HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager 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 27, 2022
6:00 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.

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 the first bend headed south on Sand Hollow Road to alter the zoning boundaries between RR, recreation resort, and RM-3, multifamily 15 units per acre, to align with the new road, Resort Drive, as well as RR, recreation resort, and GC, general commercial, to allow for the realignment of Sand Hollow Road.
2. A Zone Change Amendment request located at 677 N State St from M-1, light industrial, to HC, highway commercial.
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.

OLD BUSINESS

1. 2022-CUP-24: Discussion and consideration of a possible approval of a conditional use permit for metal building located at 600 N 3100 W. James Cheney 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-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.
4. 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.
5. 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.
6. 2022-PP-24: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Resort, a 945 unit recreation resort development located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.

NEW BUSINESS

1. 2022-ZC-36: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at the first bend headed south on Sand Hollow Road to alter the zoning boundaries between RR, recreation resort, and RM-3, multifamily 15 units per acre, to align with the new road, Resort Drive, as well as RR, recreation resort, and GC, general commercial, to allow for the realignment of Sand Hollow Road.
2. 2022-ZC-37: Discussion and consideration a recommendation to the City Council on a Zone Change Amendment request located at 677 N State St from M-1, light industrial, to HC, highway commercial. Myka Desormier Applicant. Dennis Parker Agent.
3. 2022-PP-28: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Kolob View Subdivision, a 20 lot single family subdivision located at 850 S 1300 W. Stratton Development Applicant. Colt Stratton Agent.
4. 2022-CUP-25: Discussion and consideration of a conditional use permit for a metal building located at 1015 N 200 W. James Powell Applicant.

5. 2022-CUP-26: Discussion and consideration of a possible approval of a conditional use permit for a greater height building located at 724 W 1300 S. Stan and Shani Dutton Applicant.
6. 2022-PSP-44: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane Hampton Inn, a hotel located at 1760 W State St. Red Rock Hospitality LLC - Jeff Adams Applicant.
7. 2022-FSP-14: Discussion and consideration of a possible approval of a final site plan for Dixie Mancaves, a 33 unit mancave storage unit development located on Abbey Road west of Sand Hollow Road. Dixie Man Caves LLC Applicant. Rick Meyer (Bush & Gudgell) Agent.
8. 2022-FSP-15: Discussion and consideration of a possible approval of a final site plan for Del Taco, a restaurant located at 711 W State St. Chase Stratton (PM Dev Corp) Applicant.
9. 2022-FSP-16: Discussion and consideration of a possible approval of a final site plan for a commercial bed and breakfast located at 354 N State St. Wendy Williams Dew Applicant.

Planning Commission Business:

1. City Council Recap

Approval of Minutes:

1. 09-22-2022

Adjournment

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 ½ x 11 if readable, or 11 x 17) if original plans are larger.
____ 3) Building floor plans for new construction
X 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:

PLANNING & ZONING
HURRICANE CITY
UTAH — STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-CUP-24
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	James Cheney
Agent:	
Request:	Proposing to erect metal storage units in a Commercial Zone.
Location:	600 N 3100 W
Zoning:	Neighborhood Commercial
General Plan Map:	N/A

Discussion: The applicant proposes constructing a storage unit development with metal storage units. Hurricane City Code (HCC) 10-7-9 for a metal building with a conditional use permit. 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:
h. Standards for metal buildings.
(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:
(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
(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.
(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.

The Applicant has provided the following statement:

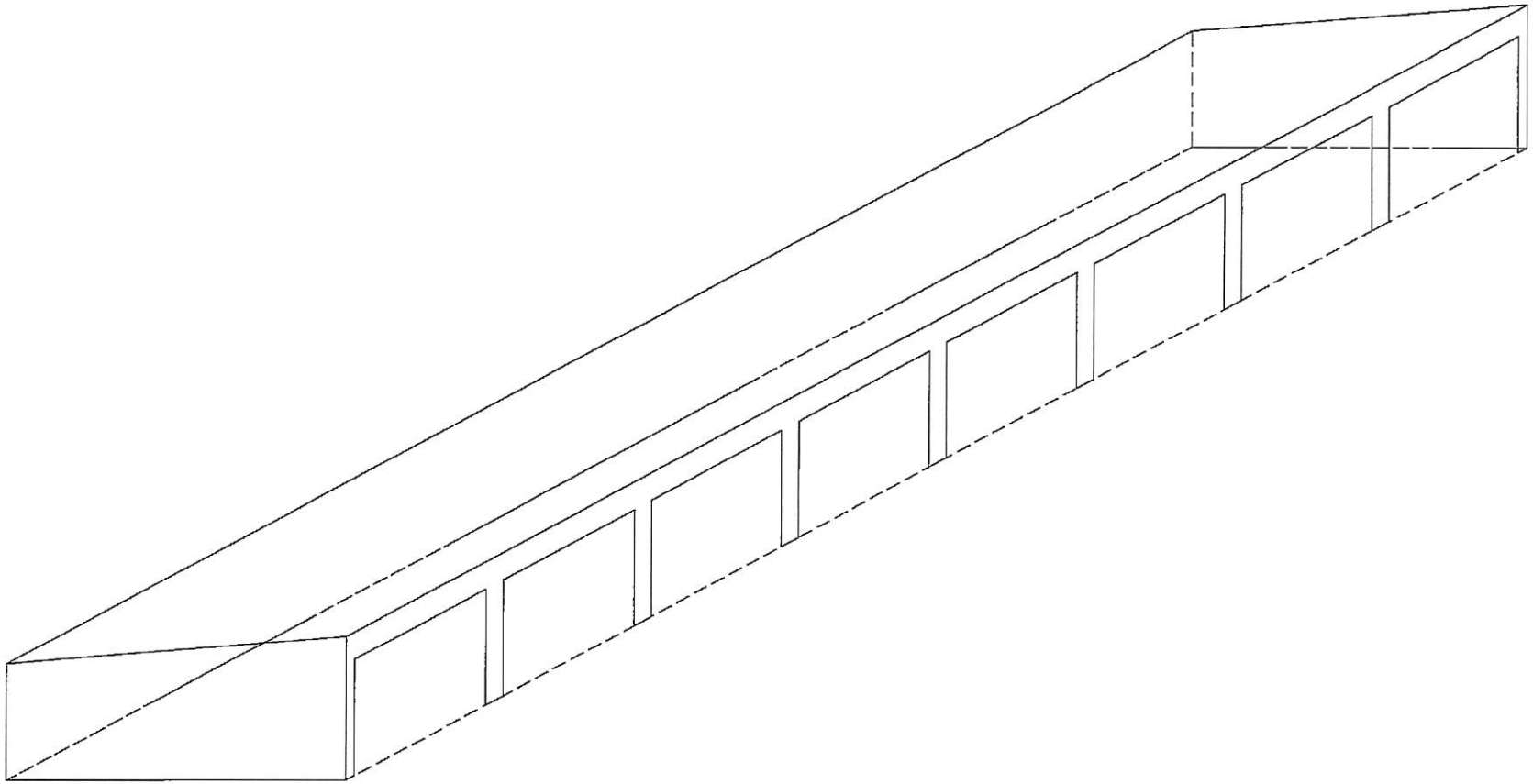
"This storage unit will be a metal building. In order to comply with standards for metal buildings near residential areas we are planning the following.

"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 with commercial buildings that are close by to make sure we are compatible with surrounding structures."

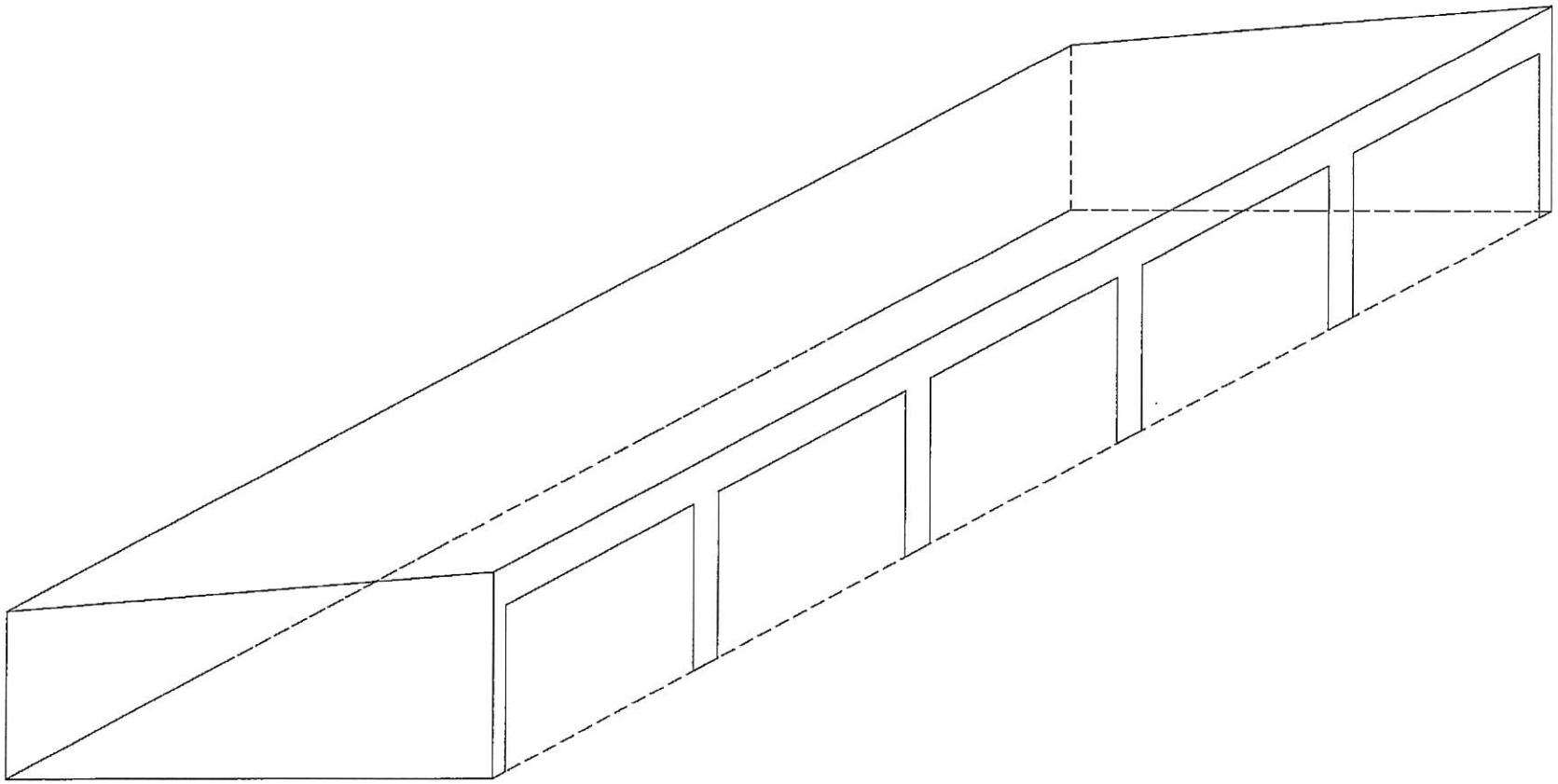
Findings:

1. The applicant is providing facade relief by adding stucco.
2. The building will be of a non-reflective metal.
3. It will require minimal maintenance.

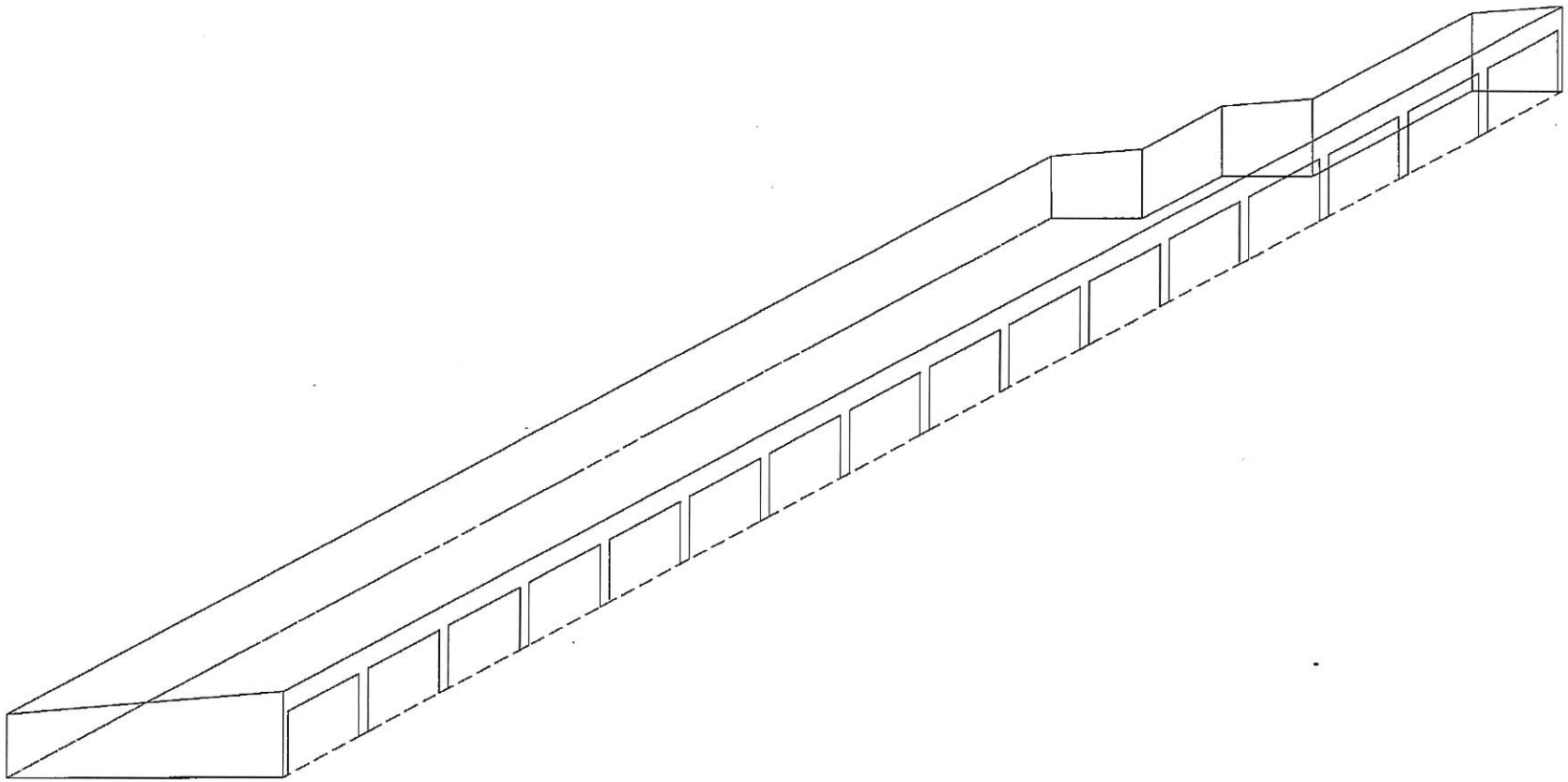
Recommendation: Staff recommends the planning commission review the conditional use permit based on City standards. Staff recommends approval of the proposed conditional use permit.



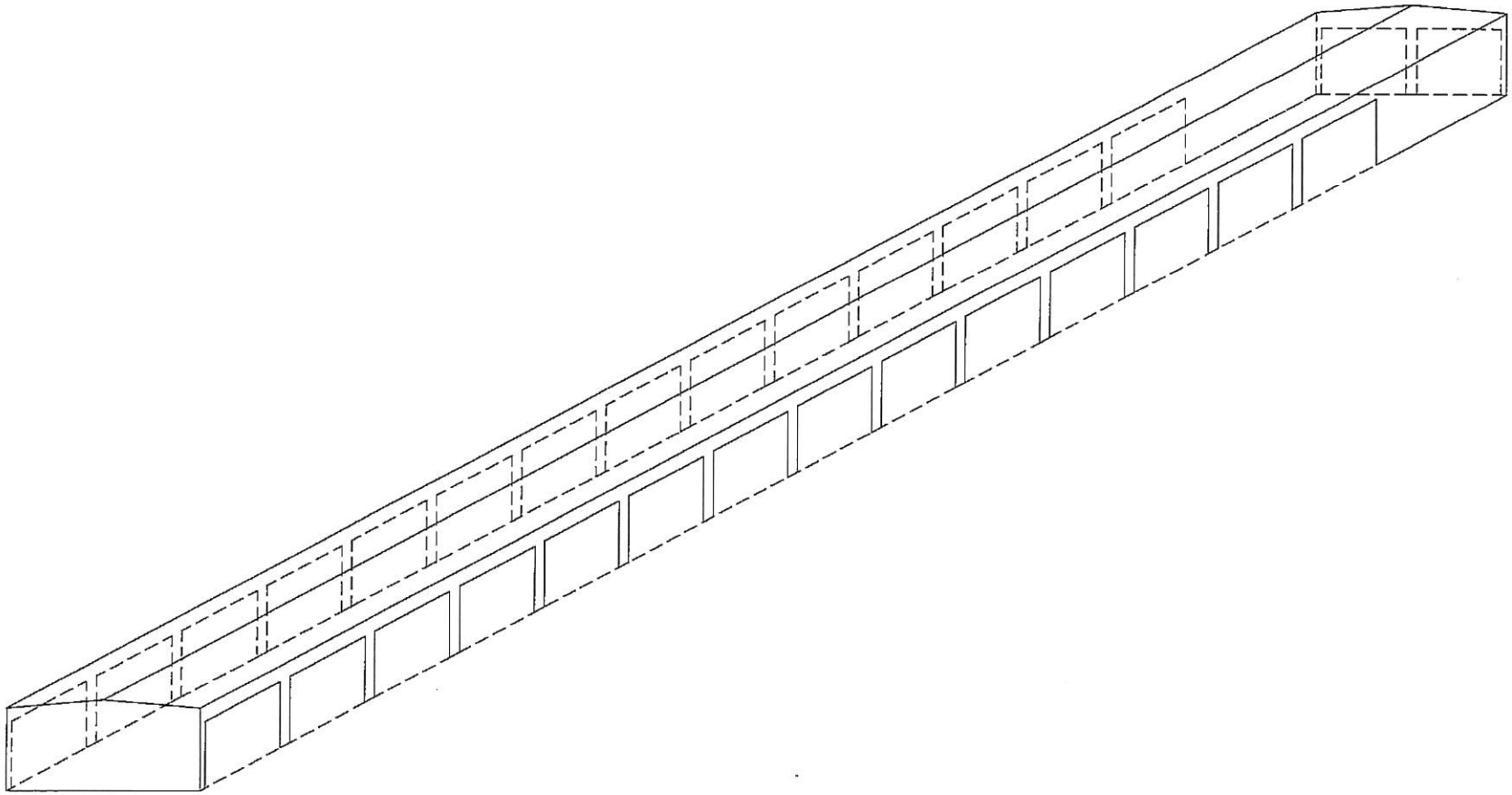
2032114A Building 3/21/22



2032115B	Building	3/21/22



2032116C Building 3/21/22



2032120G Building 3/21/22

CO BUILDING SYSTEMS INC.

IAS ACCREDITED AC472 | MBMA METAL BUILDING MANUFACTURERS ASSOCIATION 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.

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.

PBR

A-PANEL

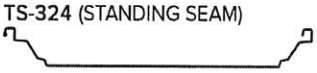
RR PANEL

PBA

6.8-PANEL

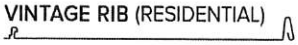
C-PANEL

TS-324 (STANDING SEAM)

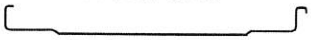


5R9 (RESIDENTIAL)

VINTAGE RIB (RESIDENTIAL)



2" MECHANICAL LOCK



Standard Colors

- BRICK RED
- CARLSBAD CANYON
- * BURGUNDY
- LIGHT STONE
- CRIMSON RED
- ASH GREY
- COUNTRY RED
- CHARCOAL
- * FERN GREEN
- OCEAN BLUE
- FOREST GREEN
- GALVALUME
- * PATINA GREEN
- POLAR WHITE
- COVERT GREEN
- INTERIOR WHITE ♦
- SHALE GREEN
- COPPER *
- BURNISHED SLATE
- BLACK *
- BROWN
- BLACK RUST *
- MOCHA TAN

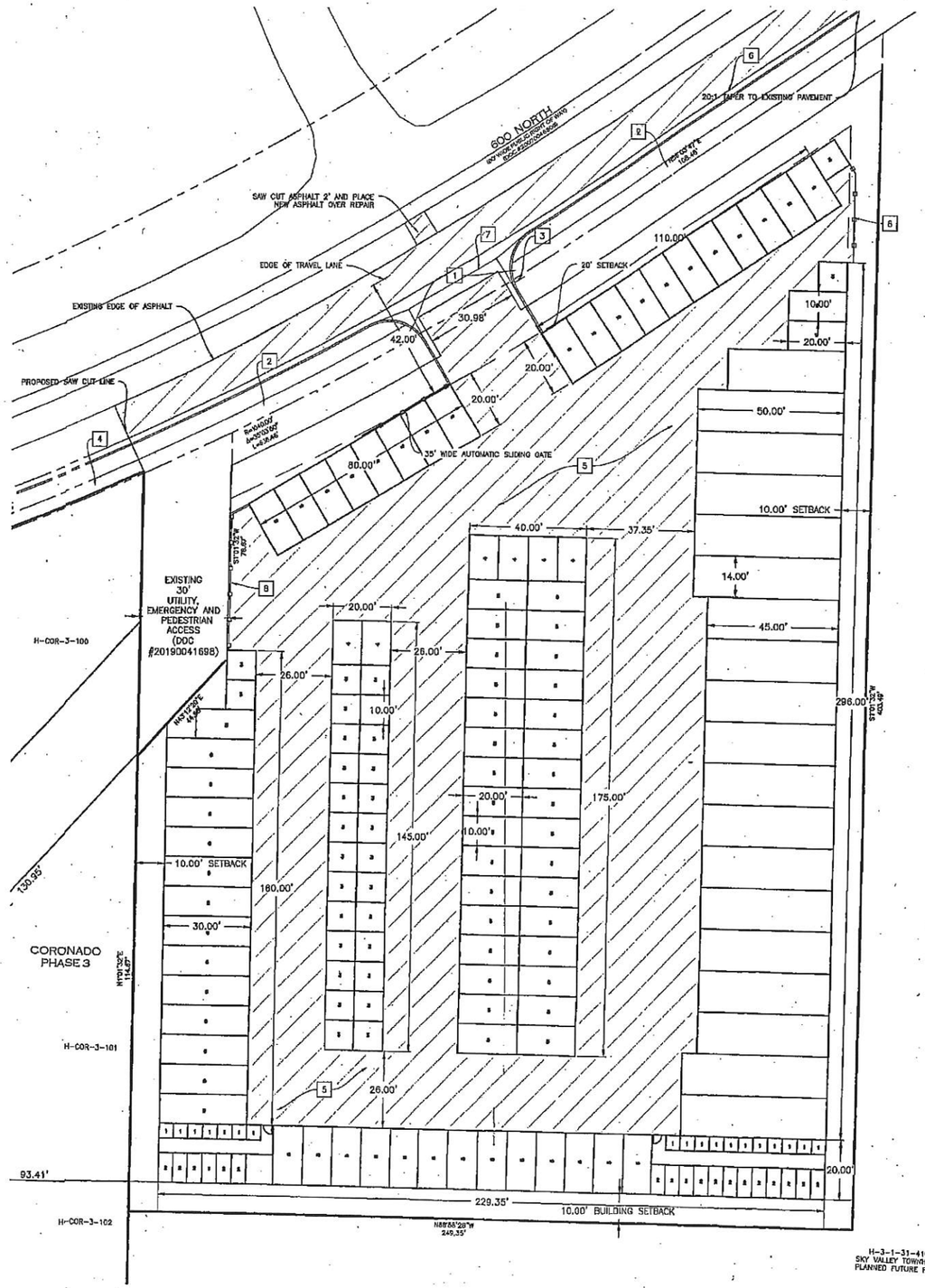
♦ Interior use only.

* 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.

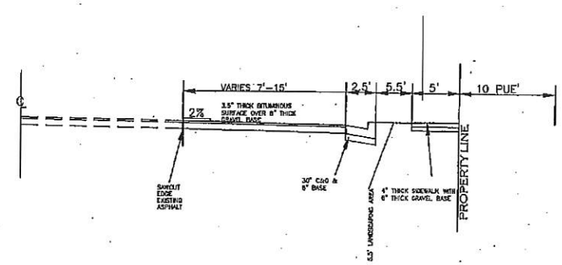
SITE & DIMENSION PLAN

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



CONSTRUCTION NOTES

1. INSTALL ADA RAMP
2. INSTALL 5' SIDEWALK
3. INSTALL STOP SIGN
4. EXISTING 5' SIDEWALK
5. ASPHALT 3" OVER 8" BASE COURSE
6. CURB & GUTTER (TYPE HB30-7)
7. 8' CROSS GUTTER
8. "A" CURB AND 6' TALL CHAINLINK FENCE



600 NORTH CROSS SECTION

SCALE: N.T.S.

REVISIONS			
NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 2-HURRICANE UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2528

SITE & DIMENSION PLAN
STORAGE UNITS
FOR
JAMES CHENEY
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 31, T.41 S, R.13 W, S.L.B&M

FILE NAME: 2002-0683
DATE: 9/23/2022
CHECKED:
SCALE: 1"=20'
SHEET 2 OF 10

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: luiscarlosmtzv@hotmail.com

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

Address of Subject Property: 90 W 100 N

Parcel # of Subject Property: H-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:

X 1. A plot plan showing the following:
- X Property boundaries, dimensions and existing streets.
- X Location of existing and proposed wall
- X Adjoining property lines and uses within one hundred (100) feet of subject property.

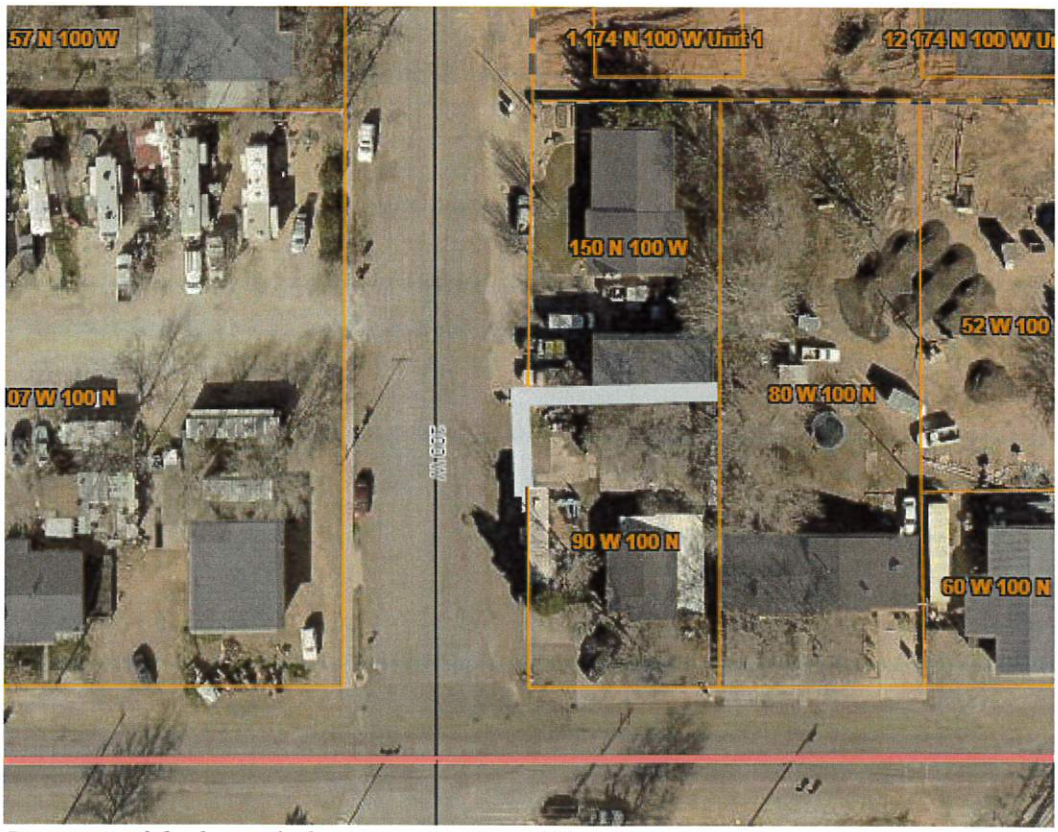
X 2) A reduced copy of all plans (8 ½ x 11 if readable, or 11 x 17) if original plans are larger.
X 3) Photos of location where higher wall is proposed
____ 4) Approximate heights of adjoining structures
X 5) Applicant's signature above is evidence applicant has ownership and control of the property. If staff verification of the ownership status does not match signature, a notarized affidavit will be required as attached.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/27/2022**
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

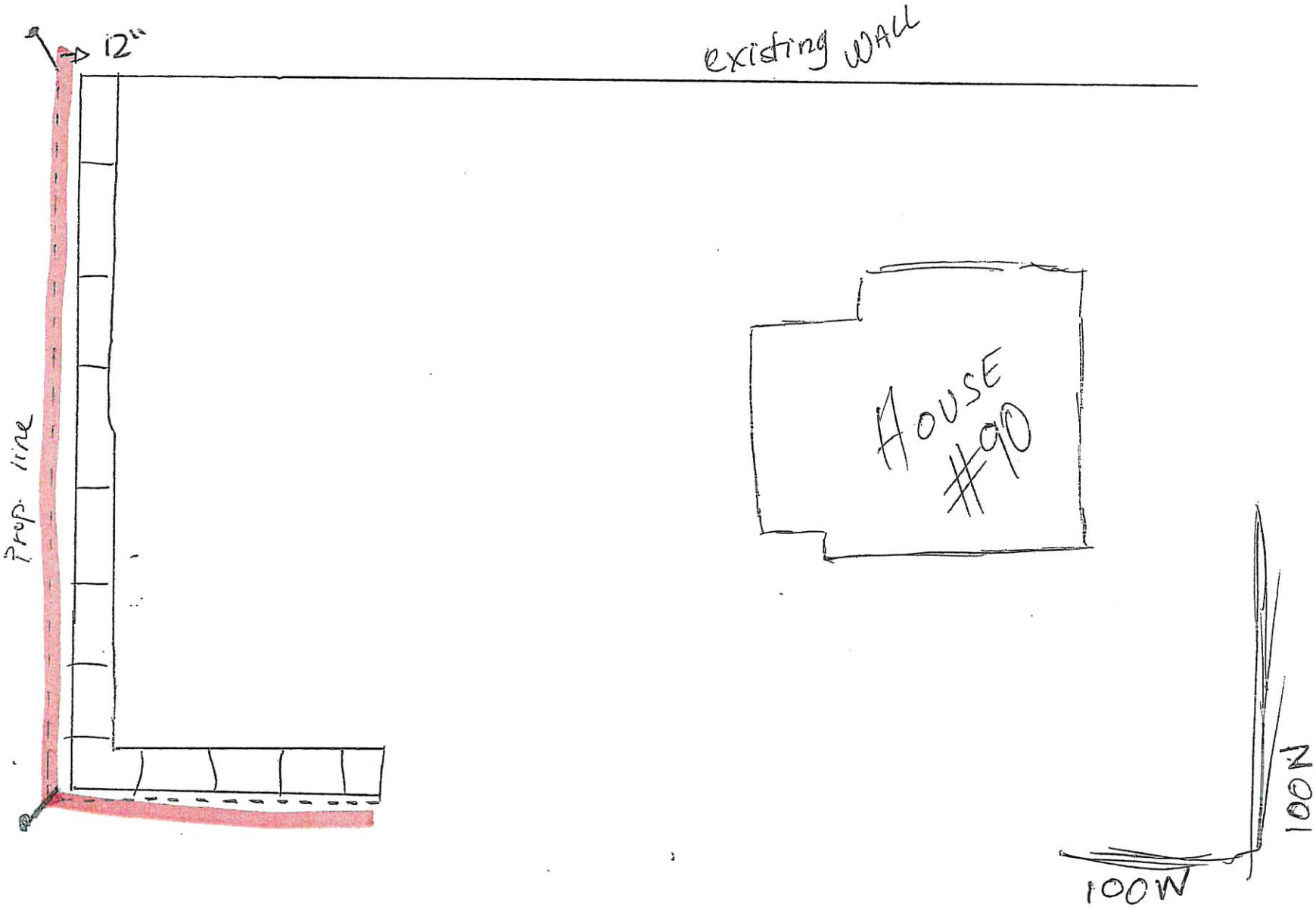
Findings:

1. The wall is 2' taller than usually permitted

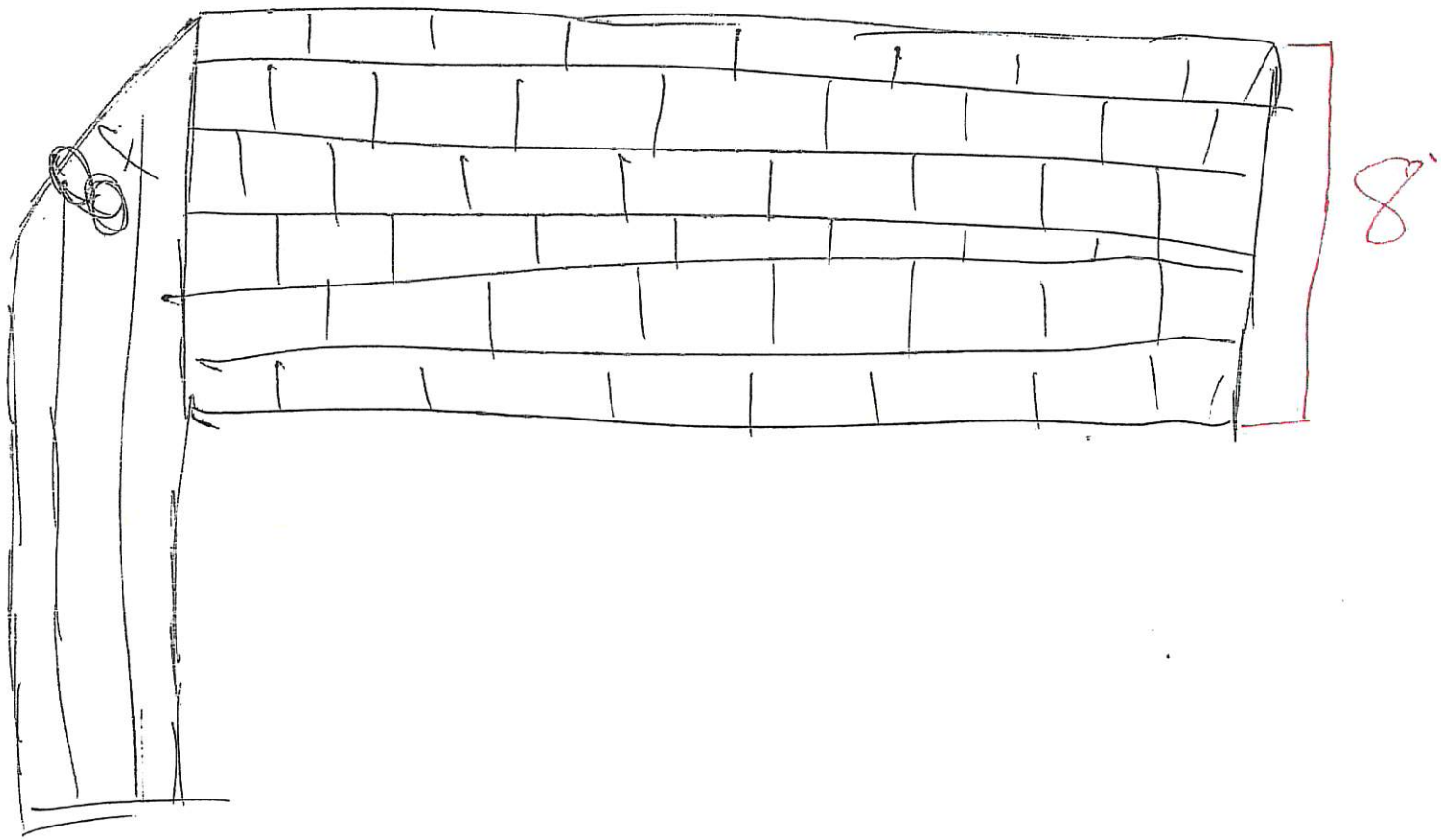
2. There should not be a wall that blocks the sight triangle for the property to the north's driveway

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

Site Plan



site plan approved
9/26/22
Brian Kemper



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

90 West 100 North

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 Inn* establishments shall comply with standards established elsewhere within Hurricane City Code, including section 10-51-5.

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 dwelling~~building~~ or four bedrooms in the entirety of one~~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 Bookings~~Parties~~. No more than one bookings~~party~~ may occupy any ~~rentable guestrooms within a~~ home bed and breakfast or residential hosting facility at any one time~~within 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 a home bed and breakfast or residential hosting facility shall be governed by Hurricane City Code 10-41 and standards within this and other applicable chapters.

E~~C~~. *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.

F~~D~~. *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.* A valid building permit is required before any structural modifications or additions may be made to a building to be used pursuant to this chapter. A business license to operate a home bed and breakfast or residential hosting facility shall not be issued for a property that was modified or added to without a valid building permit. A previously-issued business license shall be subject to revocation pursuant to Title 3 of the City Code upon evidence that the structure was modified or added to without a valid building permit. ~~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 that is being used for housing guests, renters, or any long-term or short-term stay of any persons not qualifying as the property owner's Family, as that term is defined in this section.~~immediately related to the property owner~~. Each subordinate residential dwelling unit meeting this definition shall constitute a separate ADU regardless of how the units are configured or accessed. ~~An ADU may have~~with a separate entrance, kitchen, ~~and full bathroom facilities that is attached to or detached from a single-family structure.~~ Guesthouses and~~or~~ casitas shall be considered an ADU when used for housing guests, renters, or any long-term or short-term stay of any persons not qualifying as the property owner's Family, as that term is defined in this section. An ADU may be internal, attached, or detached from the primary dwelling. All ADUs~~accessory dwelling units~~ must meet the requirements of chapter 41 of this title.

Commented [1]: 10-41 current states that an ADU will have an separate entrance. Is that a requirement that we want to keep?

Commented [2R2]: No, I do not think we do.

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 or a single person or group utilizing the unit for a short-term stay.

~~*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 four~~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 four 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
Short-Term Rentals	P	P	P	N	N
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

Commented [1]: Move to residential use

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)

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, in a residential or a commercial zone, 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 within commercial zones of two to three rooms are required to have management located within (Hurricane City, Washington County, within a 20-minute drive) 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.

Commented [1]: I believe that we should also consider allowing a Residential Hosting Licensee to also have the option to rent, as a long term rental, one other area of their house, such as a home that has a basement apartment as well as a bonus room apartment or Casita as long as there is sufficient off-street parking for each. This will help with our affordable housing crisis and it

Commented [2]: Somewhere is needs to say that only one ADU or Casita is allowed on a residential property, except on an acreage above .8 acres which may have a

Commented [3]: Transient Lodging Facility refers to any of the multiple definitions that are encompassed in the use of short-term rental properties, whether they be in

Commented [4]: ADU (Accessory Dwelling Unit) or Casita is a separate living quarters, secondary to the main home or residence located on a private property in a

Commented [5]: Residential Hosting refers to the ordinance that allows a private residential home owner to host paying guests for short term rental in an ADU or Casita that is

Commented [6]: Vacation Rental is an entire home in a residential neighborhood that is not occupied by the owner and that is rented out on a short-term or nightly basis. These

Commented [7]: I'm not sure we need this definition at all anymore. I think it's confusing and nobody that I know of is renting a private room in their home as was done originally

Commented [8]: I believe than a true Bed and Breakfast could also have less than 5 rooms as well.

Commented [9]: What about ADU's and Casitas, which I refer to as "Residential Hosting" must also have a home owner living in the home, not required to always be

Commented [10]: I'm just wondering where there needs to be a designation of number of rooms. If it is an approved short term rental, couldn't it have 1 or even many more

Commented [11]: What is the right way to require management?

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~~be a 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 rental unless licensed for Residential Hosting ~~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 Residential Hosting ~~short term vacation business~~ license is sought shall~~does~~ not hold a business license to operate another Residential Hosting~~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, a Vacation Rental license shall not be issued if there is another licensed Vacation Rental property ~~the property line of another dwelling licensed as a short term vacation rental shall~~is not be 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 Residential Hosting, 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.

Commented [12]: rental unless licensed for Residential Hosting

Commented [13]: I'm not sure this is necessary.

Commented [14]: If a corporation, partnership or trust owns a residential property should it be allowed to have a Residential Hosting license? If they are allowed then how would we make sure that a property owner lives in the main residence and will be watching over the rental? That would also make it difficult to regulate or monitor that they only own one in the city.

Commented [15]: We should consider if we are wanting to continue to allow this increase. There has been some discussion about limiting it's further increase beyond the waiting list that we currently have.

Commented [16]: We should consider whether we want to allow new additions to the waiting list.

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.

Commented [17]: I don't know that this is necessary in for Residential Hosting.

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 unit~~s~~ ~~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 may~~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. Home Bed and Breakfast and *Residential hosting.* One ~~detached~~ accessory dwelling unit may be used per residential lot for a home bed and breakfast or residential hosting pursuant to Title 10, Chapter 51 of the City Code~~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)

Sec. 10-25-7. – Nuisances

For each new subdivision located in whole or in part within 2,640 feet~~300 feet~~ of the boundary of the Hurricane Municipal Airport or any other public or private 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-26
Receipt No. 8-462195

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.

PLANNING & ZONING
HURRICANE CITY
UTAH

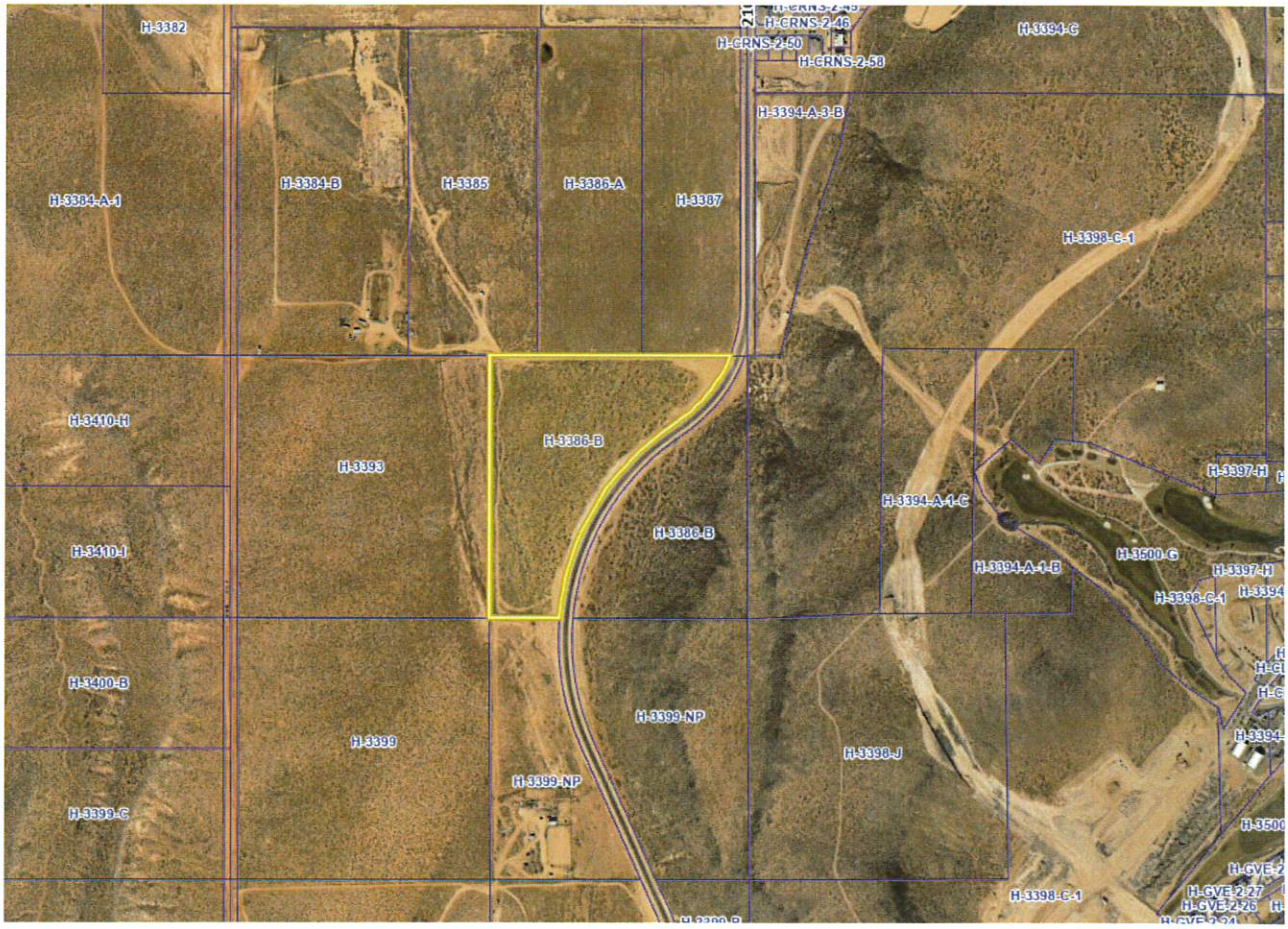
STAFF COMMENTS

Agenda Date:	**10/27/2022**
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

Update 10/27/2022: No updates have been received at the time of this writing. Staff recommends tabling this application.

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.

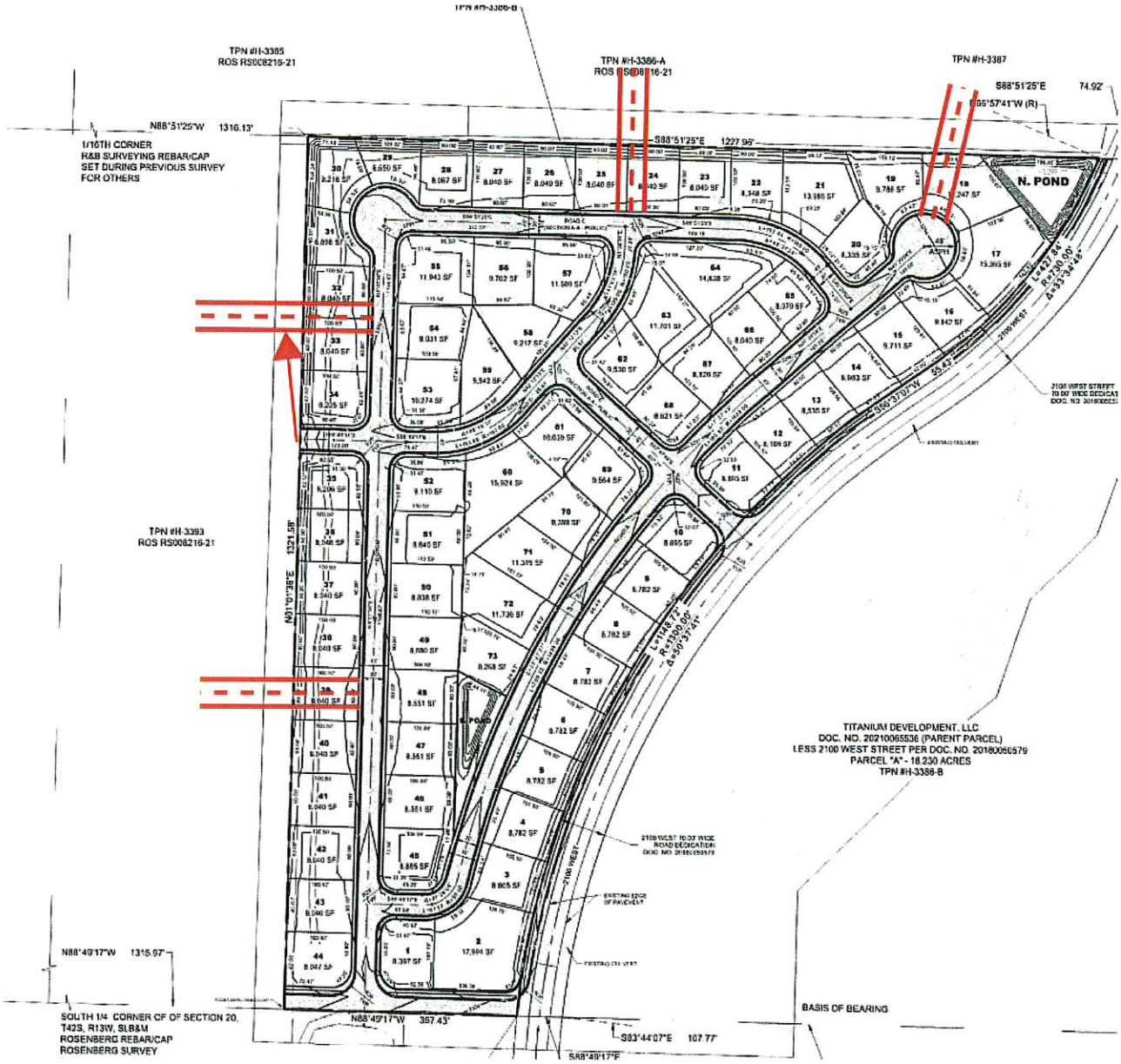
Sewer: Sewer is in 2100 West and will need to be stubbed to the next property over on the southern roadway.

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.

Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

September 7, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Spendlove 21 Acre Subdivision

Stephen,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

September 7, 2022

To Whom It May Concern:

Titanium Development LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Spendlove 21 Acre**, located at approximately **2100 W 3500 S** in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to **73** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

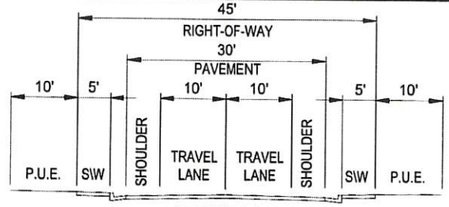
General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

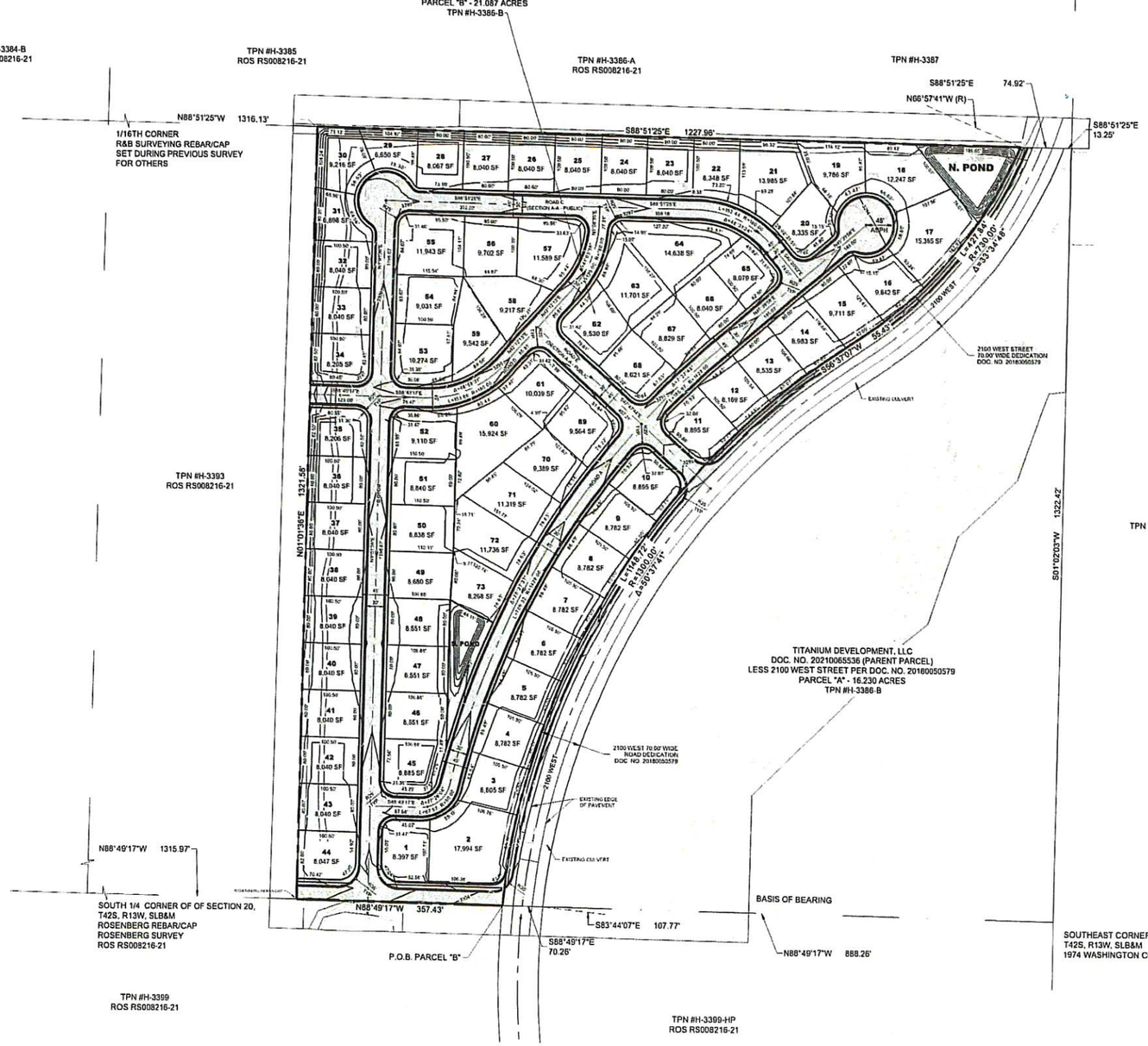


SECTION A-A
RESIDENTAIL LOCAL (PUBLIC)

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

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

VICINITY MAP



BOUNDARY DESCRIPTIONS

DEED DESCRIPTION (DOC. NO. 20210065536):
THE SOUTHEAST ¼ 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°01'36"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.

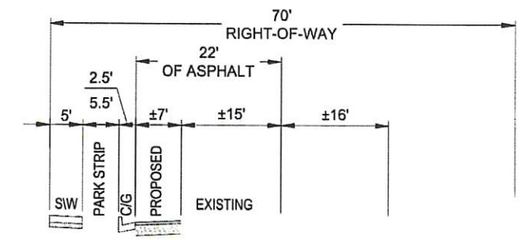
CONTAINING 21.087 ACRES.

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 BOUNDRY
- 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.horrocks.com

WARNING
0 1 2
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS		
REV #	DATE	

*SEE GENERAL NOTES SHEET

DRAWING INFO	
DATE	08/31/2022
DESIGNED	TC
DRAWN	CC
CHECKED	TC
PROJECT	UT-6171-22

REGISTERED PROFESSIONAL ENGINEER No. 12080389-2202 TYLER CARTER STATE OF UTAH

DESERT SKY ESTATES

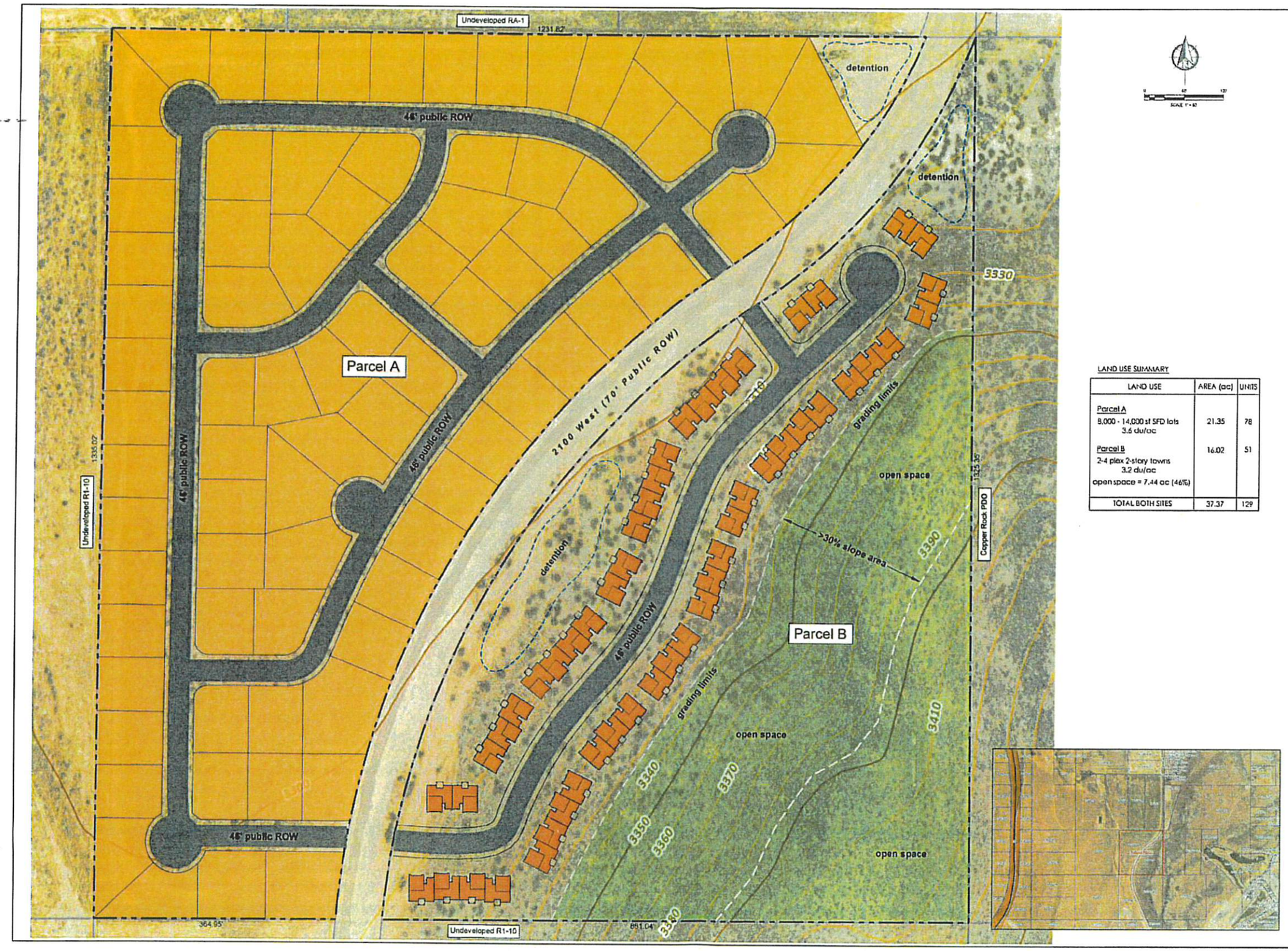
HURRICANE CITY, UTAH

PRELIMINARY PLAT

R-1-10 SINGLE FAMILY SUBDIVISION

PP-01

PAGE PP-01



LAND USE SUMMARY

LAND USE	AREA (ac)	UNITS
Parcel A 8,000 - 14,000 sf SFD lots 3.6 du/ac	21.35	78
Parcel B 2-4 plex 2-story townhs 3.2 du/ac open space = 7.44 ac (46%)	16.02	51
TOTAL BOTH SITES	37.37	129

desert meadow development

Conceptual Land Use Plan

APN: H-3386-B
Hurricane, UT

PRELIMINARY SITE PLAN REVIEW

Spendlove
37 ac. Parcel

Conceptual Land Use Plan

DATE: 07/15/2021
DRAWN BY: BW
CHECKED BY: TM

APPROVED BY:
REVISION DATE

EXHIBIT :

A

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-24
Receipt No. 8-1161567

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: So. of Sand Hollow Rd. West of 3700 W, East of Resort Drive

Tax ID of Subject Property: H-4-2-1-1111-GS1, H-4-2-1-235-GS1, H-4-2-1-1108-GS1, H-4-2-1-234-GS1, H-4-2-1-236-GS1 Zone District: RM-3, RR

Proposed Use: (Describe, use extra sheet if necessary. Include total number of 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.

PLANNING & ZONING
HURRICANE CITY
UTAH

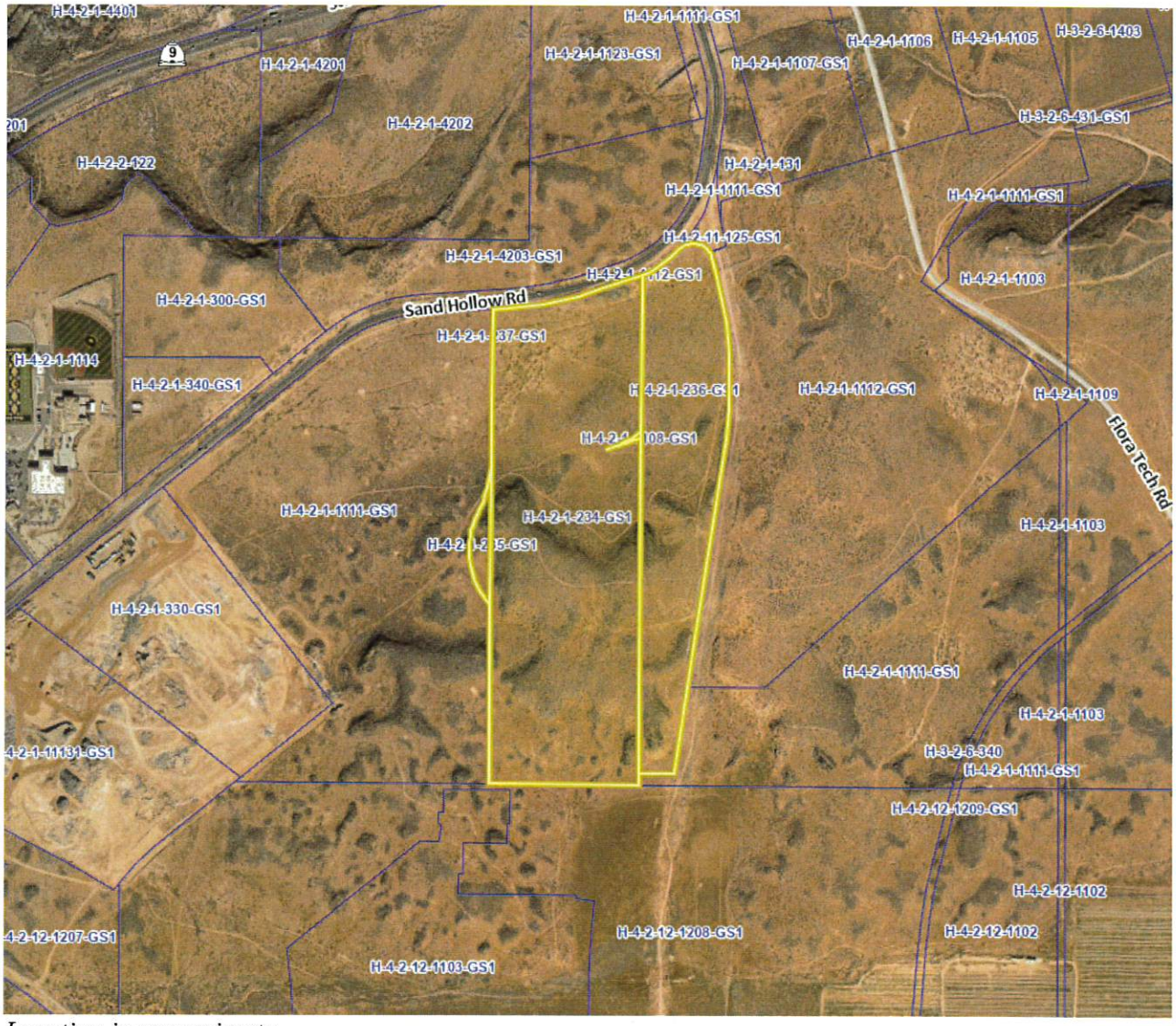
STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-PP-24
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:	South of Sand Hollow Road and West of 3700 W
Zoning:	Recreation Resort and RM-3
General Plan Map:	Planned Community

10/21/2022 Update
The applicant has provided a proposed zone change to correct the zoning alignment. The applicant has requested to run both the preliminary plat and the zone change at the same time. Staff has not received any other updates to the plan at the time of this report.

The applicant is also in the process of redesigning Sand Hollow Road in front of the project which will have a direct impact on the preliminary plat. This change could add a couple of acres to the project. Staff would recommend that the Planning Commission should consider requiring that change be reflected on the preliminary plat prior to a recommendation.

Discussion:
The applicant has filed a preliminary plat for Gateway at Sand Hollow Resort, a 945 unit 69.09 acre recreation resort development located within the Sand Hollow Gateway PID. The plan consists of condos, hotels, and amenities. In 2020 the City Council approved 59 acres of Recreation Resort zoning in this area which at max density is 885 units. Where there is this large discrepancy between what is proposed and what zoning allows on this property our analysis within this report will be incomplete.



Location is approximate

JUC Comments

The following items will need to be addressed:

1. **Public Works:** PID infrastructure needs to be completed.
2. **Power:** Dixie Power area. Need Sand Hollow Road PID to buildout.
3. **Sewer:** All internal lines should be 8". Private sewer agreement.
4. **Street:** Traffic study needs to be done. All private streets except Hillside Drive? Is only one detention basin adequate for this size of property?
5. **Water:** Water model needed. Public or private streets? Private streets require ductile iron piping
6. **Engineering:** The Developer must label the surrounding areas and monuments. The Developer needs to provide a traffic impact study. Surrounding zoning not labeled. Hillside Drive should be a 60' ROW. Engineering comments from JUC review dated 8/15/2022 have not been applied to

this plat, those comments still apply. Phase boundaries should be more apparent. The Developer should use a standard engineer scale for more detailed sheets 1"=60' is the largest standard scale. Legal description is incorrect. Block lengths exceed 800' additional public ROW are needed to reduce block size, provide additional fire access, and provide locations for water looping. Some buildings in phase 13 will be hard to access because of grades. Proposed cross-sections do not match standard cross-sections and it is not clear which roads these are for. It appears greater consideration for existing grades should be given: several roads will be over 10% grade, Phase 31 building will require over 30' of fill in order to work.

7. **Fire:** Not enough info provided. Full fire code analysis will be done with construction drawings.
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Gas**: No comments.
10. **Water Conservancy:** No comments

Staff Comments: Preliminary Site Plan and Plat

1. Zoning is a Recreation Resort which has a max density of 15 units/acre. The applicant is proposing 945 units over 69.09 acres for a density of 13.67 units per acre
    a. The approved zone change map for this area shows 59 acres of Recreation Resort which would be 885 units. Part of the property being depicted on this site plan stretches into the RM-3 zone to the west.
    b. The applicant has indicated to staff that they are simply transferring density from the RM-3 portion into the RR portion. Where there are different approved and proposed uses between RM-3 and RR, namely short-term rentals, staff believes a greater level of oversight is required.
    c. A zone change will be necessary if they want to develop as presented, as the City has required for several other developments in this area. The applicant has been made aware of this on multiple occasions in the past.
2. **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 parking spaces 3091 are required and 3091 spaces are provided in a mix of outdoor parking and indoor garage parking.
    b. RV/trailer spaces are also required at a rate of one space per five units. 189 trailer parking stalls are required. The applicant has told staff that they intend to provide these parking spaces in an area offsite closer to Sand Hollow Reservoir. The Planning Commission does have authority under HCC 10-34 to approve off-site parking or modified parking requirements. Without a specific plan of where the parking will be located, how many spaces are provided, and how people will get from the offsite location to the site, staff does not recommend the approval of the parking plan as presented.
    c. HCC 10-34-5 states:

    . *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.

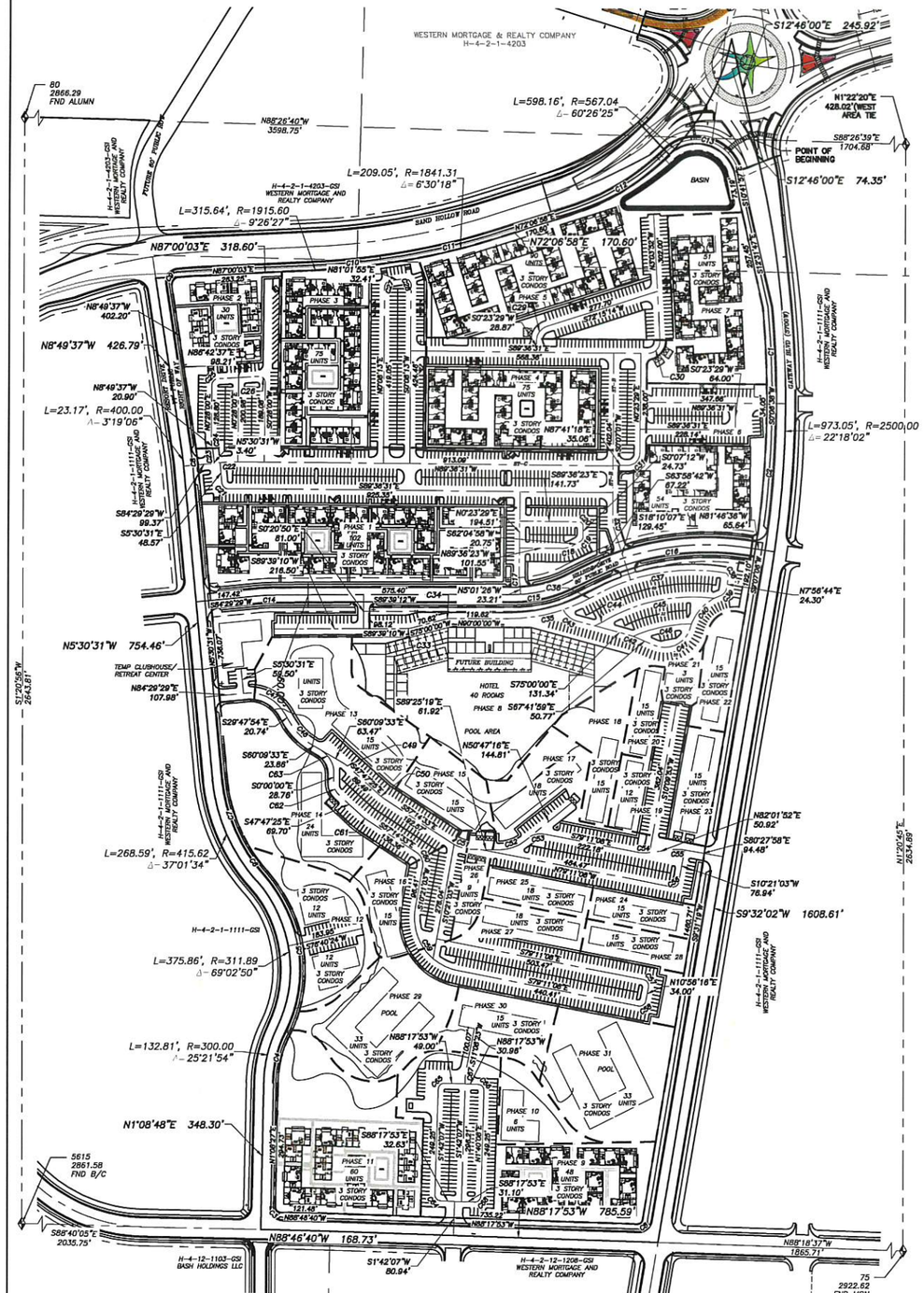
3. **Amenities:** Per HCC 10-26-4: *Developments over 700 units must supply adequate and proportional amenities based on the table above.* Using the basic formula in the table of requiring an additional clubhouse and pool every 200 units over 300 units then this development will require 4 clubhouses of about 5,500 sq ft total non-office space and 6 pools of at least 4,000 sq ft total. The site plan provides for ten pools and one "temporary clubhouse/retreat center" measuring about 7800 sq ft. The applicant has informed staff that clubhouse-like amenities will be provided within each condo building and within the hotel. This is not indicated on the site plan and should be required.
4. All park strips will need to be landscaped and have the proper improvements.
5. A will serve letter from the culinary and sanitary water providers and a water acknowledgement form has not been provided

6. A note indicating whether or not the property is in a tortoise take area has been provided
7. 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. Due to the issues of zoning (currently under consolidation), parking, lacking will-serve letters, redesign of Sand Hollow Road, and amenities; staff recommends denial or tabling of this preliminary plat until all the issues raised can be adequately addressed.

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LAND USE SUMMARY (SITE DATA)

TOTAL DEVELOPMENT AREA = 3,009,525 SQ.FT. (69.09 AC)
TOTAL UNITS = 945 (849 3 BED UNITS 96 4 BED UNITS)
TOTAL ALLOWED UNITS = 1036 (15 UNITSx69.09 ACRES)
TOTAL HOTEL UNITS = 130
TOTAL REQUIRED PARKING = 3,091 (8 STAFF, 20 RETREAT CENTER, 132 HOTEL, 2931 CONDO)
TOTAL REQUIRED TRAILER PARKING = 189 OF THE 3091 PARKING
PHASE 1 PROVIDED = 396 + 12 (ADA – 8 REGULAR, 4 VAN)
PHASE 2 PROVIDED = 98 + 3 (ADA – 2 REGULAR, 1 VAN)
PHASE 3 PROVIDED = 145 + 9 (ADA – 6 REGULAR, 3 VAN)
PHASE 4–27 PROVIDED = 855

TOTAL OUTDOOR PARKING PROVIDED = 1518 NOS
TOTAL INDOOR GARAGE PARKING PROVIDED = 1573 NOS
TOTAL TRAILER/RV PARKING STALLS TO BE SUPPLIED OFF SITE = 189
TOTAL REQUIRED POOL AREA = 4500 SQ.FT. (4 POOLS)
TOTAL REQUIRED CLUB HOUSE AREA = 4000 SQ.FT. (NON–OFFICE SPACE).

LANDSCAPING REQUIRED: 1 TREE AND 2 SHRUBS FOR EACH UNIT

N
W E
S
150 0 150
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT LINE
- SECTION CORNER AS DESCRIBED

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.

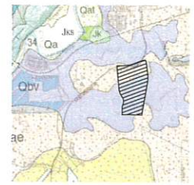
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS–OF–WAY AND EASEMENTS.

NOTE: FOR CURVE TABLE & ROW CROSS–SECTIONS, SEE NEXT SHEET

DESERT TORTOISE TAKE AREA

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

GEOLOGICAL SURVEY REPORT



QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM– TO DARK–GRAY TO GRAYISH–BLACK, FINE– TO MEDIUM–GRAINED ALKALI BASALT (QBV) 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/39AR 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 ± 0.085 AND 0.303 ± 0.30 (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)

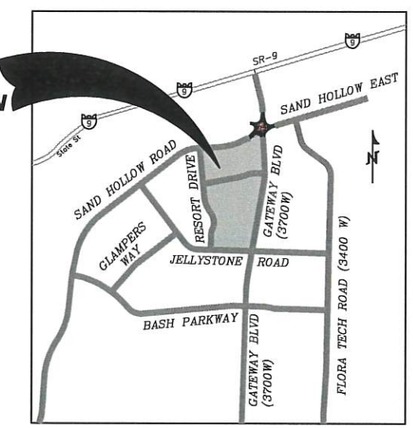
MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVAL FLATS, AND WELL–SORTED, FINE– TO MEDIUM–GRAINED, REDDISH–BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAED) TYPICALLY FORM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

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	ESM–SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION ESL–SOILS WITH LOW SUSCEPTIBILITY FOR 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	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WTH WIND–BLOWN COMPONENT
SHALLOW GROUND WATER	SGW3–MODERATLY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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

PROJECT LOCATION



VICINITY MAP
N.T.S

OWNERS:

CONTACT REPRESENTATIVE
BRENT MOSER
TELEPHONE: (801)–793–0346
EMAIL:
ENHANCEDHOMESOFUTAH@GMAIL.COM
THEBEACHATSANDHOLLOW@GMAIL.COM

LEGAL DESCRIPTION FOR GATEWAY AT SAND HOLLOW:

COMMENCING AT THE THENCE S88°26'39"E 1704.68 FEET; TO THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED S88°26'39"E ALONG THE SECTION LINE 1704.68 FEET AND WEST FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE S12°46'00"E 74.35 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2500.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 973.05 FEET, THROUGH A CENTRAL ANGLE OF 22°18'02" (LONG CHORD BEARS: S01°36'59"E 966.92 FEET); THENCE S09°32'02"W 1608.61 FEET; THENCE N88°17'53"W 785.59 FEET; THENCE N88°46'40"W 168.73 FEET; THENCE N01°08'48"E 348.30 FEET; THENCE NORTHERLY ALONG THE ARC OF A 299.98 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 132.81 FEET, THROUGH A CENTRAL ANGLE OF 25°22'00" (LONG CHORD BEARS: N12°49'48"E 131.73 FEET); THENCE NORTHERLY ALONG THE ARC OF A 311.89 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N08°00'40"W 353.53 FEET), CENTER POINT LIES N63°29'12"W THROUGH A CENTRAL ANGLE OF 69°02'57" A DISTANCE OF 375.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 415.60 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: N24°01'18"W 263.94 FEET), CENTER POINT LIES N47°27'51"E THROUGH A CENTRAL ANGLE OF 37°01'41" A DISTANCE OF 268.59 FEET; THENCE N05°29'46"W 754.47 FEET; THENCE N07°10'04"W 23.16 FEET; THENCE N08°50'58"W 426.80 FEET; THENCE N87°00'03"E 318.60 FEET; THENCE EASTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1915.60 FEET AND A RADIAL BEARING OF N01°11'09"W, A DISTANCE OF 315.64 FEET, THROUGH A CENTRAL ANGLE OF 09°26'27" (LONG CHORD BEARS: N84°05'37"E 315.29 FEET); THENCE EASTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1841.31 FEET AND A RADIAL BEARING OF N11°16'31"W, A DISTANCE OF 209.05 FEET, THROUGH A CENTRAL ANGLE OF 06°30'18" (LONG CHORD BEARS: N75°28'20"E 208.94 FEET); THENCE N72°06'58"E 170.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON–TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 567.04 FEET AND A RADIAL BEARING OF N17°21'56"W, A DISTANCE OF 598.16 FEET, THROUGH A CENTRAL ANGLE OF 60°26'25" (LONG CHORD BEARS: N42°24'51"E 570.81 FEET); THENCE S12°46'00"E 245.92 FEET

COPYRIGHT © 2012 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 635-0021

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 09/07/2022
SCALE: 1"=150'

JOB NO.
281-012

SHEET NO.
1 OF 3

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SITE DATA

TOTAL UNITS = 945 (849 3 BED UNITS 96 4 BED UNITS)
TOTAL ALLOWED UNITS = 1036 (15 UNITSx69.09 ACRES)
TOTAL HOTEL UNITS = 130
TOTAL REQUIRED PARKING = 3,091 (8 STAFF, 20 RETREAT CENTER, 132 HOTEL, 2931 CONDO)
TOTAL REQUIRED TRAILER PARKING = 189 OF THE 3091 PARKING
PHASE 1 PROVIDED = 396 + 12 (ADA – 8 REGULAR, 4 VAN)
PHASE 2 PROVIDED = 98 + 3 (ADA – 2 REGULAR, 1 VAN)
PHASE 3 PROVIDED = 145 + 9 (ADA – 6 REGULAR, 3 VAN)
PHASE 4–27 PROVIDED = 855

TOTAL OUTDOOR PARKING PROVIDED = 1518 NOS
TOTAL INDOOR GARAGE PARKING PROVIDED = 1573 NOS
TOTAL TRAILER/RV PARKING STALLS TO BE SUPPLIED OFF SITE = 189
TOTAL DEVELOPMENT AREA = 3,009,525 SQ.FT. (69.09 AC)
TOTAL REQUIRED POOL AREA = 4500 SQ.FT. (4 POOLS)
TOTAL CLUB HOUSE AREA = 4000 SQ.FT. (NON–OFFICE SPACE).

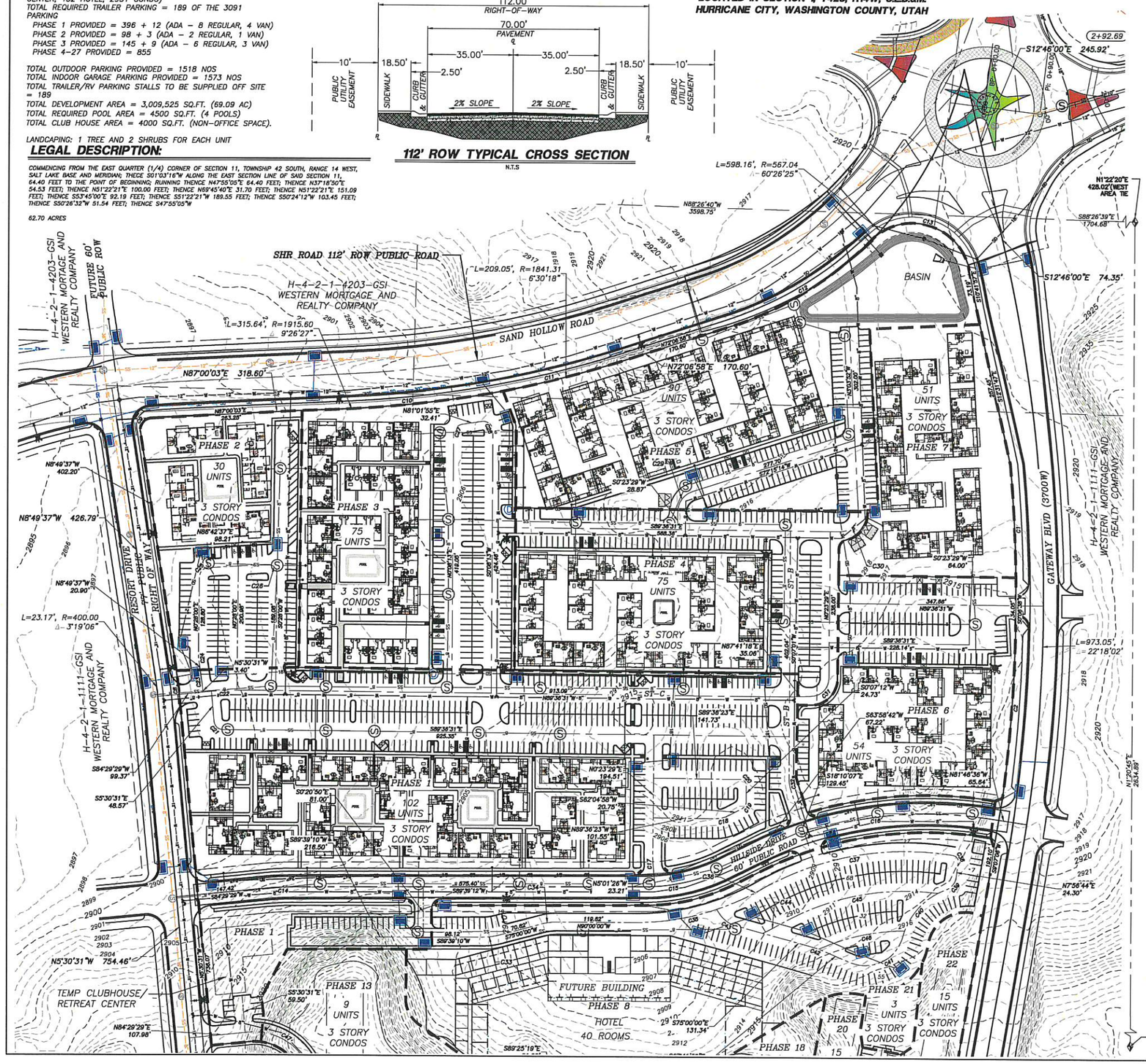
LANDCAPING: 1 TREE AND 2 SHRUBS FOR EACH UNIT

LEGAL DESCRIPTION:

COMMENCING FROM THE EAST QUARTER (1/4) CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THECE S01°03'16"W ALONG THE EAST SECTION LINE OF SAID SECTION 11, 64.40 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N47°55'05"E 64.40 FEET; THENCE N37°18'50"E 54.53 FEET; THENCE N51°22'21"E 100.00 FEET; THENCE N69°45'40"E 31.70 FEET; THENCE N51°22'21"E 151.09 FEET; THENCE S53°45'00"E 92.19 FEET; THENCE S51°22'21"W 189.55 FEET; THENCE S50°24'12"W 103.45 FEET; THENCE S50°26'32"W 51.54 FEET; THENCE S47°55'05"W

62.70 ACRES

112' ROW TYPICAL CROSS SECTION
N.T.S



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT LINE
- —W—12"— EXISTING WATERLINE INSTALLED WITH OTHER PID ROAD (SIZE AS SHOWN)
- —W—8"— PROPOSED WATERLINE (SIZE AS SHOWN)
- PROPOSED VALVE
- PROPOSED HYDRANT
- WATER METER
- THREE WAY CLUSTER VALVE
- SECTION CORNER AS DESCRIBED
- EXISTING STRUCTURE INSTALLED WITH PID ROADS
- —SS—8"— PROPOSED SEWER LINE
- PROPOSED MANHOLE
- —SS— EXISTING SEWER MAIN INSTALLED WITH PID ROADS

N
W E
S
80 0 80
SCALE IN FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	212.41'	2456.00'	212.35'	S2°45'53"E	4°57'19"
C2	295.39'	2455.74'	295.22'	S3°57'20"W	6°53'31"
C3	18.75'	12.50'	17.04'	N45°48'20"W	85°56'38"
C4	117.32'	265.00'	116.36'	N13°49'48"E	25°21'54"
C5	418.04'	346.89'	393.20'	N8°00'40"W	69°02'50"
C6	73.62'	286.19'	73.42'	N37°00'01"W	14°44'21"
C7	172.44'	380.62'	170.97'	N18°29'14"W	25°57'26"
C8	43.59'	752.66'	43.58'	N6°28'03"W	3°19'06"
C8	17.93'	12.50'	16.43'	S50°37'04"W	82°10'05"
C9	30.91'	19.00'	27.61'	N37°46'43"E	93°12'38"
C10	315.64'	1915.60'	315.29'	N84°05'37"E	9°26'27"
C11	209.05'	1841.31'	208.94'	N75°28'20"E	6°30'18"
C12	280.05'	567.04'	277.22'	N58°29'08"E	28°17'52"
C13	193.50'	95.00'	161.74'	S75°25'31"E	116°42'06"
C14	45.05'	500.00'	45.03'	S87°04'20"W	5°09'43"
C15	145.64'	300.00'	144.21'	S75°44'45"W	27°48'54"
C16	364.22'	650.00'	359.47'	S82°10'16"W	32°06'17"
C17	27.21'	233.36'	27.20'	N3°08'36"W	6°40'55"
C18	24.71'	50.00'	24.46'	S76°14'17"W	28°18'38"
C19	16.70'	15.00'	15.85'	S32°00'44"W	63°47'03"
C20	15.66'	10.00'	14.11'	S44°44'36"E	89°43'36"
C21	22.02'	15.00'	20.09'	S47°33'31"E	84°06'00"
C22	20.59'	200.00'	20.59'	S87°26'29"W	5°54'00"
C23	27.45'	474.00'	27.45'	N7°10'04"W	3°19'06"
C24	6.49'	40.00'	6.48'	N4°10'49"W	9°17'37"
C25	22.58'	15.00'	20.51'	N43°35'19"E	86°14'38"
C26	24.55'	15.00'	21.90'	S46°24'41"E	93°45'22"
C27	22.59'	16.00'	20.76'	N40°35'04"E	80°53'43"
C28	27.68'	16.00'	24.35'	S49°24'56"E	99°06'17"
C29	43.90'	35.00'	41.08'	S36°19'21"W	71°51'45"
C30	47.30'	29.00'	42.23'	N43°39'48"E	93°27'20"
C31	45.55'	29.00'	41.01'	N45°23'29"E	90°00'00"
C32	15.96'	50.00'	15.89'	S9°01'33"E	18°17'08"
C33	25.57'	100.00'	25.50'	S82°19'35"W	14°39'10"
C34	26.18'	100.00'	26.11'	S82°30'00"W	15°00'00"
C35	205.35'	415.00'	203.26'	S76°59'23"W	28°21'02"
C36	17.58'	415.00'	17.57'	S61°36'04"W	2°25'36"
C37	325.22'	483.68'	319.13'	S79°39'02"W	38°31'31"
C38	15.54'	10.00'	14.02'	N36°34'14"W	89°01'56"
C39	27.21'	25.00'	25.89'	N39°07'50"E	62°22'12"
C40	108.60'	112.40'	104.42'	N42°38'12"E	55°21'28"
C41	107.20'	63.52'	94.92'	N64°01'59"E	96°41'42"
C42	12.74'	100.00'	12.73'	S71°21'00"E	7°18'01"
C43	43.28'	51.22'	42.01'	S50°27'36"E	48°25'08"
C44	32.07'	479.00'	32.06'	N62°18'22"E	3°50'10"
C45	267.28'	419.68'	262.78'	N78°37'58"E	36°29'22"
C46	144.37'	355.68'	143.38'	S77°44'15"W	23°15'25"
C47	104.93'	100.00'	100.18'	S59°51'28"E	60°07'08"

COPYRIGHT © 2012 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
28 South 640 West, Suite I
Hurricane City, Utah 84737
Phone: (435) 896-8287

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 09/07/2012
SCALE: 1"=80'

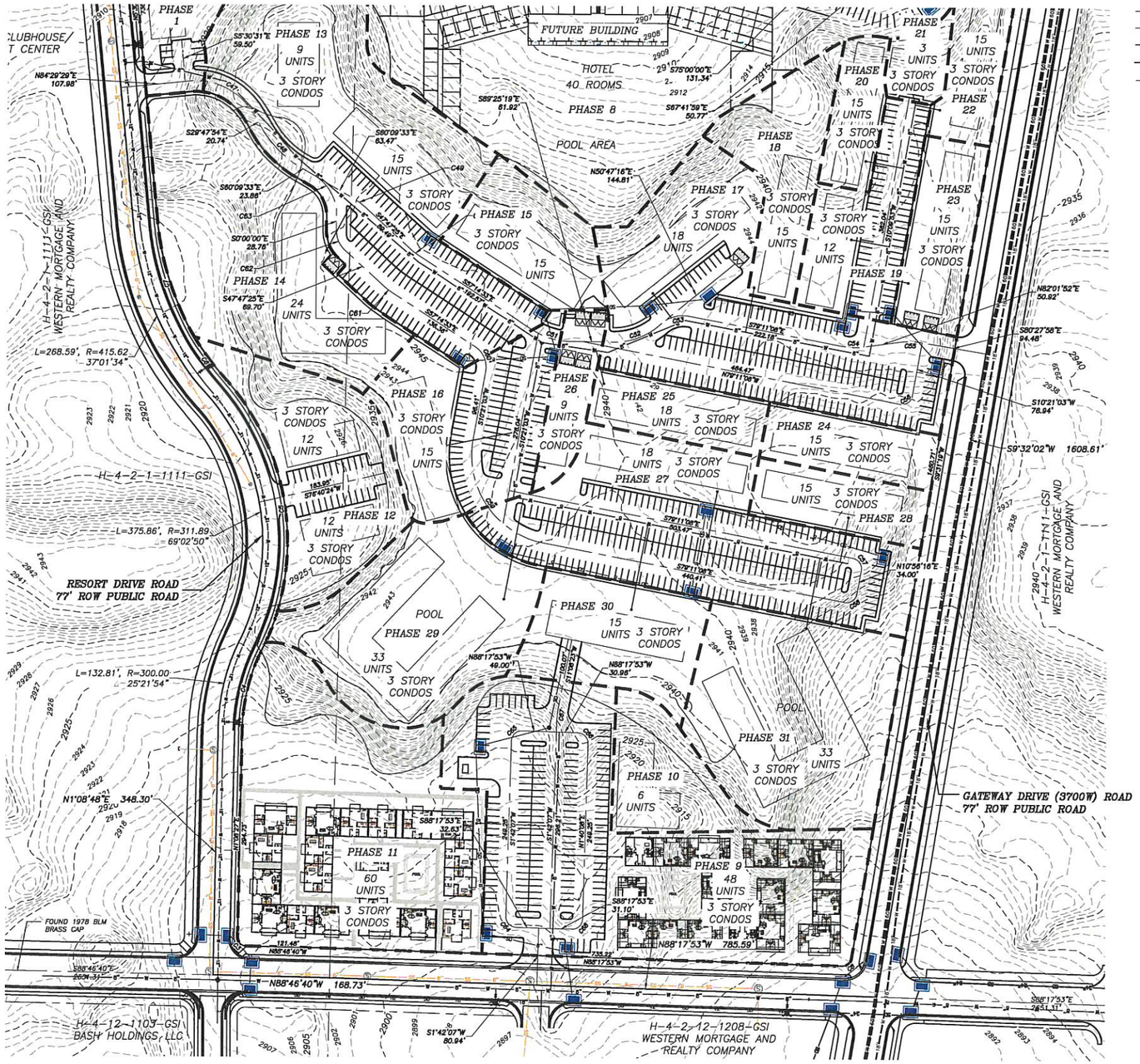
JOB NO.
281-012

SHEET NO:
2 OF 3

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

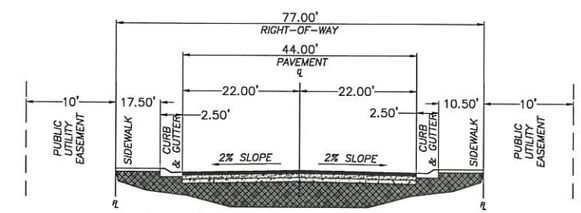
	PROPERTY LINE	—SS— 8" —	PROPOSED SEWER LINE
	ADJACENT PROPERTY LINE		PROPOSED VALVE
	SECTION LINE		PROPOSED HYDRANT
	STREET CENTERLINE		WATER METER
	10' PUBLIC UTILITY EASEMENT LINE		THREE WAY CLUSTER VALVE
—W— 8" —	PROPOSED WATERLINE (SIZE AS SHOWN)		SECTION CORNER AS DESCRIBED
—SS—	EXISTING SEWER MAIN INSTALLED WITH PID ROADS		PROPOSED MANHOLE
	EXISTING STRUCTURE INSTALLED WITH PID ROADS	—W— 12" —	EXISTING WATERLINE INSTALLED WITH OTHER PID ROAD (SIZE AS SHOWN)

N

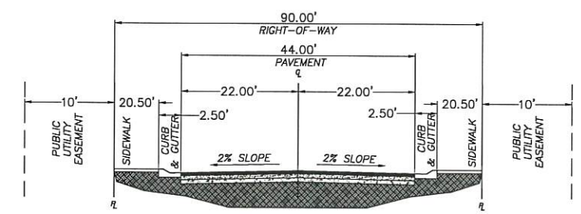
80 0 80
SCALE IN FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C48	79.48'	150.00'	78.56'	S44°58'44"E	30°21'39"
C49	21.59'	100.00'	21.55'	S53°58'29"E	12°22'08"
C50	16.50'	100.00'	16.48'	S52°30'59"E	9°27'08"
C51	56.16'	100.00'	55.43'	S73°19'56"E	32°10'46"
C52	15.96'	50.00'	15.89'	S9°01'33"E	18°17'08"
C52	67.78'	100.00'	66.49'	N71°09'35"E	38°50'13"
C53	36.69'	50.00'	35.88'	N80°57'19"E	42°02'50"
C54	32.78'	100.00'	32.64'	S88°34'38"E	18°47'00"
C55	30.55'	100.00'	30.43'	S89°13'03"E	17°30'10"
C56	23.68'	15.00'	21.30'	N55°34'57"E	90°27'50"
C57	23.59'	15.00'	21.24'	N34°07'26"W	90°07'23"
C58	23.53'	15.00'	21.19'	N55°52'34"E	89°52'37"
C59	199.24'	127.50'	179.58'	S34°25'03"E	89°32'10"
C60	40.11'	34.00'	37.82'	S23°26'45"E	67°35'35"
C61	27.22'	165.00'	27.19'	S52°30'59"E	9°27'08"
C62	30.03'	36.00'	29.16'	S23°53'43"E	47°47'25"
C63	61.69'	65.00'	59.40'	S32°12'05"E	54°22'56"
C64	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C65	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C66	23.55'	15.00'	21.21'	N43°18'53"W	89°58'02"
C67	16.47'	100.00'	16.45'	S6°25'15"W	9°26'17"
C68	23.57'	15.00'	21.22'	N46°41'07"E	90°01'58"



77' ROW TYPICAL CROSS SECTION
N.T.S



90' ROW TYPICAL CROSS SECTION
N.T.S

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

REVISIONS			
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
28 South 500 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 635-5307

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 09/07/2022
SCALE: 1"=80'

JOB NO.
281-012

SHEET NO:
3 OF 3

PRELIMINARY PLAT

ZONE CHANGE MAP FOR:
ELIM VALLEY

LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH

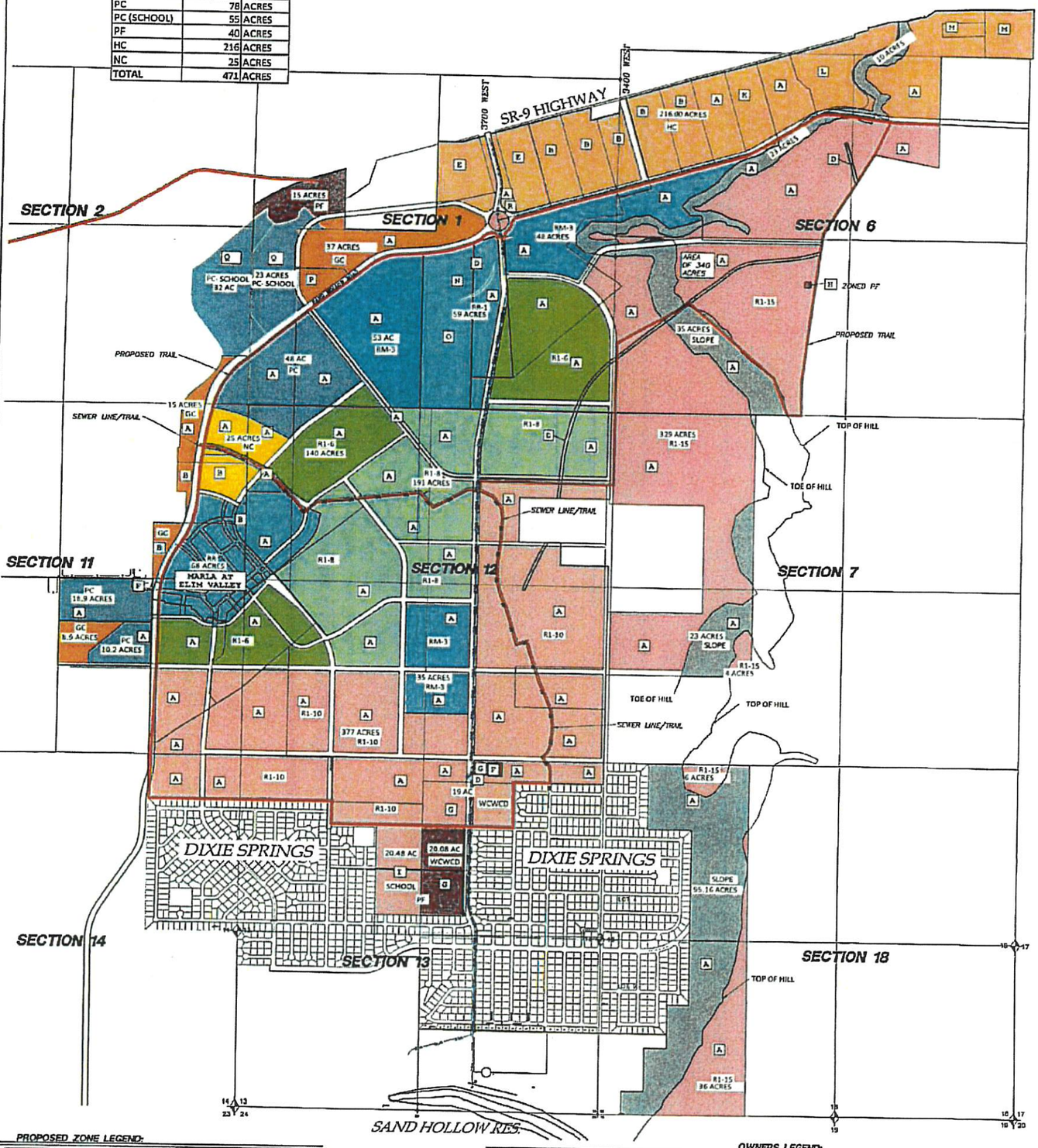
N

700 0 700
SCALE IN FEET

DENSITY CALCULATION:

ZONE	ACRES	UNITS
RR-1	59	885
RR-MARLA	68	387
RM-3	139	2085
R1-6	140	813
R1-8	191	837
R1-10	363	1265
R1-15	375	870
TOTAL	1335	7137

GC	57	ACRES
PC	78	ACRES
PC (SCHOOL)	55	ACRES
PF	40	ACRES
HC	216	ACRES
NC	25	ACRES
TOTAL	471	ACRES



PROPOSED ZONE LEGEND:

- RR: RECREATIONAL RESORT ZONE
- OS: OPEN SPACE
- R1-15: RESIDENTIAL – 1 UNIT PER 15000 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-3: MULTI-FAMILY – 15 UNITS PER ACRE
- GC: GENERAL COMMERCIAL
- NC: NEIGHBORHOOD COMMERCIAL
- HC: HIGHWAY COMMERCIAL
- PC: PLANNED COMMERCIAL
- M-1: LIGHT INDUSTRIAL
- PF: PUBLIC FACILITY (SCHOOL) W/ R1-10 ZONING
- WCWCD/DIXIE REA/HURRICANE CITY (PUBLIC FACILITIES)
- PROPOSED TRAIL

ZONE CHANGE MAP

WESTERN MORT & REALTY CO. PARCELS:	
H-4-2-1-1103	H-4-2-12-1102
H-4-1-36-2006	H-3-2-7-4402
H-3-2-6-1402	H-4-2-12-130
H-4-2-1-1109	H-4-2-13-1409
H-4-2-11-125	H-4-2-13-2114
H-4-2-1-1109	H-4-2-1-1101
H-4-2-1-1113	H-4-2-11-2103
H-4-2-11-2112	H-4-2-11-31031
H-4-2-12-2113	H-4-2-11-261
H-4-2-2-2302	H-3-2-18-4100

OWNERS LEGEND:

A. WESTERN MORTGAGE & REALTY COMPANY – 20 PARCELS – SEE PARCEL NUMBERS IN TABLE TO THE LEFT.
B. CYPRESS CAPITAL XI LLC, ET AL – PARCELS H-4-2-1-1105&1106, H-3-2-6-1403,1404,&1405 & H-4-2-11-126,127&128.
C. JM5 HOLDINGS LLC: PARCELS H-3-2-6-1406 & H-3-2-6-1408 & H-4-2-1-4203.
D. ELIM VALLEY PLANNING & DEV. LL – PARCELS H-3-2-6-340, H-4-2-1-1104 & H-4-2-13-1410.
E. WESTERN MORTGAGE & REALTY COMPANY – PARCELS H-4-2-1-1123 & H-4-2-1-1107.
F. DIXIE ESCALANTE RURAL ELECTRIC – PARCELS H-4-2-13-1407-SA & H-4-2-11-240.
G. WASHINGTON CO. WATER CONSERVANCY DISTRICT – PARCELS H-4-2-13-1405 & H-4-2-13-1491.
H. HURRICANE CITY – PARCELS H-3-2-6-3100 & H-3-2-6-3101.
I. WASHINGTON CO. BOARD OF EDUCATION – PARCEL H-4-2-13-1492.
J. NOT USED
K. REV INVEST 1 LP, PERRY J FALK, ET AL – PARCEL H-3-2-6-1407.
L. DOS RIOS LC – PARCEL H-3-2-6-1409.
M. VIRTUS INVESTMENTS 1 – PARCELS H-3-1-31-220 & H-3-1-31-221.
N. SMF EASEMENT LLC – PARCEL H-4-2-1-1108
O. SECURE PRIVATE FUND LLC – PARCEL H-4-2-1-234.
P. JASON & HOLLY CURTIS – PARCEL H-4-2-1-240.
Q. BIG SPRINGS PROPERTIES LLC – PARCELS H-4-2-2-120012 & H-4-2-1-1114.
R. QUESTAR GAS – PARCEL H-4-2-1-131

1 OF 1

SHEET NO.

JOB NO. 181-026

DATE: 04/02/23
REVISED: 11/20/

ZONE CHANGE MAP FOR:
ELIM VALLEY
SAND HOLLOW RD
HURRICANE, WASHINGTON COUNTY, UTAH

PROVALUE ENGINEERING, INC.
Engineers • Land Surveyors • Land Planners
20 South 850 East, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-0587
Fax (866) 439-3610

REVISIONS

NO	DESCRIPTION	DATE	BY

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-36
Receipt No. 8.162447

Name: SEE ATTACHED SHEET Telephone: _____

Address: SEE ATTACHED SHEET Fax No. _____

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

Agent (If Applicable): BRENT MOSER Telephone: 801-793-0346

Address/Location of Subject Property: Located on the south half of section 1 T42S R14W

Tax ID of Subject Property: SEE ATTACHED SHEET Existing Zone District: SEE ATTACHED SHEET

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

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

X a. The name and address of every person or company the applicant represents.
X b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
X c. All abutting properties showing present zoning classifications.
X d. An accurate legal description of the property to be rezoned.
X e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
X 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: _____

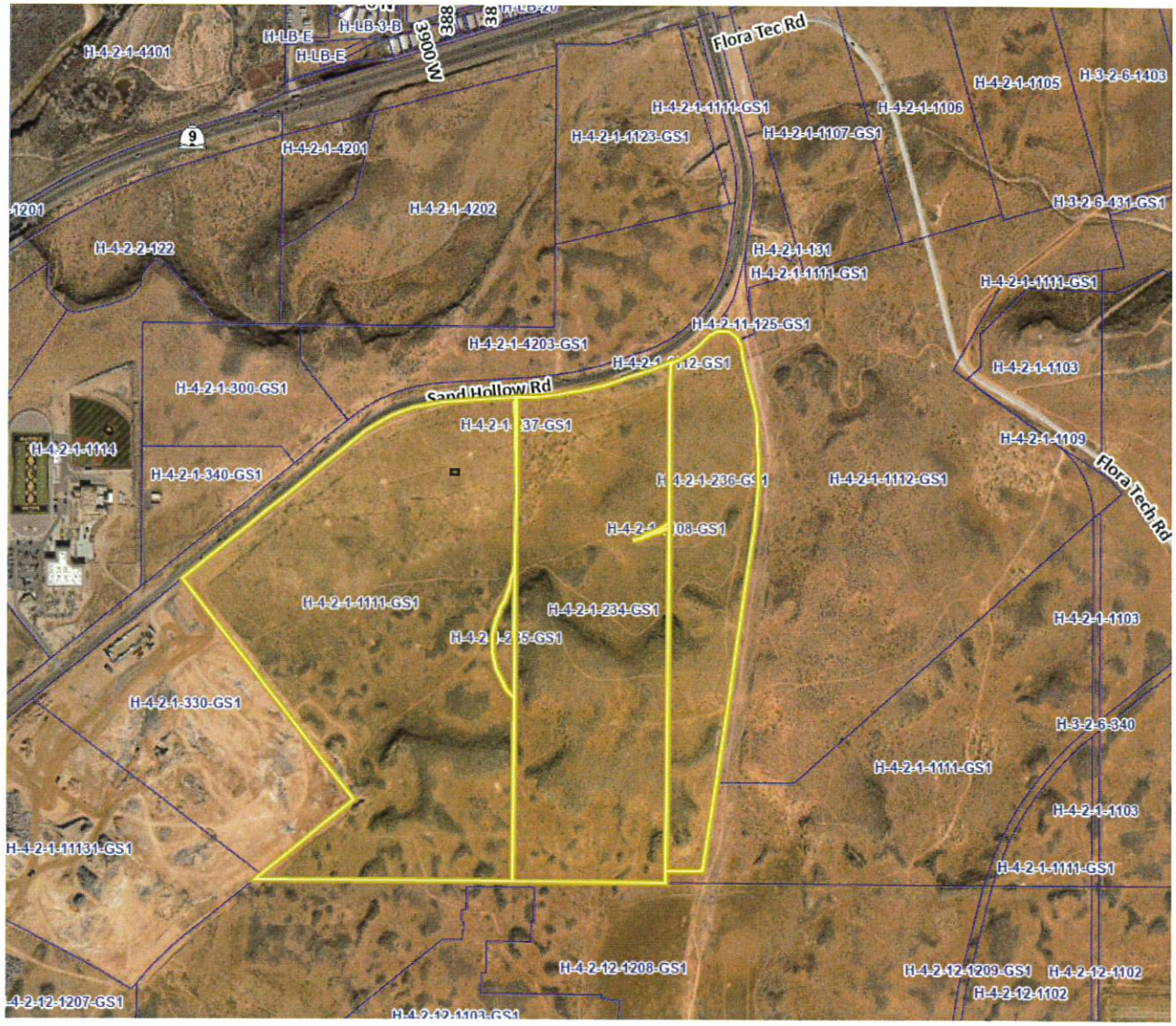
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-ZC-36
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	
Agent:	Brent Moser
Request:	A Zone Change Request from General Commercial (GC) and RM-3 to Recreation Resort (RR)
Location:	Approximately Sand Hollow Road and West of 3700 W.
Zoning:	GC, RM-3 and RR
General Plan Map:	Planned Community

Discussion:
The applicant is seeking a zone change to align the zone boundaries with the proposed master planned roadways (Resort Blvd and Sand Hollow Road) adjacent to the proposed Gateway Resort. The request would expand the resort zoning about 6.77 acres to the west and 3.79 acre to the north, a total of 10.56 acres. This area was part of the Elim Valley Master Plan Community, and the zoning was assigned as part of dissolving the old Development Agreement. The Total Recreation Resort area that was assigned was 59 acres for this area as part of that agreement.

	Zoning	Adjacent Land Use
North	GC	Undeveloped, proposed future commercial subdivision
East	RR	Undeveloped, proposed Gateway Resort
South	RM-3, RR, R1-8 PDO	Undeveloped, proposed Gateway Resort, Cadence Adult Community.
West	RM-3	Undeveloped, proposed The Shores at Sand Hollow Gateway Townhomes.



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:

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.

This whole area's zoning was negotiated by the City and the property owners to decide zoning. The area was planned with a mixture of commercial and multiple residential zones. At the time, the City selected two main areas for resort zoning, this area and one to the southwest along Sand Hollow Road.

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

Response: There are currently 59 acres of recreation resort zoning, with RM-3 (15 units an acre of long-term residential) and commercial areas surrounding this proposed expansion.

3. Will the proposed amendment affect the adjacent property?

Response: The expansion of the resort will have an impact, and could lead to an additional 158 units at max density (15 units an acre). The preliminary plat that has been submitted does not show a full density usage of the property, but closer to around 13 units an acre. 6.77 acres of the proposed zone change would be from RM-3 which also allows 15 units an acre. However, resort units tend to have a higher impact in usage and traffic when occupied.

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

Response: This development is highly reliant on the Sand Hollow Gateway PID for services, utilities, and roadways to be brought to the development. The City has approved several sets of construction drawings for master plan roadways but is still working with the PID for the final plans of Sand Hollow Road.

Recreation Resort Zone Change Consideration

Hurricane City Code now requires that the City consider an additional five factors when considering the zoning for a Recreation Resort Zoning Application

Recreation resort zoning shall contain a minimum of five acres.

B. In addition to the items required by section 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.

Response: The location is within the Planned Community portion of 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.

Response: The site is currently well over 20 acres in size, which is about the same size as the multi-family and commercial zoned areas around the project. With this zone change application, the total area would equal about 70 acres.

3. Recreation resort zoning should only be located adjacent to major collectors, minor arterials, or major arterial roads.

Response: The resort area is adjacent to master planned roadway system, namely Sand Hollow Road and 3700 W, and is near a future interchange with SR-9.

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.

Response: The development of this resort would likely help facilitate additional commercial growth in the area. There is a total of 253 acres of commercial use to the north of the project, and several future commercial areas to the south along Sand Hollow Road. The additional zoning and units would likely contribute to commercial growth.

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.

Response: The applicant is proposing to lessen the RM-3 zoning to the west by 6.77 acres. This would limit the area of potential long term housing options that would likely be more affordable than other housing in the area.

JUC Comments

1. **Public Works:** Consider relocation of Sand Hollow Road
2. **Power:** "Okay"
3. **Water:** No Comments
4. **Streets:** No Issues with Zone Change
5. **Sewer:** No comments on Zone Change
6. **Engineering:** It appears the alignment of Sand Hollow Road with Sand Hollow Road East will effect the north zone change boundary. The zone boundary hasn't been described. County Reports H-4-2-1-235-GS1 is .094 acres. The account for H-4-2-1-1111-GS1 specifies the parcel is 105.28 acres. It appears parcel #h-4-2-1-111-GSI is used to identify six (b) differnd parcels of land. County reports H-4-2-1-234-GS1 is 40.20 acres.
7. **Fire:** No Comments
8. **Gas/Cable/Water Conservancy:** No concerns.

Other Considerations:

The City has several resort areas that have gained approval within the City in one form or another. This has led to around 5,214 approved resort units. The City has recently adopted changes to the Recreation Resort Zoning to slow the expansion of resorts within the City. Resorts and Short Term Rental units do have some benefits to the City by providing economic development opportunities, increased tax revenues (in property, transient room, and sales tax), and tourism within the City. However, these also come at the cost of additional impact to City services, limiting the supply of long-term housing, change in the type of community character, increased traffic, and uses of public areas in and around the City. The City should take an expansion of Recreation Resorts seriously considering these impacts and the number of approved units.

Staff would also recommend that the City take into consideration the layout of the proposed roadways. Staff believes that having a mixture of long-term housing and short-term housing is not ideal as it would be difficult to enforce where the boundaries are without clear separation.

Staff believes it is worth considering what the City required of the Elim Valley Zone Change to the west of the project. That applicant requested adjusting their RM-3 zoning boundaries to align with the roadways, which would overall expand the RM-3 area. The City adjusted the zone boundary to match the roadways but required a development agreement to hold the applicant at the original density of the approved zone map as part of the Elim Valley negotiations. This would be a total of 885 units for the original 59 acres. An action like this may be appropriate for this application.

Findings

Staff makes the following findings:

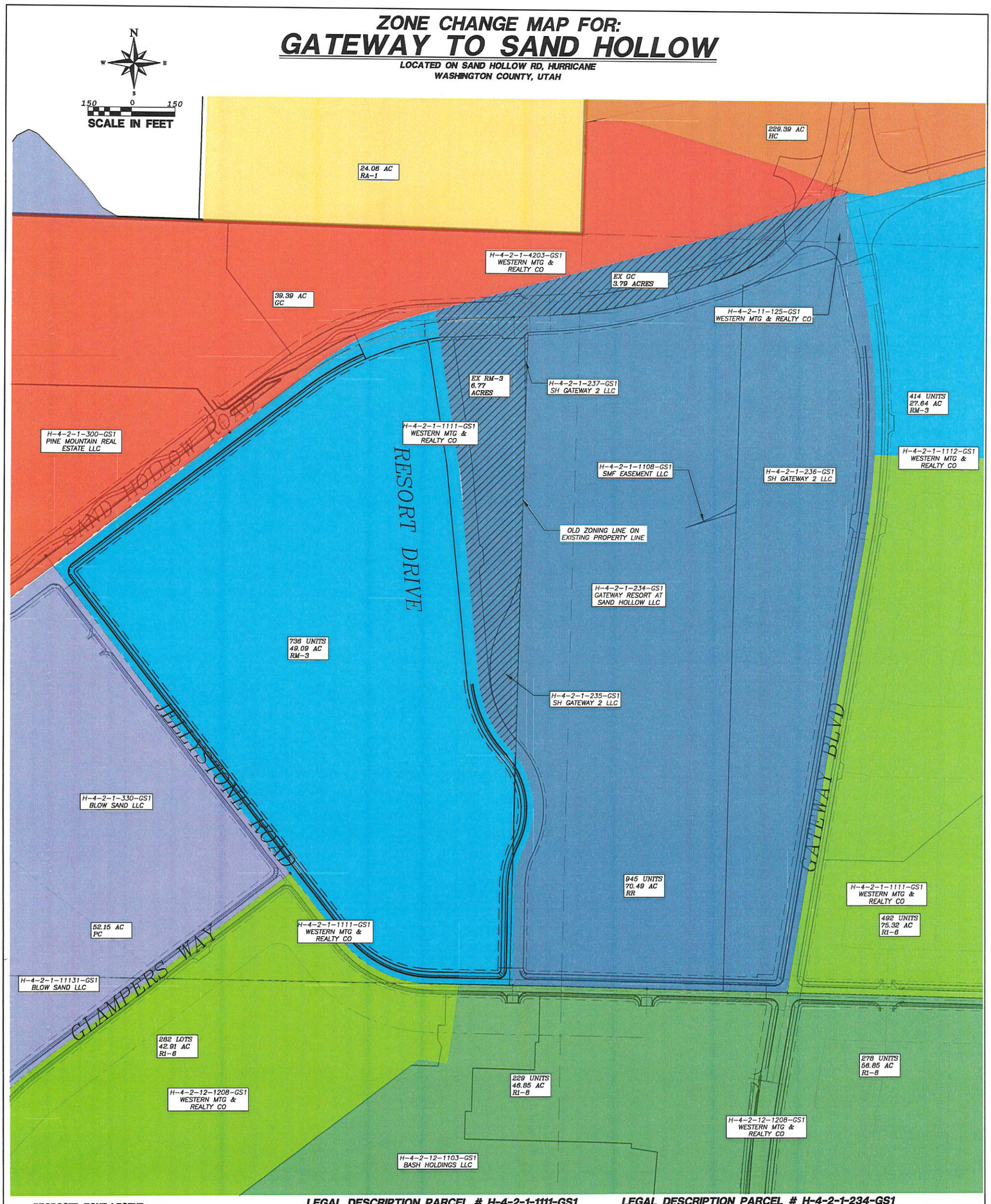
1. The proposed amendment is generally compatible with the current General Plan's map with the area designated as Planned Community.
2. The proposed amendment is generally in harmony with the overall character of the existing development around it.
3. The proposed amendment will have an impact on area
4. Services are currently not fully available, and the zone change will lead to a higher impact on those services including roadways and utilities. However, there are approved construction drawings, and plans that are being worked on that would provide services to the property through the Sand Hollow Gateway PID.
5. Site already exceeds 20 acres, the max recommended by Hurricane City Code. The proposal would have an additional 10.56 acres of resort zoning.
6. The resort would likely have a positive effect on the commercial property around the area, however, a few acres of General Commercial zoning would be lost, but mostly from the realignment of Sand Hollow Road.
7. The expansion of the resort zoning is exchanging some property from RM-3 to RR, which would limit some of the possible long-term housing units.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff generally does not support the large expansion of RR Zoning and that RR Zoning should be limited in size and scope. Though it does make sense that the resort boundary follows the roadways, the City should weigh all considerations as it reviews the proposed zone change.

NAME & ADDRESS	TAX ID OF SUBJECT PROPERTY	CURRENT ZONE	PROPOSED ZONING
WESTERN MTG & REALTY CO 6610 W COURT ST PASCO, WA 99301	PARCELS: H-4-2-1-1112-GS1 H-4-2-1-1111-GS1	RR, RM-3, R1-6 RM-3	Readjust lot lines to proposed property lines.
SH GATEWAY 2 LLC 3351 S SAND HOLLOW RD HURRICANE, UT 84737	PARCEL: H-4-2-1-235-GS1	RM-3	Readjust lot lines to proposed property lines.
SH GATEWAY 2 LLC, LARSON THOMAS GUY & SUEANN 3351 S SAND HOLLOW RD HURRICANE, UT 84737	PARCEL: H-4-2-1-236-GS1	RR	Readjust lot lines to proposed property lines.
GATEWAY RESORT AT SAND HOLLOW LLC 2572 W 280 N HURRICANE, UT 84737	PARCEL: 4-2-1-234-GS1	RR	Readjust lot lines to proposed property lines.
SMF EASEMENT LLC 3051 W MAPLE LOOP DR #325 LEHI, UT 84043	PARCEL: H-4-2-1-1108-GS1	RR	Readjust lot lines to proposed property lines.

ZONE CHANGE MAP FOR:
GATEWAY TO SAND HOLLOW

LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH



PROPOSED ZONE LEGEND:

- RR: RECREATIONAL RESORT ZONE
- RA-1: RESIDENTIAL AGRICULTURE – 1 ACRE
- R1-8: RESIDENTIAL – 1 UNIT PER 8,000 SQ. FT.
- R1-6: RESIDENTIAL – 1 UNIT PER 6,000 SQ. FT.
- RM-3: MULTI-FAMILY – 15 UNITS PER ACRE
- GC: GENERAL COMMERCIAL
- HC: HIGHWAY COMMERCIAL
- PC: PLANNED COMMERCIAL
- RM-3: EXISTING RM-3 ZONE: 6.77 ACRES
- GC: EXISTING GENERAL COMMERCIAL ZONE: 3.79 ACRES

NARRATIVE

THIS ZONE ADJUSTMENT ALTERS THE ZONE BETWEEN RR AND RM-3 TO ALIGN WITH THE NEW ROAD, RESORT DRIVE. THE NEW ROADWAY PLANNED TO MEET WITH EXISTING UTILITIES AT SAND HOLLOW ROAD.

THE ZONES ON THE EAST SIDE OF RR WILL BE ALTERED TO MEET THE CHANGES MADE TO GATEWAY BOULEVARD. THE ALIGNMENT FOR GATEWAY BOULEVARD WAS ALTERED TO FOLLOW THE DIRECTION OF THE EXISTING WCWCD WATER LINES.

LEGAL DESCRIPTION PARCEL # H-4-2-1-1111-GS1

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°46'40"E 2155.28 FEET; THENCE N01°13'20"E 2345.55 FEET TO THE POINT OF BEGINNING; THENCE S15°13'38"E 39.05 FEET; THENCE S08°49'08"E 474.75 FEET; THENCE S07°31'47"E 18.28 FEET; THENCE S07°16'59"E 9.47 FEET; THENCE S05°25'22"E 162.60 FEET; THENCE S05°30'03"E 595.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 402.13 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 264.87 FEET, THROUGH A CENTRAL ANGLE OF 37°44'19", (LONG CHORD BEARS: S24°22'13"E 260.11 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A 298.78 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 166.04 FEET, THROUGH A CENTRAL ANGLE OF 31°50'25", (LONG CHORD BEARS: S27°19'10"E 163.91 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 322.41 FEET AND A RADIAL BEARING OF S78°28'17"W, A DISTANCE OF 223.49 FEET, THROUGH A CENTRAL ANGLE OF 39°43'04" (LONG CHORD BEARS: S08°19'49"W 219.05 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 297.91 FEET AND A RADIAL BEARING OF S86°00'10"E, A DISTANCE OF 122.26 FEET, THROUGH A CENTRAL ANGLE OF 23°30'48" (LONG CHORD BEARS: S12°14'26"W 121.40 FEET); THENCE S00°54'19"W 15.66 FEET; THENCE S01°09'45"W 329.51 FEET; THENCE N88°45'56"W 287.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 395.92 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 356.10 FEET, THROUGH A CENTRAL ANGLE OF 51°32'01", (LONG CHORD BEARS: N62°59'56"W 344.22 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 30442.12 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 288.88 FEET, THROUGH A CENTRAL ANGLE OF 00°32'37", (LONG CHORD BEARS: N37°30'14"W 288.88 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 141882.01 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 1346.39 FEET, THROUGH A CENTRAL ANGLE OF 00°32'37", (LONG CHORD BEARS: N37°30'14"W 1346.39 FEET); THENCE N52°29'51"E 1071.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 2530553.58822.02 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.60 FEET, THROUGH A CENTRAL ANGLE OF 00°00'00", (LONG CHORD BEARS: N52°29'51"E 93.60 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 1010.62 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 432.93 FEET, THROUGH A CENTRAL ANGLE OF 24°32'40", (LONG CHORD BEARS: N64°46'11"E 429.63 FEET); THENCE S15°13'38"E 39.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 2,152,132 SQUARE FEET OR 49.408 ACRES.

LEGAL DESCRIPTION PARCEL # H-4-2-1-234-GS1

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°46'40"E 2155.28 FEET; THENCE N01°13'20"E 2345.55 FEET TO THE POINT OF BEGINNING; THENCE N74°46'22"E 1018.35 FEET; THENCE N70°40'59"E 476.56 FEET; THENCE S03°28'39"W 65.85 FEET; THENCE S12°40'08"E 209.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2177.04 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 208.73 FEET, THROUGH A CENTRAL ANGLE OF 05°29'35", (LONG CHORD BEARS: S09°55'20"E 208.65 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 2763.17 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 444.57 FEET, THROUGH A CENTRAL ANGLE OF 09°13'06", (LONG CHORD BEARS: S03°33'59"E 444.09 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 2049.05 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 243.02 FEET, THROUGH A CENTRAL ANGLE OF 06°47'43", (LONG CHORD BEARS: S05°26'26"W 242.88 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 68602.63 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 1655.94 FEET, THROUGH A CENTRAL ANGLE OF 01°23'29", (LONG CHORD BEARS: S09°32'02"W 1655.90 FEET); THENCE N88°22'59"W 854.32 FEET; THENCE N01°09'45"E 329.51 FEET; THENCE N00°54'19"E 15.66 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 297.91 FEET AND A RADIAL BEARING OF S89°30'58"E, A DISTANCE OF 122.26 FEET, THROUGH A CENTRAL ANGLE OF 23°30'48" (LONG CHORD BEARS: N12°14'26"E 121.40 FEET); THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 322.41 FEET AND A RADIAL BEARING OF N61°48'39"W, A DISTANCE OF 223.49 FEET, THROUGH A CENTRAL ANGLE OF 39°43'04" (LONG CHORD BEARS: N08°19'49"E 219.05 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 298.78 FEET AND A RADIAL BEARING OF S78°36'03"W, A DISTANCE OF 166.04 FEET, THROUGH A CENTRAL ANGLE OF 31°50'25" (LONG CHORD BEARS: N27°19'10"W 163.91 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 402.13 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 264.87 FEET, THROUGH A CENTRAL ANGLE OF 37°44'19", (LONG CHORD BEARS: N24°22'13"W 260.11 FEET); THENCE N05°30'03"W 595.51 FEET; THENCE N05°25'22"W 162.60 FEET; THENCE N07°16'59"W 9.47 FEET; THENCE N07°31'47"W 18.28 FEET; THENCE N08°49'08"W 474.75 FEET; THENCE N15°13'38"W 39.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 3241259 SQUARE FEET OR 74.409 ACRES.

ZONE CHANGE MAP

COPYRIGHT © 2013 PROVALUE ENGINEERING INC.

SHEET NO. 1 OF 1

JOB NO. 3136-0025

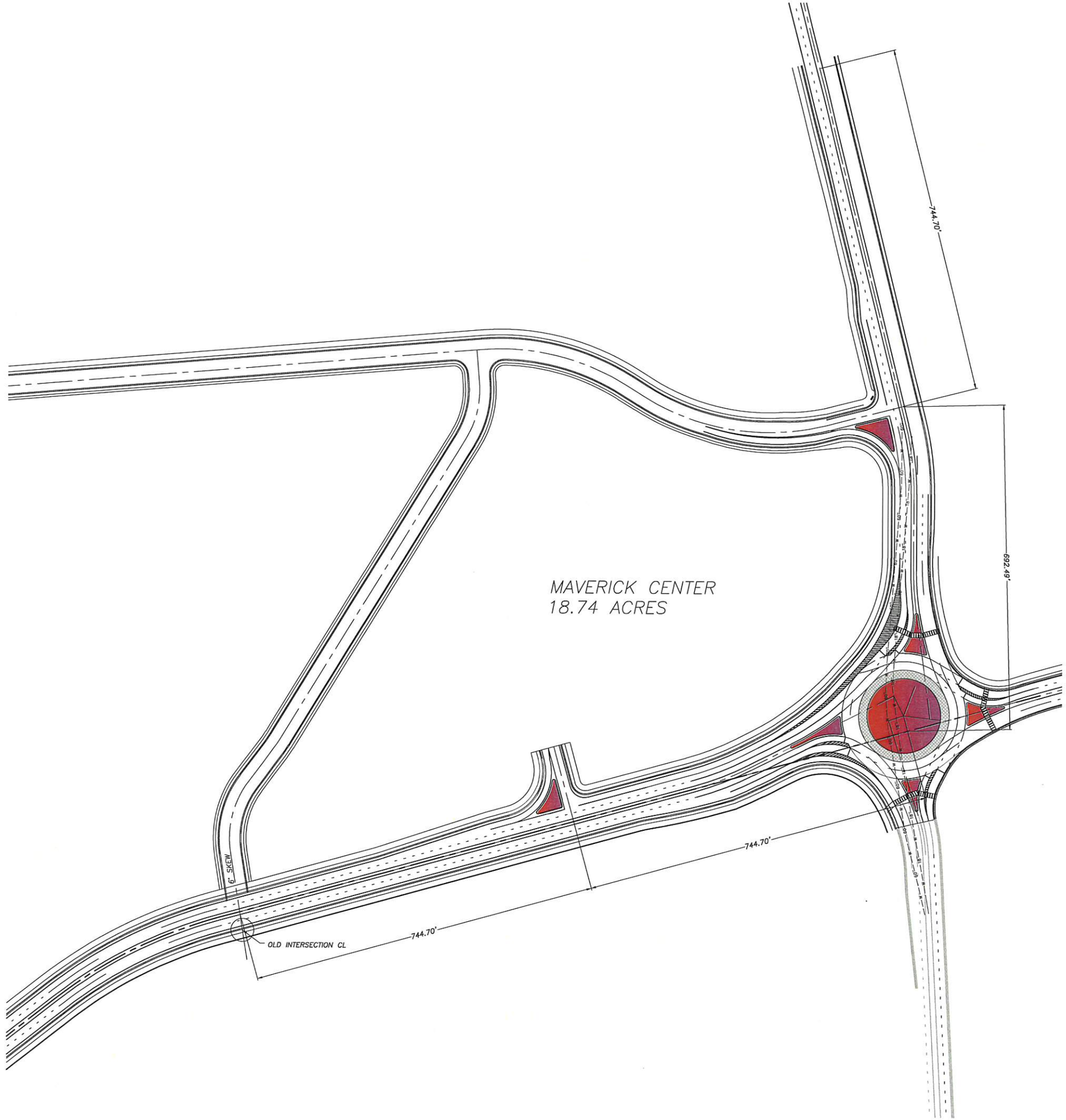
DATE: 10/10/2022
SCALE: 1"=150'

ZONE CHANGE MAP FOR:
GATEWAY TO SAND HOLLOW
SAND HOLLOW RD
HURRICANE, WASHINGTON COUNTY, UTAH

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 648-6561

REVISIONS

NO	DESCRIPTION	DATE	BY


744.70'
692.49'
MAVERICK CENTER
18.74 ACRES
744.70'
744.70'
OLD INTERSECTION CL
6" SEWER

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. B 2022-ZC-37
Receipt No. 8.162568

Name: Myka Desormier Telephone: 435-559-0724

Address: 25 E State Street Fax No. _____

Email: uathmercantile@gmail.com Agent Email: _____

Agent (If Applicable): Dennis Parker NORTHROCK Technology Telephone: 435 467 3391

Address/Location of Subject Property: 677 N State Street

Tax ID of Subject Property: H-316-A-1-B Existing Zone District: M-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
HC - commercial areas.

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

X a. The name and address of every person or company the applicant represents.
X b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
X c. All abutting properties showing present zoning classifications.
X d. An accurate legal description of the property to be rezoned.
X e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
X 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: _____

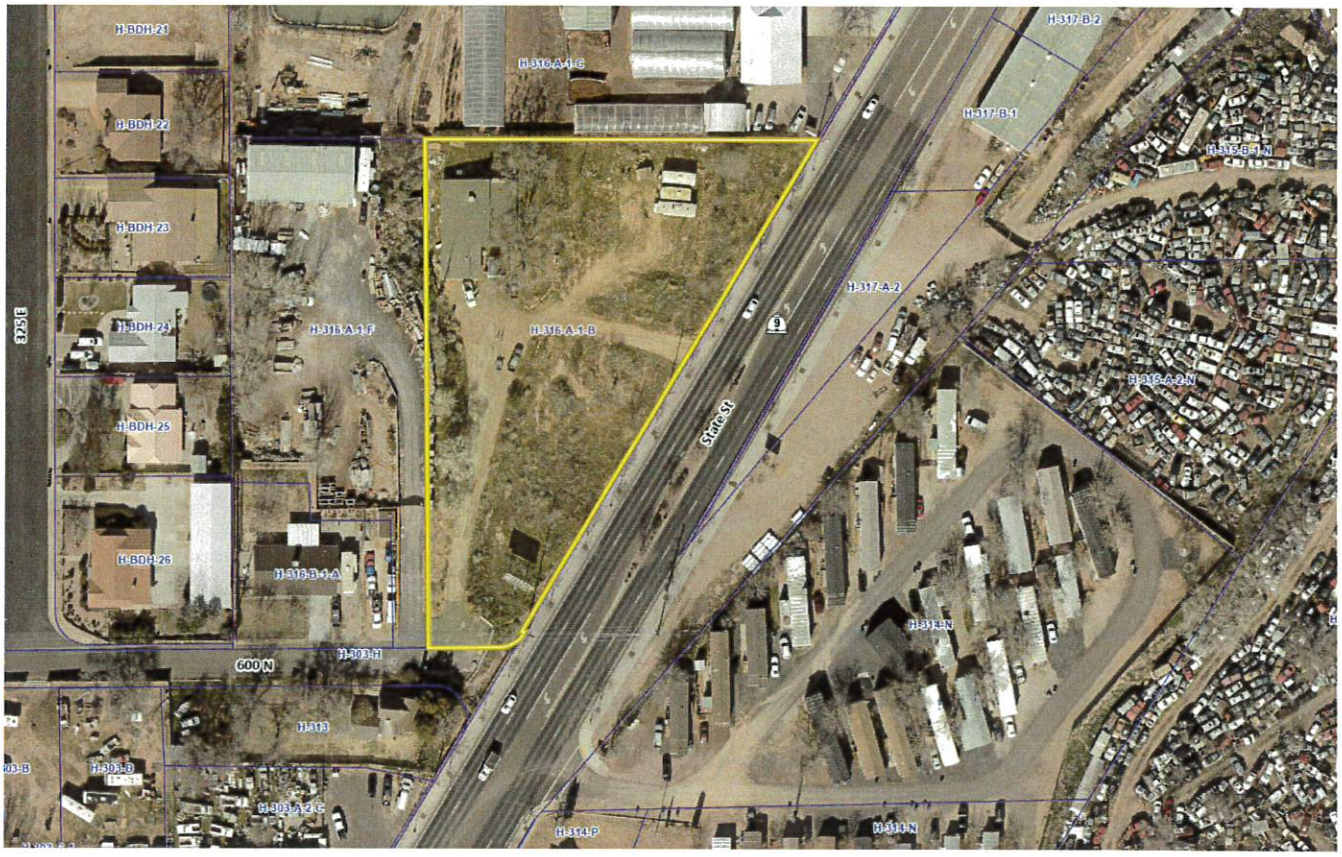
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-ZC-37
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Myka Desormier
Agent:	Dennis Parker (North Rock Technology)
Request:	A Zone Change Request from M-1 (Light Industrial) to HC (Highway Commercial)
Location:	Approximately 677 N State Street
Zoning:	HC and RA-1
General Plan Map:	Commercial

Discussion:
The applicant is seeking a zone change for 1.615 Acres from M-1 to HC. The applicant has supplied a preliminary site plan concept, though no site plan application has been filed at this time.

	Zoning	Adjacent Land Use
North	M-1	Ballad's Nursery and other commercial and industrial development
East	HC and R1-10	A Mobile Home Park and Ballard Wrecking Yard
South	HC	Single Family Homes and some commercial property
West	M-1 and R1-10	Single Family Homes



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 future Commercial:

Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors.

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: Yes. Most of the surrounding property has some form of commercial use, or is zoned for future commercial use.

3. Will the proposed amendment affect the adjacent property?

Response: Any new development on the property will likely have some impact on the surrounding properties. Some of the impacts will be positive by bringing more customers to the area, but it will also extend commercial use where currently there is a single-family home.

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

Response: Yes, there are currently services to the property.

JUC Comments

The JUC received a copy of the Preliminary Site Plan and Zone Change. Many of the comments below refer to the preliminary site plan which is a concept and not finalized.

1. **Public Works:** No comments.
2. **Power:** Fill out pre-construction application. Neet to meet with the power department. Need to know voltage and amperage. Design Fee $150 to be paid before actual design. Three phase power is required to be built to the property.
3. **Water:** No comments at this time.
4. **Streets:** No issues with zone change. Access may be an issue. Only access to SR-9.
5. **Sewer:** The property has an 8" line sewer stub. The existing home has a septic system. Home should connect to the sewer with a 15' easement through the commercial lot.
6. **Engineering:** It appears the 10' landscape strip will influence the site layout/ Drive aisles and parking stalls must meet minimums widths and lengths. Should ADA parking be against the buildings? Where possible, new driveways for commercial uses shall be a minimum of 200' apart (Hurricane City Code 10-35-4 (B)(6). 5% max grade for driveway required by design standards 3.2.4.16. 50' min throat length for driveway per access management. Unused drive approaches must be removed and replaced with typical curb, gutter and sidewalk. If used, it must be reconstructed with curb returns and & 8' water way (HCC 10-35-4 (B)(2). 600 N is a 28' wide public right-of-way. 41' is the standard minimum width of a public right-of-way and standard 3.2.4.5 specifies no road shall be ended without a properly designed cul-de-sac turnaround unless approved by City Engineer. It appears five parcels use this segment of 600 N. What is the anticipated use of the existing building? A rehabilitation/treatment facility is the only permitted residential use. Washington county records indicate the home is 4 bed/3 baths. Due to codified definitions, lodging type uses seem limited.
7. **Fire:** No concerns.
8. **Gas:** ¾" gas service will need to be relocated for a new building to be built. ROW/PUE is also required for gas lines to cross multiple properties.
9. **Cable/Water Conservancy:** No concerns.

Other Considerations:

1. Staff has only done a preliminary review of the site plan since it is not part of the application. Some of the key things that the applicant should consider:

- Access. The property has an existing access point off of SR-9 and 600 N. Moving the current access on SR-9 will be problematic with how close it will be to Ballard's Nursey Access point. However, moving the access would likely allow left-hand turns onto the property. The access on 600 N will need some additional review to ensure proper fire turnaround is provided.
- The applicant will need to provide a 10' landscape buffer along the highway.
- The Existing Home: The property's current use is residential, which is a legally nonconforming use. Once the use is changed, the applicant can't go back to residential use.
- Will need to work with the different utility departments and organizations to get proper connections.

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 does not have a significantly different impact from current zoning.
4. Services are currently available.

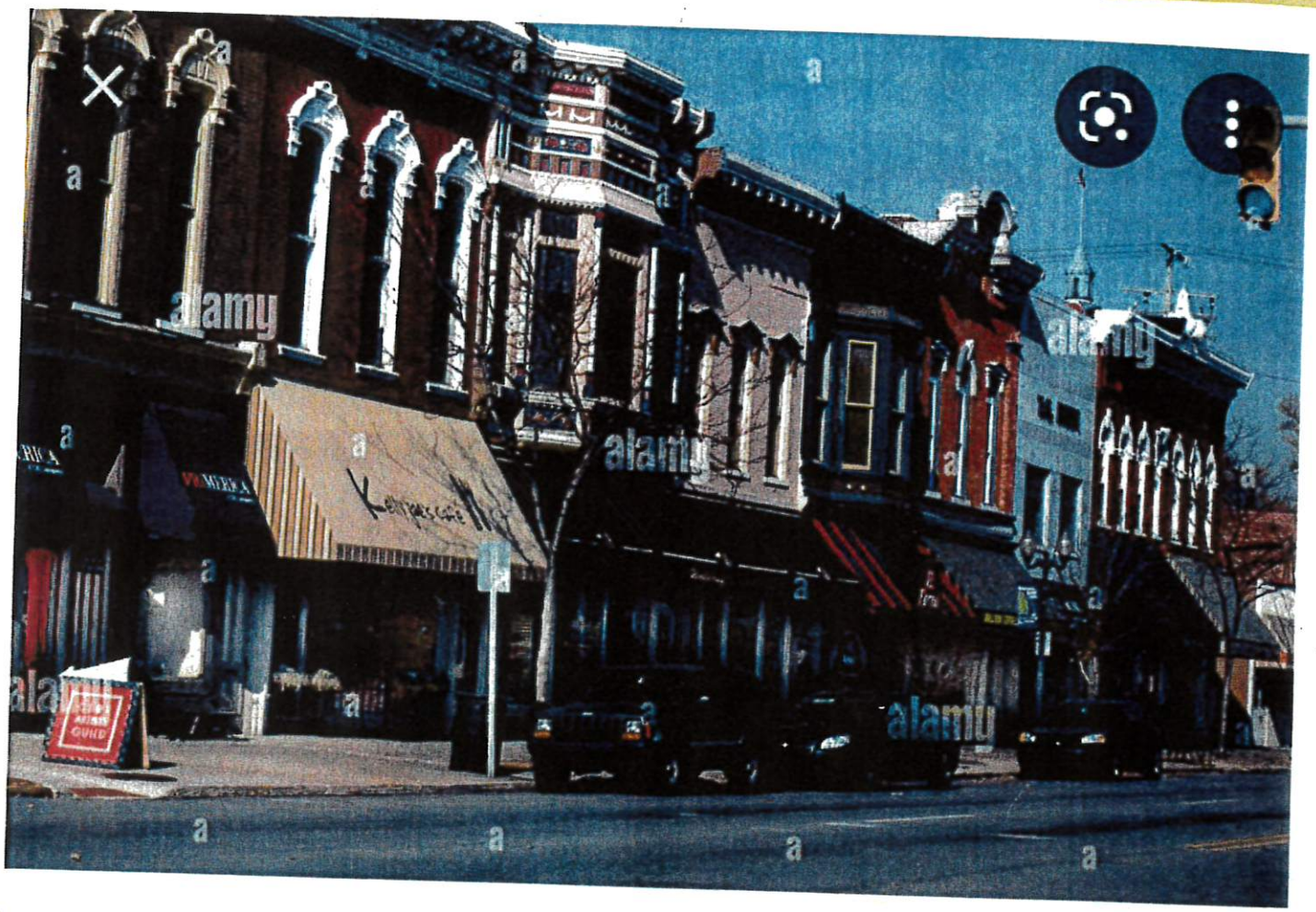
Recommendation: Staff recommends the City review this application and the zone change based on standards and considers residents' comments. Staff would recommend approval of this zone change based on staff's findings.

Mapsullivandawn
Mapsullivanrotate

Gypsy Emporium
25 E State Street
Hurricane, Ut 84737
435-635-0263
gypsyemporiumantiques@gmail.com

instagram:
@gypsyemporiumantiques

Store Hours



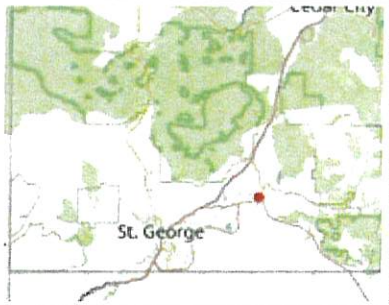
Brienna Spencer
HURRICANE CITY
UTAH
Planning Technician

Office 435-635-2811 x112
Fax 435-635-2184
brienna@cityofhurricane.com

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
www.cityofhurricane.com

633 N
Main Street
Andrea
435-319-9253

Zone Change



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

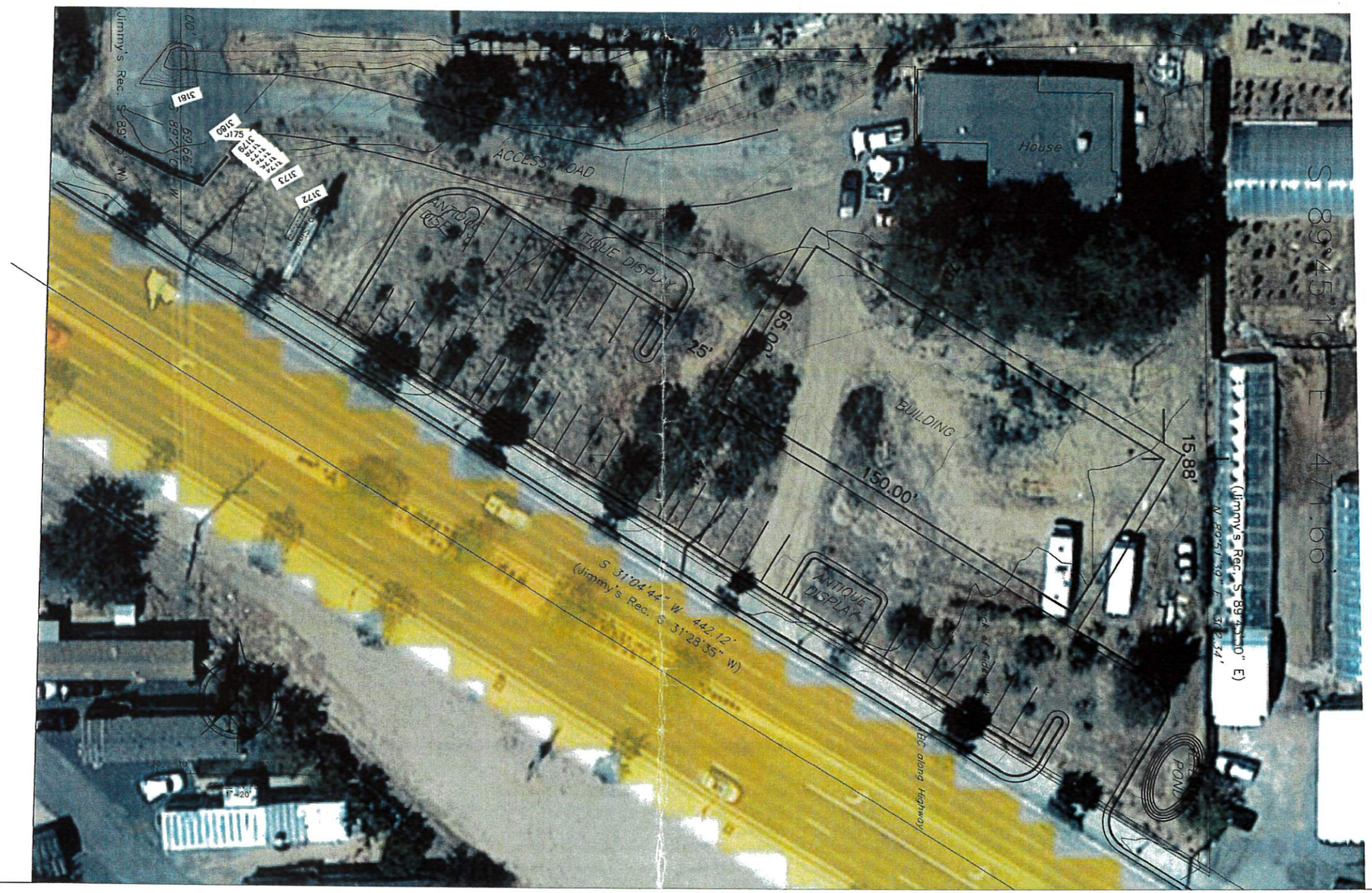
Notes

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

GYPSY EMPORIUM
PRELIMINARY SITE PLAN



MD
9-22-22

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

GYPSY EMPORIUM

PRELIMINARY SITE PLAN

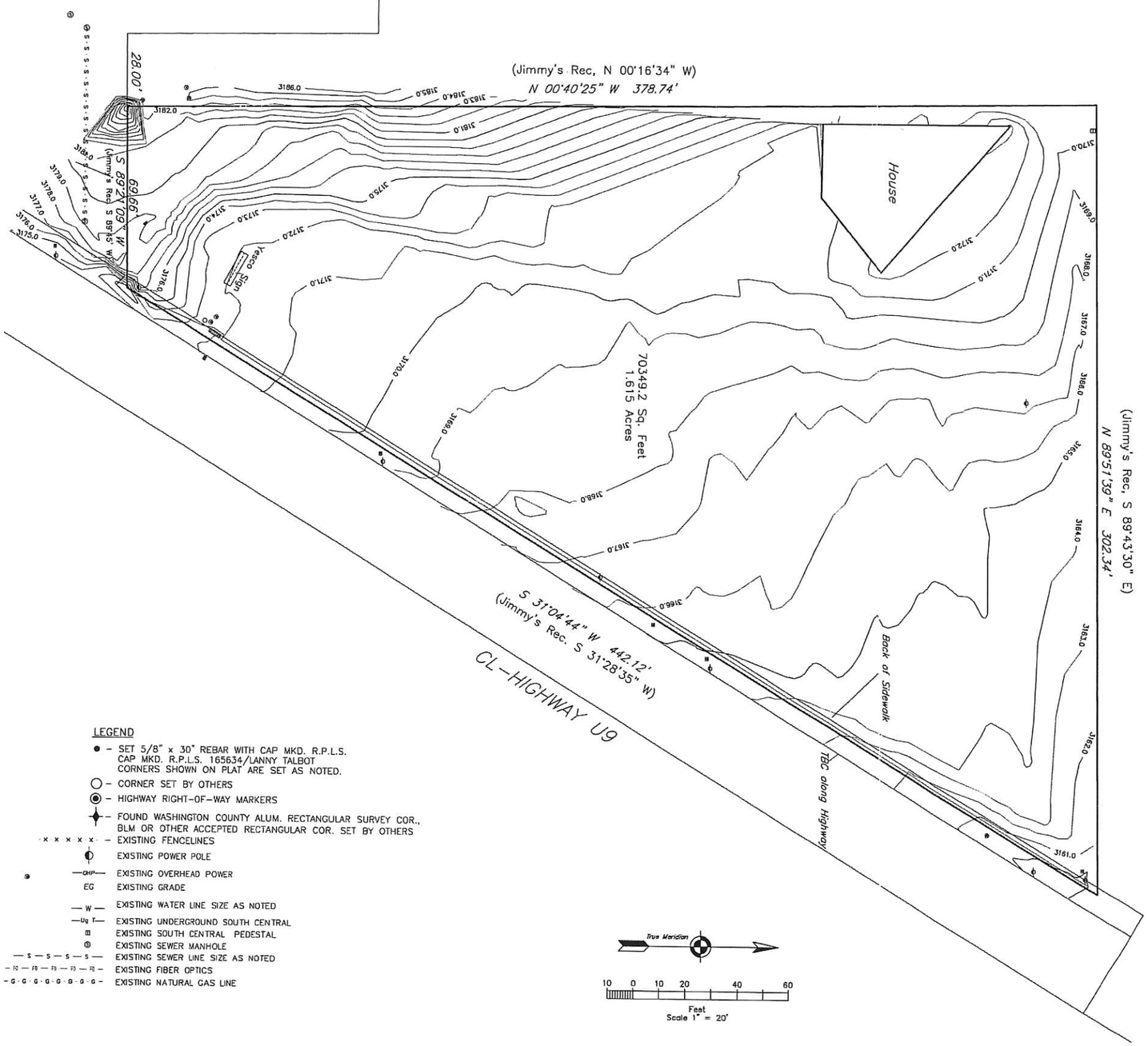
HURRICANE, UTAH

JOB NO. 3-16-045

SHEET NO. 2

RECORD OF SURVEY OF MYKA DESORMIER PROPERTY

DEPENDENT RESURVEY AND SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 11 WEST, S.L.B.& M., UTAH



LEGEND

- ● – SET 5/8" x 30" REBAR WITH CAP MKD. R.P.L.S. CAP MKD. R.P.L.S. 165634/LANNY TALBOT CORNERS SHOWN ON PLAT ARE SET AS NOTED.
- ○ – CORNER SET BY OTHERS
- ◉ – HIGHWAY RIGHT-OF-WAY MARKERS
- ✦ – FOUND WASHINGTON COUNTY ALUM. RECTANGULAR SURVEY COR., BLM OR OTHER ACCEPTED RECTANGULAR COR. SET BY OTHERS
- x x x x x – EXISTING FENCELINES
- EXISTING POWER POLE
- —OHP— EXISTING OVERHEAD POWER
- EG EXISTING GRADE
- — W — EXISTING WATER LINE SIZE AS NOTED
- —Ug T— EXISTING UNDERGROUND SOUTH CENTRAL
- EXISTING SOUTH CENTRAL PEDESTAL
- EXISTING SEWER MANHOLE
- — S — S — S — EXISTING SEWER LINE SIZE AS NOTED
- — FO — FO — FO — FO — FO — EXISTING FIBER OPTICS
- — G · G · G · G · G · G · G · G — EXISTING NATURAL GAS LINE

LEGAL DESCRIPTION

PARCEL A Myka Desormier Parcel H-316-A-1-B

Base of Bearings are taken along the South Section Line of Section 26, Township 41 South, Range 13 West, SLB&M, between the Southwest Corner and the South 1/4, the bearing being South 89°45'10" East.

Commencing at the South 1/4 Corner of said Section 26; and running thence North 00°14'50" East 608.97 feet; to the TRUE POINT OF BEGINNING; thence North 89°51'39" East 302.34 feet to the westerly right-of-way line of Highway U-9; thence South 31°04'44" West along said westerly right-of-way line, 442.12 feet; thence South 89°21'09" West leaving said right-of-way line, 69.66 feet; thence North 00°40'25" West 378.74 feet to the point of beginning containing 1.615 acres.

SURVEYOR'S CERTIFICATE

I Lanny K. Talbot, do hereby certify that I am a Registered Professional Land Surveyor, and that I hold Certificate No. 165634, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have made a survey of the hereon described property and that this is a true and correct representation of said survey

Lanny K. Talbot RPLS No. 165634

Date January 02, 2022

PROFESSIONAL LAND SURVEYOR No. 165634 LANNY K. TALBOT STATE OF UTAH

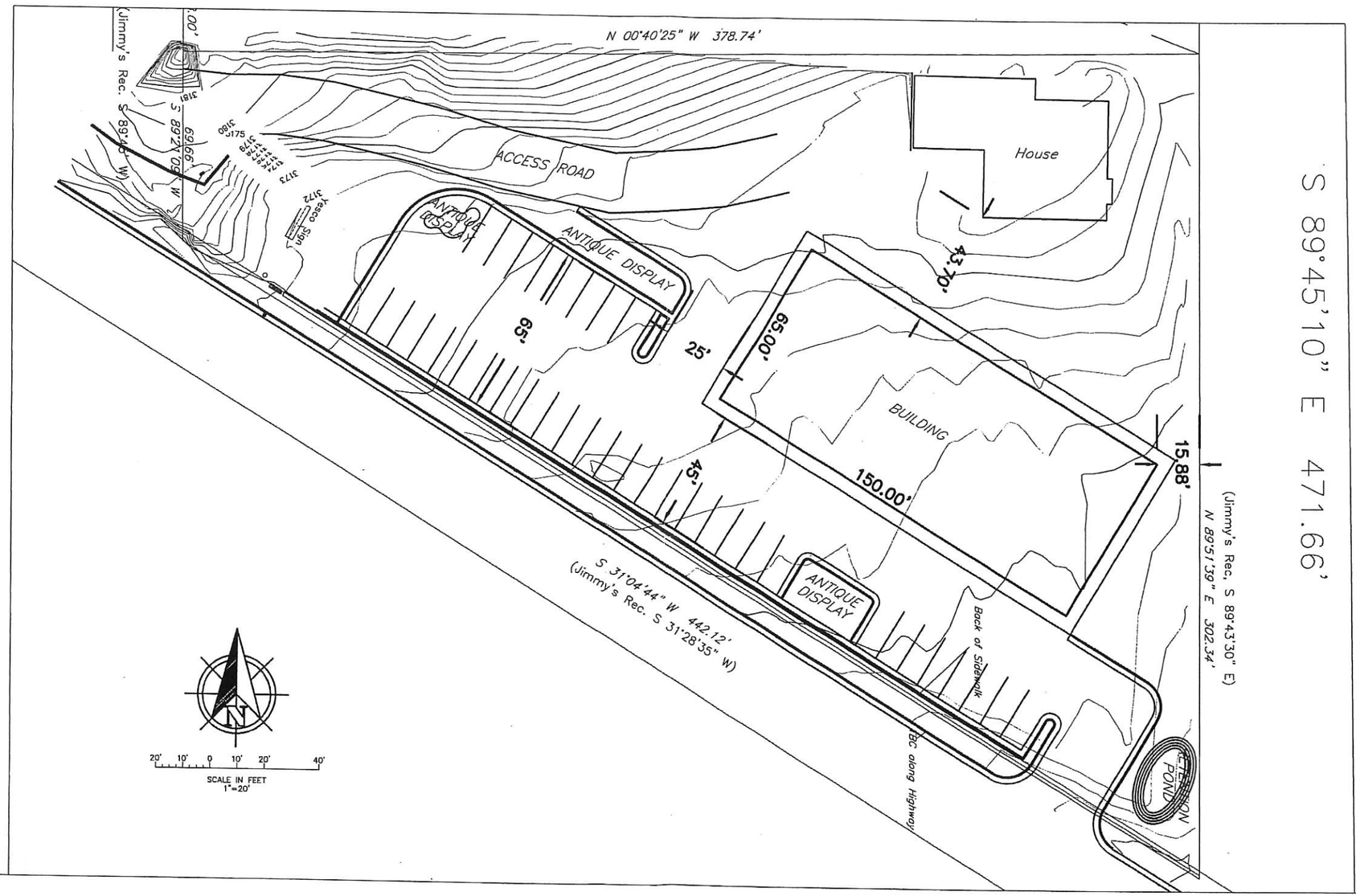
RECORD OF SURVEY

MYKA DESORMIER PROPERTY
LOCATED IN SECTION 28, T. 34 S., R. 5 W., S.L.B.&M., UTAH

TALBOT LAND SURVEYORS
663 S. MAIN/P.O. BOX 1193, PANGUITCH, UT 84759
PHONE: (435) 676-8018

CHECKED	APPROVED L. TALBOT	SCALE 1" = 20'	
DATE 1/02/2022	DRAWN CAD Consulting – LT	FILE	
DWG. No. Myka Desormier.dwg		SHEET 1 of 1	

GYPSY EMPORIUM
PRELIMINARY SITE PLAN



NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

GYPSY EMPORIUM

PRELIMINARY SITE PLAN

HURRICANE, UTAH

JOB NO. 3-16-045

SHEET NO. 2

MW 9-22-22

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-28
Receipt No. 8.162483

Name: Stratton Development Telephone: 435-635-2628

Address: 42 S 850 W Hurricane, UT Fax No. 435-635-2177

Email: colt.stratton@interstaterock.com Agent Email:

Agent (If Applicable): Colt Stratton Telephone: 435-635-2628

Address/Location of Subject Property: 850 S 1300 W

Tax ID of Subject Property: H-3-2-4-127 Zone District: R1-10

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Single family Lots from 0.25 acre → 0.72 acre 20 lots total

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.

PLANNING & ZONING
HURRICANE CITY
UTAH

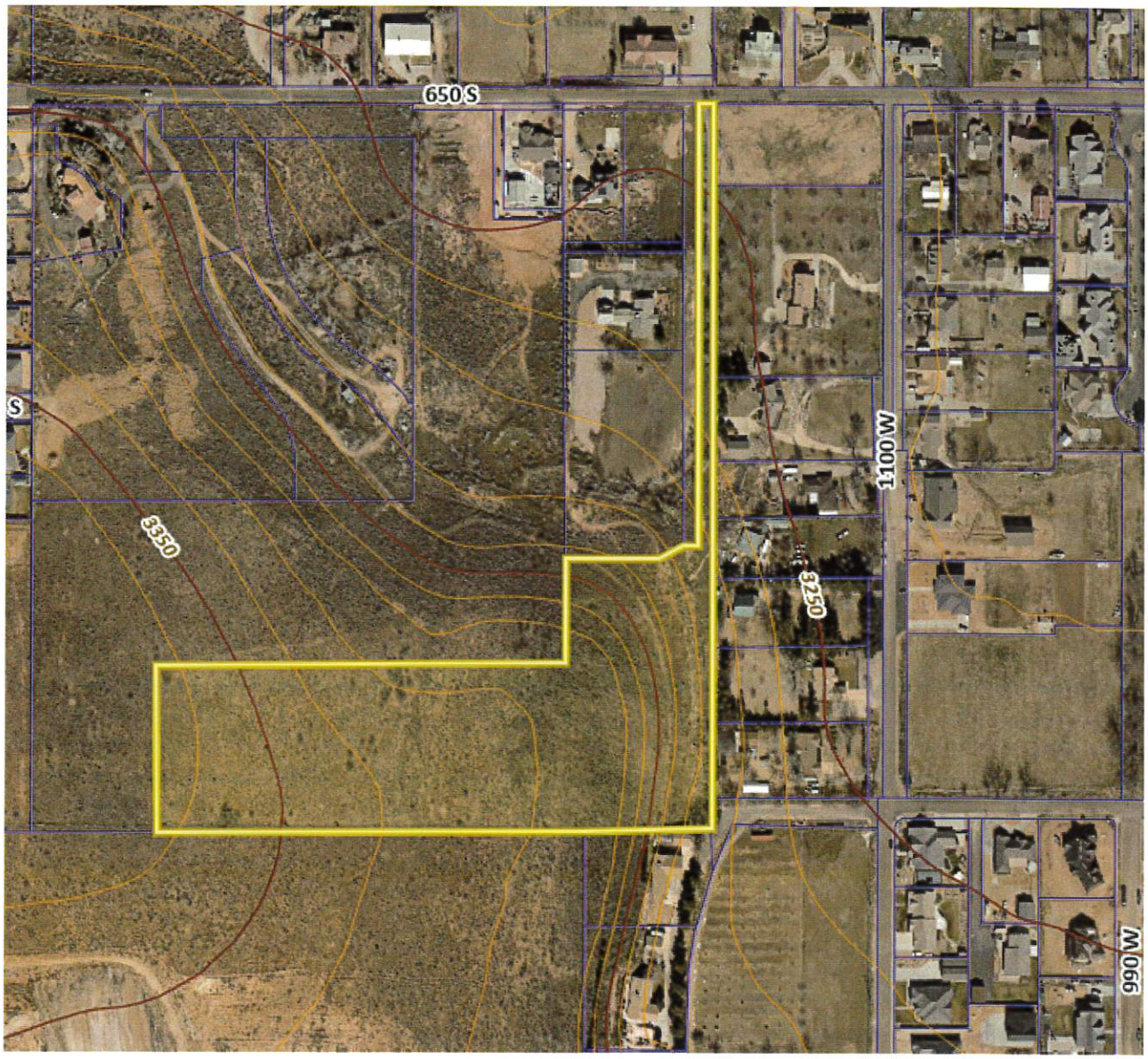
STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-PP-28
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Stratton Development
Agent:	Colt Stratton
Request:	Approval of a Preliminary Plat
Location:	850 S 1300 W
Zoning:	R1-10
General Plan Map:	Single Family

Discussion: The applicant is proposing a 20 lot single family subdivision located just south of Mountain View Subdivision.

JUC Comments
Public Works: The Southern cul-de-sac should connect to 1385 West. 1150 W Master Plan Roadway must continue.
Water: Water model required.
Power: The project will feed from the new 1150 W proposed road/ At this time the plan is for this development to feed off of the new transmission line that will be build on the new 1150 W Road. If for some reason the road doesn't happen, the developer will be responsible for bringing 3 phase power to the project. (Hurricane Power will do the work and charge the developer). Problems with new road 1150 W Alignment and east cul-de-sac. Design Fee is $300 will be charged before construction drawings can be designed. Fill out the construction application and meet with power dept. Power dept needs to know voltage and amperage needs
Sewer: Existing manhole and 8" sewer main in 650 S, sewer will need to be extended by the developer. Where will the southern portion drain to the sewer?
Engineering: A 24" SD pipe is shown on the storm drain master plan (R9W-7A). It appears the nearest existing SD is in 400 S. Master Planned minor collector is shown connecting to 900 S. Alignment needs to be coordinated with WPP Hurricane Land LLC. Master Planned 67' ROW minor collector with 12' trail on its east side. Alignment study in progress for 1150 W. Intersection spacing on mountain view drive need to be 150' min. Unsignalized intersection should be separated 250' minimum on 1150 W, 900 S, & mountain view dr. The minimum offset should be 150'. Review proposed canal alignment with engineering. Preferably the canal main would be relocated to public rights of way as much as possible.

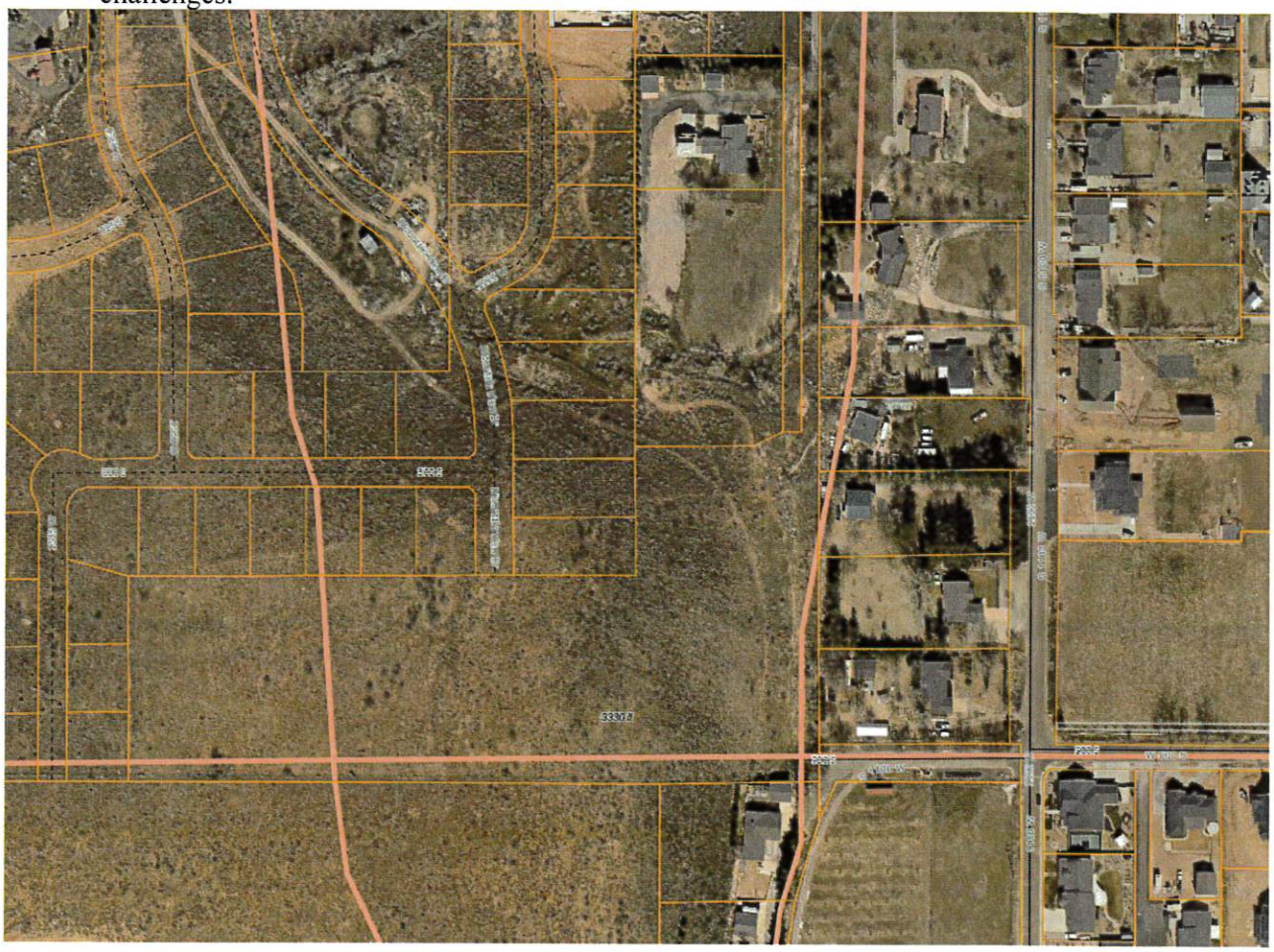
Standard 3.6.8.1 specifies potable water mains aren't installed on back or side lot lines to avoid potential flood and other damages.
Streets: 1150 w is in conflict with the master plan roadway.
Fire: Need second access.
Cable and Phone: No Comments



Staff Comments: Preliminary Plat

1. All lots meet R1-10 standards, but those on the eastern side will need a grading plan and slope analysis done.
2. **Master Plan Roadways:** There are three master planned roadways within the development as shown below. This plan only addresses 1350 W, labeled as Mountain View Dr. on the plan.

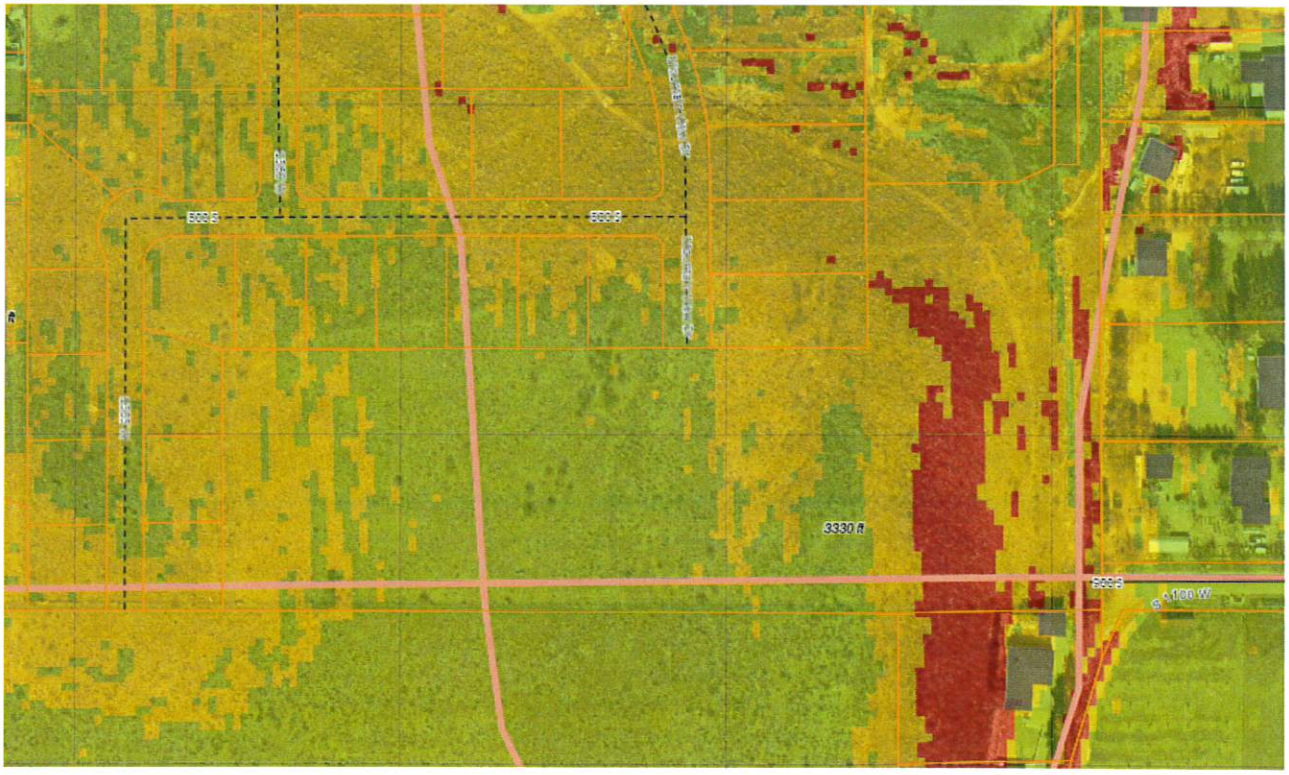
a. 1150 W/1100 W: 1150 W is a future minor collector with a trail on the east side, a total of 67' ROW. The City is currently conducting an alignment study for 1150 W, with special consideration of the alignment within this area. The applicant will need to work with the city to ensure the alignment meets the goals of that study. 1150 W is also planned to be a new alignment of a major power transmission line. The applicant currently shows the road as a cul-de-sac.
b. 900 S. Currently the Hurricane City Transportation Master Plan shows 900 S connecting down the hill to 1100 W along the south property boundary. This alignment will need to be discussed in more detail with the City because of some of the slope and hillside challenges.



3. **Second access:** 1150 W will need to function as a secondary access.
4. There is a Hurricane Canal Company canal on the property that is located near the proposed 1150 W and then cuts northwest into the Mountain Views Estates Subdivision. This canal needs to be shown, and a future alignment will need to be worked out with the canal company.
5. The applicant should list out the legal description on the plat.
6. The name of the owner and their address is not listed as required.
7. Needs Geotechnical constraints to note: Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche,

gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

8. Need a letter from both the local sanitary sewer provider and culinary water provider indicating the availability of service.
9. Will need to indicate if the area is in a tortoise protection area.
10. **Sensitive Lands**: The applicant will need a sensitive land application. There are some steep slopes located on the east side of the property. From the bottom to the top of the hill the average slope is just over 15%, but some areas are closer to 26% and over 30%. The picture below shows the property: Green indicates slopes lower than 10%, yellow is 10%-29%, and red indicates over 30%. Areas over 30% slope are non buildable. The applicant is required to submit a sensitive lands plan.

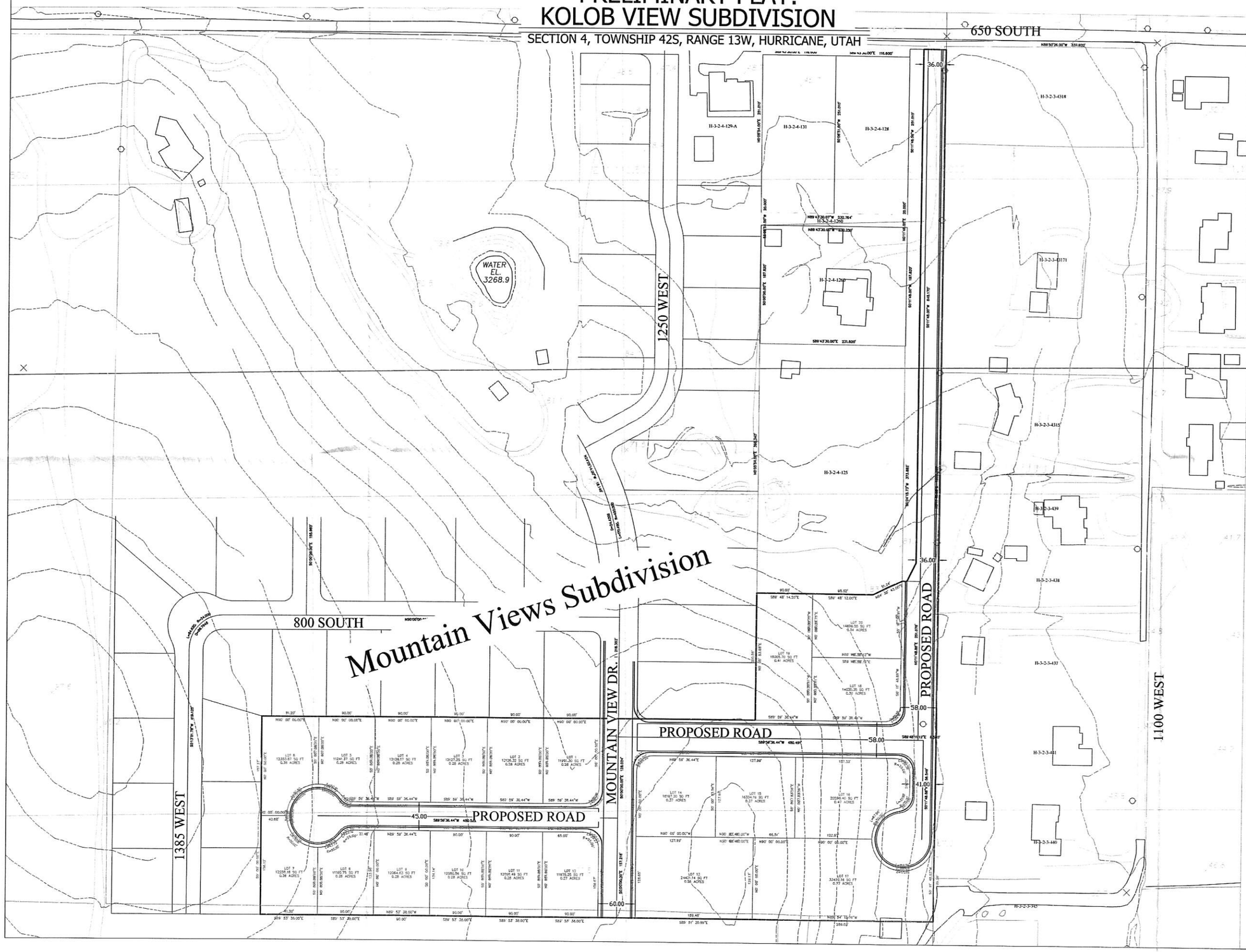


Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends that the application for a preliminary plat be denied or tabled for the reasons listed in this report, including

1. Failure to turn in a sensitive lands application and likely does not comply with Hurricane City Hillside standards
2. The City has not received will serve letters
3. The plan does not comply with Hurricane's Transportation Master Plan
4. Failure to place the proper notes and other information as required by City code on the plat as listed within this report.

PRELIMINARY PLAT:
KOLOB VIEW SUBDIVISION

SECTION 4, TOWNSHIP 42S, RANGE 13W, HURRICANE, UTAH



LEGEND

DEFINITION	EXISTING
SURVEY MONUMENTS	
SECTION CORNER AS NOTED	
CLASS I MONUMENT	
CLASS II MONUMENT	
PROPERTY CORNER	
HARDSCAPES/MISC.	
ASPHALT	
CONCRETE	
HISTORIC AREA / DND	
ADA RAMP	
WATERWAY	
30" CURB & GUTTER	
STREET LIGHT	SL-BOX
COMMUNICATION BOX & PEDISTAL	COM-BOX
POWER VAULT & TRANSFORMER	VAULT

SITE INFORMATION:

CURRENT ZONE: R1-10
TOTAL AREA: 9.87 ACRES
RESIDENTIAL UNITS: 20

TOTAL RESIDENTIAL UNITS AREA: 6.92 ACRES
PERCENT: 70.11%

AVERAGE RESIDENTIAL LOT SIZE: .35 ACRES
DENSITY: 2 (UNITS/ACRE)

INTERSTATE ROCK
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

PROFESSIONAL ENGINEER No. 8[illegible]284 COURTNEY STATION STATE OF UTAH

NOT FOR CONSTRUCTION

DESIGNED BY CDS
DRAWN BY CDS
CHECKED BY CDS

INTERSTATE ROCK PRODUCTS, INC.
PRELIMINARY PLAT
KOLOB VIEW SUBDIVISION
850 SOUTH 1300 WEST HURRICANE UTAH

REV.	DATE	DESCRIPTION	BY

DATE 10/3/2022
SCALE 1"=70'
PROJ. # 3000-1468
PAGE # C2.0

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-25
Receipt No. 8162914

APPLICATION & SUBMITTAL CHECKLIST

Name: James Powell Telephone: 435-225-5957
Address: 500 W. 540 N. Fax No.
Email: jamespowelldds@gmail.com Agent Email: carl@mghomesllc.com
Agent (If applicable): Carl Ford Agent's Phone: 435-632-5759
Address of Subject Property: 200 W. 1015 N.
Tax ID of Subject Property: H-3-1-27-2106 Zone District:
Proposed Conditional Use: (Describe, use extra sheet if necessary) Proposing to erect a metal barndominium as a primary residential home

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 ½ 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:

PLANNING & ZONING
HURRICANE CITY
UTAH — STAFF COMMENTS

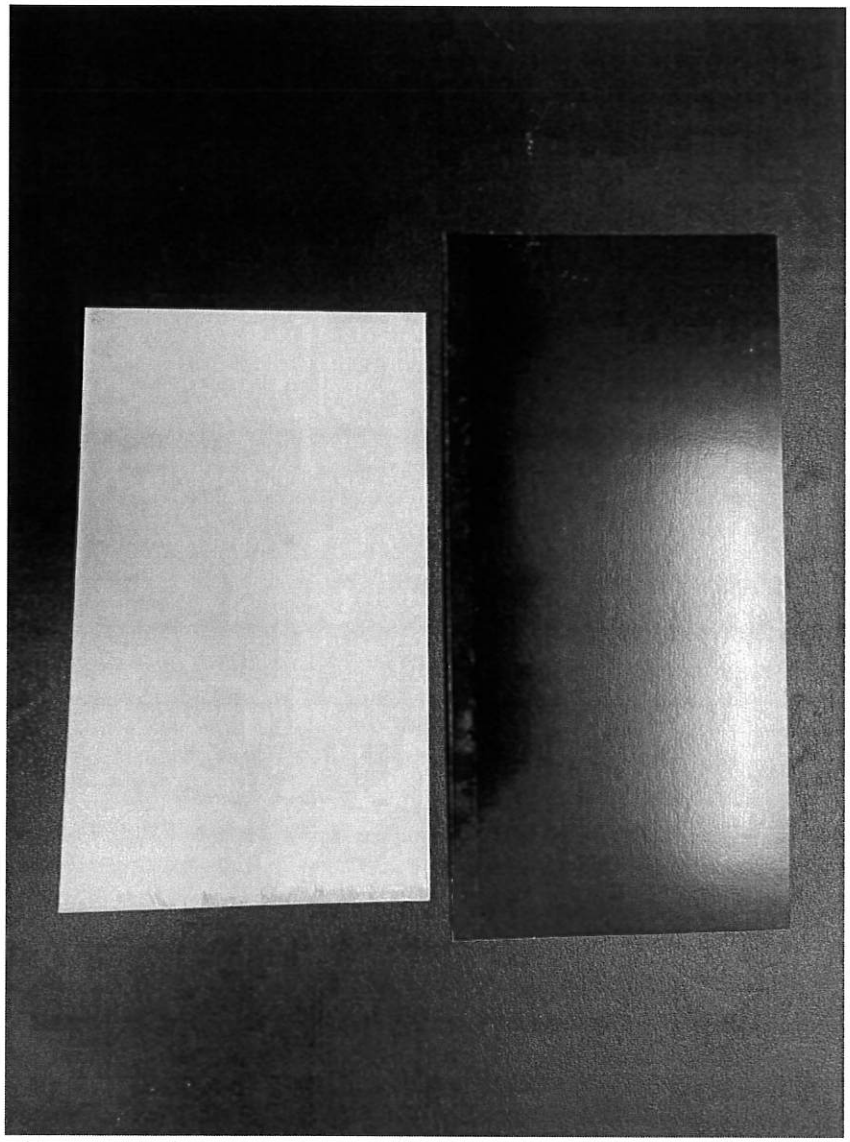
Agenda Date:	**10/27/2022**
Application Number:	2022-CUP-25
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	James Powell
Agent:	
Request:	Proposing to erect a metal barndominium as a primary residential home.
Location:	1015 N 200 W
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing a that has a 2,557.5 sq. ft. footprint and 28' tall primary residential metal structure. Hurricane City Code (HCC) 10-7-9 for a metal building with a conditional use permit. 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:
h. Standards for metal buildings.
(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.
(2) The building must meet the following design standards:
(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
(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.
(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.

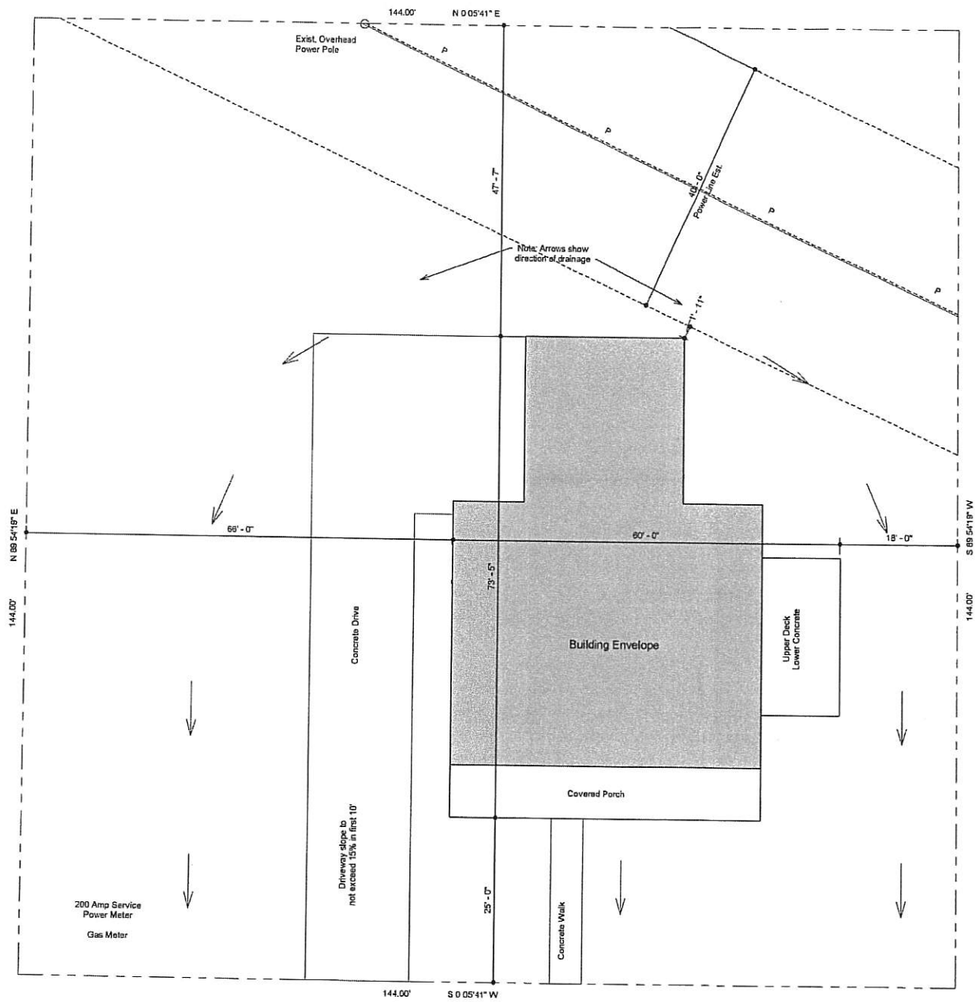
Findings:

1. The applicant has submitted samples for the siding and roof shown below. Staff will bring the samples to the meeting to pass around. Staff is concerned about the white color because it may be too reflective "*(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.*"



2. The metal is durable and will require low maintenance.

Recommendation: Staff recommends the planning commission review the color samples provided and consider if it is too reflective and may produce glare.



est. 2021
maurer haüs
design + build
290 N 100 E
American Fork, UT 84003
801.910.9962
maurerhausconstruction@gmail.com

General Notes

Project Name

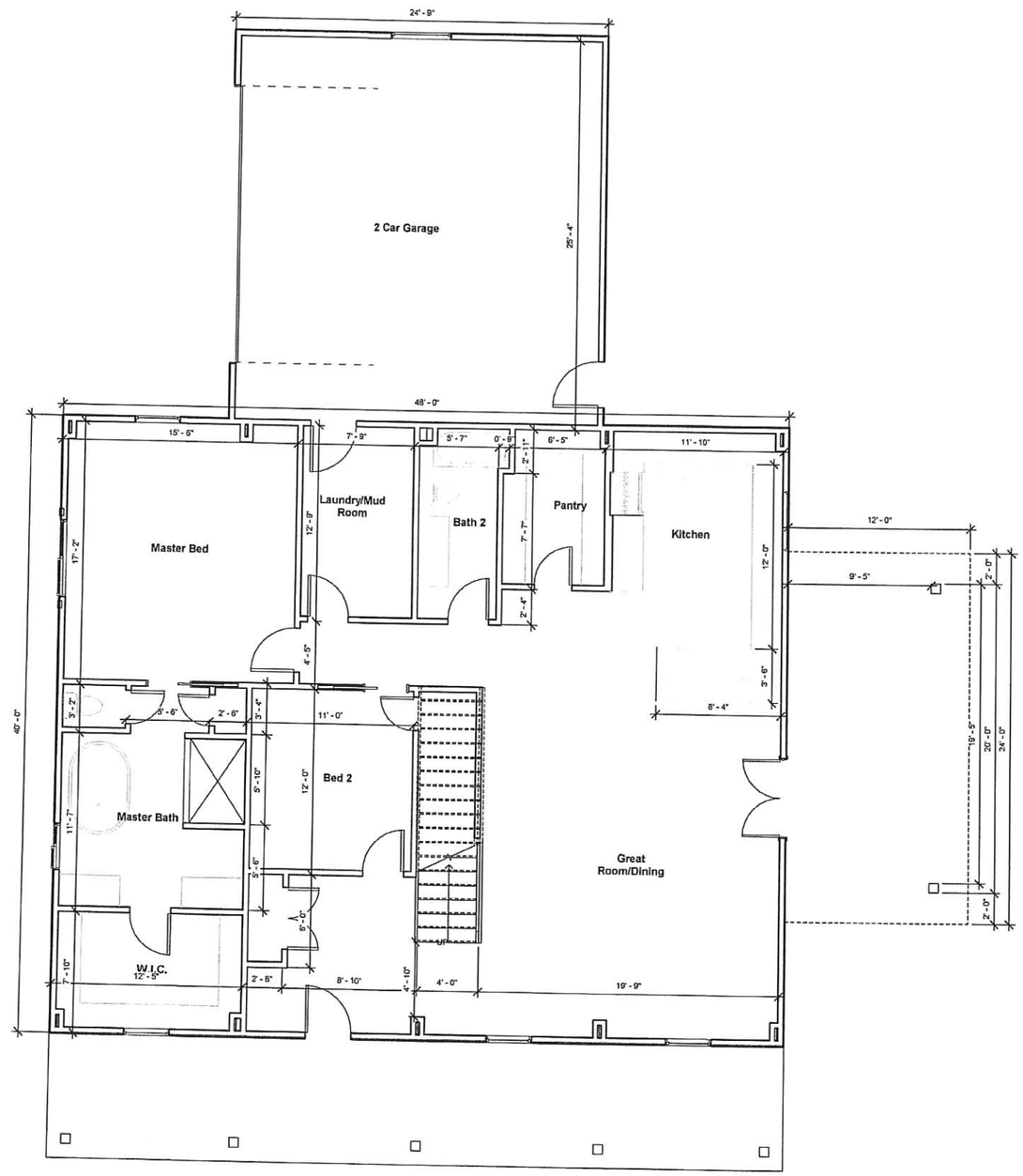
Site Plan

Project Number	Project Number
Date	Issue Date
Drawn By	Author

A1.0

Scale 24 x 36	1" = 10'-0"
Scale 12 x 18	1" = 10'-0"

10/5/2022 7:32:12 PM



est. 2021
maurer haüs
design + build
290 N 100 E
American Fork, UT 84003
801.910.9962
maurerhausconstruction@gmail.com

General Notes

Project Name

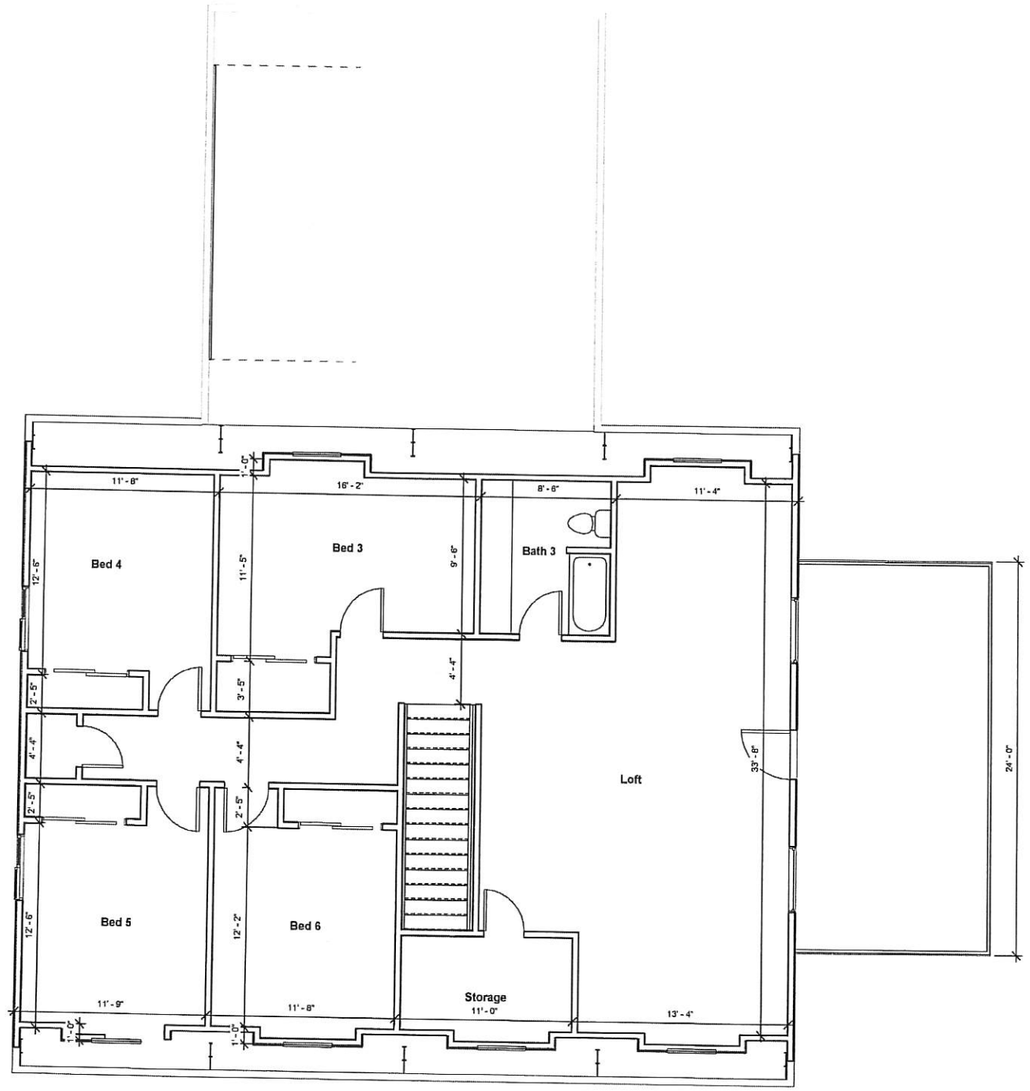
Main Level Floor Plan

Project Number	Project Number
Date	Issue Date
Drawn By	Author

A1.1

Scale 24 x 36	1/4" = 1'-0"
Scale 12 x 18	1/4" = 1'-0"

10/5/2022 7:32:12 PM



est. 2021

maurer haüs

design + build

290 N 100 E
American Fork, UT 84003
801.910.9962
maurerhausconstruction@gmail.com

General Notes

Project Name

Upper Level Floor Plan

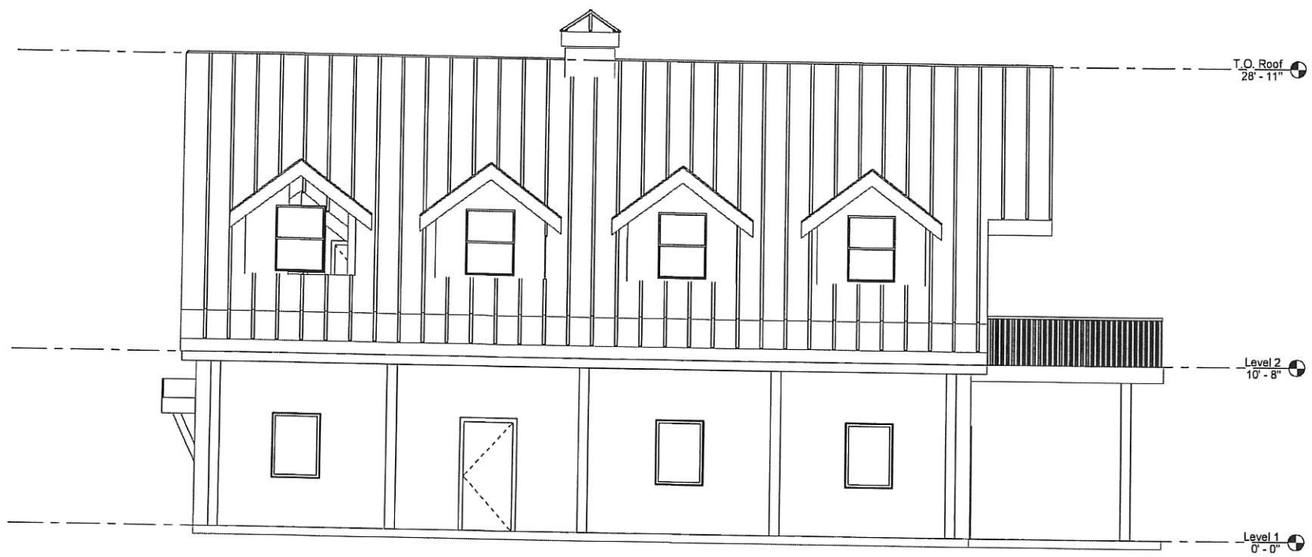
Project Number	Project Number
Date	Issue Date
Drawn By	Author

A1.2

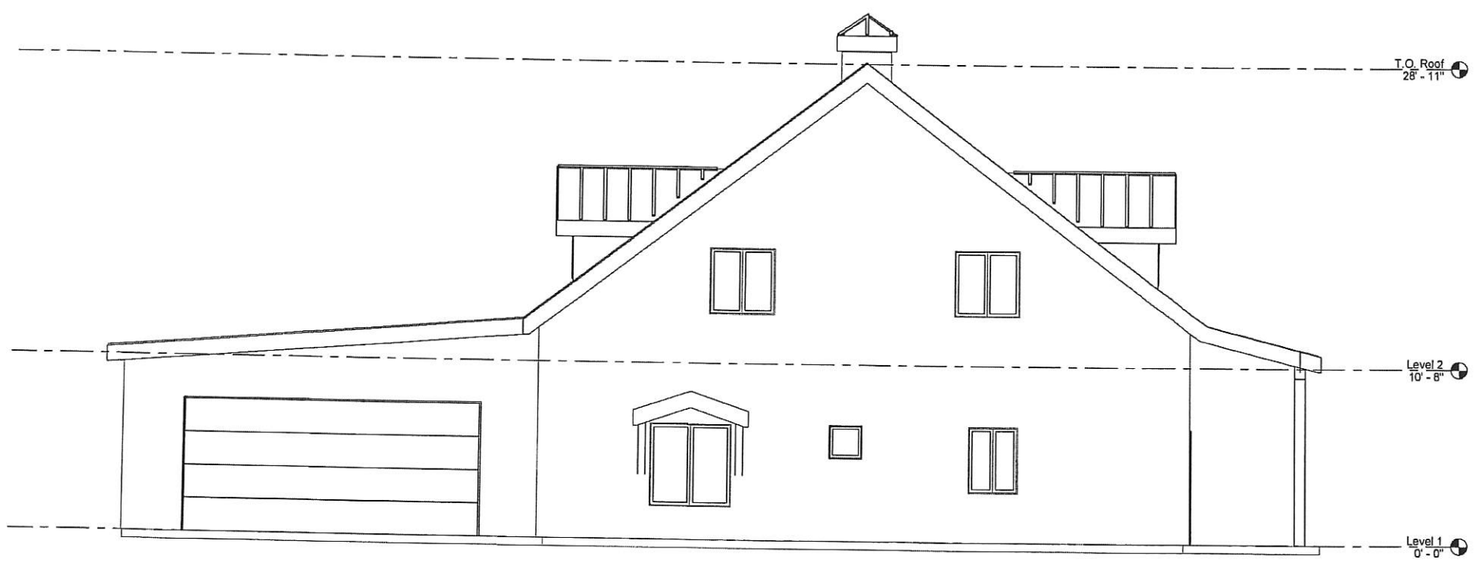
Scale 24 x 36	1/4" = 1'-0"
Scale 12 x 18	1/4" = 1'-0"

10/5/2022 7:32:12 PM

① Front
1/4" = 1'-0"



② Left Side
1/4" = 1'-0"



est. 2021
maurer haüs
design + build
290 N 100 E
American Fork, UT 84003
801.910.9962
maurerhausconstruction@gmail.com

General Notes

Project Name

Elevations

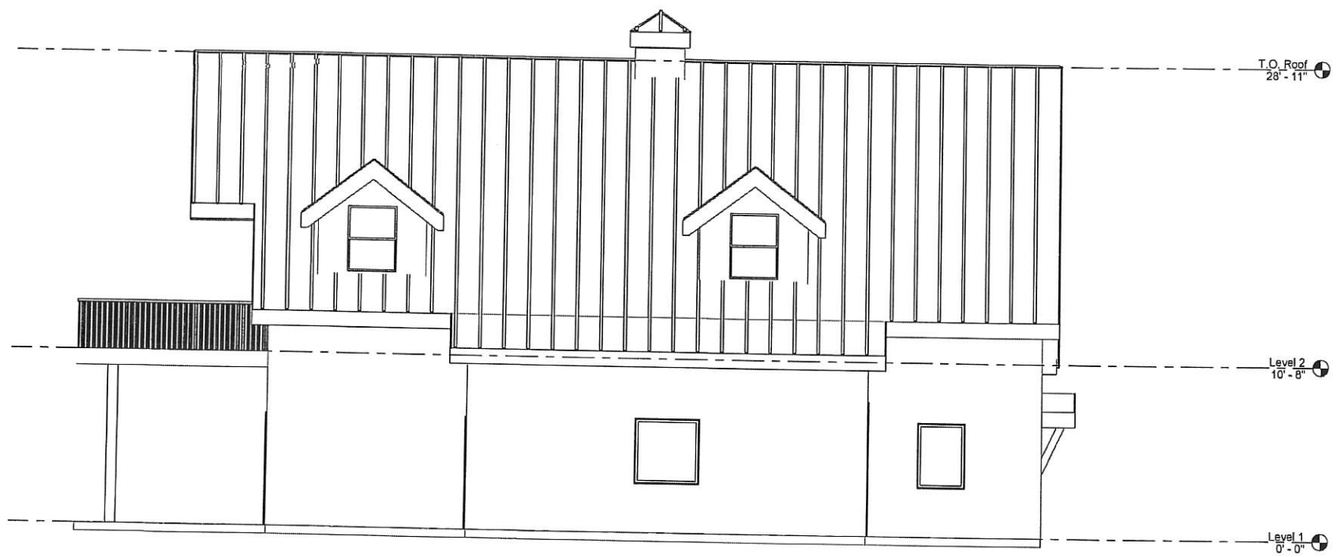
Project Number	Project Number
Date	Issue Date
Drawn By	Author

A2.1

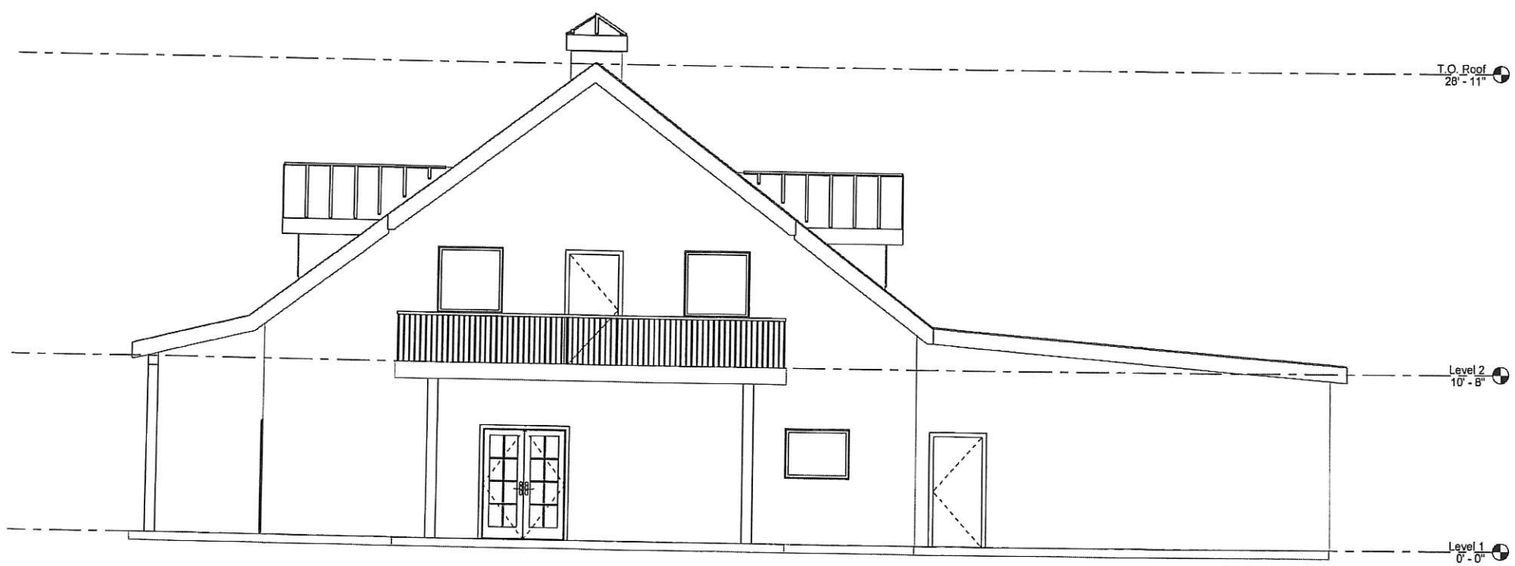
Scale 24 x 36	1/4" = 1'-0"
Scale 12 x 18	1/4" = 1'-0"

10/5/2022 7:32:13 PM

① Back
1/4" = 1'-0"



② Right Side
1/4" = 1'-0"



est. 2021
maurer haüs
design + build
290 N 100 E
American Fork, UT 84003
801.910.9962
maurerhausconstruction@gmail.com

General Notes

Project Name

Elevations

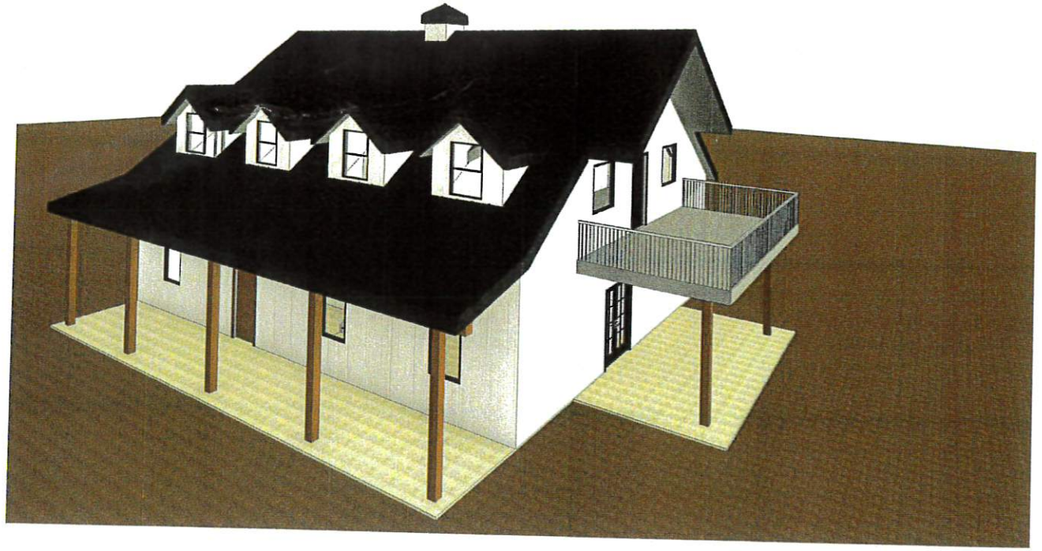
Project Number	Project Number
Date	Issue Date
Drawn By	Author

A2.2

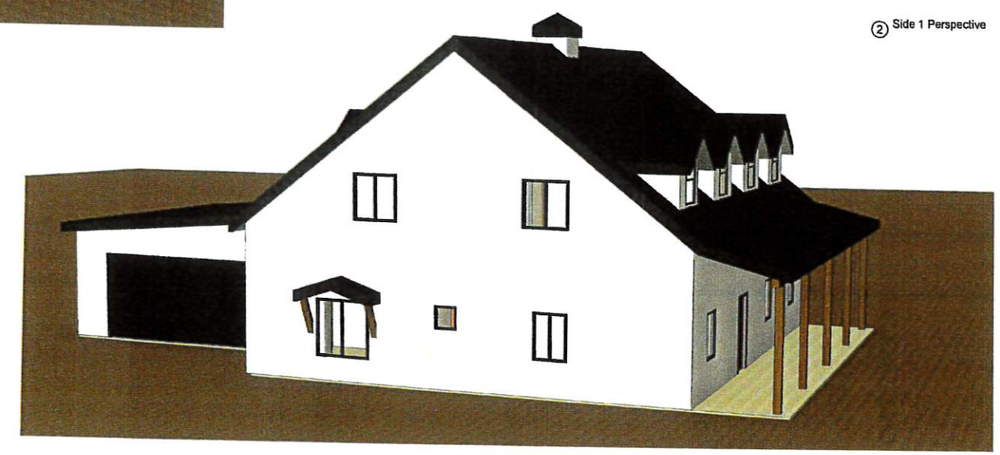
Scale 24 x 36	1/4" = 1'-0"
Scale 12 x 18	1/4" = 1'-0"

10/5/2022 7:32:13 PM

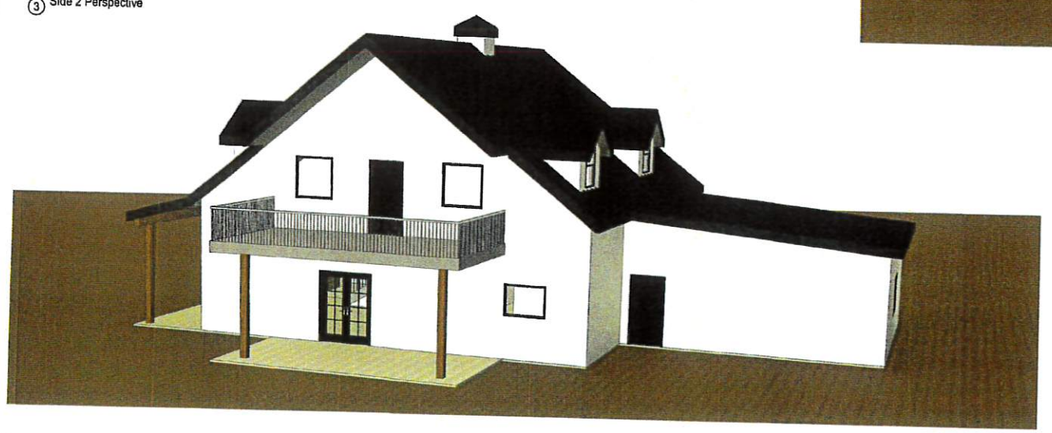
1 Front Perspective



2 Side 1 Perspective



3 Side 2 Perspective



est. 2021
maurer haüs
design + build
290 N 100 E
American Fork, UT 84003
801.910.9962
maurerhausconstruction@gmail.com

General Notes

Project Name

Perspective

Project Number	Project Number
Date	Issue Date
Drawn By	Author

A3.1

Scale 24 x 36
Scale 12 x 18

10/5/2022 7:32:17 PM

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-26
Receipt No. 81102924

APPLICATION & SUBMITTAL CHECKLIST

Name: Stan & Shani Dutton Telephone: (435) 705-9379

Address: 724 W. 1200 S. Fax No. _____

Email: Stan@gtdpools.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) _____

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 ½ 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: _____

PLANNING & ZONING
HURRICANE CITY
UTAH — STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-CUP-26
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Stan and Shani Dutton
Agent:	N/A
Request:	A conditional use permit for a building with a greater height
Location:	724 W 1300 S
Zoning:	RA-0.5
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 452 sq. ft. and 18' plus tall ADU. 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. The plan indicates that the building will be slightly taller than 20' 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 plan currently has the building setback 3' from the side property lines and will need to be moved 2' additional feet to total at least 5'.

Recommendation: Staff recommends approval of the conditional use permit based on the applicant moving the building to meet the required setbacks.

GRAIN SHED ADU
FOR STAN & SHANI DUTTON
724 S 1300 S HURRICANE, UT

CODE REVIEW

CONSTRUCTION SHALL COMPLY WITH IRC 2018 AND ALL LOCAL ORDINANCES AND CODES

CONCRETE

01. TERMITE CONTROL MUST BE PROVIDED PRIOR TO POUR OF BASEMENT SLAB.

02. ALL FOOTINGS SHALL EXTEND BELOW FROST DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING TO FINISH GRADE REGARDLESS OF FOOTING DEPTH SHOWN ON PLANS.

03. FOUNDATIONS SUPPORTING WOOD WALLS WILL EXTEND AT LEAST 6" ABOVE FINISH GRADE.

04. A UFER GROUND MUST BE PROVIDED AT SERVICE ENTRANCE LOCATION.

05. IMBED SIMPSON HOLD-DOWNS AS REQUIRED BY PLAN / ENGINEERING.

06. RETAINING WALLS OVER 4' IN HEIGHT SHALL BE ENGINEERED.

07. CRAWL SPACE VENTILATION SHALL BE PROVIDED AT NOT LESS THAN 1 SF OF VENTING / 150 SF OF CRAWL SPACE AREA. ONE VENT TO BE LOCATED WITHIN 3' OF EACH CORNER OF FOUNDATION.

FRAMING

01. ALL HEADERS TO BE DOUBLE 2X10'S U.N.O. HEADER CONSTRUCTION SHALL CONFORM TO LATEST IRC CODE.

02. WATER RESISTANT GYP BOARD MAY NOT BE USED OVER VAPOR BARRIERS AND CEILINGS OR ON ANY EXTERIOR SURFACES.

03. BRACED WALLS ARE REQUIRED EXACTLY AS SHOWN ON PLAN AND SHALL BE ENGINEERED IF GOVERNING AGENCY REQUIRES.

04. GARAGE SHALL BE SEPARATED FROM ANYH LIVING AREA BY A 1 HR FIRE RATED ASSEMBLY INCLUDING 5/8" TYPE "X" GYP BOARD ON WALLS ADJACENT TO LIVING AREAS AND ON CEILING OF GARAGE.

05. DOORS FROM LIVING AREAS OPENING INTO GARAGE SHALL BE A 20 MINUTE RATED DOOR WITH CLOSER.

06. IF GAS APPLIANCES ARE USED IN GARAGE THEY SHALL BE PROTECTED BY A STEEL BOLLARD EMBEDDED THROUGH CONCRETE FLOOR.

07. SOLID BLOCKING REQ'D AT BEARING POINTS FOR FLOOR JOISTS.

08. SOLID BLOCKING REQ'D AT BEARING POINTS FOR ROOF RAFTER & TRUSSES.

09. OFFSETS AT BEARING PARTITIONS MAY NOT EXCEED JOIST DEPTH.

10. A WEATHER BARRIER IS REQ'D UNDER SIDING, BRICK OR STUCCO.

11. FLASH AND COUNTER FLASH ALL EXTERIOR OPENINGS.

12. GYP BOARD SHALL NOT BE INSTALLED ON EXTERIOR SURFACES.

13. FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' HORIZ & VERT. AT FLOOR AND CEILING LINES AND AT OPENING BETWEEN ATTIC SPACES ETC IRC R302.11.

PLUMBING

01. MANOBLOCK SYSTEM SHALL NOT BE INSTALLED IN GARAGE FIRE WALLS.

02. BACK FLOW PREVENTION MUST BE PROVIDED ON HOSE BIBS AND IN SPRINKLING SYSTEMS.

03. A PRESSURE REDUCTION VALVE SHALL BE INSTALLED WHERE WATER PRESSURE EXCEEDS 80 LBS AND SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.

04. PROVIDE SEISMIC STRAPS ON WATER HEATER.

05. WATER HEATER SHALL BE MOUNTED ON AN 18" HIGH PLATFORM AND MUST BE EQUIPED WITH AN EXPANSION TANK.

06. HOT WATER SUPPLIED TO BATHTUBS & WHIRL POOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/ SHOWER VALVE - IRC P2723.3

07. SHOWERHEADS SHALL HAVE A FLOW RATE OF NO MORE THAN 2.5 GPM - IRC P2903.2

08. ALL HOSE BIBS SHALL BE NON-FREEZE BACKFLOW PREVENTED TYPES IRC P2902.3.3, P2603.6

09. ALL PLUMBING VENTS THROUGH ROOF SHALL BE 3" MINIMUM PIPE IRC P3103.2

10. PROVIDE GAS SHUTOFF VALVE WITHIN 6' OF APPLIANCES AS PER IRC G2420

MECHANICAL

01. ATTIC VENTILATION IS REQUIRED. FOR HOMES WITH EAVES - ONE SQ FT OF VENT FOR EVERY 300 SQ FT OF ATTIC SPACE. FOR HOMES WITHOUT EAVES - ONE SQ FT OF VENT FOR EVERY 150 SQ FT OF ATTIC SPACE.

02. OUTSIDE COMBUSTION AIR SHALL BE PROVIDED TO ALL FUEL BURNING APPLIANCES UNDAMPERED.

03. FURNACES IN A CLOSET SHALL HAVE A MIN CLEAR WORKING SPACE OF 3" ON SIDES, BACK & TOP.

04. VENT CLOTHES DRYER TO OUTSIDE - DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES EQUIPPED W/ BACK-DRAFT DAMPERS - TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED W/ SHEET METAL SCREWS - MAX LENGTH DUCT 14' W/ 2 90 DEGREE ELBOWS MAX. - DUCT DIAMETER MIN 4".

05. BATHROOMS & LAUNDRY ROOMS WITHOUT AN OPERABLE WINDOW ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.

06. A SEDIMENT TRAP SHALL BE INSTALLED IN ALL FUEL GAS SYSTEMS AS PER IFGC CODE WHERE NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT.

07. AIR DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH LATEST CODE. INSULATIVE VALUE SHALL BE R-5 WHEN SYSTEM COMPONENTS ARE LOCATED WITHIN THE BUILDING BUT OUTSIDE OF CONDITIONED SPACE. R-8 IS REQ'D WHEN LOCATED OUTSIDE OF THE BUILDING.

08. FIRE TAPE & CAULK ALL PENETRATIONS THRU FIRE WALLS. - USE META CAULK MC 150+ SYSTEM #W-L-3188.

09. M10. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREA, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103

ELECTRICAL

01. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES W/ BATTERY BACKUP - A CO DETECTOR SHALL BE INSTALLED ON EACH LEVEL OF THE HOUSE.

02. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT W/ NO OTHER AND SHALL BE GFCI PROTECTED.

03. ALL KITCHEN SURFACE OUTLETS, BATH OUTLETS AND GARAGE OUTLETS SHALL BE GFCI PROTECTED.

04. GARAGE OUTLETS SHALL BE MOUNTED 18" ABOVE FINISHED FLOOR MIN.

05. OUTDOOR OUTLETS SHALL BE GFCI RATED AND SHALL BE WEATHER PROTECTED.

06. ALL CEILING FANS SHALL BE INSTALLED WITH FAN RATED BOXES.

07. ALL BEDROOMS SHALL BE ARC-FAULT PROTECTED.

08. ANY LIGHT FIXTURES MOUNTED OVER TUB, SHOWERS OR IN CLOSETS SHALL BE RATED FOR SUCH.

09. NO ELECTRICAL PANELS WILL BE INSTALLED ON GARAGE FIRE WALLS OR INSIDE BATHROOMS OR IN CLOSETS.

10. BATHTUBS WITH AN ELECTRICAL PUMP MUST HAVE AN ACCESS DOOR TO PUMP AND SHALL BE GFCI PROTECTED.

11. TAMPER PROOF RECEPTACLES ARE REQUIRED IN ALL OUTLETS PER NEC 406.11

12. ALL 15 AMP AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.

GENERAL NOTES:

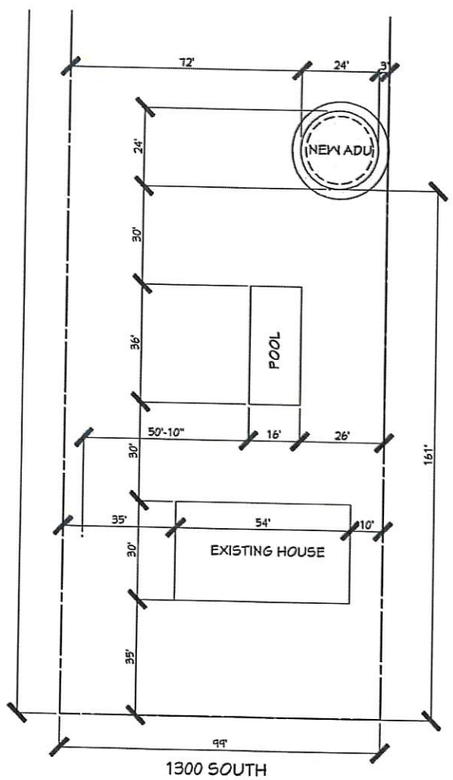
1. SITE ADDRESS:
2. LEGAL DESCRIPTION: REFER TO SURVEY PLAT AS PREPARED BY THE CIVIL ENGINEER.
3. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (INCLUDING APPLICABLE AMENDMENTS). AND SHALL COMPLY WITH ALL CODES, ORDINANCES, AND REQUIREMENTS SET FORTH BY THE LOCAL JURISDICTION.
4. ZONING DISTRICT: RESIDENTIAL
5. OCCUPANCY TYPE: R-3
6. CONSTRUCTION TYPE: V-B
7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BECOME AWARE OF THE LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE BEFORE ANY DRILLING OR EXCAVATION BEGINS.
8. ALL LANDSCAPING / IRRIGATION WORK IS NOT IN CONTRACT. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH LANDSCAPE CONTRACTOR (UNDER SEPARATE CONTRACT) AND PROVIDE ROUGH GRADING IN PLANTING AREA. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE OF LANDSCAPED AREAS AWAY FROM BUILDING.
9. ALL DIMENSIONS ARE TO BE FIELD VERIFIED FOR CORRECTNESS. IF ANY VARIANCES OCCUR, THE DESIGNER SHALL BE CONTACTED FOR VERIFICATION. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL INTERIOR DIMENSIONS ARE TO BE TO FACE OF STUD OR CONC WALLS UNLESS OTHERWISE NOTED.
10. A SOILS TEST SHALL BE PERFORMED WHERE HOUSE IS TO BE LOCATED AND FOOTINGS AND FOUNDATION SHALL COMPLY WITH SOILS ENGINEERS RECOMMENDATIONS REGARDLESS OF WHAT IS SHOWN IN THE PLANS. FOUNDATION RE-ENGINEERING WILL BE REQUIRED IF RECOMMENDED BY SOILS ENGINEERS
11. ANY ENGINEERING SHALL TAKE PRECEDENCE TO WHAT IS SHOWN ON THESE DRAWINGS - DISCREPANCIES SHALL BE CLARIFIED AND COORDINATED BEFORE CONSTRUCTION BEGINS.

INDEX:

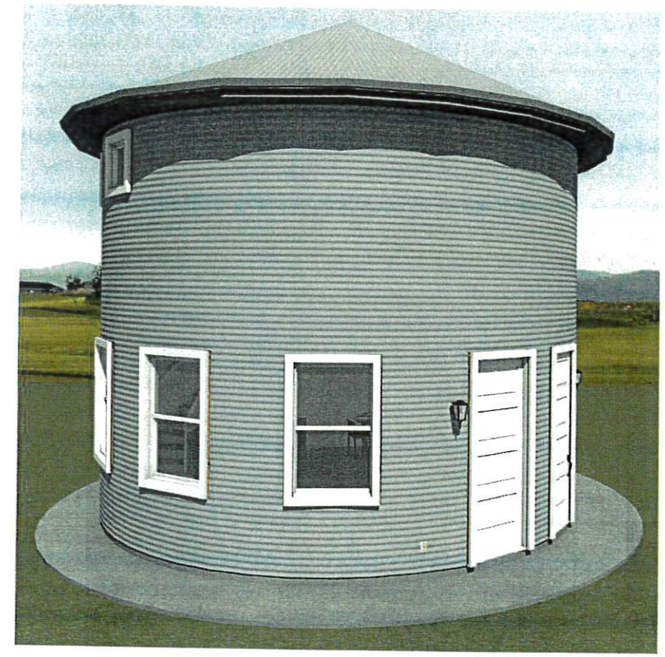
COVER PAGE	CODE REVIEW, GENERAL NOTES
A-1	GRAIN SHED CASITA PLANS

THERMAL ENVELOPE:

WALLS:	
DRYWALL:	R-2.5
INTERIOR AIR FILM:	R-0.5
3 1/2" BLOWN-IN INSULATION:	R-13
7/16" OSB:	R-0.6
EXTERIOR AIR FILM:	R-0.5
1" EXTRUDED POLYSTYRENE RIGID FOAM:	R-5
STUCCO:	R-0.2
TOTAL EXTERIOR WALL R-VALUE	R-22.3
ROOFING:	
HOUSE ROOF:	
R38 GLASS BATTS:	R-38
GARAGE ATTIC:	
R19 GLASS BATTS:	R-19



PLOT PLAN
SCALE: 1"=20'



COPYRIGHT NOTICE:
IT IS UNLAWFUL TO COPY OR USE THIS PLAN IN ANY WAY EXCEPT FOR THE CLIENT MENTIONED HEREIN FOR THE PURPOSE OF BUILDING THE PROJECT DOCUMENTED IN THIS SET AND IN THE LOCATION SHOWN WITHOUT THE WRITTEN PERMISSION OF DRAW WORKS QUALITY HOME DESIGN, INC.

DATE: 8/29/2022

DRAWN BY: KT

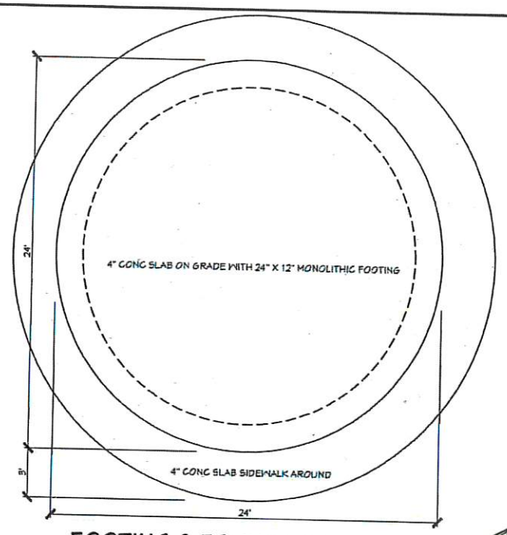
PROJECT #22075

GRAIN SHED ADU
FOR STAN & SHANI DUTTON
724 S 1300 S HURRICANE, UT

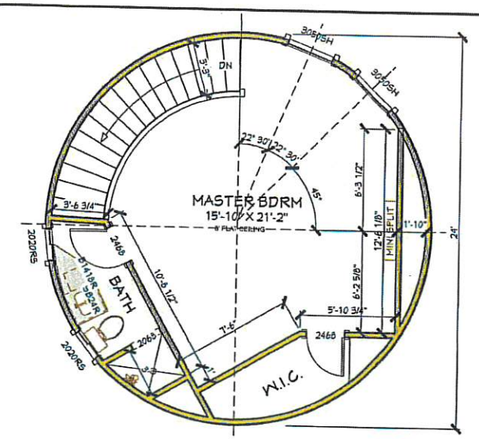
Draw Works
970 N 120 E
HURRICANE, UT 84737
435-634-1450
KEVIN D. THOMAS
HOME DESIGNER

SHEET:
COVER PAGE

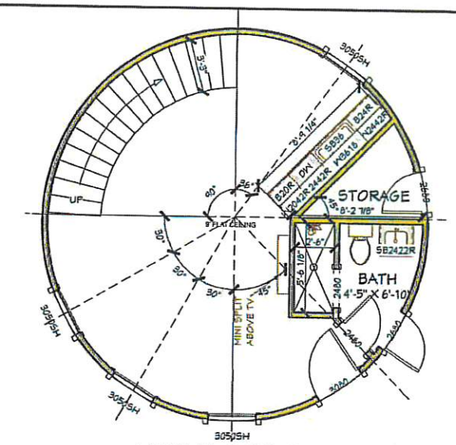
D:\Draw Works Stuff\Draw 2022\22075 Stan Dutton Grain Shed Casita\22075 Stan & Shani Dutton Grain Shed Casita Finished Plans.layout



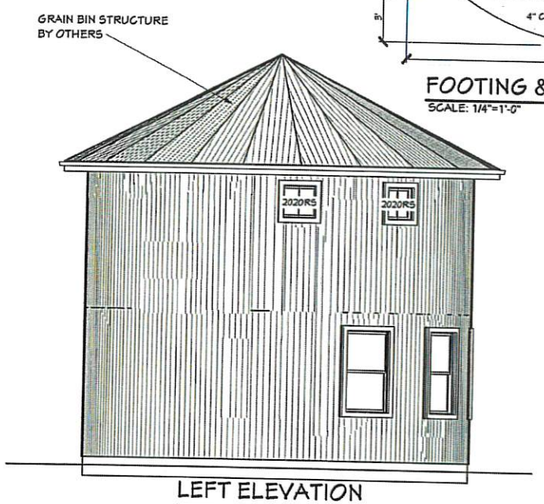
FOOTING & FOUNDATION PLAN
SCALE: 1/4"=1'-0"



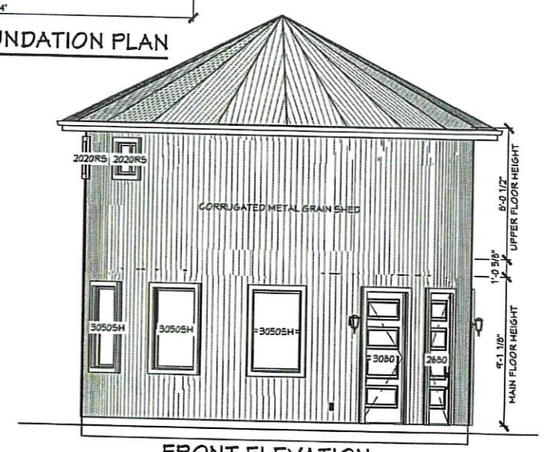
UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA
452 SQ FT



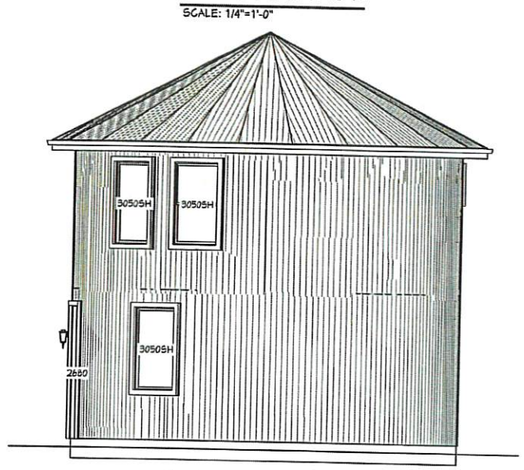
MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
LIVING AREA
452 SQ FT



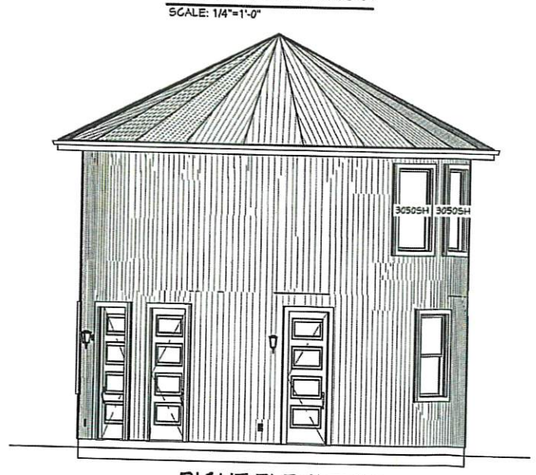
LEFT ELEVATION
SCALE: 1/4"=1'-0"



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

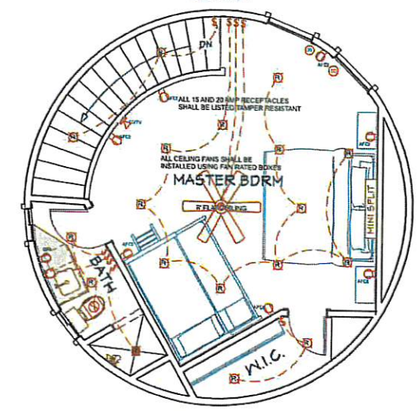


REAR ELEVATION
SCALE: 1/4"=1'-0"

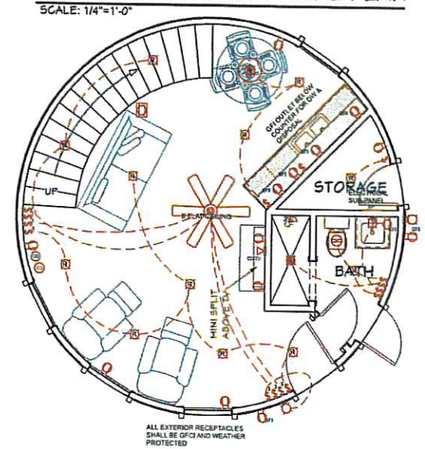


RIGHT ELEVATION
SCALE: 1/4"=1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	COMMON FLUSH MOUNT CEILING LIGHT
	RECESSED CAN LIGHT L.E.D.
	CEILING MOUNTED EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CHANDELIER TYPE LIGHT FIXTURE
	L.E.D. BAR LIGHT FIXTURE
	120V RECEPTACLE
	120V RECEPTACLE
GFI	GROUND FAULT INTERRUPT 120V RECEPTACLE
WP	WEATHER PROTECTED GFI 120V RECEPTACLE
	120V FLOOR RECEPTACLE
$ $ $	SWITCHES: SINGLE POLE, 3-WAY, 4-WAY
	CABLE TV JACK
	TELEPHONE JACK, ETHERNET CAT5 OR NEWER
FG	FUEL GAS CONNECTION
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	ELECTRICAL BREAKER PANEL



UPPER FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

D:\Draw Works Stuff\Draw\2022\22075 Stan Dutton Grain Shed Casta\22075 Stan & Shani Dutton Grain Shed Casta Finished Plans.layout

COPYRIGHT NOTICE:
IT IS UNLAWFUL TO COPY OR USE THIS PLAN IN ANY WAY EXCEPT BY THE CLIENT MENTIONED HEREON FOR THE PURPOSE OF BUILDING THE PROJECT DOCUMENTED IN THIS SET AND ON THE LOCATION SHOWN WITHOUT THE WRITTEN PERMISSION OF DRAW WORKS QUALITY HOME DESIGN, INC.

DATE:
8/29/2022

DRAWN BY:
KT

PROJECT #22075

GRAIN SHED ADU
FOR STAN & SHANI DUTTON
724 S 1300 S HURRICANE, UT

Draw Works
970 N 120 E
HURRICANE, UT 84737
435-634-1450
KEVIN D. THOMAS
HOME DESIGNER

SHEET:
A-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-44
Receipt No. 0162927

Name: Red Rock Hospitality, LLC Telephone: 801-673-5305

Address: 99 W South Temple, Unit 1702 Salt Lake City, UT 84101 Fax No. _____

Email: Jeff@desertedge.co Agent Email: _____

Agent (If Applicable): Jeff Adams Telephone: _____

Address/Location of Subject Property: 1760 W State Street

Tax ID of Subject Property: H-3-1-33-3321 Zone District: Highway Commercial

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Hotel Site

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
✓ 7. Signed and notarized Acknowledgment Water Supply (see attached)

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: _____ Received by: _____

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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-PSP-44
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Red Rock Hospitality LLC
Agent:	Jeff Adams
Request:	Approval of a Preliminary Site Plan
Location:	48 S 1760 W
Zoning:	HC
General Plan Map:	Single Family

Discussion:
The applicant has filed a preliminary site plan for a hotel located at 48 S 1760 W. The applicant applied to change our code to allow a taller building earlier this year, which was denied by the City Council. They have now come back with a scaled-down project. that conforms with the Hurricane City Code.

JUC Comments
JUC comments are due by October 26. At that time staff shall email out all comments to that applicant and the Planning Commission.

1. **Public Works:**
2. **Power:**
3. **Water:**
4. **Street:**
5. **Sewer:**
6. **Engineering:**
7. **Fire:**
8. **Phone:**
9. **Gas:**

Staff Comments: Preliminary Site Plan

1. The proposed use is a permitted use in the Highway Commercial zoning.
2. The building size, location, and setbacks comply with the code.
3. The applicant will need to do improvements along 1760 W, including curb, gutter, park strip, sidewalk, and likely some dedication. 1760 W is a 60' master planned minor collector, and the current dedication is around 55'.
4. Applicant will need to confirm with the City that the northern driveway access meets our access management for spacing from the SR-9 intersection. Driveway spacing needs to be a minimum of 50' for commercial driveways.
5. Parking Requirements:

Hotel	2 spaces plus 1 space per living or sleeping unit

They are proposing 108 parking spots with an additional 15 trailer parking. This would allow up to 121 rooms. The applicant has not indicated how many rooms will be available at this site.

6. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. The site plan does show this area.

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

1. A ten-foot wide landscaped area on any commercial development.

2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.

3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.

The site indicates about 20% of the property will be landscaped. The applicant will need to landscape the park strips, which may count toward their 10' landscape buffer requirements.

Parking Lot Landscaping:

D.

Parking lot landscaping.

1. *Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:*
    a. *Multiple-family residential. A minimum of ten percent of total parking lot area.*
    b. *Office and commercial. A minimum of seven percent of total parking lot area.*
    c. *Industrial and warehouse. A minimum of five percent of total parking lot area.*

2. For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.

4. Landscape islands should be located in the following priority:

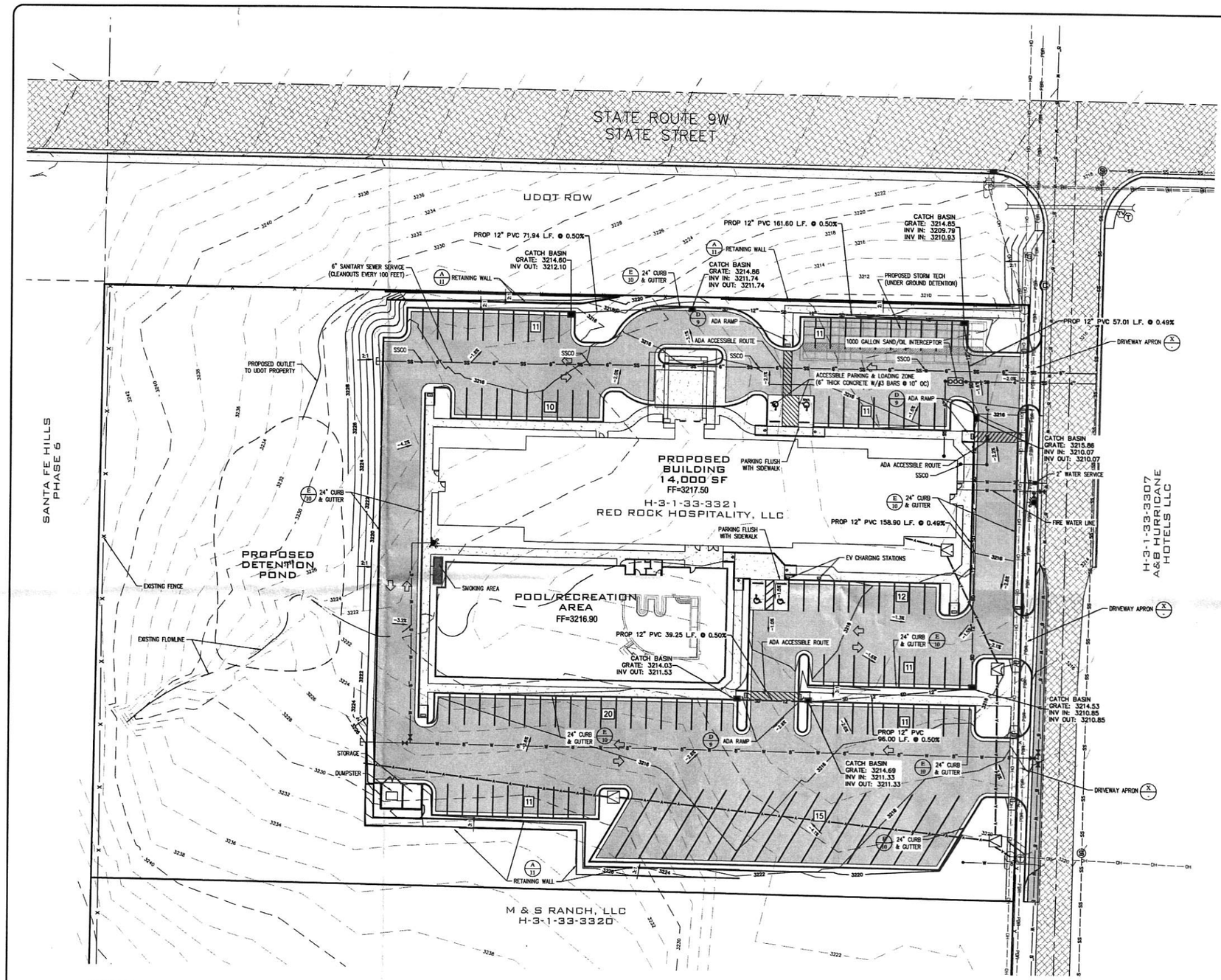
a. *To define major drives and accessways;*
b. *To delineate ends of parking rows;*
c. *At aisle intersections; and*

d. Within parking rows.

The applicant's parking lot design generally looks like it will meet this landscape standard. At the final site plan, the applicant will need to provide the full compliance information.

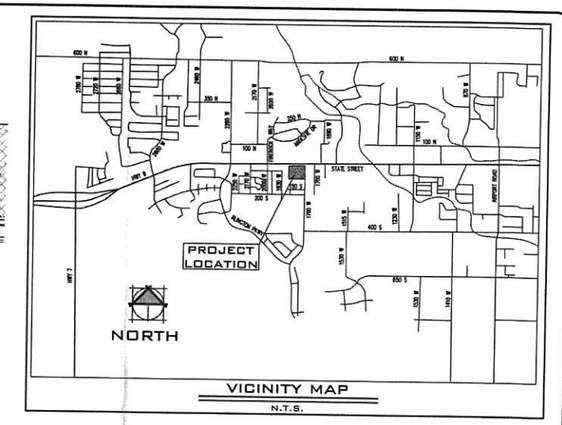
7. The applicant is showing three ADA and pedestrian access points along 1760 W, including one location along the north side of the property. Because of the large UDOT ROW and some sloping, staff does not anticipate requiring any additional access points.
8. *A preliminary site plan is not intended to 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. Unless any major concerns are produced by the JUC, which is not anticipated, staff would recommend approval subject to staff and any JUC comments.



LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT (3" ASPHALT / 6" TYPE II AGGREGATE / 9" SCARIFIED & RE-COMPACTED ON-SITE MATERIAL OR APPROVED FILL)
- EXISTING CONCRETE
- PROPOSED CONCRETE (6" CONCRETE (TYPE V CEMENT) / 4" TYPE II AGGREGATE / 9" SCARIFIED & RE-COMPACTED ON-SITE MATERIAL OR APPROVED FILL)



VICINITY MAP
N.T.S.

LEGEND:

- = EXISTING ASPHALT
- = PROPOSED ASPHALT
- = CURB INLET CATCH BASIN (SINGLE)
- = CURB INLET CATCH BASIN (DOUBLE)
- = EXISTING STORM DRAIN MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = EXISTING SANITARY SEWER MANHOLE
- = PROPOSED SANITARY SEWER MANHOLE
- SS — 8" — = EXISTING SANITARY SEWER MAIN
- SS — 8" — = PROPOSED SANITARY SEWER MAIN
- SS — 4" — = PROPOSED SANITARY SEWER LATERAL
- SS — 8" — = EXISTING WATER MAIN
- W — 8" — = PROPOSED WATER MAIN
- W — W — = PROPOSED WATER SERVICE W/METER
- = EXISTING WATER VALVE
- = PROPOSED WATER VALVE
- = EXISTING FIRE HYDRANT
- = PROPOSED FIRE HYDRANT
- = PROPOSED TRANSFORMER

SITE DATA

PARCEL NUMBER:
H-3-1-33-3321

SITE ADDRESS:
48 S 1760 W

CURRENT ZONE:
HC

GENERAL PLAN:
SINGLE FAMILY

TOTAL PARCEL AREA:
H-3-1-33-3321
DEVELOPMENT AREA: 135,090 SF
FUTURE DEVELOPMENT AREA: 56,435 SF
TOTAL SITE: 191,525 SQ. FT. (4.4 ACRES)

TOTAL BUILDING AREA:
BUILDING: 14,000 SQ.FT.

LOT COVERAGE (DEVELOPMENT AREA):
BUILDING: 14,000 SQ. FT.
HARD SURFACE: 93,194 SQ. FT.
LANDSCAPING: 27,897 SQ. FT.
PERCENT LANDSCAPING: 20.6%
PERCENT IMPERVIOUS: 79.4%

NOTES:

NO SLOPES OVER 30% ON SITE

SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.

OWNER/DEVELOPER/CONTACT

THE DEVELOPER FOR THIS PROJECT IS
RED ROCK HOSPITALITY, LLC
99 WEST SOUTH TEMPLE, UNIT 1702
SALT LAKE CITY, UTAH 84101
CONTACT: JEFF ADAMS
720 S. RIVER ROAD, SUITE D2100B
ST. GEORGE, UTAH 84770
(801) 673-5305

PROJECT ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
CONTACT: JARED BATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790 (435) 673-8586

GEOTECHNICAL ENGINEER

THE ENGINEER FOR THIS PROJECT IS:
PARTNER ASSESSMENT CORPORATION
CONTACT: MATTHEW MARCUS, PE
7674 WEST LAKE MEAD BLDG. #110
LAS VEGAS, NV 89178

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

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

NOTICE:
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION AND INCLUSION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

DATE:	5/24/22
JOB NO.:	13156
DESIGNED BY:	ALN
CHECKED BY:	JWB
DWG:	CONST SET

REVISIONS
DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

PRELIMINARY SITE PLAN FOR HURRICANE HAMPTON INN

HURRICANE UTAH

PROFESSIONAL ENGINEER JARED W. BATES NO. 7886813 STATE OF UTAH

SHEET
1
1 OF – SHEETS

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-14
Receipt No. 8-1630108

Name: Dixie Man Caves LLC Telephone: 435-632-3303

Address: 1101 W Blackberry Ct., St. George, UT 84790 Fax No.

Agent (If Applicable): Rick Meyer (Bush & Gudgell) Telephone: 435-673-2337

Email: sunriseelectric@msn.com Agent Email: rmeyer@bushandgudgell.com

Address/Location of Subject Property: Abbey Road, west of Sand Hollow Road

Tax ID of Subject Property: H-4-2-11-131 Zone District: GC

Proposed Use: (Describe, use extra sheet if necessary) Man Cave type 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:

X a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.

X b) Layout, dimensions, and names of existing and future road rights-of-way.

X c) Project name, North arrow, and tie to a section monument.

X d) The boundary lines of the project site with bearings and distances.

X e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-FSP-14
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Dixie Man Caves LLC
Agent:	Rick Meyer (Bush and Gudgell)
Request:	Approval of a Final Site Plan
Location:	Abbey Road and West of Sand Hollow Road
Zoning:	General Commercial
General Plan Map:	Planned Community

Discussion: The applicant is seeking a final site plan approval for the Dixie Mancaves development. The applicant is planning 33 storage units/mancaves.

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

Staff Comments: Final Site Plan

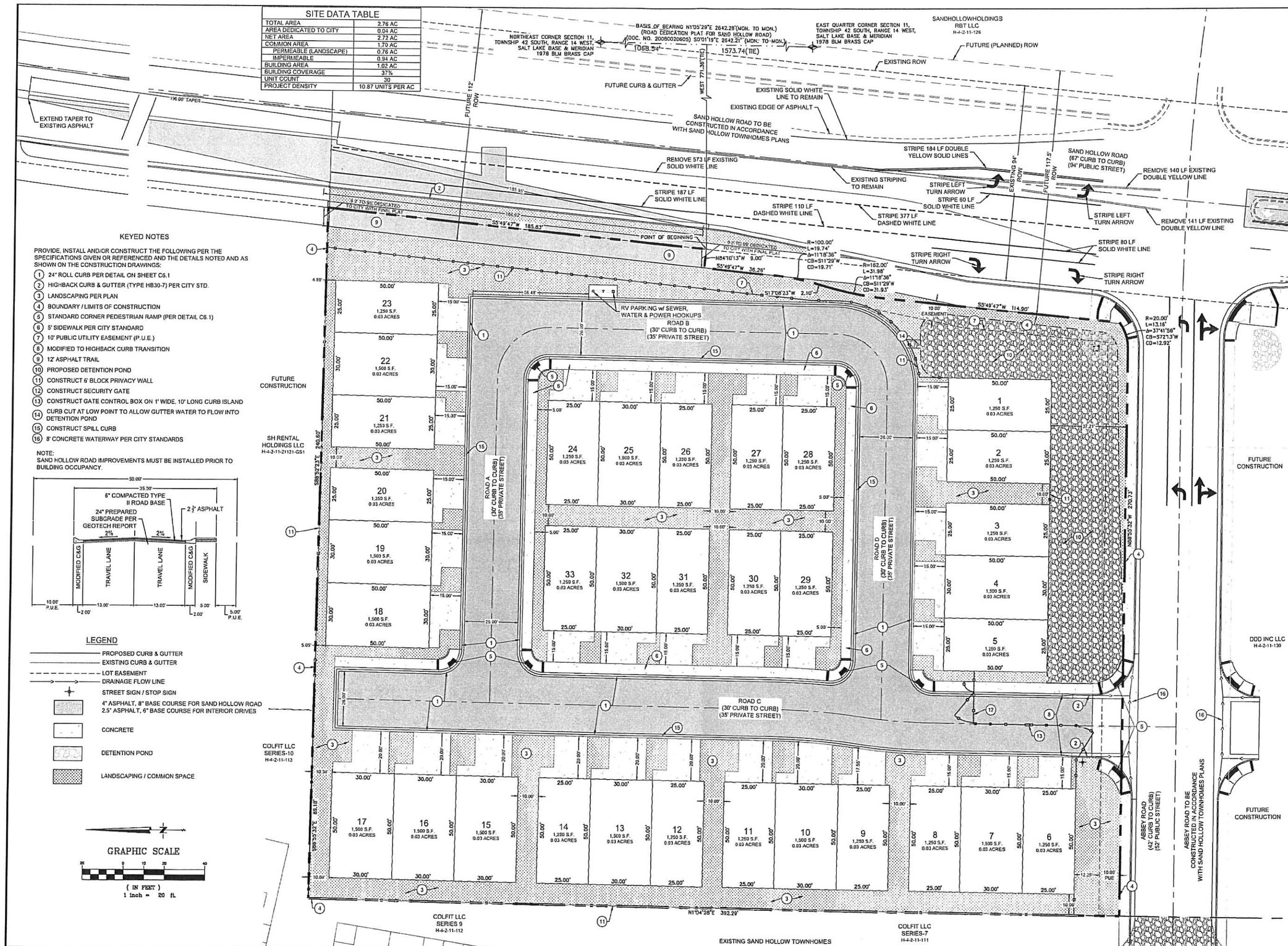
1. The proposed is for Mancaves, which are very nice personal storage units.
2. The layout, setbacks, and sizes comply with zoning standards and the preliminary approval.
3. **Landscaping**: A landscaping plan has been provided. The plan shows one tree and three shrubs for every 35' of frontage as required by code. The applicant will be required to landscape the park strip along Sand Hollow Road, which has not been provided.
4. **Outdoor Lighting:** No outdoor lighting plan has been provided. All lighting fixtures must be signed off by the Zoning Administrator. Hurricane City recently approved new outdoor lighting standards which will require all outdoor lighting to be fully cut off and 4000 K color temp max.
5. **Parking:** No parking is provided beyond the garage areas and driveways for each area. Normal storage units do not require additional parking beyond one space for each employee, and there is not planned to be any employee office onsite. The driveways range from 15' to 20' long, and about 20' wide (cars range from 10'-18' long). Hurricane City code requires that parking spaces be a total of 18' long. The Plans indicate that there will be no on street parking. Because of these factors, the staff does not have concerns about parking with current use for personal storage. If any of the

future owners would like to use them for other business activities, they would be required to submit an updated parking plan.

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 with the following conditions:

1. That staff reviews lighting fixtures prior to installation.
2. That the applicant landscape the parkstrip in front of their building along Sand Hollow Road.

SITE DATA TABLE	
TOTAL AREA	2.76 AC
AREA DEDICATED TO CITY	0.04 AC
NET AREA	2.72 AC
COMMON AREA	1.70 AC
PERMEABLE (LANDSCAPE)	0.76 AC
IMPERMEABLE	0.94 AC
BUILDING AREA	1.02 AC
BUILDING COVERAGE	37%
UNIT COUNT	30
PROJECT DENSITY	10.87 UNITS PER AC



KEYED NOTES

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 24" ROLL CURB PER DETAIL ON SHEET C6.1
2. HIGHBACK CURB & GUTTER (TYPE HB30-7) PER CITY STD.
3. LANDSCAPING PER PLAN
4. BOUNDARY / LIMITS OF CONSTRUCTION
5. STANDARD CORNER PEDESTRIAN RAMP (PER DETAIL C6.1)
6. 5' SIDEWALK PER CITY STANDARD
7. 10' PUBLIC UTILITY EASEMENT (P.U.E.)
8. MODIFIED TO HIGHBACK CURB TRANSITION
9. 12' ASPHALT TRAIL
10. PROPOSED DETENTION POND
11. CONSTRUCT 6' BLOCK PRIVACY WALL
12. CONSTRUCT SECURITY GATE
13. CONSTRUCT GATE CONTROL BOX ON 1' WIDE, 10' LONG CURB ISLAND
14. CURB CUT AT LOW POINT TO ALLOW GUTTER WATER TO FLOW INTO DETENTION POND
15. CONSTRUCT SPILL CURB
16. 8' CONCRETE WATERWAY PER CITY STANDARDS

NOTE:
SAND HOLLOW ROAD IMPROVEMENTS MUST BE INSTALLED PRIOR TO BUILDING OCCUPANCY.

LEGEND

- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- LOT EASEMENT
- DRAINAGE FLOW LINE
- STREET SIGN / STOP SIGN
- 4" ASPHALT, 8" BASE COURSE FOR SAND HOLLOW ROAD 2.5" ASPHALT, 6" BASE COURSE FOR INTERIOR DRIVES
- CONCRETE
- DETENTION POND
- LANDSCAPING / COMMON SPACE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

No.5567007 WILLIAM F. MEYER, JR. 10/14/2022 STATE OF UTAH

No	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: OCT 2022
DRAWN: TRC/DWG
APPROVED: WFM
SCALE: 1" = 20'
JOB NO. 221046

SITE & SIGNAGE PLAN

DIXIE MAN CAVES
LOCATED IN
HURRICANE, UT 84737

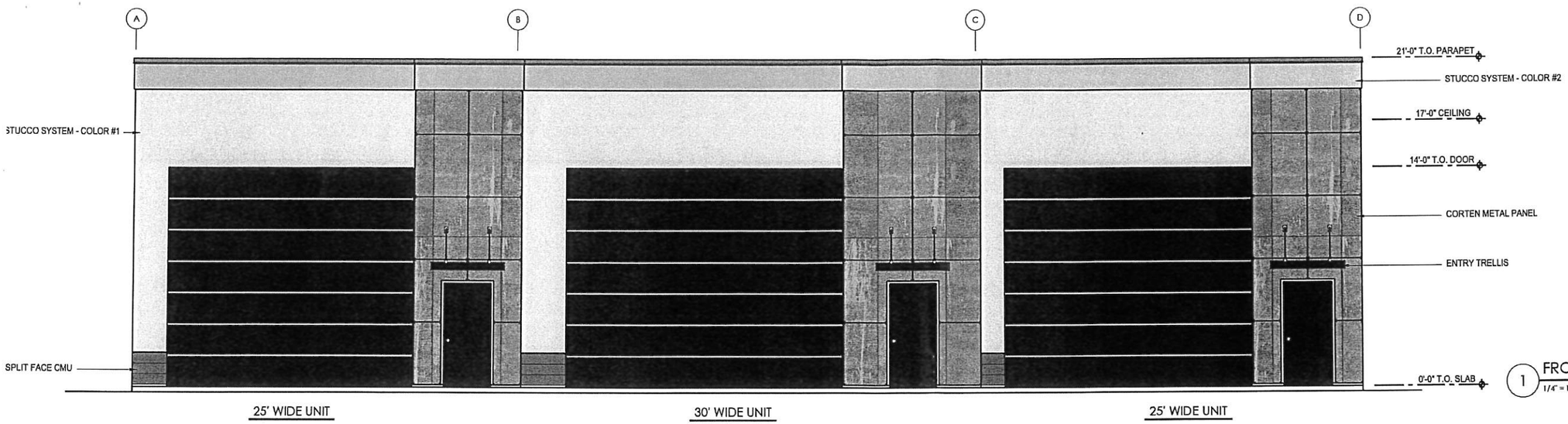
SHEET 2

FILE: MAN CAVES CD'S

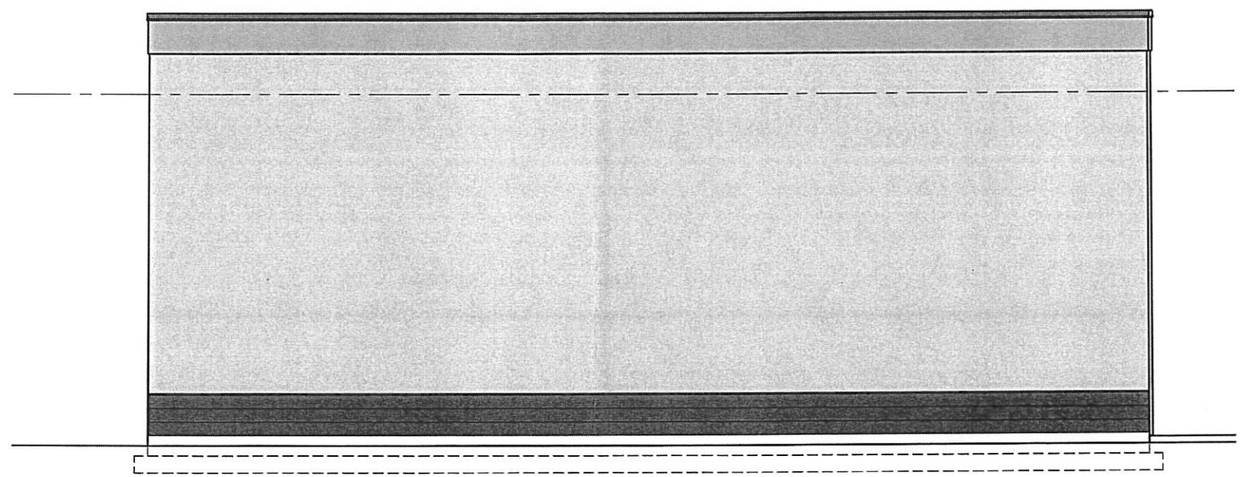
X:\221100-221999\221046 Sand Hollow Man Caves\Drawings\Final Site Plan Site & Signage.dwg

DIXIE MANCAVES

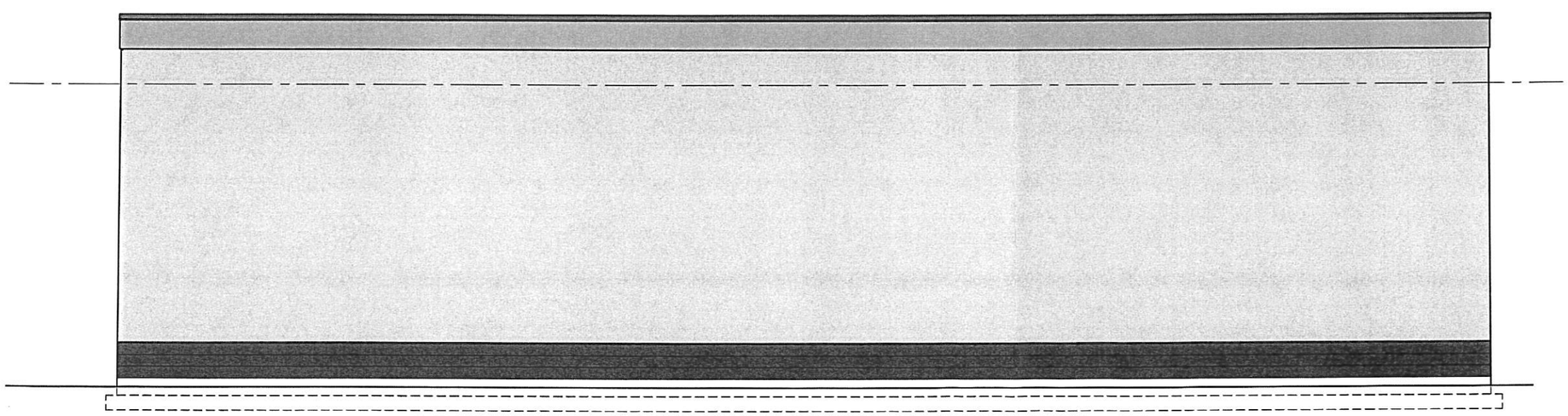
ABBY ROAD &
SANDHOLLOW ROAD
HURRICANE, UTAH



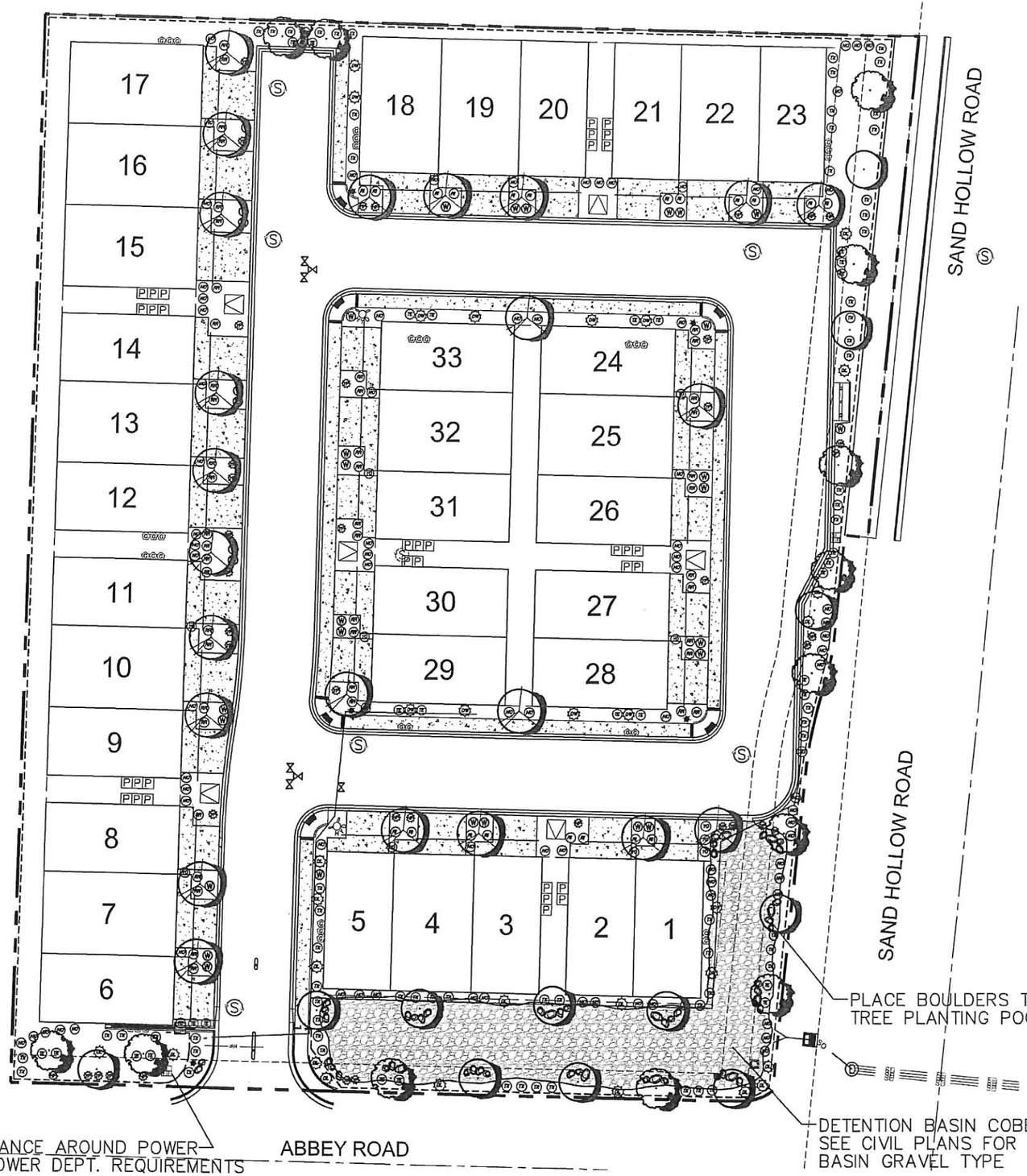
1 FRONT ELEVATION
1/4" = 1'-0"

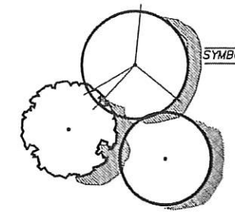


2 SIDE ELEVATION (TYPICAL BOTH SIDES)
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

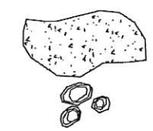




PLANT LIST

SYMBOL	NAME	SIZE	EMITTERS
	Quercus virginiana Live Oak	24" box	6
	Vitex agnus-castus Chaste tree – multi trunk	24" box	6
	Prosopis glandulosa Texas Honey Mesquite	24" box	6
RR	Rosa x 'Noare' Red Carpet Rose	2 gal	2
TX	Leucophyllum laevigatum Rio Bravo Texas Ranger	5 gal	1
HP	Hesperaloe parviflora Red Yucca	5 gal	1
YO	Ilex vomitoria 'Yaupan' Yaupan Holly	5 gal	1
RI	Rhapiolepsis indica 'Pinkie' Indian Hawthorn	5 gal	2
DW	Dasylirion wheeleri Desert Spoon	15 gal	2
NO	Nerium oleander 'Dwarf Red' Dwarf Red Oleander	5 gal	1
DL	Dasylirion longissimum Grass Tree	15 gal	2
YP	Yucca pendula 'Color Guard' Color Guard weeping Yucca	5 gal	1
TE	Teucrium chamadrys Germander	5 gal	1

ALL LANDSCAPE AREA TO RECEIVE 3/4" APACHE GOLD GRAVEL



2" ACCENT GRAVEL–BLACK LAVA CINDER

BOULDERS– Tan Sandstone 2–5' – 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH 3 OZ. WEED BARRIER

0 20 40 80
1"=20'

COSTANZA PE ASSOCIATES
John J. Costanza Telephone 435-674-7606
P.O. Box 21
St. George, Utah 84771

LICENSED LANDSCAPE ARCHITECT
JOHN J. COSTANZA
Expires 12/31/24
Signature
Date
87-351105-5301
STATE OF UTAH

no.	revisions	date	by

Scale: 1" = 20'-0"
Date: AUG. 10, 2022
Drawn By: JJC
Approved By:

DIXIE MAN CAVES

PLANTING PLAN

North

Job No.
MISC.

Sheet No.
L-1
of 3

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-15
Receipt No. 8-163086

Name: Chase Stratton (PM Dev Corp) Telephone: 435-773-3666

Address: 42 S 850 W, Hurricane, UT 84737 Fax No.

Agent (If Applicable): Telephone:

Email: chase.stratton@interstaterock.com Agent Email:

Address/Location of Subject Property: 711 W State Street

Tax ID of Subject Property: H-3-1-34-3200 Zone District: Highway Commercial

Proposed Use: (Describe, use extra sheet if necessary) Free Standing Restaurant - Del Taco

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:

X a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.

X b) Layout, dimensions, and names of existing and future road rights-of-way.

X c) Project name, North arrow, and tie to a section monument.

X d) The boundary lines of the project site with bearings and distances.

X e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-FSP-15
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Chase Stratton (PM Dev Corp)
Agent:	N/A
Request:	Approval of a Final Site Plan
Location:	711 W State Street
Zone	Highway Commercial
General Plan Map:	Commercial

Discussion: The applicant is seeking a final site plan approval for a future fast food restaurant (Del Taco).

JUC Comments
The Joint Utility has signed off on the construction drawing within the first couple of weeks in October.

Staff Comments: Final Site Plan

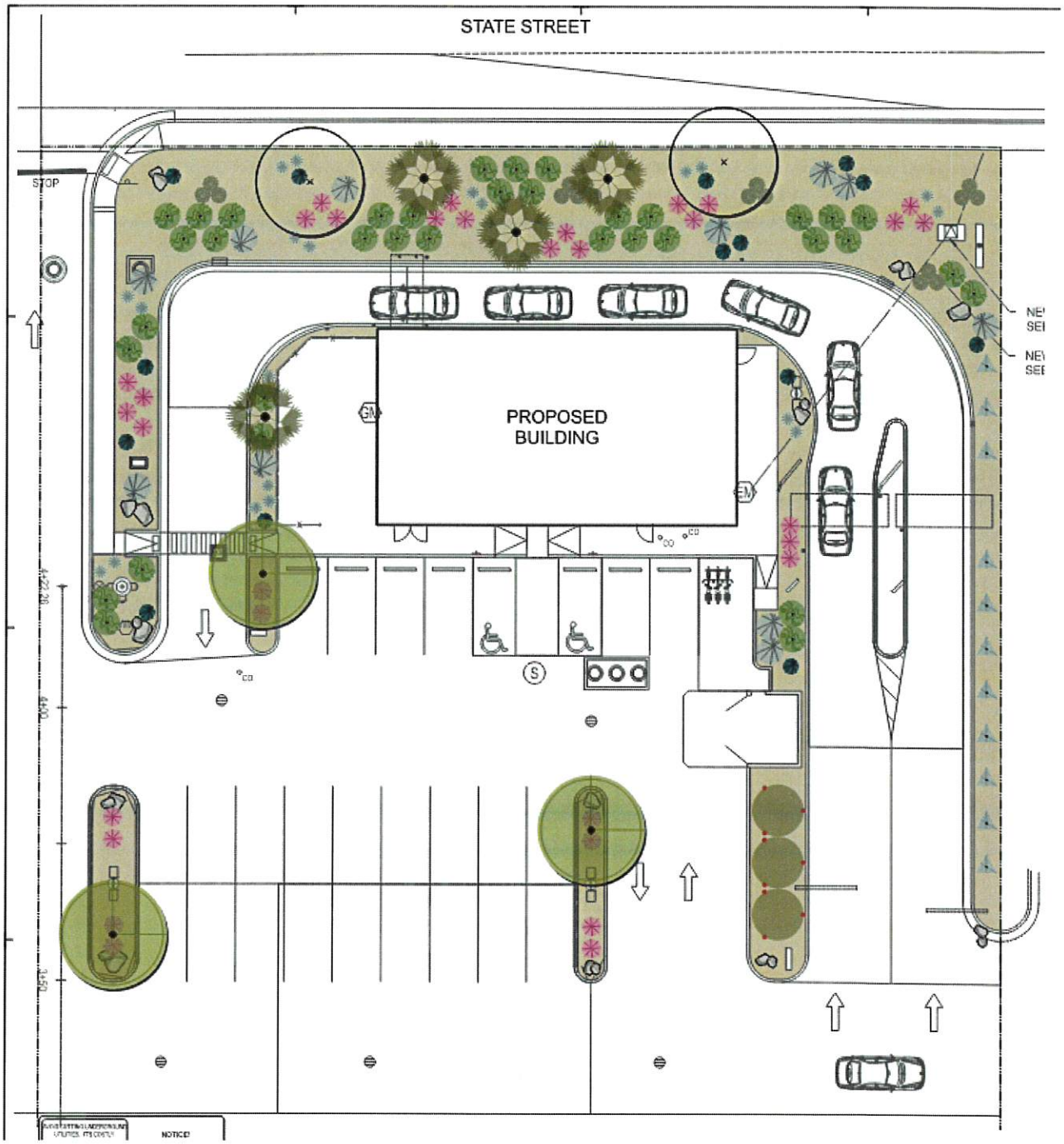
1. The layout, setbacks, and sizes comply with zoning standards and the preliminary approval.
2. **Landscaping**: A landscaping plan has been provided that complies with Hurricane City Code.

3. **Outdoor Lighting:** The applicant has provided a detailed lighting plan. All lights are 4000 K or less. Staff was not able to look up each fixture, but will need to ensure that they are full cut-off to meet our current code.
4. **Parking:** The applicant has provided a parking plan which contains 24 spaces, plus two ADA parking spots, and drive-through with about 14 stacking spaces. Hurricane City Code requires the following parking standard:

D.

Stacking parking spaces. Stacking or queue spaces shall be provided as follows:

4.	Fast food restaurant drive-through	5 per lane



and

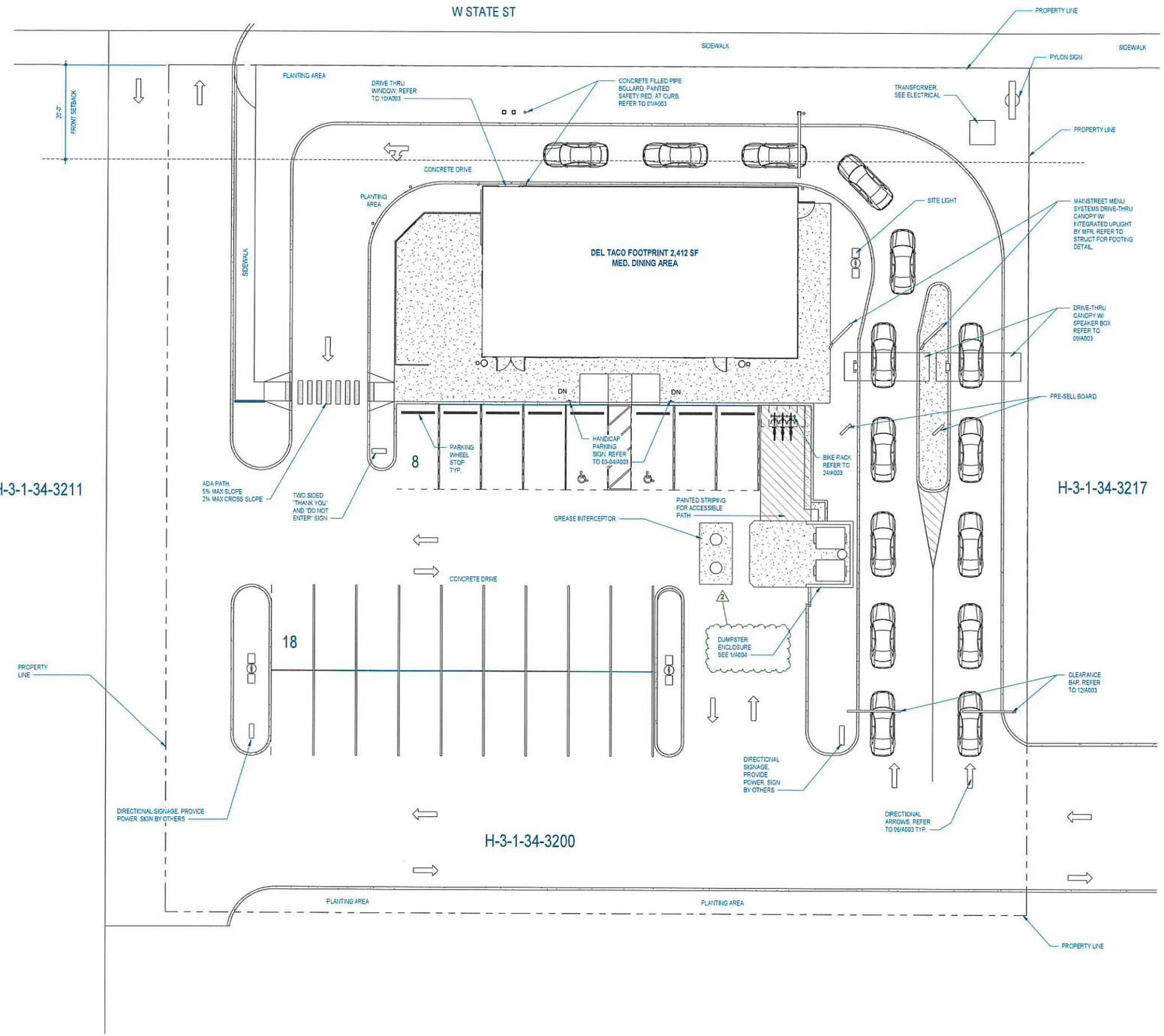
Restaurant, fast food	1 space per 100 square feet of gross floor area	Plus stacking spaces per subsection 10-34-6D4 of this chapter

The applicant's building is around 2,412 sq ft, requiring a minimum of 24 spaces. The parking plan complies with Hurricane City Code.

5. The application has provided renders for the building which comply with Hurricane City Code.

Staff Recommendation: Staff recommends that the Planning Commission review the site based on Hurricane City code and standards. Staff recommends approval of the proposed site plan.

State St
H-3-1-34-3217
H-HVHC-5
H-PTAX-5
700 W
H-3-1-34-3200
H-3-1-34-32011
H-HVHC-4
H-HVHC-3
H-HVHC-2
H-PTAX-2
H-HVHC-1
H-3-1-34-3220



1 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

NORTH

SITE PLAN GENERAL NOTES

1. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE TO MINIMIZE LITTER.

2. CLEAN UP LEAKS, DRIPS AND OTHER SPILLS IMMEDIATELY SO THEY DO NOT CONTAMINATE SOIL OR GROUNDWATER OR LEAVE RESIDUE ON PAVED SURFACES. USE DRY CLEAN-UP METHODS WHENEVER POSSIBLE. IF WATER MUST BE USED, USE JUST ENOUGH TO KEEP DUST DOWN.

3. CHECK FREQUENTLY FOR LEAKS. PLACE DUMPSTERS UNDER ROOFS OR COVER WITH TARPS OR PLASTIC SHEATHING SECURED AROUND THE OUTSIDE OF THE DUMPSTER. A PLASTIC LINER IS RECOMMENDED TO PREVENT LEAKAGE OF LIQUIDS. DO NOT CLEAN OUT DUMPSTER BY HOSING IT DOWN ONTO THE CONSTRUCTION SITE.

4. MAKE SURE PORTABLE TOILETS ARE MAINTAINED IN GOOD WORKING ORDER BY THE LEASING COMPANY AND THAT WASTE ARE DISPOSED OF PROPERLY. CHECK TOILETS FREQUENTLY FOR LEAKS.

5. DO NOT BURY WASTE MATERIALS OR LEAVE THEM IN THE STREET.

6. WHEN CLEANING UP AFTER DRIVEWAY OR SIDEWALK CONSTRUCTION, WASH FINES INTO DIRT AREAS, NOT DOWN THE DRIVEWAY OR INTO THE STREET OR STORM DRAIN.

7. DISPOSE OF ALL CONSTRUCTION DEBRIS AT A LANDFILL.

8. DO NOT BURY SOLID OR HAZARDOUS WASTE MATERIAL.

9. ENTRANCES AND EXITS, PATH OF TRAVEL, AND SANITARY FACILITIES, AND/OR DRINKING FOUNITAINS AND PUBLIC TELEPHONES SERVING THIS TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES PER APPLICABLE STATE AND FEDERAL GUIDELINES.

10. FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO STARTING WORK.

11. ALL SIGN WORK SHALL BE UNDER SEPARATE CONTRACT AND PERMIT (UNLESS NOTED OTHERWISE). SIGN COMPANY SHALL SUBMIT SIGN SHOP DRAWINGS TO OWNER/DEVELOPER FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE AND INSTALLATION. TYP.

12. CONTRACTOR SHALL OBTAIN, READ, AND IMPLEMENT ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION CRITERIA. SHOULD ANY CRITERIA BE IN CONFLICT WITH THESE PLANS, CONTACT THE ARCHITECT AS SOON AS THE DISCREPANCY IS DETECTED. SEE ALSO SECTION I OF THE GENERAL NOTES.

13. FOR LOCATION OF CONCRETE CURBS, PLANTING AREAS, PAVING, PARKING STALLS, WALKWAYS, AND EXPANSION JOINTS REFER TO CIVIL DRAWINGS.

14. FOR PAVING REQUIREMENTS AND SITE WORK FINISH SURFACE ELEVATIONS, REFER TO CIVIL DRAWINGS.

15. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL SITE IMPROVEMENTS WITHIN THE LIMIT OF WORK. ANY EXISTING SITE WORK DAMAGED OUTSIDE THE LIMIT OF WORK BY GENERAL CONTRACTOR SHALL BE REPLACED TO MATCH THE ORIGINAL CONDITIONS.

16. LOADING/UNLOADING ZONE/ACCESSIBLE PARKING "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

SITE DATA

Code: Hurricane Code of Ordinances.
Chapter 15 COMMERCIAL ZONES

Total Site Area: 32,668 sf (0.75 acre)

Current Zone: HC - Highway Commercial
Allowable Use: Restaurant
Building Area: 2,412 sf

Zoning: HC (Highway Commercial)

Lot Requirements (Table 10-15-2)
- Lot Area: N/A
- Lot Width min.: N/A
- Setback - Front: 20' (10' not Res adj.)
- Setback Side: 0' & 20' (adj. Res)
- Setback Rear: 10'
- Max bldg Height: 35'
- Max bldg Coverage: 50%

Parking - Chapter 12 (Table 10-34-10)
- Required: 1 space per 100sf gross
  2,412 /100 = 25 stalls
- Parking Provided = 25 stalls

Landscape - Chapter 32

LMnt ARCHITECTURE
Architecture
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting

9672 South 700 East Suite 203
Sandy Utah 84070
ph. 801.987.3911
www.lmntarch.com

The designs shown and described within these documents, including all technical drawings, graphic representation & models, are proprietary & can not be copied, duplicated in whole or in part without the express written permission from LMnt Architecture.

SEAL:

DEL TACO

project: HURRICANE DEL TACO
753 W. STATE STREET
HURRICANE UT,84737

project no: 22013

date: AUG 10, 2022

revisions:
2 22.10.20 FINAL SITE PLAN REVEIW

Project Status

sheet: SITE PLAN

A002

SHEET SIZE: 24" x 36"

Plot Date: 10/21/2022 1:14:17 PM

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

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.

LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	3	THORNLESS TEXAS HONEY MESQUITE	FPROSOPIS GRANDULOSA 'MAVERICK'	24" BOX	D/L5.01
	2	EXISTING STREET TREE TO REMAIN			
PALMS					
	4	HYBRID FAN PALM	WASHINGTONIA X FILIBUSTA	9' HT.	E/L5.01
SHRUBS					
	36	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADOENSIS	3 GAL.	B/L5.01
	3	OCOTILLO	FOUQUIERIA SPLENDENS	BARE ROOT	B/L5.01
	11	BLUE ARROW JUNIPER	JUNIPERUS SCOPULORUM 'BLUE ARROW'	5 GAL.	B/L5.01
ORNAMENTAL GRASSES					
	17	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	A/L5.01
	32	REGAL MIST DEER GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GAL.	A/L5.01
CACTI					
	20	MEXICAN PARRY'S AGAVE	AGAVE PARRYI 'NEOMEXICANA'	3 GAL.	B/L5.01
	11	SILVER DESERT SPOON	DASYLIRION WHEELERI	5 GAL.	B/L5.01
	14	SAPPHIRE SKIES BEAKED BLUE YUCCA	YUCCA ROSTRATA 'SAPPHIRE SKIES'	3 GAL.	B/L5.01

SYMBOL	QTY.	DESCRIPTION	INSTRUCTIONS	SIZE	SOURCE	DETAIL
BOULDERS						
	22	BOULDERS	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS	2'-4'		G/L5.01
CRUSHED ROCK						
	1,719 S.F.	WASHED COBBLE	INSTALLED A MINIMUM 3" DEEP. INSTALL OVER DEWITTS 4.1 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT & OTHER FOREIGN DEBRIS.	2"-4"	ROWLAND STONE (435) 673-2349 OR APPROVED EQUAL	F/L5.01

GENERAL NOTE

1. REFER TO COMMON EARTHWORK AND PLANTING NOTES ON SHEET L0.01

HURRICANE CITY DATA

CH.

ZONED AS	HIGHWAY COMMERCIAL (HC)	
TOTAL SITE AREA	33,719 S.F. = 0.77 AC.	
ON-SITE LANDSCAPE AREA	6,374 S.F. = 19%	
	REQUIRED	PROVIDED
GENERAL:		
FOUNDATION PLANTING - 50% OF BUILDING FRONTAGE		
FRONT YARD:		
SETBACK	20' MIN.	YES
TREES - 1 PER 35' OF STREET FRONTAGE	178' / 35 = 5	5
SHRUBS - 3 PER 35' OF STREET FRONTAGE	3 x (178' / 35) = 15	>15
PARKING:		
REQUIRED LANDSCAPE AREA	7% MIN. = 963 S.F.	1,359 S.F. = 10%
TREES - 1 PER 10 STALLS	26 STALLS / 10 = 2.6	3
SHRUBS - 2 PER 10 STALLS	2 x (26 STALLS / 10) = 5.2	>5
LANDSCAPE AREA MINIMUM SIZE	25 S.F.	YES

NORTH

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STATE OF UTAH
SCOTT A. SCHOONOVER
349757
10/04/2022
LICENSED LANDSCAPE ARCHITECT

DEL TACO
753 WEST STATE STREET
HURRICANE, UTAH

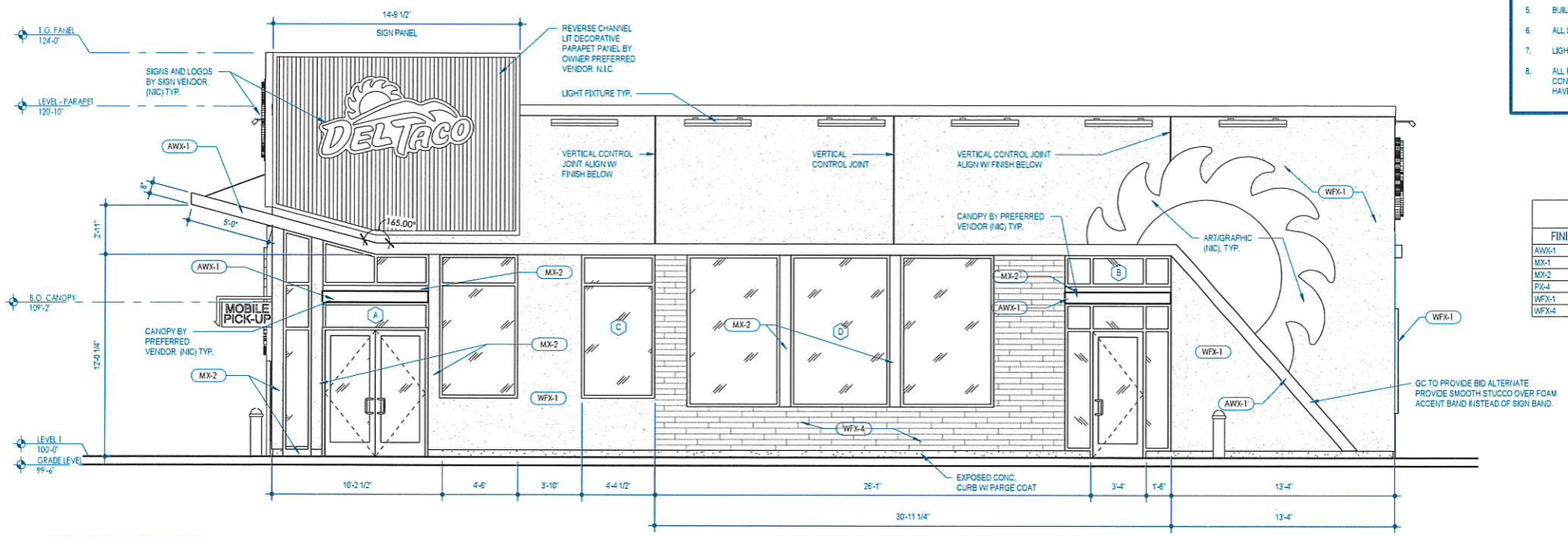
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 22183
DRAWN BY: TG
CHECKED BY: SS
DATE: JULY 2022
PROPERTY NO:

LANDSCAPE PLANTING PLAN

L2.01



3 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
2. ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-TOP OF SLAB FOR AREA INDICATED.
3. REFER TO WINDOW SCHEDULE FOR WINDOW FINISHES AND WINDOW TYPES. SHEET A601.
4. REFER TO DOOR SCHEDULE FOR DOOR FINISHES AND DOOR TYPES. SHEET A601.
5. BUILDING SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL.
6. ALL SIGNS AND LOGOS BY SIGN VENDOR.
7. LIGHTING FIXTURES PER ELECTRICAL LIGHTING SCHEDULE.
8. ALL PENETRATIONS INTO THE BUILDING ENVELOPE SHALL BE PROPERLY SEALED BY THE TRADE CONTRACTOR RESPONSIBLE FOR THE PENETRATION. G.C. TO ENSURE THAT ALL PENETRATIONS HAVE BEEN SEALED PROPERLY.

EXT. MATERIAL/FINISH SCHEDULE	
FINISH	DESCRIPTION
AWX-1	
MX-1	
MX-2	
PX-4	
WFX-1	
WFX-4	

LMnt ARCHITECTURE

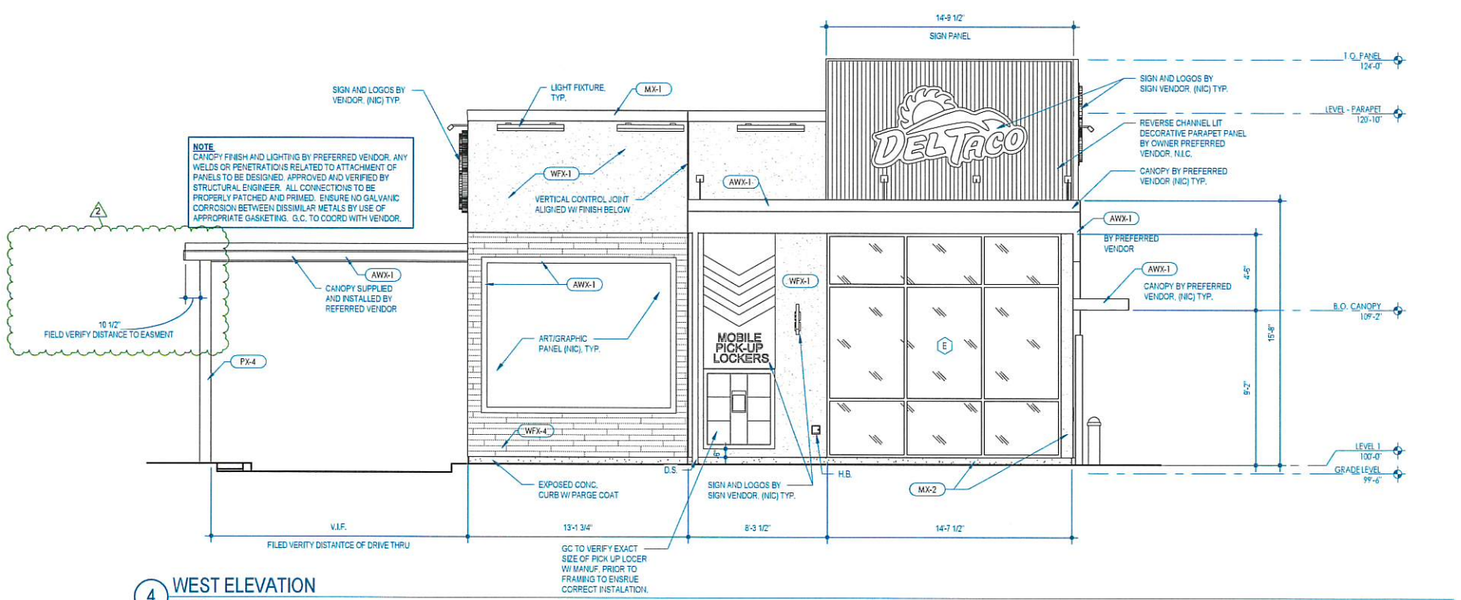
Architecture
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting

9672 South 700 East Suite 203
Sandy Utah 84070
ph: 801.987.3911
www.lmntarch.com

The designs shown and described within these documents, including all technical drawings, graphic representations & models, are proprietary & can not be copied, duplicated in whole or in part without the express written permission from LMnt Architecture.

SEAL:

STATE OF UTAH
BARTON L. LEND
No. 6664371-0301
10/21/2022
LICENSED ARCHITECT



4 WEST ELEVATION
1/4" = 1'-0"

project:
HURRICANE DEL TACO
753 W. STATE STREET
HURRICANE UT,84737

project no: 22013

date: AUG 10, 2022

revisions:

2 22.10.20 FINAL SITE PLAN REVEIW

Project Status

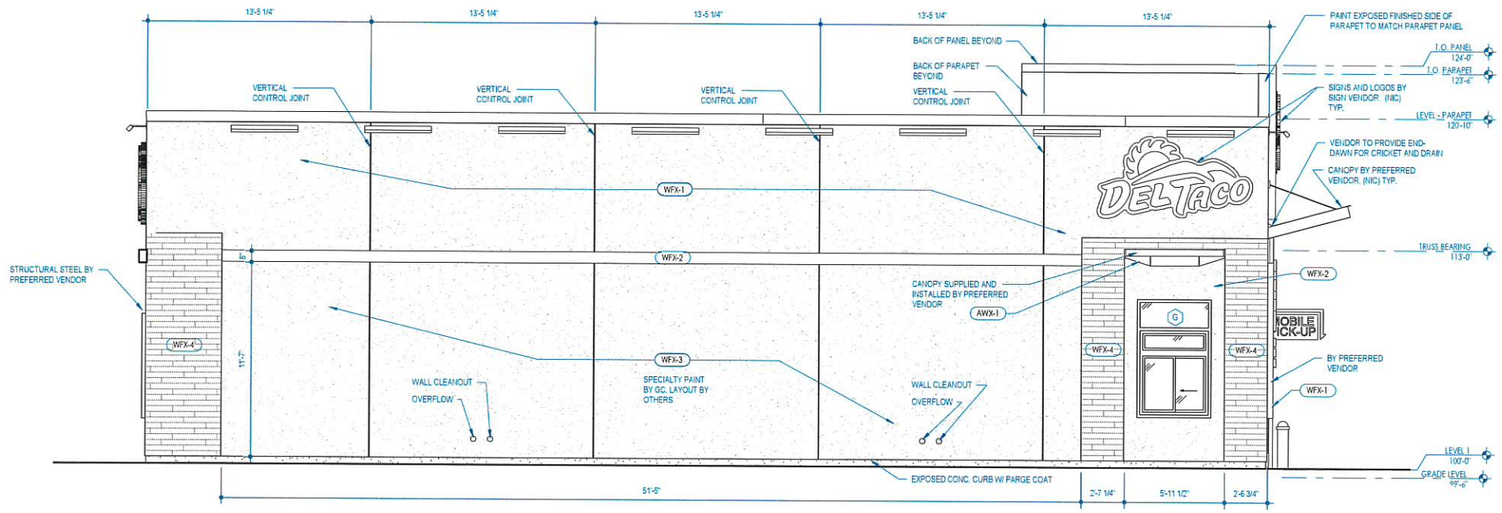
sheet:
EXTERIOR ELEVATIONS

A201

SHEET SIZE: 24" x 36"

Plot Date: 10/21/2022 1:14:30 PM

NOTE
CANOPY FINISH AND LIGHTING BY PREFERRED VENDOR. ANY WELDS OR PENETRATIONS RELATED TO ATTACHMENT OF PANELS TO BE DESIGNED, APPROVED AND VERIFIED BY STRUCTURAL ENGINEER. ALL CONNECTIONS TO BE PROPERLY PATCHED AND PRIMED. ENSURE NO GALVANIC CORROSION BETWEEN DISSIMILAR METALS BY USE OF APPROPRIATE GASKETING. G.C. TO COORD WITH VENDOR.



1 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION GENERAL NOTES

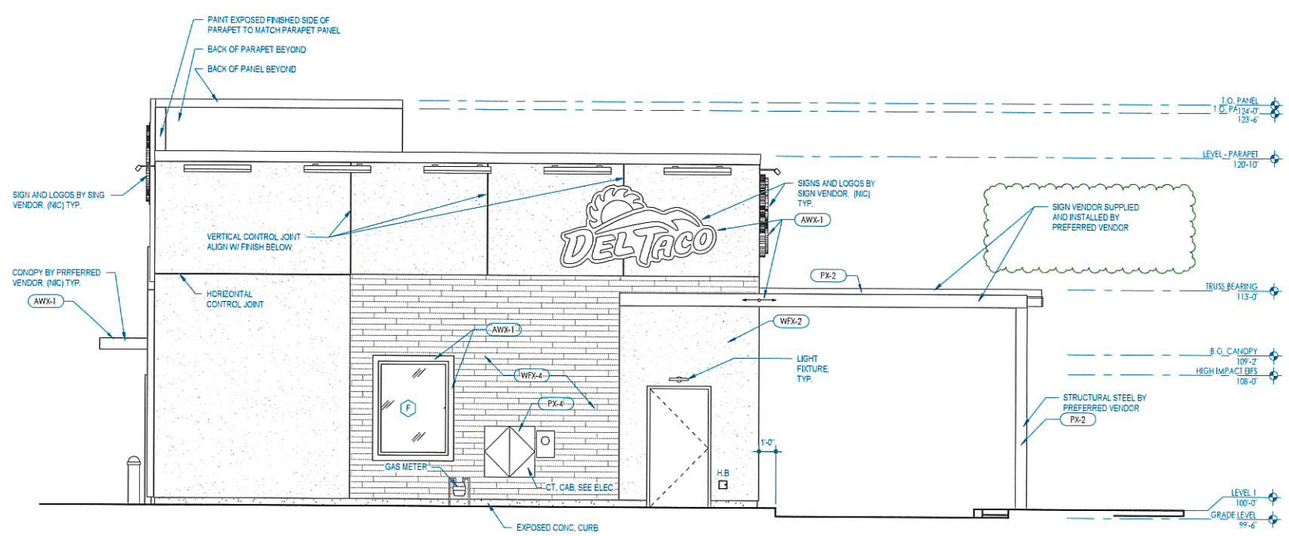
1. REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
2. ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-TOP OF SLAB FOR AREA INDICATED.
3. REFER TO WINDOW SCHEDULE FOR WINDOW FINISHES AND WINDOW TYPES. SHEET A601.
4. REFER TO DOOR SCHEDULE FOR DOOR FINISHES AND DOOR TYPES. SHEET A601.
5. BUILDING SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL.
6. ALL SIGNS AND LOGOS BY SIGN VENDOR.
7. LIGHTING FIXTURES PER ELECTRICAL LIGHTING SCHEDULE.
8. ALL PENETRATIONS INTO THE BUILDING ENVELOPE SHALL BE PROPERLY SEALED BY THE TRADE CONTRACTOR RESPONSIBLE FOR THE PENETRATION. G.C. TO ENSURE THAT ALL PENETRATIONS HAVE BEEN SEALED PROPERLY.

EXT. MATERIAL/FINISH SCHEDULE	
FINISH	DESCRIPTION
AWX-1	
PX-2	
PX-4	
WFX-1	
WFX-2	
WFX-3	
WFX-4	

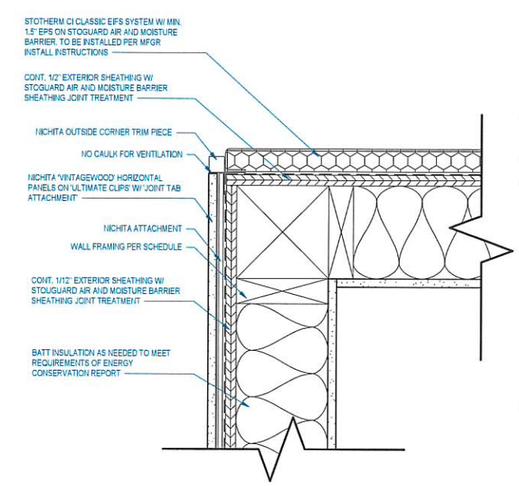
LMnt ARCHITECTURE
Architecture
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting
9672 South 700 East Suite 203
Sandy Utah 84070
ph. 801.987.3911
www.lmntarch.com

The designs shown and described within these documents, including all technical drawings, graphic representation & models, are proprietary & can not be copied, duplicated in whole or in part without the express written permission from LMnt Architecture.

SEAL:
STATE OF UTAH
BARTON J. LUND
No. 6664371-0301
10/21/2022
LICENSED ARCHITECT



2 EAST ELEVATION
1/4" = 1'-0"



3 EXTERIOR FINISH TRANSITION DETAIL
3" = 1'-0"

project:
HURRICANE DEL TACO
753 W. STATE STREET
HURRICANE UT,84737

project no: 22013
date: AUG 10, 2022
revisions:
1 22.09.12 PLAN CHECK 1

Project Status
sheet:
EXTERIOR ELEVATIONS

A202

SHEET SIZE: 24" x 36"

Plot Date: 10/21/2022 1:14:32 PM

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-16
Receipt No. 8-163113

Name: Wendy Williams Telephone: 512-552-5916
Address: 354 N. State ST. Fax No.
Agent (If Applicable): Telephone:
Email: Wow2dave@gmail.com Agent Email:
Address/Location of Subject Property: 354 N. State ST. Hurricane Ut.
Tax ID of Subject Property: Zone District:
Proposed Use: (Describe, use extra sheet if necessary) Short term rental

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

STAFF COMMENTS

Agenda Date:	**10/27/2022**
Application Number:	2022-FSP-16
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Wendy William Dew
Agent:	N/A
Request:	Approval of a Final Site Plan
Location:	354 N State St.
Zone	Highway Commercial
General Plan Map:	Multifamily

Discussion: The applicant is seeking a final site plan approval for a four bedroom Commercial Bed and Breakfast.

JUC Comments
Because of the existing structure and the "residential" nature of the use, the JUC did not require full construction drawings. However, planning staff did review the site with the JUC.

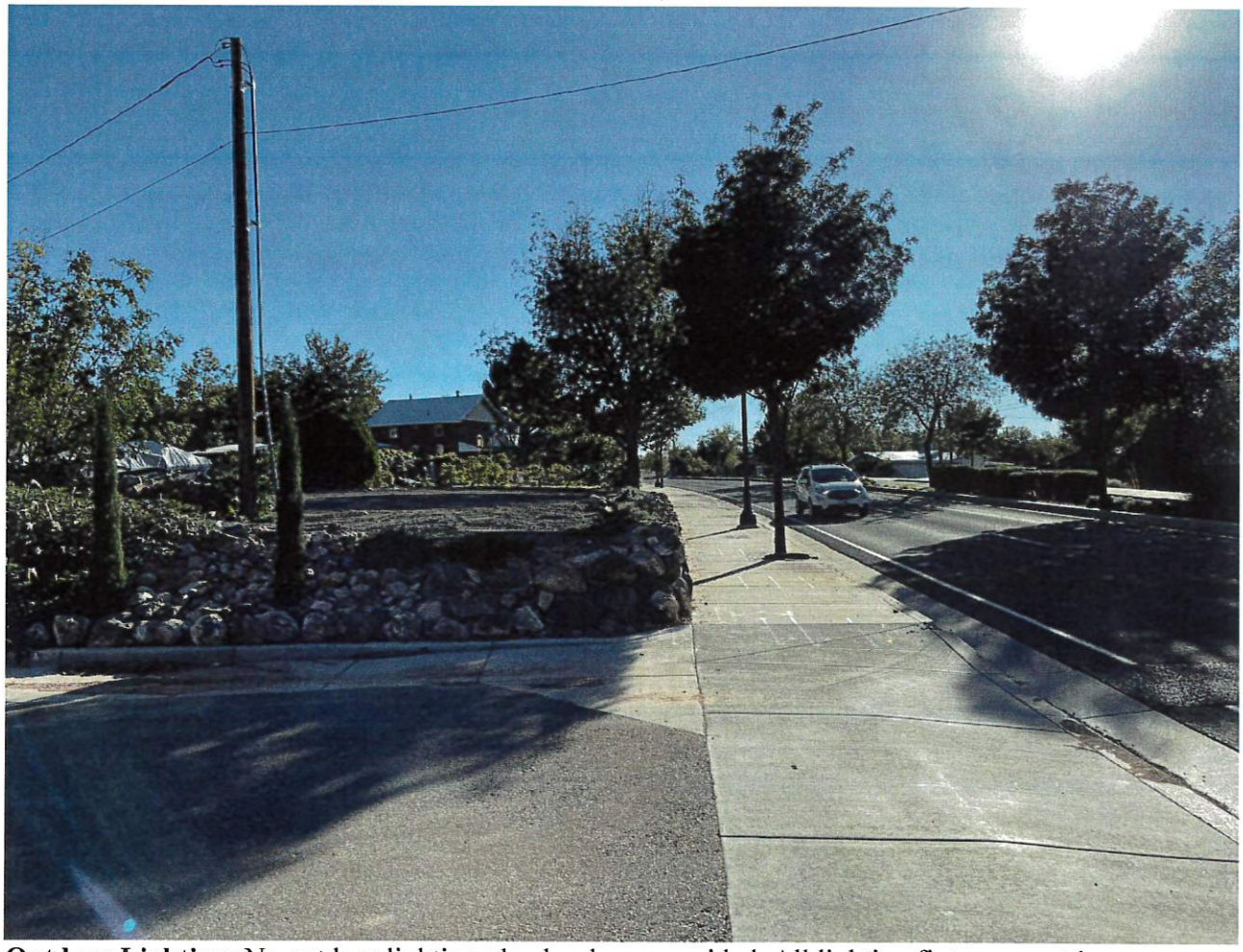
1. **Power:** The site has already been upgraded
2. **Water:** Already has services
3. **Streets:** No issues
4. **Fire:** No concerns. The property has already passed a fire inspection
5. **Engineering:** Some concerns with drainage, but having the parking lot as roadbase, it will likely be fine.
6. **Gas:** New services have recently been put in.

Staff Comments: Final Site Plan

1. That applicant has applied for a commercial Bed and Breakfast Inn. Our code defines the uses as follows:
    a. *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.*

    This use is permitted use within the commercial zone.
2. The layout, setbacks, and sizes comply with zoning standards and the preliminary approval.

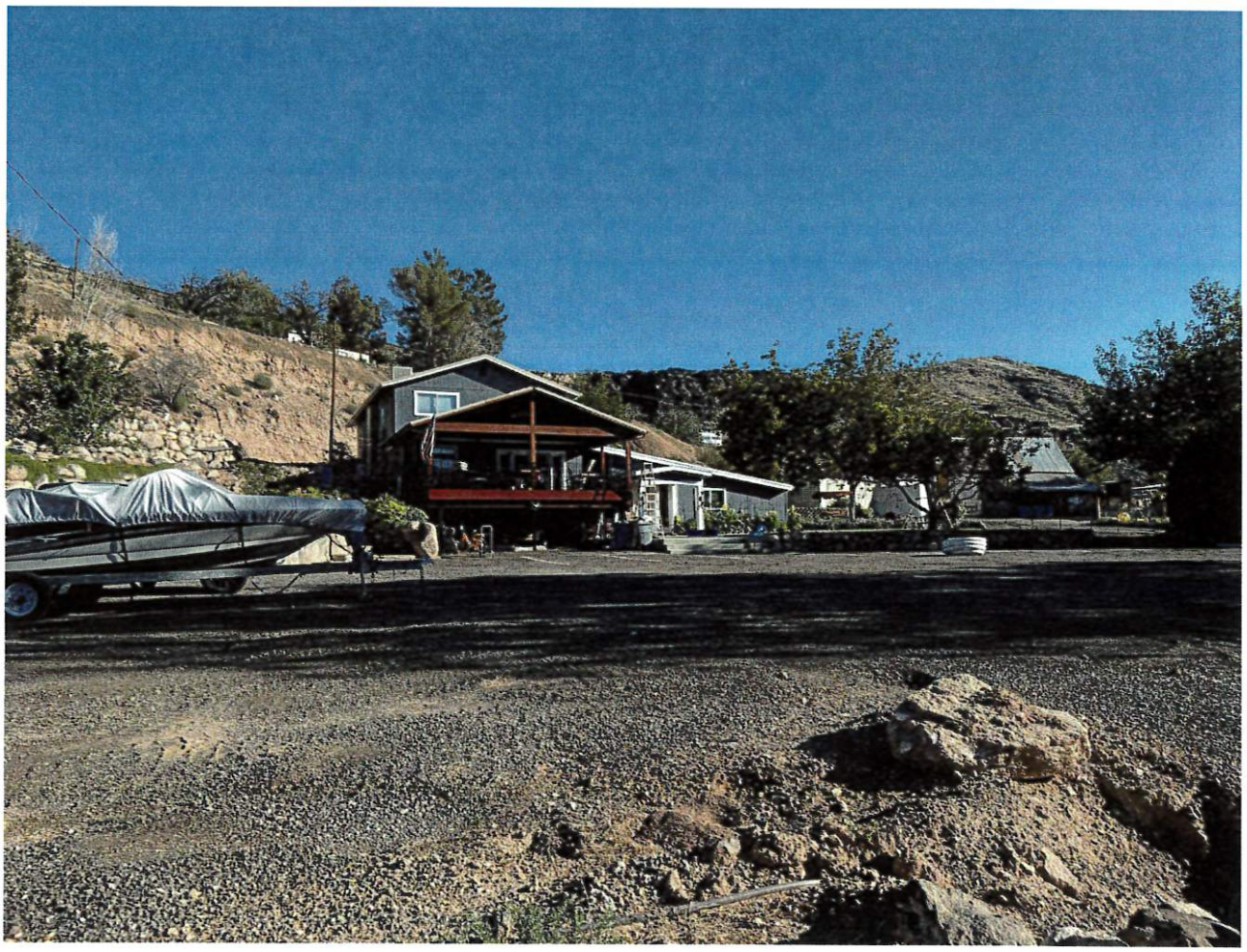
3. **Landscaping**: A landscaping plan has not been provided. However, staff has walked the property and documented some of the landscaping located on the property. They have two trees located at the front entryway and one tree located in the sidewalk. There is a requirement of four tress total for the 10' landscape buffer. The applicant has planted the required number of shrubs along the frontage.



4. **Outdoor Lighting:** No outdoor lighting plan has been provided. All lighting fixtures must be signed off by the Zoning Administrator. Hurricane City recently approved new outdoor lighting standards which will require all outdoor lighting to be fully cut off and 4000 K color temp max.
5. **Parking:** The applicant has provided a parking plan which contains six guest parking spaces and room for an additional one in the future. The parking currently meets Hurricane City Code.

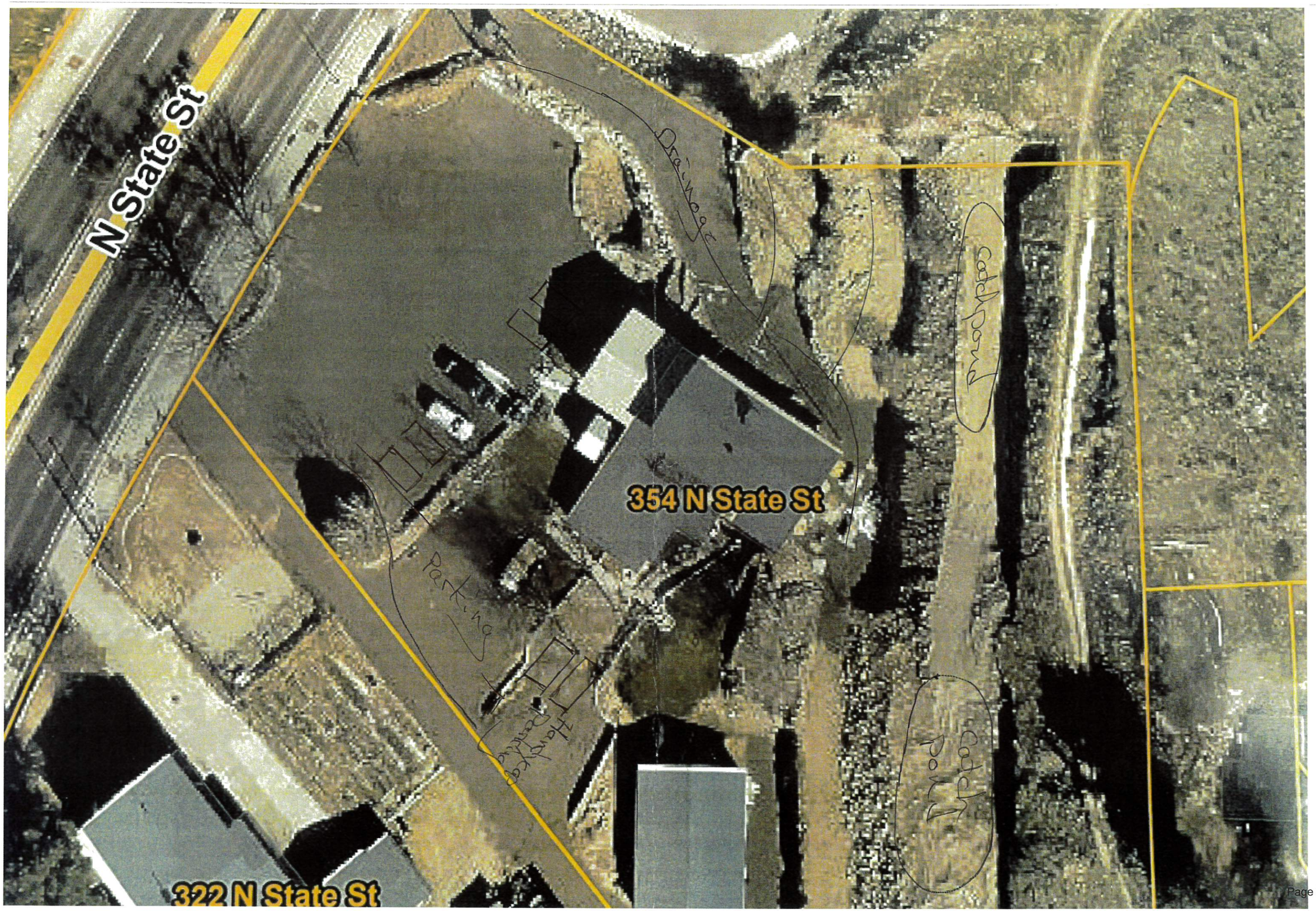
Bed and breakfast inn	1 space per guestroom, plus 2 spaces for host family/proprietor

6. The applicant has not provided building renderings, but the home was pre-existing.
7. Building and Fire Inspection: The building on the location is one of the older homes within Hurricane and has had a few remodels over the years. The applicant has recently undertaken several remodels to enhance some of the bathrooms and guest rooms. The applicant did most of the remodel work without a building permit. The Fire Marshal has walked through the building and has indicated that the improvements comply with Fire Code. Hurricane City Building Official has stated that he can do a walk-through and do a review for life and safety items within the building, but it will be short of a full inspection because he can't review what is behind the walls.
8. Future Expansion: the applicant has indicated they would like to expand the site and add additional rooms. There is currently work taking place within the accessory building, without a building permit, to add an additional two units. The staff has concerns about expansion into the accessory building without the applicant obtaining the proper building permits.



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 with the following conditions:

1. That staff reviews lighting fixtures to ensure compliance with Hurricane City Code.
2. The applicant plant an additional tree at the front of the property
3. That the building official reviews the building and checks for life, health, and safety issues; and that all issues raised are fixed.
4. That the applicant may not be approved for any additional units unless they obtain a building permit and provide updated site plans for review and approval by the Planning Commission.


N State St
354 N State St
322 N State St
Drainage
Parking
Handicap Parking
Catch Pond
Catch Pond

Hurricane Planning Commission
Meeting Minutes
September 22, 2022

Minutes of the Hurricane City Planning Commission meeting held on September 22, 2022, at 5:00 pm in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Michelle Cloud, Brad Winder, and Kelby Iverson

Members Excused: Rebecca Bronemann

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Council Representative Kevin Thomas, and City Engineer Representative Jeremy Pickering

5:00 pm - Planning Commission Business:

Mark Sampson, Michelle Cloud, Brad Winder, Shelley Goodfellow (joined at 5:04 pm), Kelby Iverson (joined at 5:08 pm), and Ralph Ballard (joined at 5:36 pm) were present during this time.

1. Discussion of updates to the General Plan Map.

a. Stephen Nelson reviewed the areas of the general plan map in which staff recommends updates.

b. Mr. Nelson suggested amending the area of 3000 South to commercial with mixed-use. The commissioners are not sure they want to narrow the uses.

c. Commissioners discussed changing the area south of Dixie Springs Drive from single family to a planned community to allow for a wider variety of use within this area, including commercial uses. The commissioners were in general favor of the change.

d. Commissioners discussed the area of I-15 along Foothills Canyon Dr. The current general plan is not in line with the use approved for the area. This change will match the approved site plan for the Coral Canyon PDO, which shows this area as a mix of commercial and residential. The commissioners were in general favor of the change.

e. Commissioners discussed the area directly north of the Walmart and West of the SR-7/SR-9 interchange. Staff is proposing general commercial and light industrial. Mayor Billings had asked Mr. Nelson to look at the areas where industrial would be appropriate, and this is this area he feels is appropriate. This change will create opportunities for light industrial and commercial. The commissioners were in general favor of the change.

f. There was further discussion about preserving areas for heavy industrial.

g. The commissioners discussed changing the area along 600 North from mixed-use to single family. The commissioners were in general favor of the change.

h. Commissioners discussed changing the general plan from single-family to rural residential in the town center. Throughout this year, the Planning Commission and City Council have been consistent in denying single-family zone change requests in this area. It is appropriate to change this to match the decisions of the Planning Commission and City Council to avoid controversy or potential petitions on the actions. The commissioners favored the change but would like to see the proposed area include the Roberts Ranch area.

2. Discussion of updates to the public notice process.

a. Mr. Nelson explained that the changes to the code made by City Attorney Dayton Hall are not reflected in the information presented to the Planning Commissioners. These updates will be presented at the next meeting.

3. Discussion of short-term rentals in accessory dwellings, residential hosting, and commercial zones.

a. Mr. Nelson shared that there is vagueness in the code, leading to misinterpretation. He explained the confusion regarding residential hosting and accessory dwelling units.

6:00 pm - Call to Order

Chairman Mark Sampson called the meeting to order at 6:07 pm.

Roll Call

Pledge of Allegiance, led by Michelle Cloud

Prayer was given by Kelby Iverson

Declaration of any conflicts of interest

- Kelby Iverson declared a conflict as he owns a neighboring property on old item #2.

Paul Farthing motioned to approve the agenda as presented. Brad Winder seconded the motion. Unanimous.

Public Hearings

1. 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

Brent Peterson owns property directly adjacent to this property. The last time this was discussed, it was suggested that the city attorney and staff meet with the property owner to discuss his concerns regarding the access easement on the property. He reported that he received an email from Mr. Hinton acknowledging the 66-foot easement. However, the proposed plan does not reflect that 66-foot easement. He is frustrated that the engineer continues to draw incorrect plans for the property.

Jim Lyminn lives on the corner of Andesite Dr. and the new proposed road. He met with several

neighbors who do not want this development. When they bought their homes, they thought they were buying homes that would be surrounded by single-family homes. He is concerned that property values will decrease due to the density and traffic.

A written comment was submitted and is on the record and attached to the end of these minutes.

2. A Zone Change Amendment request located at approx. 3112 West State Street from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-31-3009.

No comments.

3. A Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards.

No comments from the public.

Stephen Nelson explained that the proposed changes allow flexibility regarding the acreage requirement of agriculture protection zones. The required dedications for master plan roadways will not count against the overall density for subdivisions with three lots or less in an RA-1 or RA-5 zone. He also noted that the proposed change will allow reception centers as a conditional use in agriculture RA-1 and RA-5 zones.

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.

Karl Rasmussen reviewed the map and explained how they chose the location of the road. He noted that Hurricane City's standard for a roadway accessing less than one hundred units is fifty-two feet. He shared that Brent Peterson has expressed interest in trading the sixty-six-foot easement for real property to the west, and the applicant is not willing to trade property. Stephen Nelson noted that the applicant needs to establish a secondary access road. He explained that the initial application consisted of small single-family lots. However, the applicant amended their request to cluster the single-family units into multifamily dwellings due to protected wetlands. Mr. Iverson confirmed that this access could go in independently from the easement. The property owner is hopeful the proposed road will satisfy the access to Mr. Peterson's property. The easement will remain for Mr. Peterson's access until that roadway is complete. Dayton Hall explained that this is a private easement, and the city has no legal right to utilize the easement.

The applicant requests a density bonus because of the enhanced amenities and proposed open spaces. Mr. Nelson noted that the applicant must meet four of the density bonus criteria in the code. A density bonus is meant to incentivize developers to enhance the overall development. Mr. Farthing is concerned and has an issue with approving a density bonus due to an enhancement of the unbuildable area. Mrs. Goodfellow stated that this is multifamily according to the General Plan. She is comfortable with the zoning but not the density bonus. Mr. Ballard asked what the legal requirement is regarding distances between roads. Mr. Nelson does not think the Utah Department of Transportation will have an issue with

access to 1690 West because there is already an established roadway. Mrs. Cloud feels this request meets the zone change requirement. However, she also has an issue with the density bonus. Mr. Ballard feels this property is a different circumstance due to the government changing the farmland to wetlands. Mr. Nelson reviewed the density bonus requirements. He thinks they have met some of the requirements. However, the Planning Commission has the discretion to make that determination.

Paul Farthing motioned to continue 2022-ZC-29 and 2022-PSP-36 to allow the developer time to prepare a list to justify the density bonus. Ralph Ballard seconded the motion. Unanimous.

2. 2022-PP-19: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Fox Meadows Estates, a 20-lot residential subdivision located at 2898 S 1100 W. Gavin Godfrey Applicant. Luke Godrey Agent.

Eric McFadden with Premier Design explained the changes made to the preliminary plat. This project is zoned R1. He reported that the biggest issue with the project is the Frog Hollow Wash. Building the roadway with Frog Hollow Wash increased the right of way to one hundred feet. The applicant met with neighboring property owners and the city to find a solution. This proposal vacates the masterplan route on the north property. Stephen Nelson shared that there are justifications for moving the roadway from the wash. However, this will require a change in the transportation master plan. The Planning Commission discussed the floodway and flooding mitigation. Mr. Nelson expressed concern regarding the alignment of the road along the property line. He is not opposed to the location. However, both property owners need to agree. There are additional roadways necessary to meet the requirement of 800-foot block lengths. The applicant will also need a water looping system.

Mrs. Cloud asked if the Water Department has issued a will-serve letter. Mr. Nelson has not received the will-serve letter. Mrs. Goodfellow thinks moving a master planned road is a big deal. It may work for this development, but it would require other property owners to dedicate land for a master planned road. She does not think moving the roadway to make this development work should be considered. Mr. Farthing agrees with Mrs. Goodfellow. Moving a master planned road is a significant task and requires a public hearing. Mr. Iverson appreciates that the applicant is adhering to the master plan. They are not asking for increased density or a zone change. He noted that there are issues pertaining to agriculture fencing and mitigating wastewater. He does not want to move the master planned roadway and encumber other property owners. Dayton Hall disclosed that he owns property adjacent to this development. Luke Godfrey reported that they have amended this plat several times and asked the Planning Commission to provide direction on moving forward. Mark Sampson listed the following direction for the development: moving the master planned roadway is not an option, the master planned roadway, wash, and master planned trial need to be accommodated, and the wastewater need to be routed properly. Mr. Nelson stated that as this is presented, substantial issues need to be resolved. Mr. Farthing agrees that the wash needs to be addressed, but the city will not address this to accommodate this development.

Paul Farthing motioned to send a recommendation of denial of 2022-PP-19 based on the issues with the master planned roadway, the wash, trail, wastewater handling, the issue of exceeding the maximum block lengths, water loop, and fencing. Brad Winder seconded the motion. Unanimous.

Luke Godfrey reported that they might need to apply for a conditional use to waive the eight-hundred-foot block lengths.

3. 2022-PP-20 2022-PSP-38: Discussion and consideration of a recommendation to the City Council of a preliminary plat and a possible approval of a preliminary site plan for Southern Dunes Townhomes, a recreation resort 345 townhome development located at 2600 W and 4200 S. Southern Dunes Townhomes Applicant. Bush & Gudgell, Inc Agent

Stephen Nelson shared that the applicant made updates to address the staff's concerns. They have added three new access points as well as provided amenities. According to the code, this size of the development is required to have four pools. The applicant has proposed providing two pool areas with hot tubs and private hot tubs in one hundred ninety units. They are seeking an alternative compliance that the code does allow, but it is up to the Planning Commission to make that determination. The biggest concern is the block lengths. They have decreased a lot of block lengths, but there are still some concerns with other roadways. According to the block length ordinance, the engineering department can allow different lengths to ensure the code's intent is met. Mr. Farthing is concerned about the amenities, and he feels that this size of development needs two full-size pools and two full-size clubhouses with varying amenities. Mr. Nelson recommended continuing the item to allow time to work out the final details.

Dayton Hall explained that the Planning Commission needs to consider the adequacy of public facilities, which includes infrastructure. The Power Department does not have adequate capacity to service this area. The Fire Department reported that all units previously approved in this area need to be sprinkled due to insufficient water pressure, so there may not be enough water and water pressure. The development should not be approved until the Planning Commission is comfortable with the adequacy of facilities and infrastructure. He encouraged the Planning Commission to discuss these concerns. This is a significant development, and it warrants additional questions. Mr. Nelson stated that Cordero submitted a water model. Mr. Iverson stated that we are not there yet when it comes to services. The applicant's representative agrees with the Planning Commission. He stated that there is a water model and there is adequate sewer. He understands that there is not enough capacity to serve power to the area. However, he feels confident power will be in the area before completing the project.

Mr. Hall shared the process of development in general. Mrs. Goodfellow feels that a recreation resort should be held to the highest standard. There are inadequate facilities, and the proposed amenities are not up to standards. Mr. Hall reiterated that the Planning Commission needs to base its recommendation to the City Council on whether the Commission finds the applicant has met the requirements of the City's ordinances. Scott Hughes shared that the Power Department is currently building a line to Cordero. However, it is a distribution line with limited capacity to serve the area. There are several developments with previously signed construction drawings. Whether the city wants to reserve the capacity for those who have signed construction drawings or allow new power connections on a first come, first serve basis is a decision that needs to be made.

At this time, the Power Department has reached its capacity level with the number of units that have signed construction drawings. The substation needs to be finished to increase capacity. He explained that the current lines could be upgraded to bigger lines. Shifting loads from one circuit to another can help with capacity as well. These subdivisions are so far from substations, so services start to lag the further away they get. Mr. Hughes stated they have the right of way for a transmission line, but everything is still up in the air. It could be six months or years. They just don't know. He expressed that the Power Department would like some direction on whether they hold the capacity for those who have signed drawings, even if they are not being developed, or give it to someone ready to develop tomorrow. Mr. Hall reported that construction drawings expire after two years. Mrs. Goodfellow stated that the priority should be providing services to existing residents, not a new development.

Ralph Ballard motioned a recommendation of denial of 2022-PP-20 and 2022-PSP-38 due to the amenity requirements, block lengths, and other voiced concerns being addressed. Importantly, there are not adequate services for the project and there is not a reasonable plan that services will be timely provided. Kelby Iverson seconded the motion. Unanimous.

NEW BUSINESS

1. 2022-ZC-33 2022-PSP-41: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request for Steward Land Holdings located at approx.. 3112 West State Street from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-31-3009. Steward Land Holdings Applicant. Brad Brown Agent.

Brad Brown presented the application. He explained that Stewart Land Holdings is coordinating with staff to ensure they are in line with the general plan, and they feel they have done that. Mr. Farthing asked Stephen Nelson to address the comment regarding the future roadways connecting to Walmart. Mr. Nelson shared that the applicant has expressed their desire to speak with Walmart to provide connectivity through their property. The applicant could do thirty units with only one access, and the second access is required to build out the remaining development. The consensus of the Commissioners is that the application answers the four questions.

Shelley Goodfellow motioned to send a recommendation of approval of 2022-ZC-33 and 2022-PSP-41 to the City Council. Paul Farthing seconded the motion. Unanimous.

2. 2022-LUCA-08: Discussion and consideration of a Land Use Code Amendment request to Title 10 Chapter 21: Agriculture Protection Overlay, Title 10 Chapter 14: Residential Agriculture Zoning Standards, Title 10 Chapter 7 Section 9: Conditional Use Permit Standards, and Title 10 Chapter 12: Agriculture Zoning Standards.

The Planning Commission discussed allowing property owners to apply for agriculture protection on less than five acres if they have five or more connecting acres in a different municipality. Mr. Nelson recommended establishing protocols regarding land ownership versus leasing.

Ralph Ballard motioned a recommendation of approval of 2022-LUCA-08, directing planning staff to revisit the concerns discussed tonight. Shelley Goodfellow seconded the motion. Unanimous.

3. 2022-PSP-39: Discussion and consideration of a possible approval of a preliminary site plan for Mountain View Apartments, a 31-unit apartment complex located at 60 S 925 W. Interstate Rock Products, Inc. Applicant. Chase Stratton Agent.

Chase Stratton reviewed the application. The property was rezoned three years ago, and they are ready to start development. Mrs. Goodfellow asked if the north access is wide enough. Mr. Nelson shared that the city approved the access easement several years ago. Because the city approved the initial development, he thinks the existing accesses are sufficient.

Brad Winder motioned to approve 2022-PSP-39 subject to JUC and staff comments. Shelley Goodfellow seconded the motion. Unanimous.

4. 2022-FSP-12 2022-CUP-21: Discussion and consideration of a possible approval of a final site plan and conditional use permit for Sunnie LLC, a triplex located at 217 W 100 S. Sunnie LLC Applicant. Scott Stratton Agent

Stephen Nelson stated that the code was changed to allow a conditional use permit for long-term residential in the downtown area if the property meets specific requirements. The applicant has requested to use the units as short-term and long-term rentals. The code does allow for mixed-use as part of the conditional use permit. Mr. Nelson advised that Mr. Stratton should designate which units will be used for long-term rentals, and onsite management is required. Mrs. Goodfellow asked how this would be enforced. Mr. Nelson confirmed that this would be managed through the business license

process.

Shelley Goodfellow is disappointed because the Planning Commission spent a lot of time amending the code to preserve this applicant's right to use these as short-term rentals, and now he wants to use them as long-term rentals.

Shelley Goodfellow motioned to approve 2022-FSP-12 and 2022-CUP-21. Subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

5. 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.

Stephen Nelson explained this zoning was established when the Elim Valley development was dissolved. The density, number of units, and acreage meet the requirements. However, the retreat center and pool are outside of the zoning boundary. The zoning boundary is currently in dispute. They are proposing off-site parking, which is allowed with special approval from the Planning Commission. Fred Resch shared that they have fewer pools than required by code, but they plan to have a big pool in the middle of the development. The applicant has received will-serve letters from the departments. The biggest issue is that the owner's affidavit has been signed by someone who is not the property owner. This needs to be corrected before moving forward. Dayton Hall noted that engineering has questioned whether this property has adequate services. Mr. Farthing is frustrated that the city is approving developments without adequate services. Mr. Nelson stated that the secondary accesses stubbed. However, they are stubbed into parking lots and dead ends. The Planning Commission can require public access through the property. Mrs. Goodfellow reiterated that recreational resorts must meet a high standard.

Shelley Goodfellow motioned to continue 2022-PP-23 to give the applicant time to work out the issues stated. Paul Farthing seconded the motion. Unanimous.

6. 2022-PP-24: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Resort, a 945-unit recreation resort development located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co-Applicant. Brent Moser Agent.

Stephen Nelson reported that the applicant has requested to table the application until they resolve issues.

Brad Winder motioned to table 2022-PP-24. Paul Farthing seconded the motion. Unanimous.

7. 2022-AFP-06: Discussion and consideration of a recommendation to the City Council on an amended final plat for Moccasin Flats Lot 18 & 19 located at approximately 4500 S 1100 W. Anish Bhatia Hidden Rock Development Group Applicant. Bush and Gudgell (Gregg Meyers) Agent.

Dallyn Jolley reviewed their original resort application. They have decided that single-family is most appropriate for this area. They are proposing to amend the existing plat to add a lot that matches the north side of the subdivision plat. This change created a flag lot. Mr. Sampson asked the applicant if they had reviewed staff comments. Fred Resch shared that an updated map was provided. Mr. Nelson stated that the updated plat has addressed all major concerns.

Paul Farthing motioned a recommendation of approval of 2022-AFP-06 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. ***Unanimous.***

8. 2022-AFP-07: Discussion and consideration of a recommendation to the City Council on an amended final plat for Quail Lake Estates Lots 26 and 26A located at 4400 W State St #26. Darrell and Christine Leigh Applicant. Ryan Scholes/Alpha Engineering Agent.

Ryan Scholes reported that the landowner wants to combine lot 26 and 26A to avoid paying two HOA fees.

Brad Winder motioned a recommendation of approval of 2022-AFP-07 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

9. 2022-PSP-40: Discussion and consideration of a possible approval of a preliminary site plan for the American Conservation Experience, an office and warehouse building located at 333 N State St. American Conservation Experience Applicant. Jim Kuhn Agent.

Stephen Nelson stated the preliminary site plan was approved a year ago. The applicant wants to improve their existing facilities by adding a new building with an office space and pull-through garage area. The existing access point is sufficient for the business. Jim Kuhn explained the location of three access points. The Utah Department of Transportation has approved the access.

Paul Farthing motioned to approve 2022-PSP-40 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

10. 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.

Stephen Nelson stated that the applicant is adding to the existing resort. They are asking for the parking lot to be joined, which adds five acres of parking. The concern is that the public street is tied into the parking lots. Karl Rasmussen reported earlier this evening that they are doing this because there is a future detention basin and City Park at the end of the streets. Mr. Nelson is unaware of plans for a city park in this area. Mr. Rasmussen reported that this detention basin is necessary for the lack of infrastructure in Dixie Springs. The storm last week nearly destroyed this area. Mr. Nelson feels engineering should review this to determine if the roadway should stub through.

Shelley Goodfellow motioned to continue 2022-PP-21. Michelle Cloud seconded the motion. Unanimous.

11. 2022-FSP-13: Discussion and consideration of a possible approval of a final site plan for the Three Falls substation located at 1217 S 1150 W. Hurricane City Power Applicant.

Scott Hughes explained that the Power Department will apply for a conditional use permit for the height of the block wall around the substation. Stephen Nelson shared that a landscaping plan has been provided. However, the department has asked for a delay in the landscaping because there is no water stubbed to the property.

Paul Farthing motioned to approve 2022-FSP-13. Ralph Ballard seconded the motion. Unanimous.

Approval of Minutes:

1. August 12, 2021

Shelley Goodfellow motioned to approve the minutes of August 12, 2021, as amended. Michelle Cloud seconded the motion. Unanimous.

2. August 11, 2022

Brad Winder motioned to approve the minutes of August 11, 2022. Paul Farthing seconded the motion. Unanimous.

3. August 25, 2022

Ralph Ballard motioned to approve the minutes of August 25, 2022, as amended. Paul Farthing seconded the motion. Unanimous.

Paul Farthing motioned to adjourn. Unanimous.

Adjournment

DRAFT