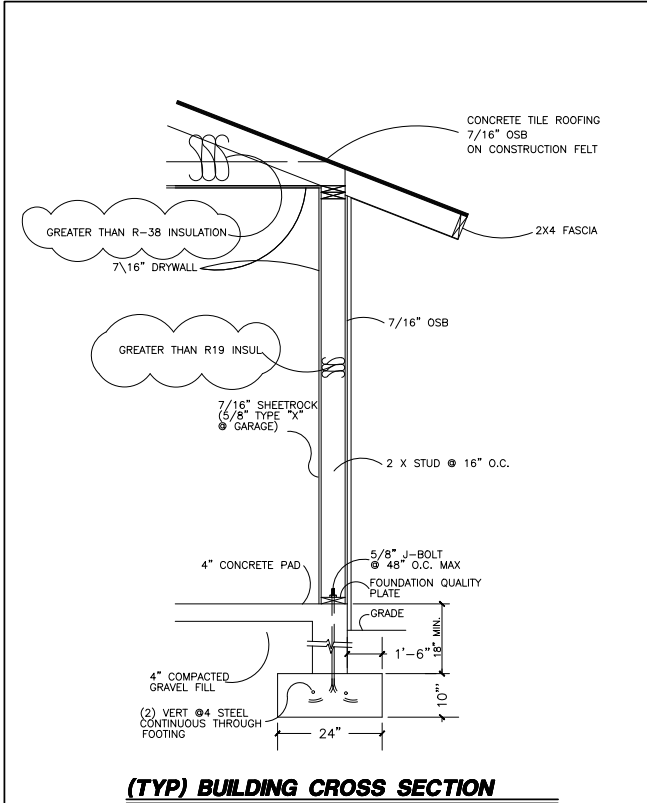
PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 868-0501



ZONE CHANGE MAP
699-001 CARLON ACRES
LOCATED IN SECTION 33, T41S, R13W, S.L.B.&M. WASHINGTON COUNTY, UTAH

DATE: 10/12/22 SCALE: 1"=60'
JOB NO. 699-001
SHEET NO. 1

699-001



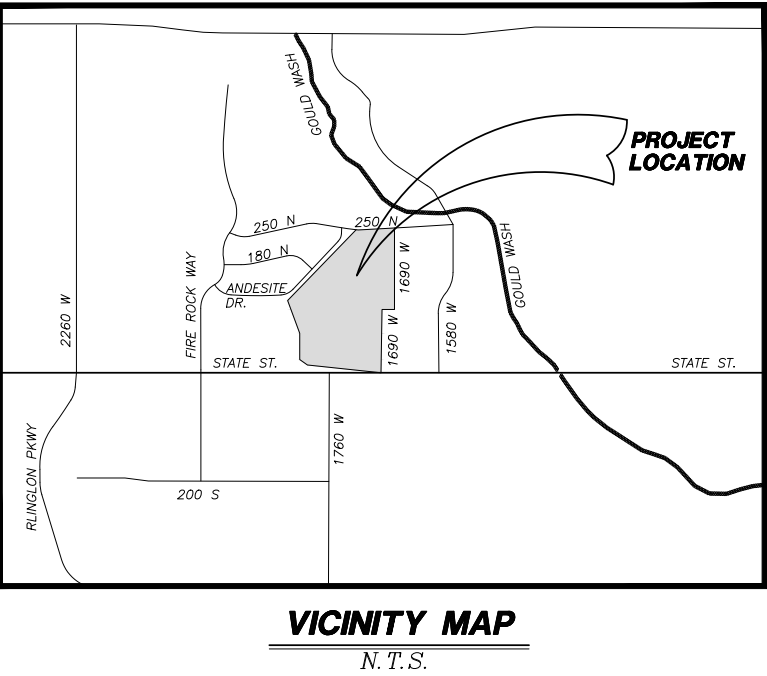
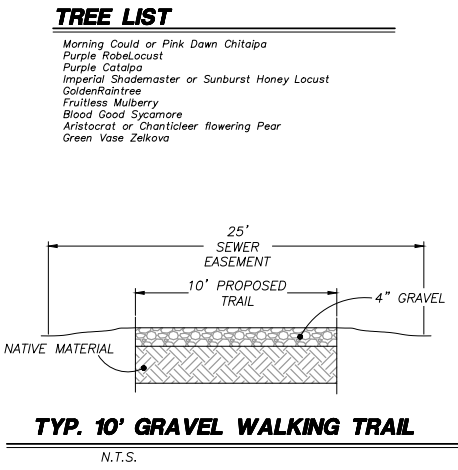
75% BLOCK OR STONE EXTERIOR

CARLON ACRES THEME:

“CARLON ACRES IS A SINGLE AND MULTI-FAMILY COMMUNITY WITH AN ENHANCED OUTDOOR EXPERIENCE THAT WILL FEATURE PRESERVED WETLANDS, OPEN SPACE WITH PLAYGROUND, TRAILS, CLUB HOUSE, POOL, PICKLE BALL COURTS, AND AMENITIES IN A CENTRAL PART OF HURRICANE CITY.” LANDSCAPING WILL MEET OR EXCEED THE CITY CODE AND SOFTEN THE LOOK OF CMU WALLS AND CREATE A SCENIC NEIGHBORHOOD.

- CARLON ACRES
DENSITY BONUS CALCUATION
OCT 7, 2022
- a. Enhanced overall design theme (up to five percent):
- (1) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity; A LANDSCAPE AMENIABLE TO THE PROPOSED THEME WILL GIVE 1.25 POINTS.
- (2) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors; IT’S PROPOSED TO HAVE DARK SKY LIGHTING AND WILL GIVE 1.25 POINTS.
- (3) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and SOMES AREAS WILL BE LEFT OPEN BECAUSE THE NATURAL TERRAIN BUT ANY FENCING WILL MATCH THE BUILDING COLORS AND MATERIAL LOOKS. THIS WILL GIVE 1.25 POINTS.
- (4) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations. A WETLANDS POND WITH SPECIFIC LANDSCAPING AND SHADE PROVIDED BY MATURE TREES WITH PARK BENCHES WILL GIVE 1.25 POINTS.
- b. Improved building design (up to five percent):
- (1) Seventy-five percent of the front exterior of each dwelling, exclusive of windows or doors, consists of brick or stone; IT’S PROPOSED TO HAVE 75% OF THE FRONT EXTERIORS WITH BRICK OR STONE LOOK. THIS WILL GIVE 2.5 POINTS.
- (2) Required parking for each unit is provided within a garage. NO POINTS.
- c. Improved energy efficiency (up to five percent):
- (1) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and ALL BUILDINGS WILL HAVE EXTERIOR WALLS WITH GREATER THAN R-19 INSULATION AND CEILINGS WITH GREATER THAN R-38 INSULATION WILL GIVE 2.5 POINTS.
- (2) Dwellings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, Trombe walls, earth insulation of building walls. NO POINTS HERE.
- d. Parking upgrades (up to five percent):
- (1) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter; PLANNED LANDSCAPED PARKING LOT WILL GIVE 1.25 POINTS.
- (2) Parking lots have landscaped islands beyond the minimum required by this title; PLANNED LANDSCAPED ISLANDS ON PARKING LOT WILL GIVE 1.25 POINTS.
- (3) Additional and/or larger trees that will shade 50 percent of the parking area upon tree maturation; and PLANNED TREES IN PARKING LOT WILL GIVE 1.25 POINTS.
- (4) Provision of screened recreational vehicle parking areas. NO RV PARKING ALLOWED.
- e. Provision of usable open space (up to five percent):
- (1) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and PLANNED OPEN SPACE AND TRAILS AND WALKWAYS WILL GIVE 2.5 POINTS.
- (2) Stormwater detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond. PLANNED STORM FACILITIES WILL MESH WITH THE EXISTING WETLANDS WILL GIVE 2.5 POINTS.
- f. Provision of recreational facilities (up to five percent):
- (1) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbecue and picnic facilities; PLANNED POOL, SPA AND SPORTS COURT WILL GIVE 1.67 POINTS.
- (2) Development of one or more common buildings used for meetings, indoor recreation, daycare, or other common uses; and PLANNED CLUB HOUSE WILL GIVE 1.67 POINTS.
- (3) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the City. NO DEDICATION GIVEN TO CITY.
- g. Increased landscaping (up to five percent):
- (1) Planting more than the minimum number of trees, shrubs, and other landscaping required by this title; and NOT NEEDED.
- (2) Use of landscaping to soften the appearance of wood or masonry fences and walls. THIS IS POSSIBLE FOR 2.5 POINTS.
- h. Utilization of recommended design and compatibility guidelines set forth in chapter 33 of this title (up to five percent). NO POINTS
- TOTAL POINTS WILL VARY FROM 22.09 TO 24.59 POINTS

ZONE CHANGE THEME MAP FOR:
CARLON ACRES
LOCATED IN SECTION 33, T41S, R13W, S1B.4M.
WASHINGTON COUNTY, UTAH



OWNERS:

HINTON HOLDINGS LLC
678 W STATE ST
HURRICANE, UT 84737

VICINITY MAP
N. T. S.

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.

Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 868-6861

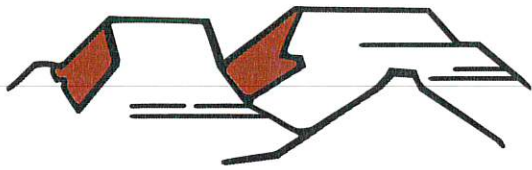
ZONE CHANGE THEME MAP FOR:
CARLON ACRES

LOCATED IN SECTION 33, T41S, R13W, S1B.4M, WASHINGTON COUNTY, UTAH

DATE: 10/12/2022
SCALE: 1"=60'

JOB NO.
699-001

SHEET NO:
2



PLANNING & ZONING HURRICANE CITY UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2022-PP-23

Receipt No. 8-161566

Name: See Attached Telephone: _____

Address: See Attached Fax No. _____

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

Agent (If Applicable): Brent Moser Telephone: 801-793-0346

Address/Location of Subject Property: North of Iron Bridge Blvd.

Tax ID of Subject Property: H-4-2-11-126, H-4-2-12-1113-GS1 Zone District: NC, RR, R1-C6

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 375 lots, North of Iron Bridge Blvd., Condos, Retreat Centers, Hotel

Submittal Requirements: The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.



STAFF COMMENTS

Agenda Date:	09/22/2022
Application Number:	2022-PP-23
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	North of Iron Bridge Blvd
Zoning:	Recreation Resort
General Plan Map:	Planned Community, and Neighborhood Commercial

Discussion:

The applicant has filed a preliminary plat for Bash Resorts, a 372 unit recreation resort development located within the Sand Hollow Gateway PID. The plan consists of 10 resort condo buildings, a hotel, and retreat centers. A preliminary site plan for this location, with a modified layout, was approved in 2020.

map is 25.77 acres which would be a maximum unit count of 386 units which is still less than what is being proposed

- b. The property on the site plan appears to be extending into the NC, Neighborhood Commercial, zoning. Staff is generally fine with this as the applicant is not requesting additional units.
2. All streets within the development are planned to be private.
3. **Parking:** Per HCC 10-26-6: *“Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission.”*
 - a. The site plan indicates that 1206 parking spaces are required and 1228 spaces are provided
 - b. RV/trailer spaces are also required at a rate of one space per five units. 75 spaces are required and approximately 184 are provided
 - c. Phase 6 is shown as being a hotel and clubhouse area. Per HCC Table 10-34-1, hotels require, *“2 spaces plus 1 space per living or sleeping unit”* It is not entirely clear that this requirement was accounted for in their parking plan since they show 42 required spaces for 31,606 sq ft hotel.
 - d. It appears the parking lot on the northwest corner stretches into the Neighborhood Commercial zone. Staff has decided to count this as off-site parking because of the different zone and Planning Commission will need to approve it. The standards are as follows:
 - e. *Off site parking. Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:*
 1. *Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.*
 2. *Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.*
 3. *No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.*
 4. *Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:*
 - a. *The parking lot to be continuously available unless an alternative legal parking lot is provided;*
 - b. *All spaces to be available without charge; and*

c. *The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.*

5. *Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:*

a. *Hazard to pedestrians;*

b. *Hazard to vehicular traffic;*

c. *Traffic congestion;*

d. *Interference with safe and convenient access to other parking areas in the vicinity;*

e. *Detriment to the appropriate use of business property in the vicinity; or*

f. *Detriment to any residential neighborhood.*

f. Staff finds this parking plan to be acceptable.

4. **Amenities:** Per HCC 10-26-4: two clubhouses of at least 2,000 sq ft of nonoffice space and 4 pool areas of at least 2,000 sq ft are required. Upon speaking with the applicant they would like to propose a larger pool amenity in the center of the development as an exception to the four pool areas requirement. HCC 10-26-4 states: *"Pools: Pools may be combined for an enhanced amenity area with the approval of the Planning Commission."* Staff believes this is a good place for this exception.

5. **Block lengths and connectivity:** HCC 10-39-11 states: *"The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties."*

a. Staff would recommend that Windsor Parkway connect through. This would also eliminate the 1100 foot block length on Iron Bridge Blvd

b. Bash Parkway is a master planned roadway so block lengths can be longer on that road. Staff would recommend pedestrian connectivity to Bash Parkway.

6. All park strips will need to be landscaped and have the proper improvements.

7. The affidavit within the submitted application is from an owner that does not own the property depicted on the plat. The preliminary plat application requires evidence that the applicant has control over the property. This will be required before approval can be granted.

8. A will serve letter from the culinary and sanitary water providers and a water acknowledgement form has not been provided

9. A note indicating whether or not the property is in a tortoise take area has been provided

10. Hurricane City Code 10-37-4 states:

a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will*

create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval subject to staff and JUC comments provided that they provide proof of consent from the owner and sufficient buildout of the Gateway to Sand Hollow PID.

LEGEND

PROPERTY LINE	PROPOSED SEWER MANHOLE	METAL END SECTION
ADJACENT PROPERTY LINE	EXISTING SEWER MANHOLE	CATCH BASIN INLET
CENTER LINE	PROPOSED WATERLINE	PHASE LINE
EASEMENT LINE	EXISTING WATERLINE	BASH PARKWAY ROAD ROW
PROPOSED CURB AND GUTTER	STORM DRAIN PIPE	EXISTING SEWER LINE
PROPOSED ASPHALT	CURB INLET	PROPOSED SEWER LINE
PROPOSED SIDEWALK	STORM MANHOLE	

LEGAL DESCRIPTION FOR GATEWAY RESORTS:

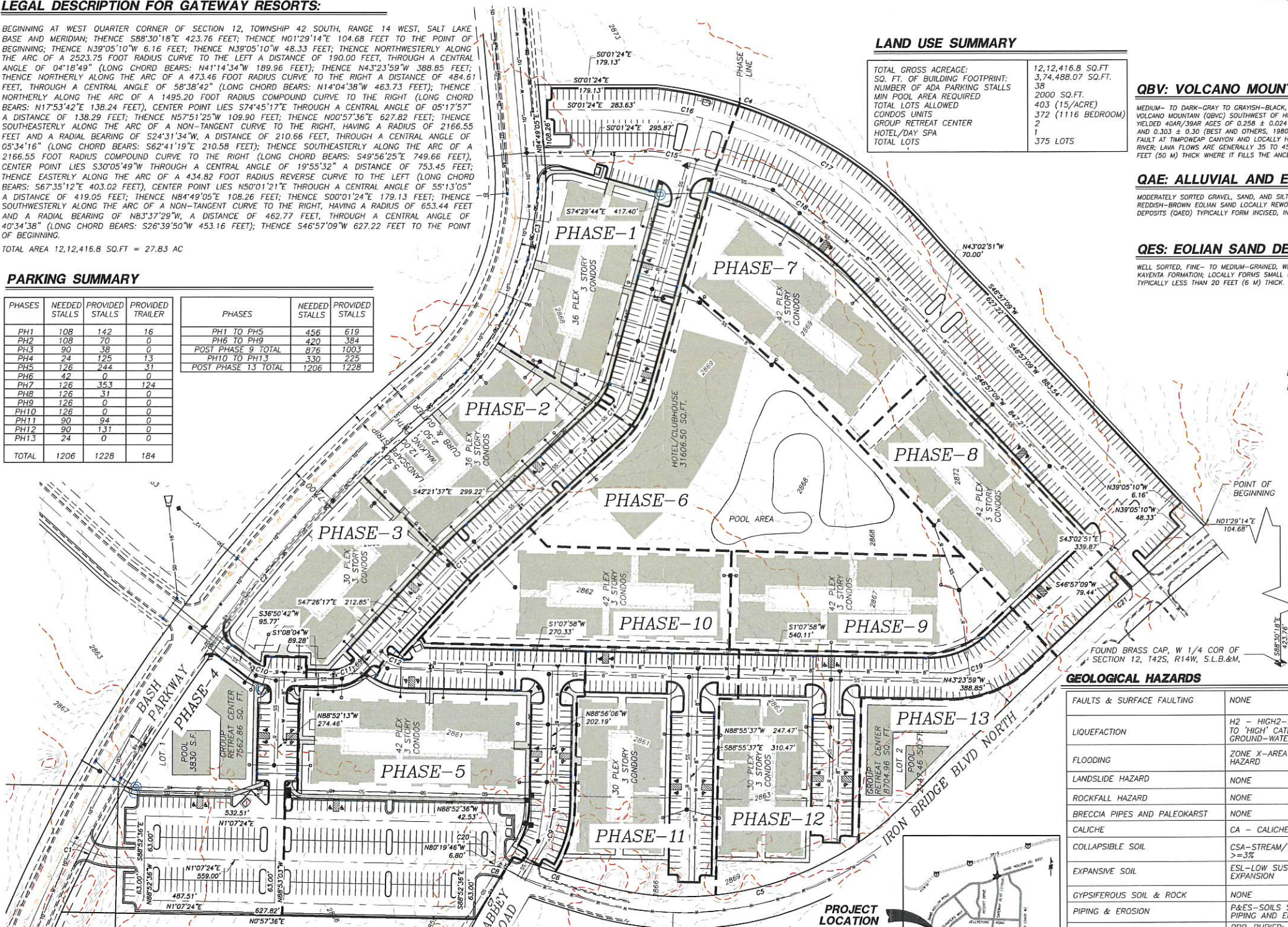
BEGINNING AT WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°30'18"E 423.76 FEET; THENCE N01°29'14"E 104.68 FEET TO THE POINT OF BEGINNING; THENCE N39°05'10"W 6.16 FEET; THENCE N39°05'10"W 48.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2523.75 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 04°18'49" (LONG CHORD BEARS: N41°14'34"W 189.96 FEET); THENCE N43°23'59"W 388.85 FEET; THENCE NORTHERLY ALONG THE ARC OF A 473.46 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 484.61 FEET, THROUGH A CENTRAL ANGLE OF 58°38'42" (LONG CHORD BEARS: N14°04'38"W 463.73 FEET); THENCE NORTHERLY ALONG THE ARC OF A 1495.20 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N17°53'42"E 138.24 FEET); THENCE S74°45'17"E THROUGH A CENTRAL ANGLE OF 05°17'57" A DISTANCE OF 138.29 FEET; THENCE N57°51'25"W 109.90 FEET; THENCE N00°57'36"E 627.82 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2166.55 FEET AND A RADIAL BEARING OF S24°31'34"W, A DISTANCE OF 210.66 FEET, THROUGH A CENTRAL ANGLE OF 05°34'16" (LONG CHORD BEARS: S62°41'19"E 210.58 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A 2166.55 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S49°56'25"E 749.66 FEET); CENTER POINT LIES S30°05'49"W THROUGH A CENTRAL ANGLE OF 19°55'32" A DISTANCE OF 753.45 FEET; THENCE EASTERLY ALONG THE ARC OF A 434.82 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: S67°35'12"E 403.02 FEET); CENTER POINT LIES N50°01'21"E THROUGH A CENTRAL ANGLE OF 55°13'05" A DISTANCE OF 419.05 FEET; THENCE N84°49'05"E 108.26 FEET; THENCE S00°01'24"E 179.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 653.44 FEET AND A RADIAL BEARING OF N83°37'29"W, A DISTANCE OF 462.77 FEET, THROUGH A CENTRAL ANGLE OF 40°34'38" (LONG CHORD BEARS: S26°39'50"W 453.16 FEET); THENCE S46°57'09"W 627.22 FEET TO THE POINT OF BEGINNING.

TOTAL AREA 12,12,416.8 SQ.FT. = 27.83 AC

PARKING SUMMARY

PHASES	NEEDED STALLS	PROVIDED STALLS	PROVIDED TRAILER
PH1	108	142	16
PH2	108	70	0
PH3	90	38	0
PH4	24	125	13
PH5	126	244	31
PH6	42	0	0
PH7	126	353	124
PH8	126	31	0
PH9	126	0	0
PH10	126	0	0
PH11	90	94	0
PH12	90	131	0
PH13	24	0	0
TOTAL	1206	1228	184

PHASES	NEEDED STALLS	PROVIDED STALLS
PH1 TO PH5	456	619
PH6 TO PH9	420	384
POST PHASE 9 TOTAL	876	1003
PH10 TO PH13	330	225
POST PHASE 13 TOTAL	1206	1228



OWNERS:

BASH RESORTS LLC
CONTACT: BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL: enhancehomesofutah@gmail.com

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK. THERE ARE NO IRRIGATION FACILITIES.

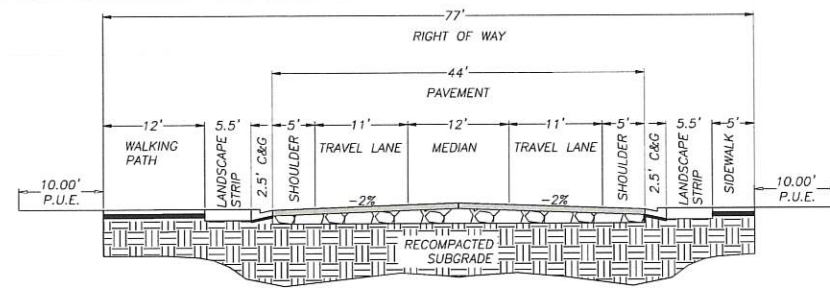
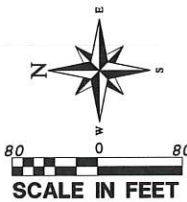
PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PRE PLAT FOR: BASH RESORTS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



BASH PARKWAY

SCALE: N.T.S.

LAND USE SUMMARY

TOTAL GROSS ACREAGE:	12,12,416.8 SQ.FT.
SQ. FT. OF BUILDING FOOTPRINT:	3,74,488.07 SQ.FT.
NUMBER OF ADA PARKING STALLS	38
MIN. POOL AREA REQUIRED	2000 SQ.FT.
TOTAL LOTS ALLOWED	403 (15/ACRE)
CONDOS UNITS	372 (1116 BEDROOM)
GROUP RETREAT CENTER	2
HOTEL/DAY SPA	1
TOTAL LOTS	375 LOTS

QBQ: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBQ) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40AR/38AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995). IN ACCORD WITH K-AR AGES OF 0.289 ± 0.065 AND 0.303 ± 0.030 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW, MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEQ) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

WELL SORTED, FINE- TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALICHE SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

PROJECT LOCATION



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO "HIGH" CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN-SAND	WBSH-HIGH: MODERN SAND-DUNE OR SHEET-SAND DEPOSITS
SHALLOW GROUND WATER	NONE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.66'	2166.55'	210.58'	S62°41'19"E	5°34'16"
C2	753.45'	2166.55'	749.66'	S49°56'25"E	19°55'32"
C3	419.05'	434.82'	403.02'	S67°35'12"E	55°13'05"
C4	462.77'	653.44'	453.16'	S26°39'50"W	40°34'38"
C5	484.61'	473.46'	463.73'	N14°04'38"W	58°38'42"
C6	138.29'	1495.20'	138.24'	N17°53'42"E	5°17'57"
C7	109.91'	2588.50'	109.90'	N57°51'25"W	2°25'58"
C8	47.99'	100.00'	47.54'	N14°52'22"E	27°29'56"
C9	87.30'	149.98'	86.07'	N72°15'44"W	33°21'01"
C10	37.40'	60.00'	36.79'	S18°59'23"W	35°42'37"
C11	50.87'	60.00'	49.36'	S23°09'06"E	48°34'22"
C12	43.38'	60.00'	42.45'	S21°50'50"W	41°25'45"
C13	7.09'	80.00'	7.09'	N44°53'57"W	5°04'40"
C14	67.30'	120.00'	66.43'	S58°25'41"E	32°08'07"
C15	97.58'	545.94'	97.45'	S12°05'54"W	10°14'28"
C16	119.64'	615.94'	119.45'	S12°07'54"W	11°07'43"
C17	319.64'	615.94'	316.07'	S32°05'08"W	29°44'01"
C18	283.32'	545.94'	280.15'	S32°05'08"W	29°44'01"
C19	115.66'	150.00'	112.82'	S20°57'27"E	44°10'49"
C20	14.92'	100.00'	14.90'	N84°36'11"W	8°32'50"
C21	190.00'	2523.75'	189.96'	N41°14'34"W	4°18'49"

VICINITY MAP

N.T.S.

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-9007

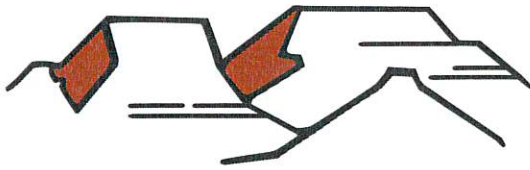


PRE PLAT PLAN: BASH RESORTS

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 08/22/2022
SCALE: 1"=80'
JOB NO.
281-210

SHEET NO:
1 OF 1



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2022-PP-21

Receipt No. 8-161003

Name: Western Mortgage & Realty Company Telephone: (509) 521-9354
Address: 950 E. Foster Wells Road Fax No. _____
Pascoe, WA 99301
Email: ttippett@westernmort.com Agent Email: enhancedhomesofutah@gmail.com
Agent (If Applicable): Brent Moser Telephone: (801) 793-0346
Address/Location of Subject Property: Aprox. 1600 S Sandhollow Road. Hurricane, UT
Tax ID of Subject Property: H-4-2-11-31031 Zone District: R1-6
Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 1 additional lot for
Aerie (Marla) Resorts and common area for Resort Parking.

Submittal Requirements: The preliminary plat application shall provide the following:

- ____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ____ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ N/A e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-PP-21
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Company
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	Approximately 1600 S Sand Hollow Road
Zoning:	RR
General Plan Map:	Planned Community

Update 10/13/2022: This item was continued last meeting due to the applicant turning in updates too late to be reviewed. The applicant turned in a new plan to justify having multiple roadways dead-end in a parking lot. Staff sent this updated plan through another JUC review and the following comments were received:

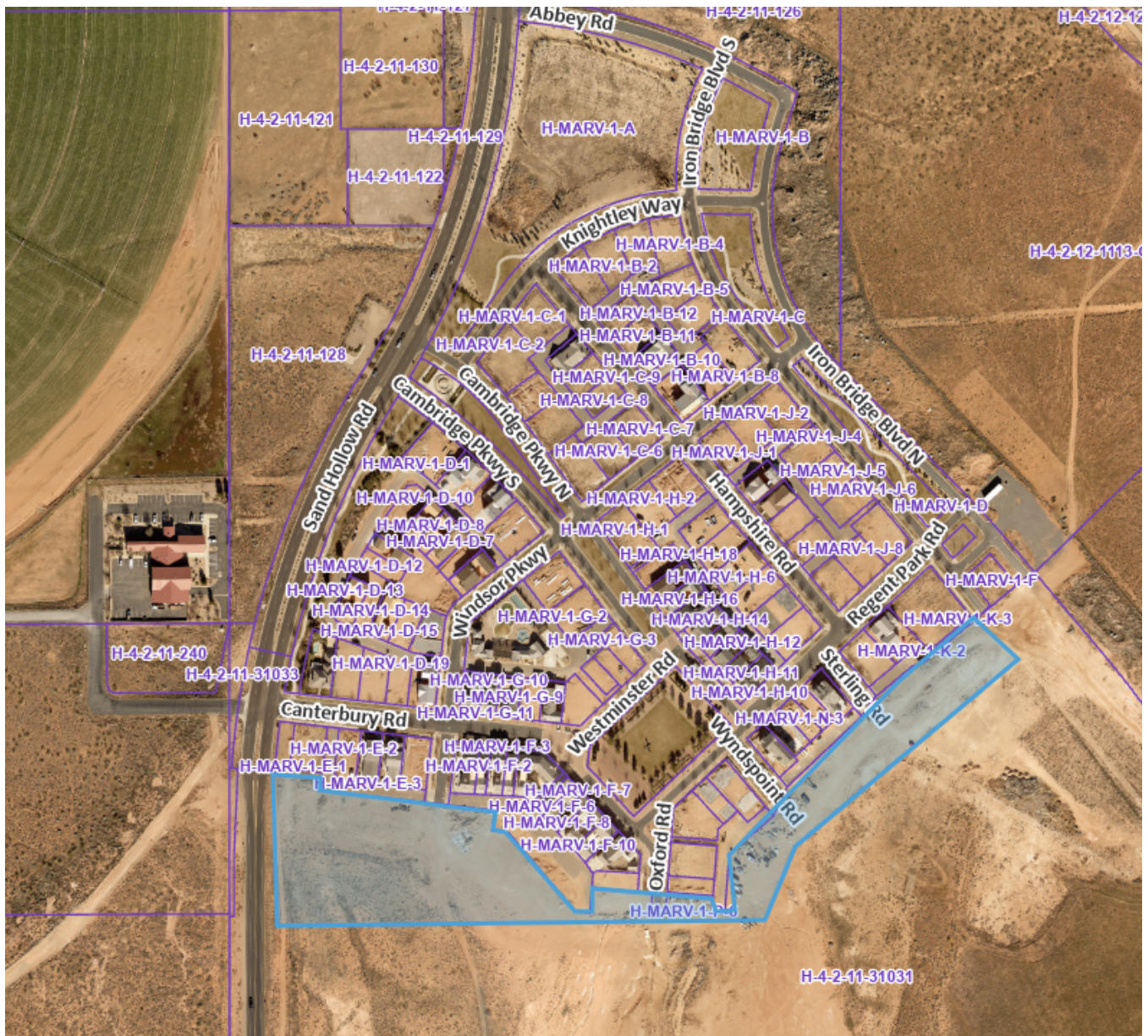
Parks: Are roads accessing detention/park area public or private? If private then the parks department is against this being a city park. Park will need to be built to city park standards including size/acreage. Park design, installation, and construction will need to be coordinated with the parks department.

Streets: What areas will drain to the detention basin? How will these plans affect the existing storm drain south of Marla?

Fire: New units must follow current development standards. Temporary turnarounds needed.

Engineering: Include park parcel in the final plat dedications. How large is this parcel? Gateway to Sand Hollow Drainage Study shows 16.9 acre feet must be stored here. Preferably the parking lot would be a public street with on street parking however this would cause double frontage lots. Roadway dedication for Sand Hollow Road should be contained in this plat.

Discussion: The applicant is requesting an additional phase to the Marla at Elim Valley development. This plan will add nine additional resort lots and common areas for parking. Marla was initially the first phase of the old Elim Valley development, while it was initially planned as a long-term residential community the zoning was changed to resort after the old development was discontinued.



Location is approximate

JUC Comments

Water: No comments.

Cable: No comments.

Power: Dixie Power area. Transformer in front of F-13.

Sewer: No comments.

Engineering: Engineer needs to submit information sufficient to indicate vertical and horizontal alignments are maintained. Check survey details. The southern boundary for Ironbridge Blvd south is discontinued here. Hurricane design standard 3.2.4.4.5 (A) specifies that no road shall be ended without a properly designed cul-de-sac turnaround. Why aren't the streets being extended to the next property owner over? Streets over 150' require a temporary turnaround. No indication of a smooth change from 64' ROW to 52' ROW on the southern end. Most of Sand Hollow Road is on parcel H-4-2-11-31031. It

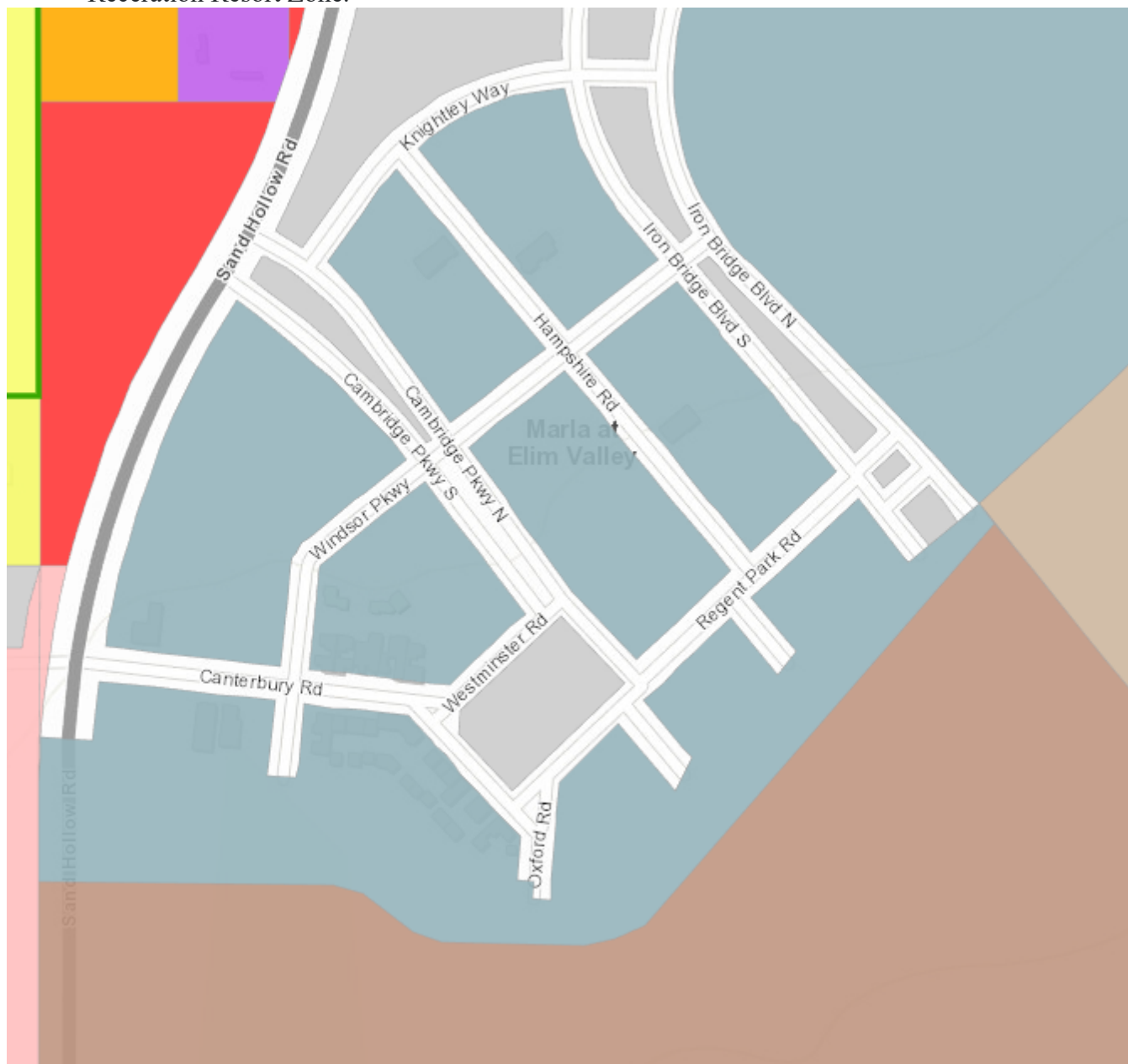
seems the right of way for Sand Hollow Road hasn't been dedicated yet. Will typical PUE be dedicated on the extension of Windsor Parkway, Oxford Road, and Ironbridge Blvd south

Streets: No comments.

Fire: Fire code analysis. Turnarounds needed.

Staff Comments: Preliminary Plat

1. The area is zoned Recreation Resort. The Marla RR area included a buffer area on the southern and eastern side that these updates expand into. After review, the addition falls within the Recreation Resort Zone.



Hurricane Zone Map

2. Zone district is Recreation Resort not R1-6 as noted on the application.
3. The applicant has indicated to staff that the common area on this plat is dedicated for parking.

4. **Amenities:** The addition of nine lots brings the total number of lots to 132. The existing Marla development has pools, a clubhouse, and pickleball courts in the development, which is sufficient.

5. **Connectivity:** Hurricane City Code states:

Sec. 10-39-11. - Subdivision streets and fencing.

A. Relation to adjoining street systems.

1. The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.

The plat as designed dead ends the public streets known as Sterling Road and Wyndspoint Road. Staff recommends that the Planning Commission require that these roads continue to the properties to the east. Dead-ending already existing public roadways instead of allowing them to continue through to neighboring properties is a poor planning design. The applicant has submitted an updated plan that shows that these roadways be expanded into a regional stormwater basin area. This generally aligns with a location for a future stormwater pond. The applicant should include the basin officially in the plat, and not just as an exhibit.

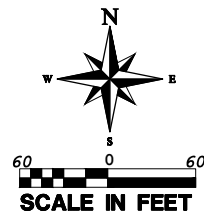
6. Hurricane City Code 10-37-4 states:

a. Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends the review of the stormwater pond, and that it is officially placed within the plat to justify the termination of the roadway. It also needs to be clarified if the parking will be dedicated to the City, or if it will be used for the resort.

SITE PLAN FOR:
MARLA PHASE 2

LOCATED IN SECTIONS 1, 2, & 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- | | | | |
|-----|-----------------------------|-----|---------------------------|
| — | PROPERTY LINE | --- | EXISTING TRAIL |
| ◆ | SECTION CORNER AS DESCRIBED | --- | EXISTING EDGE OF PAVEMENT |
| --- | ADJACENT PROPERTY LINE | | PARKING AREA |
| --- | SECTION LINE | ■ | DETENTION BASIN/PARK |

SITE PLAN NOTES

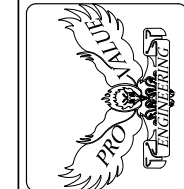
1. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

TOTAL GROSS ACREAGE:	119,162 SQ.FT
SQ. FT. OF R-O-W	6,590 SQ. FT.
NUMBER OF PARKING SPACES:	188
NUMBER OF ADA PARKING STALLS	54



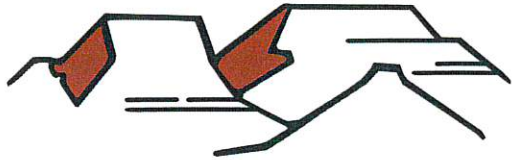
REVISIONS	
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84531
Phone: (435) 868-6601



FINAL PLAT FOR:
MARLA PHASE 2
LOCATED IN SECTIONS 1, 2, & 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 9/27/2022
SCALE: 1"=80'
JOB NO. 336-008
SHEET NO: 1 OF 1



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT

For office use only: \$250.00 Fee
File No. 2022-CUP-23
Receipt No. 8-162418

APPLICATION & SUBMITTAL CHECKLIST

Name: TRAVIS Dickey Telephone: 801-989-9265
Address: 1042 W 400 S Fax No. _____
Email: travisdickey@yahoo.com Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Address of Subject Property: _____
Tax ID of Subject Property: _____ Zone District: _____
Proposed Conditional Use: (Describe, use extra sheet if necessary) Conditional use would be to have extra room for relatives when visiting southern utah.

This application shall be accompanied by the following:

- ___ 1) A plot plan showing the following:
 - ___ Property boundaries, dimensions, and existing streets.
 - ___ Location of existing and proposed building or livestock facility
 - ___ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ___ 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ___ 3) Building floor plans for new construction
- ___ 4) A statement of how the applicant intends to meet the conditions for the use desired
- ___ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____

Agenda Date:	10/13/2022
Application Number:	2022-CUP-23
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Travis Dickey
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	1042 W 400 S
Zoning:	RA-0.5
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 750 sq. ft. and 22.3' tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section: ...*

e. Standards for greater heights and size than permitted by this Code:

- (1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.*

f. Standards for greater size than permitted by this Code.

- (1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.*

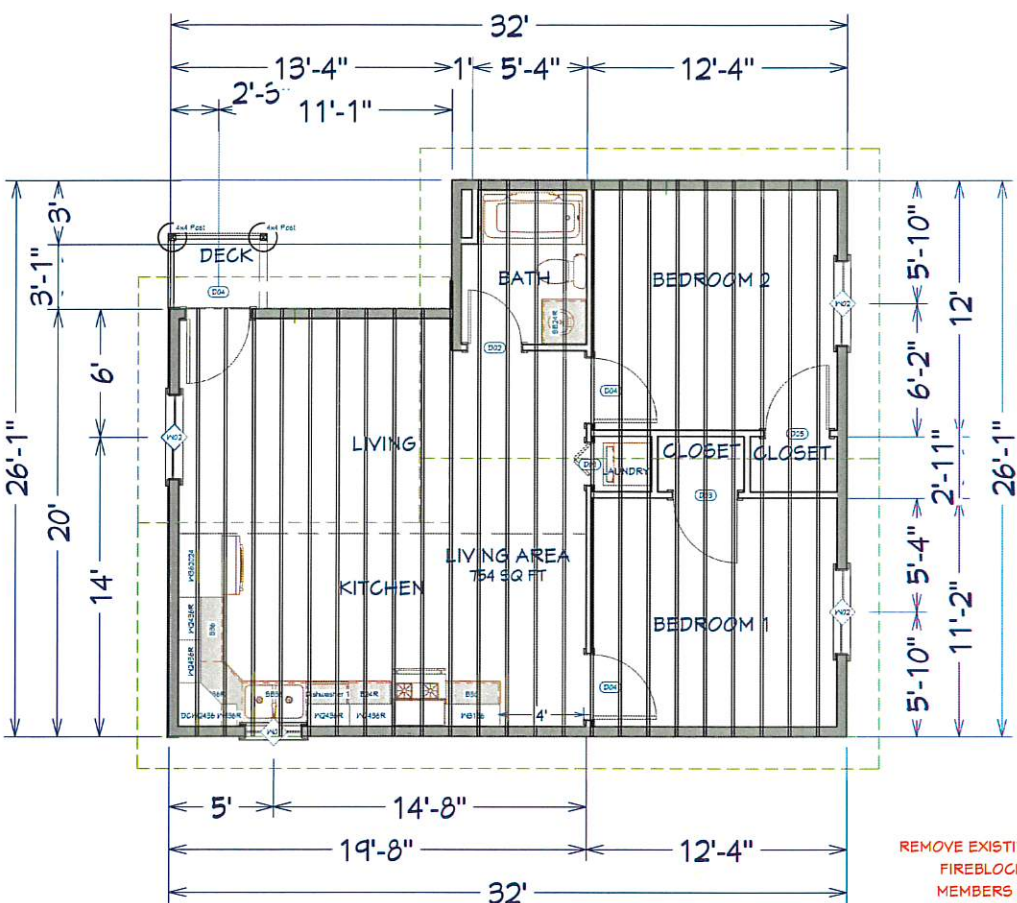
(2)At least 50 percent of the lot on which the building is located must remain free of buildings.

(3)The building must be for a use permitted in the zone in which it is located.

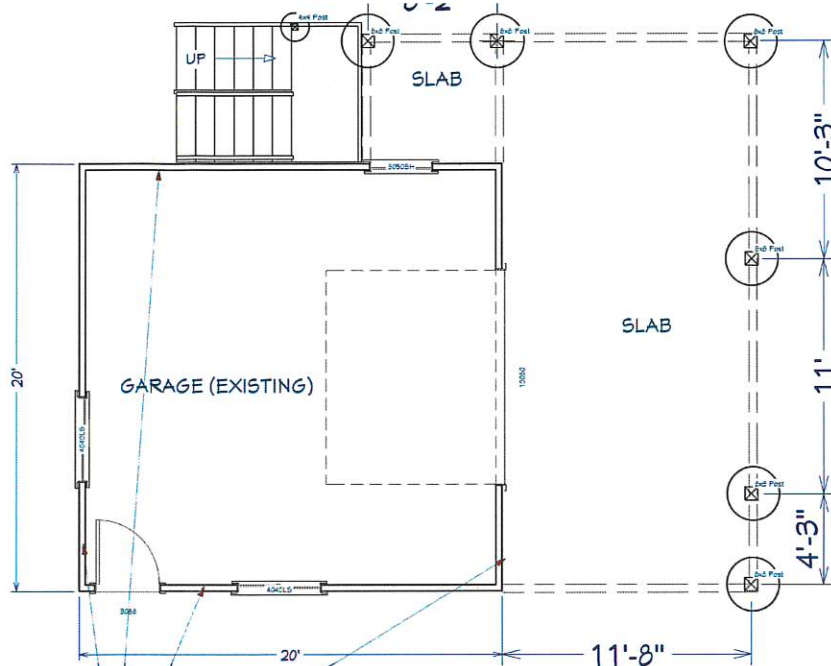
Findings:

1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The total building coverage from the two buildings does not exceed 50% of the lot
3. The building is set back a minimum of 5' from the side property lines and 5' off the back.

Recommendation: Staff recommends approval of the conditional use permit.



GARAGE 2ND FLOOR ADDITION



GARAGE MAIN FLOOR ADDITION

REMOVE EXISTING SHEETROCK AND INSTALL FIREBLOCKING BETWEEN ALL 2X4 WALL MEMBERS REQUIRED FOR STRUCTURAL SUPPORT OF 2ND FLOOR.

REMOVE AND REPLACE WINDOW AND DOOR HEADERS AS PER "S" SHEETS.

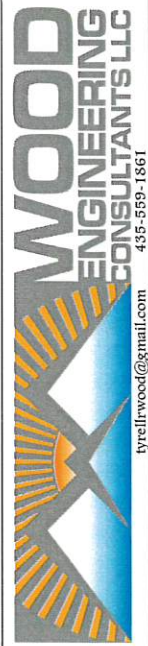
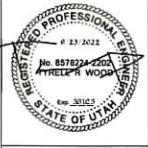
DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	CODE COMMENTS
D01	1116B	1	2	1116B R	25 1/16"x82 1/2"	2 DR. BIFOLD-LOUVERED	
D02	266B	1	2	266B L IN	32"x82 1/2"	HINGED-DOOR F04	
D03	306B	1	2	306B L IN	38"x82 1/2"	HINGED-DOOR F04	
D04	306B	3	2	306B R EX	38"x83"	EXT. HINGED-DOOR E21	
D05	306B	1	2	306B R IN	38"x82 1/2"	HINGED-DOOR F04	

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION CODE COMMENTS
W01	2834DH	1	2	2834DH	33"x40 1/8"		DOUBLE HUNG
W02	4040LS	3	2	4040LS	14"x44"		LEFT SLIDING

WINDOW AND DOOR SCHEDULE

PLAN NOTES :

- G** ALL OUTLETS IN THIS ROOM SHALL BE GFCI PROTECTED
- F** FURNACE SHALL BE HARD WIRED
- T** TEMPERED GLASS IN WINDOW
- A** ATTIC ACCESS
- FD** FLOOR DRAIN REQUIRED
- S** SMOKE DETECTOR
- CO** CARBON MONOXIDE DETECTOR SMOKE DETECTOR COMBO
- Y** VAPOR BARRIER REQUIRED ON EXTERIOR WALL PRIOR TO INSTALLATION OF TUB OR SHOWER
- E** SEISMIC STRAPS REQUIRED PER IRC STANDARDS



TRAVIS DICKY REMODEL RESIDENTIAL
PARCEL # H-3-1-34-3321
SEC 34, T41S, R13W, S18&M
HURRICANE FIELD SUBDIVISION
BLK 13 (H) LOT 3
1042 W 400 S
HURRICANE, UT 84737

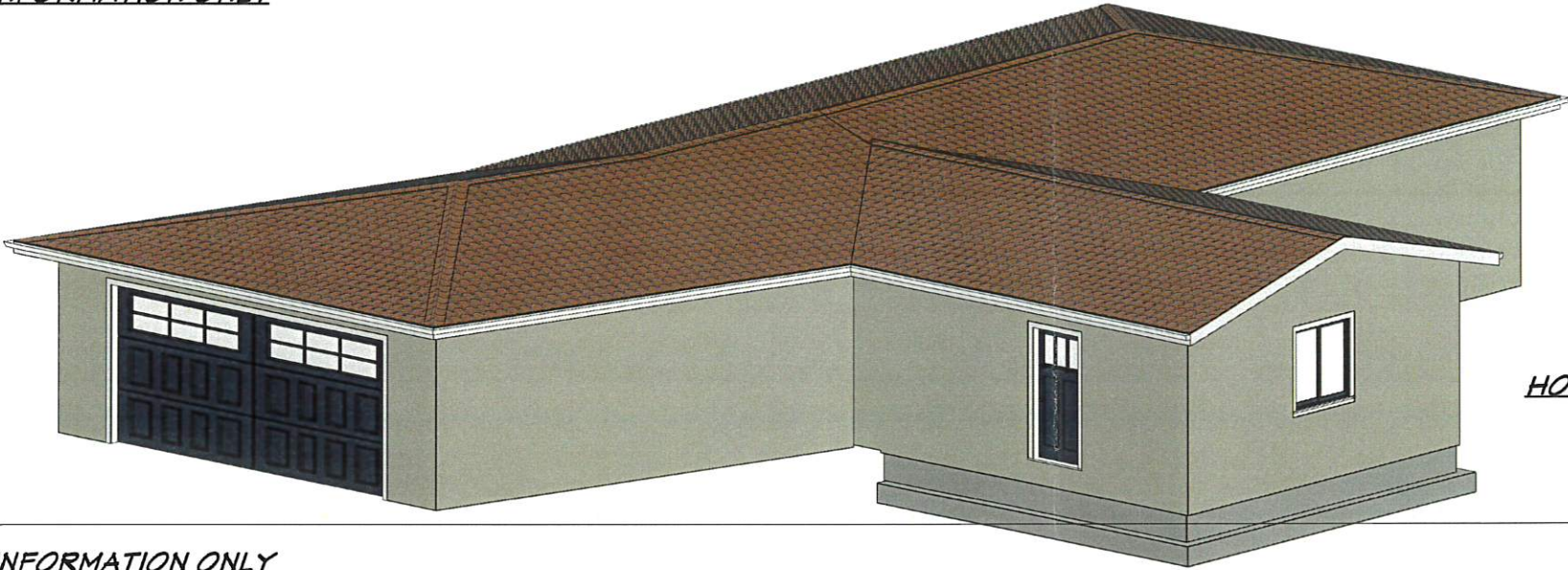
**GARAGE REMODEL
PLAN VIEW**

DATE:
6/23/2022

*SCALE:
1/2" = 1' 1/4" = 1'
(*24X36) (*11X17)

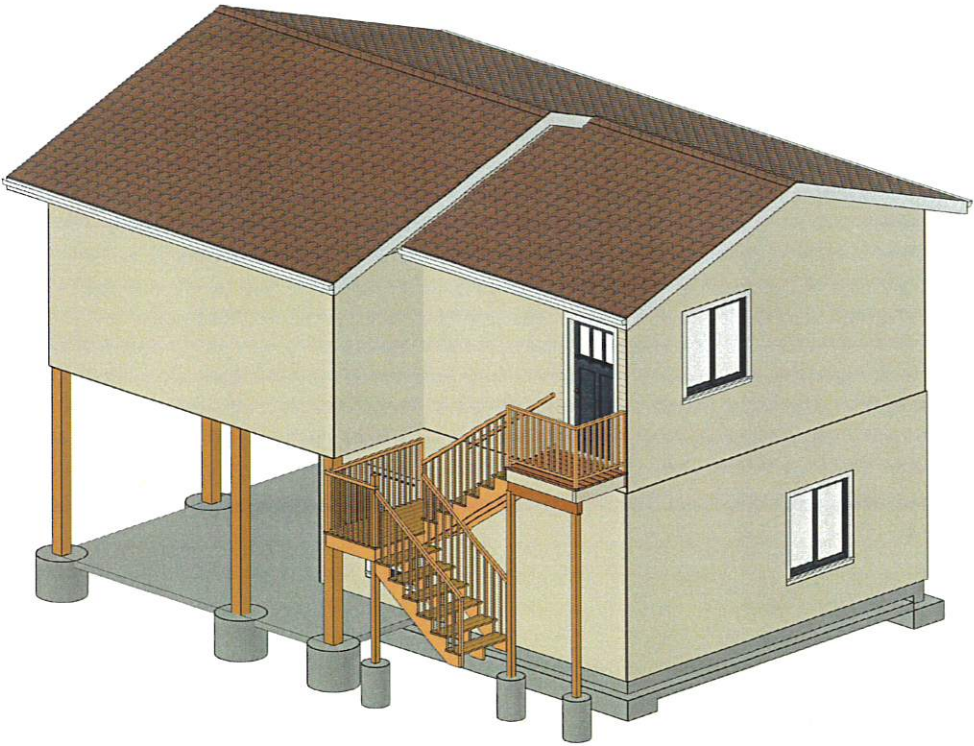
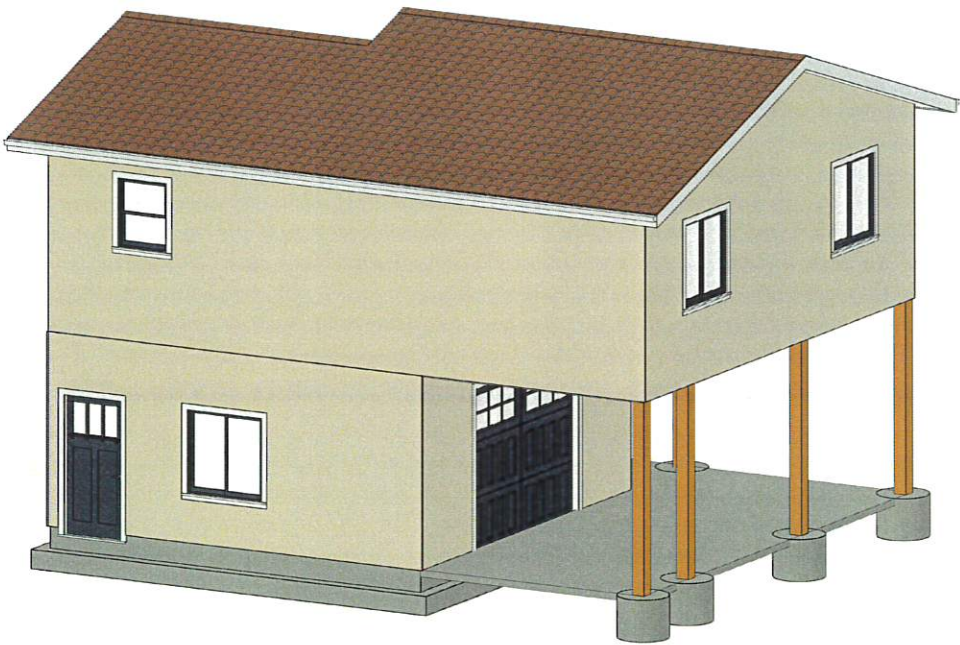
SHEET:

ORTHO VIEWS FOR INFORMATION ONLY



HOME REMODEL FOR INFORMATION ONLY

ORTHO VIEWS FOR INFORMATION ONLY



TRAVIS DICKEY REMODEL RESIDENTIAL
PARCEL # H-3-1-34-3321
SEC 34, T41S, R13W, S10&M
HURRICANE FIELD SUBDIVISION
BLK T3 (H) LOT 3
1042 W 400 S
HURRICANE, UT 84737

ORTHOGRAPHIC
VIEWS

DATE:

6/23/2022

*SCALE:

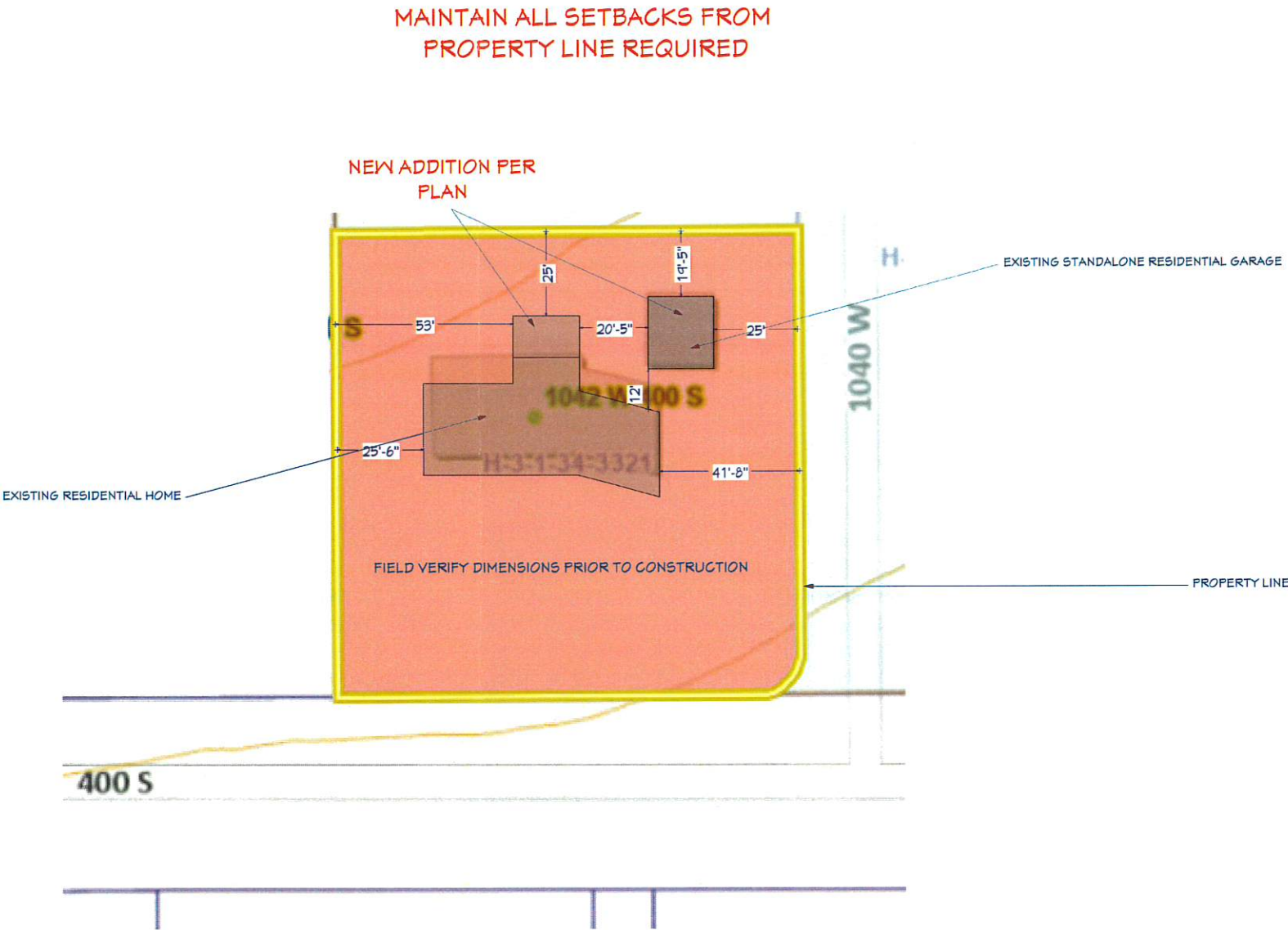
1/2" = 1' 1/4" = 1'
(*24x36) (*11x17)

SHEET:

A4

LOT NOTES:

- 1. LOT LINE INFORMATION WAS OBTAINED FROM WASHINGTON COUNTY PROPERTY RECORD SEARCH, HURRICANE FIELD SUBDIVISION BLK 13 (H) LOT 3 SEC 34, T41S R13W, SLB&M.
- 2- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION OR EXCAVATION AND NOTIFY ENGINEER OF DISCREPANCIES ON PLANS.
- 3. INFORMATION ON THIS PLAN SET IS FOR INFORMATION ONLY AND IS NOT TO SCALE
- 4. ALL MEASUREMENTS ARE TAKEN FROM PROPERTY LINE TO SETBACK OR STRUCTURE



LOT LAYOUT (NTS)



TRAVIS DICKEY REMODEL RESIDENTIAL
PARCEL # H-3-1-34-3321
SEC 34, T41S, R13W, SLB&M
HURRICANE FIELD SUBDIVISION
BLK 13 (H) LOT 3
1042 W 400 S
HURRICANE, UT 84737

LOT LAYOUT

DATE:
9/15/2022

*SCALE:
1/2" = 1' 1/4" = 1'
(*24X36) (*11X17)

SHEET:
L1

HIGHER WALL CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-4831

Fee: \$ 250

For office use only:

File No. 2022-CUP-22

Receipt No. 8.162401

APPLICATION & SUBMITTAL CHECKLIST

Name: LUIS MARTINEZ Telephone: 435 922 9487

Address: 90 W 100 N Fax No. _____

Email: luis.carlos.mtzv@hotmail.com

Agent (If applicable): _____ Agent's Phone: _____

Address of Subject Property: 90 W 100 N

Parcel # of Subject Property: A-193-B Zone District: GC

Proposed Conditional Use: (Describe, use extra sheet if necessary) greater block wall height. Proposed height of 8'. Wall will be 12" off prop. line

Applicant or property owner signature:

Luis Martinez

This application shall be accompanied by the following:

- ☒ 1. A plot plan showing the following:
 - ☒ Property boundaries, dimensions and existing streets.
 - ☒ Location of existing and proposed wall
 - ☒ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ☒ 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ☒ 3) Photos of location where higher wall is proposed
- ☐ 4) Approximate heights of adjoining structures
- ☒ 5) Applicant's signature above is evidence applicant has ownership and control of the property. If staff verification of the ownership status does not match signature, a notarized affidavit will be required as attached.



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-CUP-22
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Luis Martinez
Agent:	
Request:	A conditional use permit for a wall of greater height
Location:	90 W 100 N
Zoning:	GC
General Plan Map:	Downtown

Discussion: The applicant proposes constructing a 8' wall along the eastern and part of the northern edge of their property. The property is currently being used as a single family residence and the applicant is requesting this for privacy reasons. Hurricane City Code (HCC) 10-37-9 states that: *Height of fences and walls. No fence, wall, or similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this chapter unless by conditional use permit.* However, Title 10 Chapter 7 of the Hurricane City Code has no standards by which to approve walls and fences of a greater height than six feet. In this case staff would recommend approval of any request that could be seen as reasonable.



Location of the lot with the approximate wall location drawn in

Staff Comments

1. Hurricane City Code 10-37-9 states:

E. Visual obstructions. To avoid creating a visual obstruction and promote public safety, a fence, wall, or other similar structure or landscaping located in a required front yard shall meet the following requirements:

1. *No opaque fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street property line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street property line, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.*
2. *In all zones which require a front yard, no fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.*

It appears the property to the north's driveway extends to the property line so the wall should be redesigned to not block the sight triangle for said driveway

Findings:

1. The wall is 2' taller than usually permitted

10/13/2022

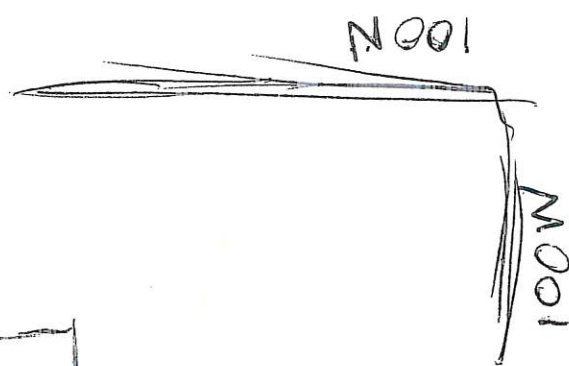
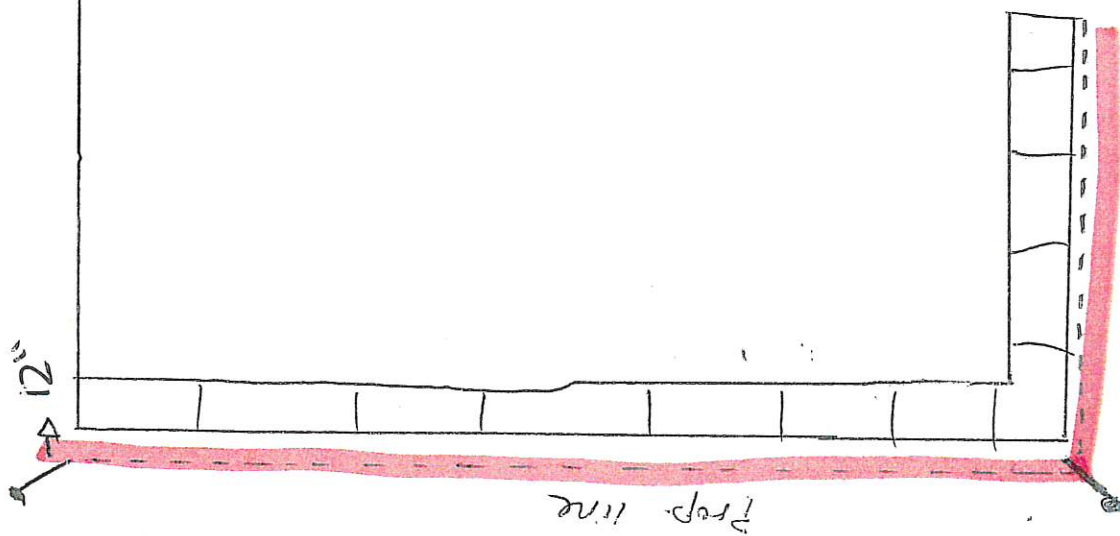
2022-CUP-22

2. There should not be a wall that blocks the sight triangle for the property to the north's driveway

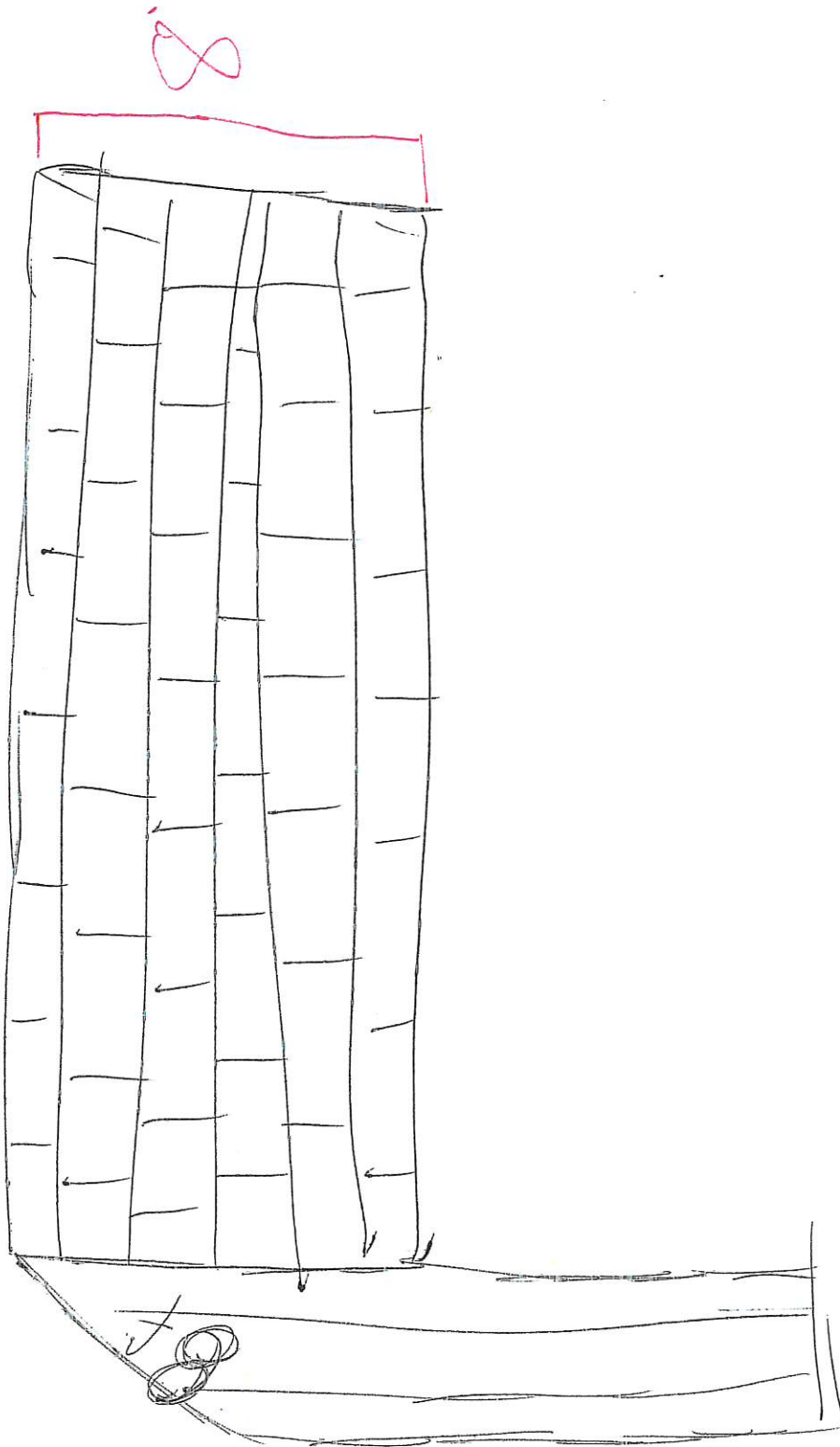
Recommendation: Staff recommends approval of the conditional use permit subject to staff and JUC comments.

Site Plan

existing wall

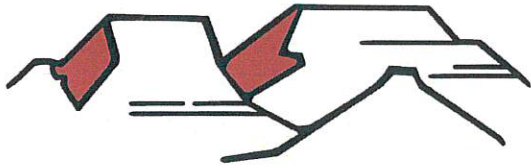


Site Plan approved
9/26/22
Buenos Aires



- 8' height pending conditional use permit.
- if conditional not approved only 6' allowed





PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee

File No. 2022-ZC-34

Receipt No. 8-162007

Name: Buck Hurst (Buck Ace) Telephone: 435-635-4449

Address: 489 West State Fax No. _____

Email: BUCK@BUCKSACKHARDWARE.COM Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Parcel ID: H-3-1-33-3217, Accessor ID: 166796

Tax ID of Subject Property: _____ Existing Zone District: Split: RA-1, HC

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) _____

Propose to rezone the south half of the property to match the north with HC zoning. Owner desires to develop the whole property to commercial type uses, consistent with the HC zoning.

Submittal Requirements: The zone change application shall provide the following:

- ____a. The name and address of every person or company the applicant represents.
- ____b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ____c. All abutting properties showing present zoning classifications.
- ____d. An accurate legal description of the property to be rezoned.
- ____e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ____f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

Date application deemed to be complete: _____ Completion determination made by: _____

Agenda Date:	10/13/2022
Application Number:	2022-ZC-34
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Buck Hurst
Agent:	
Request:	A Zone Change Request from HC and RA-1 to HC
Location:	Approximately 1451 W State St
Zoning:	HC and RA-1
General Plan Map:	Single Family

Discussion:

The applicant is seeking a zone change to align the zone boundaries within the subject property. The property is located along State Street to the west of Goulds Wash next to the new Zion View RV park. The applicant is the owner of the Ace Hardware in Hurricane and wishes to develop the entire site with commercial uses. The applicant has met with City staff about layout and utilities to the property; however, there is no site plan submitted as part of this zone change.

	Zoning	Adjacent Land Use
North	HC, PF	Undeveloped, Gould's Wash
East	RA-0.5, HC	Undeveloped, Steamroller Copies building on the other side of Gould's Wash

The General Plan calls for “*Encouraging more restaurants, bars, and retail options*” and “*The City strives to create an environment that will attract new business and employment to Hurricane*”

Encouraging commercial development near existing commercial development helps mitigate potential effects on residential uses and typically ensures that the commercial development is successful. The General Plan encourages the promotion of businesses that bring more jobs and tax revenue to the city.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property’s vicinity?

Response: Most of the area is either undeveloped, currently being used for commercial/retail purposes, or is zoned for future commercial use.

3. Will the proposed amendment affect the adjacent property?

Response: There will be an affect on the adjacent property with traffic and noise on nearby neighbors; however, the vast majority of the traffic will be added onto SR-9. The addition of more retail and other commercial in this area will most likely be seen as a benefit to nearby property owners and increase property values.

4. Are public facilities and services adequate to serve the subject property?

Response: There are currently services and facilities in the area, if not to the property itself. Please see the JUC comments below.

JUC Comments

1. **Public Works:** No comments.
2. **Power:** Power not developed to the property. Must make the tie from Stonebrook to Zion RV. Need locations to road and entryway.
3. **Water:** No comments at this time. Water stubbed on 200 South.
4. **Streets:** Okay with zone change
5. **Sewer:** 36” sewer trunk line alongside property. Line protect in place, bring manhole to grade as required.
6. **Engineering:** A minor encroachment onto the subject property by the 100 year floodplain and a 0 acre feet detention facility shown on the storm drain master plan. This needs to be coordinated with the developer.
7. **Fire:** No concerns.
8. **Gas/Cable/Water Conservancy:** No concerns.

Other Considerations:

1. This zone change is only for the southern 1.8 acres of the entire 5.25 acre parcel or 34% of the parcel.
 - a. Staff believes that the reason for the split zoning comes from HCC 10-15-7:

D.Highway commercial zone location. For property abutting SR-9, the highway commercial zone shall begin at the highway right-of-way line and shall extend a distance of 500 feet from the state highway right-of-way line.

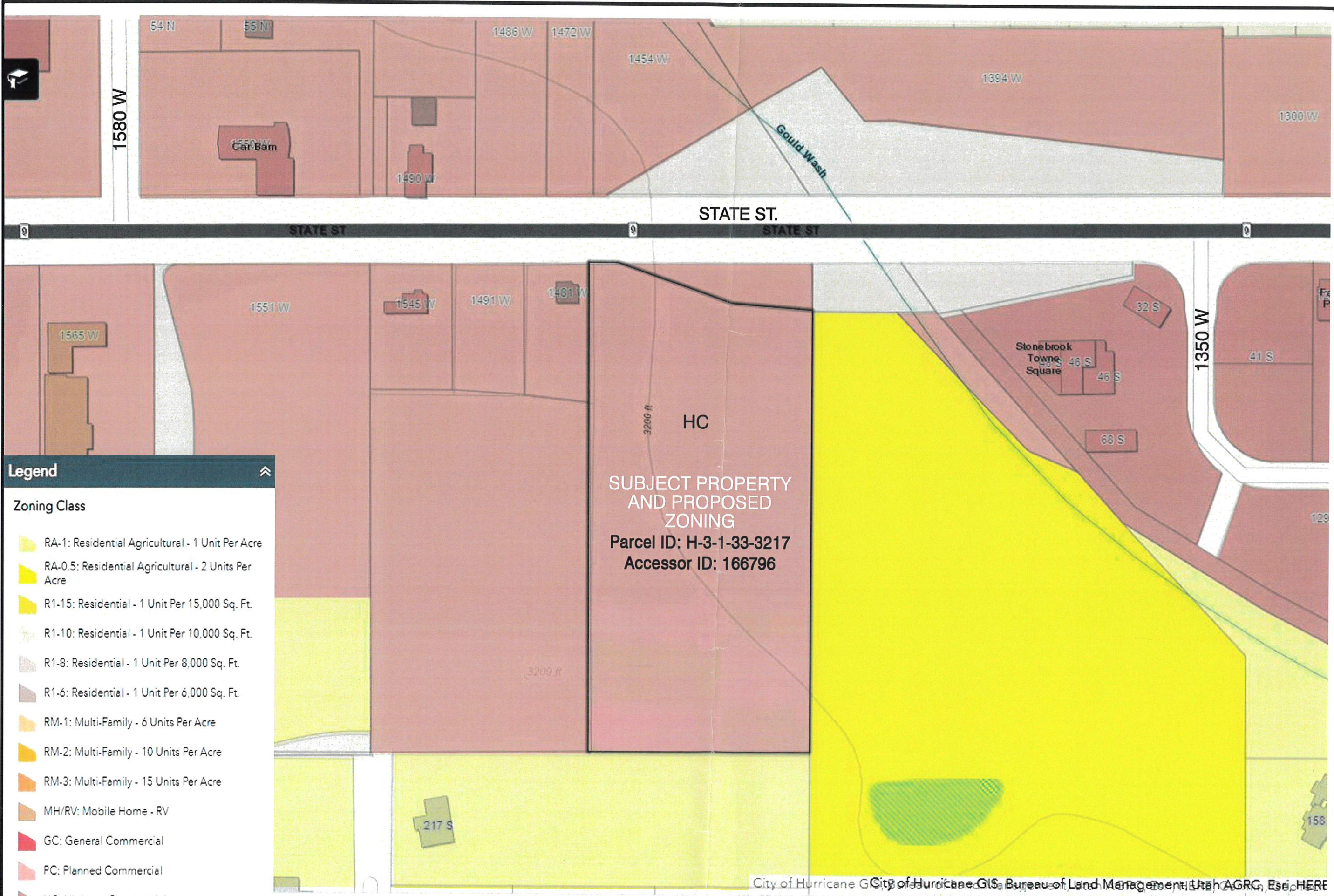
2. The applicant has told staff they plan to build a new Ace Hardware location along with a couple restaurants and retail pads along SR-9. Until a preliminary site plan is submitted and approved by the Planning Commission, these plans are conceptual.

Findings:

Staff makes the following findings:

1. The proposed amendment is generally compatible with the current General Plan's map and goals.
2. The proposed amendment is generally in harmony with the overall character of the existing development around it.
3. The proposed amendment will have an impact on the area but most of the impact will be on SR-9.
4. Services are currently available or could become available to the property fairly simply.
5. Generally speaking, staff would recommend that zoning boundaries follow landmarks, roadways, or property lines in order to provide clarity in zoning map interpretation. See [Hurricane City Code 10-11-4. - Rules for locating zone boundaries.](#)

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend approval of this zone change based on staff's findings.



Legend

Zoning Class

- RA-1: Residential Agricultural - 1 Unit Per Acre
- RA-0.5: Residential Agricultural - 2 Units Per Acre
- R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
- R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
- R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
- R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
- RM-1: Multi-Family - 6 Units Per Acre
- RM-2: Multi-Family - 10 Units Per Acre
- RM-3: Multi-Family - 15 Units Per Acre
- MH/RV: Mobile Home - RV
- GC: General Commercial
- PC: Planned Commercial
- HC: Highway Commercial

4/27/2022
DATE:

SCALE:

MRV

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A2
SHEET:



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-ZC-35 2022-PSP-43
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	Pecan Valley Holdings LLC
Agent:	Chris Wyler/Civil Science
Request:	A Zone Change from A-5 and RR to RM-1 PDO and RR
Location:	5300 W 2600 S
Zoning:	A-5 and RR
General Plan Map:	Planned Community

Discussion:

The applicant has again brought in a zone change for an additional 15 acres to the Pecan Valley development. This plan removes even more space from the recreation resort area and into the PDO area and shows zone boundaries that follow streetlines.

	Zoning	Adjacent Land Use
North	A-5	Undeveloped property
East	RR, R1-15	Pecan Valley Resort and Pecan Valley Estates
South	A-5, RA-1	Undeveloped property
West	A-5	Undeveloped property



Map is approximate

Zone Change Factors:

As per Hurricane City Code 10-7-7:

Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:

- 1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
- 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
- 3. The extent to which the proposed amendment may adversely affect adjacent property;*
and

4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

1. Is the proposed amendment consistent with the City's General Plan's goals, objectives, and policies?

Response: The General Plan Map shows this area as Planned Community which it defines as: *Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.*

RM-1 PDO is generally considered to be an acceptable density within the Planned Community portions of the General Plan Map.

This area is currently zoned A-5, agricultural one unit per 5 acres, there are many agricultural uses and larger homesteads in the area. The General Plan says: *1.1. Hurricane encourages the preservation of farms and open pastures that recall the agricultural heritage of Hurricane and help provide a sustainable local food source.* A buffer area between agriculture and multifamily use would be appropriate but is not provided by this plan.

2. Is the proposed amendment harmonious with the overall character of existing development in the subject property's vicinity?

Response: The adjoining properties are mostly zoned agricultural, with the exception of the already approved phases of Pecan Valley Resort. Staff has some concerns about multifamily adjacent to agricultural zoned land; however, no properties in the immediate vicinity of the southern property are being used for agricultural production at this time.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will have an impact on the surrounding property. Less so than the overall development but the impact will be felt as the higher density residential uses move further into the agriculturally zoned area. The movement of the resort zoning will increase the overall number of resort units and thus increase the impact of the resort zoning.

4. Are public facilities and services adequate to serve the subject property?

Response: Services are currently inadequate but the applicant is currently working to get utilities to the property. Significant off-site improvements are necessary before public facilities and services will be adequate to serve the property. The property is remote, and there are concerns from the Fire District and the Streets Department with additional units on Turf Sod Road until a connection to Dixie Springs Drive

is established. The applicant has signed planned to extend many of these services to the property, but may need to provided additional upgrades with the additional units.

Other Considerations:

As this zone change does involve rezoning 8.357 acres to Recreation Resort, the analysis under Hurricane City Code Recreation Resorts 10-26-5 must be done:

B. In addition to the items required by 10-7-7, the City shall consider the following criteria in assessing any zone change application.

- 1. General Plan Map: Recreation Resort Zoning shall be located in Commercial, Planned Community, Mixed Use, or Multi-Family areas as labeled by the General Plan Map.*
- 2. Recreation Resort Zoning shall avoid clustering in a single location, and should be limited in size relative to the commercial or multi-family zoned area. Only in rare cases should a recreation resort zone exceed 20 acres.*
- 3. Recreation Resort Zoning shall only be located adjacent to Major Collectors, Minor Arterials, or Major Arterial Roads.*
- 4. Recreation Resort Zoning should help add to the commercial viability of an area within commercial areas listed in the General Plan Map. It may do this by adding commercial amenities, tourism, or renewed development of an area.*
- 5. Recreation Resort Zoning should not conflict with long term housing and moderate income housing needs of an area. Recreation Resort Zoning should not be located in places where multi-family housing could be built that would have easy access to public amenities and services, such as schools, parks, and utilities.*

1. The property is located in the Planned Community portion of the General Plan Map.
2. Pecan Valley Resort exceeds 20 acres; however, this would decrease the resort zoning by 0.266 acres (previous submission reduced it by 0.367 acres).
3. There are no master planned roadways adjacent to this property. The nearest master planned roadway is 5140 West, which is a minor collector.
4. Not applicable.
5. This property does not have easy access to public amenities and services. While multifamily may not be ideal on this property, long-term residential could be, as is planned to the southeast.

Preliminary Site Plan Review

The applicant is requesting preliminary site plan review for the area being considered for rezoning and the future phases of the already approved Pecan Valley Resort. Preliminary plats will be required for all of these phases.

JUC Comments:

Some comments are from earlier submissions

Power: Dixie Power area. Still waiting on off-site improvements. Probably will have enough capacity when they get to this part.

Water: Need an updated water model. Water is in the area but could be limited with this increase.

Streets: Second access needed to handle high density traffic flow.

Sewer: A lot of off-site sewer will be needed for this property. May need a regional lift station.

Engineering: 5200 W is 5350 W. The property should be acquired to connect 5350 W through. The Hunter and Lowell Frei parcels should be accessible from a public street.

Fire: Water supply and access

Gas: No concerns.

Cable: No comments

Staff Comments:

1. **Density:** The applicant is proposing 4.2 units per acre, RM-1 zoning allows up to six units per acre. The applicant is proposing 71 long-term townhome units and 228 resort townhome units.
2. The applicant is proposing that the already approved parking lot and clubhouse area on the north end of Pecan Valley Resort be zoned RM-1 PDO. The applicant has indicated to staff that this would be a recreation/community center open to the public.
3. **Amenities:** The total Pecan Valley Resort area has 473 units. Per HCC 10-26-4: Two clubhouses with 2,000 sq ft of nonoffice space and four pools of at least 2,000 sq ft are required. Two clubhouses are shown and the Planning Commission has approved a larger pool amenity with enhanced features in the phase 1 amenity area.
 - a. The Planning Commission may approve an alternative amenity package. Staff would be broadly supportive of some level of alternative compliance on this overall plan due to the fact that the code requiring amenities was passed during the design and construction of the overall resort area. The relevant codes are:
 - i. *Alternative compliance, such as splash pads, sports courts, and open space amenities may be considered by the Planning Commission to offset other amenities requirements.*
 - ii. *Pools: Pools may be combined for an enhanced amenity area with the approval of the Planning Commission.*
 - b. Staff has serious concerns with counting the proposed recreation/community center as an amenity for the resort when it is not zoned Recreation Resort and instead zoned RM-1 PDO. Other resorts in the city have been required to provide all of their amenities within the recreation resort zoning and have not been allowed to count amenities in other zones.
 - c. Another consideration is that HCC 10-26-4 states that: *“These amenities should be centrally located and have walking trails or sidewalks for access. Where applicable, multiple amenities should be placed throughout the property to ensure equitable access.”* With this addition the amenities are clustered around the northern end of the property. Some sort of amenity should be placed on the southern end of the property.

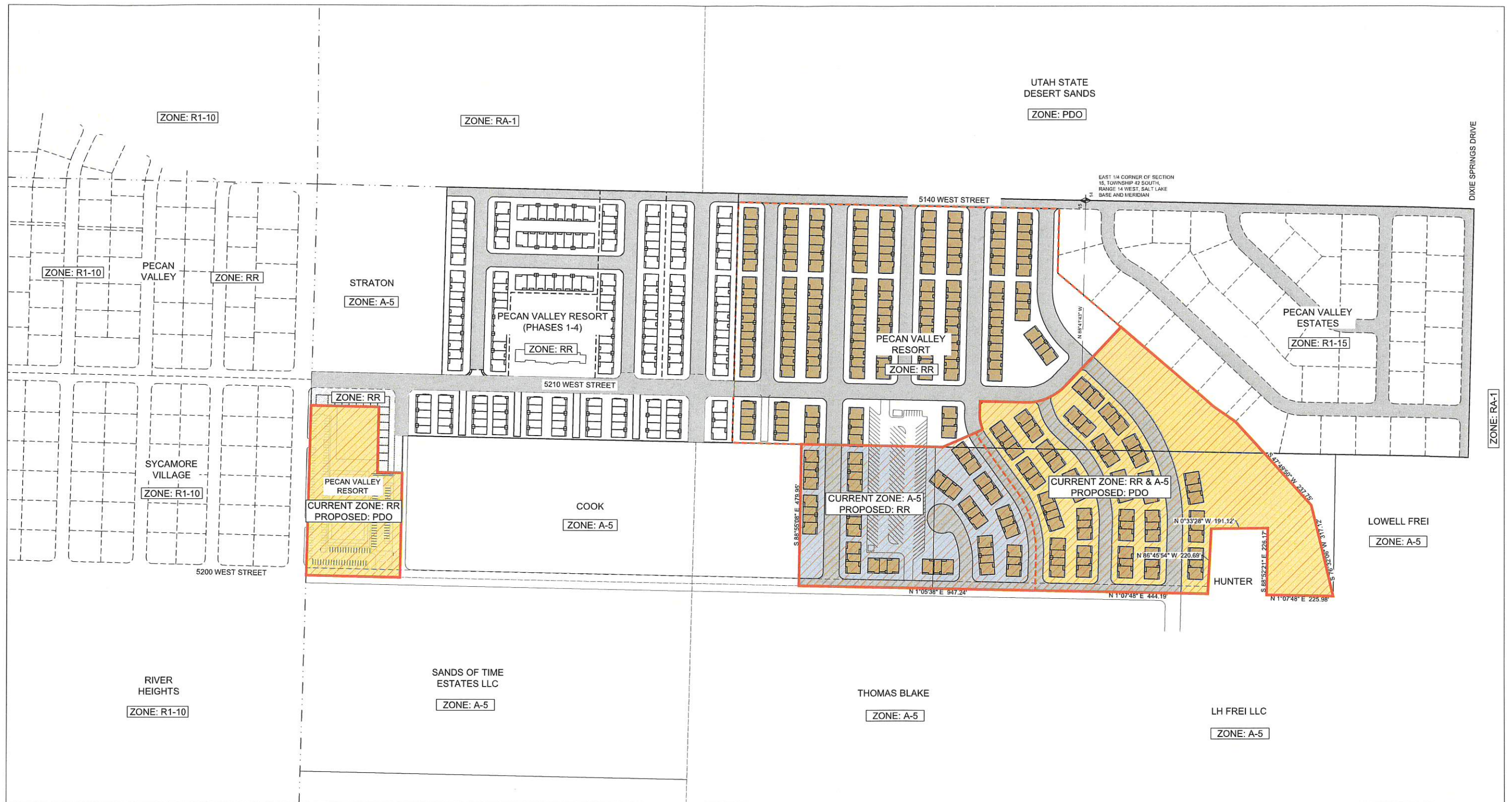
4. **Parking:** A full parking plan will be needed for the preliminary plat approval. Most units will have garages sized enough to meet the requirements of, *“two parking spaces per unit or one space per bedroom, whichever is higher” (HCC 10-26-6 E)*
 - a. Previous submissions have indicated that 100 RV parking spaces are provided within the recreation resort zone. 94 spaces are required for the entire resort area.
5. While staff has no issues with long-term residential in this area staff has serious concerns with the plan as presented with regards to the integration of the two uses on the site plan. Staff has had problems in the already built portions of Pecan Valley where there is an approved resort on one street and long-term residential on another where people have bought in the long-term area thinking it was the short-term, which causes confusion for property owners and noise and parking issues for residents. This plan mitigates this from the previous plan by not having long-term and short-term units sharing a building but where they share a street and where the units will theoretically be identical looking the problems that exist in other phases of Pecan Valley will persist.
6. The applicant is proposing that 3.737 acres of resort zoning be removed from the northern property and 3.370 acres be added to the southern property. This change increases the number of approved resort units within Pecan Valley by 23 additional units.
7. Planned Development Overlays (PDO) are required to be a minimum of 5 acres. The proposed resort is a total of 3.737 acres. This zoning is attached to the resort and the other PDO. Generally speaking, the applicant is seeking to exchange property from Resort to PDO without changing the use and justifying an expansion of resort zoning. Because of this, staff would generally recommend that the clubhouse/fitness area remains in the same zone and that the Planning Commission consider the southern zone change independently.
8. Hurricane City Code 10-37-4 states:
 - a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
 - b. The City has generally interpreted this code to mean that developments should not be approved without an adequate, approved, and bonded for plan to install facilities and infrastructure to the property. The Sewer District has expressed concerns about sewer capacity. Also, the Fire District has serious concerns about increasing units and density along Turf Sod Road, which does not have a second access, and there are plans for an improved second access to the property to Dixie Springs Drive once connected to 5140 West. These plans have been signed, but the improvements have not been installed.

Findings:

Staff makes the following findings:

1. The application, for the most part, meets the standards of the General Plan and the General Plan Map.
2. Generally, the uses are not harmonious with most of the surrounding development.
3. The proposed amendment will have an impact on the area, although it is within the parameters of the General Plan.
4. Utility services are currently inadequate to serve the area and proposed project however, plans are already in motion to bring services to the property. The applicant has signed planned to extend many of these services to the property, but may need to provided additional upgrades with the additional units.
5. The application meets some but not all of the requirements of rezoning to Recreation Resort, however this application will decrease the overall resort zoning in the area but increase the number of resort units.
6. Staff has concerns about the quality and enforceability of the proposed site plan

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff believes this is the best plan the applicant has presented yet but would like staff's concerns about layout and utilities to be addressed before making a recommendation.



**PARCEL H-4138-E & H-4138-L
COMBINED LEGAL DESCRIPTION**

BEGINNING AT A POINT N 88°41'43" W 845.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST QUARTER CORNER OF SAID SECTION 15, POINT BEING ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 1°07'48" W 624.89 FEET ALONG SAID LINE, TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20220015183, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, (1) S 47°48'59" W 237.75 FEET, (2) THENCE S 78°32'05" W 317.12 FEET, TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 15, THENCE N 1°07'48" E 225.98 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20170950011, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, (1) S 86°52'21" E 228.17 FEET, (2) THENCE N 0°33'28" W 191.32 FEET, (3) THENCE N 86°45'54" W 220.68 FEET, TO A POINT ON THE SAID EAST 1/16TH LINE, THENCE N 1°07'48" E 444.19 FEET ALONG SAID LINE, TO THE CENTER EAST 1/16TH CORNER, THENCE N 1°05'38" E 947.24 FEET ALONG THE EAST 1/16TH LINE OF SAID SECTION 15, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011173, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE S 88°52'21" E 470.16 FEET ALONG THE SOUTH LINE OF SAID PARCEL, TO A POINT ON THE WEST LINE OF SAID PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210017450, THENCE S 1°05'47" W 949.11 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

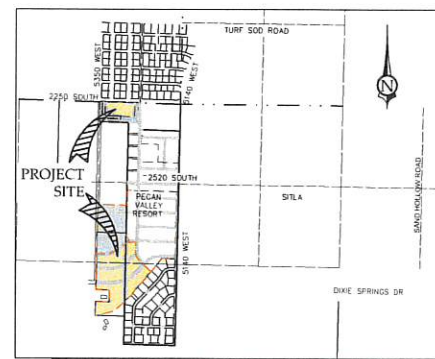
CONTAINS 18.09 ACRES MORE OR LESS

- AREA OF ZONE CHANGE APPLICATION
- PROPOSED PDO ZONING (18.363 ACRES, 4.2 D.U./ACRE)
- PROPOSED NEW RR ZONING (8.357 ACRES, 5.1 D.U./ACRE)
- EXISTING RR ZONING

- EXISTING APPROVED RR ZONING REMOVED = 8.623 ACRES
- NEW PROPOSED RR ZONING ADDED = 8.357 ACRES
- **TOTAL REDUCED RR ZONING = -0.266 ACRES**

PECAN VALLEY HOLDINGS LLC
5183 W 2040S
HURRICANE, UT 84737
CHRIS WYLER
WYLTYLE@GMAIL.COM

**ZONE CHANGE EXHIBIT
RESORT RECREATION
PECAN VALLEY**



CHAPTER 10. - TRANSIENT LODGING FACILITIES

Sec. 3-10-1. - Definitions.

As used throughout this chapter, the following terms or phrases shall have the following meanings:

Bed and breakfast, home means a limited commercial activity within a residential structure where not more than four rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of title 10, chapter 51 of this Code in an owner occupied home.

Bed and breakfast inn means a commercial activity within a residential structure where five or more rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of title 10, chapter 51 of this Code.

Boarding house means a building with not more than five guestrooms, where, for compensation, meals are provided for not more than 15 persons.

Hostel means an establishment in which people are lodged for a single night or less than a week at a time, but excluding bed and breakfast, home; bed and breakfast inn; hotel; or motel.

Hotel means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms.

Motel means any building or group of buildings containing sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients.

Short term rental or vacation rental means to rent, lease, loan, let or otherwise hire out any rental dwelling unit for a period of 30 days or less.

~~Short term or vacation rental means a detached single-family dwelling unit used as a transient lodging facility.~~

Time period unit (timeshare) means a multi-unit project in which an annually recurring part or parts of a calendar year specified in the condominium declaration or other document as a period for which a physical unit is separately owned. Separate ownership is represented by shares in a corporation, a partnership interest, or any other individually owned transferable property right or interest.

Transient lodging facility means any establishment that receives payment in any form in exchange for the use of any unit for one to 30 days, including any hotel, motel, time period unit, hostel, boarding house, vacation rental property, or bed and breakfast inn.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-2. - Management.

Each bed and breakfast inn, boarding house, hostel, hotel, or motel must maintain an office on the premises in the charge and under the immediate supervision of a manager or attendant at all times. Such office shall remain continuously open and staffed whenever there are guests registered or present and whenever the facility is open to receive guests.

Short term rental complexes of two to five rooms are required to have management located within Hurricane City Boundaries, and must be available at all times to respond to complaints or issues raised by those staying within the complex.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-3. - Disclosure of available rooms.

Each transient lodging facility shall disclose to the business license officer the current number of rooms available and/or held out for public accommodation, or, in the case of vacation rentals, the total number of people the dwelling can safely accommodate:

- A. At the time of initial licensure or license renewal; and
- B. Within 72 hours of any change in the number of such available rooms or accommodation of guests.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-4. - Display of license; guest register.

- A. A current, valid business license shall be posted in a conspicuous place in each transient lodging facility.
- B. A register of all guests shall be kept at all times on the transient lodging facility premises except vacation rentals. The guest register shall contain in ink the following information about each guest for which the transient lodging facility affords accommodations:
 - 1. Name and permanent address.
 - 2. Dates of arrival at the transient lodging facility and departure from the transient lodging facility.
 - 3. License plate number, state of licensure, make, type and color of all motor vehicles.
 - 4. Verification of a form of picture identification, including, but not limited to, driver's license, passport, or state issued identification card showing current name, address, and age of person registering and indicating which type of identification was verified and the identification number shown on said identification.
- C. The guest register required by this section shall be kept current and shall be immediately available at all times for inspection upon the demand of police officers or City officials.
- D. Vacation rental business license owners must keep an accurate register of all guests containing all the above information that can be provided upon the demand of police or emergency services personnel or City officials.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-5. - Occupancy.

It shall be unlawful for any transient lodging facility unit to be occupied by a greater number of persons than that which it is designed or furnished to accommodate.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-6. - Responsibility for minors.

No transient lodging facilities unit shall be rented, leased, or registered to any person under the age of 18 years. Each person to whom a lodging unit is rented, leased, or registered shall be responsible for any minors occupying such unit and shall remain on the transient lodging facility premises at all times while there are minors occupying such unit.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-7. - Length of stay.

No person shall occupy any unit or combination of units at any one transient lodging facility for longer than 30 consecutive days, and no transient lodging facility shall permit any person to occupy any unit or combination of units on the facility premises for longer than 30 consecutive days. This section shall not apply to federal, state, or municipal law enforcement or emergency personnel, or to transient lodging facilities renting, leasing, or registering units to such personnel. Vacation rental properties may be occupied for longer than 30 days but must still comply with all vacation rental regulations.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-8. - Sanitary facilities.

- A. Each lodging unit held out for public accommodation must comply with the minimum rules established by the state department of health.
- B. It shall be unlawful to rent, lease, or otherwise hold out for public accommodation any transient lodging facility unit which does not have:
 - 1. A complete operable bathroom, including flush toilet, sink, and bath or shower in working order; and
 - 2. For each guest, an adequate daily supply of at least the following sanitary supplies:
 - a. Hot and cold running water.
 - b. Soap.
 - c. Towels.
 - d. Toilet paper.
 - e. Clean linen.
- C. Each transient lodging facility shall be cleaned after the departure of each guest and before the arrival of any subsequent guest.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-9. - Inspections.

Each transient lodging facility shall comply and cooperate with any fire, land use, Code enforcement, building, health, or other inspection conducted by municipal officials, with or without notice.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-10. - Duty to report.

Any owner, manager, or attendant of any facility covered by this section shall report promptly to the proper authorities any violations of a municipal ordinance or any violation of law which he or she has reason to believe was or is being committed on the premises.

(Ord. 2015-2, 2-19-2015)

Sec. 3-10-11. - Short term vacation rentals.

Regulations and restrictions imposed by this section are in recognition of the premise that a vacation rental provides lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Separation requirements

listed in subsection B of this section and total license limits listed in subsection C of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.

- A. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short term vacation rental until such time that the owner has obtained a short term vacation rental business license issued in accordance with the provisions of this section.
- B. *Conditions for issuance of a business license for a short term vacation rental.* Issuance of a short term vacation rental business license by the Business License Officer shall be subject to the following:
 - 1. A complete application for a short term vacation rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:
 - a. The name, address and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and
 - b. A valid state tax number for remittance of transient lodging taxes.
 - 2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title and that has been built to meet building and fire codes for transient occupancy and has been issued a certificate of occupancy.
 - 3. Portions of a single-family dwelling may not be used as a short term vacation rental unless licensed as a bed and breakfast or residential hosting facility in accordance with the regulations for that use. A short term vacation rental and a bed and breakfast or residential hosting facility may not be located in the same single-family dwelling.
 - 4. In permitted single-family zones, the owner of a single-family dwelling for which a short term vacation business license is sought does not hold a business license to operate another short term vacation rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling, or any individual who has an ownership interest in any corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling.
 - 5. In permitted single-family zones, the property line of another dwelling licensed as a short term vacation rental is not located within 300 feet, as measured along the same street or around the corner, of the front property line corners of the property where the proposed short term vacation rental license is being sought. This criterion does not apply to recreation resort zoning or motel type uses within commercial zoning.
- C. *Limit on total number of short term vacation rental licenses within single-family zones as contained in title 10, chapter 13 of this Code.* The total number of short term vacation rental business licenses issued within single-family zones shall be limited in accordance with the following:
 - 1. The maximum number of short term vacation rental business licenses for property in single-family zones to be issued shall be based on the total population of the City, allowing three licenses for every 1,000 of total population.
 - 2. The total number of licenses available each year shall be recalculated based on an estimated population derived by adding the total number of new dwelling units times 2.9 residents per unit to the prior year's base population. The City shall readjust the population numbers every ten years after the release of the census numbers. If the census numbers are lower than the City's projection, the City shall not revoke any issued license but shall not issue any additional licenses until City population justifies additional license availability.

3. If, after the maximum number of licenses has been issued, an application meeting all other requirements for issuance of a license is received, the application shall be placed on a waiting list in order of the date of receipt. No fees will be due until a license becomes available. When a license becomes available, the first applicant on the waiting list shall be notified of the license availability, and the applicant shall have 45 days from the date of such notice to file a complete application and pay the filing fee, and six months thereafter to complete the licensing process. In the event that the applicant fails to file a complete application and filing fee within said 45 days, or fails to complete the licensing process within said six months, the application shall be deemed to have expired, and the next applicant will be notified of the license availability, and the same procedure shall apply.
 4. In the event of a sale or other transfer of any property containing a dwelling licensed as a short term vacation rental, the purchaser or transferee of the property shall be required to apply for a new license within 45 days of the date of purchase or transfer. In the event that the purchaser or transferee fails to apply for a new license within said 45 days, the license will be forfeited and the owner must reapply for any available license or be placed on the waiting list.
- D. *Parking regulations.* The owner of any property licensed as a short term vacation rental shall provide off street parking for guests in accordance with the following:
1. Off street parking shall be provided on the same lot as the dwelling which is licensed as a short term vacation rental.
 2. Parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.
 3. All guest parking shall be contained on the site.
 4. No off street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.
 5. The number of vehicles allowed by the occupants of a vacation rental home shall be restricted to the number of off street parking spaces provided by the owner.
- E. *Maintenance standards.* Any property that contains a dwelling which is licensed as a short term vacation rental shall conform to the following standards:
1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood;
 2. The use of a dwelling as a short term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and
 3. Each sleeping room must meet current international residential code codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.
- F. *Prevention of noise, nuisance or trespass.* The owner of any dwelling licensed as a short term vacation rental shall be responsible to ensure that guests or occupants of the short term rental do not:
1. Create noises that by reason of time, nature, intensity or duration are out of character with noises customarily heard in the surrounding residential neighborhood.
 2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.
 3. Interfere with the privacy of surrounding residents or trespass onto surrounding properties.
 4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.

5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.
- G. *Required posting.* The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short term vacation rental:
1. A copy of the vacation rental business license.
 2. The name, address, and phone number of the owner or property manager.
 3. The location of all fire extinguishers.
 4. A list of all rules applicable for vacation rentals.
 5. The maximum occupancy of the vacation rental and the maximum number of vehicles allowed.
- H. *Miscellaneous rules and regulations.* The following rules and regulations shall apply to any dwelling for which a short term vacation rental business license has been issued:
1. Outdoor pools, hot tubs or spas shall not be used between the hours of 11:00 p.m. and 6:00 a.m.
 2. Maximum occupancy in any dwelling licensed as a short term vacation rental shall be ten persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Hurricane Valley Fire District, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.
 3. The owner of any property containing a dwelling licensed as a short term vacation rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short term vacation rental property.
 4. The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.
 5. The requirements of this section shall be in effect throughout the time a short term vacation rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short term vacation rental.
 6. An inspection of a vacation rental property for compliance with these regulations will be performed at the time of business license review. Additional inspections may be performed with 24 hour notice to the license holder/property manager if deemed necessary by the City.
 7. The owner of any dwelling licensed as a short term vacation rental shall be required to collect and remit on a timely basis transient lodging taxes.
- I. *Enforcement provisions.*
1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short term vacation rental, as defined herein, without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section

and shall be guilty of an infraction, which shall be punishable by a fine of up to \$750.00 for each such violation. In addition, in the event that such dwelling is on the waiting list described in subsection C3 above at the time of such violation, the business license application for said dwelling shall be removed from said waiting list and the dwelling shall not be considered for a short term vacation rental business license unless a new application is submitted.

2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short term vacation rental, thereafter operates or permits operation of said short term vacation rental in violation of the terms and provisions of this section shall be guilty of an infraction, and shall be punished by a fine of up to \$750.00 for each such violation.
3. Any person who occupies a short term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other criminal process in accordance with all state, federal or local statutes, rules or ordinances.
4. Violation of any provision of this section regulating short term vacation rentals shall constitute a separate offense for each day said violation occurs or continues.
5. In the event of three or more violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Council may, depending on the nature or extent of the violations, proceed with revocation of the business license for any short term vacation rental property in accordance with the provisions of the general business license ordinance.

(Ord. 2016-04, 3-17-2016; Ord. 2016-07, 7-21-2016; Ord. 2017-01, 1-5-2017; Ord. 2017-13, 8-17-2017; Ord. No. [2021-06](#), 7-1-2021)

Sec. 3-10-12. - Penalty; suspension or revocation of license.

In addition to the denial, suspension, revocation or refusal to renew a license as outlined in section 3-1-9 of this title, any licensee who shall operate a transient lodging facility in violation of this chapter, and/or any person designated by the licensee as the manager or person in charge of daily operation of said facility who shall permit or allow said facility to operate in violation of this chapter, shall be guilty of an infraction and shall be punished for each offense by a fine as provided in section 1-4-1 of this Code.

(Ord. 2015-2, 2-19-2015)

CHAPTER 41. - ACCESSORY DWELLING UNITS

Sec. 10-41-1. - Purpose.

The purpose of this chapter is to establish use and development regulations for accessory dwelling units. These regulations are intended to ensure that limited use of accessory dwelling units allowed in a residential zone do not disturb the single-family residential character of a neighborhood.

(Ord. 2018-04, 4-5-2018; Ord. No. [2022-10](#), 5-19-2022)

Sec. 10-41-2. - Scope.

The requirements of this chapter shall apply to all accessory dwelling units in single-family zones. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws.

(Ord. 2018-04, 4-5-2018; Ord. No. [2022-10](#), 5-19-2022)

Sec. 10-41-3. - Permitted use.

~~A~~The ~~single~~ accessory dwelling units ~~described below~~ shall be allowed as permitted uses as listed in 10-13-3 and 10-14-3 in any residential zone, or any other zone in which such uses are permitted uses, and shall be subject to the development standards ~~of section 10-41-4~~ of this chapter. The definition of each use is set forth in chapter three (3) of this title.

~~Accessory dwelling units.~~

~~Guesthouse or casita.~~

~~Kitchen.~~

(Ord. 2018-04, 4-5-2018; Ord. No. [2022-10](#), 5-19-2022)

Sec. 10-41-4. - Development standards; permitted use.

The development standards set forth in this section shall apply to any accessory unit allowed as a permitted use.

- A. *Definition; setbacks and size.* An accessory dwelling unit is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each zone shall apply.
- B. *Egress and life safety requirements.* The dwelling unit must meet egress and life safety requirements of the International Residential Building Code.
- C. *Ownership.* The owner or an immediate family member of the property owner ~~of the main dwelling unit~~ shall reside on the property as their primary residence as a condition for an accessory dwelling unit to be rented. For long term occupancy, the property owner may live in the accessory building or the primary building. Only the accessory unit may be used as a short-term rental pursuant to chapter 51 of this Code.
- D. *Limit.* Generally, only one accessory dwelling unit and/or casita shall be established on one residential property. However, two accessory dwelling units may be allowed by a conditional use permit pursuant to section 10-7-9.
- E. *Entrance.* The accessory dwelling unit shall have its own outside entrance.

- F. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.
- G. *Secondary use.* The accessory dwelling unit shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.
- H. *Maximum size.* The accessory dwelling unit, if it is detached, must meet the size limitations for the zone or have been granted a conditional use permit.
- I. *Residential hosting.* One detached accessory dwelling unit may be used per residential lot for residential hosting pursuant to the terms of licensing for residential hosting.

(Ord. 2018-04, 4-5-2018; Ord. No. [2022-10](#), 5-19-2022)

Sec. 10-41-5. - Compliance with development standards.

- A. Residential properties with accessory dwelling units found to be in violation of the development standards set forth in section 10-42-4 of this title shall be subject to all applicable remedies set forth in chapter 9 of this title to ensure compliance.
- B. In order to ensure accessory dwelling units meet the development standards, a permit must be issued by the ~~City Planning Department~~ for any use of the unit described in section 3-9-2 ~~and section 10-51.~~

(Ord. 2017-03, 1-19-2017; Ord. No. [2022-10](#), 5-19-2022)

CHAPTER 51. - BED AND BREAKFAST AND RESIDENTIAL HOSTING FACILITIES

Sec. 10-51-1. - Purpose.

The purpose of this chapter is to establish use and development regulations for bed and breakfast and residential hosting facilities to assure their compatibility with adjoining uses, particularly when located in a residential zone.

(Ord. 2015-12, 12-17-2015)

Sec. 10-51-2. - Scope.

The requirements of this chapter shall apply to any bed and breakfast or residential hosting facility within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws.

(Ord. 2015-12, 12-17-2015)

Sec. 10-51-3. - Conformity with standards and business license required.

No bed and breakfast facility or residential hosting facility shall be established unless:

- A. The facility can meet the development standards of this chapter;
- B. A business license has been issued in accordance with the regulations in title 3 of this Code;
- C. Operation of a home bed and breakfast or residential hosting facility without a current City business license is considered a violation and each day of operation shall be considered a separate offense.

(Ord. 2017-14, 8-17-2017)

Sec. 10-51-4. - Development standards; home bed and breakfast and residential hosting facilities.

The development standards set forth in this section shall apply to all home bed and breakfast and residential hosting facilities within permitted residential zones. Bed and breakfast establishments shall comply with commercial standards established else where within Hurricane City Code.

- A. *Location.* Home bed and breakfast or a residential hosting facility shall be located in a single family residential structure deemed suitable for habitation.
- B. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms in the primary building or four bedrooms in the entirety of a detached ADU for each home bed and breakfast or residential hosting facility. Total number of occupants, including an owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.
- C. Number of Parties. Rentable guestrooms shall only be rented to no more than two parties at a time.
- D. Accessory Dwelling Units: the use of an accessory dwelling unit for residential hosting shall be governed by Hurricane City Code 10-41 and standards within this and other applicable chapters.
- EG. *Current codes.* Guestrooms must meet current international residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.

FD. *Meals.* If meals are offered, meals shall be served only to overnight guests.

GE. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

HF. *Parking.* Nonfrontage, off street parking shall be provided as follows:

1. Two spaces for owner.
2. One space per guestroom.
3. Parking must be located on the same property as the guestrooms.
4. Tandem parking is permitted for one space only.
5. Off street parking may not be provided within the front yard setback other than the existing driveway.
6. Landscaping is required between parking and adjoining residential properties.

IG. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a home bed and breakfast or residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.

JH. *Street standards.* A home bed and breakfast or residential hosting facility shall be located on a street that meets fire code requirements.

IK. *Structural modifications.* Structural modifications may not be made to separate sleeping rooms from the remainder of the house without a valid building permit.

LJ. *Other regulations.* A home bed and breakfast or residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

(Ord. 2015-12, 12-17-2015; Ord. 2018-04, 4-5-2018; Ord. No. [2022-10](#), 5-19-2022)

Sec. 10-51-5. - Development standards; bed and breakfast inn.

A bed and breakfast inn may be established in any zone where allowed as a permitted or conditional use, and shall conform to applicable commercial construction codes, zoning requirements, state health department requirements and the requirements of any other applicable codes and/or ordinances adopted by the City.

(Ord. 2015-12, 12-17-2015)

Sec. 10-3-4. - Definitions of words and phrases.

Accessory building means a detached subordinate building located on the same lot with a main building, the use of which is customarily incidental to that permitted in the main building, or to the land upon which the main building is located.

Accessory dwelling unit (ADU) means a subordinate residential dwelling unit with an outside entrance that is being used for housing guest, renters, or any long term or short term stay of any persons not immediately related to the property owner. An ADU may have with a separate entrance, kitchen, and full bathroom facilities that is attached to or detached from a single-family structure. Guesthouse or casitas shall be considered an ADU. An ADU may be internal, attached, or detached from the primary dwelling. All accessory dwelling units must meet the requirements of chapter 41 of this title.

Commented [SN1]: 10-41 current states that an ADU will have an separate entrance. Is that a requirement that we want to keep?

Accessory use. See definition of *use*, *accessory*.

Apartment house. See definition of *dwelling*, *multiple-family*.

Bed and breakfast, home means a limited commercial activity within an owner occupied residential structure where not more than four sleeping rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of chapter 51 of this title.

Bed and breakfast inn means a commercial activity within a residential structure where five or more rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of chapter 51 of this title.

Building means a permanently located structure having a roof supported by columns or walls for the shelter, housing, or enclosure of any person, animal, article, or chattel.

Duplex. See definition of *dwelling*, *two-family*.

Dwelling means any building, or portion thereof, having one or more dwelling units occupied as, or designed or intended for occupancy as, a residence by one or more families as permitted by this title, but not including hotels, motels, boarding houses, or other facilities offering transient lodging facilities.

Dwelling unit means one or more rooms in a dwelling designed for or occupied as separate living quarters which provide sleeping and sanitary facilities and which includes kitchen facilities, all for exclusive use by a single family maintaining a household.

Guesthouse or casita means a secondary dwelling unit, without kitchen facilities, located on a lot with one main dwelling unit which is:

A. Used for housing of guests without compensation;

B. Not sold separately from the sale of the main dwelling unit on the lot and encumbered by a recorded agreement which provides notice of this condition;

C. May be rented or leased pursuant to a license or permit to allow such use; and

D. Is served by the same utility connections as the main dwelling unit.

Hotel means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms. Hotels shall contain six or more sleeping rooms.

Household means a family living together in a one-dwelling unit with common access to and common use of all living and eating areas and facilities for the preparation and serving of food within the dwelling unit.

Kitchen means an area within a dwelling unit which contains a sink, fixed cooking appliances, and refrigeration facilities.

Motel means any building or group of buildings containing six or more sleeping rooms, with or without fixed cooking facilities, designed for temporary occupancy by tourists or transients, with a garage attached or parking space conveniently located to each unit.

Residential hosting means a limited commercial activity within an owner occupied single family residential structure where not more than four sleeping rooms not occupied by the full time residents may be rented to paying guests on a nightly basis and meals are not customarily provided pursuant to the requirements of chapter 51 of this title.

Short term rental or vacation rental means to rent, lease, loan, let or otherwise hire out any rental dwelling unit for a period of 30 days or less.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-15, 6-17-2004; Ord. 2005-15, 7-21-2005; Ord. 2008-4, 3-6-2008; Ord. 2009-01, 2-5-2009; Ord. 2011-11, 12-15-2011; Ord. 2012-8, 10-18-2012; Ord. 2013-10, 10-3-2013; Ord. 2014-10, 11-6-2014; Ord. 2015-3, 2-19-2015; Ord. 2015-12, 12-17-2015; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2017-06, 2-16-2017; Ord. 2018-04, 4-5-2018; Ord. 2018-12, 10-18-2018; Ord. 2019-04, 5-2-2019; Ord. 2020-03, 2-6-2020; Ord. No. [2022-10](#), 5-19-2022; Ord. No. [2022-36](#), 8-18-2022)

Sec. 10-15-3. - Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	N	N	N	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N

Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N

Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare facility ²	P	N	N	P	N
Family child group daycare facility ²	P	N	N	P	N
Family child residential certificate care facility ²	P	N	N	P	N
Family childcare center	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C

Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N

Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
 2. See chapter 42 of this title.
 3. See chapter 45 of this title.
 4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-2 zone would apply. No new residential uses are permitted.
- B. *Accessory uses.* Permitted and conditional uses set forth in table 10-15-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
 3. Accessory uses in commercial zones shall include, but not be limited to, the following:
 - Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.
 - Accessory dwelling units for security and maintenance personnel.
 - Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.
 - Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.
 - Recreational areas and facilities for the use of employees.
 - Recycling collection stations.
 - Refreshment stands and food and beverage sales located in uses involving public assembly.
 - Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

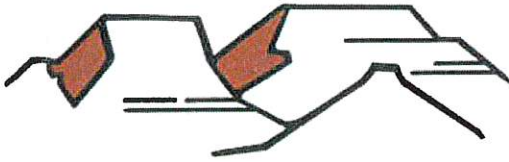
(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. [2021-05](#), 6-3-2021; Ord. No. [2022-12](#), 5-5-2022)

Sec. 10-25-7. – Nuisances

For each new subdivision located in whole or in part within 300 feet of the boundary of the Hurricane Municipal Airport, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

Airport Protection Area

This property is located in the vicinity of the Hurricane Municipal Airport, in which normal aviation uses and activities exist. It can be anticipated that such aviation uses and activities may now or in the future be conducted at the Airport. The use and enjoyment of this property is expressly conditioned on acceptance of annoyance or inconvenience which may result from such normal aviation uses and activities.



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only. \$150.00 Fee

File No. 2022-PP-25

Receipt No. 8-16-800

Name: BRANT TUTTLE, NORTHERN ENGINEERING Telephone: 801-802-8992

Address: 1040 E 800 N, OREM, UTAH 84097 Fax No. 801-802-8993

Email: btuttle@ne.utah.com Agent Email: _____

Agent (If Applicable): same as above Telephone: _____

Address/Location of Subject Property: 400 WEST 820 SOUTH, HURRICANE

Tax ID of Subject Property: H-3-2-3-1225 Zone District: R1-15

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) LONE PINE PRELIMINARY

PLAT CONSISTS 5.02 ACRES WITH 9 PROPOSED LOTS FOR AVERAGE OF 1.79 LOTS PER ACRE.
SEE ATTACHED SUMMARY LETTER.

Submittal Requirements: The preliminary plat application shall provide the following:

- ____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ____ a. The proposed name of the subdivision.
 - ____ b. The location of the subdivision, including the address and section, township and range.
 - ____ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ____ d. Date of preparation, and north point.
 - ____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ____ 2. Existing Conditions: The preliminary plat shall show:
 - ____ a. The location of the nearest monument.
 - ____ b. The boundary of the proposed subdivision and the acreage included.
 - ____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ____ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ____ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ____ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.



September 6, 2022

Mr. Stephen Nelson
City Planning Director
City of Hurricane
147 North 870 West
Hurricane, UT 84737

Lone Pine Subdivision Preliminary Plat Summary

Dear Stephen,

The Lone Pine Subdivision Preliminary Plat contains 9 lots on 5.02 acres for a density of 1.79 lots per acre. Lone Pine Subdivision is located on Strawberry Avenue (400 West Street) and will have roadway, 820 South Street, running easterly through the middle of the property with lots on each side of the new roadway. On the east side of the property the project will dedicated 30 feet for a half roadway dedication for the future 300 South Street. The half dedication of 300 South Street will provide a hammerhead style turnaround for emergency vehicles until the future 300 South Street is fully improved. The subdivision will connect to the existing sewer, water and storm drain located in 400 West Street. At the northwest corner of the property is an existing storm drain inlet box which is connected to an existing storm drain manhole in 400 West Street. A new inlet box will be constructed at the curb and gutter and will connect to the existing storm drain manhole. The parcel of property slopes from east to west and from south to north. The preliminary grading plan shows the existing contours and new proposed contours grading toward the northwest corner of the project. The construction drawings will provide the details for the utility connections and street grades along with a storm water drainage report submitted with the construction drawings. There are no Hurricane Canal Company facilities located on the project site.

We are not aware of any potential geotechnical constraints and there are not aware of any known collapsible soils or geologic fault lines in this area. A soils report will be performed as part of the construction drawing approval process. The property is not located in a desert tortoise area. The main access to the project will be through 400 West Street. The Lone Pine Subdivision will be developed in one phase.

If you have any questions or need any additional information, please contact me.

Thanks,

Brant D. Tuttle, P.E.
Northern Engineering, Inc.



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-PP-25
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Brant Tuttle, Northern Engineering
Agent:	
Request:	Approval of a Preliminary Plat
Location:	400 W 820 S
Zoning:	R1-15
General Plan Map:	Single Family

Discussion: The applicant is proposing a nine lot single family subdivision located along 400 W. The zone change for this property was approved earlier this year. A development agreement for the zone change which has been signed which limits this subdivision to nine total lots.



JUC Comments

Public Works: No comments.

Water: Three way valve cluster on 820 South and 400 West. Need to include required secondary irrigation system mirroring culinary water system with tie-in using state approved backflow prevention.

Cable: Need internet fiber note attached to construction plans.

Power: 1 phase power only at this time which is not sufficient, 3 phase power will have to be brought in from 650 South. Easements will need to be obtained in correct locations, Hurricane City Power may be willing to do this as a joint venture.

Sewer: Sewer to storm drain conflict will need to be addressed (if any). Sewer in 300 West alignment planned, please contact the district to coordinate.

Engineering: Hurricane City GIS indicates the existing water line is west of the existing storm drain and storm drain line is 30" existing. Storm drain boxes are preferred over cross gutters. Existing power line and an existing canal water line not called out. A 36" storm drain pipe is shown on Hurricane City's storm drain master plan along 300 W. How will tailwater from the properties to the south be conveyed through the subdivision? Remove "Strawberry Ave" for the final plat, could lead to confusion with addressing. 400 W's existing pavement's condition may require replacement up to 400 W centerline. Rear and side public utility easements can be removed. Proposed 820 S can be a 41' residential minimum cross-section

Streets: Okay with preliminary plat.

Fire: Hydrants spaced 500'. Okay with a temporary hammerhead.

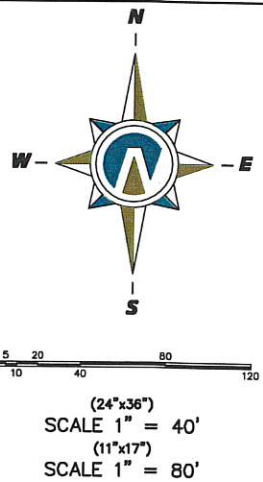
Staff Comments: Preliminary Plat

1. All proposed lots meet the requirements of the R1-15 zone.
 - a. Minimum lot sizes in R1-15 is 12,000 sq ft as long as the average lot size is over 15,000 sq ft
 - i. Average lot size is 19,556 sq ft
2. 300 West is a master planned roadway that is already existing or dedicated in several areas in this region. Staff has already met with the applicant regarding how improvements to 300 West will be done. Staff recommends that improvements to 300 West not be installed before Ash Creek Sewer District puts in its planned sewer line, but applicant should be required to bond for the improvements.
 - a. There is an existing ditch along Future 300 West that will also need to be mitigated.
3. The subdivision will presumably be developed in one phase.
4. A will serve letter from the sanitary and culinary water provider has been provided
5. A note indicating whether the plat is located in a desert tortoise take area has been provided.
6. There are some power alignment issues, especially once other street improvements are installed. The applicant will need to work with the power department to ensure the alignment will work for current and future needs, including obtaining easements.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary plat subject to staff and JUC comments with the following conditions:

- That the applicant coordinate with power to extend services to the site, including moving the power line to the proper location
- That the applicant coordinates with the canal company for the future placement and improvements for the canal along the east side of the property.

LONE PINE SUBDIVISION
PRELIMINARY PLAT
PARCEL H-3-2-3-1225
HURRICANE, UTAH
AUGUST 2022



FOUND R/L MON.
NORTH 1/4 CORNER
SECTION 3
T42S,R13W,SLB&M

FOUND R/L MON.
NE CORNER SECTION 3
T42S,R13W,SLB&M

H-3-2-3-1224
RONALD & KRISTINE G.
REEVE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M., HURRICANE, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

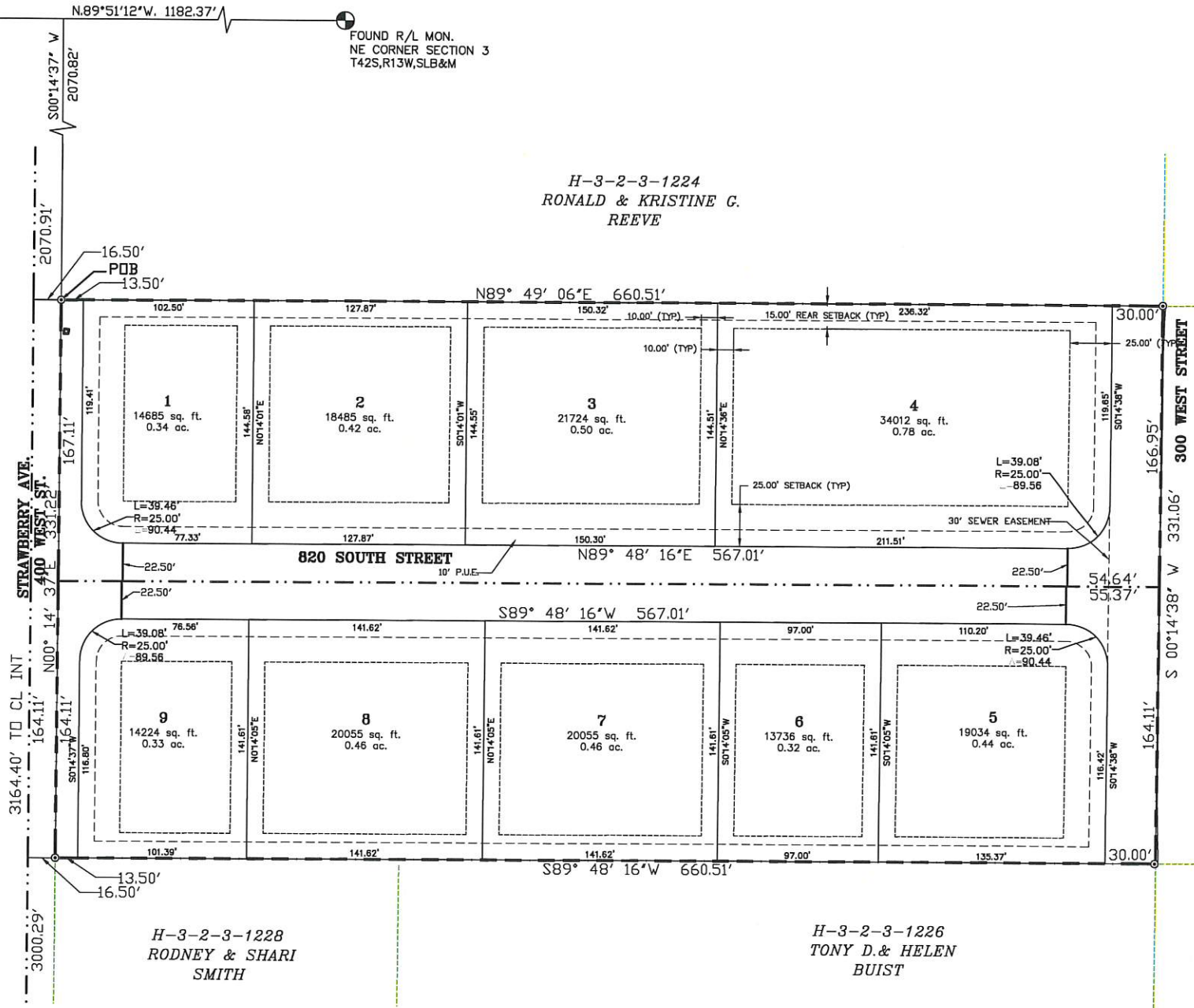
ALL OF LOT (20), BLOCK EIGHT (8), HURRICANE FIELD SURVEY, AS RECORDED IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

MORE PARTICULARLY DESCRIBED AS BEING N89°51'12"W 1182.37 FEET AND S00°14'37"W 2070.82 FEET FROM THE NORTHEAST CORNER OF SECTION 3 TO THE POINT OF BEGINNING;
THENCE N 89°49'06"E 660.51 FEET; THENCE S00°14'38"W 331.06 FEET; THENCE S89°48'16"W 660.51 FEET; THENCE N00°14'37"E 331.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.02 ACRES

LEGEND

- SECTION CORNER
- CLASS I MONUMENT
- PROPERTY CORNERS
- ROAD CENTER LINE
- PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SECTION LINE
- ADJOINING PROPERTIES



H-3-2-3-1228
RODNEY & SHARI
SMITH

H-3-2-3-1226
TONY D. & HELEN
BUIST

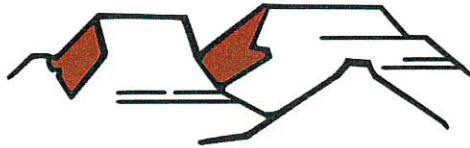
H-3-2-3-1221
PAUL B. & ELLA S.
NAAG

ENGINEER
NORTHERN ENGINEERING
BRANT TUTTLE
btuttle@nelutah.com
TEL: 801-802-8992

DEVELOPER
FEREL L. & BEVERLY
CAMPBELL
332 W. 400 S.
HURRICANE, UTAH 84737

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

LONE PINE SUBDIVISION	PRELIMINARY PLAT	JOB NO. FLC
	HURRICANE, UTAH	SHEET NO. 2-1



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only. \$200.00 Fee
File No. 2022-PSP-42
Receipt No. 8162031

Name: Silverado Development LLC Telephone: 801-885-2611

Address: 1510E 850N UT 84097 Fax No. _____

Email: dave@silveradobc.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: North-West of SR-7 & SR-9 Intersection

Tax ID of Subject Property: H-3-1-31-1101 & H-3-1-31-2101 Zone District: PC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____
Mixed use development

This application shall be accompanied by the following:

- ___1. A vicinity map showing the general location of the project.
- ___2. Three (3) copies of a site plan showing:
 - ___ Topography showing 2' contours, identification of 30% or greater slopes.
 - ___ The layout of proposed uses.
 - ___ Location of open space when applicable.
 - ___ Proposed access to the property and traffic circulation patterns.
 - ___ Adjoining properties and uses.
 - ___ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ___3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- ___4. Tables showing the number of acres in the proposed development and a land use summary; and
- ___5. A phased development plan if applicable.
- ___6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

.....
(Office Use Only)

Date Received: 9.12.22

Received by: Brienna Spencer

Date application deemed to be complete: 9/12/22 Completion determination made by: B.S.

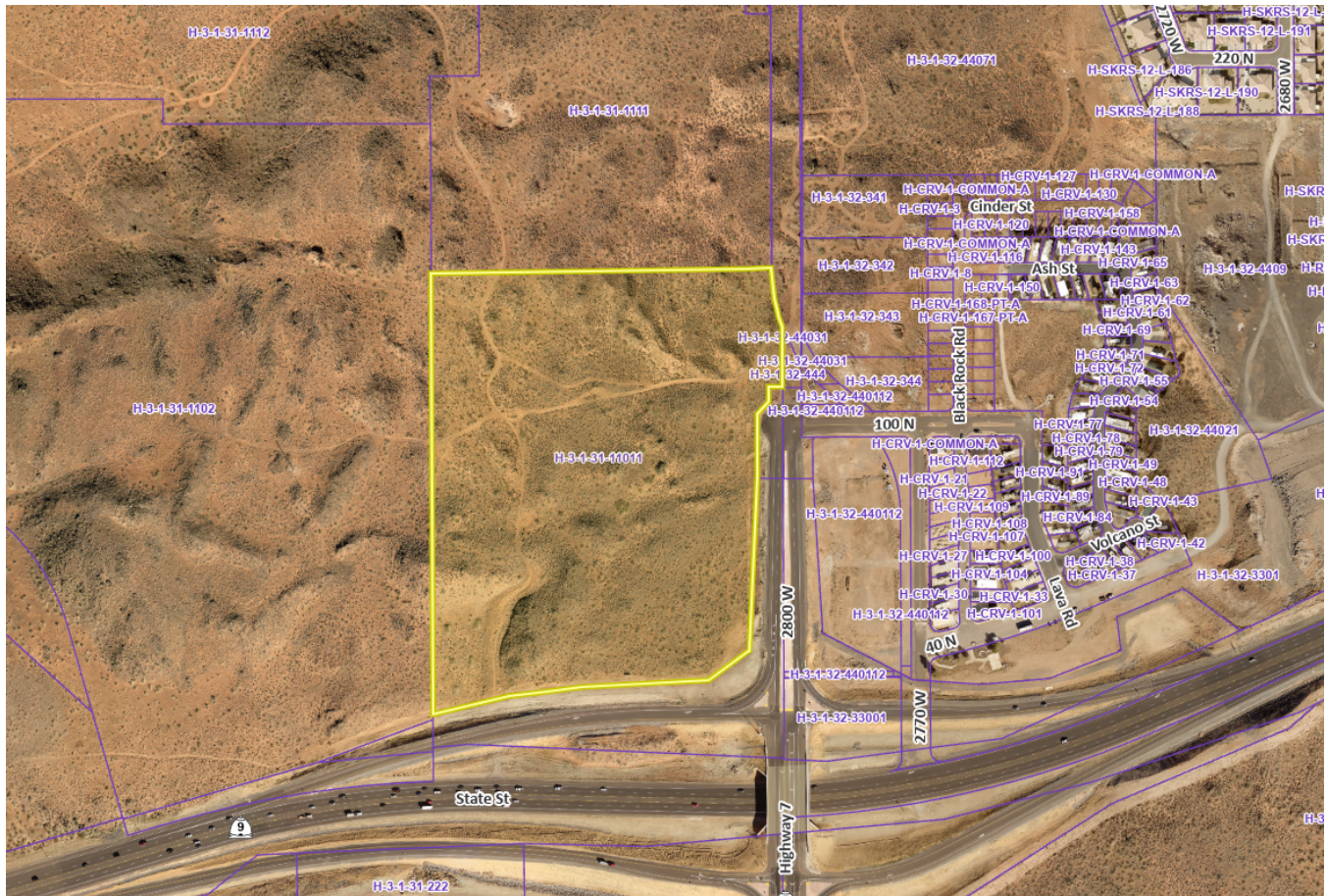


STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-PSP-42
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Silverado Development LLC
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	Northwest of SR-7 and SR-9 intersection
Zoning:	PC
General Plan Map:	General Commercial

Discussion:

This application is for a preliminary acceptance of an amended preliminary site plan for the approved Planned Commercial development at the northwest corner of the SR-7 and SR-9 interchange. The zone change for Planned Commercial was approved earlier this year. As the applicant has continued their design work and market studies they have decided to make some changes to their site plan. The primary changes are the addition of another restaurant/retail pad and the elimination of the toy garages concept.



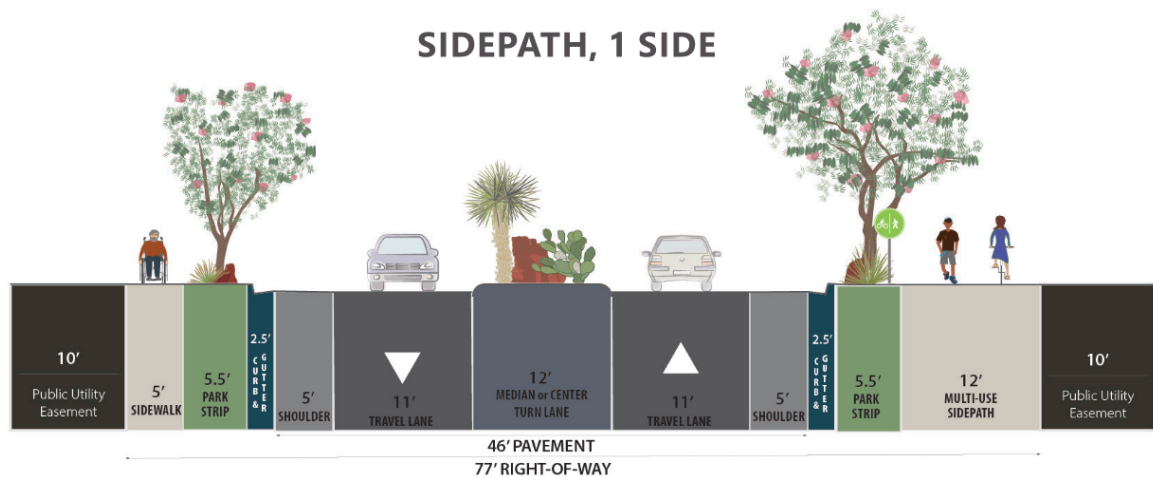
JUC Comments

The following items will need to be addressed:

1. **Public Works:** Be aware of access issues.
2. **Power:** Talk to Hurricane City Power about transmission easement on the north and west sides of the property. Power is dependent on completion of 2800 West power line, which is underway.
3. **Sewer:** Sewer is not readily available. Off-site sewer may be required.
4. **Street:** No concerns.
5. **Water:** Additional comments when more details are provided.
6. **Engineering:** Developer should account for the full cross-section for 2800 West. Access directly to 2800 West must meet street spacing standards. Efforts to coordinate the 100 North road alignment and the continuation of 290 North through the Steward Land Holdings development should be started early on. It seems this development is set for an alignment north of the Rocky Mountain power line and the end of 290 North is set for an alignment south of the power line. 250' minimum spacing between full movement access on 100 North. Recommend a public ROW along the western property boundary for access and water looping.
7. **Fire:** Second access required.
8. **Cable/Phone/Gas/WCWCD:** No comments.

Staff Comments: Preliminary Site Plan

1. The Planned Commercial zone allows for a density of 15 units per acre unless 10% of the units are affordable or 40% of the property is commercial. This plan brings the amount of commercial space to 40% of the property and thus the residential portion can now be brought up to 17 units an acre.
 - a. It is important to note that even though the residential portion of this development now has a density of 17 units per acre they have actually decreased the total number of units from 246 units to 244 units.
2. The site plan refers to the development as “Zion Gateway” ; this name is already taken within the city and another one must be picked.
3. 100 North is master planned to have a 12’ sidepath along the north side. See the cross-section below.



4. 2800 West is currently under construction and its full buildout cross section has not been decided at this time. Staff will require that their cross-section match what is done by Paraiso, Swiss Seven, and Sky View.
5. **Parking:** A more detailed parking plan analysis will be done at the preliminary plat level. Some of the relevant portions of the off-street parking requirements are below:

<i>Dwelling, multiple-family:</i>		
<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>	

<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>	
<i>Gasoline service station</i>	<i>1 space per 250 square feet of gross floor area</i>	<i>Plus stacking spaces per subsection 10-34-6D3 of this chapter</i>
<i>Hotel</i>	<i>2 spaces plus 1 space per living or sleeping unit</i>	
<i>Retail, general</i>	<i>1 space per 250 square feet of gross floor area</i>	
<i>Restaurant, fast food</i>	<i>1 space per 100 square feet of gross floor area</i>	<i>Plus stacking spaces per subsection 10-34-6D4 of this chapter</i>
<i>Restaurant, general</i>	<i>1 space per 100 square feet of gross floor area</i>	<i>10 spaces minimum</i>

Table 10-34-1

- a. Phase 1 has approximately 360 parking spaces shown and 336 spaces are required.
- b. Phase 2 will presumably have at least two car garages to fit this code.
- c. Phase 3 and 4 has approximately 448 parking spaces shown and approximately 218 parking spaces are required.
6. Access placement along 100 North and 2800 West needs to be coordinated through Engineering. The access along the western property boundary should go along the entire boundary.
7. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary site plan subject to staff and JUC comments.

APARTMENTS

9.34 ACRES

- 96 1 BEDROOM
- 96 2 BEDROOM
- 192 TOTAL UNITS

AMENITY AREA:

- 2500 CLUBHOUSE + FITNESS AREA
- OUTDOOR POOL

RESIDENTIAL

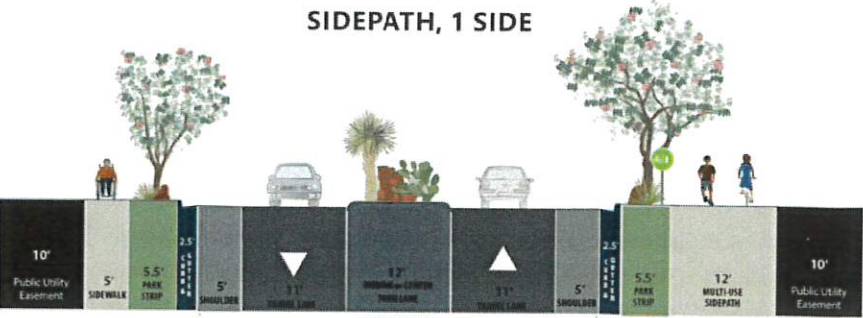
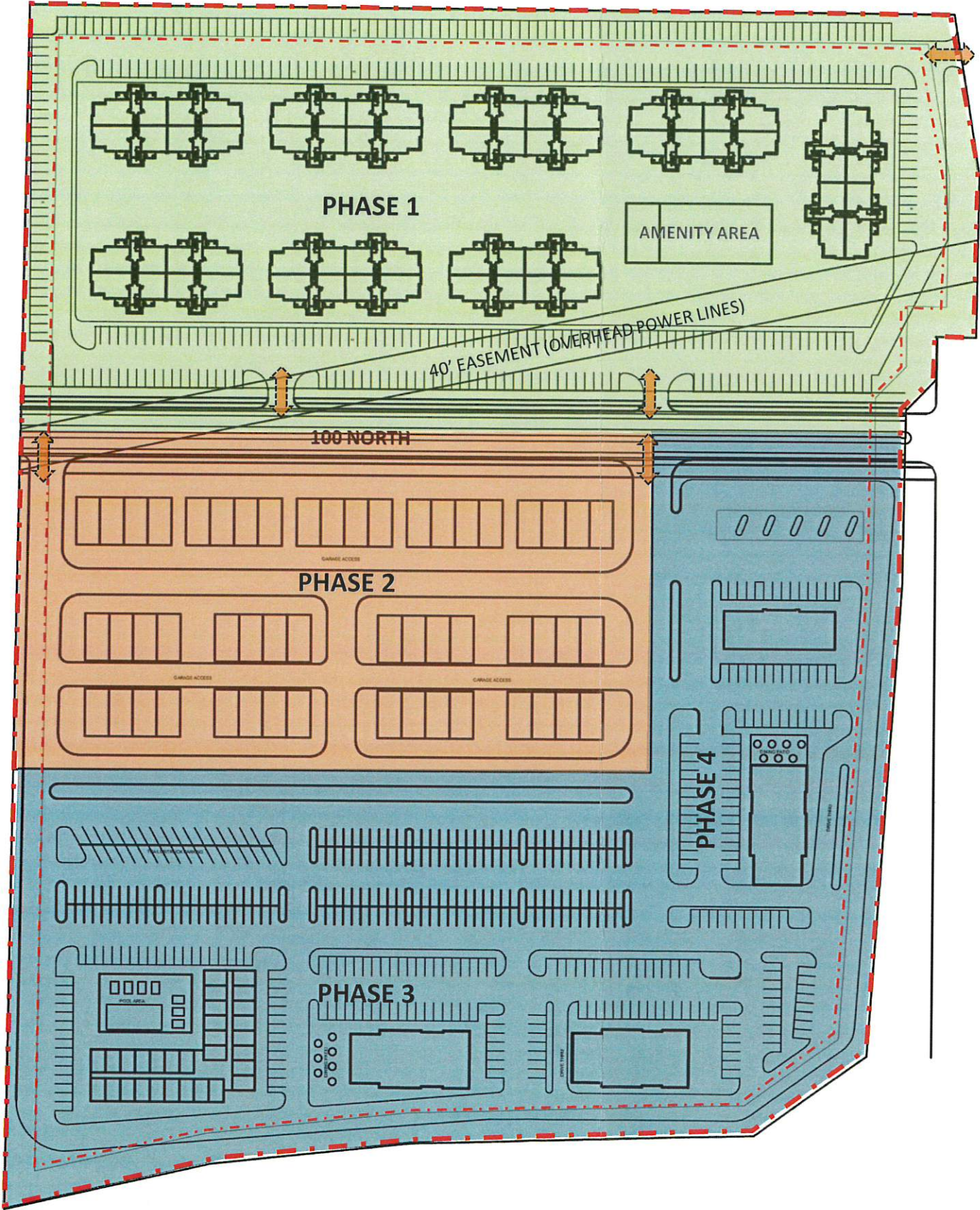
5.03 ACRES

- 52TOWNHOMES:
1,000 SF FOOTPRINT EA

COMMERCIAL ZONE

9.58 ACRES (40% OF TOTAL SITE)

- 120 UNIT HOTEL (4 LEVELS)
- (3) 6000 SF RETAIL
- C – STORE WITH GAS SERVICE

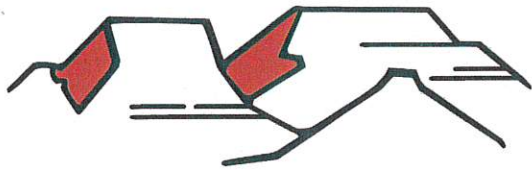


CROSS SECTION:
100 NORTH



SK- 06.4
ZION GATEWAY
HURRICANE, UTAH
08/15/2022

methodstudio



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only. \$150.00 Fee
File No. 2022-PP-26
Receipt No. 8-16-2195

Name: Desert Sky Estates Telephone: 435-773-0707

Address: 2712 Rio Vista Drive, St. George, UT 84790 Fax No. _____

Email: ty@beathomeutah.com Agent Email: bwillits@horrocks.com -or- tcarter@horrocks.com

Agent (If Applicable): Ben Willits & Tony Carter Telephone: Ben: 435-599-7372 Tony: 435-599-7368

Address/Location of Subject Property: South of 2100 W. & 3000 S.

Tax ID of Subject Property: H-3386-B (PARCEL "B") Zone District: R1-10

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The proposed use is for 73
single family residential lots to be constructed on 21.087 acres. The west side of 2100 west will be improved.

Submittal Requirements: The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

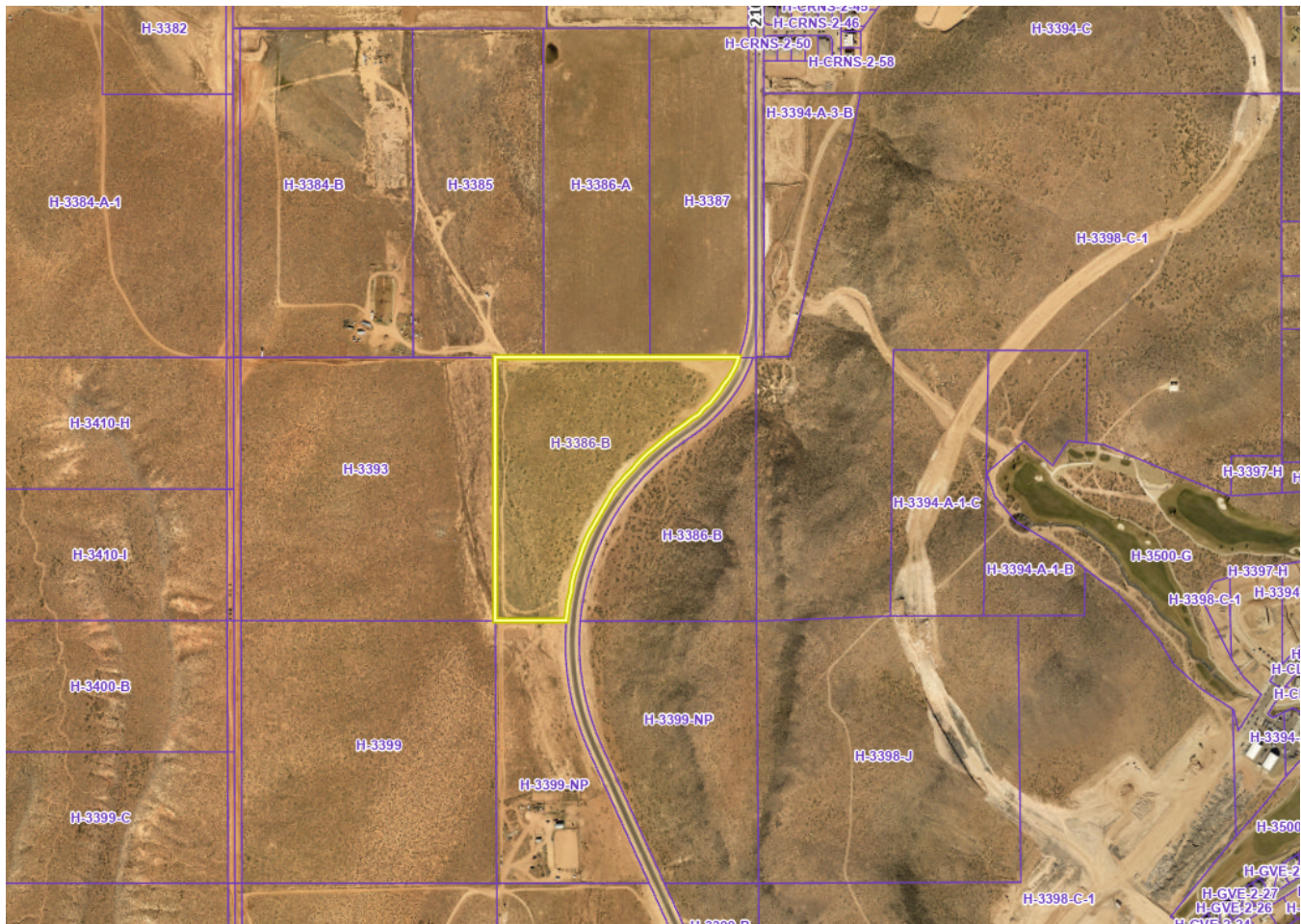


STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-PP-26
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Desert Sky Estates
Agent:	Ben Willits and Tony Carter
Request:	Approval of a Preliminary Plat
Location:	South of 2100 W and 3000 S
Zoning:	R1-8 PDO ¹
General Plan Map:	Planned Community

Discussion: The applicant is proposing a 73 lot single family subdivision located along 2100 West. The zone change for this property was approved in 2021 under the name “Spendlove 37 PDO” conditioned on a development agreement being signed that limits their unit count and ability to move forward until utilities are available to the site. This development agreement has been recently signed by the applicant and recorded with the county recorder on September 23, 2022.

¹ The Zone Map shows this as property as R1-10. This is an error per the November 18, 2021, Hurricane City Council minutes



JUC Comments

Public Works: Needs second access. Needs to complete improvements on 2100 West. No power to location at present.

Water: Water model required.

Cable: No comments.

Power: At this time, the City’s power grid is inadequate to support all of the development planned in the area south of 2700 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City’s acquisition of easements and rights-of-way, the availability of materials, and other limitations.

Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development. Developers must fill out a construction application and meet with the power department before proceeding to JUC. Overhead powerline on 2100 West will need to be upgraded and moved to the west side of the road at developers' cost. Necessary easements must be obtained by the developer.

Sewer: Sewer is in 2100 West and will need to be stubbed to the next property over on the southern roadway.

Engineering: Where will the proposed basin outlet to? An open storm drain channel is shown crossing the property on page 36 of the Hurricane Storm Drain Master Plan. It appears stormwater is semi-channelised by existing conditions near the property's southwest corner. 2100 W is a planned 77' ROW with a 12' trail on the west side. It appears the developer will need to transfer an additional 7' wide strip

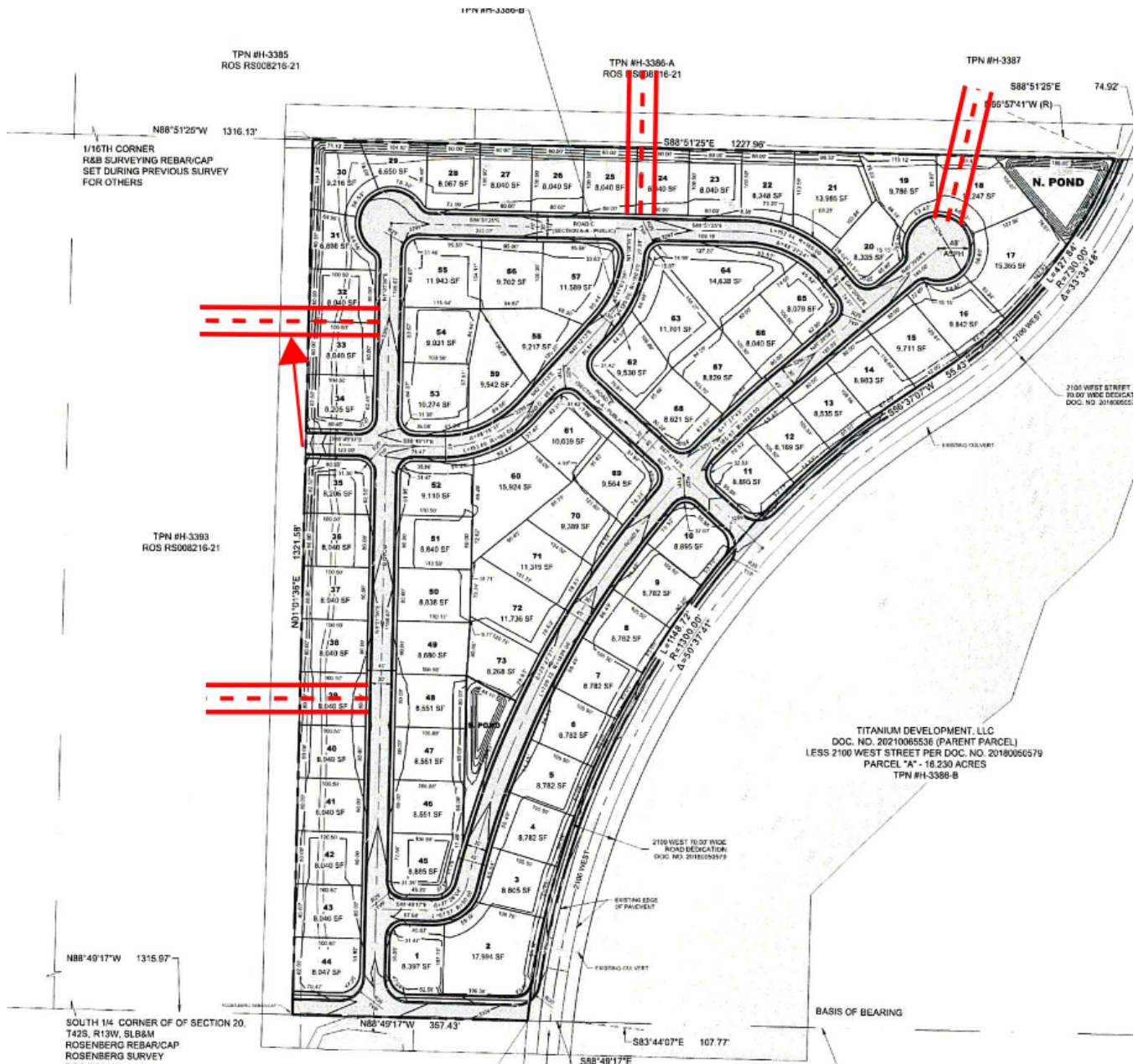
along 2100 W to the City after providing curb, gutter and trail improvements. Full movement intersections on 2100 W and the other master planned road (3500 S?) must be separated 250' or offset 200' minimum. Stormwater from existing culverts must be conveyed to the next logical outfall. Southern roadway is a master planned major collector with a 12' sidepath on both sides. Storm drain between lots should be protected by a public ROW or common area. It appears the proposed road network is inconsistent with design standards 3.2.4.2.E and 3.2.4.2.F. A roadway should be stubbed to the northern property.

Streets: Improvements on 2100 West. Are detention ponds sufficient for this size of development?

Fire: Need second access.

Staff Comments: Preliminary Plat

1. **Density:** The applicant is proposing 73 units over 21.087 acres for a density of 3.46 units per acre. The development agreement guarantees a total of 129 units for the development. This will leave a total of 56 units remaining, which is planned to be townhomes located to the east of 2100 West.
2. **Connectivity:** Hurricane City Code states:
 - a. *Sec. 10-39-11. - Subdivision streets and fencing.*
 - b. *Relation to adjoining street systems.*
 - i. *The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.*
 - c. Staff recommends the Planning Commission require additional roadway connections to the property to the west and any connection to the property to the north. Where there are no proposed developments to the north or west, putting in appropriate and well-spaced street connections is vital for future development in this area. Engineering has provided an example of possible alignments that comply with block length below.
 - d. The block length on Road B and Road A appears to be over 800'. The block length on Road A may be acceptable to Engineering to limit access on 2100 W.



3. **Second access:** The requirement for developments to have a second access if they have more than 30 units is adjudicated by the Hurricane Valley Fire District. The plan shows all of the property's access being off 2100 W. At this time there are almost no other roadways in the area. Cordero has put in 2600 W up to 3000 S for their fire access and this may be usable for this development as well and needs additional review by the fire marshal.
4. Hurricane City Code 10-37-4 states:
 - a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections,*

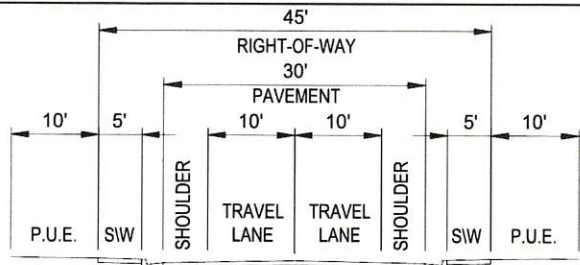
bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

- b. The Power Department has indicated that there is no more power capacity for additional units in this area in light of other developments that have already obtained signed construction drawings. There is also a question regarding the sufficiency of water in the area.
5. Will serve letters have been provided from the culinary and sanitary water providers
6. A note has not been added to the plat indicating whether the property is in a tortoise take area
7. The Development Agreement governing the property includes the following language:
 - a. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property are not currently available and have not been extended to the Property, (b) the granting of this zone change does not in any way guarantee or warrant the availability and extension of power and water utility services to the Property, (c) **no application** for any permit **requiring the availability or extension of power or water service**, and no other request requiring the availability and extension of power or water services, **shall be filed or made until such time that such services are available and have been extended to the Property**, and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.
 - b. Adequate Public Facilities. The City may deny any land use application for any development on the Property, including but not limited to preliminary plats, building permits, zone changes, and preliminary site plans by finding that utilities and roadways are (1) inadequate to support the proposed development or (2) services are not in the vicinity of the proposed application. The City may consider approval of a project if the applicant can show that current utility and roadway systems are adequate to meet the demand for the project and the applicant can provide a plan on how to reasonably connect utilities and roadways to the proposed development according to Hurricane City standards.

The development agreement prohibits the filing of an application that requires the availability power until the services are available.

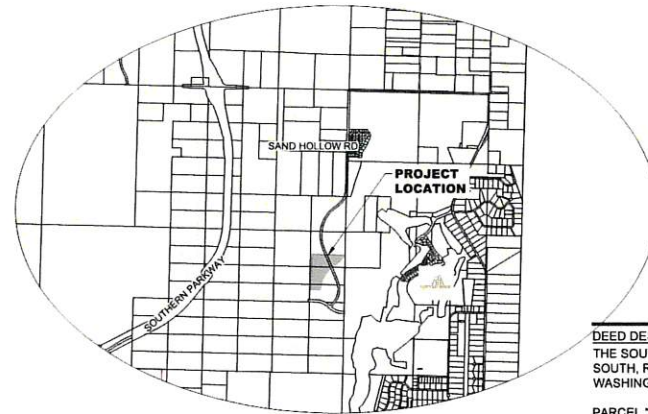
Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code and the terms listed within the Development Agreement. Staff recommends that the application for a preliminary plat be denied or tabled for the reasons listed in this report, including:

1. Lack of required second access.
2. Lack of adequate public facilities and infrastructure, including power capacity.
3. Failure to comply with the terms of the development agreement governing the development of this property.
4. Failure to provide connectivity to adjoining properties.
5. Failure to comply with 800' maximum block length requirement.



ENGINEER:
HORROCKS ENGINEERS
555 South Bluff St., Suite 101
St. George, UT 84770
(435) 599-7368
CONTACT: TONY CARTER, PE

APPLICANT/OWNER:
TITANIUM DEVELOPMENT, LLC
2712 RIO VISTA DRIVE
ST. GEORGE, UTAH 84790
(435) 773-0707
CONTACT: TY MEYERS



VICINITY MAP



SCALE 1" = 100'

BOUNDARY DESCRIPTIONS

DEED DESCRIPTION (DOC. NO. 20210065536):
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE MERIDIAN, COUNTY OF WASHINGTON

PARCEL "B":
BEGINNING AT A POINT N88°49'17"W, 958.53 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 20, T42S, R13W, SLB&M, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, A 70.00 FOOT WIDE PUBLIC ROADWAY DEDICATED BY DOCUMENT NO. 20180050579 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N88°49'17"W, 357.43 FEET ALONG THE SECTION LINE TO THE EAST 1/16TH CORNER; THENCE N1°01'38"E, 1321.58 FEET TO A POINT ON THE 1/16TH LINE; THENCE S88°51'25"E, 1227.96 FEET ALONG THE 1/16TH LINE TO SAID WESTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, SAID POINT BEING ON A 730.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N66°57'41"W, THENCE SOUTHWESTERLY 427.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'48"; THENCE S56°37'07"W, 55.43 FEET TO THE POINT OF CURVE OF A 1300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 1148.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°37'41" TO THE POINT OF BEGINNING.

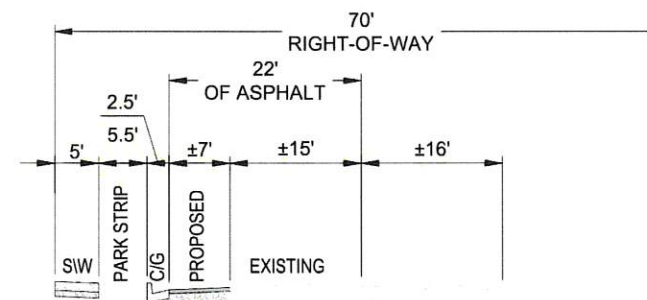
CONTAINING 21.087 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N88°49'17"W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER OF SECTION 20, T42S, R13W, SLB&M AS SHOWN AND NOTED HEREON.

LEGEND:

- EXISTING 8" SANITARY SEWER
- EXISTING 8" WATER
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN
- SECTION LINE
- FOUND SECTION CORNER
- LOT LINE
- PHASE LINE
- EXISTING STORM DRAIN
- PROPERTY BOUNDARY
- PROPOSED 8" SANITARY SEWER
- PROPOSED 8" WATER
- PROPOSED SEWER MANHOLE
- PROPOSED WATER/IRRIGATION VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED DETENTION POND
- PROPOSED ROADWAY PAVEMENT



**2100 WEST STREET
MAJOR COLLECTOR (PUBLIC)**

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrock.com

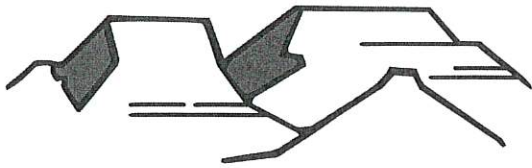
WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

DRAWING INFO	REV #	DATE
DESIGNED	TC	08/31/2022
DRAWN	CC	
CHECKED	TC	
PROJECT		UT-671-22



DESERT SKY ESTATES
HURRICANE CITY, UTAH
PRELIMINARY PLAT
R-1-10 SINGLE FAMILY SUBDIVISION

PP-01
PAGE 173 of 492



PLANNING & ZONING HURRICANE CITY UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

FINAL SITE PLAN APPLICATION

For office use only: \$250.00 Fee

File No. 2022-FSP-12

Receipt No. 8-162281

Name: GOLDLINE HOMES, LLC Telephone: 435-862-7441

Address: 308 W. TABERNACLE ST. ST. GEORGE UT Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: bids@mygoldlinehome.com Agent Email: _____

Address/Location of Subject Property: 1117 W. 600 N.

Tax ID of Subject Property: H-3-1-34-4400 Zone District: PUD (RM-2 & R1-10)

Proposed Use: (Describe, use extra sheet if necessary) Townhome units on north end of site (RM-2) & single family homes on south end (R1-10)

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" = 100'
- Submit one (1) set of plans on 11 x 17-inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped, and signed by a professional engineer licensed by the State of Utah.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- Signed and notarized Acknowledgement of Water Supply (see attached)

The following shall be shown on separate sheets:

1) Site plan including:

- ____ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
- ____ b) Layout, dimensions, and names of existing and future road rights-of-way.
- ____ c) Project name, North arrow, and tie to a section monument.
- ____ d) The boundary lines of the project site with bearings and distances.
- ____ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-FSP-12
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Goldline Homes LLC
Agent:	
Request:	Approval of a Final Site Plan
Location:	1117 W 600 N
Zoning:	R1-10 and RM-2 PDO
General Plan Map:	Planned Community

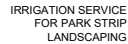
Discussion: The applicant is seeking a final site plan for a 64 unit Townhome Development. This property is on the proposed intersection of 1150 W and 600 N. This development is split between single family homes on the southern end and townhomes on the northern end, per code only the multifamily area requires a final site plan approval. The proposed site plan largely conforms with the preliminary site plan submitted last year.

JUC Comments

The Joint Utility Committee signed off on the construction drawings for this project in June of 2022.

Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Staff would recommend approval of the final site plan application with the following conditions:

1. That the landscaping plan be modified to comply with Hurricane City Code

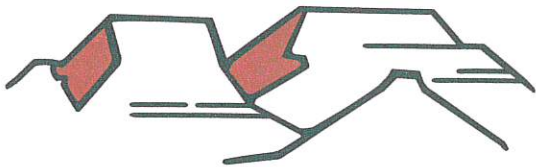


LEGEND:		
DESCRIPTION	QTY	
 RAYWOOD ASH TREE (INTERNAL)	64 EA	
 RAYWOOD ASH TREE (STREET TREE)	32 EA	
 GREEN SPIRE EUONYMUS	96 EA	
 MEDITERRANEAN FAN PALM TREE	45 EA	
 REGAL MIST	52 EA	
 ROCK CHAT - REBEL RED OR CAPPUCCINO	19,600 SQ FT	
 GRASS OR TURF	25,000 SQ FT	
 1-1/2" MINUS - REBEL RED OR CAPPUCCINO	36,050 SQ FT	
 4" MINUS RIPRAP/COBBLE	7,900 SQ FT	
 STEEP SLOPE GROUND COVER/ NATIVE SEED MIX (PER OWNER)	15,450 SQ FT	

SHEET		LS-01	
PROJECT	MESA COVE		
CLIENT PROJ. #	N/A	MAINLINE PROJ. #	21-033
SHEET NAME	LANDSCAPE PLAN MESA COVE TOWNHOMES		
DATE	6/8/22	DRAWN BY	TAR
		CHECKED BY	PBG
 MAINLINE ENGINEERING GOLDLINE-HOMES, LLC PARCEL: H3-124-4400 COLLIN DALLEY SUITE 1101 308 W. TABERNACLE ST. ST. GEORGE, UT 84790			
		<i>Pay for Rides</i> PROFESSIONAL ENGINEER	
NO.		REVISIONS	BY DATE







PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee
File No. 8-2022-PP-27
Receipt No. 8-162372

Name: PEREGRINE POWTE WEST 1A Telephone: 435-414-4444

Address: 2250 N. CORAL CANYON BLVD #215 Fax No. N/A
WASHINGTON, UT 84790

Email: greg.pennyhomes@utah.com Agent Email: SAME

Agent (If Applicable): GREG SANT Telephone: 435-414-4444

Address/Location of Subject Property: 3000 W. CLIFF HANGER

Tax ID of Subject Property: H-3-1-30-321 Zone District: PDO-R1-8

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 8,000+ S.F. LOTS

Submittal Requirements: The preliminary plat application shall provide the following:

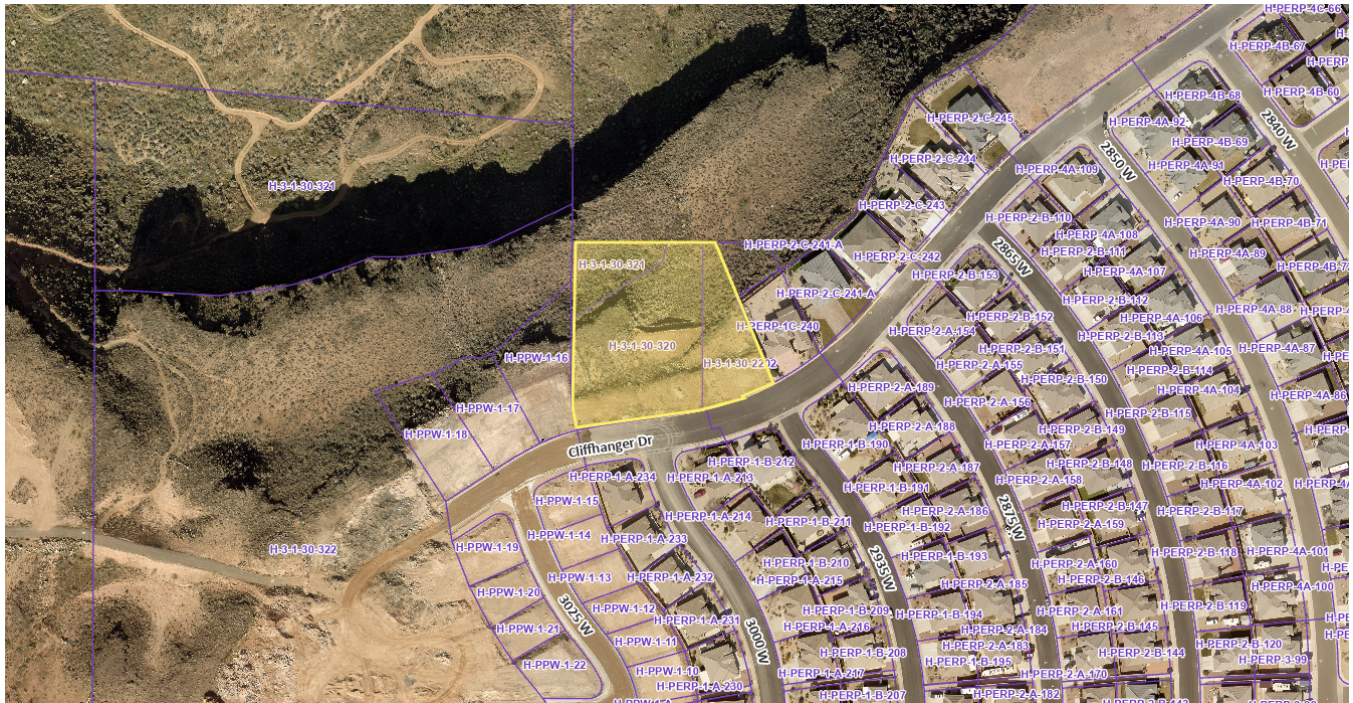
- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-PP-27
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Peregrine Pointe West 1A
Agent:	Greg Sant
Request:	Approval of a Preliminary Plat
Location:	3000 W Cliffhanger Dr
Zoning:	R1-6
General Plan Map:	Single Family

Discussion: The applicant is proposing a three lot subdivision north of the existing Peregrine Pointe subdivision. The applicant has informed staff that this section of property was left off of previous preliminary plat approvals for an unknown reason so this will bring everything in line.



Map is approximate

JUC Comments

Public Works:

Water:. No comments at this time

Power: Power is in the area. Depending on service sizes equipment may need to be upgraded.

Sewer:. If existing laterals do not align with the lots new laterals will need to be installed and existing laterals abandoned, cut, and capped

Engineering: Everything over 30% slope needs to be designated as a non-buildable area. This plat will create a remainder parcel, what will become of it? Correct typical lot setbacks box. The storm drain easement should be 20' wide and cover the drainage path all the way to the BLM property.

Streets: No issues as long as the storm drain easement is maintained

Fire: Okay

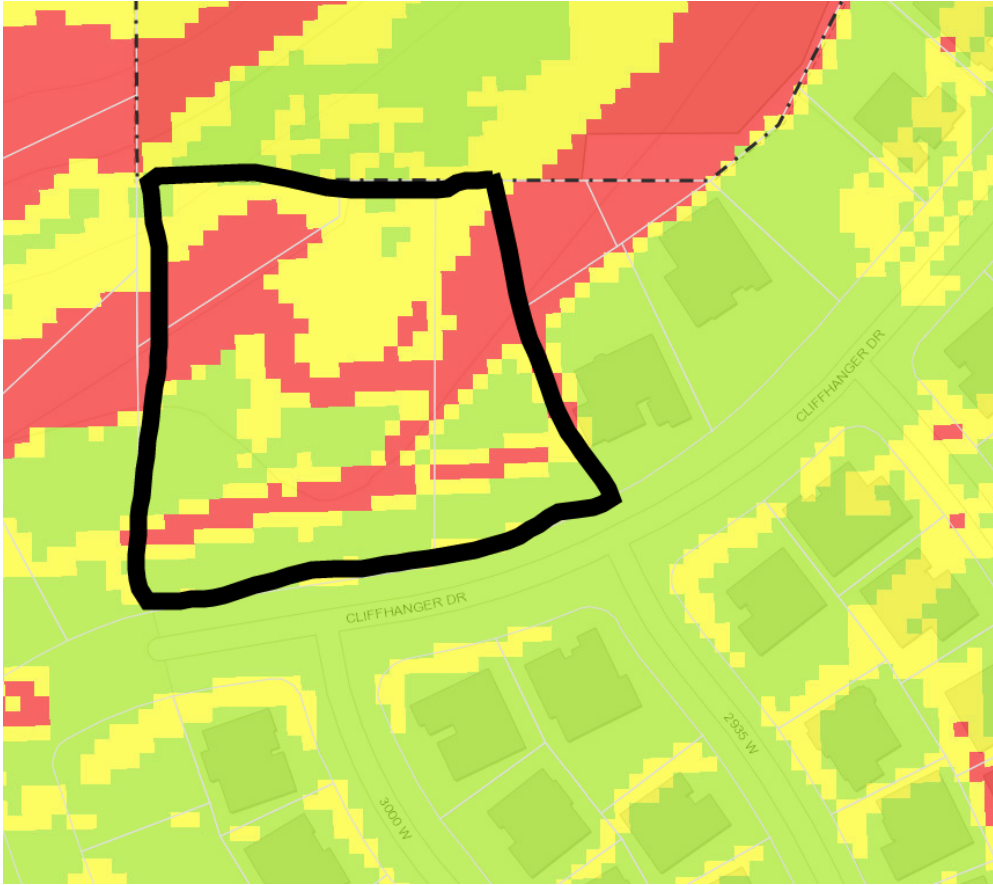
Phone/Cable: No comments

Staff Comments: Preliminary Plat

1. The property is split zoned between R1-8 PDO and R1-6. The applicant implicitly acknowledges this because the plans show R1-6 and the application shows R1-8 PDO. The line appears to go through Lot 83.
 - a. Per HCC 10-11-5: *Ambiguous zone. Any property which is not clearly zoned on the City's official zoning map shall be deemed to be in the most restrictive adjacent zone.*
 - b. This property was included in the zone change to R1-6 for Peregrine Pointe West that passed in late 2020 but not in the zone change to R1-6 PDO that was passed earlier this year.
 - c. This subdivision is thus zoned R1-6. All lots meet R1-6 development standards
2. There are two setback requirements shown on the preliminary plat, one is the R1-8 PDO setbacks and one is the R1-6 setbacks. The "typical lot setbacks" box should be removed or corrected.

3. **Sensitive Lands:** This property is right up against the Virgin River cliffs, while the buildable area lines shown mostly line up with the existing slopes there is some sloping that seems to be going through the lots, as seen below





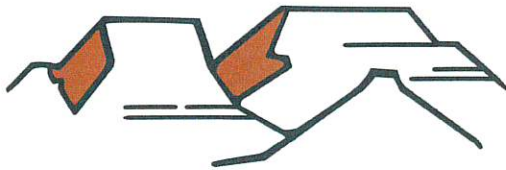
Hurricane City slope map

Hurricane City Code 10-24-5 states: *A slope shall be subject to this chapter only when a contiguous identified area of ten percent or greater exceeds two acres, or if the site is less than one acre and the entire site is ten percent or greater.* The whole property is only 1.66 acres.

The applicant has told staff that they do not plan to do any grading on the site, staff has some doubts about whether that is doable within the setbacks but if the applicant can make it work then that should be acceptable. Grading plans and geotech reports are required as part of construction drawings and building permits.

4. The subdivision will presumably be developed in one phase
5. A will serve letter from the sanitary and culinary water provider has not been provided
6. A note indicating whether the plat is located in a desert tortoise take area has not been provided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary plat subject to staff and JUC comments if the City receives a will serve letters as required..



HURRICANE CITY UTAH

147 N 870 W Hurricane UT 84737
PHONE: 435.635.2811 FAX: 435.635.2184

AMENDED FINAL PLAT APPLICATION

For Office Use Only: \$150 Fee

File No. 2022-AFP-08

Receipt No. 7-701183

Name: KEVIN & RALENE SCOTT Telephone: 435-724-0168

Address: 2799 S 3680 W Fax No. _____

Email: RALENE.REDROCKSPAS@GMAIL.COM Agent Email: RYANSCHOLES@ALPHAENGINEERING.COM

Agent (If Applicable): RYAN SCHOLES Telephone: 435-628-6500

Address/Location of Subject Property: 2799 S 3680 W

LOTS 86 AND 95 OF DIXIE SPRINGS E AMD & EXT

Tax ID of Subject Property: H-DSP-3-86, H-DSP-3-95 Number of Lots: 1

Subdivision Name: DIXIE SPRINGS E AMD & EXT PRTL AMD A Phase: _____

Submittal Requirements:

- a. 1 – 11x17 plat map
- b. Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

- ☒ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.
- ☒ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
- ☒ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
- ☒ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
- ☒ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-AFP-08
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Kevin and Ralene Scott
Agent:	Ryan Scholes/Alpha Engineering
Request:	Approval of an Amended Final Plat
Location:	2799 S 3680 W
Zoning:	R1-10
General Plan Map:	Single Family

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat E to combine Lots 86 and 95 into one lot. Combining lots within a recorded subdivision requires an amended final plat.



JUC Comments

10/13/2022

2022-AFP-08

1. **Public Works:** No comments.
2. **Power:** Dixie Power area. Okay.
3. **Water:** Meter in backyard side needs to be dug up and terminated.
4. **Streets:** Okay.
5. **Sewer:** There is a lateral for both 86 and 95. Cut and cap one of them.
6. **Engineering:** Vacate the existing side public utility easements. Update all references of “City of Hurricane” to “Hurricane City”.
7. **Fire:** Okay.
8. **Cable/Phone/Gas/Water Conservancy/Parks:** No comments.

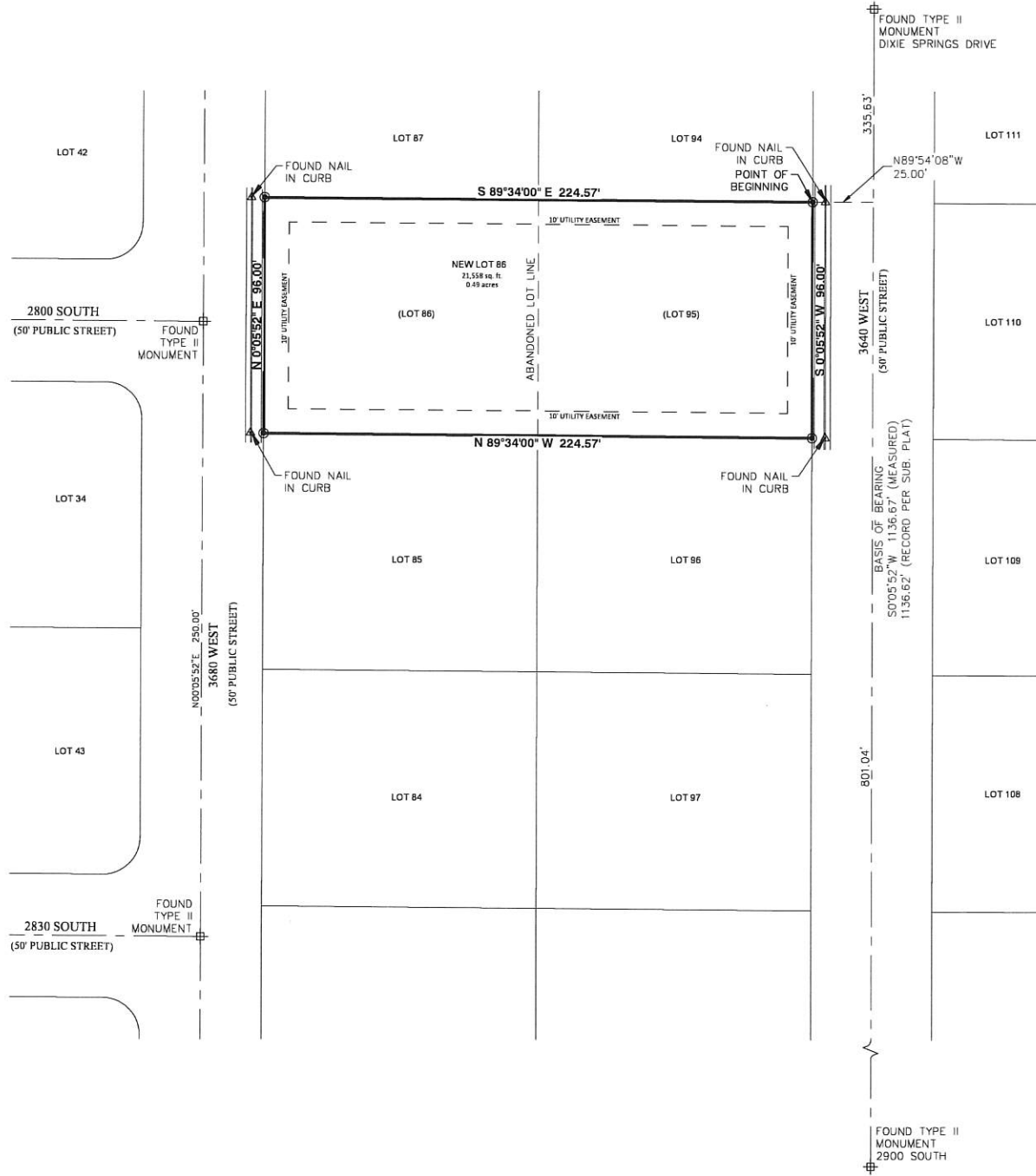
Staff Comments

1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. Describe the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.
4. The public utility easement on the north and south side can be removed.

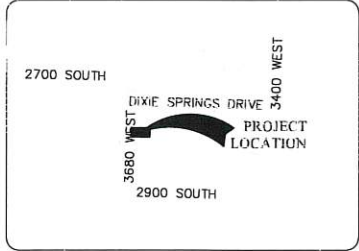
Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.

DIXIE SPRINGS SUBDIVISION AMENDMENT AND
EXTENSION PLAT "E" PARTIAL AMENDMENT "A"
(LOTS 86 & 95)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH



VICINITY MAP



GENERAL NOTES & RESTRICTIONS

1. THERE EXISTS A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL FRONT, SIDE AND REAR LOT LINES AS SHOWN HEREON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 0°05'52" EAST, BETWEEN THE CENTERLINE STREET MONUMENTS LOCATED IN 3640 WEST BETWEEN DIXIE SPRINGS DRIVE AND 2900 SOUTH.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 86 AND 95 OF DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "E" AS RECORDED AS DOCUMENT NO. 601291 AND CREATE A NEW OVERALL LOT 86. NO OTHER CHANGES TO THE ORIGINAL PLAT ARE INTENDED WITH THIS AMENDED PLAT.

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

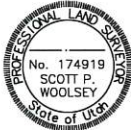
**DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT
"E" PARTIAL AMENDMENT "A" (LOTS 86 & 95)**

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO A LOT AND EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 94, DIXIE SPRINGS SUBDIVISION AMENDED AND EXTENSION PLAT "E", AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 601291; AND RUNNING THENCE SOUTH 00°05'52" WEST 96.00 FEET TO THE NORTHEAST CORNER OF LOT 96; THENCE NORTH 89°34'00" WEST 224.57 FEET TO THE NORTHWEST CORNER OF LOT 85; THENCE NORTH 00°05'52" EAST 96.00 FEET TO THE SOUTHWEST CORNER OF LOT 87; THENCE SOUTH 89°34'00" EAST 224.57 FEET TO THE POINT OF BEGINNING.

CONTAINS 21,558 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.



SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO A LOT AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOW AS:

**DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT
"E" PARTIAL AMENDMENT "A" (LOTS 86 & 95)**

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS UTILITY, AND DRAINAGE EASEMENTS, ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO THE CITY OF HURRICANE, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2022.

BY: KEVIN L. SCOTT

BY: RALENE SCOTT

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____ A.D. 2022, PERSONALLY APPEARED KEVIN L. SCOTT AND RALENE SCOTT, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN _____

NO STAMP REQUIRED
(UTAH CODE 46-1-16(6))

NOTARY PUBLIC (SIGNATURE)

FINAL PLAT OF

DIXIE SPRINGS SUBDIVISION AMENDMENT
AND EXTENSION PLAT "E"
PARTIAL AMENDMENT "A"
(LOTS 86 & 95)

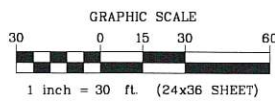
LEGEND

- | | |
|---|--|
|  | SPECIFIES PROPERTY CORNER |
|  | FOUND NAIL IN CURB AT EXTENSION OF PROPERTY LINE |
| | CENTERLINE |
|  | EASEMENT LINE |

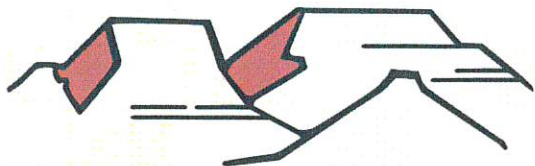
1893-01 SVY.DWG (SEPTEMBER 2022)



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com



APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	
I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 2022. _____ SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this ____ day of _____, 2022. _____ City Engineer City of Hurricane _____ Date	Approved as to Form, this the ____ day of _____, A.D. 2022. _____ City Attorney City of Hurricane	We, the City of Hurricane, have reviewed the above plat and hereby accept said plat with all commitments and all obligations pertaining thereto. _____ Mayor City of Hurricane _____ Attest: City Recorder City of Hurricane	I, Washington County Treasurer, certify on this ____ day of _____, A.D. 2022 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full. _____ Washington County Treasurer	_____ Washington County Recorder



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

FINAL SITE PLAN APPLICATION

For office use only: \$250.00 Fee

File No. 2022-FSP-13

Receipt No. 8-162451

Name: James Cheney Telephone: 435-631-0011

Address: 2785 S. 3930 W. Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: rocksolid76@gmail.com Agent Email: _____

Address/Location of Subject Property: _____

Tax ID of Subject Property: _____ Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary) Storage Units

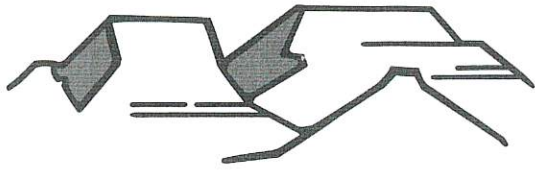
Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" = 100'
- Submit one (1) set of plans on 11 x 17-inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped, and signed by a professional engineer licensed by the State of Utah.
- Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- Signed and notarized Acknowledgement of Water Supply (see attached)

The following shall be shown on separate sheets:

1) Site plan including:

- ____ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
- ____ b) Layout, dimensions, and names of existing and future road rights-of-way.
- ____ c) Project name, North arrow, and tie to a section monument.
- ____ d) The boundary lines of the project site with bearings and distances.
- ____ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.



PLANNING & ZONING HURRICANE CITY UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT

For office use only: \$250.00 Fee

File No. 2022-CUP-24

Receipt No. 8-162595

APPLICATION & SUBMITTAL CHECKLIST

Name: James Cheney Telephone: 435-631-0011
Address: 2785 S. 3930 W. Hurricane Fax No. —
Email: rocksolid76@gmail.com Agent Email: —
Agent (If applicable): — Agent's Phone: —
Address of Subject Property: —
Tax ID of Subject Property: H-3-1-31-413 Zone District: Residential Commercial.
Proposed Conditional Use: (Describe, use extra sheet if necessary) Storage Units in
residential commercial zone.

This application shall be accompanied by the following:

- ☐ 1) A plot plan showing the following:
 - ☐ Property boundaries, dimensions, and existing streets.
 - ☐ Location of existing and proposed building or livestock facility
 - ☐ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ☐ 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ☐ 3) Building floor plans for new construction
- ☒ 4) A statement of how the applicant intends to meet the conditions for the use desired
- ☐ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

(Office Use Only)

Date Received: _____ Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____

Monster Storage
Conditional Use Permit
10/6/2022

This storage unit will be a metal building. In order to comply with the standards for metal buildings near residential areas we are planning the following.

The bottom 3' of the building that is facing the road will be stucco. The rest of the metal building will be a non reflective metal. It will require low maintenance. We have matched color and design of the commercial buildings that are close by to make sure we are compatible with surrounding structures.

Thanks, James Cheney



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-FSP-13 2022-CUP-24
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	James Cheney
Agent:	
Request:	Approval of a Final Site Plan
Location:	600 N 3100 W
Zoning:	NC
General Plan Map:	Single Family

Discussion: The applicant is seeking a final site plan approval for a storage unit development along 600 N east of the Canyon Ridge development. The applicant is planning 146 storage units in varying sizes. There is a utility access easement on the western side that the applicant will be required to maintain.

JUC Comments

The Joint Utility Committee signed off on the construction drawings for this project in September of 2022.

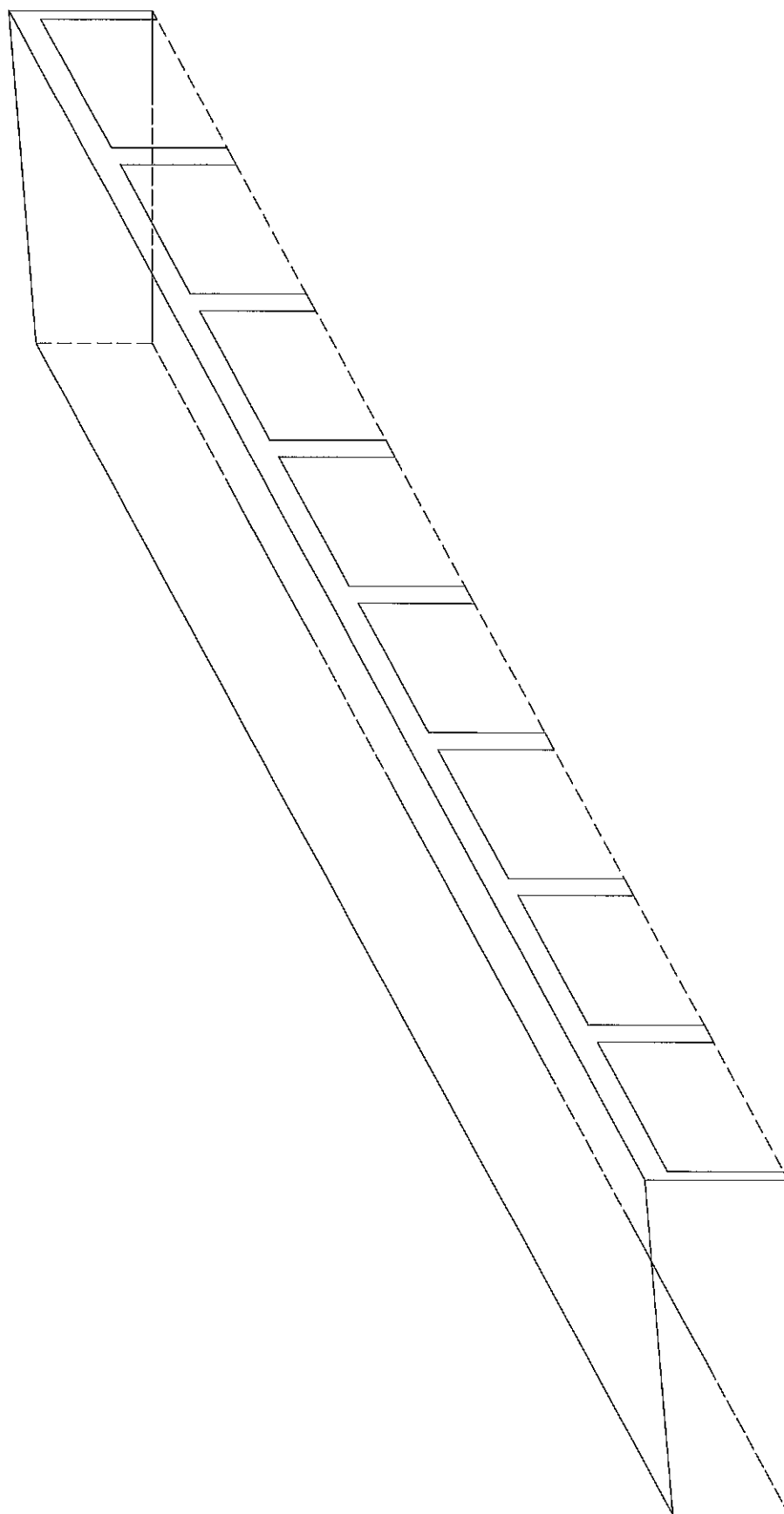
- (C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.*
- (D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.*

The applicant has submitted a conditional use permit and the applicant provided that they will comply with the code by adding stucco to buildings facing 600 N.

6. The applicant will need to ensure both access points are functional per Fire Code.

Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Staff would recommend approval of the final site plan and conditional use permit application with the following conditions:

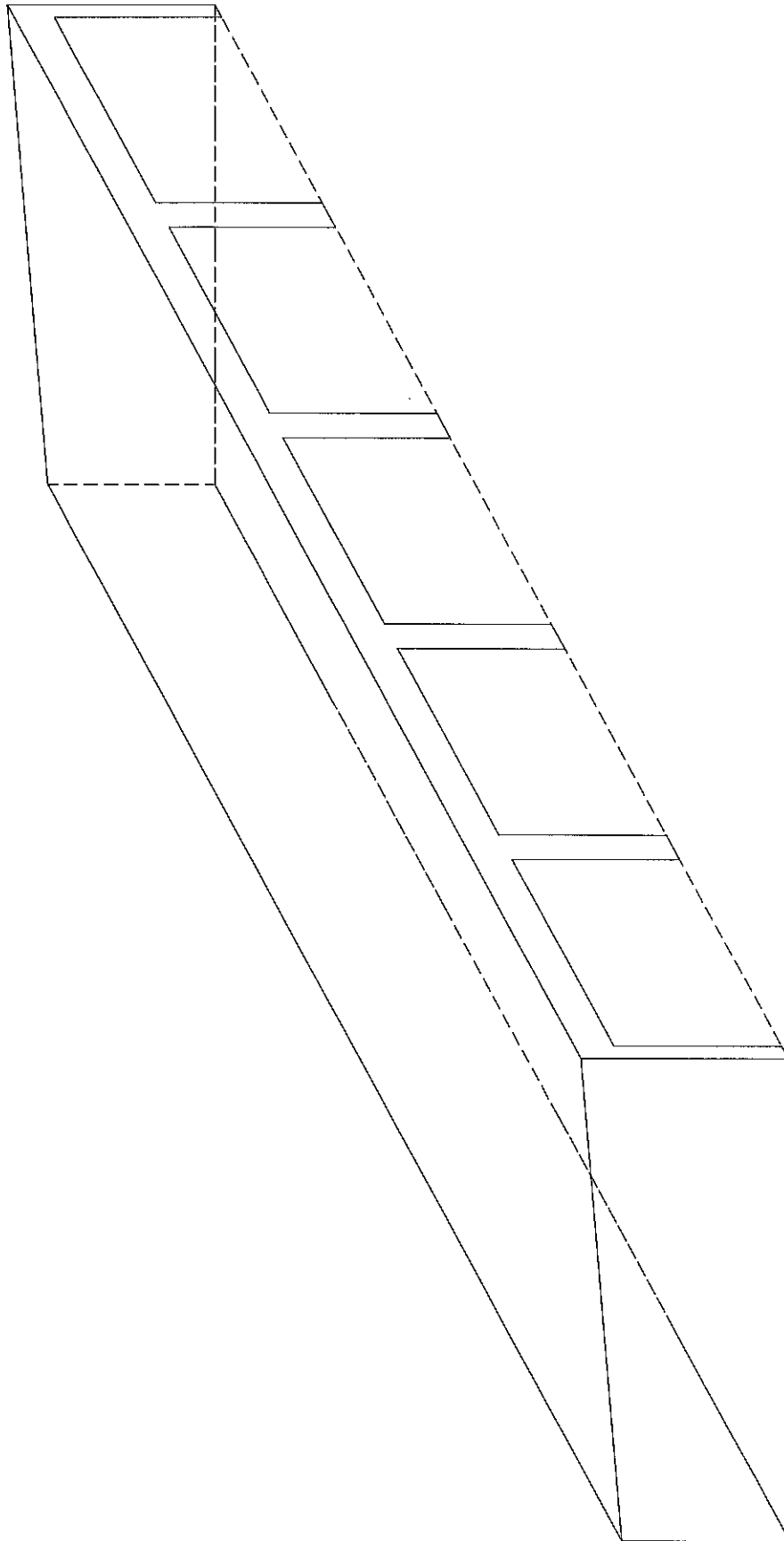
1. That staff reviews lighting fixtures prior to installation.

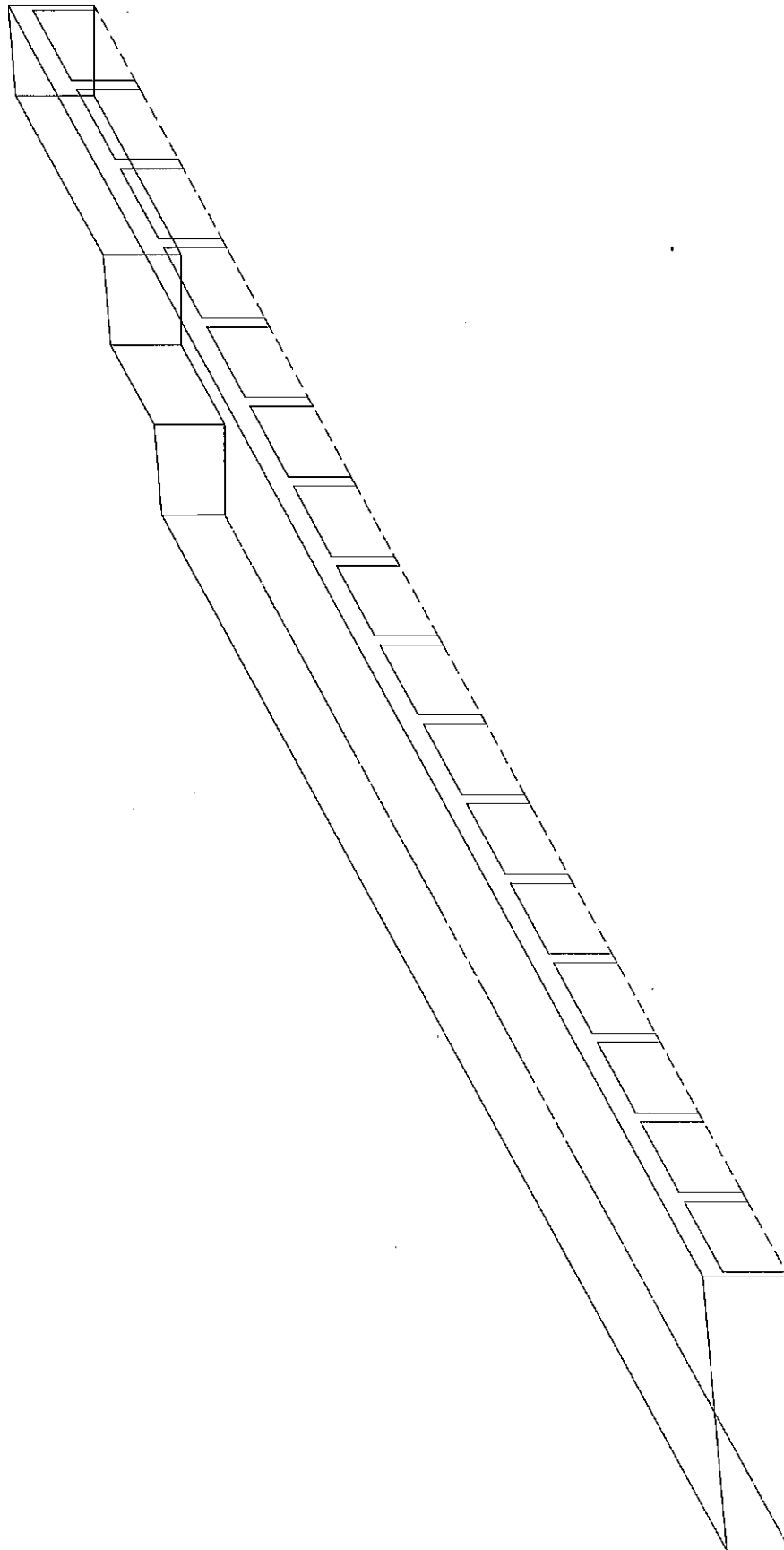


2032114A

Building

3/21/22

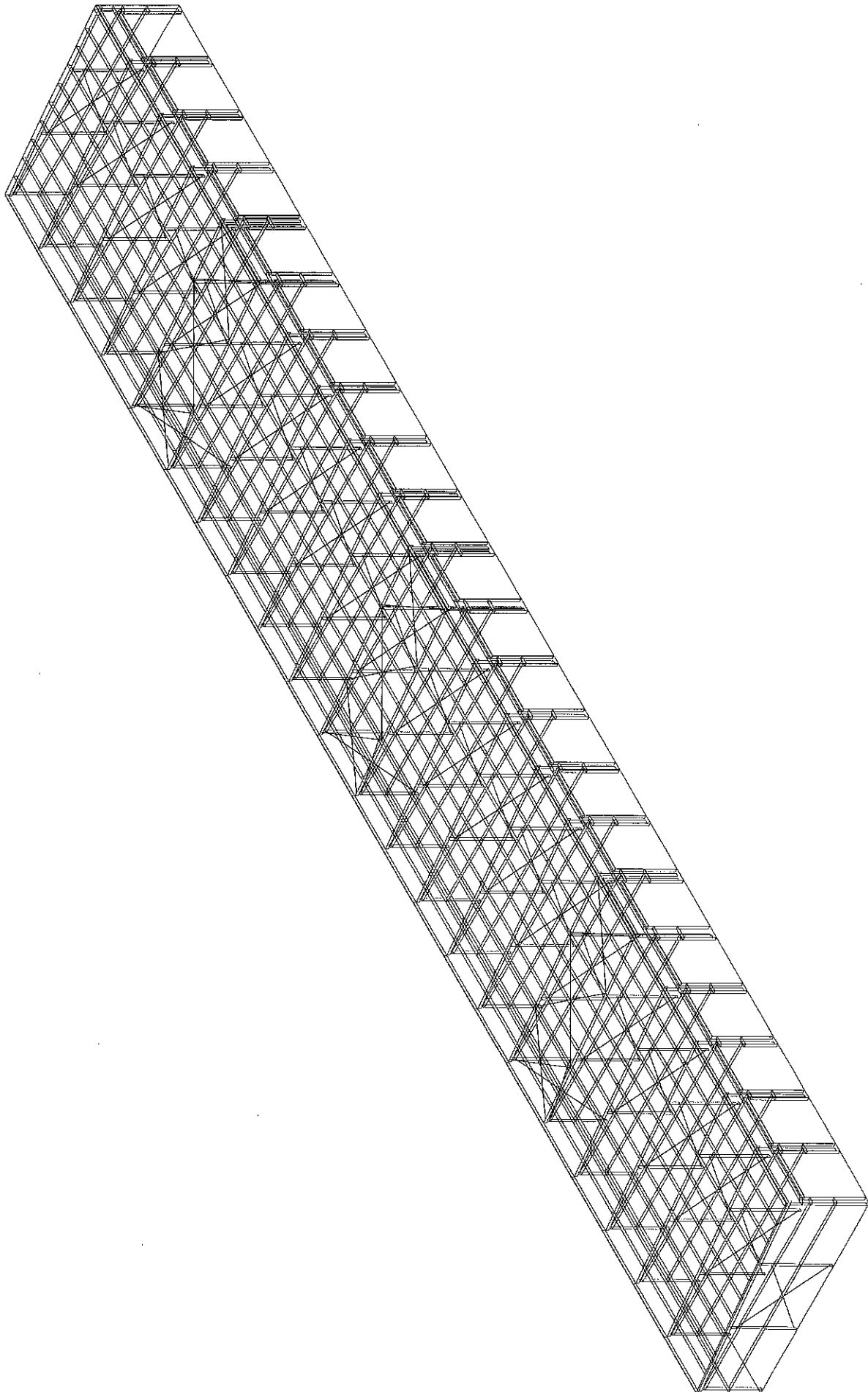


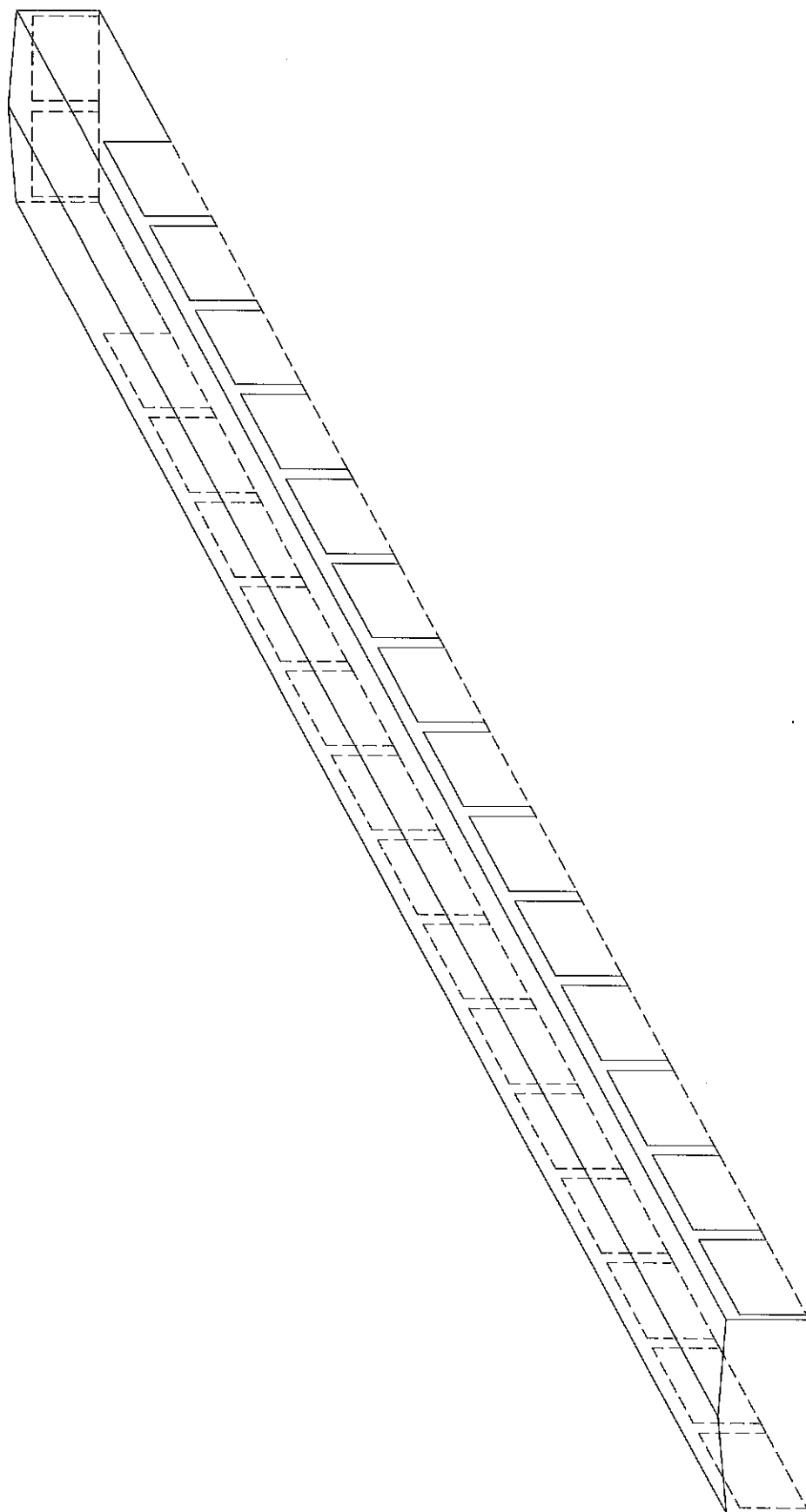


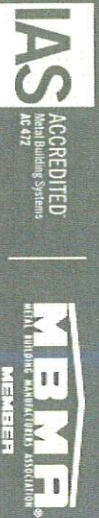
2032116C

Building

3/21/22







STANDARD COLORS AND PANEL PROFILES

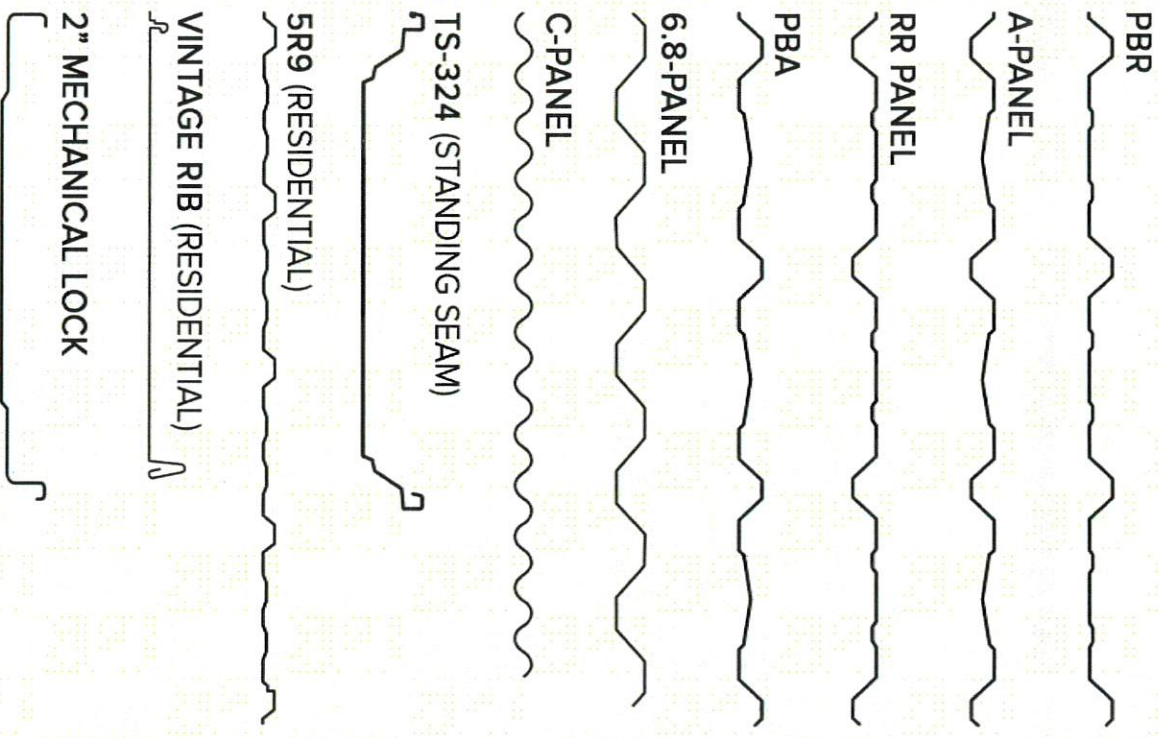
40 YEAR HIGH DURABILITY COATINGS
Rb3 Premium Coil Coating System

from CO Building Systems are field-tested and designed to provide long term weathering durability. Our finishes offer excellent protection against the elements with exceptional resistance to chalking and fading. These finishes will give your business a professional appearance and instill confidence with your customers.

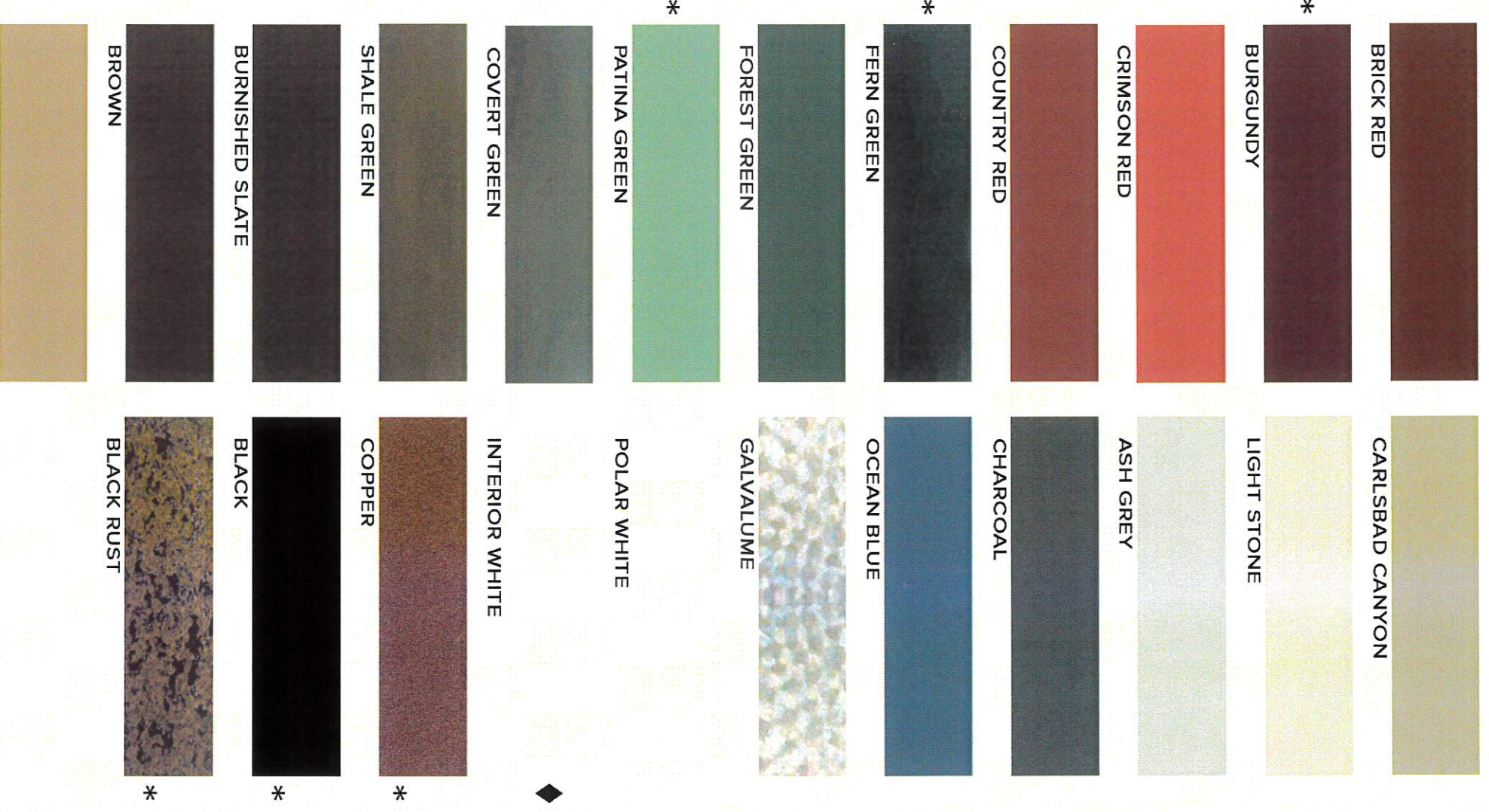
Characteristics of the Rb3 Premium Coil Coating System

Engineered for all metal building product applications and challenging exterior environments. They are formulated with a proprietary system which is significantly more resistant to UV radiation and natural weathering.

Uses the highest quality long lasting ceramic and metallic pigmentation to insure optimal exterior color fastness and longevity. Formulated to provide improved stain and scratch resistance, cleanability and surface toughness.



Standard Colors



◆ Interior use only.
* Minimum quantities, extended lead times, and or additional cost may be required. Please call for inquiry - 800-262-5347.
Color selections are close representations, but are limited by processing and viewing conditions. Actual samples are available upon request.

BUILDING A REPUTATION ON "OLD FASHIONED INTEGRITY"



ACCREDITED
Metal Building Systems
AC 472



MEMBER

STANDARD COLORS AND PANEL PROFILES

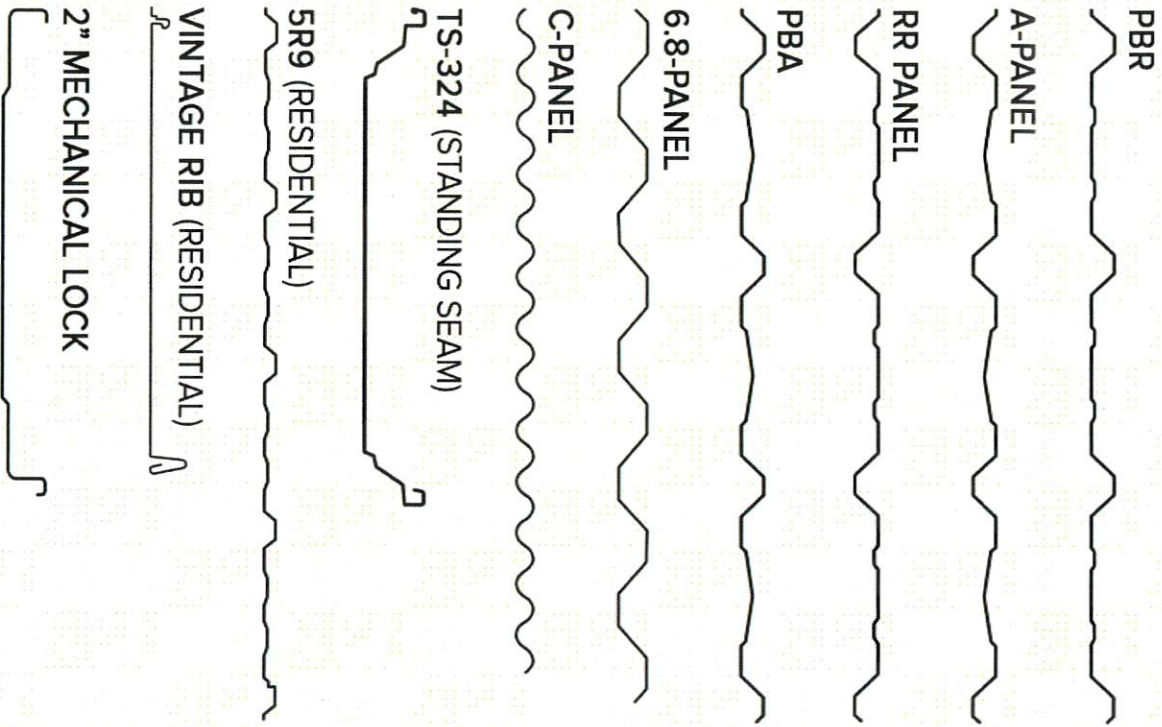
40 YEAR HIGH DURABILITY COATINGS Rb3 Premium Coil Coating System

from CO Building Systems are field-tested and designed to provide long term weathering durability. Our finishes offer excellent protection against the elements with exceptional resistance to chalking and fading. These finishes will give your business a professional appearance and instill confidence with your customers.

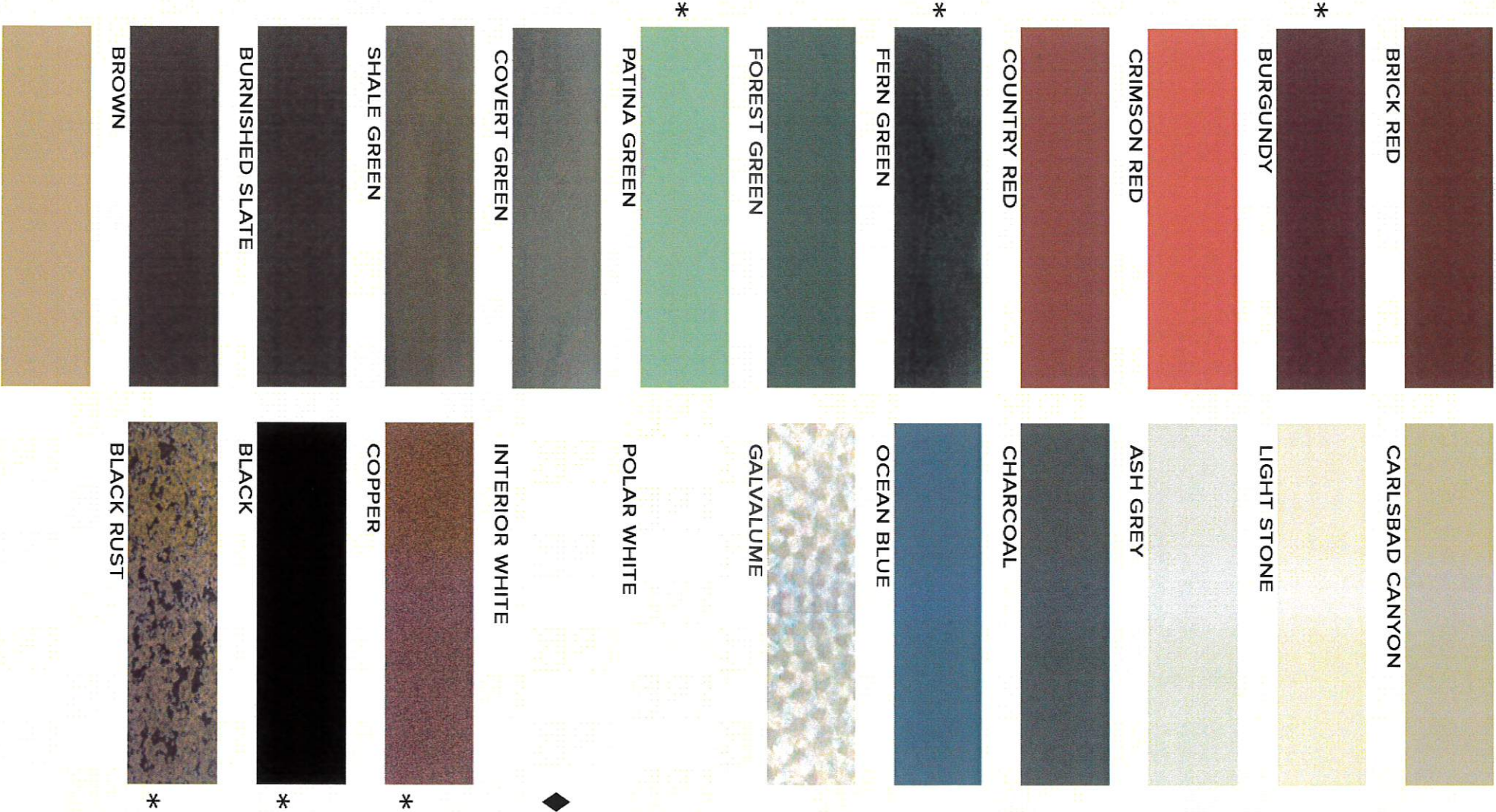
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Uses the highest quality long lasting ceramic and metallic pigmentation to insure optimal exterior color fastness and longevity. Formulated to provide improved stain and scratch resistance, cleanability and surface toughness.



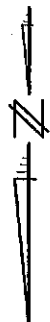
Standard Colors



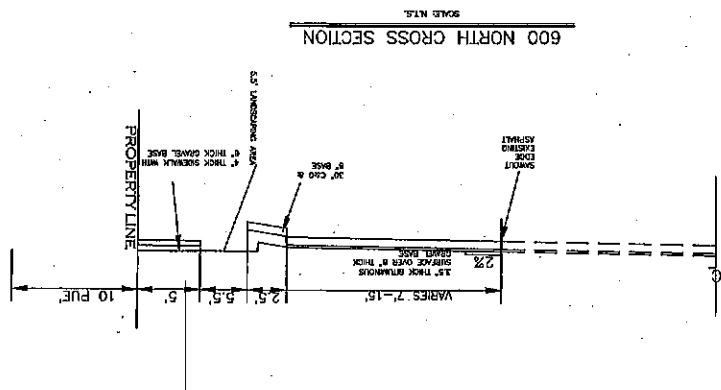
◆ Interior use only.
* Minimum quantities, extended lead times, and or additional cost may be required. Please call for inquiry - 800-262-5347.
Color selections are close representations, but are limited by processing and viewing conditions. Actual samples are available upon request.

BUILDING A REPUTATION ON "OLD FASHIONED INTEGRITY"

JAMES CHENEY
STORAGE UNITS
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



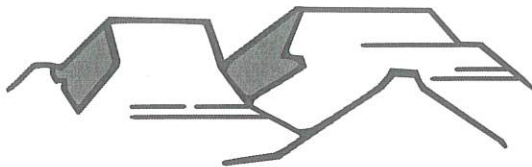
- ## CONSTRUCTION NOTES



H-3-1-31-4101
SKY VALLEY TOWNHOMES
PLANNED FUTURE PHASE

P. RAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737
FAX: (435) 636-5765 TEL: (435) 659-2329

[illegible]



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

FINAL SITE PLAN APPLICATION

For office use only. \$250.00 Fee

File No. _____

Receipt No. _____

Name: Blow Sand LLC Telephone: _____

Address: 2464 E 2000 S. St. George, UT 84790 Fax No. _____

Agent (If Applicable): Scott Nielson Telephone: 435-229-1673

Email: _____ Agent Email: gocamping21@gmail.com

Address/Location of Subject Property: _____

Tax ID of Subject Property: H-4-2-1-1131-GS1 Zone District: PC

Proposed Use: (Describe, use extra sheet if necessary) _____

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" = 100'
- Submit one (1) set of plans on 11 x 17-inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

- ☒ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
- ☒ b) Layout, dimensions, and names of existing and future road rights-of-way.
- ☒ c) Project name, North arrow, and tie to a section monument.
- ☒ d) The boundary lines of the project site with bearings and distances.
- ☒ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
- ☒ f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.
- ☒ g) Location of man-made features including irrigation facilities, bridges, and buildings



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-FSP-10
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Blow Sand LLC
Agent:	Scott Nielson
Request:	A Final Site Plan Application
Location:	North East of Sand Hollow Road, Across from Diamond Valley Ranch Academy
Zoning:	Planned Commercial
General Plan Map:	Planned Community

Discussion: The applicant is seeking a final site plan approval to construct an RV Park, water park, and short-term rental cabins (a motel). The preliminary site plan was approved in March of 2021

The applicant has a website: <http://glampersinn.com/>

JUC Comments:

The construction drawings were signed off in October 2022

three (3) sides that conform to current NFPA standards for recreational vehicle parks and campgrounds. (Ord. 2019-04, 5-2-2019)

7. Room additions may be permitted on park models if all setbacks are met and pursuant to the issuance of a building permit before construction.

8. A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof.

9. Conversion of an established residential park or park model development to another residential use, shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required. (Ord. 2014-10, 11-6-2014)

Site Details

1. Total RV Sites: 216 Stalls, 34 Cabin Sites.

Planning Staff comments:

1. An RV Park was permitted use in a Planned Commercial Zone when the applicant applied with construction drawing, therefore the applicant has standing under the older version of the code. It is recommended that RV parks be located *Adjacent to or close to a major collector or arterial road as shown in the city's transportation master plan; (2) Near adequate shopping facilities 10-43-6-A(2b)*. This site meets those requirements.
2. Use Classification: Recreation Vehicle Park, Motel, Retail/Restaurants, and a OHV Rental Area
3. RV sites must be a minimum of 1000 square feet, with a min lot space depth of 40'. All stalls meet these criteria.
4. An RV Park requires "*A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof.*" As referred above, the development would require at least 7 of each. This site meets these requirements.
5. The applicant needs to submit a Water Acknowledgement Form.
6. **Parking:** The applicant is providing what appears to be 209 separated parking spaces though the plan states they have a total of 203, with an additional 186 golf parking spaces. Based on the size of each RV space and cabin space, there will be additional parking at each pad and cabin site.
 - a. The water park and surrounding amenities are reserved for those staying at the site. Therefore no additional parking is required except for employees, which is sufficient.
 - b. Parking Lot Breakdown:
 - i. Pool Area: 62 Spaces: Typical Needs 8-12 Spaces for employees and maintenance crews plus 3-4 ADA parking space. This site complies with these standards.
 - ii. Commercial Area: 110 Spaces out of 107 required
 - iii. Mad Moose Rentals: 37 Spaces with a likely 66 to a couple of hundred required. Because of the building's rental, warehouse, and

repair functions, there is no clear parking standard. For a vehicle equipment rental, the requirements are one space for every 250 sq. ft. plus one space for every ten vehicles. For a repair center, the requirement is one space for every 250 sq ft of office and retail and one space for every 500 sq. ft. of service center. Then general warehousing parking requirements are one space for every 1,000 sq. ft. The City has not received the full building plans to calculate the parking for Mad Moose rentals; however, the 37 is very likely not enough for the code, but likely sufficient for the requirements of the business day-to-day needs. The City has a few other OHV Rental operations within the City, and they typically do not use all the allotted parking as required by the code.

- c. Off-site Parking Requirements: The Planning Commission can approve a waiver of on site parking if parking is provided in other locations.

10-34-5. - Parking location.

B Off site parking. Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:

- 1. Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.*
- 2. Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.*
- 3. No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.*
- 4. Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:*
 - a. The parking lot to be continuously available unless an alternative legal parking lot is provided;*
 - b. All spaces to be available without charge; and*
 - c. The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.*
- 5. Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:*
 - a. Hazard to pedestrians;*
 - b. Hazard to vehicular traffic;*
 - c. Traffic congestion;*
 - d. Interference with safe and convenient access to other parking areas in the vicinity;*
 - e. Detriment to the appropriate use of business property in the vicinity; or*
 - f. Detriment to any residential neighborhood.*

The Planning Commission may consider approval of parking modifications as contained in [10-34-9 Parking Modifications](#)

7. The requirement for open space in an RV park is 10%. The applicant has 14 acres out of 49 as open space, including a large detention area with dog park, pool, clubhouse, miniature golf, playground, firepit, and other amenities.
8. Landscape Buffer: Along all right-of-way frontages, the applicant is required to provide a landscape buffer of a minimum of 10' with one tree and three shrubs every 35'. Park strips can count toward the landscape buffer. The landscape plan does not show this landscape buffer.
9. A lighting plan has not been submitted. Staff has discussed this with the applicant and they have committed to submit those plans.
10. The normal requirement for internal roadways for an RV Park is 30'. However, after discussion and working with the applicant, the JUC has approved 20' roadway for one way roads. This is due to the fact that it allows for greater access to each stall with better traffic flow.
11. Front setbacks are 20' the frontage along Sand Hollow Road.
12. The applicant has proposed to have a restaurant, commercial pads, and OHV rental building as part of this development. These are allowed under the current and previous codes.
13. The site plan has provided a check-in area that will be adequate under the standards of the code.
14. RV Parks require City Council approval for the final site plan with a recommendation from the Planning Commission.
15. This application is reliant on off site improvements that are being constructed by the Sand Hollow Gateway PID. Many of these roadways and offsite improvements have been started and are underway. Other sections are currently in the review process with JUC, but are to the point where the JUC felt comfortable signing off on the plan set.

Recommendation:

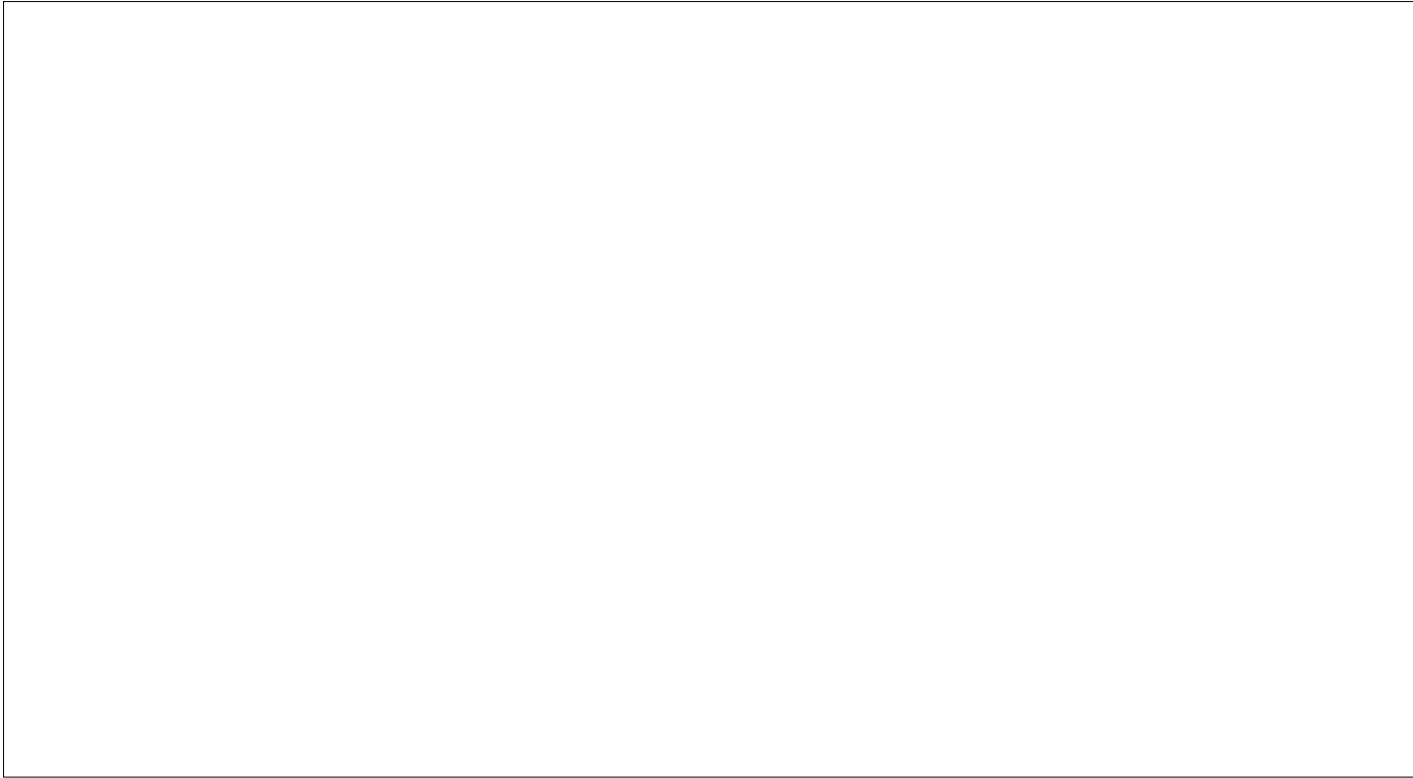
Staff recommends the planning commission review the application based on Hurricane City Code and Standards. Staff would recommend approval if the applicant can adequately address the comments within this report, including additional parking, outdoor lighting, and landscape buffering information.



BOO-BOO POD

TO BE DETERMINED

TO BE OWNER OCCUPIED
LOCAL JURISDICTION TO BE TBD
ALL DESIGN CRITERIA TO MEET TBD



VICINITY MAP

SCALE: N.T.S.

CODE ANALYSIS / APPLICABLE CODES	
NATIONAL	TO BE DETERMINED
INTERNATIONAL	TO BE DETERMINED
MECHANICAL	TO BE DETERMINED
FIRE	TO BE DETERMINED
FUEL GAS	TO BE DETERMINED
ENERGY	TO BE DETERMINED
PLUMBING	TO BE DETERMINED
ELECTRICAL	TO BE DETERMINED

DESIGN CRITERIA	
WIND -	TO BE DETERMINED
SEISMIC - DESIGN CATEGORY	TO BE DETERMINED
FROST DEPTH	TO BE DETERMINED
ROOF - DEAD LOAD	TO BE DETERMINED
ROOF - SNOW LOAD	TO BE DETERMINED
FLOOR - DEAD LOAD	TO BE DETERMINED
FLOOR - LIVE LOAD	TO BE DETERMINED
GROUND SNOW LOAD	TO BE DETERMINED

BUILDING SIZE & SQ FT	
BUILDING CATEGORY	V-B; SINGLE FAMILY
MAIN FLOOR FINISHED SQ FT	327 SQ FT
DECKS OR PATIOS SQ FT	70 SQ FT
STORAGE LOFT SQ FT	82 SQ FT
TOTAL BUILDING SQ FT	479 SQ FT
TOTAL FINISHED BUILDING SQ FT	327 SQ FT

DEFERRED SUBMITTALS	

SHEET INDEX	
ALL SHEETS COLOR CODED AND NUMBERED AS FOLLOWS:	
SHEET	SHEET TITLE
ARCHITECTURAL PLANS	
A-1	COVER SHEET
A-2	GENERAL NOTES
A-3	EXTERIOR PERSPECTIVES
A-4	SITE PLAN
A-5	FLOOR PLANS
A-6	ELEVATIONS: FRONT AND REAR
A-7	ELEVATIONS: LEFT AND RIGHT
A-8	CASEWORK
STRUCTURAL PLANS	
S-1	FOUNDATION PLAN
S-2	FLOOR FRAMING PLANS
S-3	SHEAR WALL, HEADER, AND ROOF PLAN
S-4	SECTIONS
ELECTRICAL PLANS	
E-1	ELECTRICAL PLAN
PLUMBING PLANS	
P-1	PLUMBING PLAN: WATER SUPPLY
P-2	PLUMBING PLAN: SEWER SUPPLY
MECHANICAL PLANS	
M-1	MECHANICAL PLAN

zipkithomes.com	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	A-1
	FOR REVIEW	June 8, 2022		BOO-BOO POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	COVER SHEET		



FRONT RIGHT VIEW
SCALE: NTS



FRONT LEFT VIEW
SCALE: NTS



BACK RIGHT VEW
SCALE: NTS



BACK LEFT VIEW
SCALE: NTS

	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	A-3
	FOR REVIEW	June 8, 2022		800-800 POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	EXTERIOR PERSPECTIVE VIEWS		

DIMENSION NOTES

ALL DIMENSIONS ARE FROM ROUGH FRAMING BEFORE EXTERIOR SHEATHING AND DRYWALL ARE APPLIED.

ALL DOOR OPENING DIMENSIONS ARE CALLED OUT AS ROUGH OPENING SIZES. EXAMPLE: A 3' WIDE DOOR NEEDS A ROUGH OPENING THAT IS 38" WIDE.

WINDOW NOTES:

THE STANDARD FOR CALLING OUT WINDOW SIZES IS IN FEET / INCHES WITH THE WIDTH ALWAYS CALLED OUT FIRST AND THE HEIGHT CALLED OUT SECOND.

EXAMPLE: 60-40 WINDOWS = 6'-0" WIDE X 4'-0" TALL.

ALL DOOR AND WINDOW OPENING DIMENSIONS ARE ROUGH OPENING SIZES. VERIFY WITH YOUR WINDOW SUPPLIER THAT ALL WINDOWS COME 1/2" SMALLER THAN CALLED OUT.

EXAMPLE: A 50-50 WINDOW OPENING SHOULD BE FRAMED EXACTLY 60" WIDE AND 60" TALL. THE WINDOW SHOULD BE 59-1/2" WIDE X 59-1/2" TALL. VERIFY THIS WITH THE WINDOW SUPPLIER!

WINDOW INFORMATION

ALL WINDOWS TO BE:

MANUFACTURE:

WINDOW STYLE:

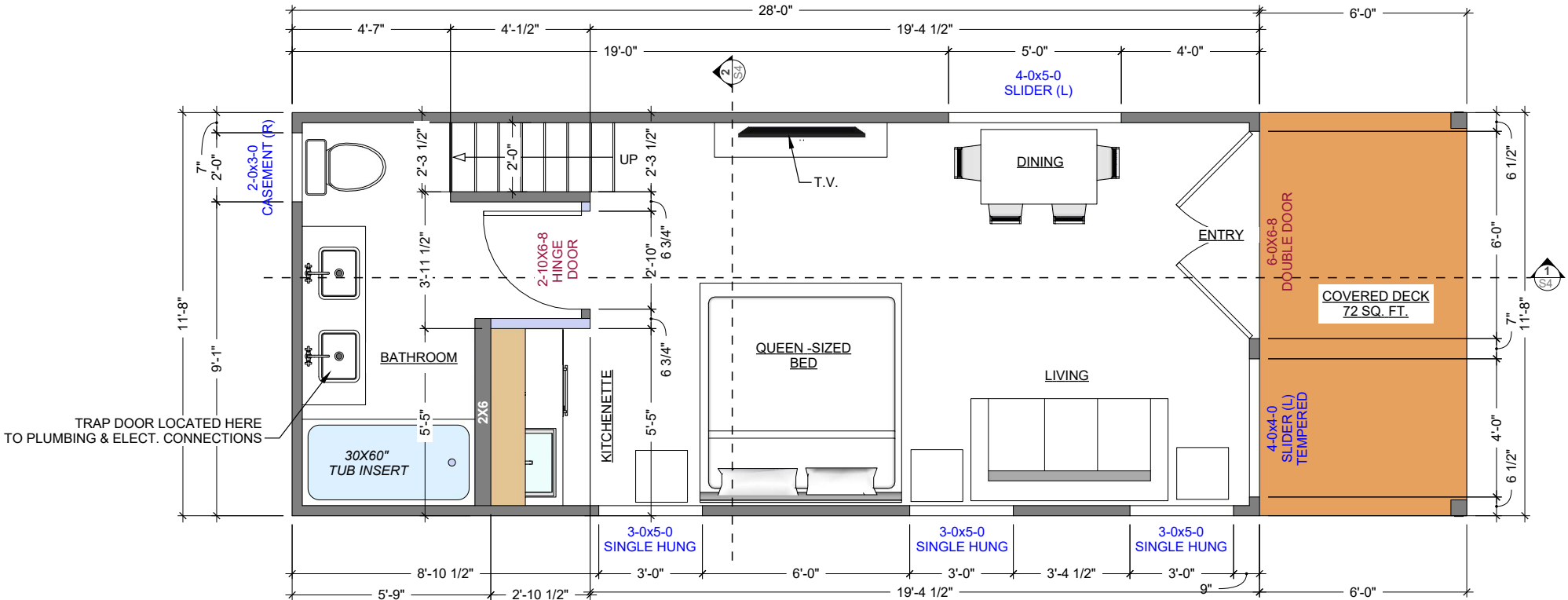
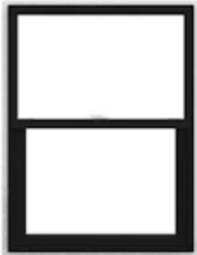
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FIXED: **0.26**

SLIDERS: **0.26**

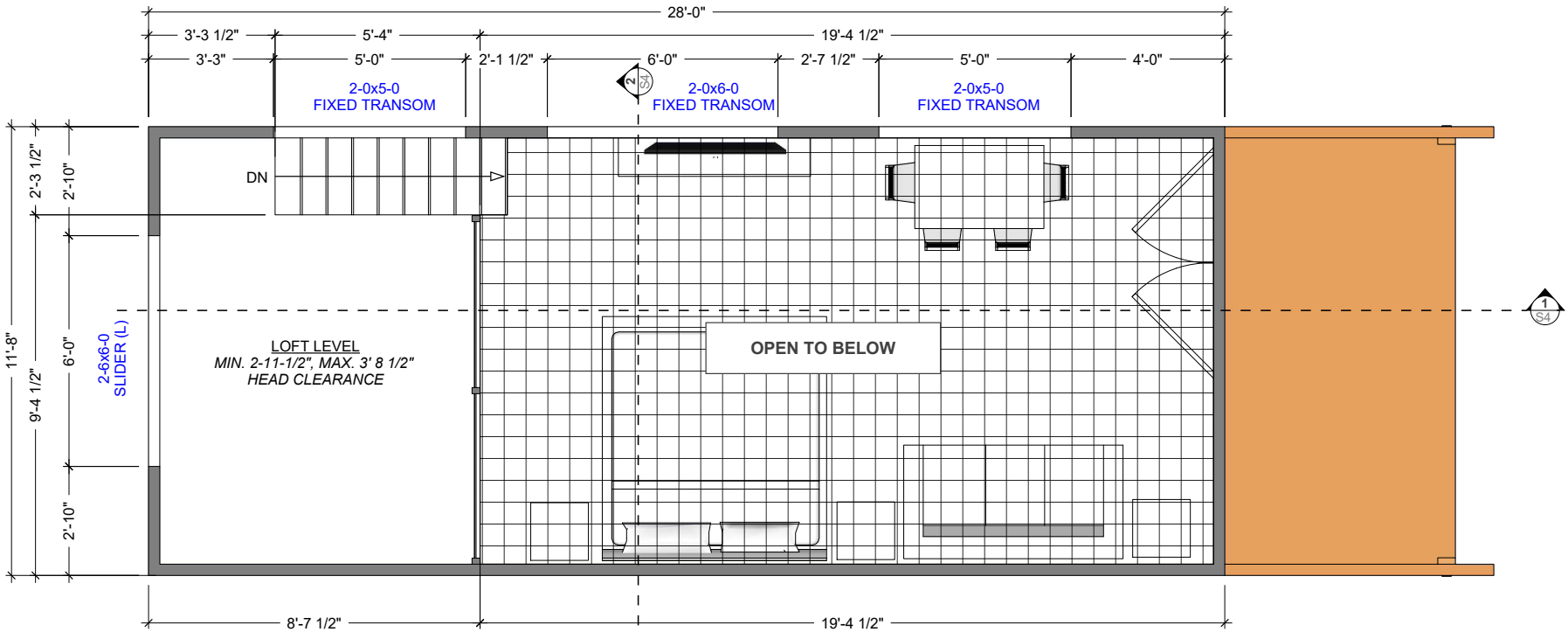
AWNING & CASEMENTS: **0.26**

IMAGE BELOW:



MAIN LEVEL FLOOR PLAN

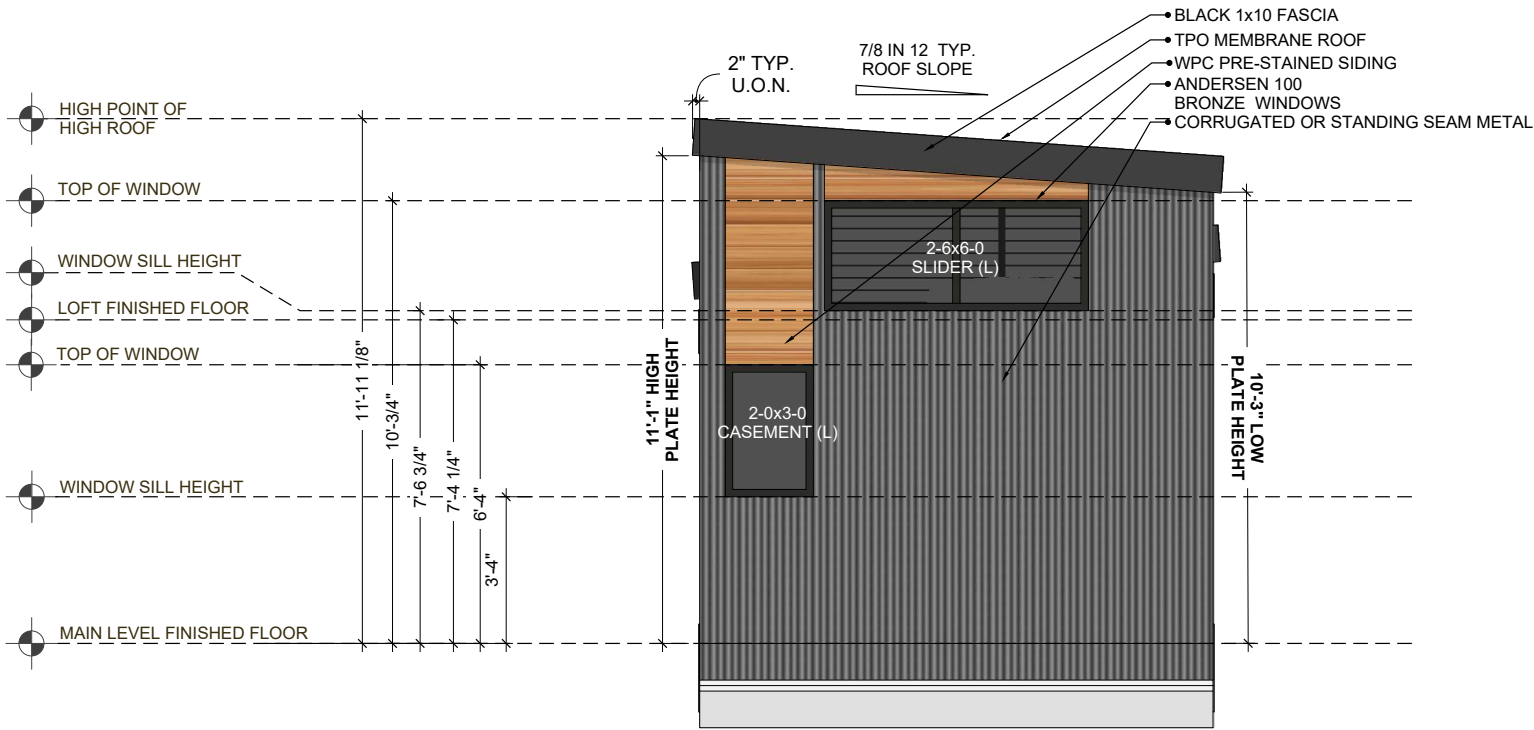
SCALE: 1/2" = 1'-0"



LOFT LEVEL FLOOR PLAN

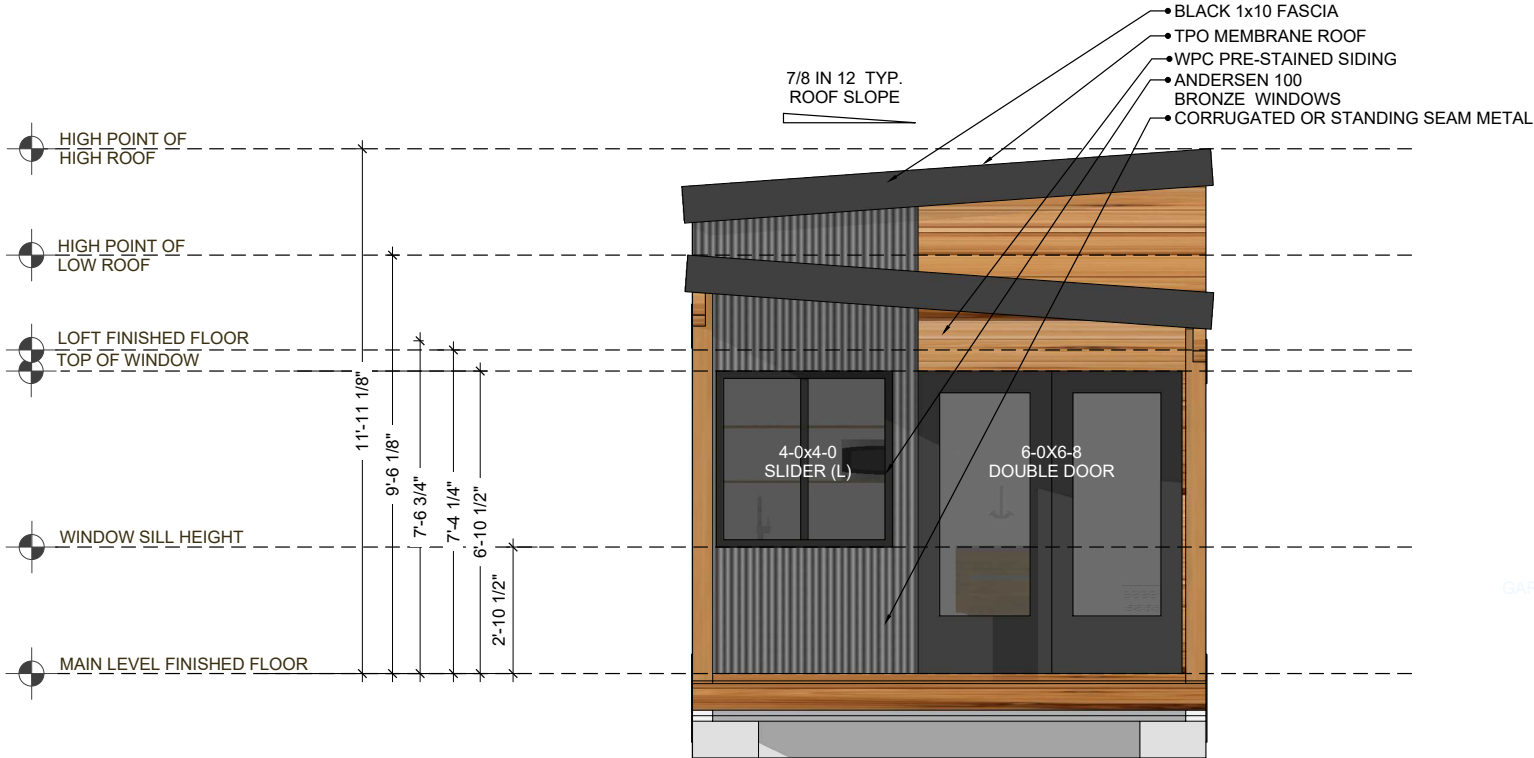
SCALE: 1/2" = 1'-0"

zipkithomes.com	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	A-5
	FOR REVIEW	June 8, 2022		800-800 POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	FLOOR PLANS		



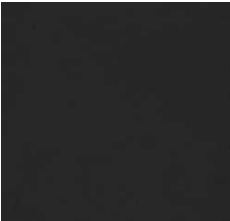
REAR ELEVATION

SCALE: 1/2" = 1'-0"



FRONT ELEVATION

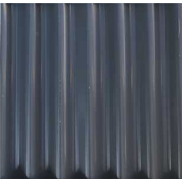
SCALE: 1/2" = 1'-0"



BLACK METAL SOFFIT & TPO RUBBER MEMBRANE ROOF



WPC SIDING, SIKKINS BUTTERNUT STAIN.

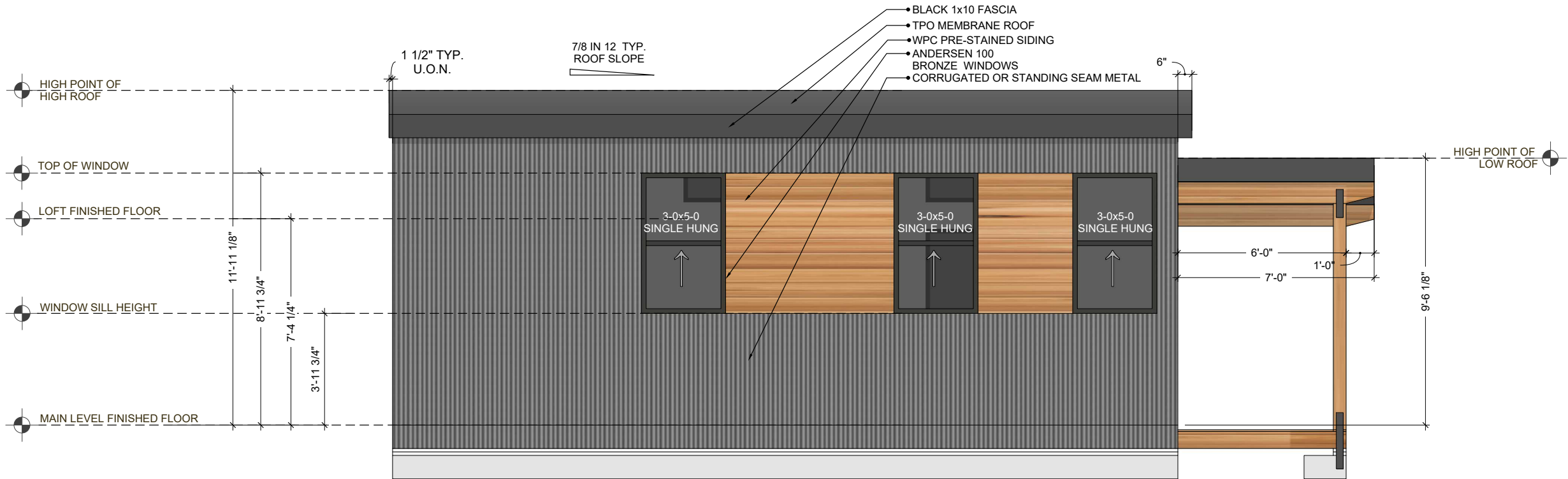


24 GAUGE CHARCOAL CORRUGATED METAL.



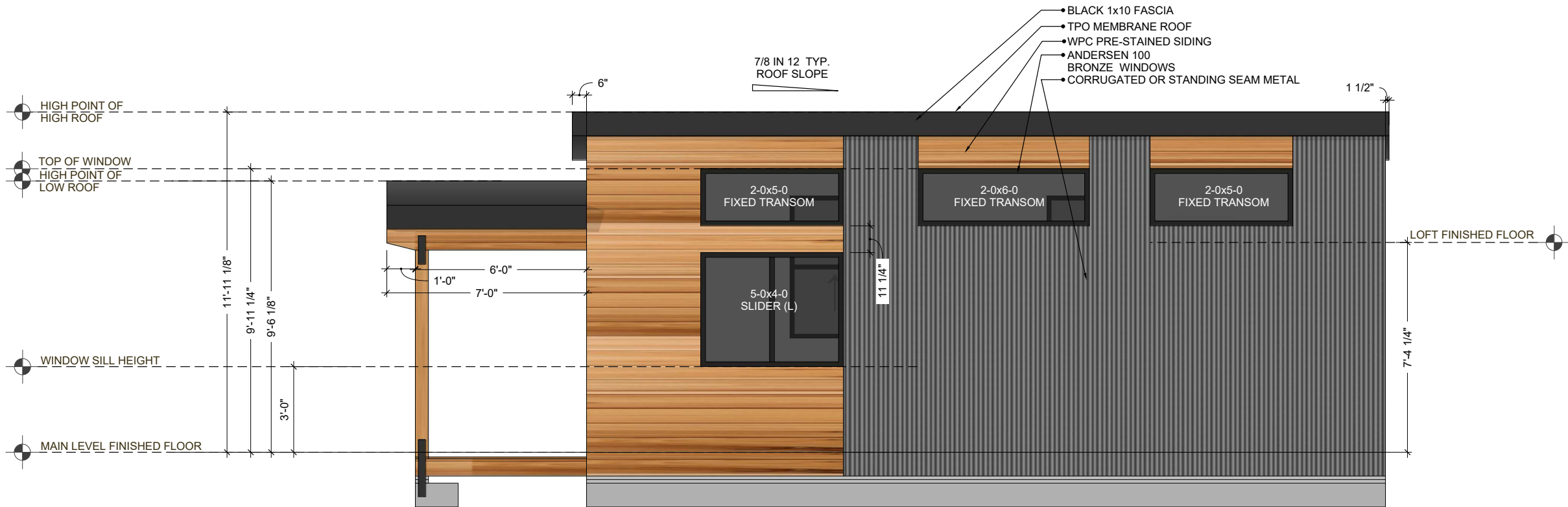
ANDERSON 100 SERIES BRONZE FIBERGLASS WINDOWS.

zipkithomes.com	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	A-6
	FOR REVIEW	June 8, 2022		800-800 POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	ELEVATIONS: FRONT AND REAR		



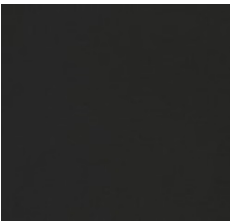
LEFT ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

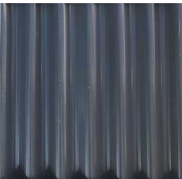
SCALE: 1/2" = 1'-0"



BLACK METAL SOFFIT & TPO RUBBER MEMBRANE ROOF



WPC SIDING, SIKKINS BUTTERNUT STAIN.



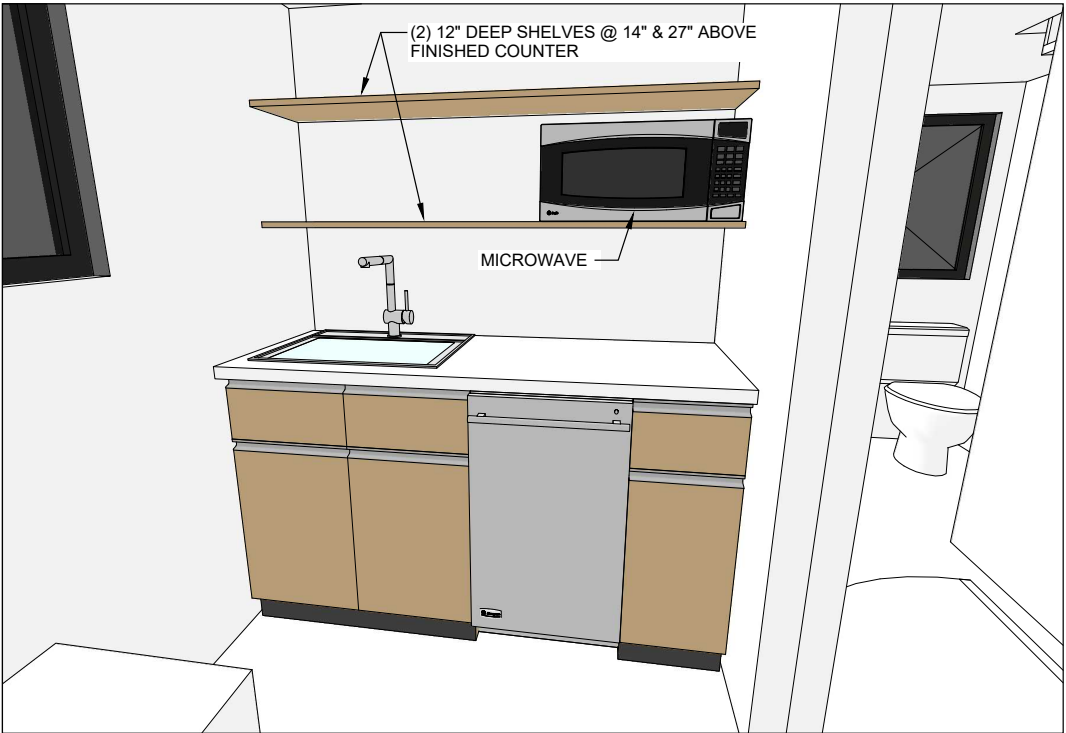
24 GAUGE CHARCOAL CORRUGATED METAL.



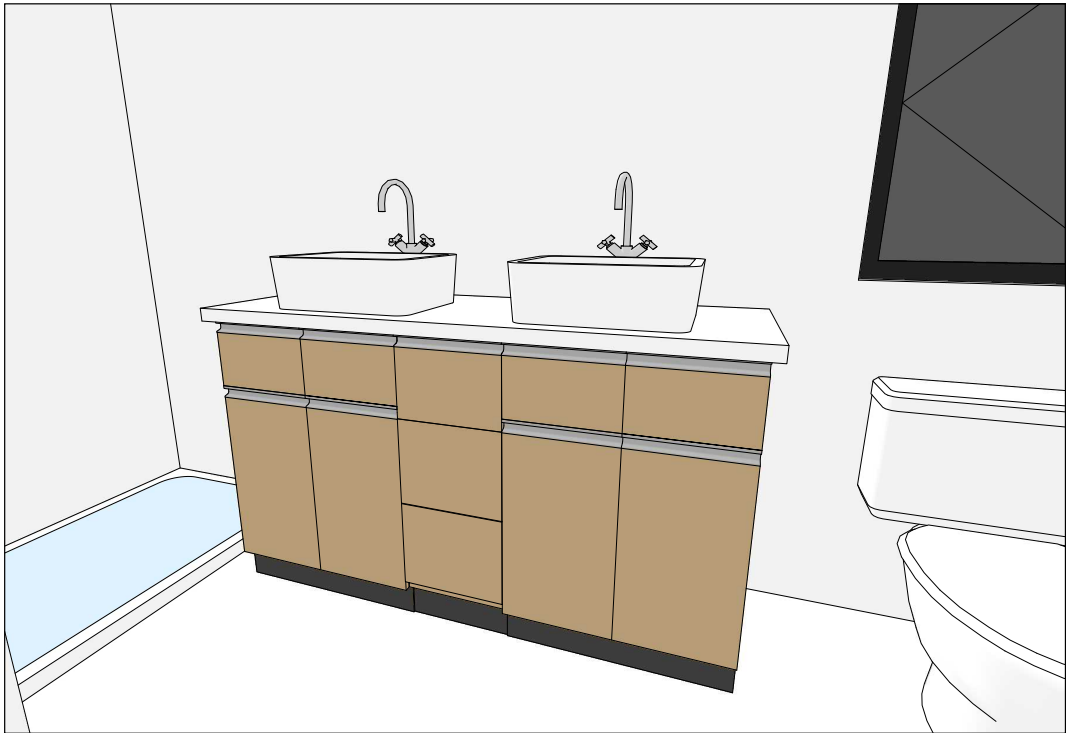
ANDERSON 100 SERIES BRONZE FIBERGLASS WINDOWS.

zipkithomes.com	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	A-7
	FOR REVIEW	June 8, 2022		BOO-BOO POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	ELEVATIONS: LEFT AND RIGHT		

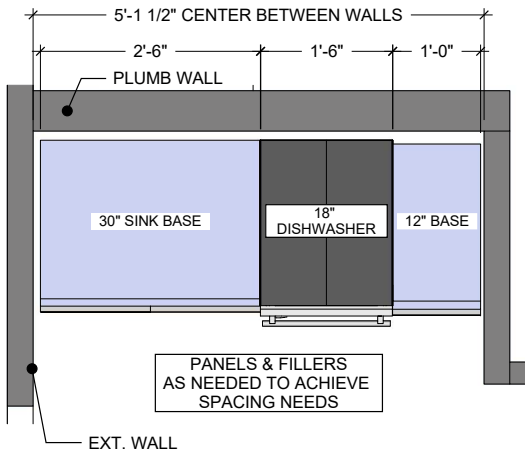
Copyright© | ZipKitHomes - <> / SHEET SIZE 24x36. (SCALE ONLY ACCURATE ON 24x36 SHEET SIZE IF PRINTED CORRECTLY)



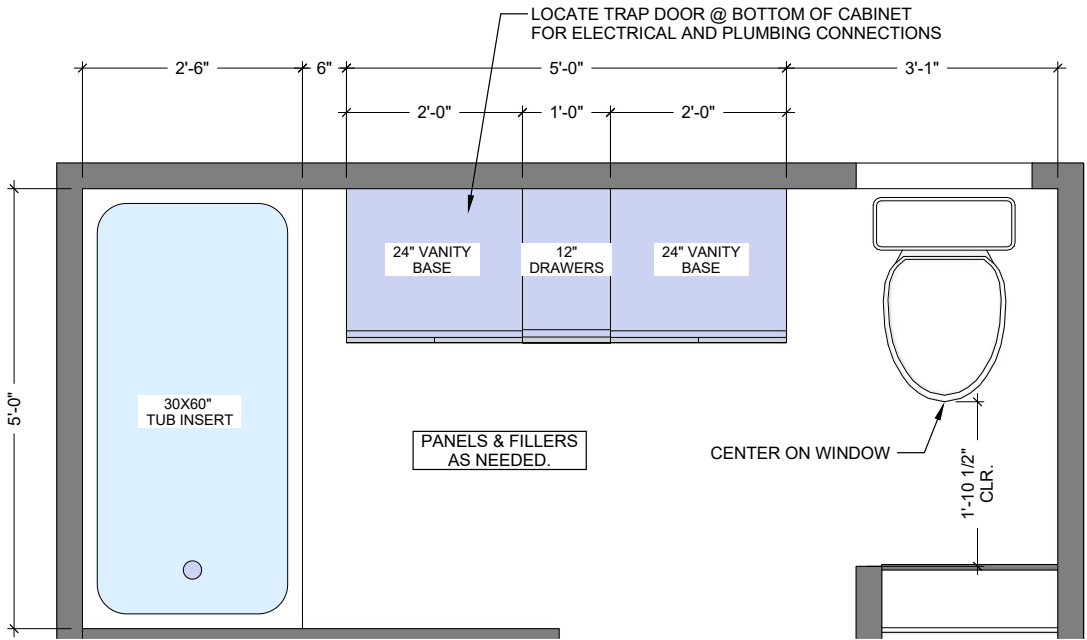
CABINET PERSPECTIVE
KITCHEN



CABINET PERSPECTIVE
BATHROOM

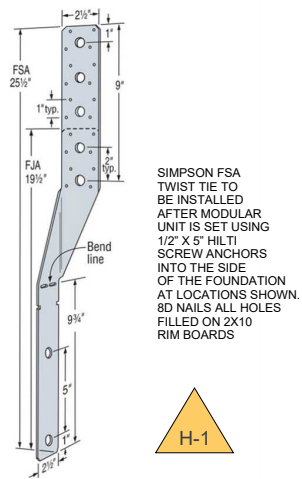


PLAN: KITCHENETTE CASEWORK
SCALE: 1" = 1' 0"



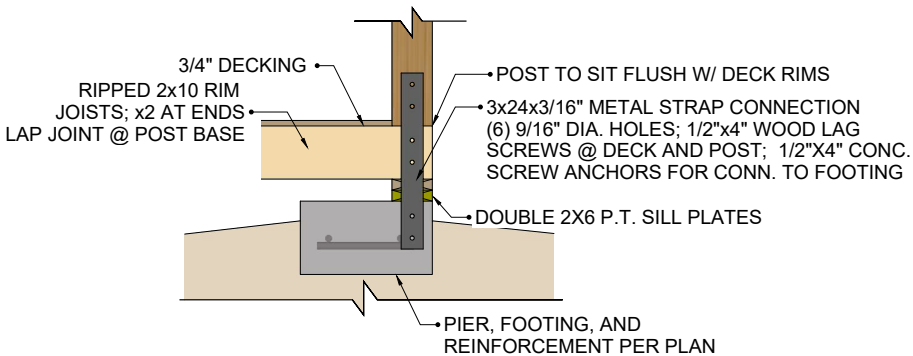
PLAN: BATHROOM CASEWORK
SCALE: 3/4" = 1' 0"

zipkithomes.com	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	A-8
	FOR REVIEW	June 8, 2022		BOO-BOO POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	CASEWORK		

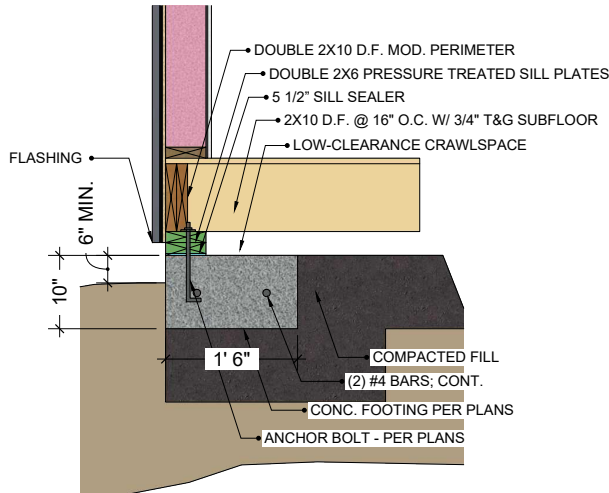


FJA/FSA Foundation Joist/Stud Anchor

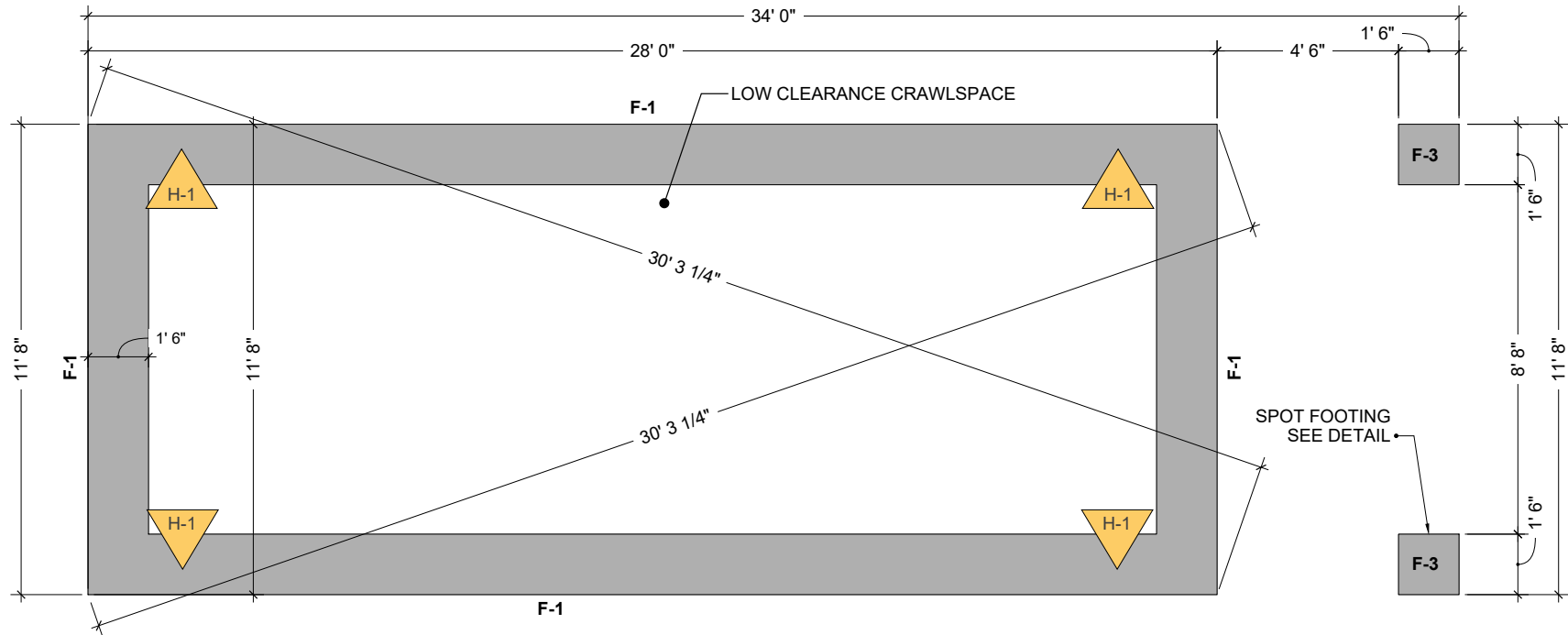
DETAIL: TWIST-TIE ANCHOR
SCALE: 1" = 1'-0"



POST TO BEAM @ FOOTING DETAIL
SCALE: 1" = 1' 0"



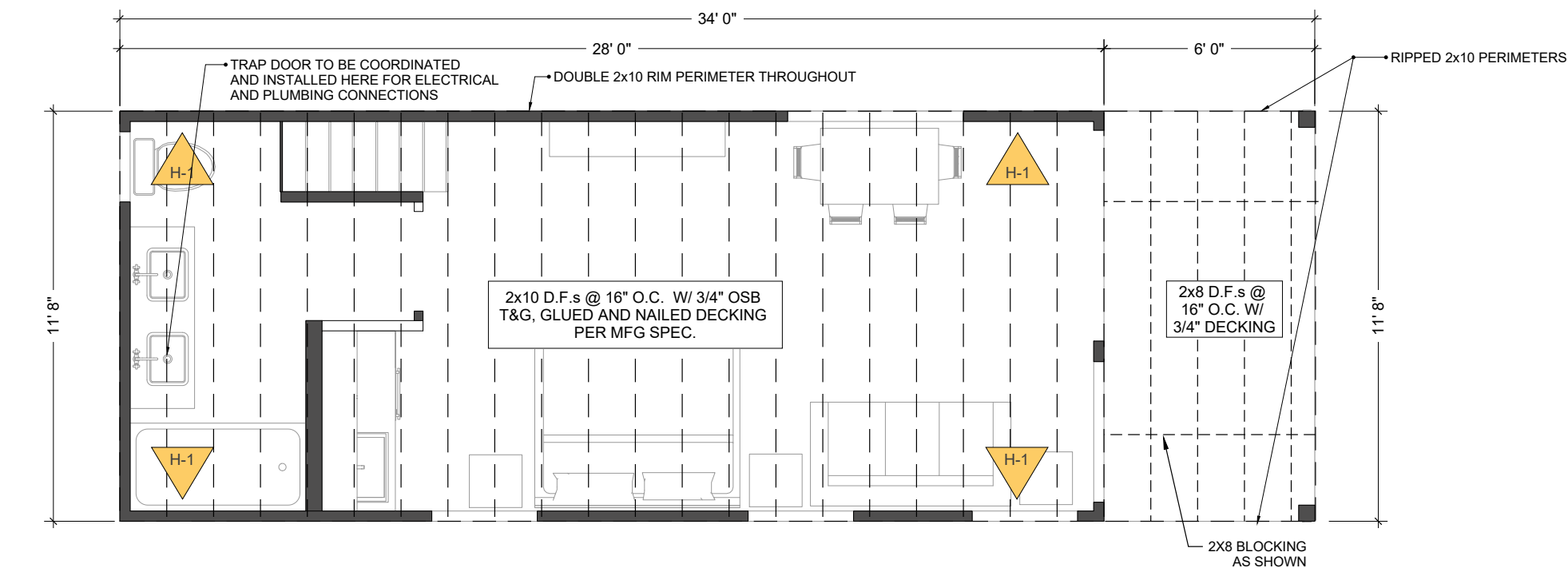
EXTERIOR WALL SECTION DETAIL
SCALE: 1" = 1' 0"



FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

FOOTING SCHEDULE									
ID	WIDTH	LENGTH	THICK	LENGTHWISE		CROSSWISE		SPACING	NOTES
				QTY	SIZE	QTY	SIZE		
F-1	18"	CONT.	10"	2	#4	-	-	-	-
F-2	24	CONT.	10"	3	#4	-	-	-	-
F-3	18"	18"	10"	2	#4	2	#4	-	-
NOTES: 1. 2" MINIMUM COVER REQUIRED OVER ALL REBAR									
HOLD DOWN SCHEDULE									
ID	TYPE			COMMENTS					
H-1	SIMPSON FJA/FSA			TWIST-TIE					

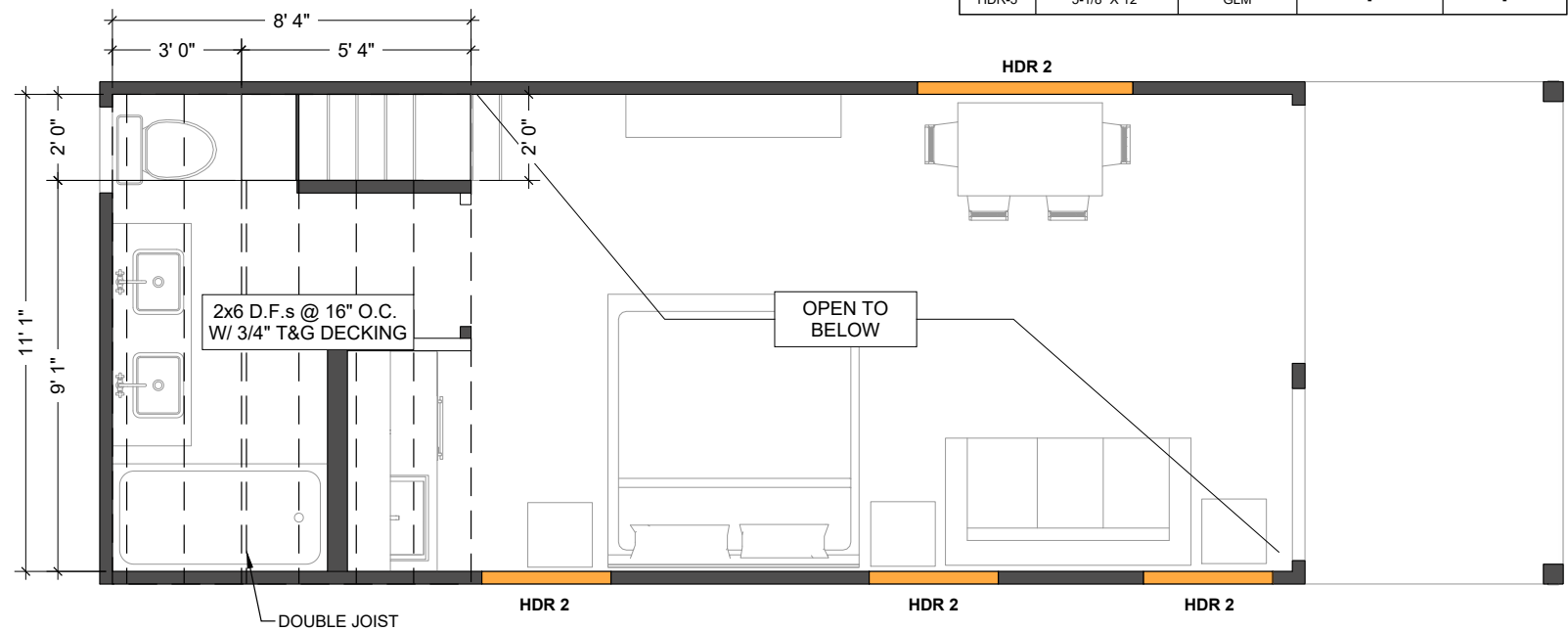
- FOUNDATION NOTES**
- CONCRETE MIX TO HAVE MIN. COMPRESSIVE STRENGTH OF 3,000 PSI
 - CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL. (.006") POLYETHYLENE OR APPROVED VAPOR RETARDER W/ JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR HE PREPARED SUB-GRADE WHERE NO BASE COURSE EXISTS.
 - ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO FINAL INSPECTION. CONSTRUCTION DEBRIS SHALL BE SECURED AT ALL STAGES OF CONSTRUCTION TO PREVENT TRAVELLING FROM THE JOB SITE.
 - ALL CONSTRUCTION MUST CONFORM TO ALL ADOPTED CODES AND STATUTES OF THE JURISDICTION IN WHICH CONSTRUCTION TAKES PLACE.
 - ANY EARTH FILL TO SUPPORT CONCRETE FLOORS, WALKS, DRIVEWAYS, ETC. MUST BE COMPACTED TO 90%
 - TOP OF FOUNDATION SHALL BE 6" MIN. ABOVE FINISHED GRADE. FINISHED GRADE MUST SLOPE AWAY FROM THE BUILDING MIN. OF 6" FOR THE FIRST 10'-0" AND 2% AFTER. DRAINAGE FROM LOT SHALL FLOW INTO AN APPROVED DRAINAGE SYSTEM.
 - 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE SHALL BE A MAX. OF 48" O.C. AND NO MORE THAN 12" FROM THE CORNERS W/ 3X3X3/16" PLATE WASHERS
 - NO STUMPS, ROOTS, OR ORGANIC MATERIAL SHALL BE PRESENT IN SOIL AT THE AREA OF BUILDING
 - INSTALL A UFER SECONDARY GROUNDING SYSTEM WHEN USING THE WATER SERVICES AS THE PRIMARY GROUND.



FLOOR FRAMING PLAN: MAIN LEVEL

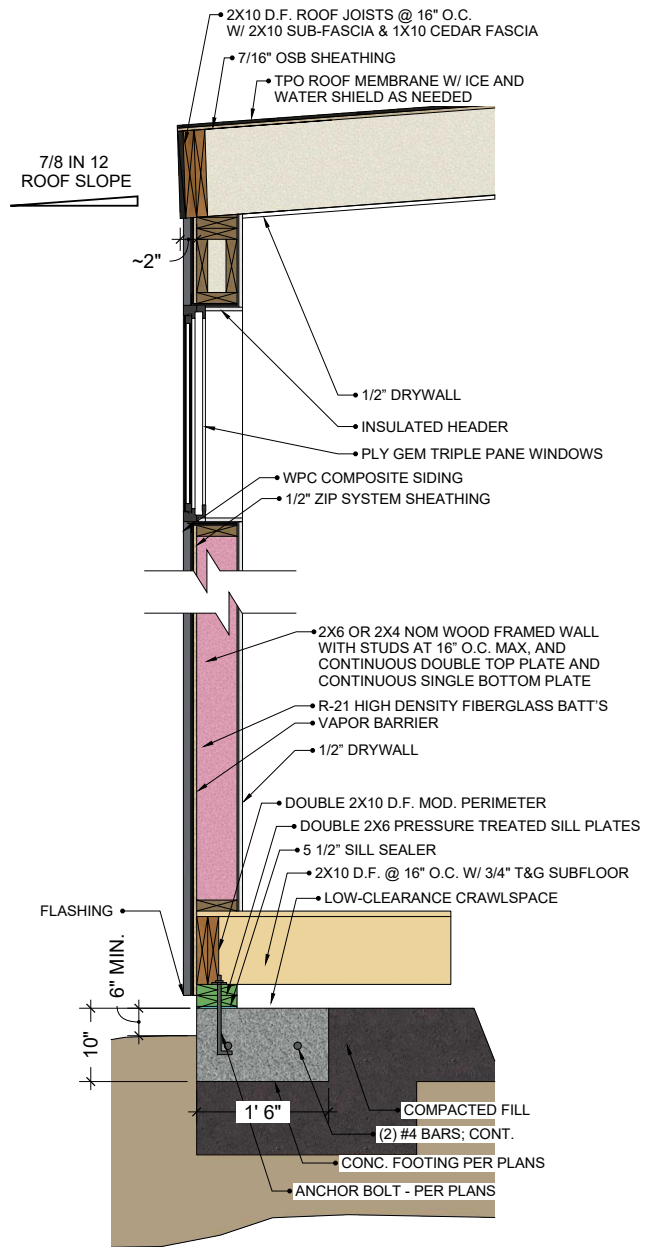
SCALE: 1/2" = 1'-0"

HEADER SCHEDULE				
MARK	SIZE	TYPE	TRIMMER	KING
HDR-1	(2) 2X10	DIM. LUMBER	(1) 2X6	(1) 2X6
HDR-2	(3) 2X10	DIM. LUMBER	(2) 2X6	(2) 2X6
HDR-3	(2) 1-3/4" X 11-7/8"	LVL	(2) 2X4	(2) 2X4
HDR-4	(3) 1-3/4" X 11-7/8"	LVL	(2) 2X6	(2) 2X6
HDR-5	5-1/8" X 12"	GLM	-	-



FLOOR FRAMING & HEADER PLAN - LOFT LEVEL

SCALE: 1/2" = 1'-0"



EXTERIOR WALL SECTION DETAIL

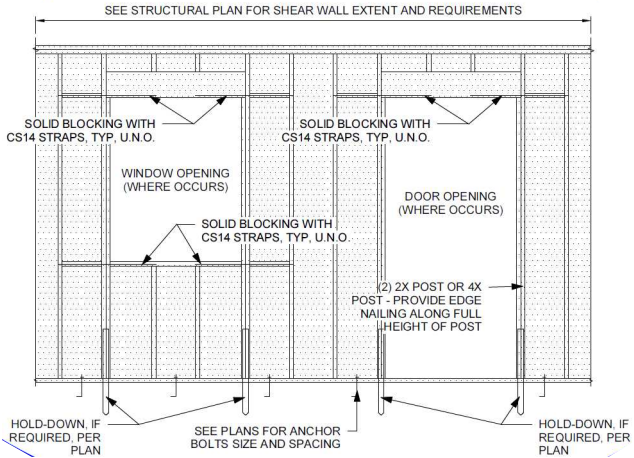
SCALE: 1" = 1' 0"

	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	S-2
	FOR REVIEW	June 8, 2022		BOO-BOO POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	FLOOR FRAMING PLAN		

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BLOCKED WALL SHEATHING SCHEDULE																		
		NAILING				STAPLES				STUDS			MIN WIND SHEAR	MIN SEISMIC SHEAR	ANCHOR	R SPAC INCH	Notes	
WALL	SHEATHING		EDGE		FIELD		EDGE		FIELD		EDGE		FIELD					
	THICK	TYPE	SIZE	GD	SIZE	G	SIZE	G	SIZE	G	SIZE	G	SIZE	G				
SW-1	7/16"	OSB	8d	6"	8d	12" o.c.	1.5"-16 GA	4"	1.5"-16 GA	12" o.c.	2x	2x	16" o.c.	730	520	1/2" X10"	32" O.C.	
NOTES: 1. OSB SHEATHING SHALL BE TYPE C-D, C-C STRUCTURAL GRADE 2. SHEATHING MAY BE INSTALLED ON EITHER SIDE OF WALL 3. STUDS SHALL BE DOUGLAS FIR-LARCH 4. NAILS ARE COMMON BOX NAILS 5. ALL HOLDOWNS MUST BE ANCHORED AS PER MANUFACTURER SPECS 6. HOLDOWNS MAY NOT BE FASTENED TO TRIMMERS OR CRIPPLES 7. APPROPRIATE ADHESIVES MAY BE USED TO ANCHOR FASTENERS TO CONCRETE 8. 3" SQ. PLATE WASHERS ARE TO BE USED BETWEEN THE BOTTOM PLATE AND ANCHOR NUT																		

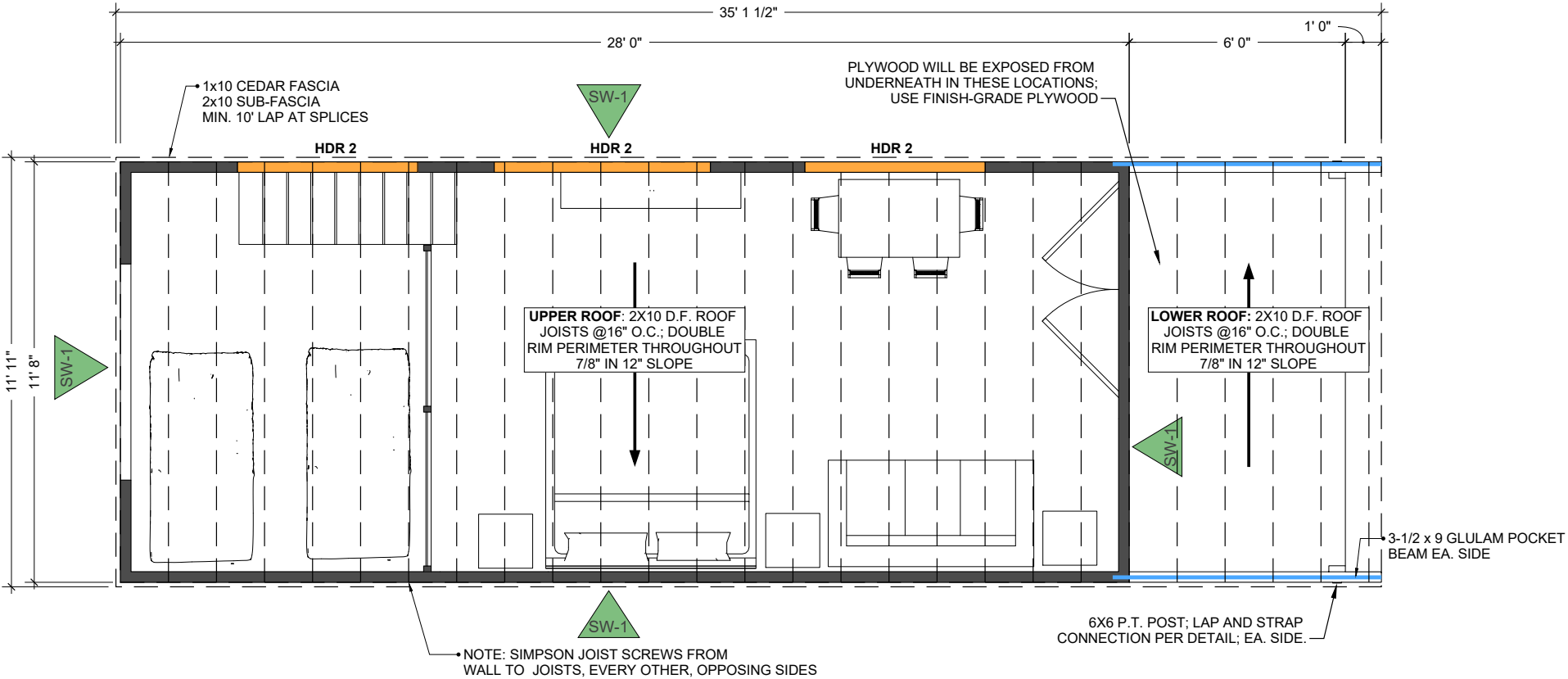
HEADER SCHEDULE				
MARK	SIZE	TYPE	TRIMMER	KING
HDR-1	(2) 2X10	DIM. LUMBER	(1) 2X6	(1) 2X6
HDR-2	(3) 2X10	DIM. LUMBER	(2) 2X6	(2) 2X6
HDR-3	(2) 1-3/4" X 11-7/8"	LVL	(2) 2X4	(2) 2X4
HDR-4	(3) 1-3/4" X 11-7/8"	LVL	(2) 2X6	(2) 2X6
HDR-5	5-1/8" X 12"	GLM	-	-



FORCE TRANSFER
AROUND OPENINGS

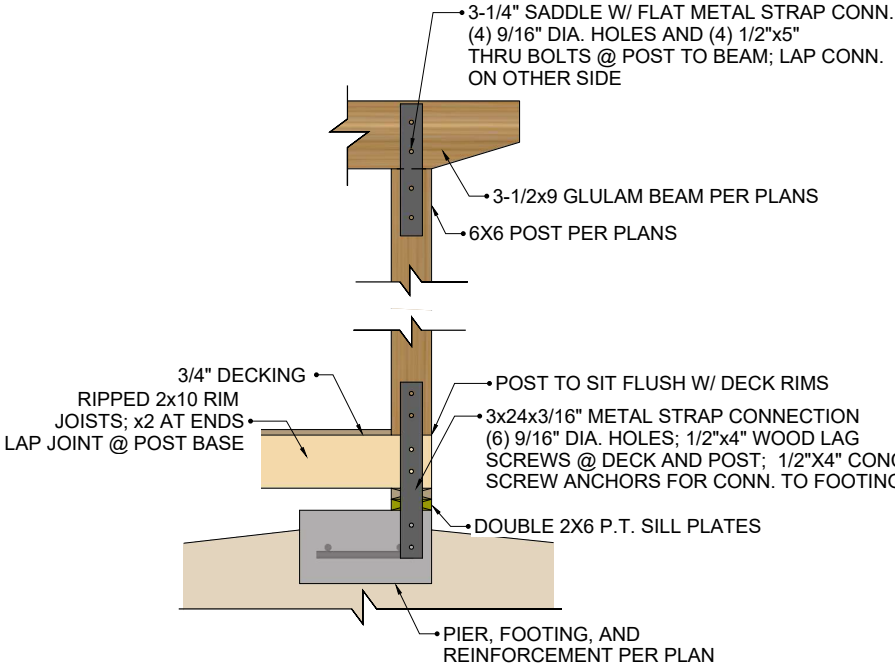
SCALE: NTS

MINIMUM NAILING SCHEDULE					
		Nailing			Location
No.	Connection	No.	SIZE	SPACING	
1	JOIST TO SILL OR GIRDER	3	8d	---	TOENAIL
2	BRIDGING TO JOIST	2	8d	---	TOENAIL EA END
3	BOTTOM PLATE TO JOIST OR BLOCKING	—	16d	16" o.c.	TYP. FACE NAIL
4	BOTTOM PLATE TO HOIST OR BLOCKING AT BRACED WALL PANEL	3	16d	16" o.c.	BRACED WALL PANELS
5	TOP PLATE TO STUD	2	16d	---	END NAIL
6	STUC TO BOTTOM PLATE	4	8d	---	TOENAIL
7	STUD TO BOTTOM PLATE (OPTION 2)	2	16d	---	END NAIL
8	DOUBLE STUDS	—	16d	16" o.c.	FACE NAIL
9	DOUBLE TOP PLATE	—	16d	16" o.c.	TYP. FACE NAIL
10	DOUBLE TOP PLATE LAP SPLICES	8	16d	---	TYP. FACE NAIL
11	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3	8d	---	TOENAIL
12	RIM JOIST TO TOP PLATE	—	8d	16" o.c.	TOENAIL
13	TOP PLATES, LAPS AND INTERSECTIONS	2	16d	---	FACE NAIL
14	CONTINUOUS HEADER, TWO PIECES	—	16d	16" o.c.	ALONG EDGE
15	CEILING JOISTS TO PLATE	3	8d	---	TOENAIL
16	CONTINUOUS HEADER TO STUD	4	16d	---	TOENAIL
17	CEILING JOISTS, LAPS OVER PARTITIONS	3	16d	---	FACE NAIL
18	CEILING JOISTS TO PARALLEL RAFTERS	3	16d	---	FACE NAIL
19	RAFTER TO PLATE	3	8d	---	TOENAIL
20	BUILT-UP CORNER STUDS	—	16d	24" o.c.	FACE NAIL
21	BUILT-UP GIRDER AND BEAMS	—	20d	32" o.c.	FACE NAIL @ TOP & BOTTOM STAGGERED ON OPP SIDES
22	BUILT-UP GIRDER AND BEAMS (OPTION 2)	—	20d	---	FACE NAIL AT ENDS AND AT EACH SPLICE
23	COLLAR TIE TO RAFTER	3	10d	---	FACE NAIL
24	JACK RAFTER TO HIP	3	10d	---	TOENAIL
25	JACK RAFTER TO HIP (OPTION 2)	2	16d	---	FACE NAIL
26	ROOF RAFTER TO 2x RIDGE BEAM	2	16d	---	TOENAIL OR FACE NAIL
27	JOIST TO RIM JOIST	3	16d	---	FACE NAIL
28	LEDGER STRIP	3	16d	---	FACE NAIL
Notes: 1. ALL NAILS ARE COMMON BOX NAILS 2. ALL OTHER NAILING IN ACCORDANCE WITH AWC DESIGN FOR WOOD STRUCTURES					



SHEAR WALL, HEADER, AND ROOF FRAMING PLAN

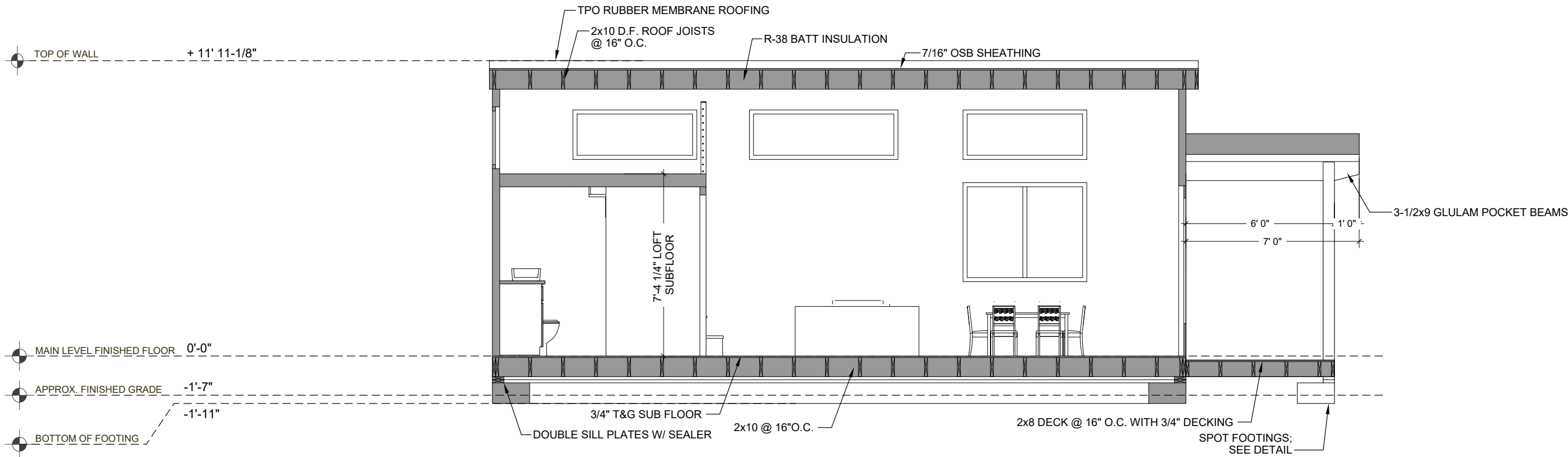
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POST TO BEAM @ FOOTING DETAIL

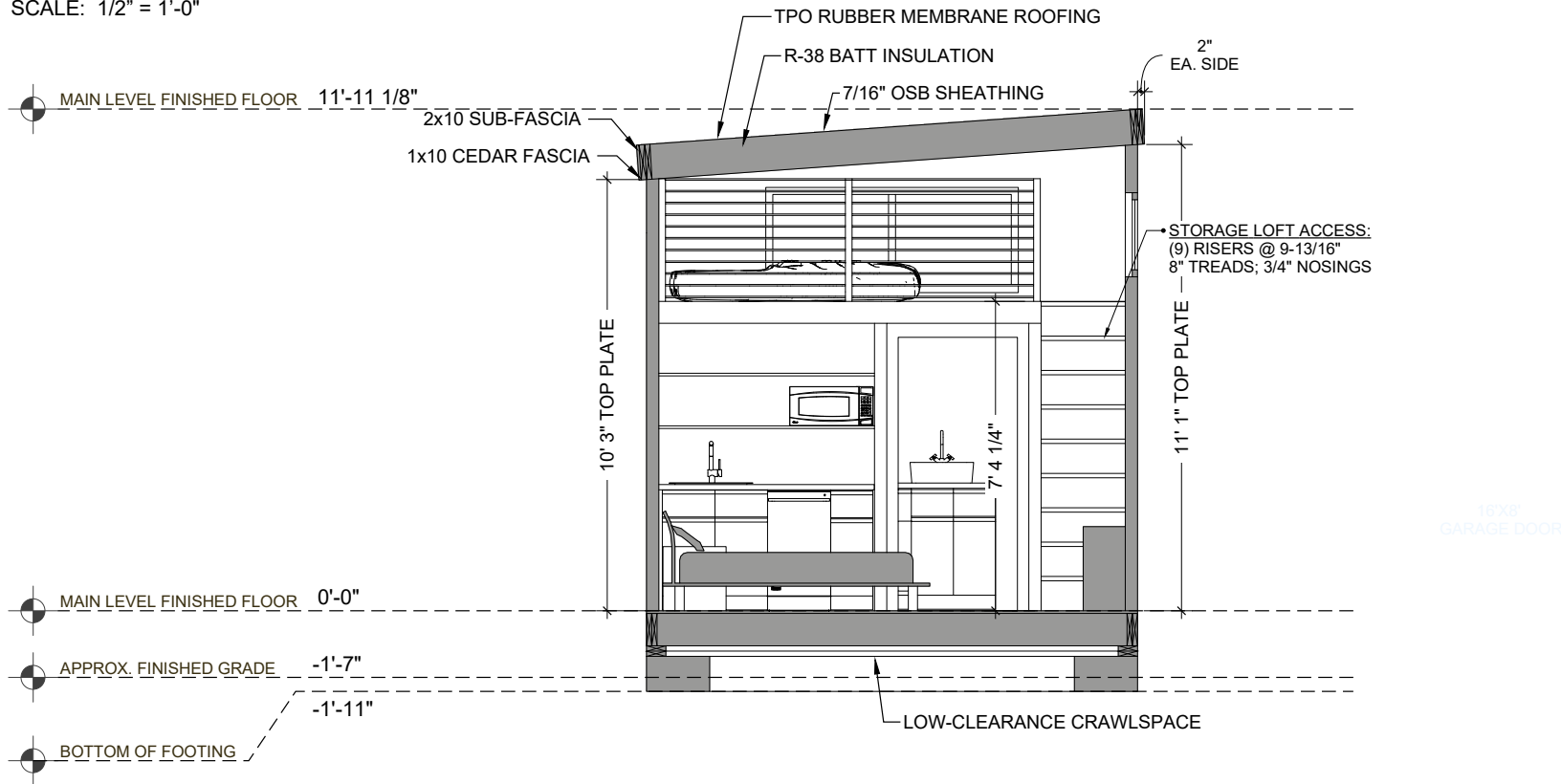
SCALE: 1" = 1' (PRINTED ON 24" X 36" SHEETS)

zipkithomes.com	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	S-3
	FOR REVIEW	June 8, 2022		BOO-BOO POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	SHEAR WALL AND ROOF FRAMING PLAN		



LONGITUDINAL SECTION

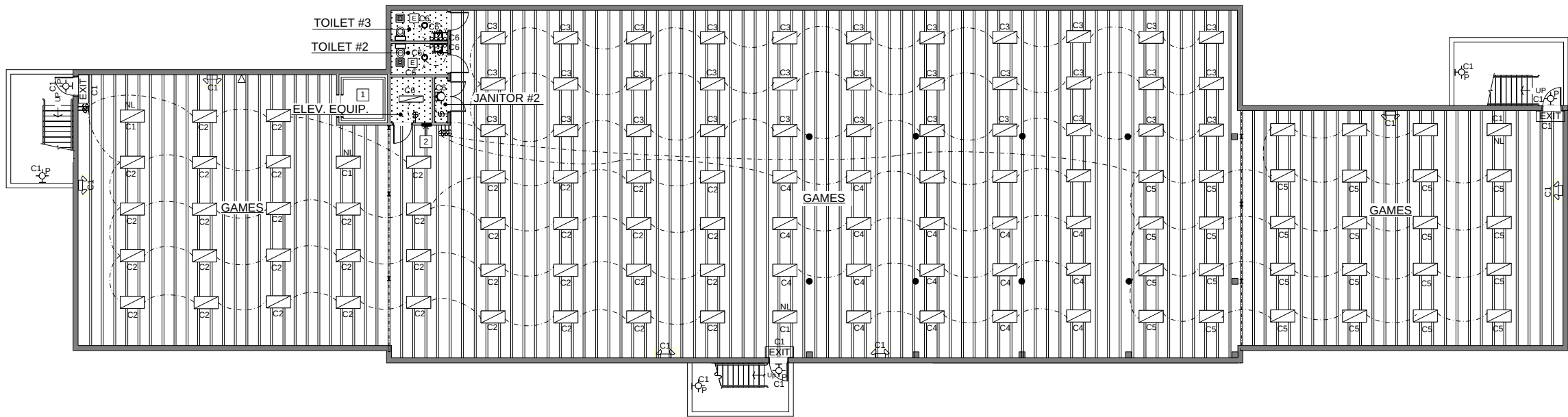
SCALE: 1/2" = 1'-0"



LATERAL SECTION

SCALE: 1/2" = 1'-0"

	REVISION	ISSUE DATE	CLIENT	FLOOR PLAN	DESIGNERS	GENERAL CONTRACTOR	ADDRESS	SHEET TITLE	SHEET	S-4
	FOR REVIEW	June 8, 2022		BOO-BOO POD	CHRIS JAUSSI BRIAN DAVIDSON	TO BE DETERMINED	TO BE DETERMINED	SECTIONS		



BASEMENT LIGHTING PLAN
SCALE: 1" = 10'-0"



KEYED NOTES

- 1 ELEVATOR.
- 2 ELECT. PANEL "C".
- 3
- 4

LEGEND

- 1 KEYED NOTE DESIGNATION
- 10" CONC. BASEMENT WALL
- INTERIOR WALL W/ 2" x 4" WOOD STUDS
- BOTTOM FLANGE OF FLOOR TRUSSES
- BOTTOM FLANGE OF STEEL BEAM
- 1/2" GYPSUM WALLBOARD CEILING
- CEILING MOUNTED LIGHT FIXTURE
- RECESS MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED 2'-0" x 4'-0" LIGHT FIXTURE
- SURFACE MOUNTED 1'-0" x 4'-0" LIGHT FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- MULTI-LIGHT WALL MOUNTED LIGHT FIXTURE
- EMERGENCY WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED EXIT LIGHT FIXTURE
- TOILET EXHAUST FAN GRILLE
- ROOF-MOUNTED TOILET EXHAUST FAN
- NL NIGHT LIGHT
- SINGLE-POLE LIGHT SWITCH
- MOTION-DETECTOR LIGHT SWITCH
- ELECTRICAL WIRING
- C1 ELECTRICAL PANEL DESIGNATION & CIRCUIT NUMBER
- P LIGHT FIXTURE ACTIVATED BY PHOTOCELL
- +10' HEIGHT OF FIXTURE ABOVE FLOOR LEVEL

DRAWING CONTENTS
BASEMENT LIGHTING PLAN

DATE
LATEST REVISION
DRAWN BY DAD
PROJECT NO. 2102
DWG. NO.

E3

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Atex Enterprises

David A. Damm Architect

2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

**Glampers Inn
Ranger Station**
Located in Section 12, T42S, R14W, S1, L6, 4M.
Sand Hollow Road, Hurricane, Utah

PRELIMINARY – NOT FOR CONSTRUCTION – 6/23/22



REAR ELEVATION

FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

KEYED NOTES

- 1. 8" POLISHED FINISH CONCRETE MASONRY UNITS.
- 2. 4" x 4" STEEL TUBE POST.
- 3. 4" x 10" STEEL TUBE BEAM.
- 4. PREFINISHED STANDING SEAM METAL ROOF.
- 5. PREFINISHED "HARDY BOARD" SIDING (SHADED AREA).

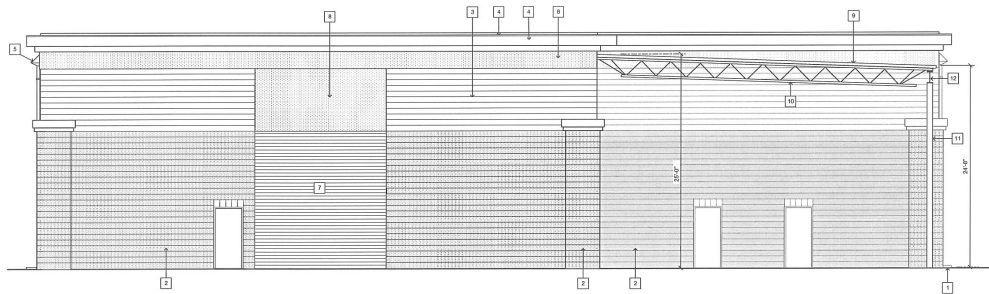
COMFORT STATIONS
Located in Section 12, T42S, R14W, S1, L1, B1, 40L
San Juan County, New Mexico, USA

David A. Dixon Architects
2177 S. Old Highway 91, New Harmony, Utah 84777

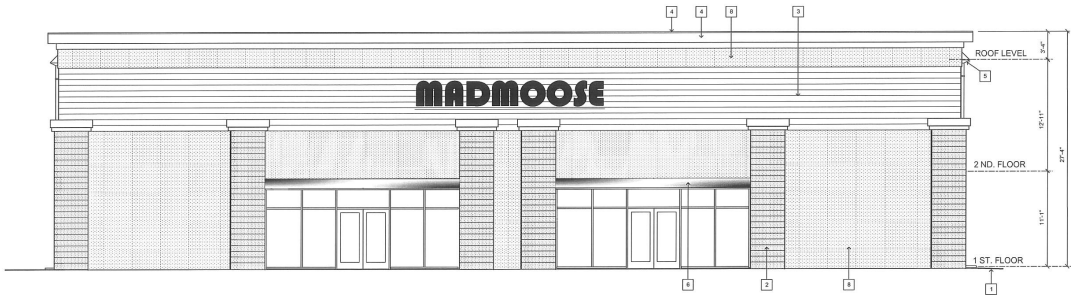
DRAWING CONTENTS
EXTERIOR
ELEVATIONS

DATE
LATEST REVISION
DRAWN BY DAD
PROJECT NO. 2106
DWG. NO. A3

PRELIMINARY – NOT FOR CONSTRUCTION – 2/24/22



- KEYED NOTES
- 1 FINISH GRADE
 - 2 8\"/>
 - 3 8\"/>
 - 4 22 GAUGE PREFINISHED SHEETMETAL FLASHING
 - 5 22 GAUGE PREFINISHED SHEETMETAL 14\"/>
 - 6 16\"/>
 - 7 28\"/>
 - 8 28\"/>
 - 9 PREFINISHED CORRUGATED METAL ROOFING
 - 10 OPEN WEB STEEL JOISTS
 - 11 STEEL COLUMNS
 - 12 STEEL BEAM

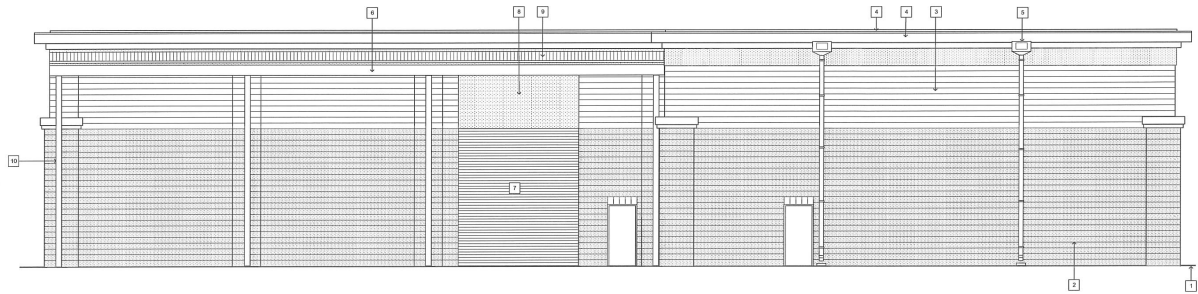


PRELIMINARY – NOT FOR CONSTRUCTION – 9/28/20

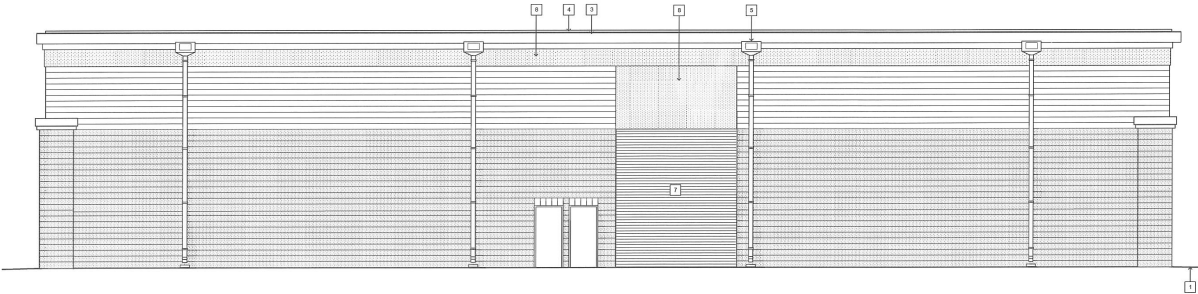
David A. Davis Architects
2177 S. Old Highway 91, NEW HARMONY, IN 47878

DRAWING CONTENTS
NORTH & SOUTH
ELEVATIONS

DATE
LATEST REVISION
DRAWN BY DAD
PROJECT NO. 2107
DWG. NO. A6



EAST ELEVATION
SCALE: 1" = 8'-0"



WEST ELEVATION
SCALE: 1" = 8'-0"

PRELIMINARY – NOT FOR CONSTRUCTION – 9/28/20

- KEYED NOTES
- 1 FRESH GRADE
 - 2 8" x 8" x 16" POLISHED CONC.
 - 3 8" x 8" x 16" STANDARD CONC.
 - 4 8" x 8" x 16" STANDARD CONC.
 - 5 2" GAGE PREPARED SHEETMETAL FLASHING
 - 6 2" GAGE PREPARED SHEETMETAL FLASHING
 - 7 2" GAGE PREPARED SHEETMETAL FLASHING
 - 8 2" GAGE PREPARED SHEETMETAL FLASHING
 - 9 2" GAGE PREPARED SHEETMETAL FLASHING
 - 10 2" GAGE PREPARED SHEETMETAL FLASHING

MADMOOSE
840 S. SAND HOLLOW ROAD
HURRICANE, UTAH 84757



Daniel J. Dixon Architects
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS
EAST & WEST
ELEVATIONS

DATE
LATEST REVISION
DRAWN BY DAD
PROJECT NO. 2107
DWG. NO. A7





LEGEND	
	12" OPT. MOUNT W/ALUMINUM CREEPER
	4" x 8" SUSPENDED GRID CEILING WITH INTERMEDIATE DIMENSIONS
	CORRUGATED ROOF PANELS AT 1/8" DEGREE OF COVERED ROOF
	DOWN RECESSED MOUNT LIGHT FIXTURE
	DOWN RECESSED MOUNTED 2" x 4" x 4" LIGHT FIXTURE
	SURFACE MOUNTED 2" x 4" x 4" LIGHT FIXTURE
	SURFACE MOUNTED 2" x 4" x 4" LIGHT FIXTURE
	EXTERNAL WALL MOUNTED LIGHT FIXTURE
	ACCENT WALL MOUNTED LIGHT FIXTURE
	MOUNT WALL MOUNTED LIGHT FIXTURE
	FLOOD WALL MOUNTED LIGHT FIXTURE
	SCENE WALL MOUNTED LIGHT FIXTURE
	PENDANT MOUNTED LIGHT FIXTURE
	EMERGENCY WALL MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
CHIMNEY/FLUE CHIMNEY	
	SPOT LIGHT (SPRAY) LIGHTS WITH OWNER'S TROUBLESHOOTING FAN
	NIGHT LIGHT
	SINGLE-POLY LIGHT SWITCH
	THREE-WAY LIGHT SWITCH
	FOR-WAY LIGHT SWITCH
	ELECTRICAL WIRING
	ELECTRICAL PANEL, DERIVATION & CIRCUIT NAME
	POWER LIGHT FIXTURE ACTIVATED BY PHOTOCELL
	ROOF-MOUNTED TROUBLE EXHAUST FAN

PRELIMINARY – NOT FOR CONSTRUCTION – 6/24/22

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DRAWING CONTENTS

DATE _____
NEXT REVISION _____DRAWN BY
D.A.D.PROJECT
2102

DWG. NO

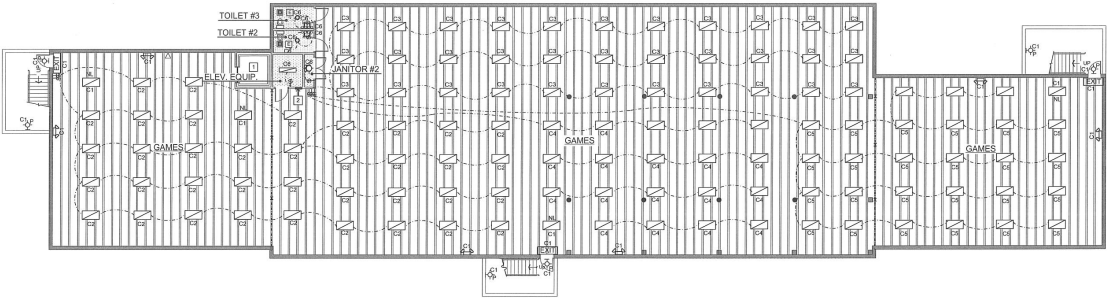
E1

**Glampers Inn
Ranger Station**

and in Section 12, T42S, R14W, S.L.B.4M
and Hollow Road, Hurricane, Utah

David A. Dixon Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

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BASEMENT LIGHTING PLAN
SCALE: 1" = 10'-0"



PRELIMINARY – NOT FOR CONSTRUCTION – 6/23/22

- KEYED NOTES**
- 1 ELEVATOR
2 ELECT. PANEL 'C'
3
- LEGEND**
- KEYED NOTE DESIGNATION
- 12" CONC. BASEMENT WALL
INTERIOR WALL 1/2" x 4" WOOD STUDS
BOTTOM FLANGE OF FLOOR TRUSSES
12" GYPSUM WALLBOARD CEILING
CEILING MOUNTED LIGHT FIXTURE
RECESS MOUNTED LIGHT FIXTURE
SURFACE MOUNTED 2'-0" x 4'-0" LIGHT FIXTURE
SURFACE MOUNTED 1'-0" x 4'-0" LIGHT FIXTURE
EXTERIOR WALL MOUNTED LIGHT FIXTURE
MULTI-LIGHT WALL MOUNTED LIGHT FIXTURE
EMERGENCY WALL MOUNTED LIGHT FIXTURE
WALL MOUNTED EXIT LIGHT FIXTURE
TOILET EXHAUST FAN GRILLE
ROOF MOUNTED TOILET EXHAUST FAN
HIGHT LIGHT
SINGLE-POLE LIGHT SWITCH
MOTION DETECTOR LIGHT SWITCH
ELECTRICAL WIRING
C1 ELECTRICAL PANEL DESIGNATION & CIRCUIT NUMBER
P LIGHT FIXTURE ACTIVATED BY PHOTOCELL
+10' HEIGHT OF FIXTURE ABOVE FLOOR LEVEL

**Glampers Inn
Ranger Station**
Located in Section 12, T42S, R14W, S12B, 44L
Sand Hollow Road, Henrieville, Utah

Atex Enterprises
David & Diana Anderson
2177 S. OLD HWY 211, NEW HAVEN, UT 84757

DRAWING CONTENTS
**BASEMENT LIGHTING
PLAN**

DATE
LATEST REVISION
DRAWN BY
DAD
PROJECT NO.
2152
DWG. NO.
E3



FRONT RIGHT VIEW

SCALE: NTS



FRONT LEFT VIEW

SCALE: NTS



BACK RIGHT VIEW

SCALE: NTS



BACK LEFT VIEW

SCALE: NTS

zipkithomes		REVISION FOR REVIEW	ISSUE DATE June 8, 2022	CLIENT	FLOOR PLAN 800-800 PCD	DESIGNERS CHRIS JAUSSE BRIAN DAVIDSON	GENERAL CONTRACTOR TO BE DETERMINED	ADDRESS TO BE DETERMINED	SHEET TITLE EXTERIOR PERSPECTIVE VIEW	SHEET A-3
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DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHOLD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.
2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.
3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

1. CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING TO THE STREET.
2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

CHAT NOTE:

- 1) CHAT (CHAT AREA) - INSTALL A 3" LAYER OF APPROVED CHAT IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF CHAT 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW CHAT TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

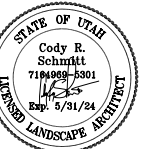
SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. GENERAL CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND TO SEE TO IT THAT FOR PROPER SIZING.

TREE LEGEND

- PISTACHE CHIAENSIIS RED FUSH
CHINESE PISTACHE
- PIRUS ELIDARICA
MONDEL PINE
- QUERCUS VIRGINIANA
SOUTHERN LIVE OAK
- LAGERSTROEMIA INDICA
ORANGE BUTTERFLY
- PIRUS MUGO MUGO
MUGRON PINE
- JUNIPRUS SARINA BUFFALO
BUFFALO JUNIPER
- WAXILIA DOMESTICA MOONBAY
MOONBAY WAXILIA
- ROSA RED CARPET
RED CARPET ROSE
- ILEX VOMITORIA
YALPON HOLLY
- LANDSCAPE BOULDER
VARY IN SIZE:
50% - 4' x 4'
50% - 3' x 3'
- CHAT AREA GROUNDCOVER
- JUNIPRUS BLUE CARPET
BLUE CARPET JUNIPER

0 30'-0" 60'-0"
SCALE: 1" = 30'-0"



REVISIONS:

JELLYSTONE
PARK
GLAMPERS INN
HURRICANE, UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

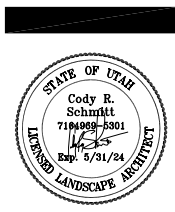
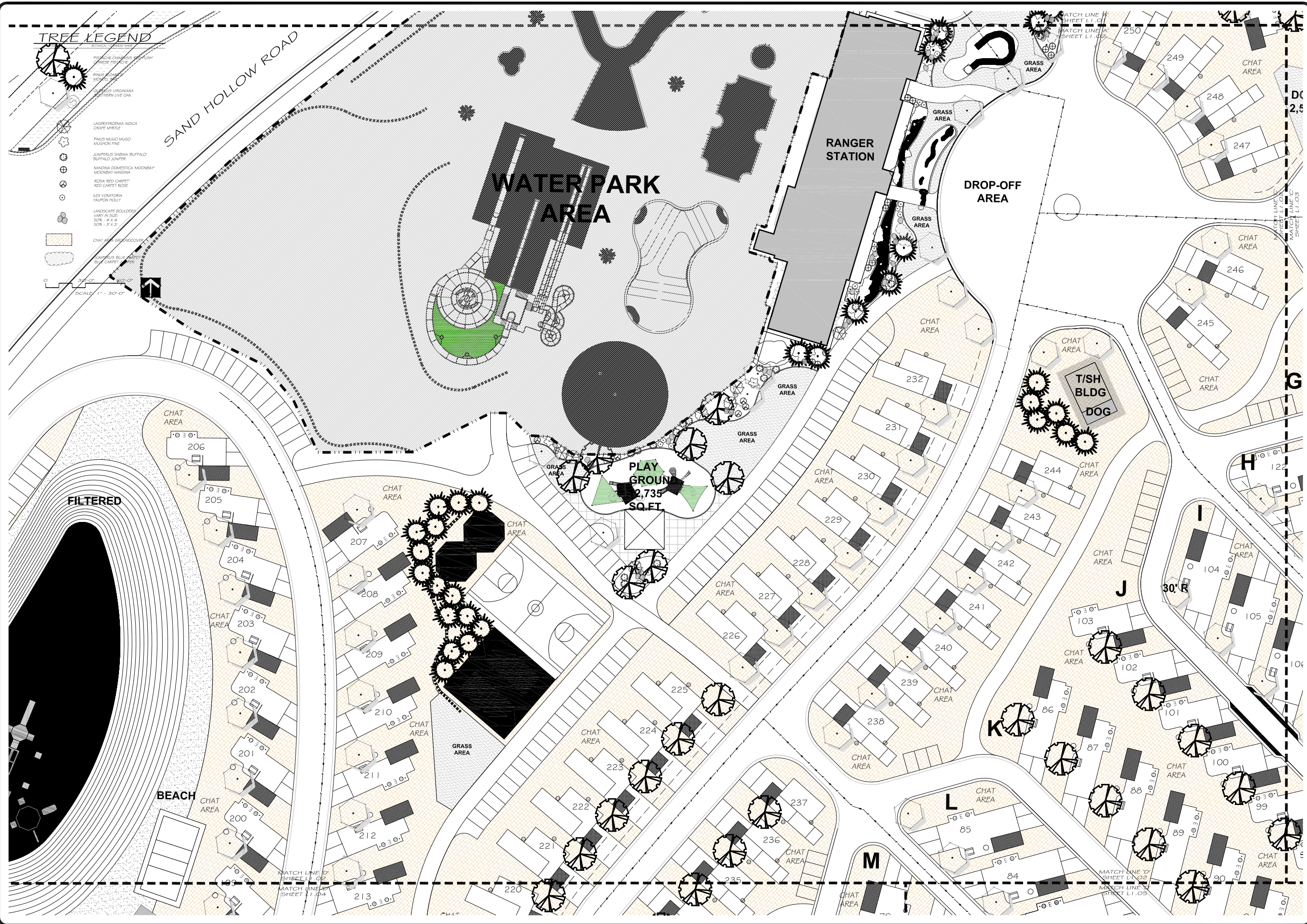
CONSULTANTS:



PROJECT:
JELLYSTONE
PARK
GLAMPERS INN
SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
07/28/2022
JOB NO.:
07282022
SHEET:

L1.01



REVISIONS:

JELLYSTONE
PARK
GLAMPERS INN

UTAH
HURRICANE

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:



PROJECT:
JELLYSTONE
PARK
GLAMPERS INN
SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
07/28/2022
JOB NO.:
07282022
SHEET:

L1.02



DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHOLD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.
2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.
3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

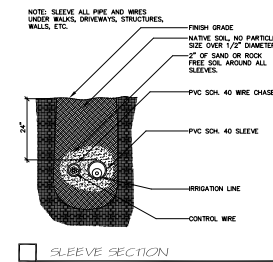
1. CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING TO THE STREET.
2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.
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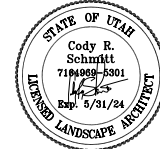
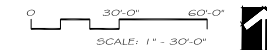
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TREE LEGEND

	PISTACHE CHINENSIS 'RED FUSH'
	CHINESE PISTACHE
	PINUS ELДАРICA
	MONDEL PINE
	QUERCUS VIRGINIANA
	SOUTHERN LIVE OAK
	LAGERSTROEMIA INDICA
	CRAPPE MYRTLE
	PINUS MUGO MUGO
	MUGHON PINE
	JUNIPERUS SABINA 'BUFFALO'
	BUFFALO JUNIPER
	NANDINA DOMESTICA 'MOONBAY'
	MOONBAY WANDINA
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	RED CARPET ROSE
	ILEX VOMITORIA
	YALUPOH HOLLY
	LANDSCAPE BOULDERS
	VARY IN SIZE:
	50% - 4' X 4'
	50% - 3' X 3'
	CHAT AREA GROUNDCOVER
	JUNIPERUS BLUE CARPET
	BLUE CARPET JUNIPER



REVISIONS:

JELLYSTONE
PARK
GLAMPERS INN

UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:



PROJECT:
JELLYSTONE
PARK
GLAMPERS INN
SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
07/28/2022
JOB NO.:
07282022
SHEET:

L1.04



DESIGN NOTES:

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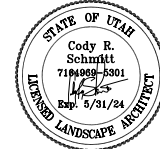
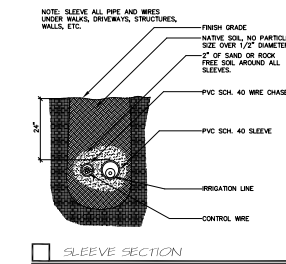
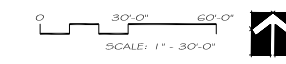
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TREE LEGEND

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 - PHILUS ELIDARICA MONDEL PINE
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 - LAGERSTROEMIA INDICA CROAKE MYRTLE
 - PHILUS MUGO MUGO MUGON PINE
 - JUNIPERUS SABINA BUFFALO BUFFALO JUNIPER
 - NANDINA DOMESTICA MOONBAY MOONBAY NANDINA
 - ROSA RED CARPET RED CARPET ROSE
 - ILEX VOMITORIA YALPON HOLLY
 - LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
 - CHAT AREA GROUNDCOVER
 - JUNIPERUS BLUE CARPET BLUE CARPET JUNIPER



REVISIONS:

JELLYSTONE PARK
GLAMPERS INN
HURRICANE

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:



PROJECT:
JELLYSTONE PARK
GLAMPERS INN
SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
07/28/2022
JOB NO.:
07282022

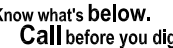
SHEET:
L1.05



JELLYSTONE
PARK
GLAMPERS INN

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS



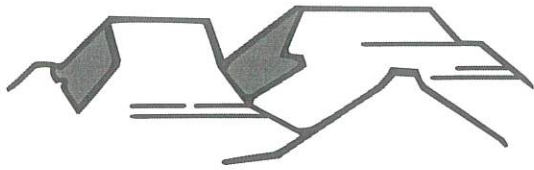
PROJECT:
JELLYSTONE
PARK
GLAMPERS INN
SHEET CONTENTS:
LANDSCAPE
DETAILS

DATE:
07/28/2022
JOB NO.:
07282022
SHEET:

L1.06

[illegible]

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

FINAL SITE PLAN APPLICATION

For office use only: \$250.00 Fee

File No. _____

Receipt No. _____

Name: SH Rental Holdings LLC Telephone: _____

Address: 3351 S. Sand Hollow Rd, Hurricane Fax No. _____

Agent (If Applicable): Brent Moser Telephone: 801-793-0346

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

Address/Location of Subject Property: Approx 850 S. Sand Hollow Rd.

Tax ID of Subject Property: H-42-11-21121-6S1 Zone District: GC

Proposed Use: (Describe, use extra sheet if necessary) Recreation Power Sports,
rental sales, maintenance

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1" = 100'
- Submit one (1) set of plans on 11 x 17-inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

- ☒ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
- ☒ b) Layout, dimensions, and names of existing and future road rights-of-way.
- ☒ c) Project name, North arrow, and tie to a section monument.
- ☒ d) The boundary lines of the project site with bearings and distances.
- ☒ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
- ☒ f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.
- ☒ g) Location of man-made features including irrigation facilities, bridges, and buildings



STAFF COMMENTS

Agenda Date:	10/13/2022
Application Number:	2022-FSP-09
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	SH Rental Holdings LLC
Agent:	Brent Moser
Request:	Approval of a Final Site Plan
Location:	Approximately 850 S Sand Hollow Road
Zoning:	GC
General Plan Map:	Planned Community

Discussion: The applicant is seeking a final site plan approval for a recreation power sports, rental sales, and maintenance facility with one restaurant pad located along Sand Hollow Road. The site plan was given preliminary approval in October of 2020

JUC Comments

The Joint Utility Committee signed off on the construction drawings for this project in October of 2022.

parking for that portion of the development is insufficient. The applicant should account for that if and when that lot develops.

5. **Building Renderings:** Building renderings have been provided. No building height exceeds 35’
6. The applicant will need to ensure both access points are functional per Fire Code.
7. A water acknowledgement waiver has not been supplied, it was not required when the applicant turned in their application

Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Staff would recommend approval of the final site plan subject to staff comments

Know what's below.
Call 811 before you dig.

BLUE STAPLES OF UTAH

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

SITE PLAN FOR:

THE BASH FACILITY

LOCATED AT 840 S SAND HOLLOW RD

LOCATED AT IN SECTION 2 & 11, T42S, R14W, S.L.B.&M.

HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

PROPERTY LINE

EASEMENT LINE

PROPOSED CURB & GUTTER

ADJACENT PROPERTY LINE

PROPOSED FENCE

EXISTING FENCE

SECTION LINE

PROPOSED CURB AND GUTTER

SANDHOLLOW ROAD CURB AND GUTTER

6" PROPOSED WALL

EXISTING TRAIL

EXISTING EDGE OF PAVEMENT

PROPOSED PAVEMENT

EXISTING PAVEMENT

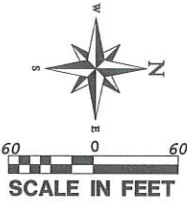
GRAVEL SURFACE

PHASE LINE

STREET STOP SIGN

SECTION CORNER AS DESCRIBED

TRAFFIC FLOW DIRECTION



KEYNOTES

- 1

INSTALL NEW CURB & GUTTER PER DETAIL SHEET

2

INSTALL NEW "A" CURB PER DETAIL SHEET

3

EXISTING FENCE

4

PROPOSED FENCE

5

INSTALL ADA RAMP

6

NOT USED

7

INSTALL NEW STOP SIGN PER CITY STANDARDS

8

INSTALL NEW STREET SIGN PER CITY STANDARDS

9

INSTALL NEW SPEED LIMIT SIGN PER DETAIL D SHEET DT1

10

EXISTING TRAIL

11

FUTURE IMPROVEMENTS

12

LOCKED FIRE ACCESS GATE WITH KNOX BOX

13

PROPOSED 3' SPILLWAY

14

INSTALL SIDEWALK SIZE SHOWN

15

DUMPSTER ENCLOSURE

16

BUSINESS SIGNAGE LOCATION DESIGN TBD

17

TRASH CAN LOCATION

18

45 MPH SPEED SIGN INSTALL WITH SAND HOLLOW ROAD PLAN

19

12" SIDEWALK / TRAIL INSTALL WITH SAND HOLLOW ROAD PLAN

20

2.5' CURB & GUTTER INSTALL WITH SAND HOLLOW ROAD PLAN

21

ADA RAMP INSTALL WITH SAND HOLLOW ROAD PLAN

22

STOP SIGN INSTALL WITH SAND HOLLOW ROAD PLAN

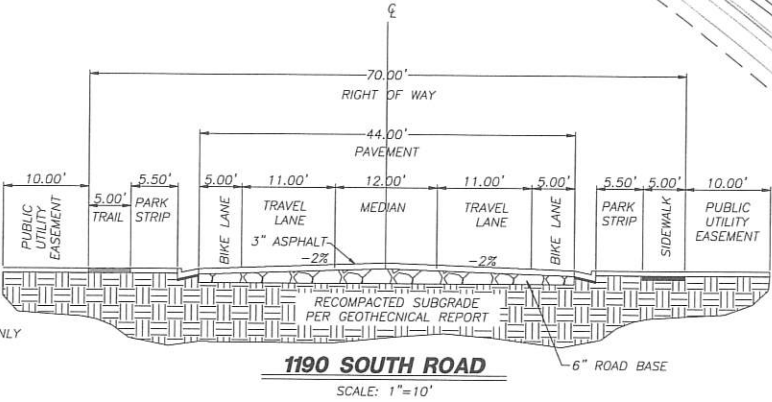
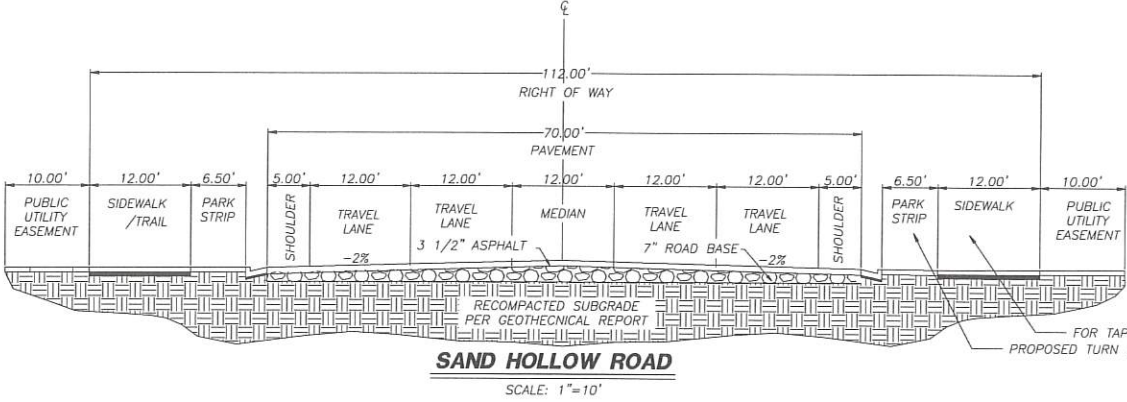
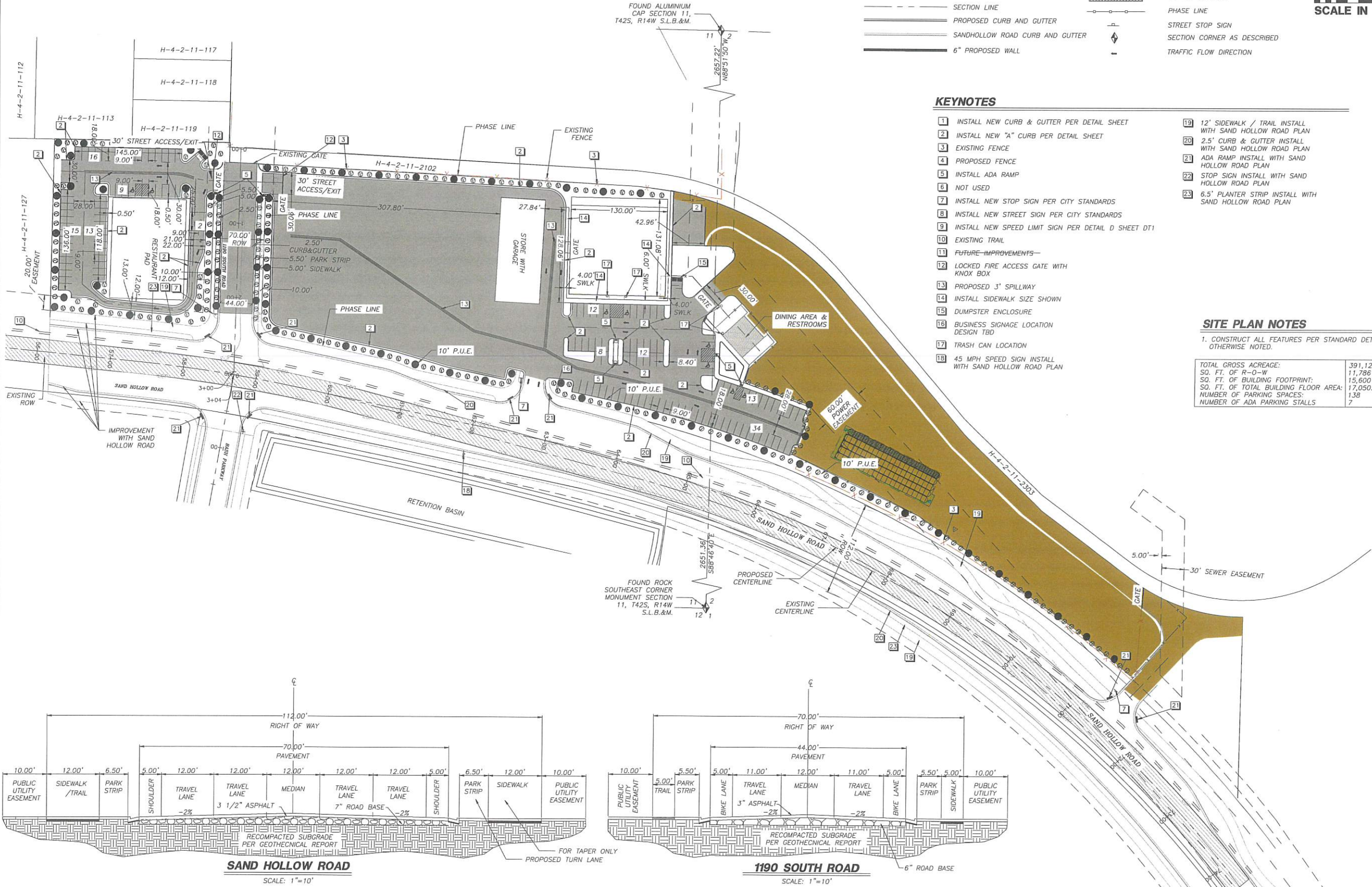
23

6.5' PLANTER STRIP INSTALL WITH SAND HOLLOW ROAD PLAN

SITE PLAN NOTES

1. CONSTRUCT ALL FEATURES PER STANDARD DETAILS UNLESS OTHERWISE NOTED.

TOTAL GROSS ACREAGE:	391,128.58 SQ. FT.
SQ. FT. OF R-O-W	11,786 SQ. FT.
SQ. FT. OF BUILDING FOOTPRINT:	15,600 SQ. FT.
SQ. FT. OF TOTAL BUILDING FLOOR AREA:	17,050.86 SQ. FT.
NUMBER OF PARKING SPACES:	138
NUMBER OF ADA PARKING STALLS:	7



NO.	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 400 West, Suite 100

Hurricane City, Utah 84757

Phone: 435.764.8327



SITE PLAN FOR:

THE BASH FACILITY

LOCATED AT 840 S SAND HOLLOW RD

LOCATED AT IN SECTIONS 2 & 11, T42S, R14W, S.L.B.&M.

HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 06/13/2022

SCALE: 1"=60'

JOB NO. 281-003

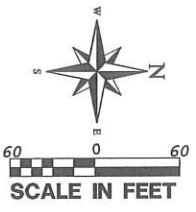
SHEET NO. C2

LANDSCAPING PLAN FOR:
THE BASH FACILITY

LOCATED AT 840 S SAND HOLLOW RD
LOCATED AT IN SECTION 2 & 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

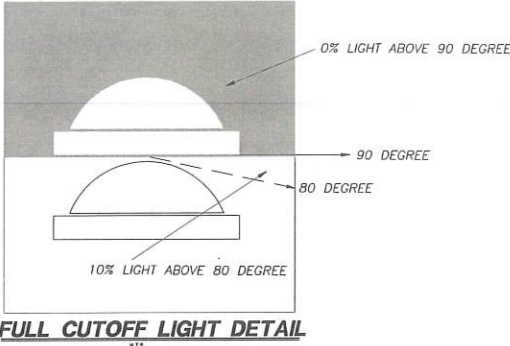
- PROPERTY LINE
X EXISTING FENCE
EXISTING CONCRETE FEATURE
EXISTING EASEMENT LINE
LANDSCAPE ROCK



PLANT LEGEND:

	TYPE	QUANTITY	SIZE
●	NATIVE TREE TO BE SELECTED BY LANDSCAPER	84	2" CAL MIN
⊖	NATIVE SHRUB TO BE SELECTED BY LANDSCAPER	255	5 GAL
⊙	WESTERN MESQUITE (PROSOPIS TORREYANA)	1	X" CAL MIN
⊕	YELLOW BIRD OF PARADISE (CAESALPINIA GILLIESII)	1	1" CAL MIN
⊗	CHASTE TREE (VITEX AGNUS-CASTUS)	1	X" CAL MIN
⊙	LITTLE LEAF ASH (FRAXINUM ANOMALA)	1	X" CAL MIN

NOTE: LANDSCAPE CONTRACTOR TO INSTALL
WATER-WISE IRRIGATION SYSTEM TO ADEQUATELY AND
SUSTAINABLE CARE FOR PLANT MATERIAL



LANDSCAPE AREA

DESCRIPTION	AREA
TOTAL BUILDING AREA	17050.86 SQ. FT.
HARDSCAPE AREA	359,140.79 SQ. FT.
LANDSCAPE AREA	15,056.93 SQ. FT.

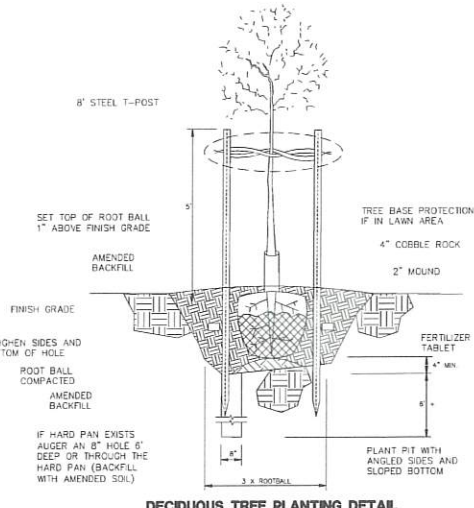
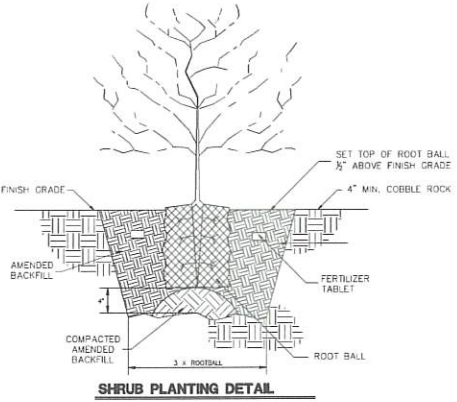
LANDSCAPE NOTES

- 1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE NO DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.
- 6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
- 7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.
- 8: ANY LANDSCAPING, INCLUDING STREET, LANDSCAPE STRIPS AND/OR MEDIAN AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNERS AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT OF MAINTAIN.

HURRICANE CITY PARKS DEPARTMENT:

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NOTE:- UTILITIES PER HURRICANE CITY STANDARDS.



Know what's below.
Call 811 before you dig.

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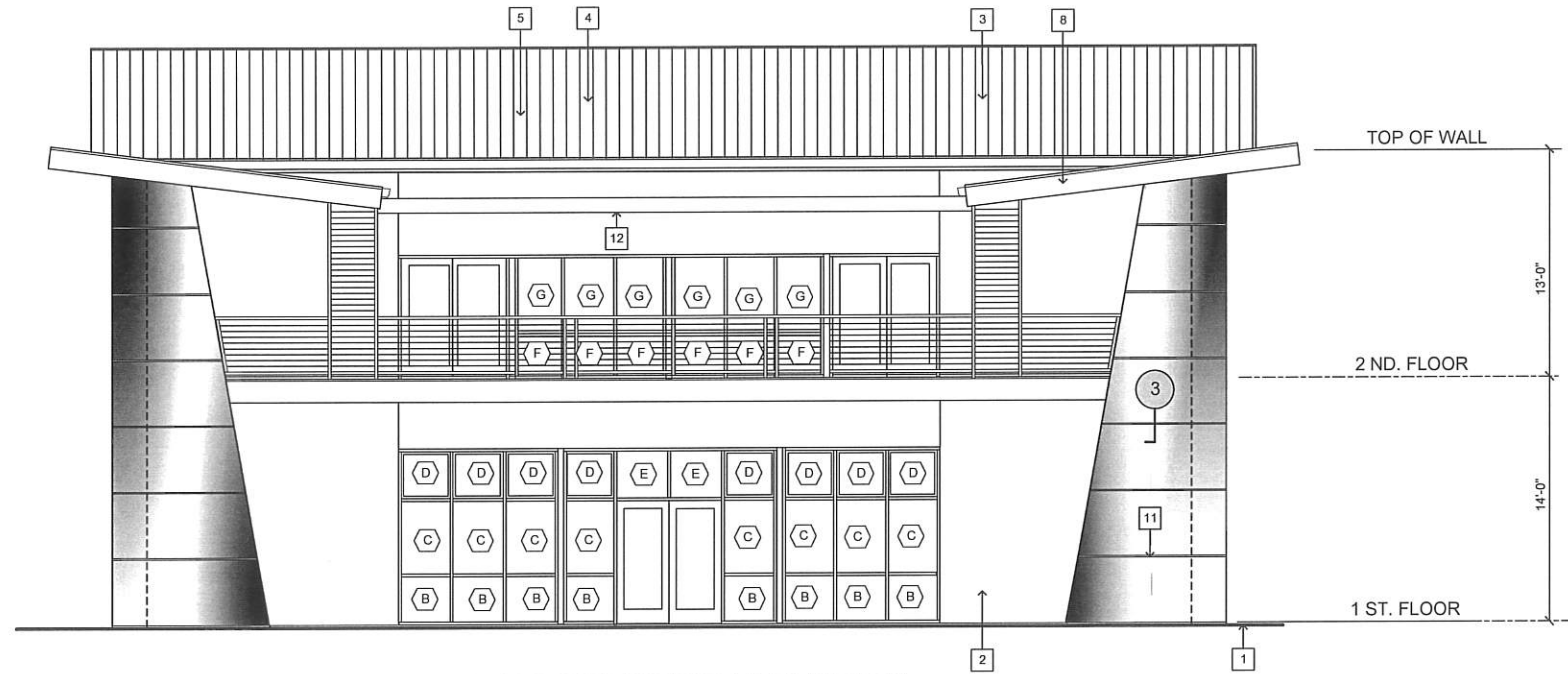
NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8507



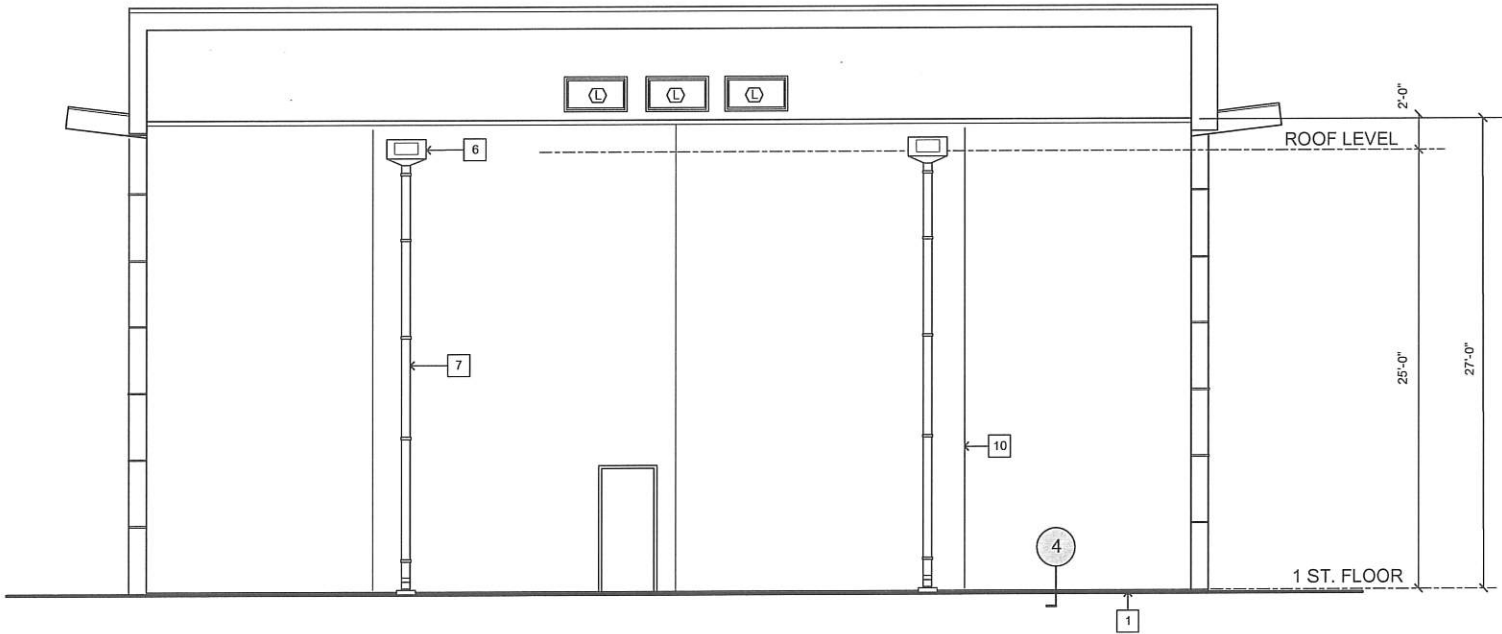
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LOCATED AT 840 S SAND HOLLOW RD
LOCATED AT IN SECTIONS 2 & 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 06/13/2022
SCALE: 1"=60'
JOB NO: 281-003
SHEET NO: C11



FRONT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



REAR EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

KEYED NOTES

- 1 FINISH GRADE.
- 2 1/2" THICK STUCCO OVER 6" FOAM WALL PANELS.
- 3 PREFINISHED CORRUGATED METAL ROOFING.
- 4 22 GAGE PREFINISHED SHEETMETAL FASCIA & FLASHING.
- 5 PREFINISHED POLISHED METAL PANELS AT DECORATIVE PILLARS.
- 6 22 GAGE PREFINISHED SHEETMETAL 14" x 6" SCUPPER W/ CONDUCTOR HEAD & 6" x 4" DOWNSPOUT.
- 7 22 GAGE x 4" x 4" SHEETMETAL PREFINISHED DOWNSPOUT.
- 8 22 GAGE x 5" x 6" PREFINISHED SHEETMETAL RAIN GUTTER.
- 9 22 GAGE x 4" x 4" PREFINISHED SHEETMETAL LEADER.
- 10 CONTROL JOINT.
- 11 1 1/2" WIDE STUCCO ACCENT CHANNEL.
- 12 6" x 10" x 0.190" ALUMINUM BEAM.

LEGEND

- 1 KEYED NOTE DESIGNATION
- B WINDOW DESIGNATION
- 1 DETAIL DESIGNATION

BASH MINI

840 S. SAND HOLLOW ROAD
HURRICANE, UTAH 84757

David A. Dunn Architect

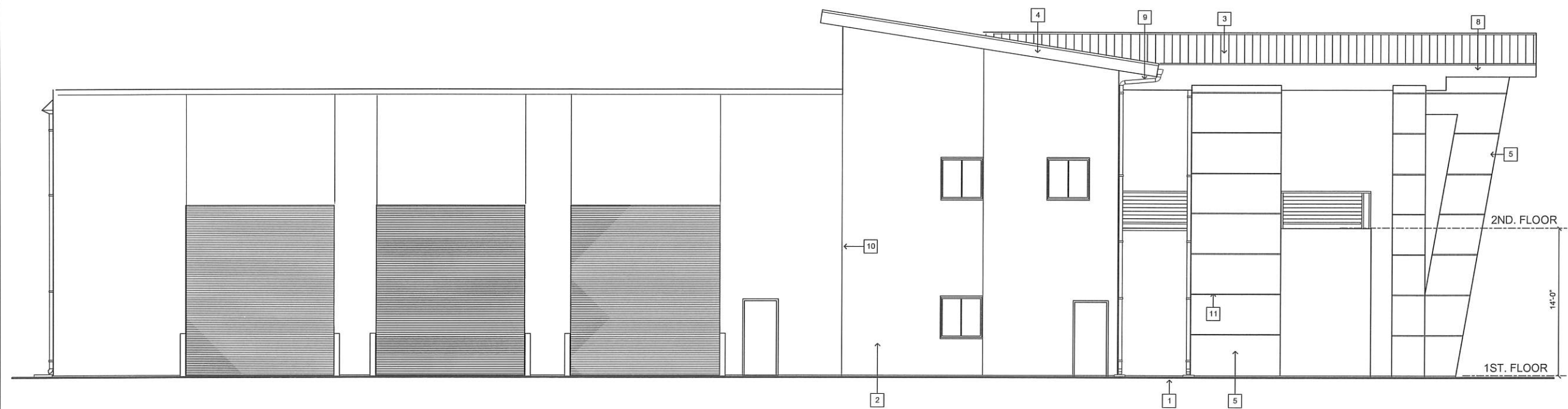
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

**FRONT & REAR
EXTERIOR ELEVATIONS**

DATE
LATEST REVISION
DRAWN BY DAD
PROJECT NO. 2119
DWG. NO. A4

PRELIMINARY – NOT FOR CONSTRUCTION – 6/15/22

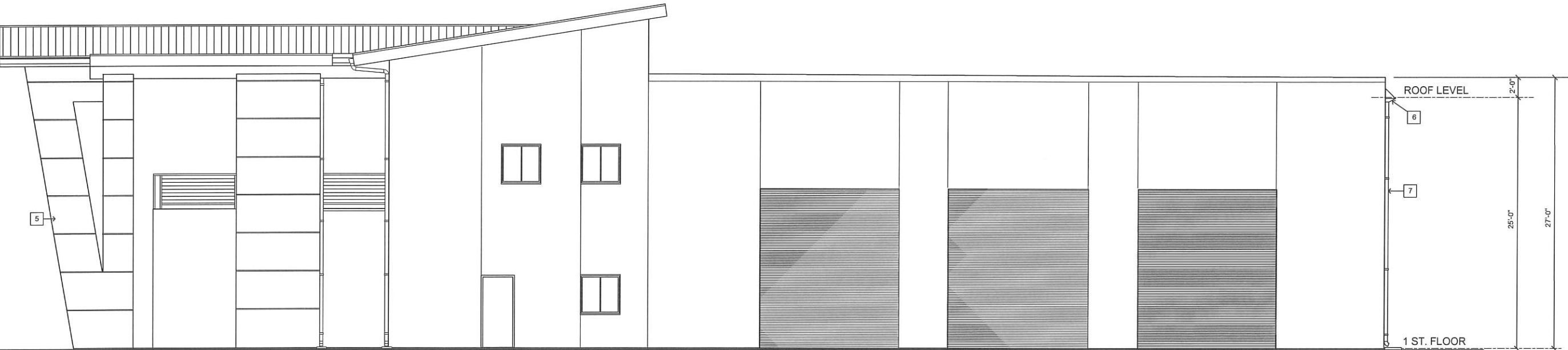


LEFT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

KEYED NOTES

- 1 FINISH GRADE.
- 2 1/2" THICK STUCCO OVER 6" FOAM WALL PANELS.
- 3 PREFINISHED CORRUGATED METAL ROOFING.
- 4 22 GAGE PREFINISHED SHEETMETAL FASCIA & FLASHING.
- 5 PREFINISHED POLISHED METAL PANELS OVER 4" 4" FOAM WALL PANELS.
- 6 22 GAGE PREFINISHED SHEETMETAL 14" x 6" SCUPPER W/ CONDUCTOR HEAD & 4" x 6" x 4" DOWNSPOUT.
- 7 22 GAGE x 4" x 4" SHEETMETAL PREFINISHED DOWNSPOUT.
- 8 22 GAGE x 5" x 6" PREFINISHED SHEETMETAL RAIN GUTTER.
- 9 22 GAGE x 4" x 4" PREFINISHED SHEETMETAL LEADER.
- 10 CONTROL JOINT.
- 11 1 1/2" WIDE STUCCO ACCENT CHANNEL.



RIGHT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY – NOT FOR CONSTRUCTION – 5/27/22



David A. Dunn Architect

2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

LEFT & RIGHT
EXTERIOR ELEVATIONS

DATE

LATEST REVISION

DRAWN BY
DAD

PROJECT NO.
2119

DWG. NO.

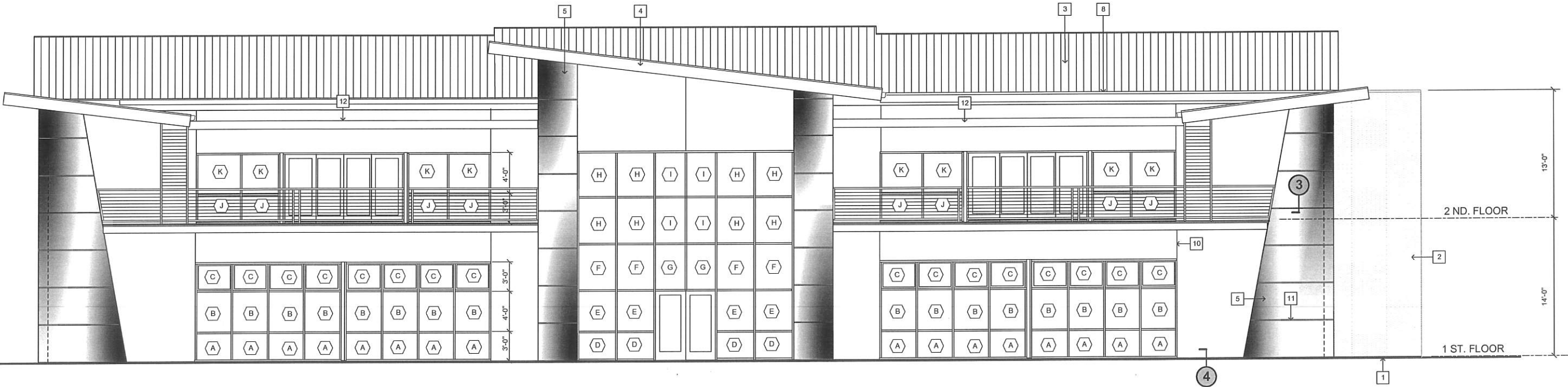
A5

LEGEND

- (A) WINDOW DESIGNATION
(1) DETAIL DESIGNATION

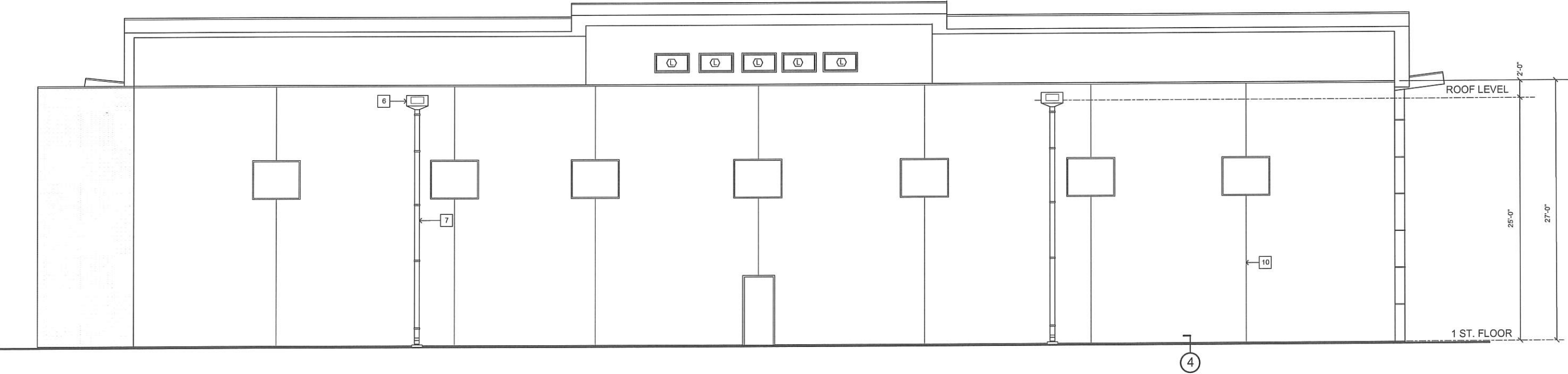
KEYED NOTES

- 1 FINISH GRADE.
2 1/2" STUCCO OVER 6" OR 8" FOAM WALL PANELS.
3 PREFINISHED CORRUGATED METAL ROOFING.
4 24 GAGE PREFINISHED SHEETMETAL FASCIA & FLASHING.
5 PREFINISHED POLISHED METAL PANELS AT DECORATIVE PILLARS.
6 24 GAGE PREFINISHED SHEETMETAL 14" x 6" SCUPPER W/ CONDUCTOR HEAD & 6" x 4" DOWNSPOUT.
7 24 GAGE x 4" x 4" SHEETMETAL PREFINISHED DOWNSPOUT.
8 24 GAGE x 5" x 6" PREFINISHED SHEETMETAL RAIN GUTTER.
9 24 GAGE x 4" x 4" PREFINISHED SHEETMETAL LEADER.
10 CONTROL JOINT.
11 1 1/2" WIDE STUCCO ACCENT CHANNEL.
12 6" x 10" x 0.190" ALUMINUM BEAM.



FRONT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



REAR EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

PRELIMINARY – NOT FOR CONSTRUCTION – 6/14/22

BASH FACILITY

840 S. SAND HOLLOW ROAD
HURRICANE, UTAH 84737



David A. Dixon Architect

2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS

FRONT & REAR
EXTERIOR ELEVATIONS

DATE

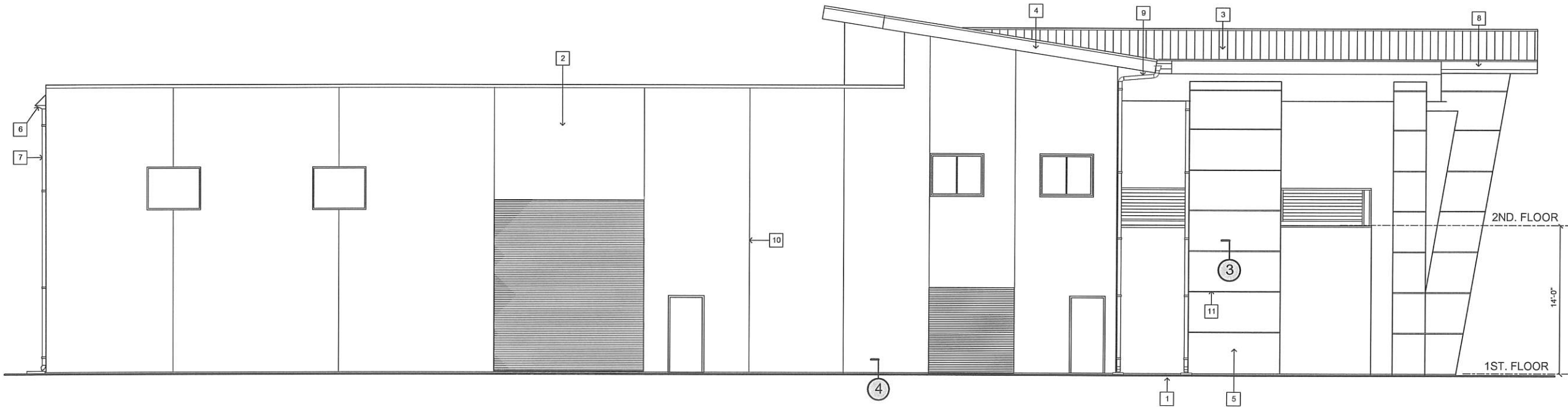
LATEST REVISION

DRAWN BY
DAD

PROJECT NO.
2118

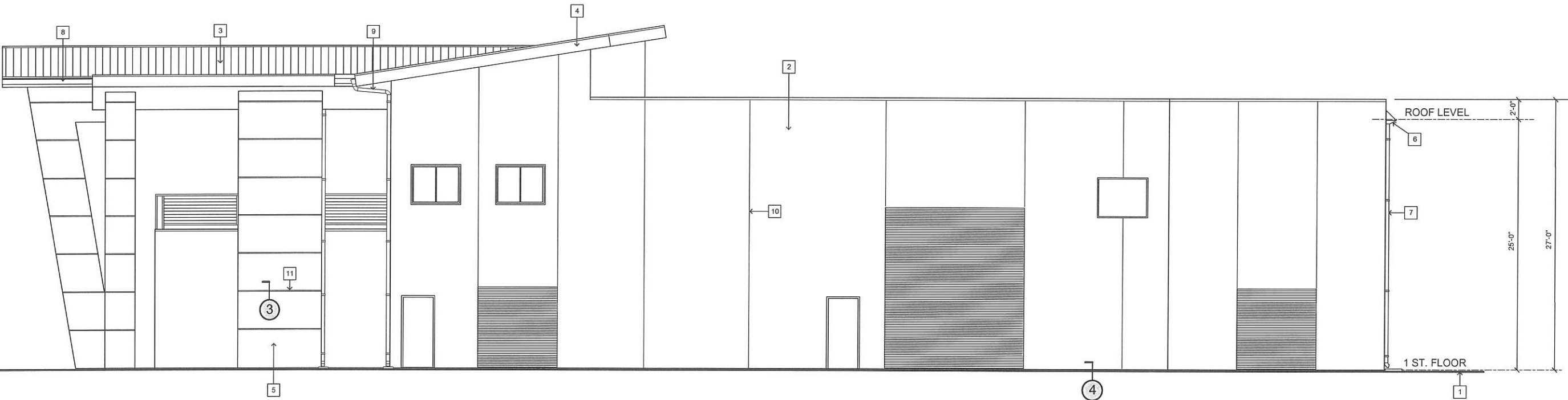
DWG. NO.

A6



LEFT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

KEYED NOTES

- 1 FINISH GRADE.
- 2 1/2" STUCCO OVER 6" FOAM WALL PANELS.
- 3 PREFINISHED CORRUGATED METAL ROOFING.
- 4 24 GAGE PREFINISHED SHEETMETAL FASCIA & FLASHING.
- 5 PREFINISHED POLISHED METAL PANELS.
- 6 24 GAGE PREFINISHED SHEETMETAL 14" x 6" SCUPPER W/ CONDUCTOR HEAD & 4" x 6" x 4" DOWNSPOUT.
- 7 24 GAGE x 4" x 4" SHEETMETAL PREFINISHED DOWNSPOUT.
- 8 24 GAGE x 5" x 6" PREFINISHED SHEETMETAL RAIN GUTTER.
- 9 22 GAGE x 4" x 4" PREFINISHED SHEETMETAL LEADER.
- 10 CONTROL JOINT.
- 11 1 1/2" WIDE STUCCO ACCENT CHANNEL.

LEGEND

- 1 DETAIL DESIGNATION

BASH FACILITY

840 S. SAND HOLLOW ROAD
HURRICANE, UTAH 84737



David A. Dixon Architect

2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS
RIGHT & LEFT
EXTERIOR ELEVATIONS

DATE

LATEST REVISION

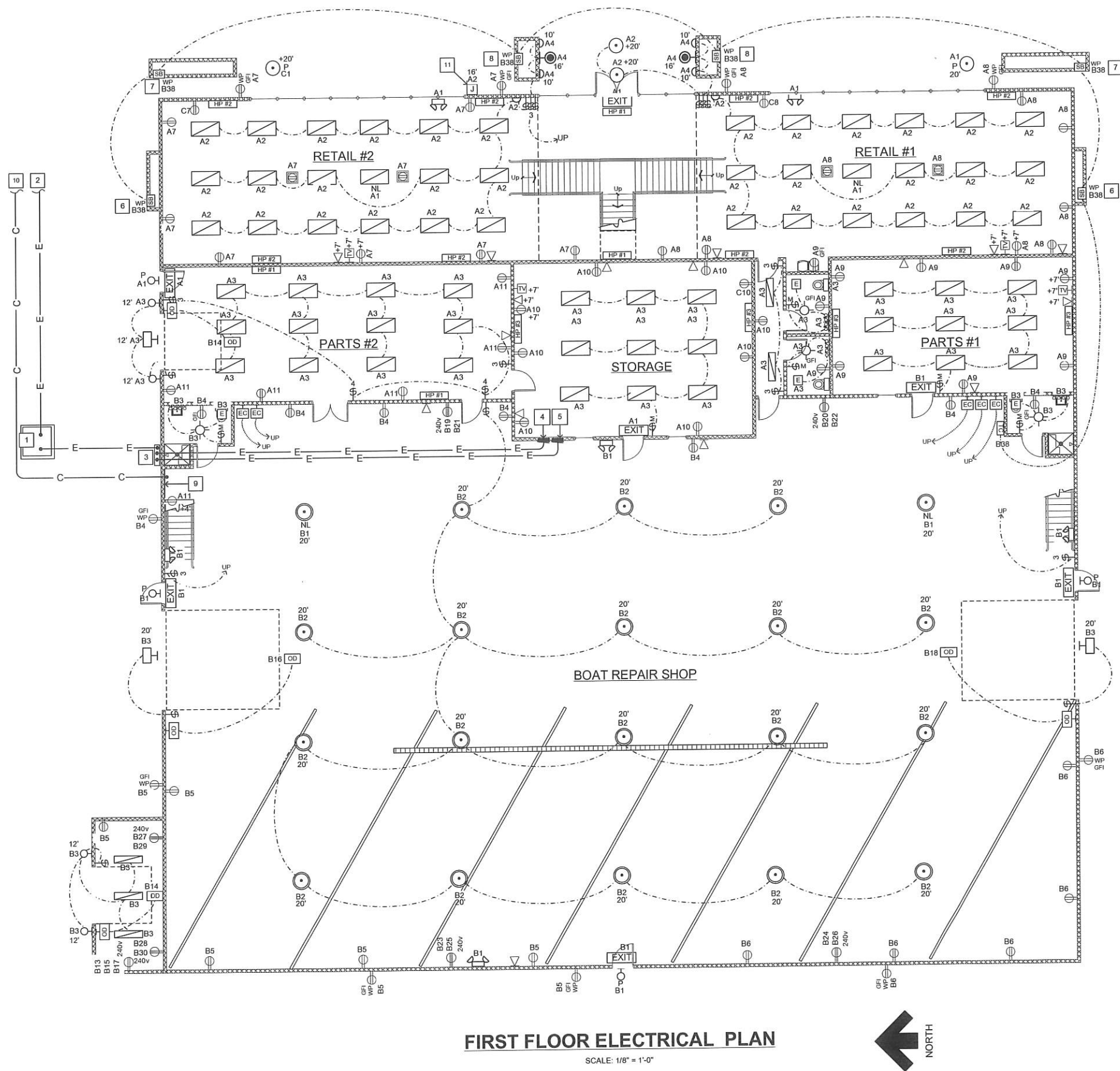
DRAWN BY
DAD

PROJECT NO.
2118

DWG. NO.

A7

PRELIMINARY – NOT FOR CONSTRUCTION – 5/31/22



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



KEYED NOTES

- 1 ELECTRIC POWER TRANSFORMER & PAD.
- 2 EXTEND U.G. ELECTRICAL SERVICE CONDUIT AS SHOWN ON CIVIL ENGINEER DRAWINGS.
- 3 400 A., 208/120/240 V., 3-PHASE MAIN SERVICE CABINET BY CONTRACTOR & METER BY UTILITY COMPANY.
- 4 ELECT. PANEL A.
- 5 ELECT. PANEL B.
- 6 SPLICE BOX FOR STRIP LIGHTS & 9 POWER SUPPLY UNITS
- 7 SPLICE BOX FOR STRIP LIGHTS & 6 POWER SUPPLY UNITS.
- 8 SPLICE BOX FOR STRIP LIGHTS & 7 POWER SUPPLY UNITS.
- 9 3/4" x 4" x 8" PLYWOOD FOR COMMUNICATIONS EQUIPMENT W/ BOTTOM 4" ABOVE FLOOR LEVEL
- 10 200' OF 5/8" COMMUNICATIONS FIBER-DUCT FURNISHED BY UTILITY COMPANY & INSTALLED BY CONTRACTOR. FIELD VERIFY WITH UTILITY COMPANY ROUTING OF COMMUNICATIONS FIBER-DUCT.
- 11 JUNCTION BOX FOR SIGNAGE.

LEGEND

- CEILING-MOUNTED LIGHT FIXTURE
- SURFACE-MOUNTED 2'-0" x 4'-0" LIGHT FIXTURE
- SURFACE-MOUNTED 1'-0" x 4'-0" LIGHT FIXTURE
- WALL-MOUNTED LIGHT FIXTURE
- MULTI-LIGHT WALL-MOUNTED LIGHT FIXTURE
- ACCENT WALL-MOUNTED LIGHT FIXTURE
- FLOOD WALL-MOUNTED LIGHT FIXTURE
- SCONE WALL-MOUNTED LIGHT FIXTURE
- PENDANT-MOUNTED ACCENT LIGHT FIXTURE
- PENDANT-MOUNTED INDUSTRIAL LIGHT FIXTURE
- EMERGENCY WALL-MOUNTED LIGHT FIXTURE
- EXIT LIGHT FIXTURE
- EXHAUST FAN
- NIGHT LIGHT
- SINGLE-POLE LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- 4-WAY LIGHT SWITCH
- MOTION-DETECTOR LIGHT SWITCH
- EVAPORATIVE COOLER CONTROL
- ELECTRICAL WIRING
- LOW VOLTAGE WIRING
- 5/8" U.G. COMMUNICATIONS FIBER-DUCT
- A1 ELECTRICAL PANEL DESIGNATION & CIRCUIT NUMBER
- P LIGHT FIXTURE ACTIVATED BY PHOTOCELL
- E U.G. ELECTRICAL CONDUIT
- +10' HEIGHT OF FIXTURE ABOVE FLOOR LEVEL
- DUPLEX CONVENIENCE OUTLET
- 220 V. OUTLET
- GROUND-FAULT-INTERRUPTER OUTLET
- FLOOR MOUNTED DUPLEX OUTLET
- COMMUNICATION OUTLET
- TELEVISION OUTLET
- ELECT. DISTRIBUTION PANEL
- WP WATER-PROOF
- HP #1 WALL-MOUNTED HEAT PUMP UNIT
- EC EVAPORATIVE COOLER CONTROLLER
- OD OVERHEAD DOOR MOTOR
- OD OVERHEAD DOOR CONTROLLER
- TC TIME CLOCK
- WP SB SPLICE BOX (WATER PROOF)

PRELIMINARY – NOT FOR CONSTRUCTION – 6/14/22

BASH FACILITY
840 S. SAND HOLLOW ROAD
HURRICANE, UTAH 84737

David A. Dinn Architect
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS
**FIRST FLOOR
ELECTRICAL PLAN**

DATE

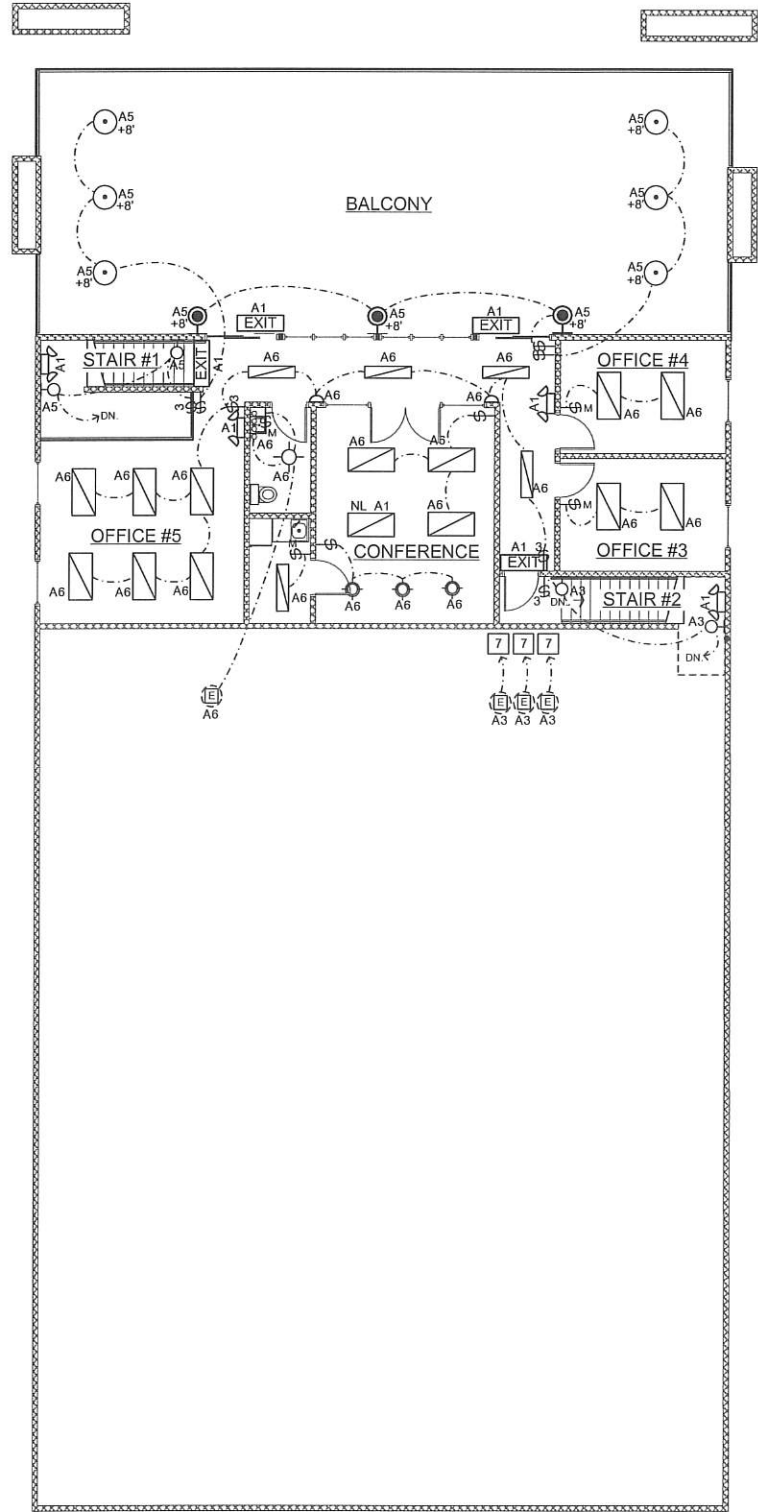
LATEST REVISION

DRAWN BY
DAD

PROJECT NO.
2118

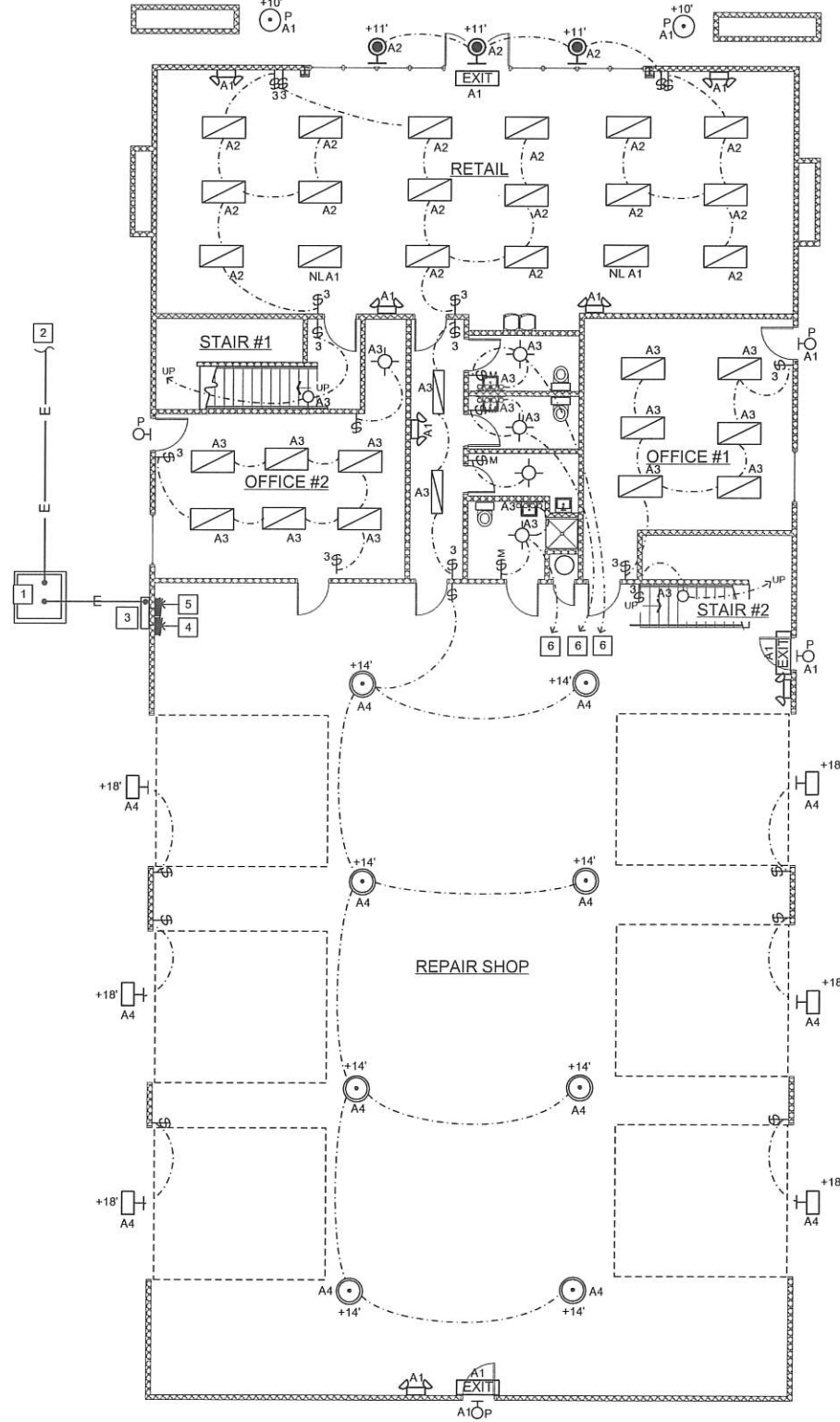
DWG. NO.

E1



SECOND FLOOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"



KEYED NOTES

- 1 ELECTRIC POWER TRANSFORMER & PAD.
- 2 EXTEND U.G. ELECTRICAL SERVICE CONDUIT AS SHOWN ON CIVIL ENGINEER DRAWINGS.
- 3 400 A., 208/120/240 V., 3-PHASE MAIN SERVICE CABINET BY CONTRACTOR & METER BY UTILITY COMPANY.
- 4 ELECT. PANEL A.
- 5 ELECT. PANEL B.
- 6 UP TO ROOF-MOUNTED EXHAUST FAN.
- 7 DOWN TO RESTROOM BELOW.

LEGEND

- CEILING-MOUNTED LIGHT FIXTURE
- FLUSH-MOUNTED LIGHT FIXTURE
- SURFACE-MOUNTED 2'-0" x 4'-0" LIGHT FIXTURE
- SURFACE-MOUNTED 1'-0" x 4'-0" LIGHT FIXTURE
- WALL-MOUNTED LIGHT FIXTURE
- MULTI-LIGHT WALL-MOUNTED LIGHT FIXTURE
- ACCENT WALL-MOUNTED LIGHT FIXTURE
- FLOOD WALL-MOUNTED LIGHT FIXTURE
- SCONE WALL-MOUNTED LIGHT FIXTURE
- PENDANT-MOUNTED ACCENT LIGHT FIXTURE
- PENDANT-MOUNTED INDUSTRIAL LIGHT FIXTURE
- EMERGENCY WALL-MOUNTED LIGHT FIXTURE
- WALL-MOUNTED EXIT LIGHT FIXTURE
- ROOF-MOUNTED EXHAUST FAN
- NIGHT LIGHT
- SINGLE-POLE LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- MOTION DETECTOR LIGHT SWITCH
- ELECTRICAL WIRING
- A1 ELECTRICAL PANEL DESIGNATION & CIRCUIT NUMBER
- P LIGHT FIXTURE ACTIVATED BY PHOTOCELL
- E U.G. ELECTRICAL CONDUIT
- +10' HEIGHT OF FIXTURE ABOVE FLOOR LEVEL
- ELECT. DISTRIBUTION PANEL

DRAWING CONTENTS

ELECTRICAL LIGHTING PLANS

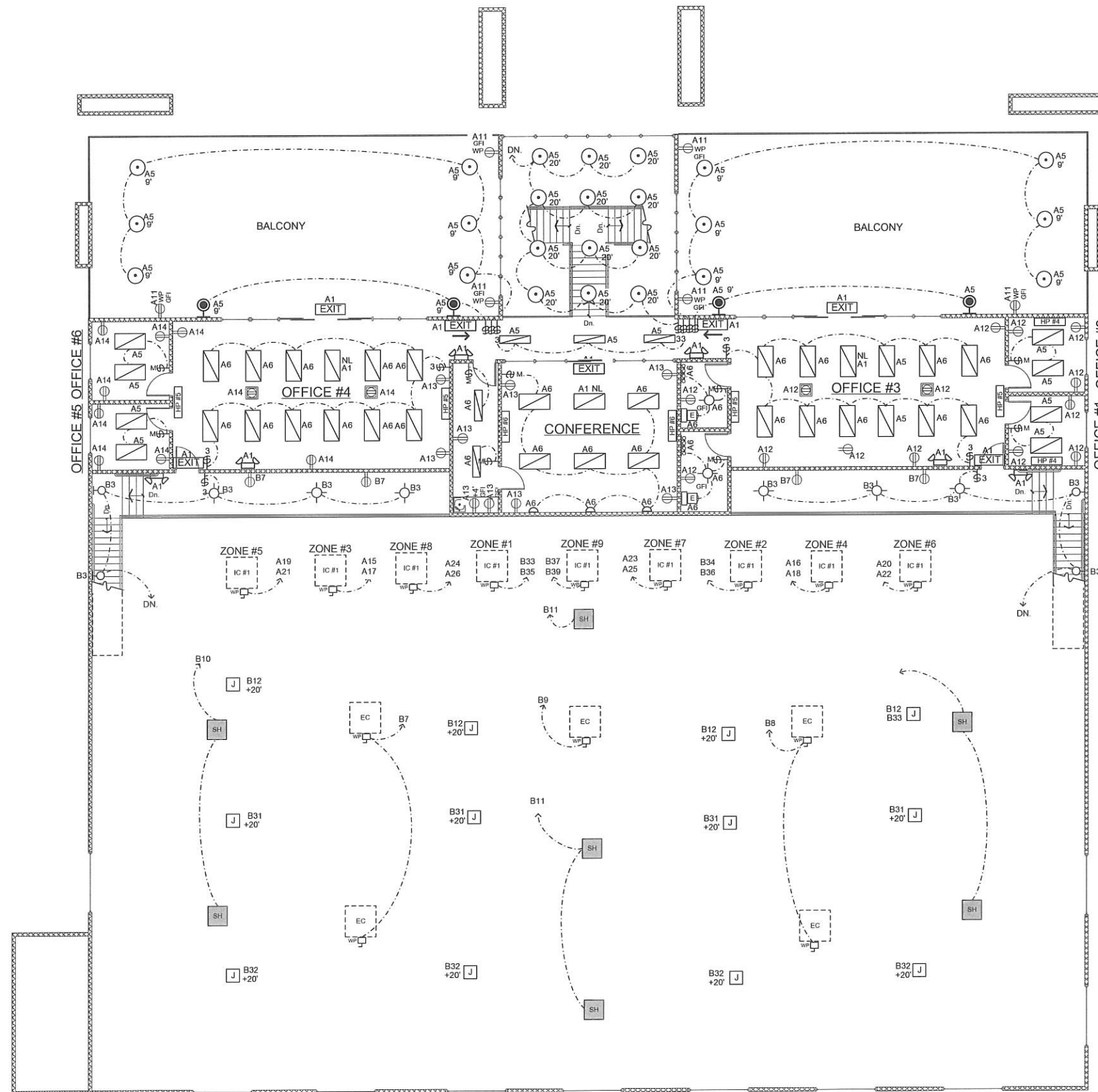
DATE
LATEST REVISION
DRAWN BY DAD
PROJECT NO. 2119
DWG. NO. E1

David A. Damm Architect

2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

BASH MINI
840 S. SAND HOLLOW ROAD
HURRICANE, UTAH 84757

PRELIMINARY – NOT FOR CONSTRUCTION – 6/16/22



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



LEGEND

- 6" THICK GBSI FOAM WALL PANEL
- INTERIOR WALL: 2" x 4" D.F. #2 STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT EACHSIDE
- CEILING-MOUNTED LIGHT FIXTURE
- FLUSH-MOUNTED LIGHT FIXTURE
- SURFACE-MOUNTED 2'-0" x 4'-0" LIGHT FIXTURE
- SURFACE-MOUNTED 1'-0" x 4'-0" LIGHT FIXTURE
- WALL-MOUNTED LIGHT FIXTURE
- MULTI-LIGHT WALL-MOUNTED LIGHT FIXTURE
- ACCENT WALL-MOUNTED LIGHT FIXTURE
- SCONE WALL-MOUNTED LIGHT FIXTURE
- PENDANT-MOUNTED ACCENT LIGHT FIXTURE
- EMERGENCY WALL-MOUNTED LIGHT FIXTURE
- WALL-MOUNTED EXIT LIGHT FIXTURE
- EXHAUST FAN
- NIGHT LIGHT
- SINGLE-POLE LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- MOTION-DETECTOR LIGHT SWITCH
- EVAPORATIVE COOLER CONTROL
- ELECTRICAL WIRING
- EVAPORATIVE COOLER & MINI-SPLIT CONTROL WIRING
- ELECTRICAL PANEL DESIGNATION & CIRCUIT NUMBER
- A1
- +10'
- DUPLEX CONVIENCE OUTLET
- GROUND-FAULT-INTERRUPTER OUTLET
- FLOOR MOUNTED DUPLEX OUTLET
- COMMUNICATION OUTLET
- TELEVISION OUTLET
- WATER-PROOF DISCONNECT
- JUNCTION BOX
- WATER-PROOF
- WALL-MOUNTED HEAT PUMP
- ROOF-MOUNTED EVAPORATIVE COOLER
- ROOF-MOUNTED INVERTER COMPRESSOR
- PENDANT-MOUNTED UNIT HEATER

BASH FACILITY

840 S. SAND HOLLOW ROAD
HURRICANE, UTAH 84737



David A. Dixon Architect

2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS
SECOND FLOOR
ELECTRICAL PLAN

DATE

LATEST REVISION

DRAWN BY
DAD

PROJECT NO.
2118

DWG. NO.

E2

PRELIMINARY – NOT FOR CONSTRUCTION – 6/14/22

ON JULY 28, 2021 AT 6:30 PM., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 NORTH 870 WEST HURRICANE UT, 84737

Members Present: Dayton Hall, Mark Sampson, Shelley Goodfellow, Paul Farthing, Rebecca Bronemann, Michelle Cloud, and Penny James-Garcia.

Members Excused: Ralph Ballard

Staff Present: Planning Director Stephen Nelson, Planning Technician Brienna Spencer and City Engineer Representative Darrin LeFevre

Chairman Dayton Hall called meeting to order at 6:30 p.m.

Paul Farthing motioned to move agenda item 2021-AFP-11 be moved to the first discussion item. Dayton Hall agreed that would be okay.

Rebecca Bronemann motioned to approve the agenda as amended. Seconded by Shelley Goodfellow. Unanimous.

The Pledge of Allegiance was led by Chris Shamo and Shelley Goodfellow offered the prayer. Roll call was taken.

Public Hearing

1. A proposed consideration of the new Active Transportation Master Plan.

Arthur LeBaron lives on 810 South and is the City Engineer. He shared that he often hears the public asking why the city doesn't have bike paths. He stated that the simple answer is that we do not have a plan for them. This plan is quite visionary with side paths throughout the entire city on every road not developed yet. If we stick to this plan, in years, people will talk about how great our bike paths are. If we stick to the plan, we will be able to accomplish it.

Steve Jones lives on 920 West. His concern is bringing in these bike paths along this road would be that some properties would not have a very far distance to the road or pathway to their house. There is a lot of space that will be taken from these older homes if we allow for the extra.

Phillip Callam is a physical therapist in the area. He encourages his clients to engage in anything physical. Anything we can do to make it accessible to our community and makes it safer has his support.

2. A Zone Change Amendment request located at approx. 2170 W and 600 N. With parcel numbers H-3-1-33-4401 and H-3-1-33-441 from R1-6, residential one unit per 6,000 square feet, to RR, recreation resort. While parcel number H-3-1-33-4420 is from R1-10, residential one unit per 10,000 square feet, to contain a split zoning of NC, neighborhood commercial, and RR, recreation resort.

Comments were submitted and are on the record. They are attached to the end of these minutes.

Jamie Child has three issues with this zone change. The main one is the parking. There are already serious issues at the current resort with the parking. Guests have to park further away and the streets are being filled up. Adding another resort would only add to the parking issue. The second issue is the garbage. There is nowhere to put it like a dumpster. They are concerned about the amount of trash that

1 will continue to be blowing around. The third issue is the overcrowded pool. There is an issue with short
2 term rentals with a lot of them within the area.

3 Lawrence Debarry lives in Provo and owns a property at Zion Village. The issue is parking. Adding more
4 resort homes, will just exacerbate the existing issue.

5 ~~3. A Zone Change Amendment request on 37 acres from RA-1, residential agriculture one unit~~
6 ~~per acre, to R1-8, residential one unit per 8,000 square feet, with a PDO, planned development~~
7 ~~overlay. Requested the item be postponed until August 12, 2021.~~

8 No comments.

9 **4. A Zone Change Amendment request on 327 acres from RA-1, residential agriculture one unit**
10 **per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A**

11 No comments.

12 **5. A Zone Change Amendment request located at 475 N State St from HC, highway commercial,**
13 **to RR, recreation resort. Parcel ID's H-286-A-1 and part of H-30252-A**

14 No comments.

15 **6. A proposed Land Use Code amendment to Title 10-chapter 26, regarding Recreational Resort**
16 **requirements.**

17 No comments.

18 **New Business:**

19
20 **Discussion and consideration of a recommendation of the proposed Hurricane City Active**
21 **Transportation Master Plan.**

22 Thomas – representative of the company creating our Active Transportation Master Plan. He shared
23 they have been working on this since January. They started out by looking at existing trails. They have
24 been working with Stephen Nelson and Arthur LeBaron on this and drafting up different ideas. Mr.
25 Nelson stated that initially they didn't have most public comment because of funding but when revising
26 our general plan, we received a lot of feedback and public comment about this. One question asked to
27 the public was how easy it is to walk and bike around town. Most people shared that it's easy to walk
28 around town but not really bike around town. Mr. Thomas continued to share with the commissioners
29 the different questions asked to the public and the feedback received. They spent a lot of time thinking
30 about how it will look and feel on the roadway. They looked at the functional class of what they were
31 looking for and provided a cross section design, which was presented to the commissioners. Michelle
32 Cloud asked Mr. Thomas if there is a mechanism to deal with a circumstance where things may cause a
33 hardship to a property owner and affect their house setbacks. Mr. Thomas shared that there is a lot of
34 flexibility with the layout of the cross sections where needed. Penny James-Garcia stated when talking
35 to people tonight, a lot of people were excited about what they were seeing. Someone asked about cost
36 estimates, which are not something provided at the moment. Mr. Nelson stated that most comments
37 shared were positive and encouraging. He didn't hear any comments that were directly contrary to the

design. Mrs. James-Garcia stated that she is excited to have a bike path run along 600 North. How did the City of Washington and City of St. George go about funding their paths? Mr. Nelson stated that chapter 7 in the Active Transportation Master Plan talks about funding and talked about a few of those things. Most of 600 north is already developed so we can't go back and ask developers to develop the bike path. Mrs. James-Garcia asked how realistic is the 600 north trail really going to be? Mr. Nelson touched on the process the City will have to go through to build out these trail systems on existing streets and neighborhoods. Mr. Thomas stated that there is more and more funding for active transportation. Cities who prioritize their trail systems are going to be rewarded more. Mark Sampson asked Mr. Nelson about execution if this is approved. Mr. Nelson stated the city will officially adopt this and developers have to legally abide by the development standards. The biggest difference between this updated map and our existing map is this one is adding an additional 5 feet to the existing master planned roads. Staff and the commissioners discussed the current and proposed cross sections and the way it'll affect developers and property owners. Arthur LeBaron stated that the majority of streets in Hurricane do not currently exist. 920 West is already master planned to be 60 foot right of way. He mentioned the east end of 600 north and what had to happen to make it work and go in. His hope is that the city will adopt a plan that will create a nice community. Dayton Hall mentioned the country cross sections and stated this plan should reflect that. Paul Farthing thinks this is a good plan and we should move it forward. Shelley Goodfellow thinks this plan looks really good and we need to get going on this now because there is a lot of development coming. Her concern is that because she is on a 90-foot roadway, it's already going to take 2/3rds of an acre and she's going to have to give up a lot of land. We need to remember that this is just a guideline. Rebecca Bronemann shared that this is a general plan and it will be amended but as long as we have a guide those things can be amended when they come up. Mr. Thomas stated that the value of having a plan is not set in stone, it's a guideline as well as the perks of getting additional funding.

Mark Sampson motioned to approve and forward the Hurricane City Active Transportation Master Plan onto the City Council subject to adding country cross sections and addressing the intersection of Highway 7. Paul Farthing seconded the motion. Unanimous

2021-ZC-25 Discussion and consideration of a recommendation of a proposed zone change amendment request located at approx. 2170 W and 600 N. with parcel numbers H-3-1-33-4401 and H-3-1-33-441 from R1-6, residential one unit per 6,000 square feet, to RR, recreation resort. While parcel number H-3-1-33-4420 is from R1-10, residential one unit per 10,000 square feet, to contain a split zoning of NC, neighborhood commercial, and RR, recreation resort. Zion Village Resort LLC, Jay Rice Applicant, Alpha Engineering, Jared Madsen PE Agent.

Jared Madsen stated that the parking issue has been on Jay Rice's mind from the beginning. There is a private pool for every unit besides two as well as a public clubhouse and community pool. Mr. Madsen asked about 500 north and what it is because he was not aware of it. Stephen Nelson shared that when the city initially approved the Fire Rock subdivision, it was contingent on requiring the adjacent property owner to provide access of services. He stated that in our code, it states that a site plan be provided with a RR zone change request. Paul Farthing would like to approve something with all the problems hashed out. There should be a dedicated space to address the issue with the existing resort. Why would we give more resort when the parking is already an issue? Shelley Goodfellow stated that recreation

1 resort is held to a higher standard. The garbage and the parking issues are all things the commission has
2 to consider. She doesn't think that a lot of short-term rentals should be clustered and right now we have
3 a lot along Sand Hollow Road and right here on 2170 West. If we are going to limit what our citizens can
4 do with their own property, maybe we should do the same thing on outside investors. Short term
5 rentals and rules within the city were discussed. Michelle Cloud shared that all the affordable housing in
6 Moab was eaten up by vacation rentals. The same thing happened in Park City. She is not in favor of it
7 for those reasons. Rebecca Bronemann stated that she thinks approving this will negatively affect the
8 adjacent properties with their existing issues. Penny James-Garcia always has issues with someone who
9 comes in and buys property knowing it is zoned one way and ask for something else. When she drove
10 through, she noticed the parking issues as well as all the overflowing trash. She is against this because
11 of these reasons. With each unit having individual pools makes her concerned to support this with the
12 drought we are in. We need to consider what we are doing with our water resources. Mark Sampson
13 stated that the RV storage doesn't seem like it's going to address the issues of parking, especially if they
14 have to be rented at an additional cost.

15 *Paul Farthing motioned to continue 2021-ZC-25 so the applicant can fix the alignment of 500 North and*
16 *the other comments discussed. Mark Sampson seconded the motion. Dayton Hall – abstained, Penny*
17 *James-Garcia – nay, Paul Farthing, Mark Sampson, Shelley Goodfellow, Michelle Cloud, and Rebecca*
18 *Bronemann – aye.*

19 **2021-ZC-28 Discussion and consideration of a recommendation of a proposed zone change**
20 **amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10,**
21 **residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A. Silver Flats LLC/ Duane**
22 **Fielding Applicant, Jon Jensen Agent.**

23 Jon Jensen introduced himself and the project to the commissioners. Rebecca Bronemann asked about
24 the open space and if it was due to the sensitive lands. Mr. Jensen stated that is correct. Mrs.
25 Bronemann mentioned the comment on the services not being to the property and asked what they
26 plan to do to get those out there. Penny James-Garcia thinks the zoning is too great, there are no
27 services, and us changing the zoning to get investors is not our problem. Mark Sampson asked about the
28 map presented and the location of city limits. Dayton Hall stated that for a while now, he's been saying
29 that we've been overextending zone changes headed to the south of town. He has a problem as we
30 continue to allow these. We need to continue to look at what we approve to the south of 3000 south.
31 The roads are inadequate and so are the services. Further discussion was had on infrastructure and
32 services. Paul Farthing stated he has no issue with the concept but it's premature at the moment. Mr.
33 Jensen stated that there is a demand for this now, not tomorrow, or in 10 years. There are currently
34 51,000 households wanting to move to Utah and there aren't the homes for it. Copper Rock has a road
35 that will match right up to the end of this property. Development is maybe 2 years away. When we say
36 no to this, we are saying no to our kids looking for a place to live. Shelley Goodfellow agrees with the
37 applicant and maybe it is because it's not multi-family or recreation resort and that gets her excited.
38 She doesn't think this is too far out. We just approved Copper Rock to the East and the Romney group
39 project to the West. She does agree that the density is higher than what she would like to see. She
40 would suggest approving this and capping the density off at 4 units an acre. Mrs. Bronemann asked
41 Stephen Nelson how far out the surrounding developments are on bringing services to their projects.
42 Mr. Nelson addressed that on the map presented. There are multiple things that will need to be
43 discussed and worked through with the surrounding developments to bring the services to the area.

Michelle Cloud can attest to the demand. People love this area and they want to come here. She feels that area of town had a blanket zone RA-1 for us to change as we see fit as the development happens. Mrs. Cloud agrees with Mrs. Goodfellow with the 4 units per acre cap density but she feels this is an appropriate area for this zoning. Mrs. James-Garcia stated that we are not against growth, just slow down a bit. She is concerned for the roads and the infrastructure. We, as a planning commission, are charged with planning and it seems we keep saying yes. There has to be a point where we stop and slow things down. Until we can solve and provide adequate services, we need to stop. Mr. Jensen stated that if we don't use the water we are going to lose it. The state wants the city to approve more development.

Shelley Goodfellow motioned to recommend approval of 2021-ZC-28 as long as they cap the density at 4 units or less per acre and subject to staff and JUC comments. Michelle Cloud seconded the motion. Penny James-Garcia – nay, Mark Sampson – aye, Dayton Hall – nay, Shelley Goodfellow – aye, Michelle Cloud – aye, Rebecca Bronemann – nay. Motion carries.

Dayton Hall, Penny James-Garcia, and Rebecca Bronemann send a descending motion to the City Council as well.

2021-ZC-29 Discussion and consideration of a recommendation of a proposed zone change amendment request located at 475 N State St from HC, highway commercial, to RR, recreation resort. Parcel ID's H-286-A-1 and part of H-30252-A. Shamo Christen D and Charo S and Corporation of the Episcopal Church in Utah Applicant. Matt Lowe Agent.

Mark Sampson asked Karl Rasmussen about the location of the property next to the light at 600 North and SR-9. They will have access off 500 North. Stephen Nelson stated he thinks this is a good location for what they want to do. The applicant has talked about what they want to do and Mr. Nelson would like to continue this because he would like to make sure these things are included in the preliminary site plan.

Shelley Goodfellow motioned to continue 2021-ZC-29 until a site plan can be provided. Rebecca Bronemann seconded the motion. Unanimous.

2021-ZC-20 / 2021-PSP-05 Discussion and consideration of a recommendation of a proposed zone change amendment and preliminary site plan request on 101.25 acres located at approx. 2800 West and 150 N to contain a PDO, planned development overlay with the underlying zoning R1-8, residential one unit per 8,000 square feet and a portion to be reserved for commercial. Plumbholdings, LLC and Walter Plumb Applicants, Craig Hopkinson Agent.

Craig Hopkinson went over the changes on the site plan to accommodate the planning commissions previous comments and recommendations. Penny James-Garcia asked Stephen Nelson about the active transportation master plan and if this development would need to follow those standards if adopted. Mr. Nelson stated that we are not approving cross sections right now. If the trail system is adopted, we can require they match what we adopt. Mark Sampson asked about this being a PDO. Mr. Nelson stated that with this being a PDO, we can require how the cross sections look and how we want them. Dayton Hall doesn't agree with the staff on the comment about adequacy of services because there are services available to be developed to the property.

Penny James-Garcia motioned a recommendation of approval of 2021-ZC-20 and 2021-PSP-05 as proposed while addressing staff comments regarding the connection of 2800 West and the amenities in the park's renderings; also including the new cross sections as determined in the proposed Master Transportation Plan be included in the PDO. Mark Sampson seconded the motion. Unanimous.

2021-CUP-07 Discussion and consideration of an approval conditional use permit for an accessory building of greater height and size located at 754 W 1130 S. Ryan Reeve Applicant, Shawn Patten Agent.

Shawn Patten explained what they are wanting to do. It will be harmonious with the existing home. Shelley Goodfellow thinks it's a good project. All the commissioners thanked the applicant for the beautiful house in the community.

Rebecca Bronemann motioned to approve 2021-CUP-07 on the condition that the two lots are combined. Shelley Goodfellow seconded the motion. Unanimous.

2021-PP-19 / 2021-HIL-03 Discussion and consideration of a recommendation of a preliminary plat, Copper Rock Estates, located at 1100 W and just north of Copper Rock Parkway, for a 30-lot subdivision and a sensitive lands application for hillside. DAF Development LLC Applicant, Rick Richardson Agent.

Todd Getz explained the project. Stephen Nelson stated that he has one issue with the application and that is the sensitive lands. Our code requires each lot have a slope analysis which they have not provided. Chapter 10 title 24 section 6 was referenced and discussed. Mr. Nelson stated that right now there all these lots that have sloping over 10% and up to 20%. If the sloping is a certain percentage, each lot needs to be a certain size. Penny James-Garcia asked about the staff comment on changing the name.

Paul Farthing motioned to continue 2021-PP-19 / 2021-HIL-03 to give them time to resolve the sensitive lands issues. Penny James-Garcia seconded the motion. Unanimous.

2021-AFP-10 / 2021-PP-20 Discussion and consideration of a recommendation on an amended final plat application for Hurricane Storage Units Partial Amendment A (Lot 4), a 17-lot subdivision located at 130 N Old Highway 91. Jeff Andrus/Jasco Ind. Park, Ryan Scholes Agent

Ryan Scholes explained the project and went over the changes. Stephen Nelson went over the presented plat and reminded the commissioners of what the initial concerns were and went over what the remaining concerns are. The easements throughout the property were discussed. Michelle Cloud asked the applicant if they have read the staff comments and if they have any concerns about them. Penny James-Garcia asked Mr. Nelson if the newly proposed roads meet city standards. Mr. Nelson stated that they do.

Dayton Hall motioned a recommendation of approval of 2021-AFP-10 / 2021-PP-20 subject to staff and JUC comments but amended as follows: JUC comment 1 from water: remove the sentence "would rather have a street over the utility lines", JUC comment 2 from engineering: include only the sentence "need to continue the storm drain system from the north and south", include JUC comments 3-7, and remove staff comments 2 and 3 but include the remainder of staff comments 4-10. Paul Farthing seconded the motion. Unanimous.

2021-PP-21 Discussion and consideration of a recommendation of a preliminary plat, Sandstone Fields Subdivision, located on Dixie Spring Drive and approx. 4300 W, with a proposed 22 lots. Seth Foster Applicant, Alpha Engineering Agent

Seth Foster went over what they are planning to do with their project. Paul Farthing asked about the secondary access for the church.

Michelle Cloud motioned a recommendation of approval of 2021-PP-21 subject to staff and JUC comments. Penny James-Garcia seconded the motion. Unanimous.

2021-PP-22 Discussion and consideration of a recommendation of a preliminary plat, Canyons RV North Parcel, located at 2800 W and Black Rock Road, containing 104 lots. 2770 W State St, LLC Applicant, Joby Venuti Agent.

Joby Venuti asked to be continued and explained why he would like to do so.

Penny James-Garcia motioned to continue 2021-PP-22. Mark Sampson seconded the motion. Paul Farthing abstained due to personal and financial interest. Dayton Hall, Mark Sampson, Penny James-Garcia, Shelley Goodfellow, Michelle Cloud, and Rebecca Bronemann – aye. Motion carries.

2021-AFP-11 Discussion and consideration of a recommendation of an amended final plat application for Dixie Springs Subdivision Amendment and Extension Plat “D” Partial Amendment A (Lots 196 & 197), located at 3259 W 2490 S. Square D Builders LLC Applicant, Darren Dryer Agent

Mark Sampson motioned recommendation of approval of 2021-AFP-11. Rebecca Bronemann seconded the motion. Unanimous.

2021-LUCA-03 Discussion and consideration of a recommendation of a proposed code amendment to Hurricane City Code 10-26, recreation resort. Hurricane City Planning Applicant.

Stephen Nelson went over the proposed code update. He shared his recommendation of how the commissioners should approach the updated code to work through what they would like to see. Shelley Goodfellow thinks the short-term rentals within residential regulations is good and that we should regulate and cap it within the recreation resort as well.

Penny James-Garcia motioned to continue 2021-LUCA-03. Mark Sampson seconded the motion. Unanimous.

Planning Commission Business:

1. Road Improvement (Exaction) Ordinance Amendments
2. Planned Commercial Ordinance Update
3. City Council Recap
 - a. Most items were continued. The zone change on 650 South for Dratter was approved based off Planning Commission recommendation of the zoning being RA-0.5.

Shelley Goodfellow motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment