



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

November 10, 2022
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

1. Discussion on the 2023 Planning Commission schedule
2. Discussion on the public notice process
3. Updates on the Downtown Master Plan
4. Discussion on projects to work on in 2023

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

NEW BUSINESS

1. 2022-PP-29: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Heights Hobby Garages, a 33 lot storage unit

development located at 400 N 700 W. CSB Dev HH LLC (Max Stokes) Applicant. Civil Science - Brandee Walker Agent.

2. 2022-CUP-27: Discussion and consideration of a possible approval for a conditional use permit for a building of greater height and size located at 1912 S Angell Heights Dr. Tracy Jenkins Applicant
3. 2022-FSP-17 Discussion and consideration of a possible approval of a final site plan for Scooters Coffee, a drive-through coffee shop located at 715 W State St. Scott Gibson Applicant. Craig Larsen Agent.
4. 2021-PP-33: Discussion and consideration of a possible approval of a one-year extension on the final plat deadline for Cadence Active Adult Community, a 318 lot single family subdivision located at approximately 3900 W and 1000 S in the Gateway to Sand Hollow Development. Western Mortgage and Realty Co Applicant. Brent Moser Agent.
5. 2021-PP-32: Discussion and consideration of a possible approval of a one year extension on the final plat deadline for Peach Springs Estates, a 64 single family subdivision located at 3600 W 1400 S. Western MTG and Realty Co Applicant. Matt Lowe Agent.
6. 2021-PP-30: Discussion and consideration of a one year extension on the final plat deadline for Sand Cove phase 2, a 58 lot single family subdivision located at 3350 W and 500 N. Mortar and Beam Applicant. Jim Lyman Agent.
7. 2022-CUP-28: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 991 S 1100 W. American Heritage Homes Applicant.
8. 2022-CUP-29: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 775 W 1300 S. Gabe and Michelle Waters Applicant.
9. 2022-CUP-30 Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 393 W 1970 S. Fred Thornton Applicant.
10. 2022-CUP-31 Discussion and consideration of a possible approval of a wall of greater height located at 1217 S 1150 W. Hurricane City Power Applicant.

Approval of Minutes:

1. October 13, 2022

Adjournment

Planning Commission 2023 Meeting Schedule

Regularly scheduled meetings are held on the 2nd and 4th Thursday of each month (as shown below) at **6:00 PM** in the City Council Chambers, 147 North 870 West.

Special meetings such as General Plan Amendments and Joint City Council/Planning Commission work sessions are scheduled throughout the year.

January 12, 2023
January 26, 2023
February 9, 2023
February 23, 2023
March 9, 2023
March 23, 2023
April 13, 2023
April 27, 2023
May 11, 2023
May 25, 2023
June 8, 2023
June 22, 2023
July 13, 2023
July 27, 2023
August 10, 2023
August 24, 2023
September 14, 2023
September 21, 2023
October 12, 2023
October 26, 2023
November 9, 2023
December 14, 2023

Commented [1]: APA Spring conference

Commented [2]: Fall break

Commented [3]: Five Thursdays in March, June, August, November

NOTE TO AGENDA ITEM APPLICANTS: Application deadlines vary depending on the application. The required deadlines are listed on the individual application or you may contact the Planning Department. These deadlines are necessary to allow staff sufficient time to review and process each application. Failure to submit **ALL** required application materials by the meeting deadline will delay the consideration of the application.

Sec. 10-7-4. Public hearings and meetings.

Any public hearing or meeting required under this title, as the case may be, shall be scheduled and held subject to the requirements of this section.

A. *Scheduling a public hearing or meeting.* An application requiring a public hearing or meeting shall be scheduled within a reasonable time following receipt of a complete application. The amount of time between receipt of an application and holding a public hearing or meeting shall be considered in light of:

1. The complexity of the application submitted;
2. The number of other applications received which require a public hearing or meeting;
3. Available staff resources; and
4. Applicable public notice requirements.

B *Notice requirements.* The notice required by this land use ordinance shall be satisfied by actual notice or the notice specified as follows:

1. *Applicant notice.* For each land use application, the City shall notify the applicant of the date, time, and place of each public hearing and public meeting to consider the application and of any final action on a pending application.

2. *Notice of public hearings and public meetings to consider general plan or modifications.*

a. The City shall provide:

- (1) Notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and
- (2) Notice of each public meeting on the subject.

b. Each notice of a public meeting under subsection B2a(12) of this section shall be at least ten calendar days before the public hearing and shall be:

- (1) ~~Published in a newspaper of general circulation in the area;~~ Published on the Utah Public Notice Website.
- (2) Mailed to each affected entity; and
- (3) Posted in at least three public locations within the City or on the City's official website;
- (4) Posted on the property; and
- (5) Mailed to:
 - (a) Each property owner whose land is directly affected by the change; and
 - (b) Each property owner within 350 feet of the proposed change.

c. Each notice of a public meeting under subsection B2a(2) of this section shall be posted at least 24 hours before the meeting and shall be posted in at least three public locations within the City or on the City's official website.

3. *Notice on adoption of modification.* Notice of public hearings and public meetings on adoption of modification of the land use ordinance.

a. The City shall give:

- (1) Notice of the date, time, and place of the first public hearing to consider the adoption of any modification of a land use ordinance; and
- (2) Notice of each public meeting on the subject.

b. Each notice of a public hearing under subsection B3a(12) of this section shall be:

- (1) Mailed to each affected entity at least ten calendar days before the public hearing;
- (2) Posted in at least three public locations within the City or on the City's official website;
and

- (3) Posted on the property; and
~~(2)(4)~~ Posted on the Utah Public Notice Website at least 10 calendar days before the public hearing; and
~~(3)(5)~~ Published in a newspaper of general circulation in the area at least ten calendar days before the public hearing; or Mmailed at least 10~~three~~ days before the public hearing to:
- (a) Each property owner whose land is directly affected by the land use ordinance change; and
 - (b) Each property owner of record within 350 feet of the proposed change~~Each adjacent property owner within the parameters specified by this title.~~

- c. Each notice of a public meeting under subsection B3a(2) of this section shall be at least 24 hours before the meeting and shall be posted in at least three public locations within the City or on the City's official website.

Sec. 10-21-9. Protection of land.

Agriculture protection area

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of annoyance or inconvenience which may result from such normal agricultural uses and activities.

D. Eminent domain restrictions.

1. Approval required. A political subdivision having or exercising eminent domain powers may not condemn for any purpose any land within an agriculture protection area that is being used for agriculture production unless it has obtained approval of the City Council and the Advisory Board according to the procedures and requirements of this section.
2. Notice. Any condemner wishing to condemn property within an agriculture protection area shall file a notice of condemnation with the City Council and the agriculture protection area's Advisory Board at least 30 days before filing an eminent domain complaint.
3. Actions required of council and board. The City Council and the Advisory Board shall:
 - a. Hold a joint public hearing on the proposed condemnation;
 - b. Publish notice of the time, date, place and purpose of the public hearing ~~in a newspaper of general circulation within the City; on the Utah Public Notice Website,~~ and
 - c. Post notice of the time, date, place and purpose of the public hearing in ~~three~~ five conspicuous public places within the City, and
 - d. Mail written notice to each owner of land within 1,000 feet of the land proposed for inclusion within an agriculture protection area.

Sec. 10-39-5. Notice requirements.

~~A. Notice of proposed multiple-unit residential, commercial, or industrial development. Notice of any public hearing to consider a preliminary plat describing a multiple-unit residential, commercial, or industrial development shall be provided in writing to any affected entity.~~

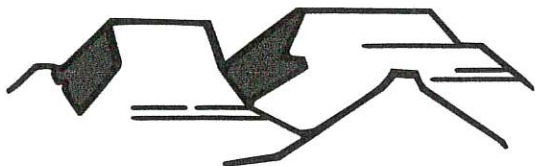
~~B.~~ A. Notice of proposal to vacate some or all of a public street, right-of-way, or easement.
 The legislative body shall hold a public hearing and give notice of the date, place, and time of the hearing at least ten days before the public hearing by:

1. Mailing notice to the record owner of each parcel that is accessed by the public street, right-of-way, or easement;

2. Mailing notice to each affected entity;
3. Posting notice on or near the street, right-of-way, or easement in a manner that is calculated to alert the public; and
4. ~~Publishing notice in a newspaper of general circulation in the City; and~~
5. Published on the City's official website until the public hearing concludes; and
- ~~5-6.~~ Publishing notice on the state public notice website.

BC. Notice for an amendment to a subdivision. For an amendment to a subdivision, the City shall provide notice of the date, time, and place of at least one public meeting;

1. At least 10 calendar days before the public meeting, the notice shall be:
 - a. Mailed to the record owner of each parcel directly adjacent of the proposed amendment; or
 - b. Posted on the property.
 - i. The applicant must post a sign at least 10 days before the public meeting in a visible location, that is sufficient in size, durable, and legible by passers-by.



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-29

Receipt No. 8-163154

Name: CSB Dev HH LLC (Max Stokes) Telephone: 801-979-7700

Address: 765 S Skylake Dr, Salem, UT 84653 Fax No. _____

Email: stokesmw@gmail.com Agent Email: bwalker@civilsience.com

Agent (If Applicable): Civil Science - Brandee Walker Telephone: 435-668-4023

Address/Location of Subject Property: 400 North 700 West

Tax ID of Subject Property: H-3-1-34-1404 Zone District: M-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 33 hobby garages to be individually sold located on approximately 4.2 acres. The 'town home' style project is requesting a zero lot line setback along the south boundary.

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

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

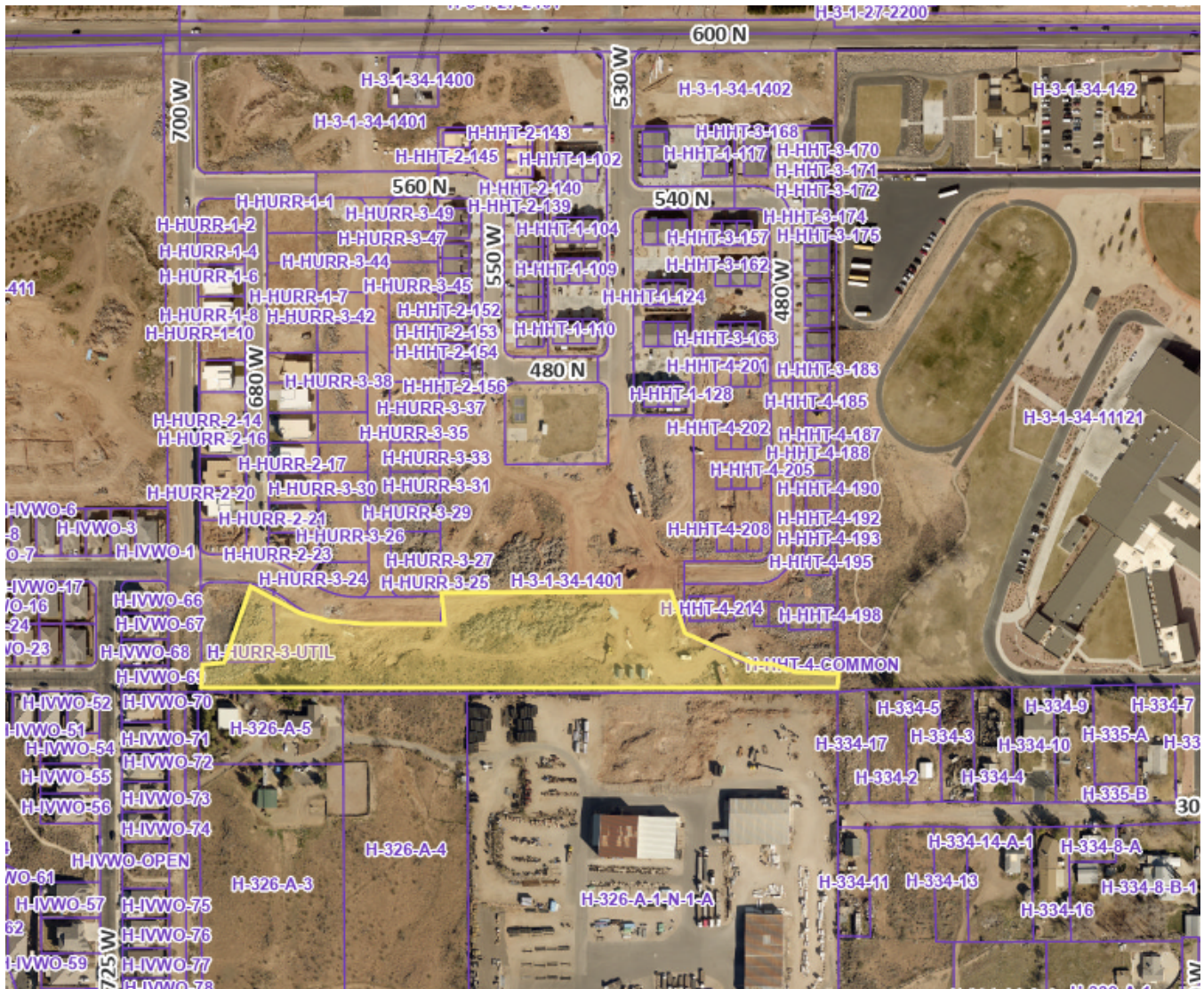


STAFF COMMENTS

Agenda Date:	11/10/2022
Application Number:	2022-PP-29
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	CSB Dev HH LLC (Max Stokes)
Agent:	Civil Science - Brandee Walker
Request:	Approval of a Preliminary Plat
Location:	400 N 700 W
Zoning:	M-1
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary plat for 33 hobby garages located south of the approved Hurricane Heights Townhomes subdivision. This property was zoned M-1 as a buffer zone between the townhomes and the Scholzen Products property. The applicant is also proposing a property swap with the City on the existing detention basin near the property. The “hobby garages” concept is similar to the “man caves” concept approved elsewhere in the city: nicer storage units, no residential use permitted or intended for this development.



Boundaries are approximate

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** Developer must fill out construction application for the power department. Developer must provide info as to power needs per unit. Developer must meet with power before proceeding with this project. Power is developed to the north side of 400 N.
3. **Sewer:** Provide easements of 25' over existing sewer line and an all weather road.
4. **Street:** Consider a larger visitor parking area. Would like to see 400 N as a "No Parking" area to minimize clutter from garages.
5. **Water:** No comments
6. **Engineering:** Legal description needs some corrections. How does stormwater currently get in and out of the existing retention basin? 400 N is an existing 56' Public ROW, should continue as a public street. What is the proposed cross-section? It appears this development is dependent on

the completion of the rest of Hurricane Heights Townhomes. Where is the proposed inlet and outlet to the eastern detention pond? Additional grading detail should be requested. It's difficult to negotiate elevation differences at property lines without a building setback. Property swap may require a plat amendment to Hurricane Heights Phase 3. Improvements for 700 W, a planned 70' ROW, will be required at this phase.

7. **Fire:** Need hydrants. Turnaround is okay. Must have secondary access functional
8. **Cable:** No comments
9. **Gas:** No comments.
10. **Water Conservancy:** No comments
11. **GIS:** No street name needed on private drive

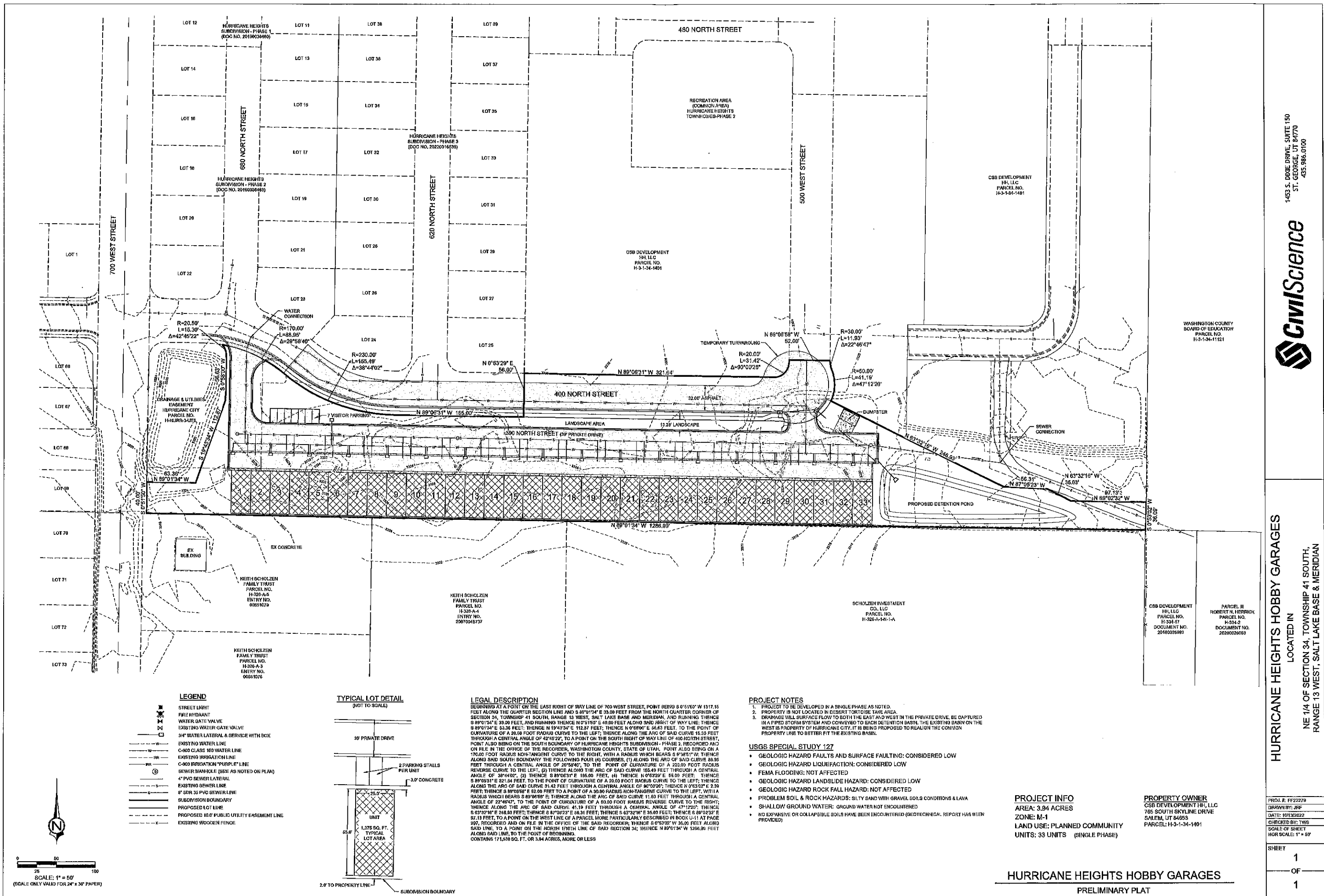
Staff Comments: Preliminary Plat

1. Zoning is M-1, light industrial, and storage units are an approved use in M-1. No residential uses are permitted in M-1 zoning.
 - a. There are no setbacks between lots zoned M-1
2. **Parking:** No office space is provided on site so no parking spaces are required. Seven visitor spaces are provided and each unit will have two spaces in front of it.
3. Staff recommends an HOA or CC&Rs to enforce the zoning prohibitions within this zone
4. The applicant is proposing a land swap with the city. The applicant had previously dedicated a chunk of land (pictured below) to the City for a regional detention basin and is now proposing the boundaries of this piece of property be adjusted to reflect the exact placement of the detention basin. Staff finds this generally acceptable but that will need to be approved by the City Council.
5. All park strips will need to be landscaped and have the proper improvements.
6. A will serve letter from the culinary and sanitary water providers has not been provided. A water acknowledgement form has been provided
7. A note indicating whether or not the property is in a tortoise take area has been provided

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments as well as receipt of will serve letters.







1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



HURRICANE HEIGHTS HOBBY GARAGES

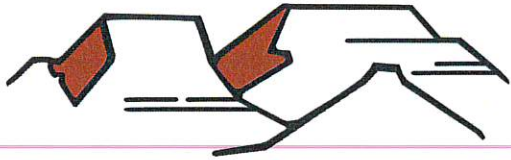
LOCATED IN
NE 1/4 OF SECTION 34, TOWNSHIP 41 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PROJECT INFO
AREA: 3.94 ACRES
ZONE: M-1
LAND USE: PLANNED COMMUNITY
UNITS: 33 UNITS (SINGLE PHASE)

PROPERTY OWNER
CSB DEVELOPMENT HH, LLC
765 SOUTH SKYLINE DRIVE
SALEM, UT 84653
PARCEL: H-3-1-34-1401

PROJ. E. FE22279
DRAWN BY: JRF
DATE: 10/13/2022
CHECKED BY: TWB
SCALE OF SHEET
HOR SCALE: 1" = 50'
SHEET
1
OF
1

HURRICANE HEIGHTS HOBBY GARAGES
PRELIMINARY PLAT



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-27
Receipt No. 8-163191

APPLICATION & SUBMITTAL CHECKLIST

Name: TRACY JENKINS Telephone: 435-669-9952
Address: 1912 S. ANGEL HEIGHTS DR. Fax No. _____
Email: TRACYJENKINS04@GMAIL.COM Agent Email: _____
Agent (If applicable): SELF Agent's Phone: _____
Address of Subject Property: SAME
Tax ID of Subject Property: H-AHE-2-14 Zone District: R1-15
Proposed Conditional Use: (Describe, use extra sheet if necessary) GREATER HEIGHT -
IN ORDER TO ADD A LIVING SPACE

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

Agenda Date:	11/10/2022
Application Number:	2022-CUP-27
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Tracy Jenkins
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	1912 S Angell Heights Dr
Zoning:	R1-15
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 720 sq. ft. and 23.5' tall casita/garage. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

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

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

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

(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.

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

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

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

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

Findings:

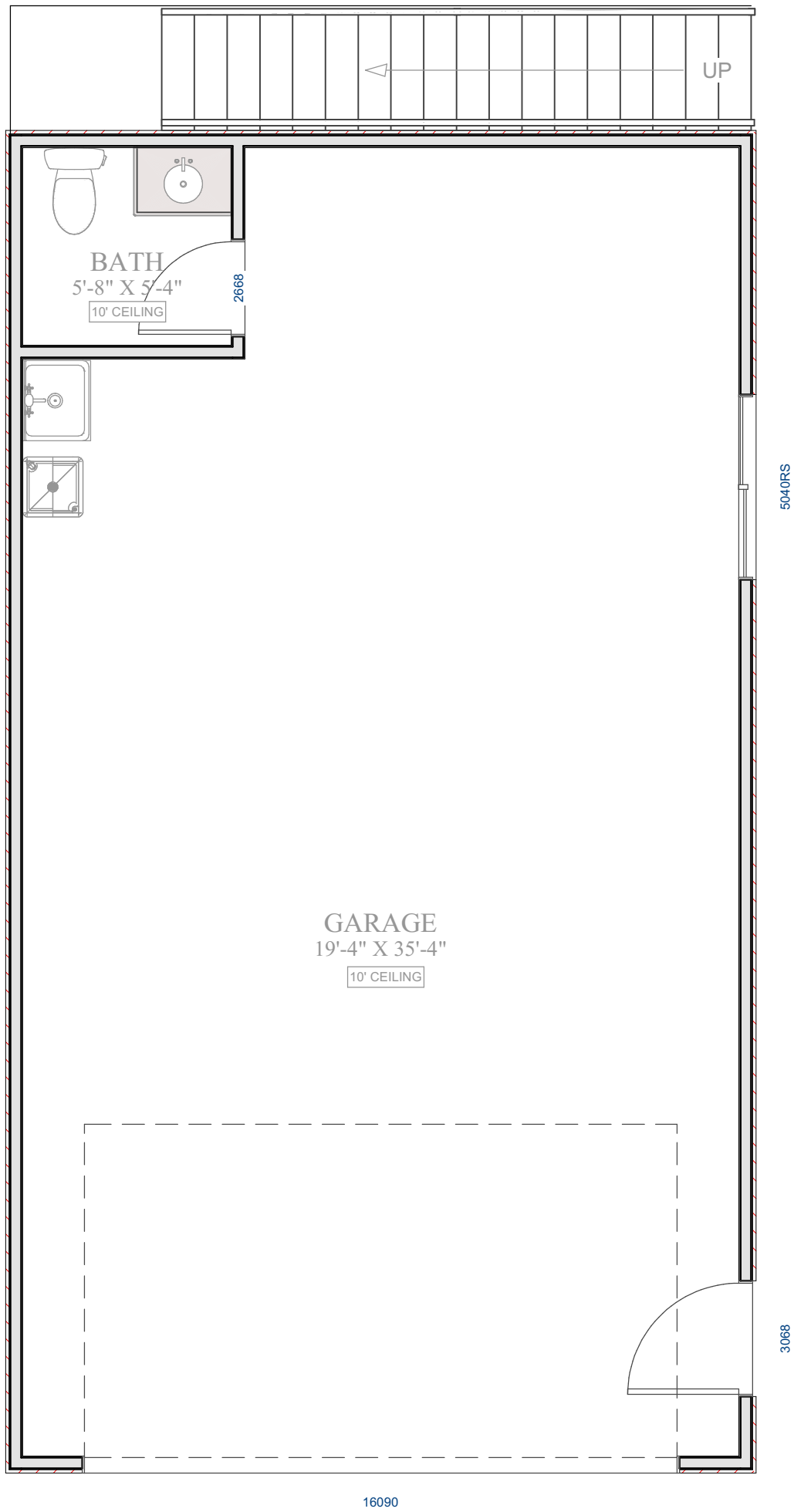
1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The total building coverage from the two buildings does not exceed 50% of the lot
3. The building needs to be setback 5' from the property lines. This needs to be adjusted on the plans
4. The plan set notes that: "The exterior style and colors will match the existing home on the property. Finishes will be primarily stucco with metal details."

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

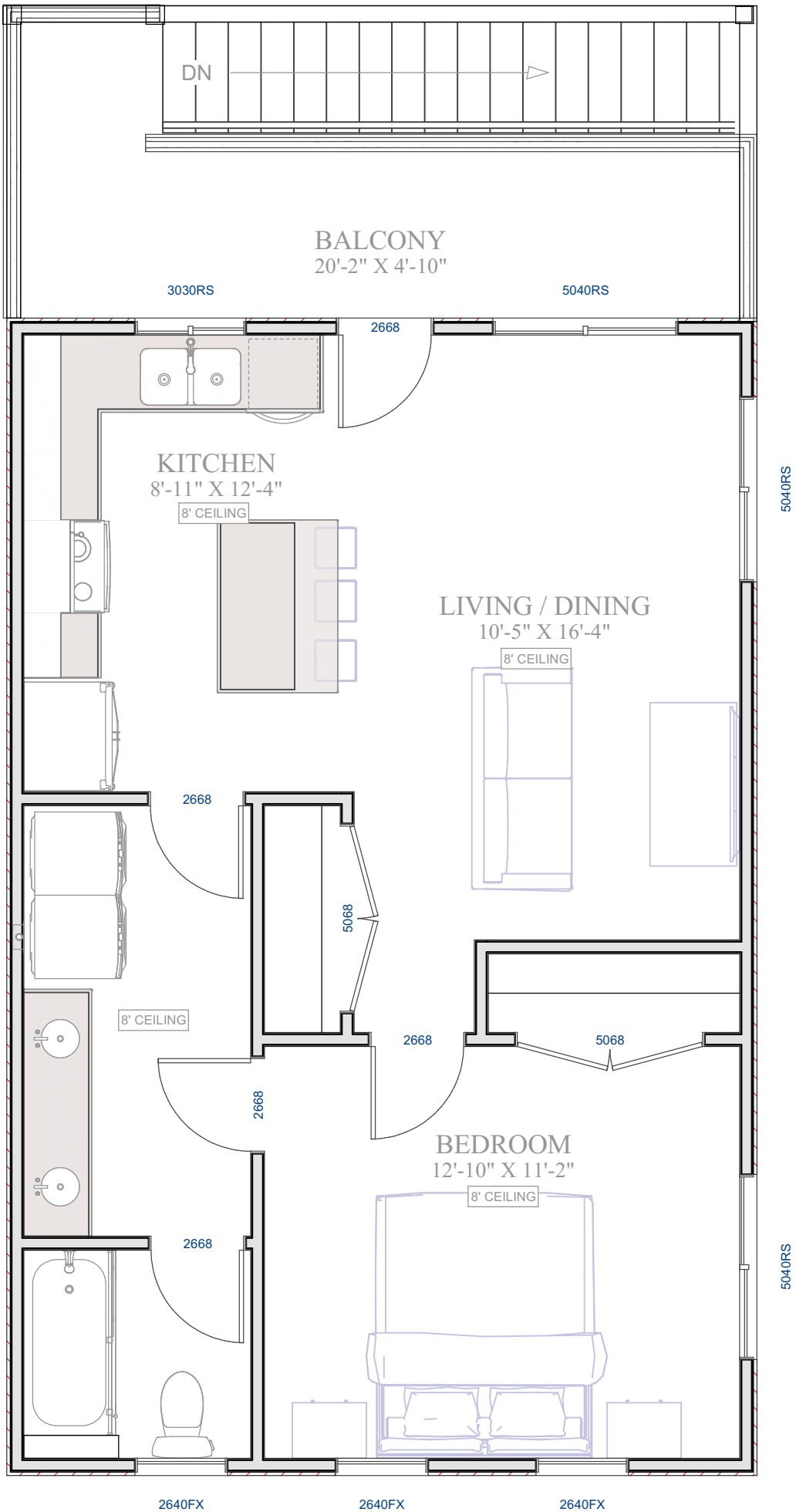


BUILDING RENDERINGS

FRONT/BACK



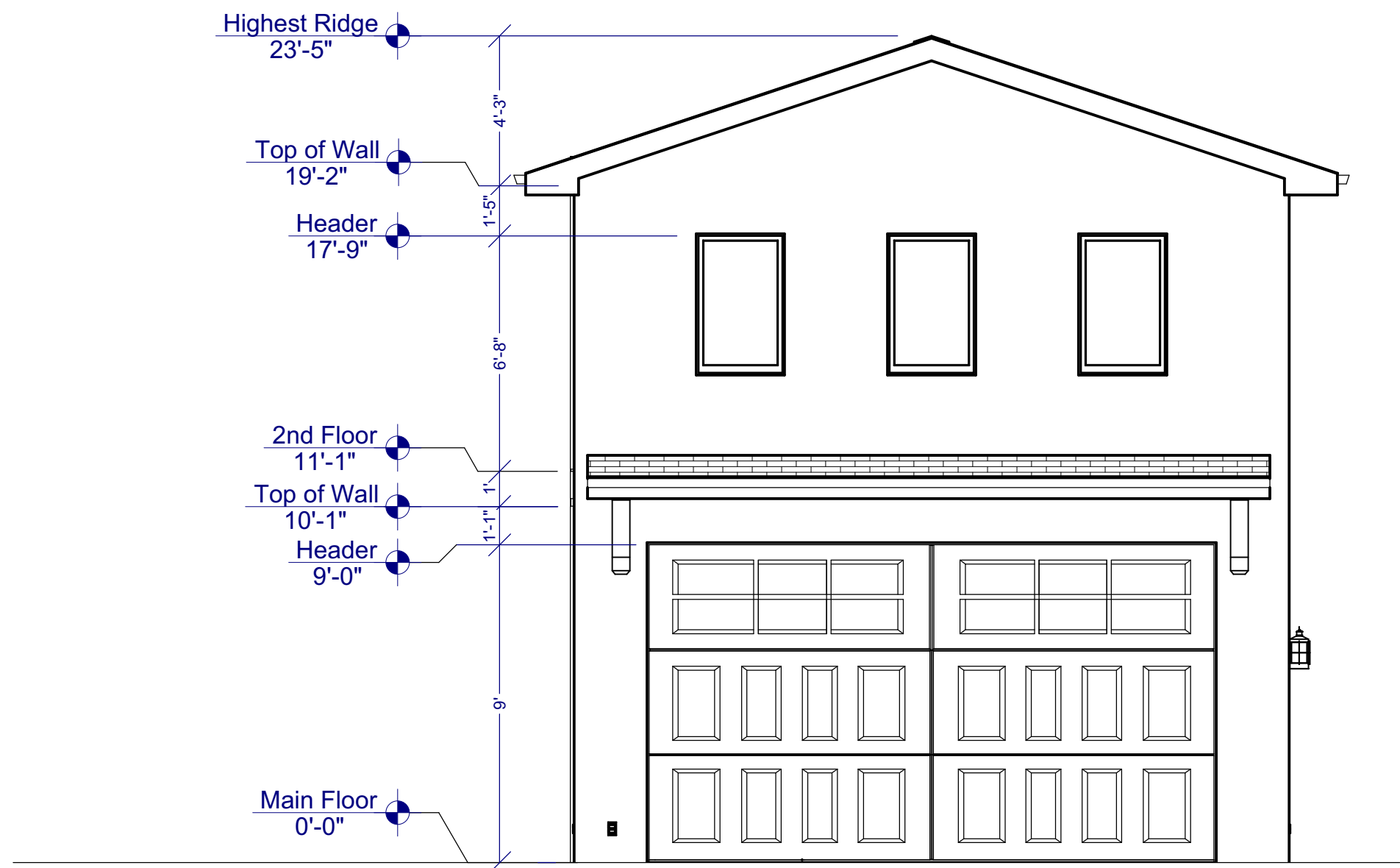
MAIN LEVEL



UPPER LEVEL

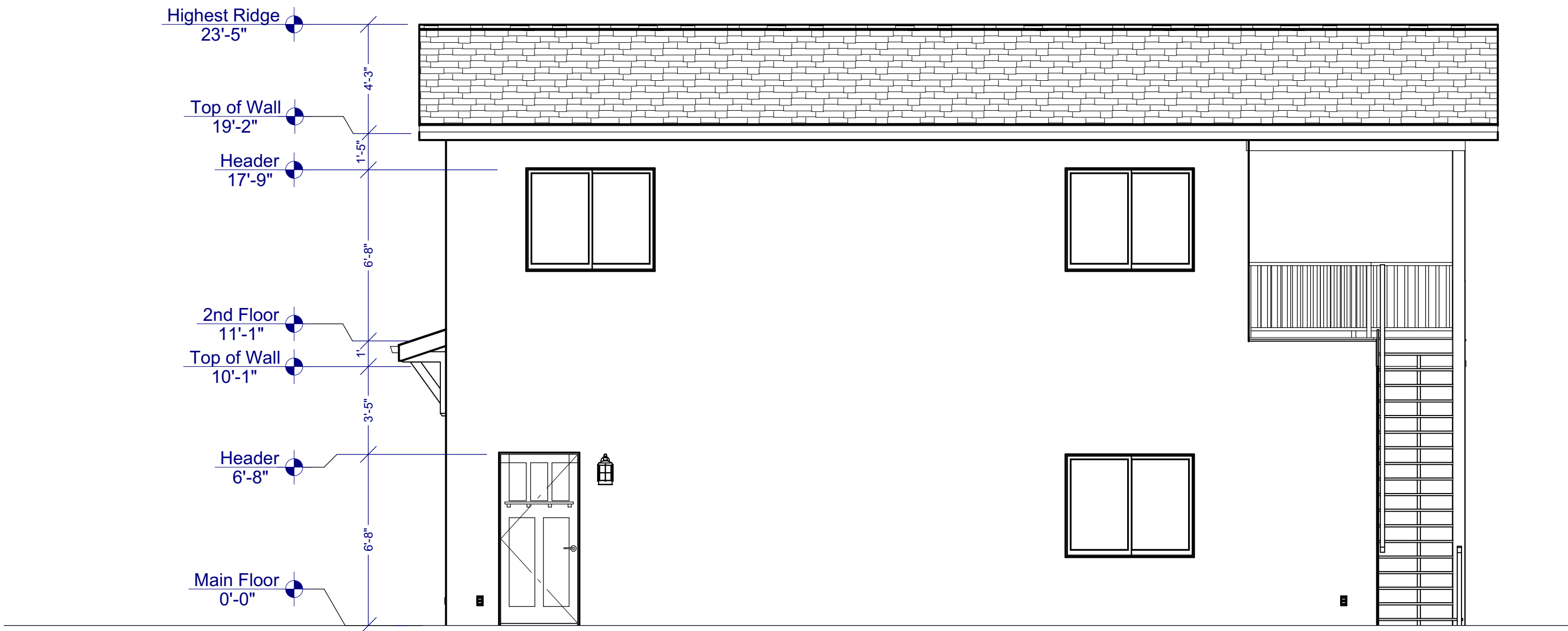
FLOOR PLAN

SCALE : 1/4" = 1'



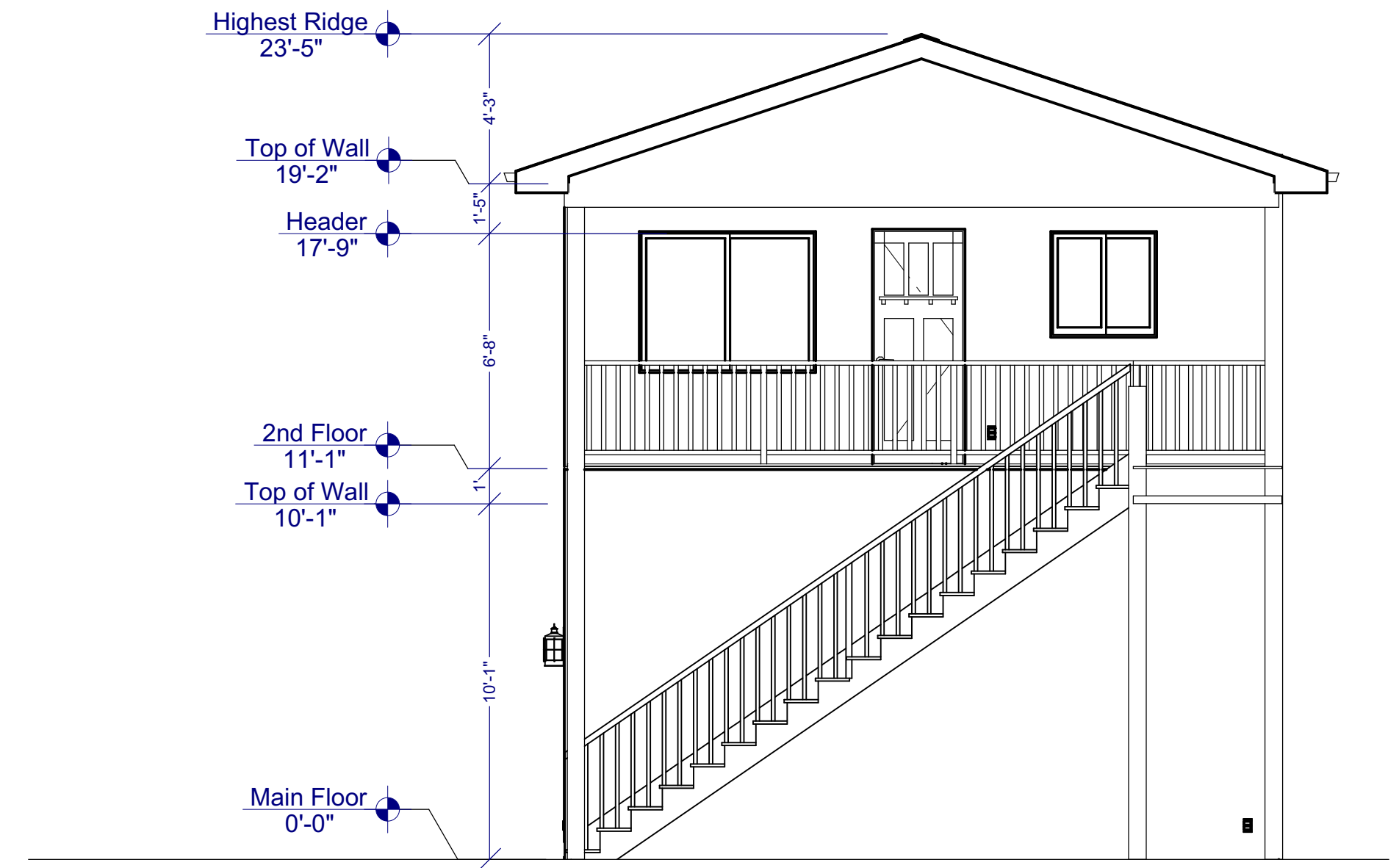
FRONT ELEVATION

SCALE : 1/4" = 1'



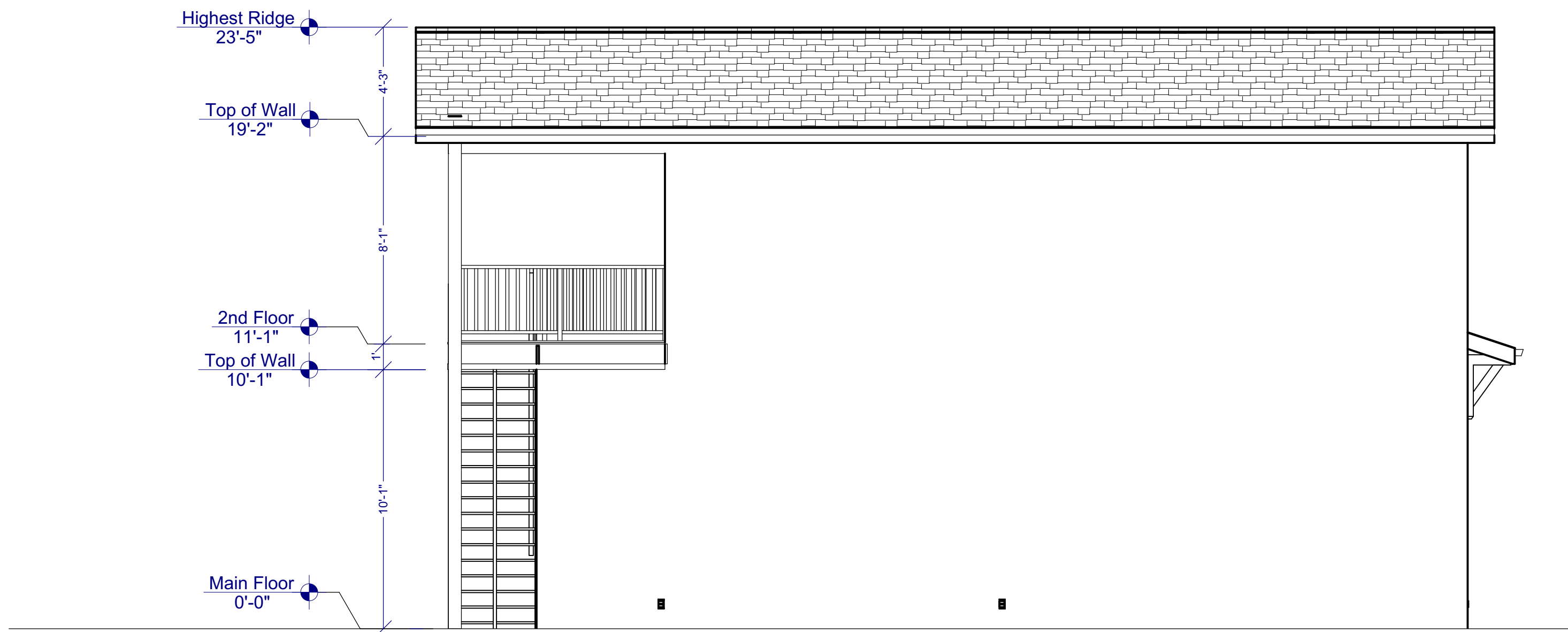
RIGHT ELEVATION

SCALE : 1/4" = 1'



REAR ELEVATION

SCALE : 1/4" = 1'



LEFT ELEVATION

SCALE : 1/4" = 1'

SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT:

JENKINS CASITA
1912 S ANGELL HEIGHTS DR
HURRICANE, UTAH

DATE:

10/12/22

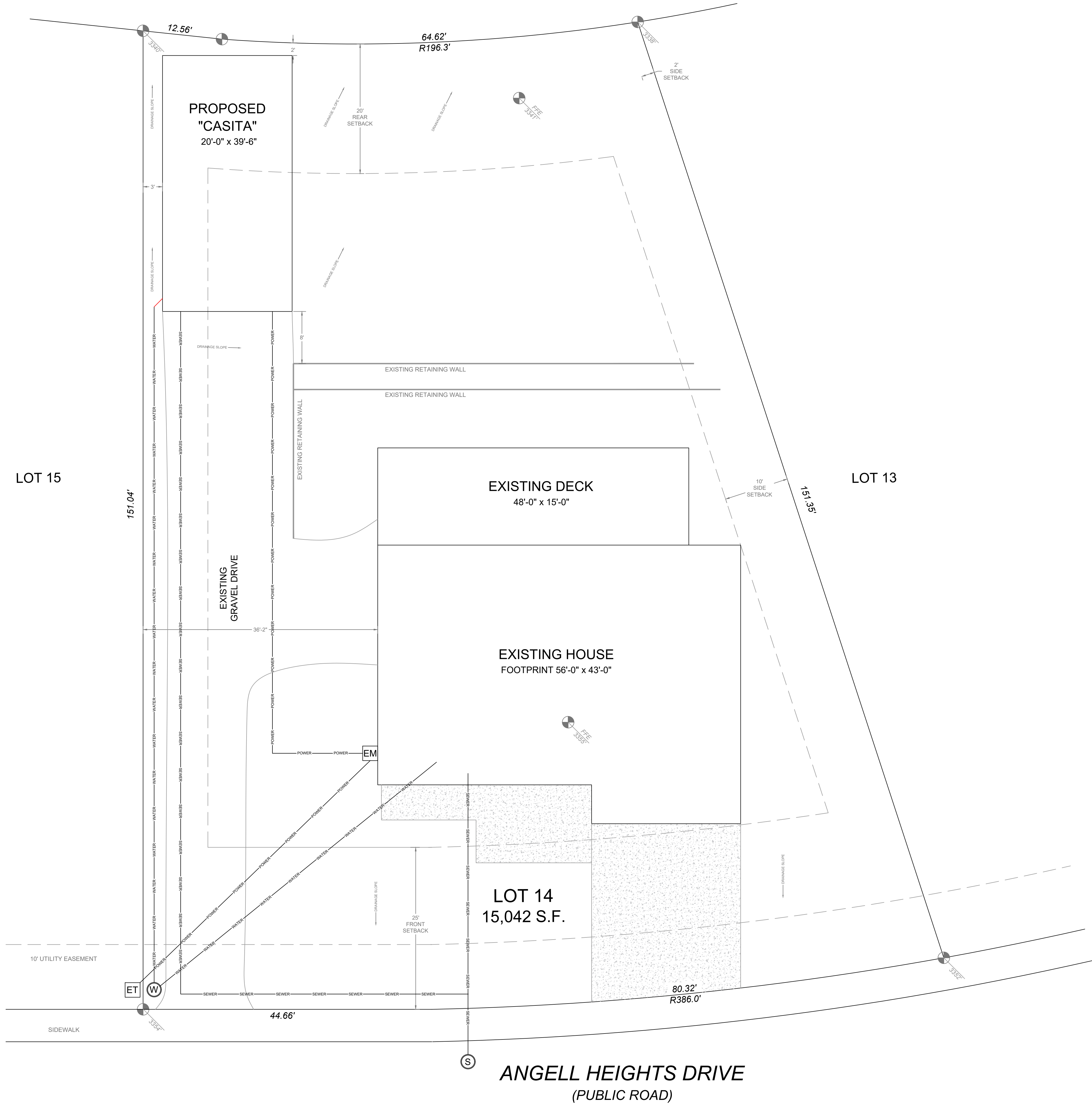
SCALE:

1/4"=1'

SHEET:

A5

SAPP
DESIGN & ENGINEERING
(307) 202-0960 (307) 202-3151



SITE PLAN LEGEND

LOT LINES, BUILDING PERIMETERS

OTHER LINES INCLUDING DRIVEWAYS, SIDEWALKS, ROOF LINES, ETC

SETBACKS AND EASEMENTS

STREET CENTERLINES

ELEVATION CONTOURS

ELEVATION MARKERS

UTILITIES:

W

WATER METER AND WATER MAIN VALVE BOX LOCATION

S

SEWER MAIN CONNECTION LOCATION

ET

ELECTRICAL POWER TRANSFORMER

EM

ELECTRICAL POWER METER

G

GAS MAIN CONNECTION LOCATION

GM

GAS METER

H

FIRE HYDRANT LOCATION

WATER

WATER MAIN SUPPLY LINE

SEWER

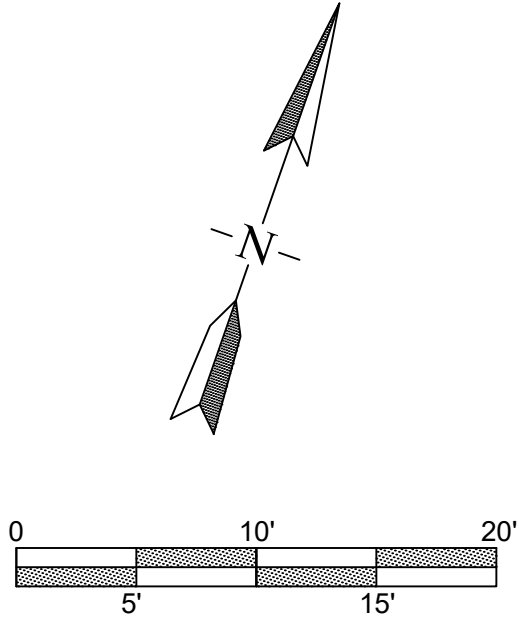
SEWER MAIN LINE

POWER

ELECTRICAL MAIN LINE

GAS

GAS MAIN SUPPLY LINE



SITE PLAN

SCALE 1/8" = 1'

REVISIONS:		DESCRIPTION	BY	DATE
REV				

SAPP

DESIGN & ENGINEERING

SHEET TITLE:

SITE PLAN

PROJECT:

JENKINS CASITA
1912 S ANGELL HEIGHTS DR
HURRICANE, UTAH

DATE:

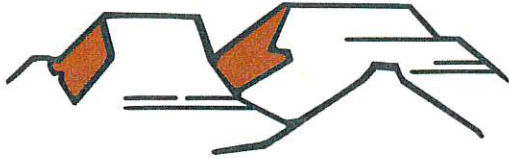
10/20/2022

SCALE:

1/8" = 1'

SHEET:

SP2



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-17

Receipt No. 8-163224

Name: Biggin Enterprises, LLC (Scott Gibson) Telephone: 435.619.8080

3664 E Desert Point CT. St. George, UT 84790
Address: _____ Fax No. _____

Agent (If Applicable): Craig Larsen Telephone: 385.501.7371

Email: scott@intercaplending.com Agent Email: Craig@legacydesigngroup.net

Address/Location of Subject Property: 715 W. State Street, Hurricane, UT

Tax ID of Subject Property: H-3-1-34-3217 Zone District: HC - Highway Commercial

Proposed Use: (Describe, use extra sheet if necessary) _____
Drive thru Scooters Coffee shop & site improvements

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.

Agenda Date:	11/10/2022
Application Number:	2022-FSP-17
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Biggin Enterprises, LLC (Scott Gibson)
Agent:	Craig Larsen
Request:	Approval of a Final Site Plan
Location:	715 W State Street
Zone	Highway Commercial
General Plan Map:	Commercial

Discussion: The applicant is seeking a final site plan approval for a future drive thru coffee shop located on the southwest corner of 700 W and State St.

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.
 - a. The site requires 8 street trees and 24 shrubs. The applicant is proposing that the trees to be planted around the building count towards the street tree requirements. Staff finds this acceptable to avoid potential sight issues on the corner of 700 W and State St. The Planning Commission may approve noncompliant landscaping plans under HCC 10-32-4: 10-32-4. - *Deviation from strict compliance.*
 - A. *Deviations authorized. Since site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this chapter. Any proposed deviation from the requirements of this chapter shall be:*
 1. *Clearly identified on the proposed landscape plan; and*
 2. *Accompanied by a written description of the proposed deviation showing how the intent of this chapter will be met by the proposed plan.*

B. Findings required. The Planning Commission may authorize a landscape plan deviation only if it finds the deviation:

- 1. Is consistent with the intent of this chapter;*
- 2. Is justified by site constraints; and*
- 3. Is of comparable quality to what would otherwise be required without a deviation.*

- b. The plan shows an area of grass turf; it appears that part of the grass area shown is on the City's property and was likely intended to match the existing conditions. All existing grass turf can stay but no new grass should be added per HCC 10-32-11

- 3. Outdoor Lighting:** The applicant has provided a note that all lighting will be compliant with city ordinances. Exact light fixtures to be approved by the Zoning Administrator as full cut off and 4000 K color temperature.
- 4. Parking:** The applicant has provided a parking plan which contains 6 spaces, plus one ADA parking spots, and drive-through with sufficient 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
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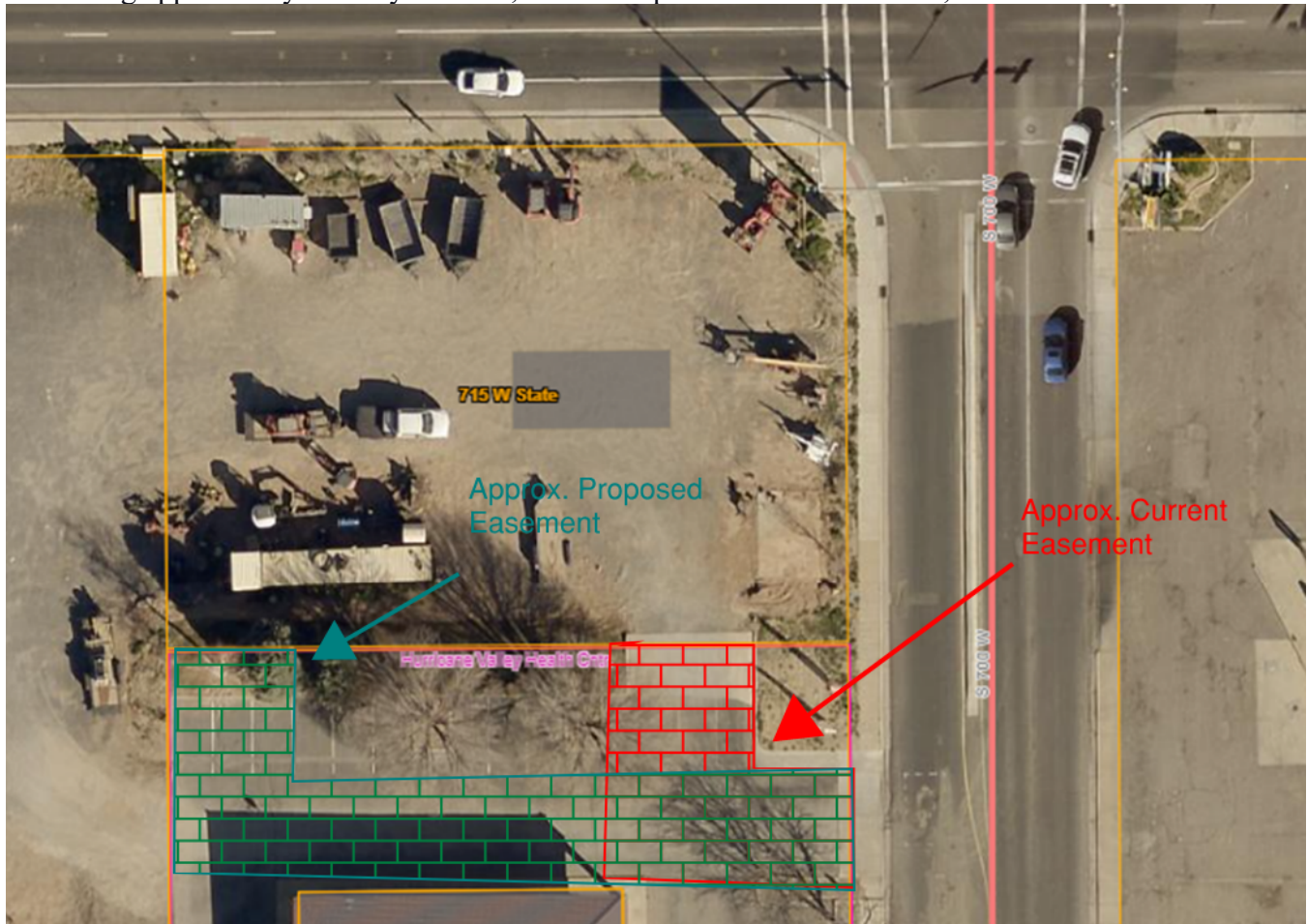
and

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 650 sq ft, requiring a minimum of 6 spaces. The parking plan complies with Hurricane City Code.

- 5.** The application has provided renderings for the building which comply with Hurricane City Code.
- 6. Access:** The applicant is proposing that the access easement with the City property be moved from its current location on the southeast corner of the property to the southwest corner. The City has

signed off on construction drawings showing the easement in the new location. This location is considered acceptable due to potential stacking issues to turn onto 700 W and to prevent direct access from this property to either State St or 700 W. A new easement document has been proposed but not signed off by the City Council yet. Any approval should be subject to the new easement being approved by the City Council, which is up for review on Nov 17, 2022.



7. The applicant submitted plans for their wall signs. A separate sign permit will need to be submitted and approved administratively

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

- a. An amended landscape plan that matches city code with regards to grass turf and a written statement asking for a deviation for the placement of the street trees
- b. A new access easement is approved by the City Council
- c. The Zoning Administrator signs off on lighting fixtures.

Craig Larsen

From: amber@ashcreekssd.com
Sent: Friday, August 12, 2022 10:03 AM
To: Craig Larsen
Subject: RE: Scooters Coffee JUC Review

[This message originated from an external source. Verify the legitimacy before clicking links, opening attachments or replying to this message.]

Craig,

Everything looks good on the plan.

Did you get the plan review fee invoice for \$26.75 that should have been attached to the original comments from JUC? The developer/owner will need to pay that invoice before I can sign the plans. Let me know if you need me to email you a copy of the invoice or have any additional questions.

Thanks,



Amber Gillette, P.E.

Engineer

435-635-2348 Ext. 110

amber@ashcreekssd.com

From: Craig Larsen <Craig@legacydesigngroup.net>
Sent: Thursday, August 11, 2022 5:16 PM
To: amber@ashcreekssd.com
Cc: Scott Gibson <scott@intercaplending.com>; Kimberly Williford, AIA, NCARB <kim.williford@scooterscoffee.com>; Nithu Philip <nphilip@gha-architects.com>; 'Gene Jewell' <gene.jewell@scooterscoffee.com>
Subject: RE: Scooters Coffee JUC Review

Amber,

Thank you for chatting briefly with me a couple of weeks ago regarding our sanitary sewer at the proposed Scooters Coffee in Hurricane. I wanted to put a digital copy of our updated plans to make sure we are still good with what we discussed a few weeks ago. We made the following updates to the plans on C200:

- Sanitary waste line ties into the sampling manhole
- Added Ash Creek's General Notes
- Added notes about the connection to be made with a glue saddle and bands with your inspector present.

- As discussed on the phone we were not able to get our manhole 5' away from adjacent curbs due to site constraints as well as it being safer for the manhole to be in a landscaped area rather than in a drive lane. I believe you called your inspector and he preferred it be in the landscaping with less distance from the curb rather than in the traveled way.

Attached is the updated drawing set. If you don't mind having a peak and seeing if everything is acceptable that would be great and then we'll get hard copies submitted back to the JUC for approval.

Thank you Amber!

Legacy Design Group

Craig B. Larsen, P.E.

385.501.7371

craig@legacydesigngroup.net

Utah office:

PO BOX 1692

Bountiful, UT 84011-1692

South Dakota office:

1910 8TH Ave. NE

Aberdeen, SD 57401

From: Craig Larsen

Sent: Thursday, July 14, 2022 10:33 AM

To: amber@ashcreekssd.com

Subject: Scooters Coffee JUC Review

Hi Amber,

Thank you for your review of our drawings for the proposed Scooters Coffee in Hurricane. Since our submittal to the JUC the mechanical engineer flipped the utility connection locations around on us. Attached is our updated plan along with the redlines that I added to correspond with the redlines you provided on our JUC submittal. I had a couple of questions on your comments and how best to resolve them so I wanted to send this through before giving you a call.

Legacy Design Group

Craig B. Larsen, P.E.

605.725.5257 (office)

801.599.0757 (mobile)

craig@legacydesigngroup.net

Utah office:

PO BOX 1692

Bountiful, UT 84011-1692

South Dakota office:

1910 8TH Ave. NE

Aberdeen, SD 57401



OWNER:
BIGGIN ENTERPRISES LLC

SCOOTER'S
COFFEE

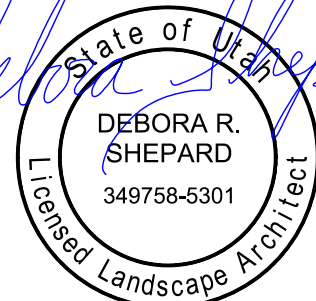
715 W. STATE ST.
HURRICANE, UT 84737

LEGAL DESC.:
SEE SHEET C000



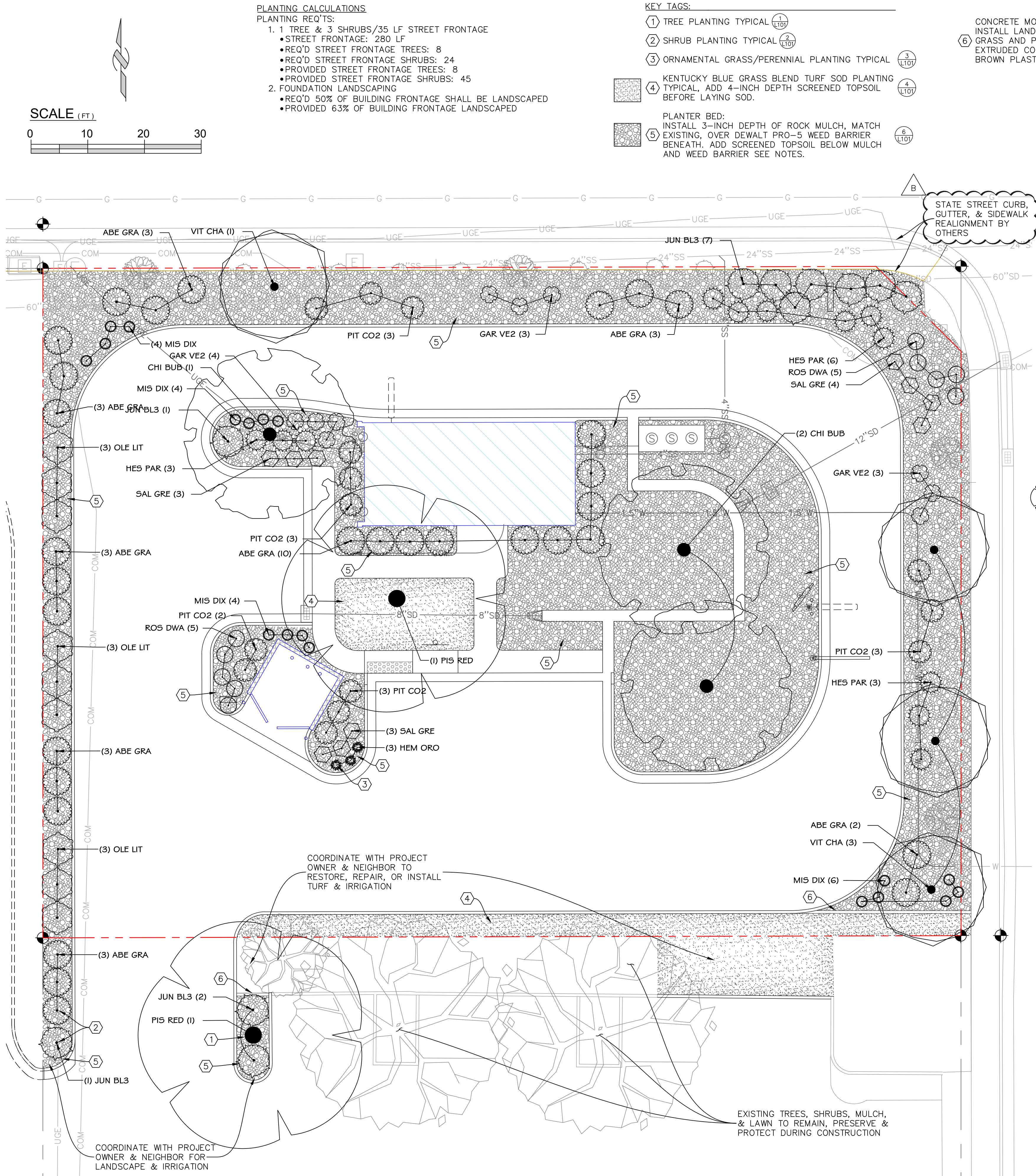
Rev.	Date	Comment
B	10.05.22	REVIEW COMMENTS

DRAWN BY: DRS
DESIGN BY: DRS
ORIG. ISSUE DATE: JUN. 07, 2022



10/7/2022 10:53:49 AM

LANDSCAPE
PLAN
L100

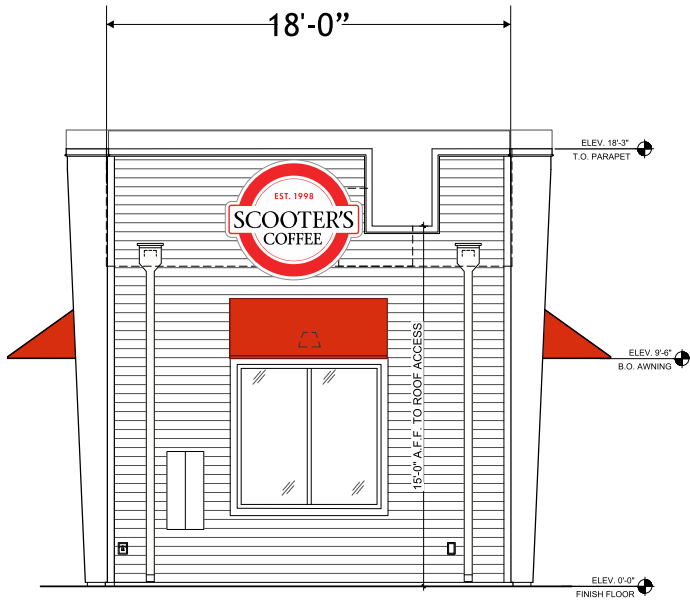




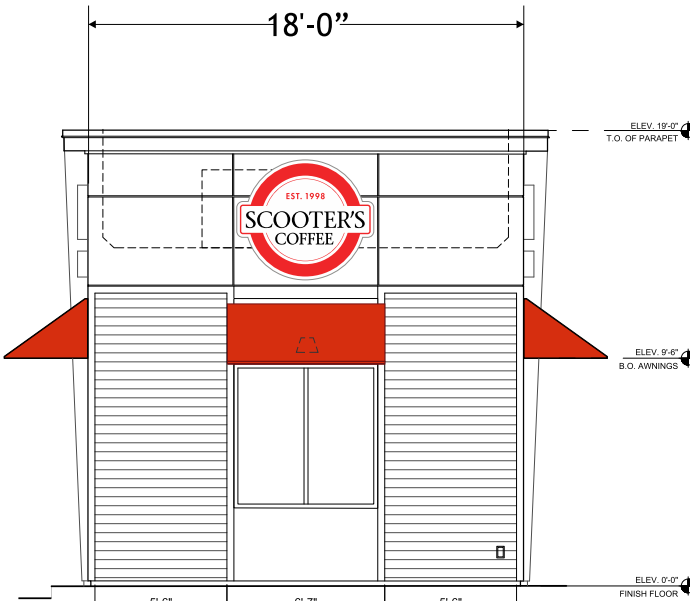
ELEVATION 1 - DRIVE THRU



ELEVATION 2 - SIDE



ELEVATION 3 - BACK



ELEVATION 4 - FRONT

scooter's channel letters: "S" will line up with outside edge of awning (vertical red dotted lines).
"SCOOTER'S" and "COFFEE DRIVE THRU" stack will center vertically in the space (horizontal center line).

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

A3.1/A3.2 EXTERIOR ELEVATIONS



Omaha Neon
Sign Co., Inc.

1120 N 18th Street • Omaha 68102
402.341.6077 • 402.341.7654 fax
This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

DRAWING # : 130954-2
PROJECT ID: 29262

SALES PERSON: andye nelson

DATE: 10.28.22

DRAWN BY: wes stephens

Revised:
DATE: 000000

INSPECTED BY:

SCOOTER'S
COFFEE DRIVE-THRU
Store #829 - 715 W State St
Hurricane, UT 84737

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed _____ Date _____
Sales Rep. _____ Date _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$150.00

For Office Use Only:

File No. 2021-PP-33

Receipt No. 8.152707

Name: Western MTG + Realty Co. Telephone: _____

Address: 6610 W Court St. Pasco, WA 99301 Fax No. _____

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

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

Address/Location of Subject Property: _____

Tax ID of Subject Property: (a piece of L) H-4-2-1-1/03, (a section of L) H-4-2-12-1/02 Zone District: R1-6, R1-8

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) build an adult community/neighborhood.

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.

ZONE CHANGE APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$500.00

For Office Use Only:

File No.

Receipt No.

Name: Western MTG & Realty Co. Telephone: _____

Address: 6610 W. Court St. Pasco, WA 99301 Fax No. _____

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

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

Address/Location of Subject Property: _____

Tax ID of Subject Property: H-4-2-1-1103 ^(a piece of land) H-4-2-12-1102 ^(a section of land) Existing Zone District: R-1-G, R-1-8

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

Change to PDO for an adult community/neighborhood

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

- ☒ a. The name and address of every person or company the applicant represents;
- ☒ b. An accurate property map showing the existing and proposed zoning classifications;
- ☒ c. All abutting properties showing present zoning classifications;
- ☒ d. An accurate legal description of the property to be rezoned;
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



PLANNING & ZONING
HURRICANE CITY
UTAH

Preliminary Plat Check List

Application Name:	Cadence Active Adult Community
Review Date:	10/19/2021
Reviewed By:	Fred Resch III

Complete	Requirement	Note
x	Each Lot Complies with zoning lot size requirements	Good with PDO
x	Each lot complies with zoning lot frontage	
x	A. Description: In a title block located in the lower right hand corner of the sheet the following is required: 1. The proposed name of the subdivision. 2. The location of the subdivision, including the address and the section, township and range. 3. The names and addresses of the owner or subdivider if other than the owner. 4. Date of preparation and north point. 5. Scale shall be of sufficient size to adequately describe in legible form all required elements.	

x	The location of the nearest monument.	
Partial	The boundary of the proposed subdivision and the acreage included.	Missing total acreage
x	All property contiguous to the property to be subdivided and 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.) And all property contiguous to the proposed subdivision.	
x	The location, width and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks and other public open spaces, within and adjacent to the tract.	
x	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.	
x	Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.	
x	Contours at vertical intervals not greater than five feet (5').	
x	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 ground water, and windblown sand) and recommendations for their mitigation.	
x	The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.	

x	The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.	
x	Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.	
x	Easements for water, sewers, drainage, utilities, lines and other purposes.	
x	Typical street cross sections and street grades where required by the planning commission.	
x	A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.	
x	Approximate radius of all centerline curves on highways or streets.	
x	Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable.)	
x	All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.	
x	Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the planning commission.	
No	A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.	Not provided
x	If the subdivision is to be built in phases, the plat shall show possible phasing lines.	

x	A tentative plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.	
x	The Plan complies with Master Transportation Plans	
x	The Plan complies with the Master Active Transportation Plan	
x	The Plan provides proper transportation and utility connections to adjacent properties. No land locked lots are being created.	
	The Plan has been reviewed by the JUC	
	Engineering has had a chance to review the plat.	

Notes



STAFF COMMENTS

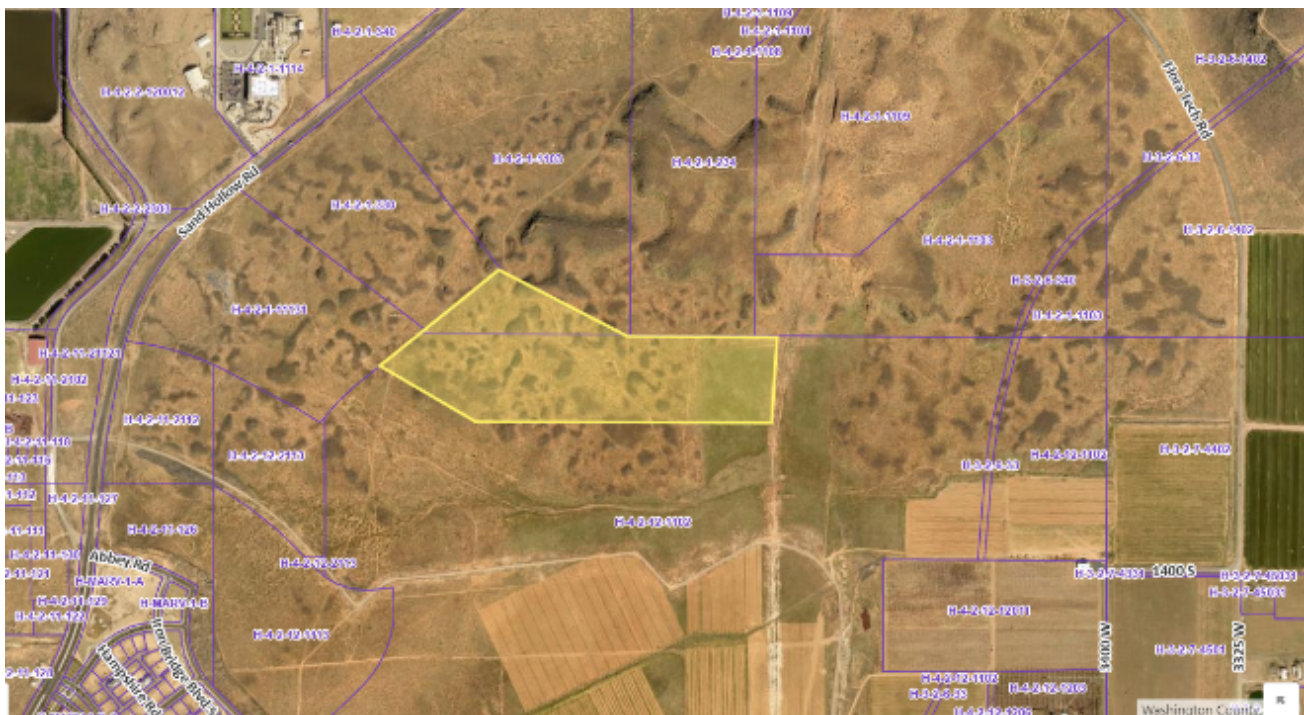
Update 11/10/2022: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	11/10/2022
Application Number:	2021-ZC-37/ 2021-PSP-19
Type of Application:	Zone Change PDO
Action Type:	Legislative
Applicant:	Western MTG and Realty Company
Agent:	Brent Moser
Request:	A Zone Change from R1-6 and R1-8 to R1-6 and R1-8 with a Planned Development Overlay (PDO)
Location:	Between Sand Hollow Road and Flora Tech Road. In Sand Hollow PID. Approximately 3900 W and 1000 S
Zoning:	R1-6 and R1-10
General Plan Map:	Planned Community

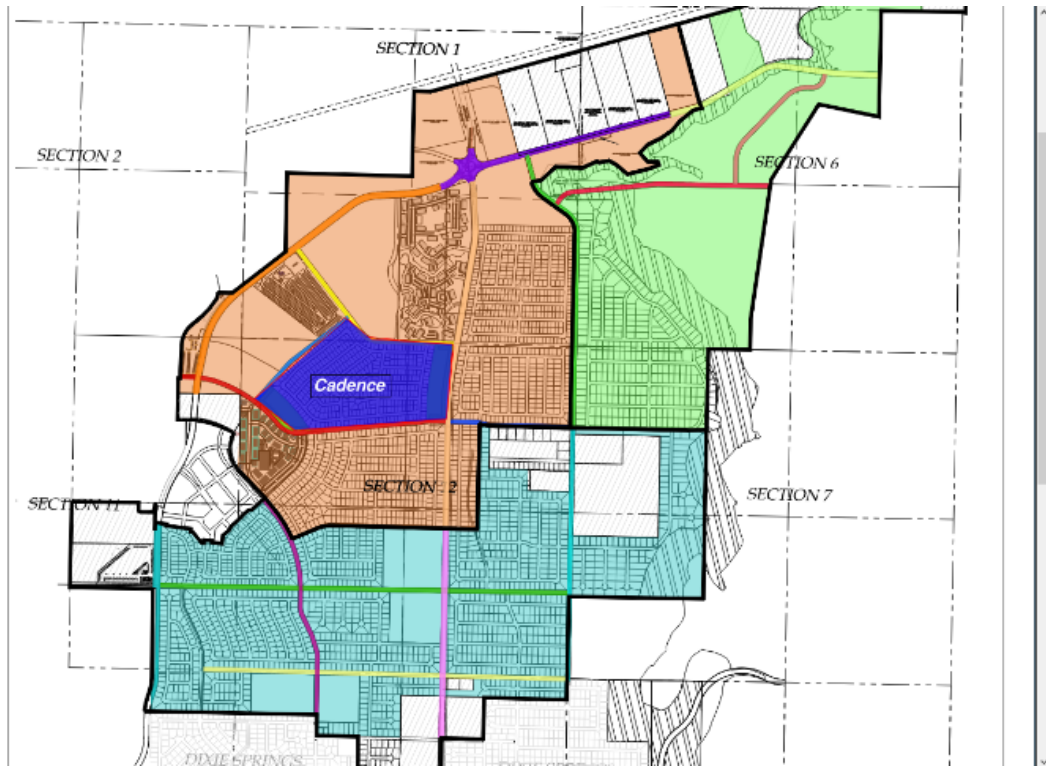
Discussion:

The applicant is seeking a PDO and a Preliminary Site Plan on a piece of H-4-2-1-1103 and a section of H-4-2-12-1102 to create an active adult community with 318 units on approximately 68 acres. The applicant will leave the underlying zoning in place while adding the planned development overlay. The PDO will allow the applicant to build smaller units throughout the property and allow for more open space amenities. This development is within the Sand Hollow Public Infrastructure District. The area currently has no developed roadways, but when it is complete, it will be bounded by Jellystone Road to the north, Gateway Drive to the east, Bash Parkway to the south, and Glampers Way to the west. In addition, the applicant is providing several large parks (developed as part of the PID) on the east and southwest ends of the property and a clubhouse area in the center.

	Zoning	Adjacent Land Use
North	RM-3 and RR	Undeveloped property, Shores at Sand Hollow Townhomes
East	R1-8	Undeveloped property to be developed soon
South	R1-8	Undeveloped property to be developed soon
West	NC and PC	Undeveloped property soon to be Glampers Inn



Note: Map is approximate



Planned Sand Hollow PID Road Map. Cadence is highlighted in blue

Zone Change Factors:

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

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

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

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

Response: The General Plan Map shows the area as Planned Community which the General Plan defines as follows:

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 use almost certainly complies with the General Plan's goals for the area. This development will bring a different housing type and cater to a different portion of the population than the remainder of the surrounding development. While there is no currently existing development, this proposal matches the character of the planned surrounding development.

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

Response: Most of the area is planned to be developed as recreational resorts or single-family homes, with a townhome development planned to the north. The PDO zoning would be "harmonious with the overall character" as it is very similar if denser than some of the existing development on that side of town.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will have an impact on the surrounding property. This development is part of the Sand Hollow PID and the city and surrounding property owners are prepared for this and other development's impacts on the area.

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

Response: Public utilities are currently insufficient in the area. With the planned buildout of the Sand Hollow PID roads, power, water, and sewer are planned to be built; however at this moment there are insufficient utilities in the area.

Other Considerations:

As per Hurricane City Code a preliminary site plan is required with every PDO application:

10-23-7: Land shall be placed in a planned development overlay zone pursuant to a zoning map amendment as set forth in section [10-7-7](#) of this title. The following shall be submitted in conjunction with an application for a zoning map amendment:

- 1. A natural resource inventory as required by chapter 31 of this title, and*
- 2. A preliminary site plan as provided in subsection [10-7-10D2](#) of this title.*

Applicant turned in a Preliminary Plat Review instead of a Preliminary Site Plan Review which staff has decided to accept.

Preliminary Site Plan Review

JUC Comments:

1. **Public Works:** The PID will need to put in all major infrastructure before construction can begin
2. **Power:** Dixie Power area. Working with the PID to get power to the location. No infrastructure in the area at this time. There will need to be a new substation in the area with pulse transmission lines
3. **Sewer:** Matches plans PID has submitted thus far
4. **Streets:** Will need streets to access the property put in
5. **Water:** Will need to get water to the area. Will need a water model
6. **Engineering:** PID has yet to submit construction drawings for the two parks. The roads to the area will need to be completed before they can begin construction
7. **Fire:** Will need all utilities to be complete to meet fire code
8. **Gas:** No access yet but otherwise have no concerns

Staff Comments:

1. **Density:** The applicant has not asked for a density bonus. R1-8 zoning allows for 4.4 units per acre, while R1-6 zoning allows for 6.1 units per acre. The applicant is providing 4.67 units per acre.
2. **Parking:** Site plan does not indicate whether mapped parking will be sufficient. However, there are large parking areas to the east and southwest of the property that will most likely be sufficient for guests and other parking.
3. A will serve letter from Ash Creek Sewer District and Hurricane City Water has not been provided
4. Plat does not indicate the total acreage of the project
5. Service to this property will be reliant on the Sand Hollow Gateway Public Infrastructure District (PID). The PID has submitted preliminary drawings for major roadways and utilities in the area, but those have not been approved at the time of this report.
6. There are two parks located on the property that are planned to be regional stormwater facilities. These are planned to be improved and constructed through the PID. However, the PID has not submitted plans for these facilities at this time.
7. The applicant has provided a Clubhouse/Open Space area for the residents of this development. In addition, they have provided trails that link to the development. A trail should be added at the end of the cul-de-sac to provide better pedestrian access.
8. Several of the roads on the north of the development are longer than the 800' maximum; another roadway should be added to divide up the blocks where needed.

Findings:

Staff makes the following findings:

1. The application meets the standards set forth by the General Plan and the General Plan Map
2. Generally, the uses are harmonious with surrounding development.
3. The proposed amendment will have an impact on the area, but the General Plan and PID anticipate the impact of the use.
4. Services are inadequate currently but plans are in place to get utilities to the area
5. The applicant has submitted a Preliminary Plat. Some of the items need review, namely the utilities and street connections.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend that the Planning Commission approve the zone change and PDO conditioned on sufficient buildout of the Sand Hollow PID.

PRELIMINARY PLAN FOR:
CADENCE ACTIVE ADULT COMMUNITY

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



BLUM STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

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.

<i>REVISIONS</i>			
NO.	DESCRIPTION	DATE	BY:

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Harrisville, Utah 84737
Phone: (435) 668-2501



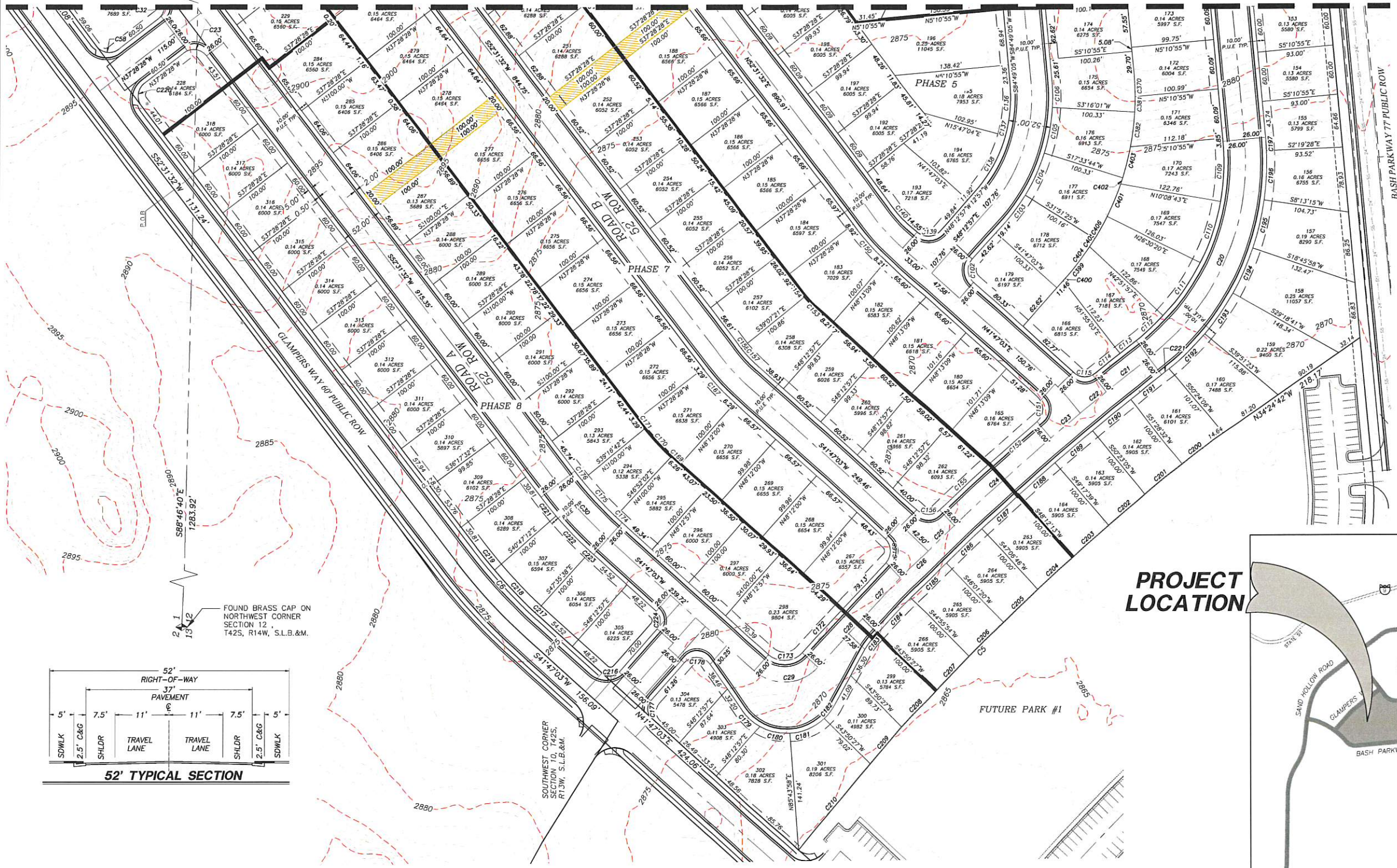
PRELIMINARY PLAN FOR:
CADENCE ACTIVE ADULT COMMUNITY
LOCATED IN SECTION 12, T42S, R44W, S1B, 4TH

DATE: 10/06/2021
SCALE: 1"=60'
JOB NO.
281-013
SHEET NO.
3 OF 5

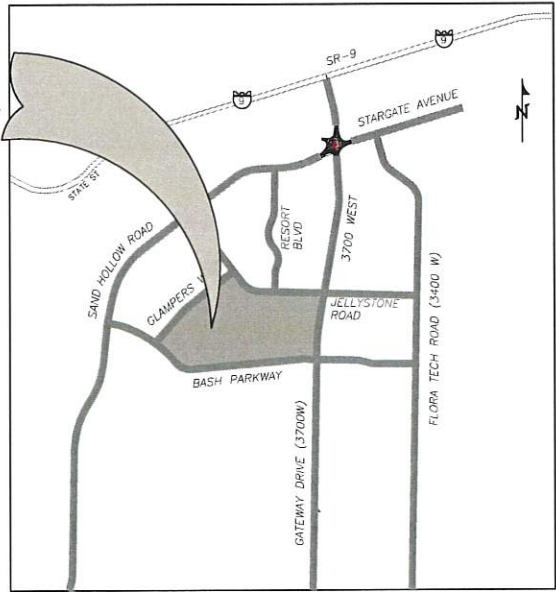
	PROPERTY LINE		PROPOSED TRAIL
	ADJACENT PROPERTY LINE		PHASE LINE
	CENTER LINE		EXISTING SEWER MANHOLE
	10' PUBLIC UTILITY EASEMENT		SECTION CORNER AS DESCRIBED
	EXISTING SEWER MAIN		SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
	EXISTING MINOR CONTOUR		(00.00)
	EXISTING MAJOR CONTOUR		RECORD BEARING OR DISTANCE

- FOUND BRASS CAP ON
NORTHEAST CORNER SECTION 12 ,
T42S, R14W, S.L.B.&M.

MATCHLINE SEE SHEET C2



PROJECT LOCATION



VICINITY MAP

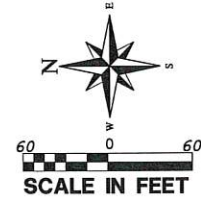
N.T.S.

LEGEND

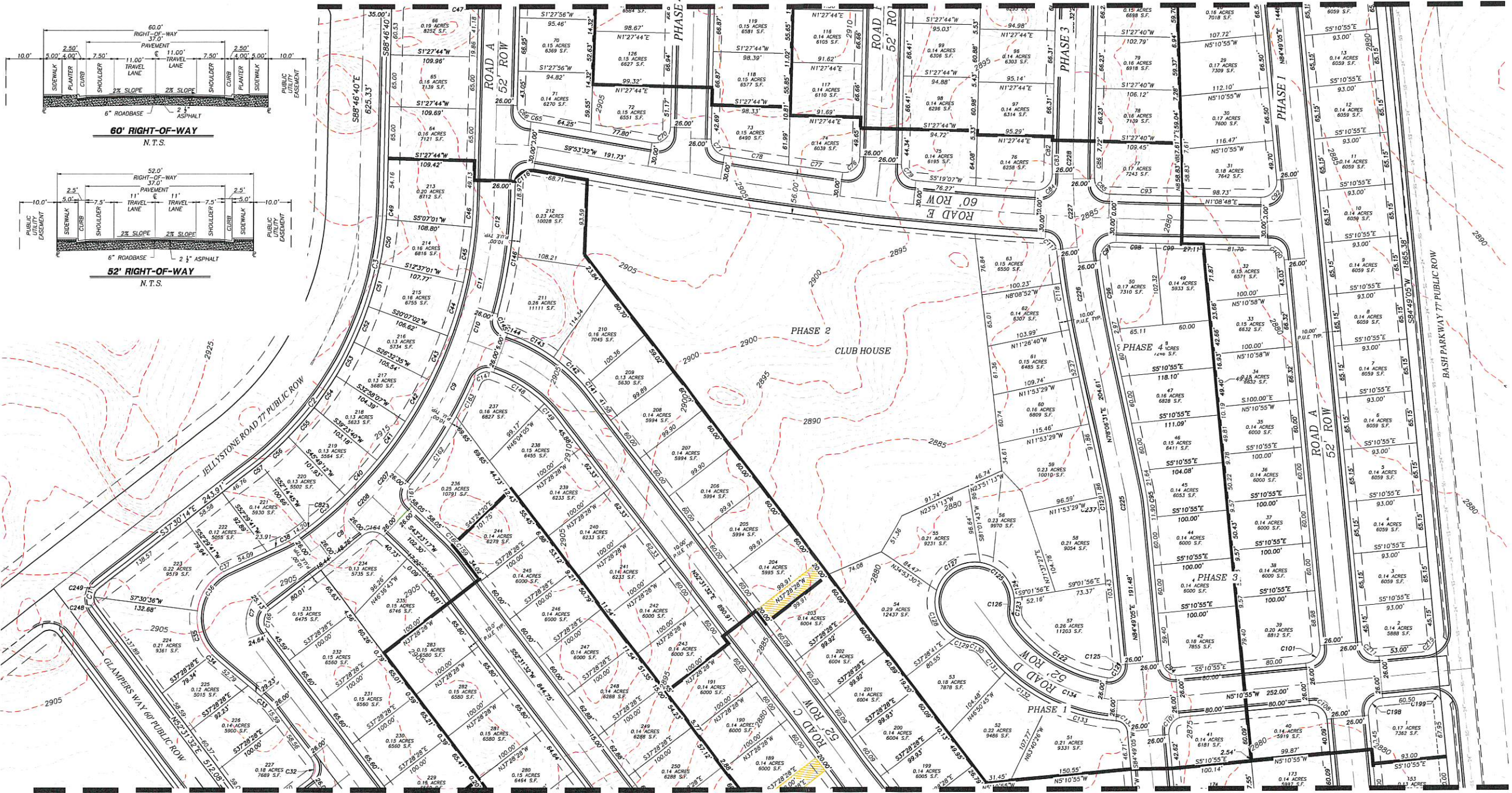
—	PROPERTY LINE	—	PROPOSED TRAIL
---	ADJACENT PROPERTY LINE	—	PHASE LINE
---	CENTER LINE	●	EXISTING SEWER MANHOLE
---	10' PUBLIC UTILITY EASEMENT	◆	SECTION CORNER AS DESCRIBED
---	EXISTING SEWER MAIN	●	SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
---	EXISTING MINOR CONTOUR	(00.00)	RECORD BEARING OR DISTANCE
---	EXISTING MAJOR CONTOUR		

PRELIMINARY PLAN FOR: CADENCE ACTIVE ADULT COMMUNITY

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



MATCHLINE SEE SHEET C3



MATCHLINE SEE SHEET C1

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 1
Provo, Utah 84601
Phone: (435) 668-8327



PRELIMINARY PLAN FOR:
CADENCE ACTIVE ADULT COMMUNITY

LOCATED IN SECTION 12, T42S, R14W, S.L.B.#M.

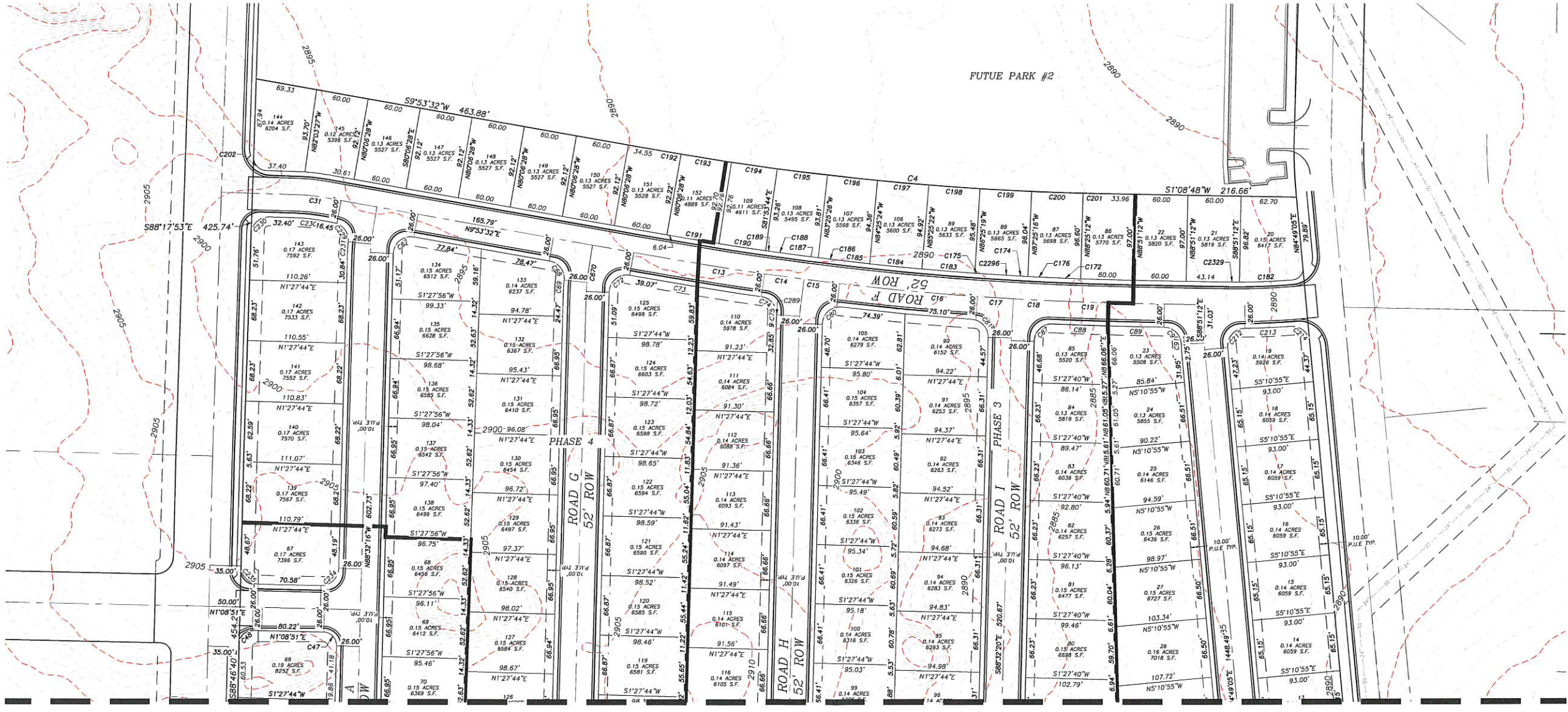
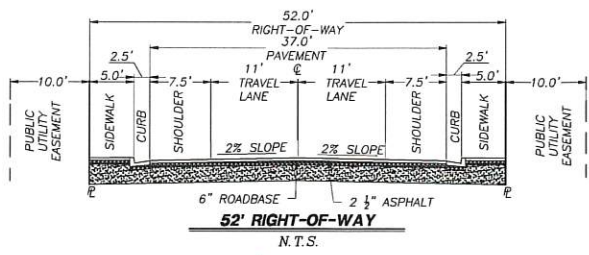
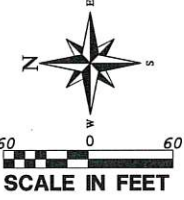
DATE: 10/06/2021	SCALE: 1"=60'
JOB NO: 781-013	SHEET NO: 4 OF 5

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING SEWER MAIN
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED TRAIL
- PHASE LINE
- EXISTING SEWER MANHOLE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837585
- RECORD BEARING OR DISTANCE

PRELIMINARY PLAN FOR:
CADENCE ACTIVE ADULT COMMUNITY

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



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 250 West, Suite 1
Provo, Utah 84601
Phone: (435) 668-8321



PRELIMINARY PLAN FOR:
CADENCE ACTIVE ADULT COMMUNITY
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.

DATE: 10/16/2021
SCALE: 60
JOB NO: 281-013
SHEET NO: 5 OF 5

LEGEND

	PROPERTY LINE		PROPOSED TRAIL
	ADJACENT PROPERTY LINE		PHASE LINE
	CENTER LINE		SECTION CORNER AS DESCRIBED
	10' PUBLIC UTILITY EASEMENT		SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
	ZONE PC		RECORD BEARING OR DISTANCE
	ZONE NC		ZONE RR
	ZONE R1-6		PLANNED DEVELOPMENT OVERLAY
	ZONE R1-8		
	ZONE RM-3		
	ZONE R1-10		

ZONE CHANGE EXHIBIT FOR: CADENCE ACTIVE ADULT COMMUNITY

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

LAND USE SUMMARY

TOTAL LOTS: 318
AVERAGE LOT SIZE: 6534 SQ FT (0.15 AC)
UNITS PER ACRE: 4.67

OWNER

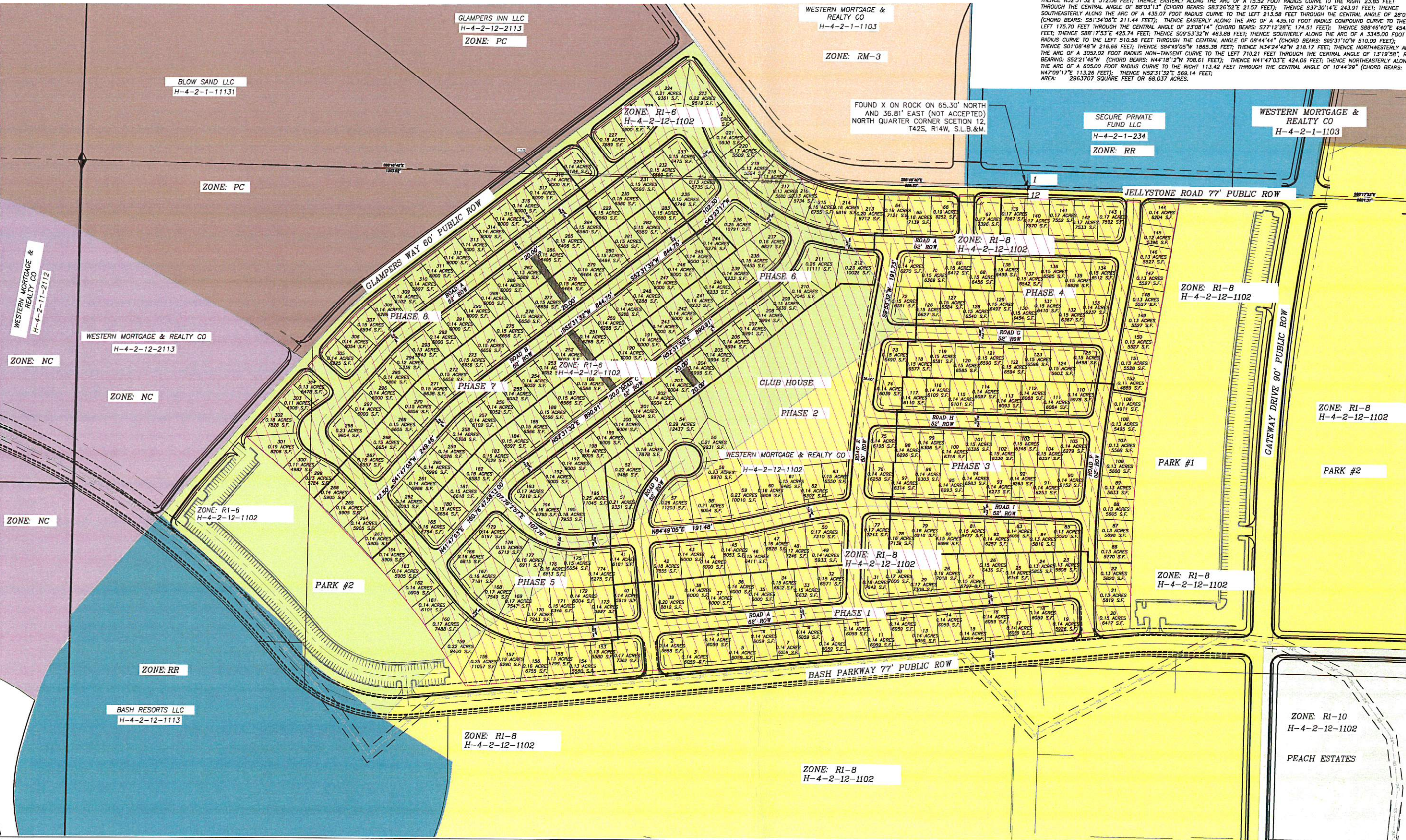
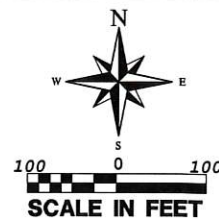
WESTERN MTG & REALTY CO.
6610 W. COURT ST. PASCO, WA - 99301

NARRATIVE

THIS ZONE CHANGE IS REQUIRED TO COMBINE R1-6 AND R1-18 TO A PLANNED DEVELOPMENT OVERLAY ZONE.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N52°31'32"E 512.08 FEET; THENCE EASTERLY ALONG THE ARC OF A 15.52 FOOT RADIUS CURVE TO THE RIGHT 23.85 FEET THROUGH THE CENTRAL ANGLE OF 88°03'13" (CHORD BEARS: S83°26'52"E 21.57 FEET); THENCE S37°30'14"E 243.91 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 435.07 FOOT RADIUS CURVE TO THE LEFT 213.58 FEET THROUGH THE CENTRAL ANGLE OF 28°07'38" (CHORD BEARS: S51°34'00"E 211.44 FEET); THENCE EASTERLY ALONG THE ARC OF A 435.10 FOOT RADIUS COMPOUND CURVE TO THE LEFT 175.70 FEET THROUGH THE CENTRAL ANGLE OF 23°08'14" (CHORD BEARS: S77°12'28"E 174.51 FEET); THENCE S88°46'40"E 454.21 FEET; THENCE S88°17'53"E 425.74 FEET; THENCE S09°53'32"W 463.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 3345.00 FOOT RADIUS CURVE TO THE LEFT 510.58 FEET THROUGH THE CENTRAL ANGLE OF 08°44'44" (CHORD BEARS: S05°31'10"W 510.09 FEET); THENCE S01°09'48"W 216.66 FEET; THENCE S84°49'05"W 1865.38 FEET; THENCE N34°24'42"W 218.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3052.02 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 710.21 FEET THROUGH THE CENTRAL ANGLE OF 131°19'58", RADIAL BEARING: S52°21'48"W (CHORD BEARS: N44°18'12"W 708.61 FEET); THENCE N41°47'03"E 424.06 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 605.00 FOOT RADIUS CURVE TO THE RIGHT 113.42 FEET THROUGH THE CENTRAL ANGLE OF 10°44'29" (CHORD BEARS: N47°09'17"E 113.26 FEET); THENCE N52°31'32"E 569.14 FEET; AREA: 2963707 SQUARE FEET OR 68.037 ACRES.



NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South Main Street, Suite 100
American Fork, Utah 84301
Phone: (435) 669-0301



ZONE CHANGE EXHIBIT FOR
CADENCE ACTIVE ADULT COMMUNITY
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

DATE: 10/13/2021	SCALE: 1"=100'
JOB NO: 281-013	SHEET NO: 1
Page 141 of 260	

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$150.00

For Office Use Only:
File No. 1021-PP-32
Receipt No. 8152676

Name: Western MTG & Realty Co. Telephone: _____

Address: 6610 W Court St, Pasco, WA 99301 Fax No. _____

Email: _____ Agent Email: matt@lowecompanies.com

Agent (If Applicable): Matt Lowe Telephone: 801-648-8229

Address/Location of Subject Property: Approx 3600 W 1400 S

Tax ID of Subject Property: H-4-2-12-1102 Zone District: R1-10

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



STAFF COMMENTS

Update 11/10/2022: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	11/10/2022
Application Number:	2021-PP-32
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western MTG and Realty Co
Agent:	Matt Lowe
Request:	Preliminary Plat Application
Location:	3600 W 1400 S
Zoning:	R1-10
General Plan Map:	Planned Community

Discussion:

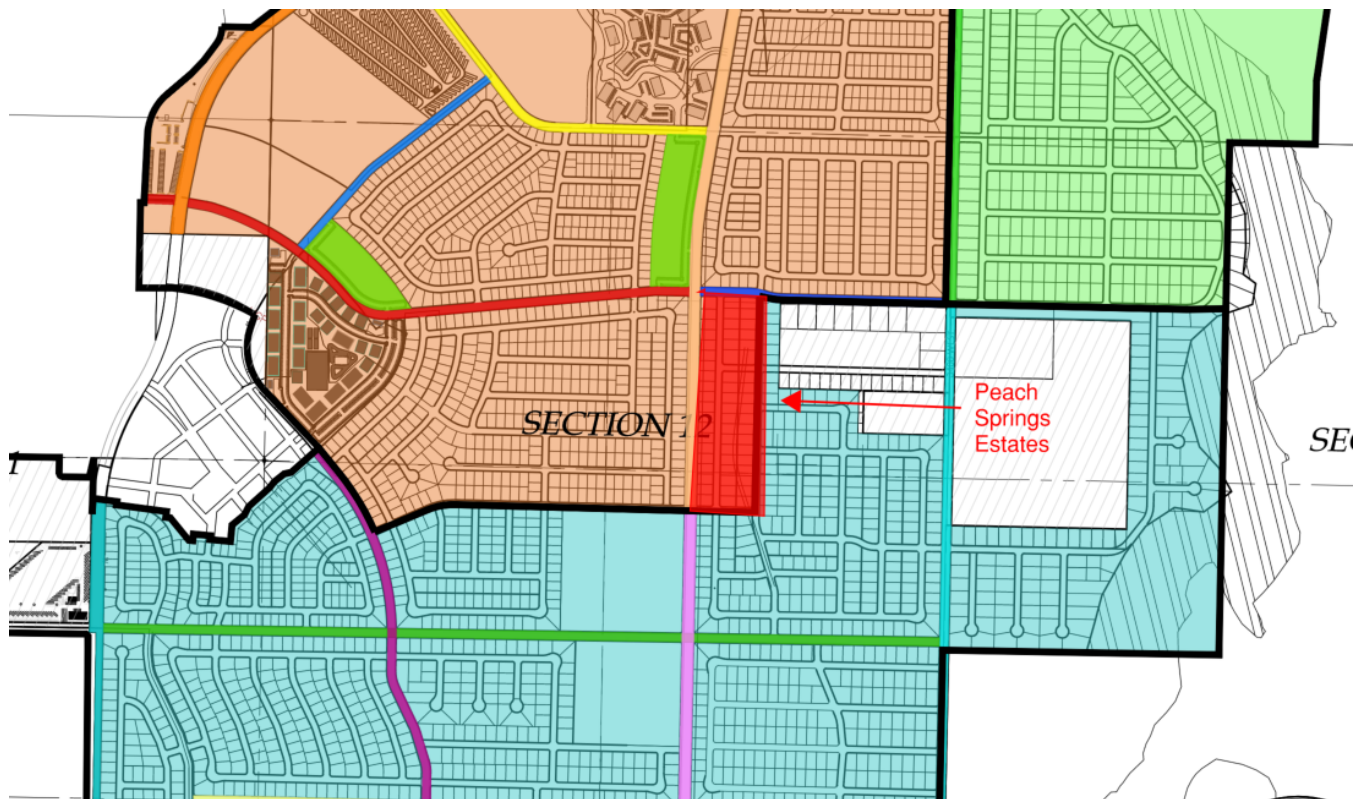
The applicant is seeking preliminary plat approval for a subdivision containing 64 lots located within the Sand Hollow Gateway PID. The main concern is the isolation of the property. Pro Value Engineering has submitted plans for roadways and the utility of the main roads in the area to the JUC and has received redlines on those plan sets, but the plans have not been approved at this point. JUC and staff have some concerns about moving forward with a property that is so isolated without approved construction drawings for the surrounding PID infrastructure, but staff also believes that services could be provided to the property within a reasonable amount of time if the PID is able to have their proposed construction drawings signed off.

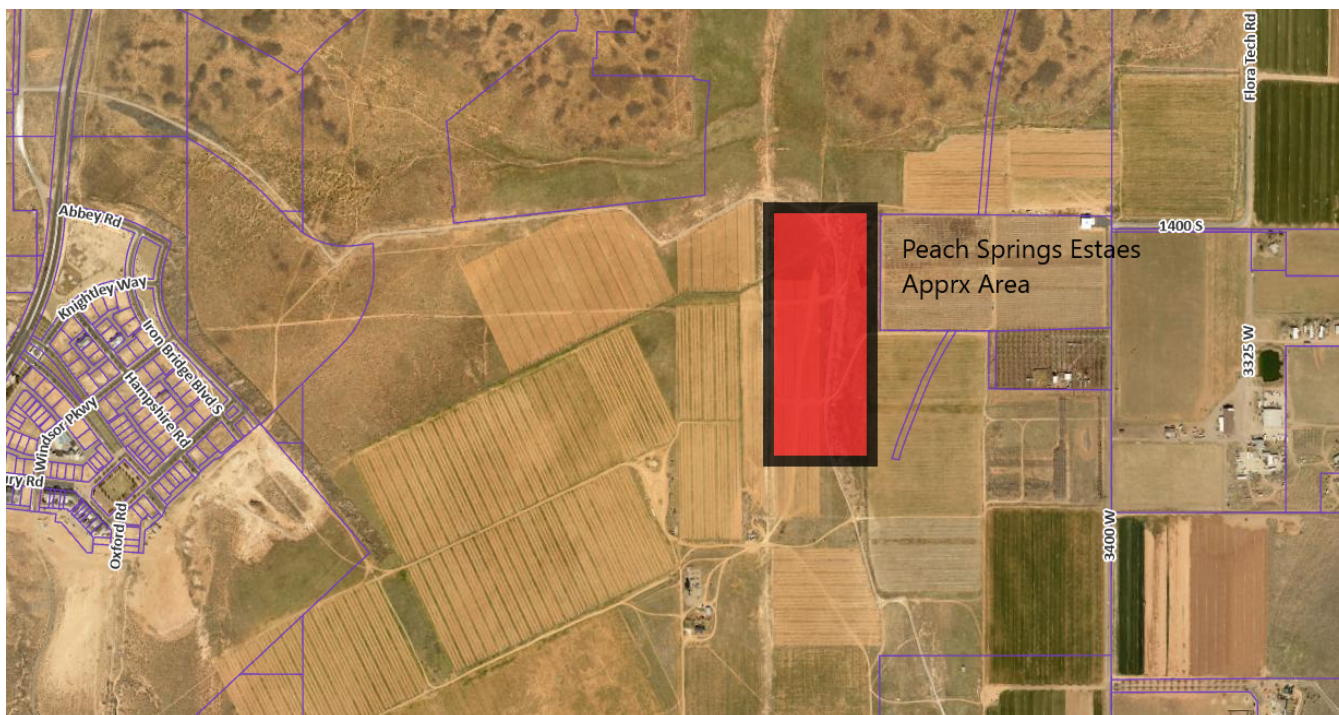
JUC Comments

The following items will need to be addressed:

1. **Power:** Not at the meetings

2. **Sewer:** Pro Value has provided a master plan of sewer for the area. No concerns if they build as planned
3. **Streets:** No concerns if they can get access there.
4. **Water:** Will need a looped system, so will need to wait until water is there.
5. **Engineer:** Need the PID Roads and Infrastructure complete before moving forward. Will need a soil and drainage report submitted.
6. **Public Works:** Would like a signed construction drawing on the roads before this should move forward with construction drawings to ensure that services will line up.
7. **Fire:** Will need a second access before they can exceed 30 units.
8. **Cable/Phone:** No concerns
9. **Gas:** Would want to see the main infrastructure before they can move forward.
10. **Water Conservancy District:** Two main lines in the Gateway Drive, but should have little impact on this.





Staff Comments: Preliminary Plat

1. Zoning is R1-10. Staff would recommend that the average lot size be put on a note on the plat.
2. The plat shows the future roadways and utilities in the area, but currently, these services do not exist.
3. The western internal roadway is listed at “Future PID Public 52’ ROW”, but this road is not part of the approved PID infrastructure and will need to be relabeled.
4. The City has not received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability.
5. The applicant has listed a phasing line between north and south, with the north section as phase 1.
6. The applicant has noted that the property isn’t located in a desert tortoise take area.
7. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site to the JUC, but these plans are in the review process and have not received approval at the time of this report. Hurricane City Code states the following:

10-37-4: ADEQUATE PUBLIC FACILITIES:

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. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Any approval of the application should have the following conditions.

1. That Sand Hollow PID roadway and utility plans are approved by the JUC, and that the PID provides a plan and timing for bringing services to this property before it can move forward.



PLANNING & ZONING
HURRICANE CITY
 UTAH

Preliminary Plat Checklist

Application Name:	Peach Springs Estates
Review Date:	10/22/2021
Reviewed By:	Stephen Nelson

Complete	Requirement	Note
Yes	Each Lot Complies with zoning lot size requirements	Yes, Staff would recommend that the average lot size is placed on the plat.
Yes	Each lot complies with zoning lot frontage	
Yes	A. Description: In a title block located in the lower right hand corner of the sheet the following is required: 1. The proposed name of the subdivision. 2. The location of the subdivision, including the address and the section, township and range. 3. The names and addresses of the owner or subdivider if other than the owner. 4. Date of preparation and north point.	

	5. Scale shall be of sufficient size to adequately describe in legible form all required elements.	
Yes	The location of the nearest monument.	
Yes	The boundary of the proposed subdivision and the acreage included.	
Yes	All property contiguous to the property to be subdivided and 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.) And all property contiguous to the proposed subdivision.	There is currently not a lot around the property.
Yes	The location, width and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks and other public open spaces, within and adjacent to the tract.	
Yes	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.	
Yes	Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.	
Yes	Contours at vertical intervals not greater than five feet (5').	
Yes	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 ground water, and windblown sand) and recommendations for their mitigation.	

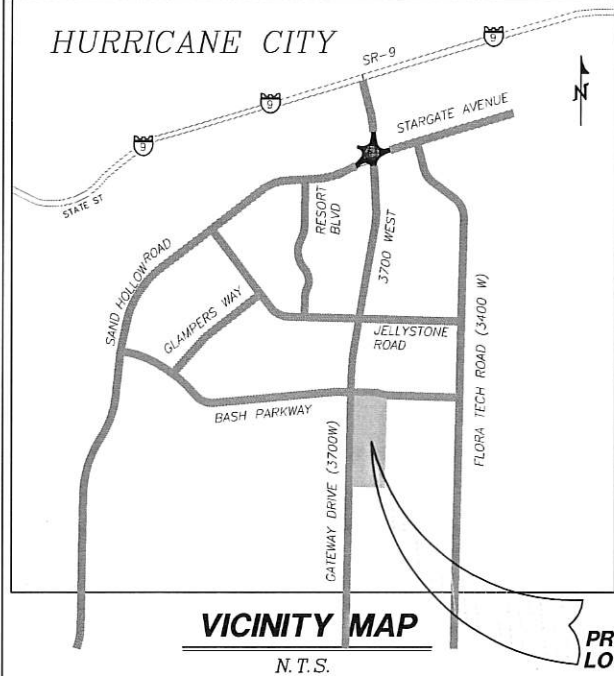
Yes	The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.	It has the Western Road listed as “Future PDI Public 52’ ROW”, but
Yes	The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.	
Yes	Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.	
Yes	Easements for water, sewers, drainage, utilities, lines and other purposes.	
Yes	Typical street cross sections and street grades where required by the planning commission.	
Yes	A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.	The PID is planned
Yes	Approximate radius of all centerline curves on highways or streets.	
Yes	Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable.)	
N/A	All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.	
N/A	Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the planning commission.	
Has not been submitted	A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.	

Not Shown	If the subdivision is to be built in phases, the plat shall show possible phasing lines.	No phasing plan has been shown.
Yes	A tentative plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.	
Yes	The Plan complies with Master Transportation Plans	The PID will build the Master Plan Infrastructure
Yes	The Plan complies with the Master Active Transportation Plan	
Yes	The Plan provides proper transportation and utility connections to adjacent properties. No landlocked lots are being created.	Staff would recommend that the middle road stub into Gateway Drive.
Yes	The Plan has been reviewed by the JUC	
Yes	Engineering has had a chance to review the plat.	

Notes

PRELIMINARY PLAT COVER SHEET FOR:
PEACH SPRING ESTATES

LOCATED IN SECTION 12, T42S, R14W, SLB&M
WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER SECTION 12, T42S, R14W, SLB&M; THENCE S88°46'40"E 3400.59 FEET; THENCE S01°07'24"W 1295.40 FEET TO THE POINT OF BEGINNING; THENCE S88°47'33"E 332.26 FEET; THENCE EASTERLY ALONG THE ARC OF A 380.24 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S79°42'52"E 119.99 FEET); CENTER POINT LIES S01°12'27"W THROUGH A CENTRAL ANGLE OF 18°05'23" A DISTANCE OF 120.49 FEET; THENCE EASTERLY ALONG THE ARC OF A 435.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: S79°00'30"E 126.67 FEET); CENTER POINT LIES N19°21'50"E THROUGH A CENTRAL ANGLE OF 16°44'39" A DISTANCE OF 127.12 FEET; THENCE S01°12'47"W 1617.47 FEET; THENCE N88°29'57"W 573.99 FEET; THENCE N01°30'03"E 30.00 FEET; THENCE N88°29'57"W 0.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N43°38'25"W 29.63 FEET); CENTER POINT LIES N01°30'03"E THROUGH A CENTRAL ANGLE OF 89°43'04" A DISTANCE OF 32.88 FEET; THENCE N01°13'07"E 1584.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N46°12'47"E 27.57 FEET); CENTER POINT LIES S88°46'53"E THROUGH A CENTRAL ANGLE OF 89°59'20" A DISTANCE OF 30.63 FEET TO THE POINT OF BEGINNING.
AREA: 980,169 SQUARE FEET OR 22.502 ACRES

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE PROPOSED STORM PIPE ON GATEWAY DRIVE, AND WILL FLOW ALONG SAID ROAD AND BASH PARKWAY TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK.

THERE ARE NO EXISTING HURRICANE CANAL COMPANY/DRAINAGE/IRRIGATION FACILITIES.

CURRENTLY AWAITING WILL SERVE LETTERS TO SPECIFY THAT THIS PROPERTY CAN BE SERVED BY HURRICANE CITY WATER AND ASH CREEK SPECIAL SERVICE DISTRICT ONCE UTILITIES ARE INSTALLED IN THE PID ROADS.

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.

DESERT TORTOISE TAKE AREA

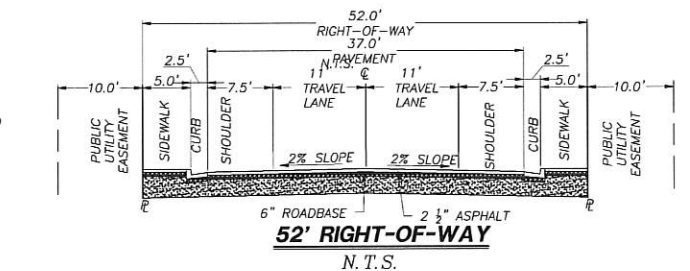
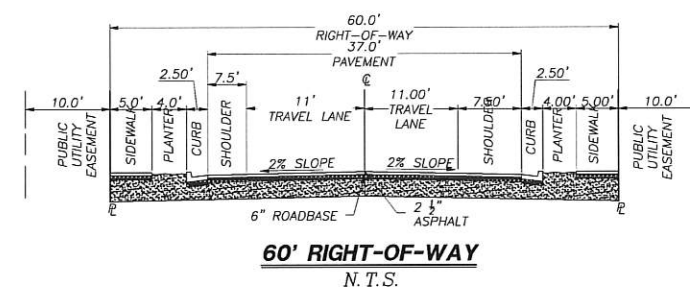
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

OWNER:

CURRENT OWNER: WESTERN MORTGAGE REALTY COMPANY
TO BE PURCHASED AND DEVELOPED BY: MATT LOWE
1330 S 50 W
HURRICANE, UT 84737-2303

LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PHASE LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING 20' SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- SECTION CORNER AS DESCRIBED
- PROPOSED PAVEMENT
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE



REVISIONS		DATE	BY
NO.	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
225 South 600 West, Suite 100
Hurricane, Utah 84737
Phone: (435) 668-9301



TITLE SHEET FOR:
STARGATE AVENUE
LOCATED IN SECTION 12, T42S, R14W, SLB&M

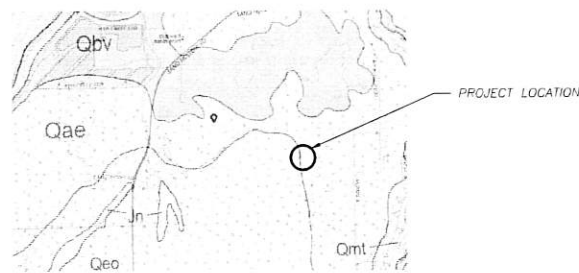
DATE: 10-04-2021
SCALE: 1"=60'

JCB NO.
642-001

SHEET NO.
1 OF 4

**PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES**

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



GEOLOGICAL NARRATIVE

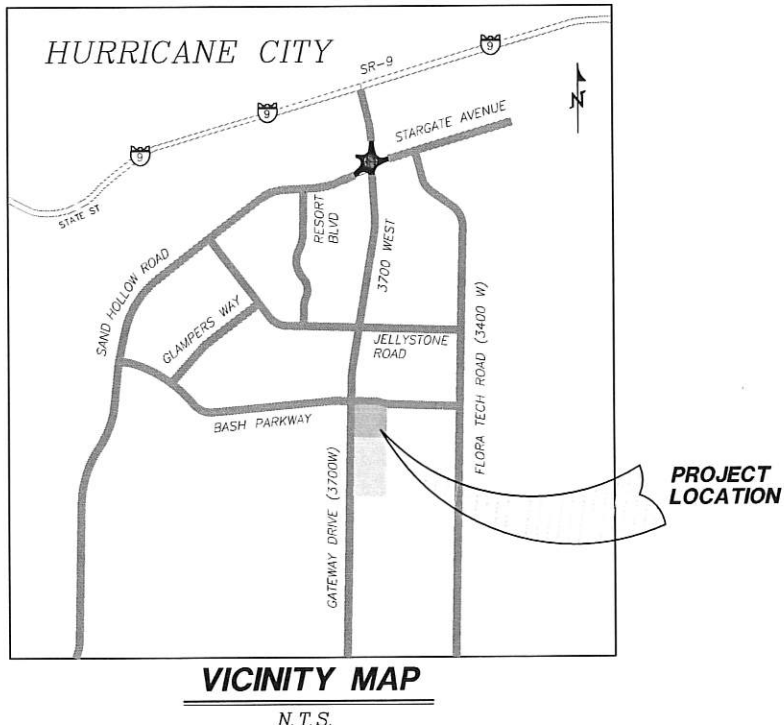
THIS PARCEL OF LAND LIES INSIDE A ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. IT ALSO LIES INSIDE A EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qee. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES IN THE Qee AREA. THIS AREA ALSO HAS WELL SORTED, FINE- TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND IN THE Qee AREA.

TODD:

THE SOIL TEXTURE IS A SANDY LOAM AND GENERATES PERCOLATION RESULTS FROM 12 MINUTES PER INCH TO 30 MINUTES PER INCH. THE SOIL STRUCTURE IS MASSIVE. THE SOIL IS COLLAPSIBLE AND CAN EXTEND TO DEPTHS BEYOND 50 FEET. THE USDA HAS THIS LAND DESIGNATED AS JUNCTION FINE SANDY LOAM AS WELL AS ROCK OUTCROP.

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	CAL - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM ≥=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	PA&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSH-HIGH: MODERN SAND-DUNE OR SHEET-SAND DEPOSITS
SHALLOW GROUND WATER	NONE



REVISIONS		
NO	DESCRIPTION	DATE BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES
LOCATED IN SECTION 12, T42S, R14W, S12.01N

DATE: 10-04-2021
SCALE: 1"=40'

JOB NO.
642-001

SHEET NO:
2 OF 4

642-001

Page 163 of 260

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

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.

- LEGEND
- OUTER PROPERTY LINE

PROPERTY LINE

CENTER LINE

SECTION LINE

PHASE LINE

PROPOSED 10' PUBLIC UTILITY EASEMENT

EXISTING 20' SEWER EASEMENT

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING 24" SEWER LINE

PROPOSED REROUTED 24" SEWER LINE

FUTURE ROW LINE

PROPOSED CURB AND GUTTER

FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS

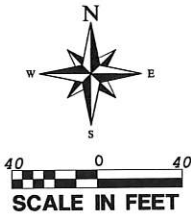
- PROPOSED PAVEMENT

PROPOSED REROUTED 24" SEWER MANHOLE

EXISTING 24" SEWER MANHOLE

PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES

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



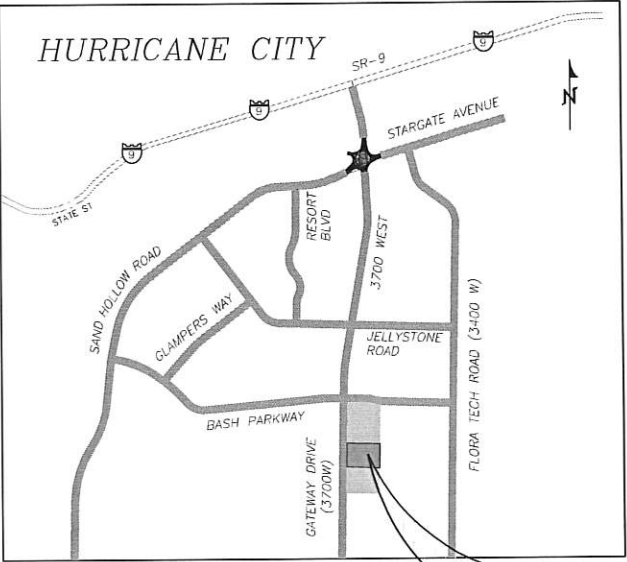
MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 3

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	120.49'	380.24'	119.99'	S79°42'52"E	18°09'23"
C2	127.12'	435.00'	126.67'	S79°00'30"E	16°44'39"
C3	32.88'	21.00'	29.63'	N43°38'25"W	89°43'04"
C4	30.63'	19.50'	27.57'	N46°12'47"E	89°59'20"
C5	37.65'	380.21'	37.64'	S85°57'21"E	5°40'27"
C6	36.77'	25.00'	33.54'	S40°59'17"E	84°15'40"
C7	31.42'	20.00'	28.29'	S46°08'40"W	90°00'15"
C8	20.35'	95.00'	20.31'	N82°42'57"W	12°16'32"
C9	0.71'	95.00'	0.71'	N76°21'55"W	0°25'32"
C10	32.17'	65.00'	31.84'	S89°41'58"W	28°21'30"
C11	65.55'	65.00'	62.80'	S46°37'56"W	57°46'34"
C12	33.27'	65.00'	32.91'	S3°04'46"W	29°19'47"
C13	21.16'	95.00'	21.12'	S5°14'07"E	12°45'49"
C14	21.05'	95.00'	21.01'	S7°29'41"W	12°41'48"
C15	35.36'	65.00'	34.93'	S1°42'39"E	31°10'12"
C16	65.39'	65.00'	62.66'	S46°06'51"E	57°38'12"
C17	30.24'	65.00'	29.97'	S88°15'41"E	26°39'27"
C18	3.98'	95.00'	3.98'	N79°34'39"E	2°23'53"
C19	17.19'	95.00'	17.17'	N85°57'41"E	10°22'12"
C20	31.42'	20.00'	28.28'	S43°51'12"E	90°00'00"
C21	39.42'	25.00'	35.46'	S46°19'25"W	90°21'15"
C22	32.88'	21.00'	29.63'	N43°38'25"W	89°43'04"
C23	30.63'	19.50'	27.57'	N46°12'47"E	89°59'20"
C24	87.96'	56.00'	79.20'	S46°08'48"W	90°00'00"
C25	87.96'	56.00'	79.20'	S43°51'29"E	90°00'00"
C26	45.89'	25.00'	39.71'	S53°38'17"W	105°09'55"
C27	100.94'	432.33'	100.72'	N80°43'57"W	13°22'41"
C28	31.41'	20.00'	28.28'	S43°51'19"E	89°59'47"
C29	31.42'	20.00'	28.28'	S46°08'48"W	90°00'00"
C30	31.30'	20.00'	28.20'	S43°40'59"E	89°39'33"
C34	47.12'	30.00'	42.43'	N46°08'48"E	90°00'00"
C35	31.42'	20.00'	28.28'	S43°51'12"E	90°00'00"
C36	31.42'	20.00'	28.28'	N43°51'12"W	90°00'00"
C37	31.42'	20.00'	28.28'	S46°08'48"W	90°00'00"
C38	31.42'	20.00'	28.28'	S46°08'48"W	90°00'00"
C39	31.42'	20.00'	28.28'	N43°51'12"W	90°00'00"
C40	47.12'	30.00'	42.43'	S43°51'12"E	90°00'00"
C41	31.42'	20.00'	28.28'	N46°08'48"E	90°00'00"
C70	31.41'	20.00'	28.28'	S43°51'19"E	89°59'47"



VICINITY MAP

N.T.S.

PROJECT LOCATION

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 1

Hurricane City, Utah 84737

Phone: (435) 668-8387

PROVALUE ENGINEERING, INC.

ENGINEERING

PRELIMINARY PLAT FOR:

PEACH SPRING ESTATES

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.

DATE: 10-04-2021

SCALE: 1"=40'

JOB NO: 642-001

SHEET NO: 3 OF 4

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LEGEND

OUTER PROPERTY LINE

PROPERTY LINE

CENTER LINE

SECTION LINE

PROPOSED 10' PUBLIC UTILITY EASEMENT

EXISTING 20' SEWER EASEMENT

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING 24" SEWER LINE

PROPOSED REROUTED 24" SEWER LINE

FUTURE ROW LINE

PROPOSED CURB AND GUTTER

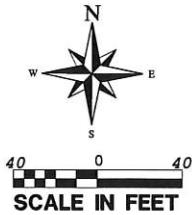
FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS

PROPOSED PAVEMENT

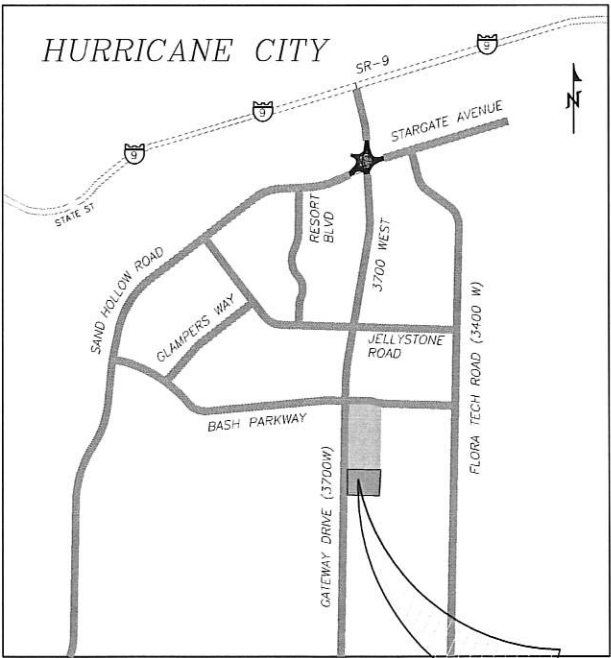
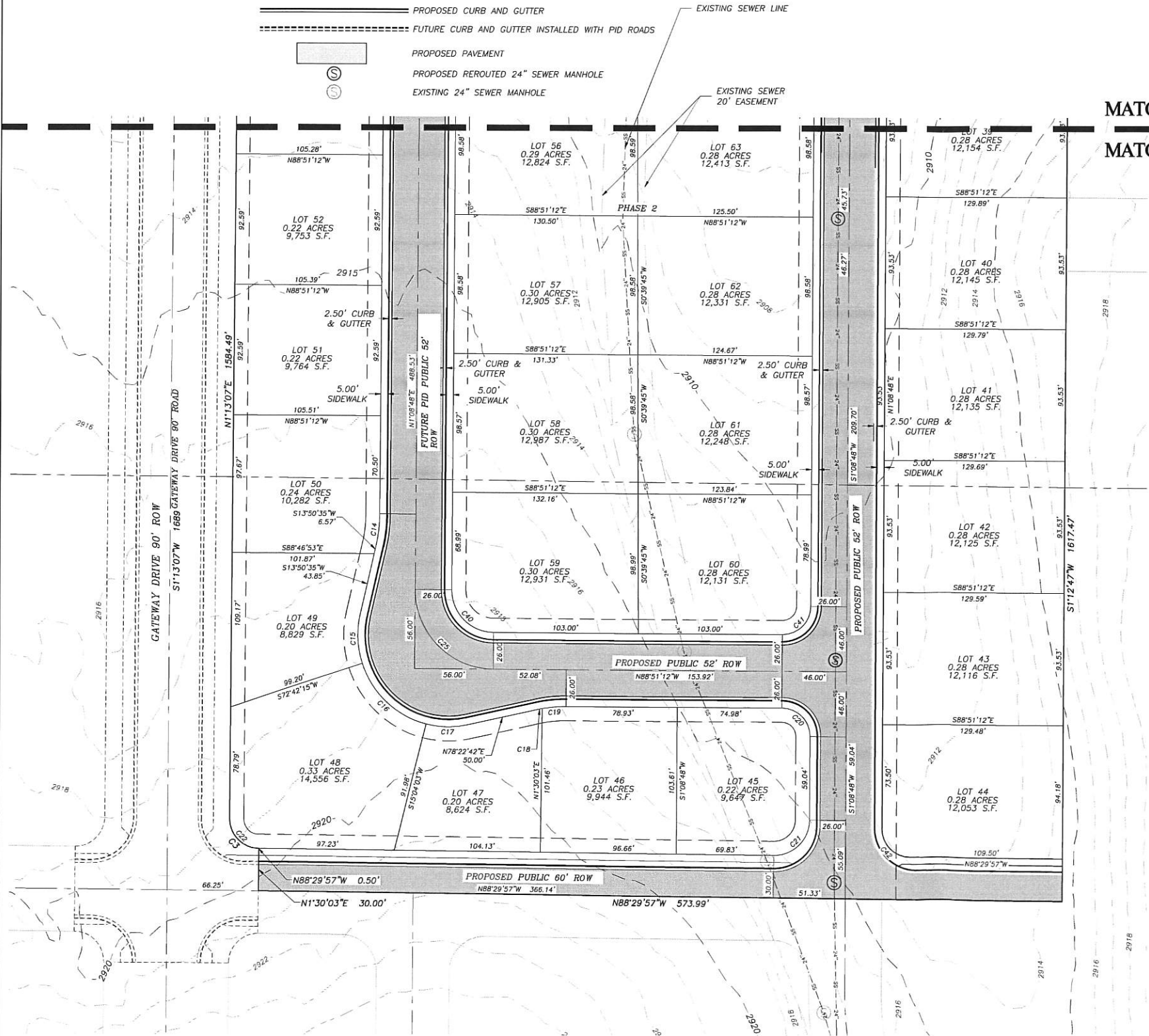
PROPOSED REROUTED 24" SEWER MANHOLE

EXISTING 24" SEWER MANHOLE

PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH



MATCHLINE SEE SHEET 2
MATCHLINE SEE SHEET 3



REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84137
Phone: (435) 668-0307



PRELIMINARY PLAT FOR:
PEACH SPRING ESTATES
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.

DATE: 10-04-2021
SCALE: 1"=40'
JOB NO:
642-001

SHEET NO:
4 OF 4

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$150.00

For Office Use Only

File No. 2021-PP-30

Receipt No. 8-152632

Name: MORTAR & BEAM Telephone: 714-794-8311

Address: 1465 N STATE ST PROVO UT 84604 Fax No. _____

Email: jim@mortarandbeam.com Agent Email: _____

Agent (If Applicable): Jim Lyman Telephone: 714-794-8311

Address/Location of Subject Property: (Approx) _____

Tax ID of Subject Property: H-3-1-31-414 Zone District: SECTION 31 T41 S R13W
H-3-1-31-432 H-31-1-31-434 H-31-1-31-435
H-31-1-31-433 H-31-1-31-436

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

Residential Homes 90 LOTS + Park & open space.

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.

Update 11/10/2022: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	11/10/2022
Application Number:	2021-PP-30 and 2021-HIL-04
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Mortar & Beam
Agent:	Jim Lyman
Request:	Approval of a Preliminary Plat
Location:	3350 W and 500 N
Zoning:	R1-6 and R1-10
General Plan Map:	Planned Community

Update: The Planning Commission continued this item on Oct 10, 2021, with the anticipation that the applicant would be able to submit the needed hillside information before the meeting on Oct 27, 2021. At the time of posting this report, staff has not received the needed information.

Discussion:

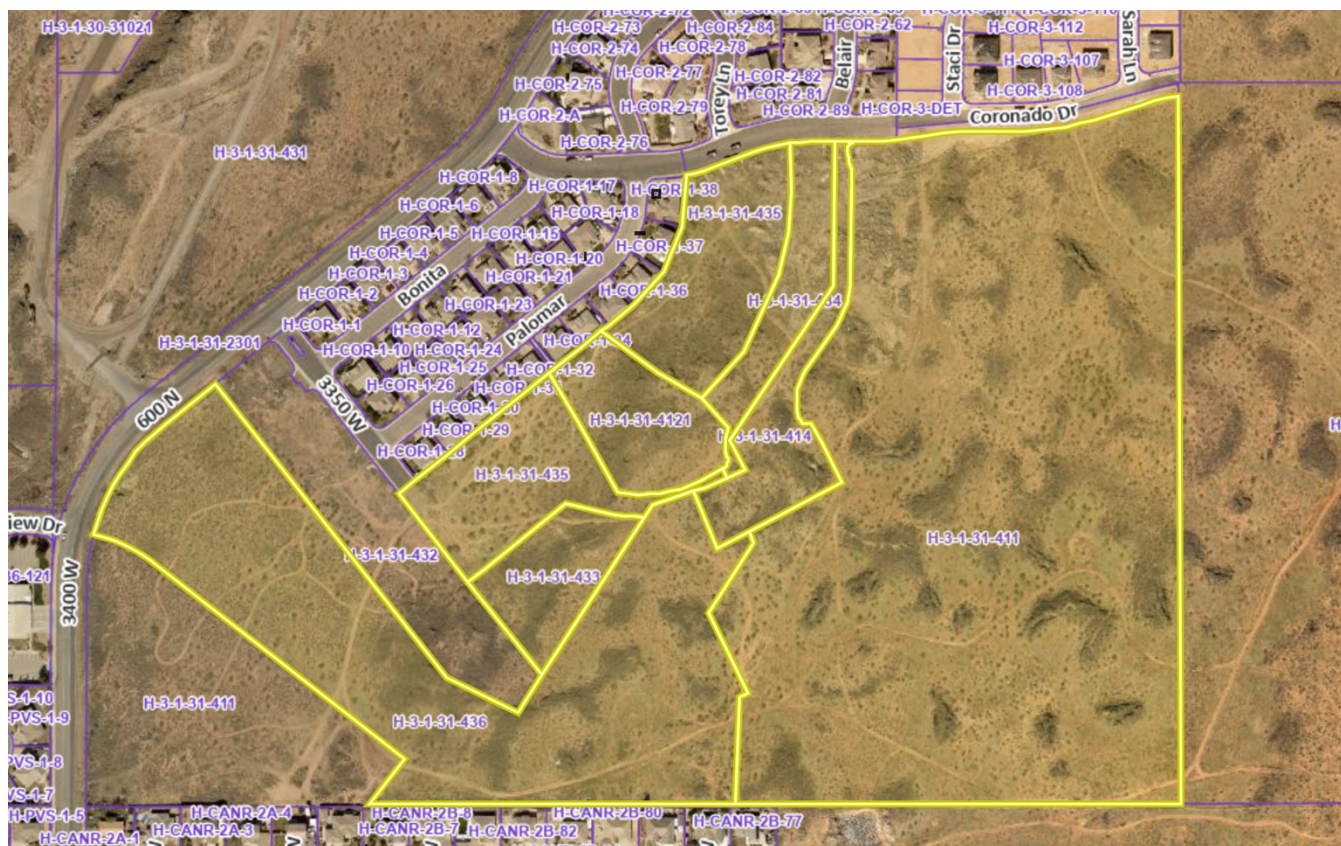
The applicant has filed a preliminary plat for phase 2 of Sands Cove, a 29.254 acre parcel with an additional 58 units. The first phase was filed under Coronado Ridge Phase 4, but has been renamed with a new owner of the project.

JUC Comments

The following items will need to be addressed:

1. **Power:** Power is there and will connect to the existing phase and feed it through.
2. **Sewer:** Sewer lines are good, with a 10" and 8" line in the area.
3. **Street:** They are good.
4. **Water:** Will need a water model to ensure everything works properly. Need to make sure the roadways align with the property to the east.

5. **Engineering:** Lots 8 and 9 should be realigned to eliminate the flag lot. On roads that run east to west, some block lengths may be too long, 800' max. Lots 61 and 62 have some odd lines. Might need a road between 51 and 52, and 44 and 45, or at 48 and 49.
6. **Fire:** Three deadened streets, will need temp turnarounds on all three of those.
7. **Phone:** No concerns.
8. **Gas:** Good as long as it connects.
9. **Parks:** That park will need to be coordinated and installed with the parks department.



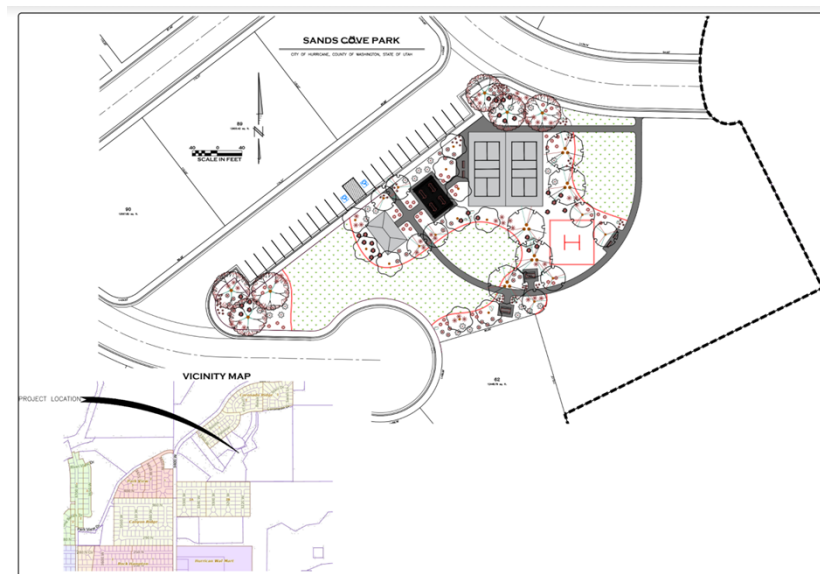
Staff Comments: Preliminary Plat

1. The zone is split between R1-6 and R1-10. All lots comply with R1-6 zoning. Some lots are smaller than the 10,000 sq ft, but the plat complies with maintaining the average lot size.
2. The applications need to identify all the location, width and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
3. One of the main north and south streets is proposed 45', and may need to be increased to a 52'. Staff is consulting with engineering to ensure the 45' meets our standard.
4. Hurricane owns 1.95 acres for a future park that the applicant is seeking to exchange. The applicant would like to move the park down to a more flat area and put homes on the hillside. The applicant has offered to build the park in exchange for park impact fees. Parks, and staff,

have reviewed the plan and generally support the proposal, but will need to work with the applicant about the design and installation of the park. The main concern from planning is that they would be moving park space and placing homes on sensitive lands. The applicant believes they will be able to grade the property to meet Hurricane City standards.



Hurricane City Park Property



Proposed New Park Layout.

5. Sky Valley PDO is approved to the east of the development, the applicant's engineer will need to ensure each roadway aligns properly. After initial review, it appears that the roads align.

6. The City has not received a letter from both the local sanitary sewer provider and culinary water provider indicating the availability of service.
7. There are a couple of southern roadways that are longer than 800'. The applicant will need to provide connection roadways.
8. The applicant will need to note if the property is or isn't located in a desert tortoise take area.
9. The applicant has connected the 10' trail area that connects to Palamore to their development. The path should be labeled on the preliminary plat.
10. The setbacks listed are just for R1-6 zoning, but half of the plat is located in the R1-10 zone. Note should be updated.

Sensitive Lands

1. The Sensitive Land Application is incomplete. The applicant has not provided most of what is required by 10-24-5. The applicant will need to submit the following

10-24-5: HILLSIDES AND RIDGE AREAS:

A. Applicability: The following procedures, submittal requirements and standards shall apply to those projects located on lands identified as having at least one of the following characteristics:

1. *Slopes over ten percent (10%) which are:*
 - a. *Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or*
 - b. *Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)*
 - c. *A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.*
2. *Soils Investigation Report: A soils investigation report which contains the following information:*
 - a. *Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.*
 - b. *Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.*
 - c. *Groundwater levels that may affect development and estimated elevation of high groundwater levels.*
 - d. *Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.*
 - e. *Slope stability.*
 - f. *A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a*

subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.

3. Geotechnical Report: A geotechnical and geological report subject to the standards and requirements provided therein.

4. Grading And Drainage Plan: A grading and drainage plan report which includes stormwater management, erosion, and grading plans describing the methods by which surface water, natural drainage, erosion and sedimentation loss, and hydrologic hazards that will be controlled during and after construction. The plan shall include the following information:

a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two feet (2') when grades are zero to twenty nine percent (0 - 29%) and five foot (5') contours when grades thirty percent (30%) and over.

b. The proposed area to be graded shall be clearly delineated on the plan.

c. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "rational method", "SCS curve number method", or appropriate equivalent. Data provided should include:

(1) Rainfall depth, duration and distribution;

(2) Watershed slope and drainage area delineation;

(3) Land condition of watershed surface;

(4) Topography of drainage area; and

(5) Soil descriptions in watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the universal soil loss equation or equivalent. Data to be provided should include factors of:

(A) Rainfall intensity and duration;

(B) Soil erodibility;

(C) Land slope and length of slope or topography;

(D) Condition of the soil surface and land management practices in use; and

(E) Surface cover, grass, pavements, etc.

2. Many of the lots do not appear to comply with 10-24-6 Hillside and Ridge Area. The applicant is seeking to gain a waiver of some of these requirements because of the property switch for park parcel.

3. Many of the lots along the center of the property are located on property that is 10%-20% slope. The applicant will need to provide the slope of each lot based on the City code and a full grading plan that justifies any type of exception.

10-24-5 (C)(1) d. To determine required minimum lot size (subsection 10-24-6B of this chapter) the average natural grade of each proposed parcel shall be calculated, and indicated on the development plan. The average grade shall be determined by calculating the grade of the natural slope between two (2) opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty feet (150') apart, nor greater than seventy five feet (75') from an existing or proposed property line. Small washes or rock outcrops which have slopes distinctly different from surrounding

property may be excluded from slope determination, if the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this chapter, as reasonably determined by the zoning administrator.

4. Generally, staff supports the property exchange because it will greatly enhance the City Park location, providing a centralized location on a more level area. The applicant will need to provide proof that the lots on the sensitive lands can meet the requirements of Hurricane Hillside Standards.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Because the applicant does not have sufficient information for the sensitive lands, staff recommends that the applicant is continued until more information can be provided.



PLANNING & ZONING
HURRICANE CITY
UTAH

Preliminary Plat Check List

Application Name:	Sand Cove Ph 2
Review Date:	10/7/2021
Reviewed By:	Stephen Nelson

Complete	Requirement	Note
Yes	Each Lot Complies with zoning lot size requirements	The zone is split between R1-6 and R1-10. All lots comply with R1-6 zoning. Some lots are smaller than the 10,000 sq ft, but the plat complies with maintaining the average lot size.
Yes	Each lot complies with zoning lot frontage	
Yes	A. Description: In a title block located in the lower right hand corner of the sheet the following is required: 1. The proposed name of the subdivision. 2. The location of the subdivision, including the address and the section, township and range.	

	3. The names and addresses of the owner or subdivider if other than the owner. 4. Date of preparation and north point. 5. Scale shall be of sufficient size to adequately describe in legible form all required elements.	
Yes	The location of the nearest monument.	
Yes	The boundary of the proposed subdivision and the acreage included.	29.254 Acres
Yes	All property contiguous to the property to be subdivided and 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.) And all property contiguous to the proposed subdivision.	
Pending	The location, width and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks and other public open spaces, within and adjacent to the tract.	Shown, but no labeled with names or width.
Yes	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.	
Yes	Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.	
Yes	Contours at vertical intervals not greater than five feet (5').	
Yes	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 ground water, and windblown sand) and recommendations for their mitigation.	
Yes	The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.	One Street is listed at a 45', may need to be increased to a 52.
Yes	The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.	Yes
Yes	Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.	There is park property that the applicant is seeking to exchange. Parks have reviewed the plan.
Yes	Easements for water, sewers, drainage, utilities, lines and other purposes.	
Yes	Typical street cross sections and street grades where required by the planning commission.	Need to ensure streets align with Sky Valley PDO. Looks Generally looks like it complies.
Yes	A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.	Located in Phase 1
Yes	Approximate radius of all centerline curves on highways or streets.	
Yes	Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable.)	
Yes	All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.	
Yes	Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the planning commission.	

No	A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.	I have not received a letter from either Ash Creek or Water.
Yes	If the subdivision is to be built in phases, the plat shall show possible phasing lines.	
Yes	A tentative plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.	
Yes	The Plan complies with Master Transportation Plans	
Yes	The Plan complies with the Master Active Transportation Plan	
Yes	The Plan provides proper transportation and utility connections to adjacent properties. No land locked lots are being created.	
Yes	The Plan has been reviewed by the JUC	
Yes	Engineering has had a chance to review the plat.	

Notes

Sensitive Land Application appears to be incomplete. Will need the following:

2. Soils Investigation Report: A soils investigation report which contains the following information:

a. Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.

b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.

c. Groundwater levels that may affect development and estimated elevation of high groundwater levels.

d. Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.

e. Slope stability.

f. A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.

3. Geotechnical Report: A geotechnical and geological report subject to the standards and requirements provided therein.

4. Grading And Drainage Plan: A grading and drainage plan report which includes stormwater management, erosion, and grading plans describing the methods by which surface water, natural drainage, erosion and sedimentation loss, and hydrologic hazards that will be controlled during and after construction. The plan shall include the following information:

a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two feet (2') when grades are zero to twenty nine percent (0 - 29%) and five foot (5') contours when grades thirty percent (30%) and over.

b. The proposed area to be graded shall be clearly delineated on the plan.

c. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "rational method", "SCS curve number method", or appropriate equivalent. Data provided should include:

- (1) Rainfall depth, duration and distribution;
- (2) Watershed slope and drainage area delineation;
- (3) Land condition of watershed surface;
- (4) Topography of drainage area; and

(5) Soil descriptions in watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the universal soil loss equation or equivalent. Data to be provided should include factors of:

- (A) Rainfall intensity and duration;
- (B) Soil erodibility;
- (C) Land slope and length of slope or topography;
- (D) Condition of the soil surface and land management practices in use; and
- (E) Surface cover, grass, pavements, etc.

Many of the lots do not appear to comply 10-24-6 Hillside and Ridge Area. The applicant is seeking to to gain a waiver of some of these requirements because of the property switch for park parcel.

Many of the lots along the center of the property are located on property that is 10%-20% slope. The applicant will need to provide the slope of each lot based on the City code and a full grading plan that justifies any type of exception.

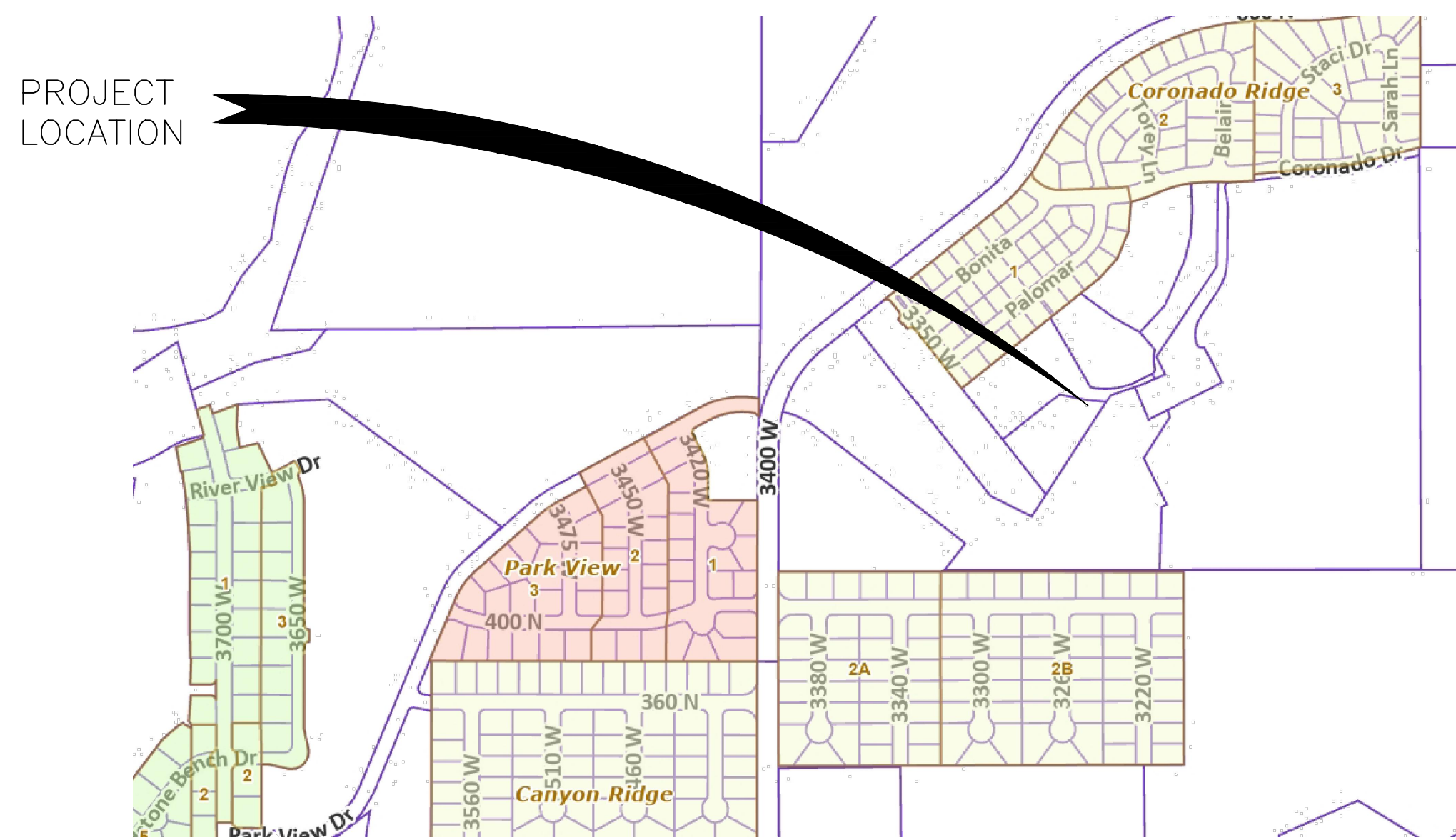
10-24-5 (C)(1) d. To determine required minimum lot size (subsection [10-24-6B](#) of this chapter) the average natural grade of each proposed parcel shall be calculated, and indicated on the development plan. The average grade shall be determined by calculating the grade of the natural slope between two (2) opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty feet (150') apart, nor greater than seventy five feet (75') from an existing or proposed property line. Small washes or rock outcrops which have slopes distinctly different from surrounding property may be excluded from slope determination, if the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this chapter, as reasonably determined by the zoning administrator.

Generally, staff supports the property exchange because it will greatly enhance the City Park location, providing a centralized location a more level area.

SANDS COVE PHASE 2

FOR
MORTAR & BEAM
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

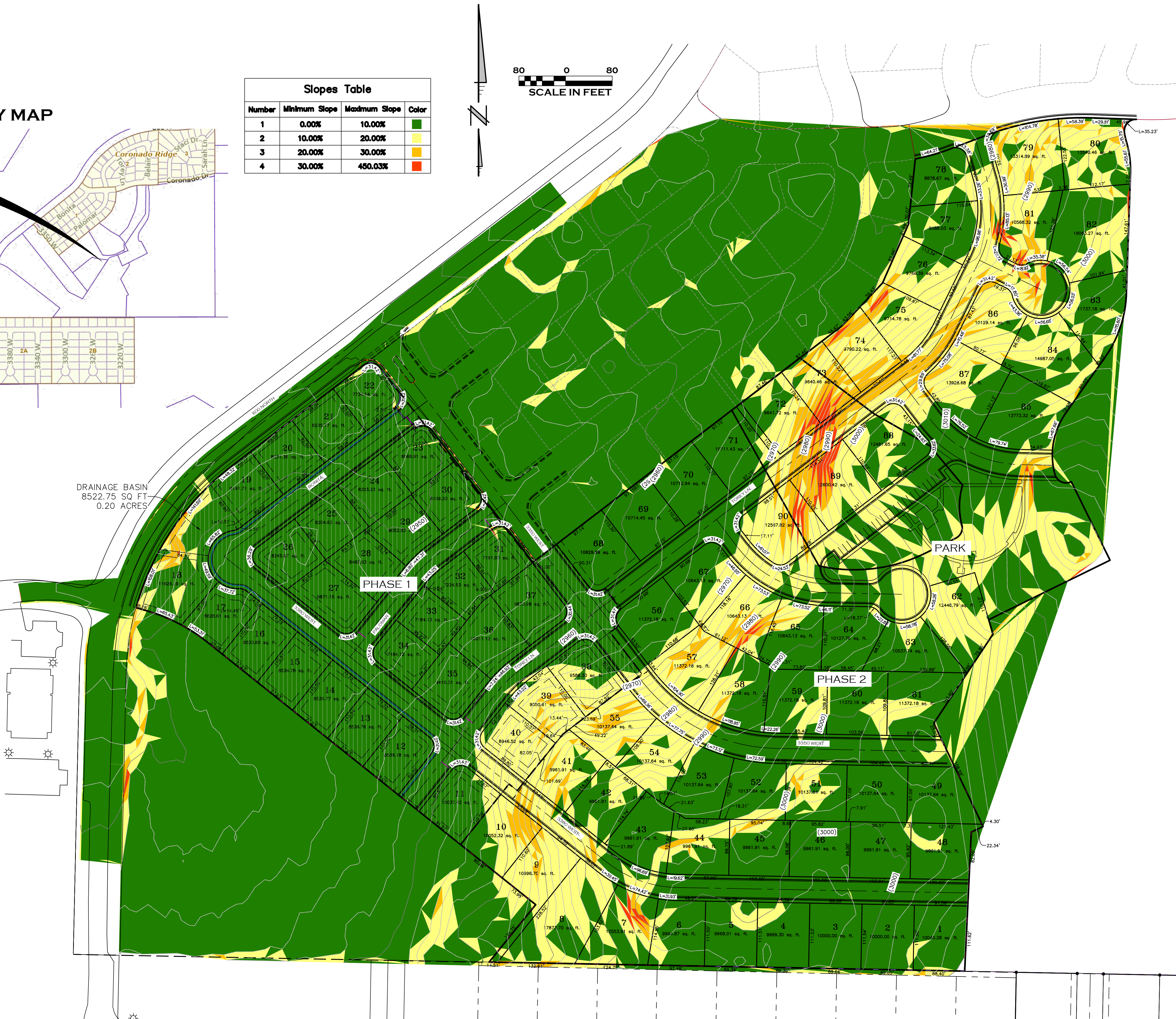
VICINITY MAP



Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Green
2	10.00%	20.00%	Yellow
3	20.00%	30.00%	Orange
4	30.00%	450.03%	Red



DRAINAGE BASIN
8522.75 SQ. FT.
0.20 ACRES

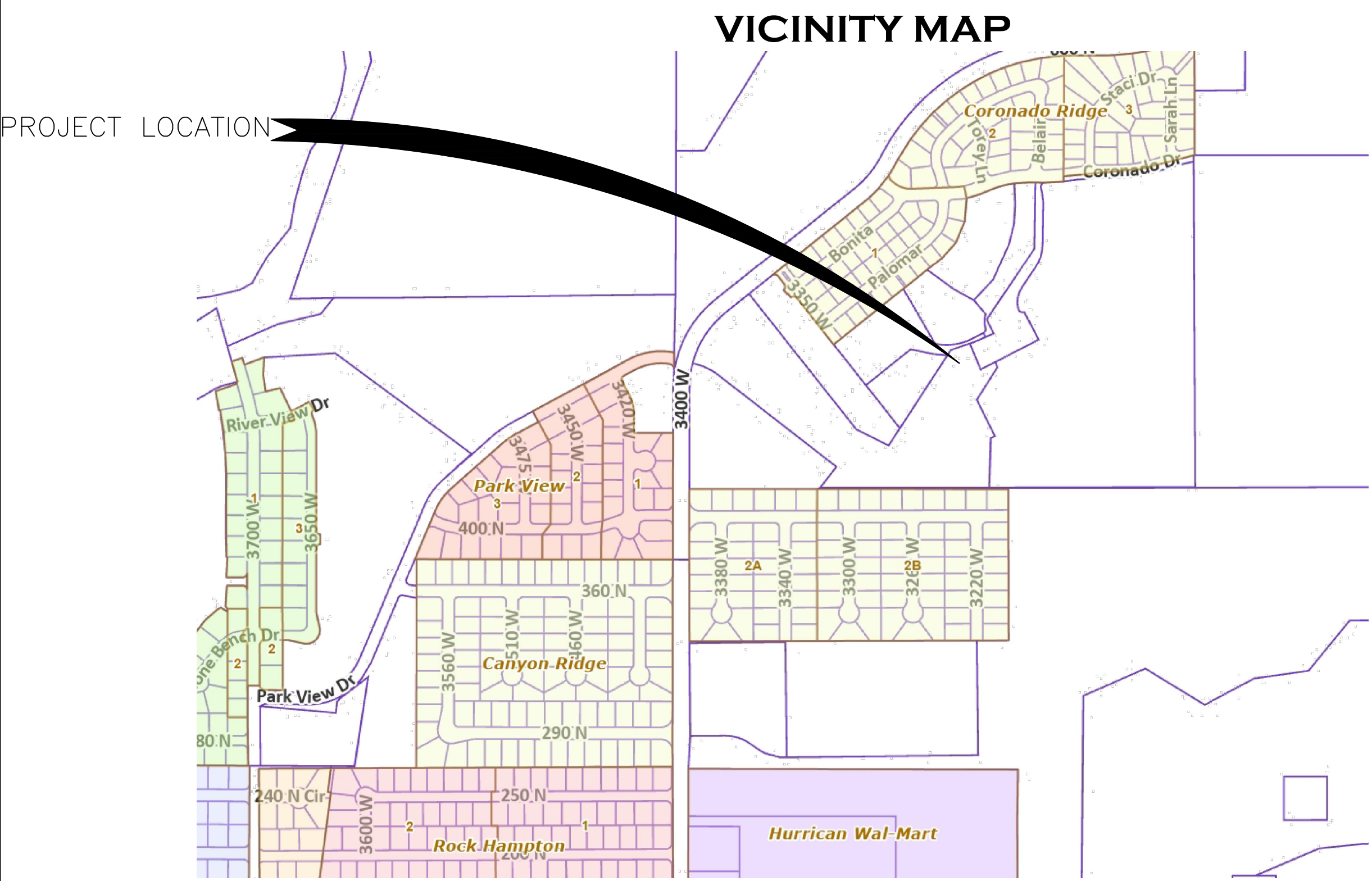
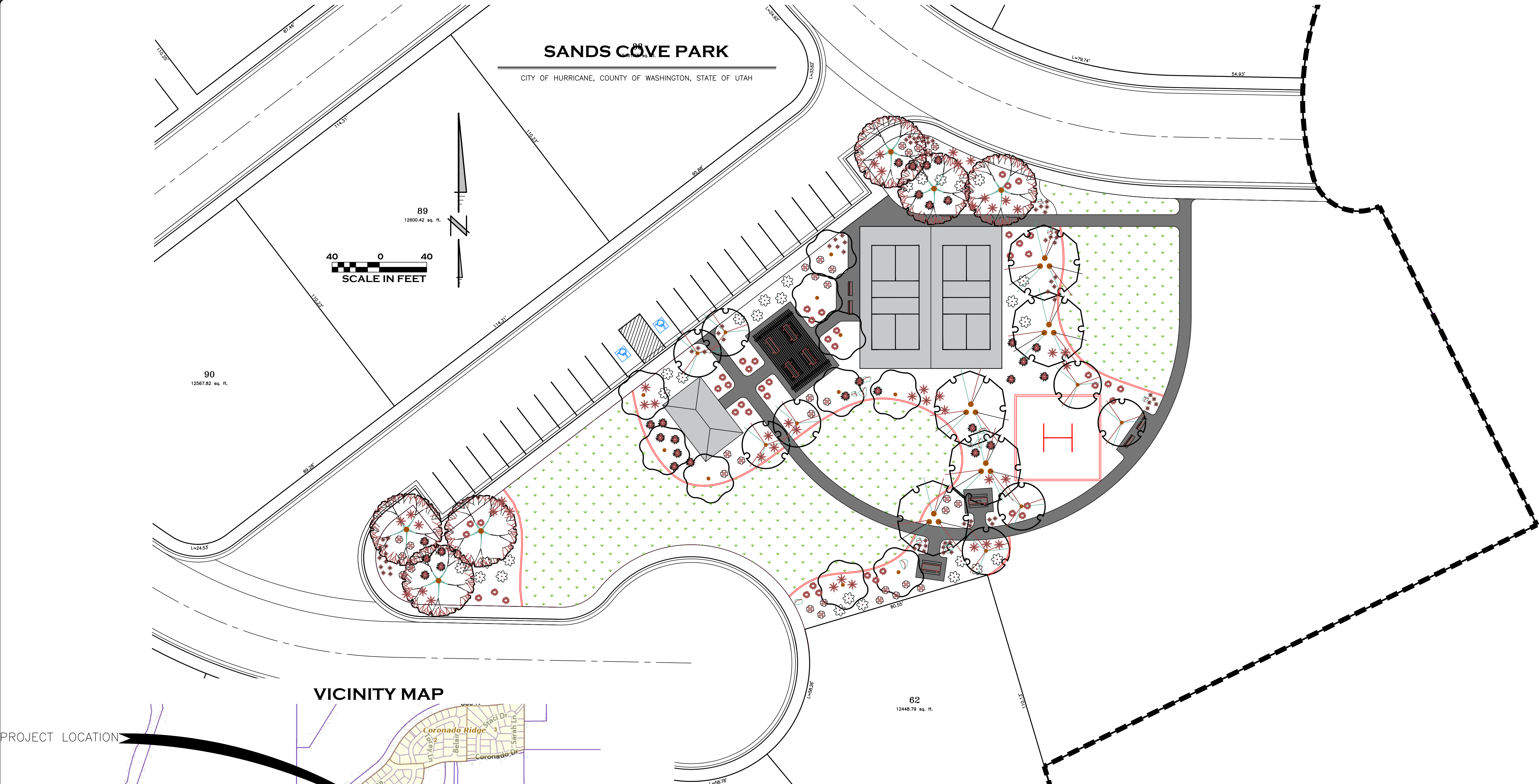


REVISIONS			
NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

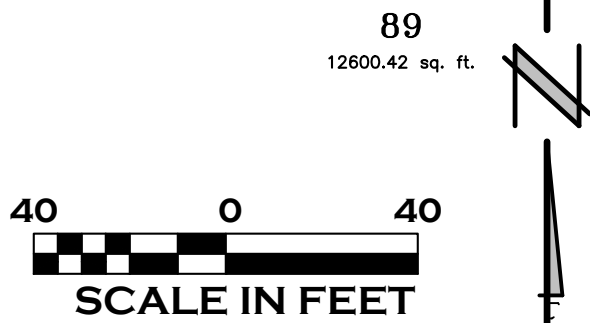
SLOPE ANALYSIS
SANDS COVE
FOR
MORTAR & BEAM
HURRICANE, UTAH WASHINGTON COUNTY
SECTION 31, T 41 S R 13 W, SLB&M

FILE NAME: 2107-1009
DATE: 10/5/2021
CHECKED:
SCALE: AS NOTED



SANDS COVE PARK

CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH



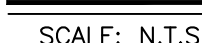
VICINITY MAP

REVISIONS			
NO.	DATE	APPROVED BY	REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-2329

PARK CONCEPT PLAN
FOR
SANDS COVE PARK
MORTAR & BEAM
HURRICANE, UTAH WASHINGTON COUNTY
SECTION 31, T. 41 S. R. 13 W. SLB8M

FILE NAME: 2107-1009
DATE: 10/5/2021
CHECKED:
SCALE: AS NOTED
SHEET
L-1
OF 1



THIS PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA
PER R.C.D.R. TAKE AREA MAP

GEOLOGICAL HAZARDS

POTENTIAL GEOTECHNICAL CONSTRAINTS FOR SANDS COVE PHASE 2
THE FOLLOWING IS BASED ON THE UTAH GEOLOGICAL SURVEY SPECIAL STUDY 127,
GEOLOGICAL HAZARDS AND ADVERSE CONSTRUCTION CONDITIONS REPORT PREPARED
FOR ST. GEORGE—HURRICANE METROPOLITAN AREA, WASHINGTON COUNTY, UTAH 2008

BRECCIA PIPES AND PALFOKARST: NONE

FAULTS: NONE

LIQUEFACTION: NONE

LANDSLIDES: NONE

ROCKFALL : NONE

CALICHE: YES

GYPSIFEROUS ROCK: NO

PIPING & EROSION: NO

EXPANSIVE: LOW

WINDBLOWN SAND: LOW

SHALLOW GROUNDWATER: NONE

NOTE: A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION

GENERAL NOTES:

* SET BACKS ARE: 25' FRONT, 8' SIDE, & 10' BACK

* ADDITIONAL SET BACKS ARE: 20' SET BACK ALONG 600 NORTH STREET

* A 10' UTILITY EASEMENT IS HEREBY GRANTED ADJACENT TO ROAD WAYS

LEGEND



NOTES

DETENTION BASIN IS IN PHASE 1

ROADWAYS WITH SLOPE GREATER THAN 5% NOT EXPECTED. BUT
WILL BE LOCALIZED IF REQUIRED

EXISTING UTILITIES INCLUDING GAS, WATER SEWER AND POWER ARE EXISTING IN 3350 WEST ST., 600 NORTH ST., AND CORONADO DR.

BOUNDARY DESCRIPTION = SANDS COVE

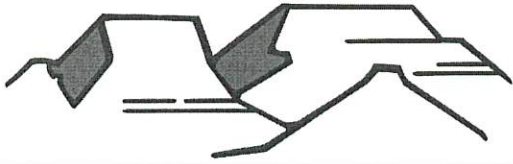
BEGINNING AT A POINT ON THE EAST-WEST CENTER SECTION LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT LIES NORTH 01°12'32" EAST 2.641 173 FEET ALONG THE NORTH-SOUTH CENTER SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION AND NORTH 88°54'35" WEST 1,925.68 FEET ALONG THE EAST-WEST CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, AND RUNNING THENCE CONTINUING ALONG SAID EAST-WEST CENTER SECTION LINE NORTH 88°54'35" WEST 1,925.68 FEET TO A POINT OF CURVATURE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 11°51'24" WEST 720.93 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 22°40'40"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 118.74 FEET; THENCE NORTH 74°02'29" WEST 18.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 600 NORTH STREET AND A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 160.00 FEET; THENCE SOUTHERLY RIGHT-OF-WAY LINE IN THE FOLLOWING TWO (2) COURSES: THENCE NORTH 25°44'59" EAST 99.99 FEET; THENCE SOUTH 52°35'11" EAST 5.00 FEET; THENCE SOUTH 37°08'39" A DISTANCE OF 298.21 FEET; THENCE NORTH 52°35'11" EAST 284.82 FEET TO THE WEST CORNER OF CORONADO RIDGE, PHASE 1 SUBDIVISION OF OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH AND A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION IN THE FOLLOWING 12 (TWELVE) COURSES: THENCE EASTERLY ALONG THE ARC A DISTANCE OF 186.59 FEET; THENCE SOUTH 88°02'17" EAST 75.79 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 31.42 FEET; THENCE SOUTH 37°24'49" EAST 25.00 FEET; THENCE NORTH 52°35'11" EAST 5.00 FEET; THENCE SOUTH 37°24'49" EAST 25.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 37°24'49" EAST, A RADIAL DISTANCE OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE SOUTH 37°24'49" EAST 265.00 FEET; THENCE SOUTH 52°35'11" EAST 66.00 FEET; THENCE SOUTH 52°35'11" EAST 99.99 FEET; THENCE NORTH 23°44'59" WEST 110.23 FEET; THENCE NORTH 05°57'38" EAST 112.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORONADO DRIVE, A 60.00 FOOT WIDE PUBLIC STREET, AND A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 10°26'04" WEST A RADIAL DISTANCE OF 330.00 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE IN THE FOLLOWING 4 (FOUR) COURSES: THENCE EASTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 125.00 FEET; THENCE SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 22°44'44"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 186.59 FEET; THENCE SOUTH 88°02'17" EAST 75.79 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 01°57'43" WEST, A RADIAL DISTANCE OF 20.00 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTHWESTERLY ALONG THE WEST LINE OF SAID RIDGE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 25.25 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 07°13'31"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 15.76 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 18°12'12"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 55.60 FEET; THENCE SOUTH 01°57'43" WEST 205.93 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 33°07'05"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 115.60 FEET; THENCE SOUTH 01°57'43" WEST 10.00 FEET; THENCE SOUTH 52°35'11" EAST 284.82 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 10°52'24"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 109.53 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 100°58'50"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 35.25 FEET; THENCE SOUTH 26°17'53" EAST 150.10 FEET; THENCE SOUTH 63°53'15" WEST 231.75 FEET; THENCE SOUTH 16°33'00" EAST 25.85 FEET; THENCE SOUTH 33°43'59" WEST 183.46 FEET; THENCE SOUTH 25°28'49" EAST 196.09 FEET; THENCE SOUTH 64°31'11" WEST 22.34 FEET; THENCE SOUTH 09°22'31" WEST 10.00 FEET TO A POINT OF BEGINNING.

CONTAINS 1,274.30 SQUARE FEET OR 29.25 ACRES

HURRICANE, UTAH

CONTACT PERSON:
JIM LYMAN
(714)794-8311
JLYMAN@MORTARANDBEAM.COM

LOCATED IN SECTION 31, T 41 S, R 13 W, SLB&M
TOTAL AREA: 20.964 ACRES
TOTAL LOTS: 61
DENSITY: 3.0 UNITS/ACRE



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-28

Receipt No. 8.163341

APPLICATION & SUBMITTAL CHECKLIST

Name: American Heritage Homes Telephone: 435-272-2824

Address: PO Box 669, Washington, UT 84780 Fax No. _____

Email: steve@ahhomes.com Agent Email: _____

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

Agent email: _____

Address of Subject Property: 991 S 1100 W

Tax ID of Subject Property: H-MUF-14 Zone District: _____

Proposed Conditional Use: (Describe, use extra sheet if necessary) Construction of stand alone garage on property

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

Agenda Date:	11/10/2022
Application Number:	2022-CUP-28
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	American Heritage Homes
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	991 S 1100 W
Zoning:	RA-0.5
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 2499 sq. ft. and 36' tall casita/garage. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

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

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

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

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

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

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

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

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

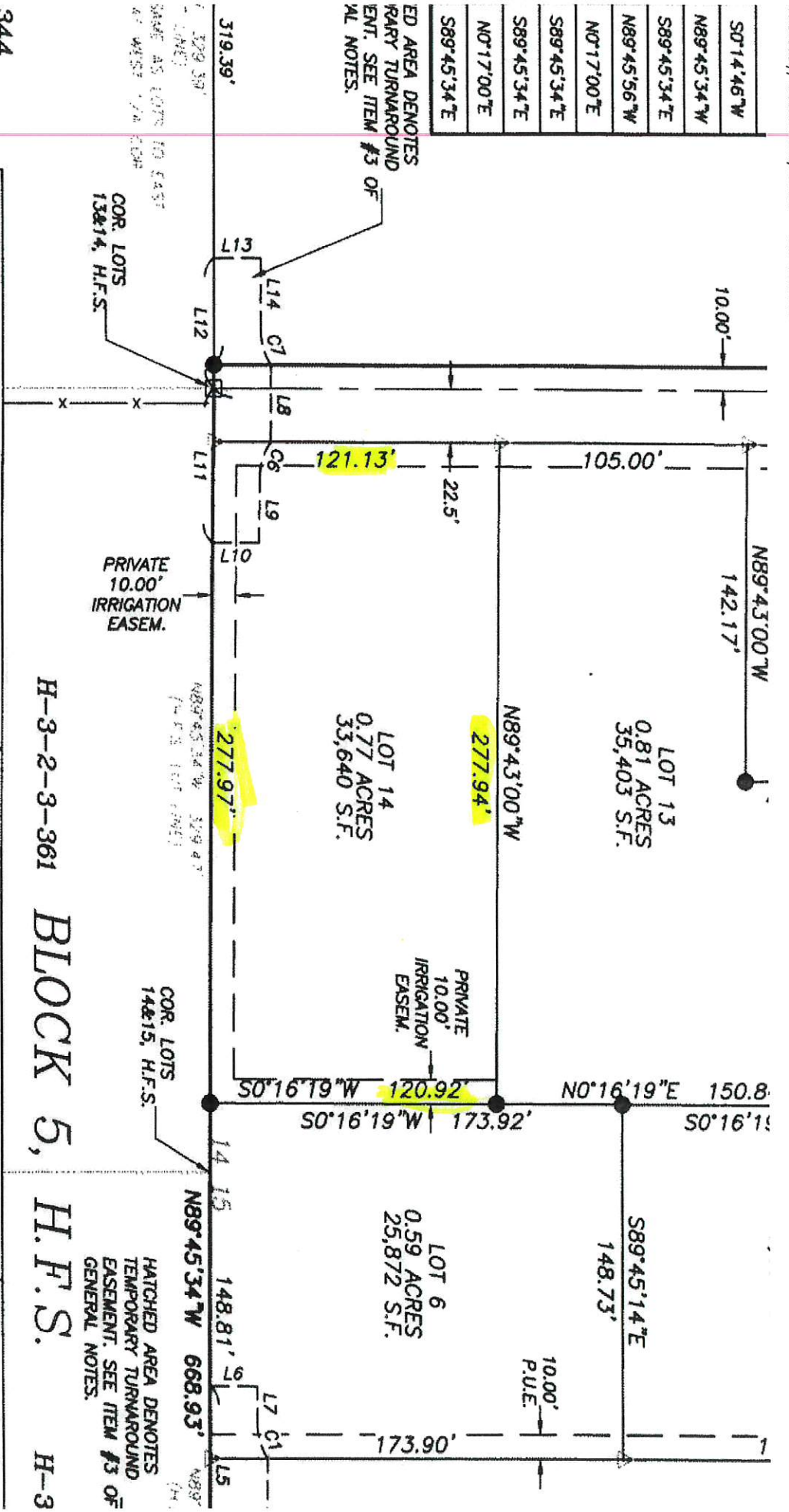
Findings:

1. The proposed building is not greater than two stories and will be compatible with the neighboring homes. The plan set states that “exterior stucco and roof tile to match existing house”.
2. The total building coverage from the two buildings does not exceed 50% of the lot
3. The building is setback at least 5’ from all property lines

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

S0°14'46"W
N89°45'34"W
S89°45'34"E
N89°45'56"W
N0°17'00"E
S89°45'34"E
S89°45'34"E
N0°17'00"E
S89°45'34"E

ED AREA DENOTES
KARY TURNAROUND
ENT. SEE ITEM #3 OF
AL NOTES.



344

ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE	APPROVED AS TO FORM, THIS THE 17th DAY OF July, A.D. 2017.	ON THIS THE 22nd OF 2017, THE PLANNING HAVING REVIEWED

H-3-2-3-361 BLOCK 5, H.F.S. H-3

SCALE 1/8" = 1'-0"

[illegible]

(435) 632-3482

WILD RESIDENCE
ANDERSEN GOODWIN HOMES

SITE PLAN

A 101

Sheet Title: GARAGE LAYOUT

NATE & ASHLEY WILD
991 S. 1100 W.
HURRICANE, UTAH

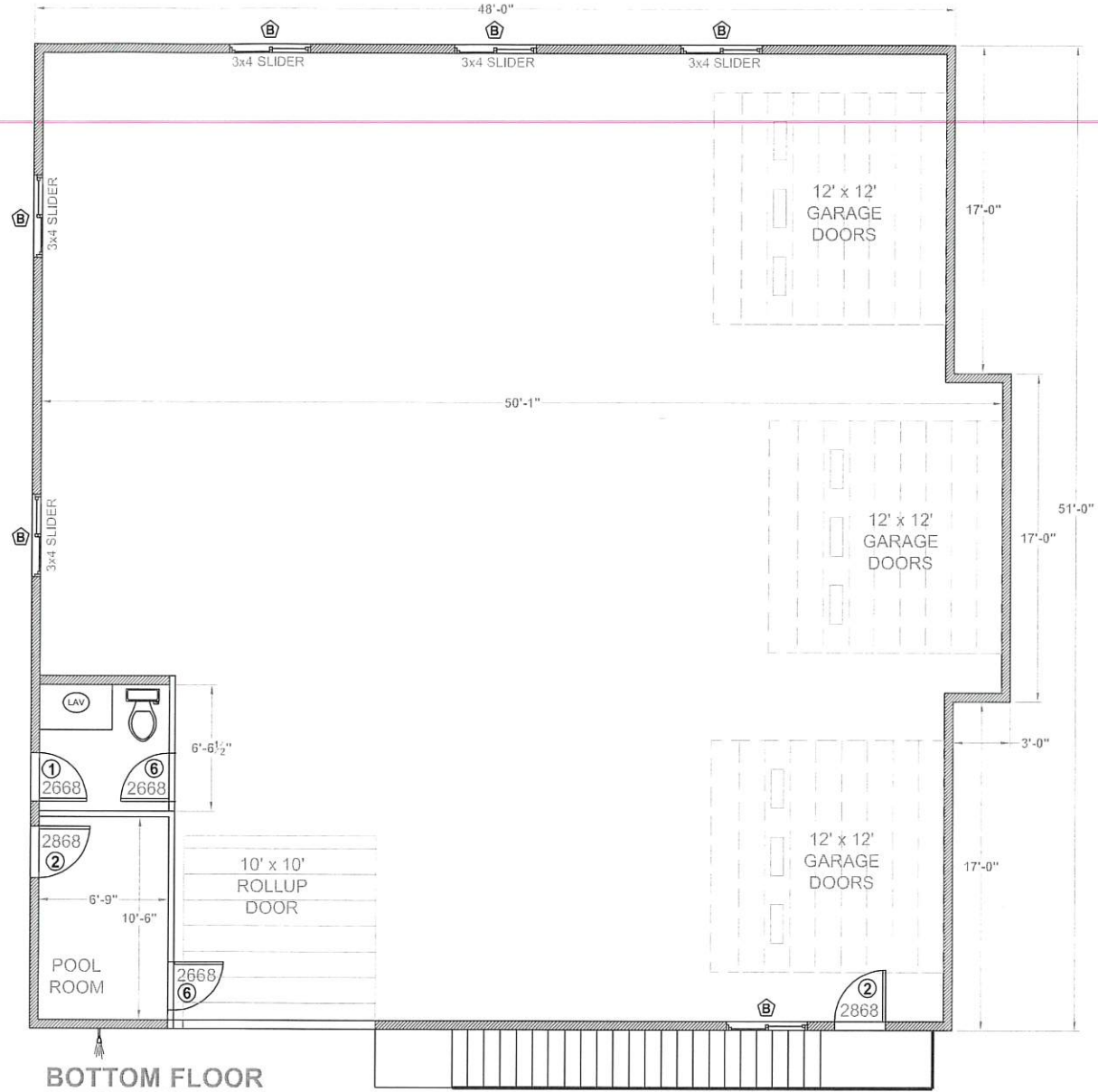
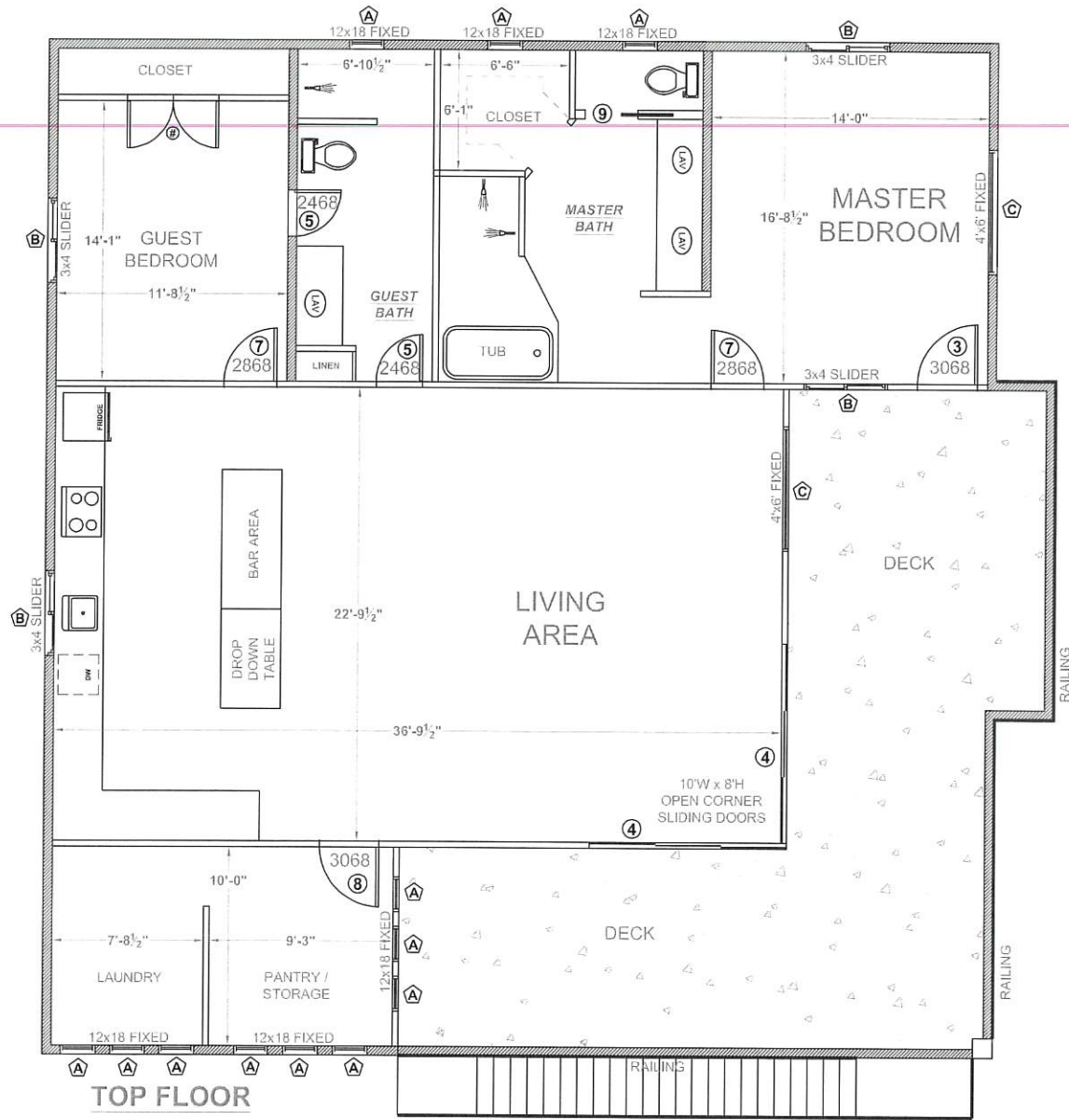
Project Name:

Drawn By
BC

Date
10/19/22

Project Number
NWG

Sheet Number



DOOR SCHEDULE #

QTY	CODE	TYPE	MATERIAL	SINGLE / PAIR	WIDTH	HEIGHT	NOTES
1	1	EXTERIOR	FIBERGLASS	S	2'-6"	6'-8"	STAINED & INSULATED TO MATCH EXISTING
2	2	EXTERIOR	FIBERGLASS	S	2'-8"	6'-8"	
1	3	EXTERIOR	FIBERGLASS	S	3'-0"	6'-8"	
2	4	GLASS SLIDING DOOR	TRIPLE PANEL SLIDERS THAT RECESS INTO POCKET AND CORNER LOCK	P	10'-0"	8'-0"	
2	5	PRE-HUNG SURFACE PANEL	HOLLOW CORE WOOD	S	2'-4"	6'-8"	STAIN GRADE
2	6	PRE-HUNG SURFACE PANEL	HOLLOW CORE WOOD	S	2'-6"	6'-8"	STAIN GRADE
2	7	PRE-HUNG SURFACE PANEL	HOLLOW CORE WOOD	S	2'-8"	6'-8"	STAIN GRADE
1	8	PRE-HUNG SURFACE PANEL	HOLLOW CORE WOOD	S	3'-0"	6'-8"	STAIN GRADE
1	9	POCKET DOOR	HOLLOW CORE WOOD	S	2'-8"	6'-8"	STAIN GRADE
1	10	CLOSET DOORS	HOLLOW CORE WOOD	P	4'-8"	6'-8"	STAIN GRADE

HATCHED AREA INDICATES 2x6 FRAMING

WINDOW SCHEDULE X

QTY	CODE	TYPE	WIDTH	HEIGHT	GLASS	NOTES
12	A	FIXED	1'-6"	12"	TEMPERED	
10	B	SLIDER	4'-0"	3'-0"		
2	C	FIXED	6'-0"	4'-0"		

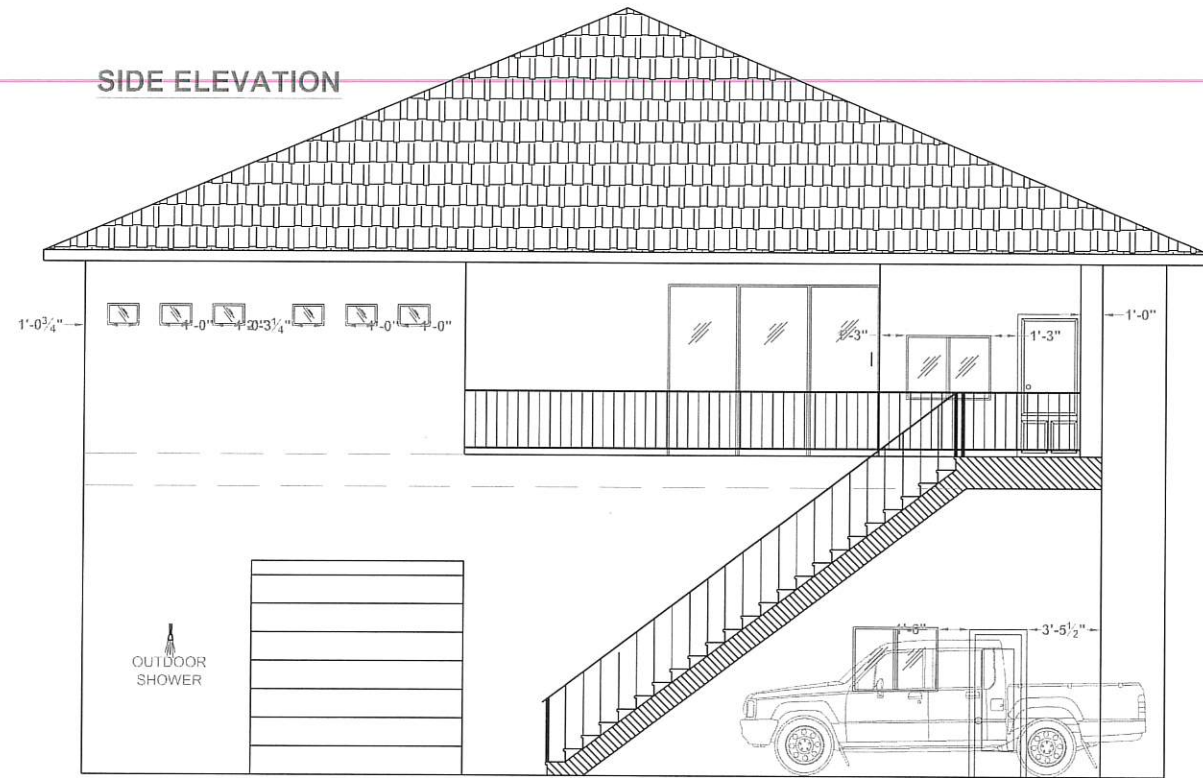
CONSTRUCTION NOTES:

- EXTERIOR STUCCO AND ROOF TILE TO MATCH EXISTING HOUSE.
- OWNER TO CONSULT WITH CONTRACTOR TO DETERMINE HEATING/COOLING OPTIONS
- UPPER DECK AND SUPPORT BEAMS TO BE CONSTRUCTED PER ENGINEERING SPECIFICATIONS
- 8' CEILING HEIGHTS ON BOTH FLOORS. TOTAL HEIGHT OF ADDITION DEPENDS ON WIDTH OF FLOOR JOISTS BETWEEN FLOORS PER ENGINEERS SPECIFICATIONS.
- HVAC SYSTEM TO BE ZONED FOR THE UPPER AND LOWER FLOORS.

GARAGE FLOOR	2,500 SqFt
UPPER FLOOR - LIVING AREA	1,705 SqFt
TOTAL ENCLOSED AREA	4,205 SqFt



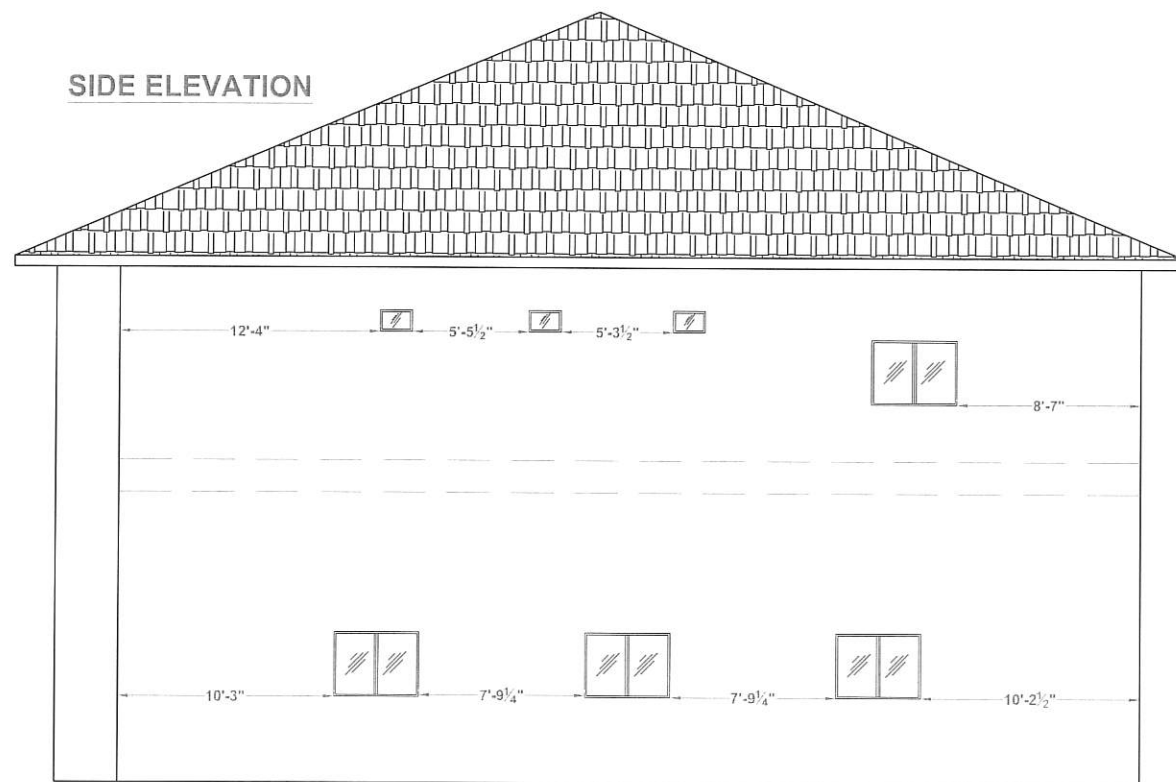
SIDE ELEVATION



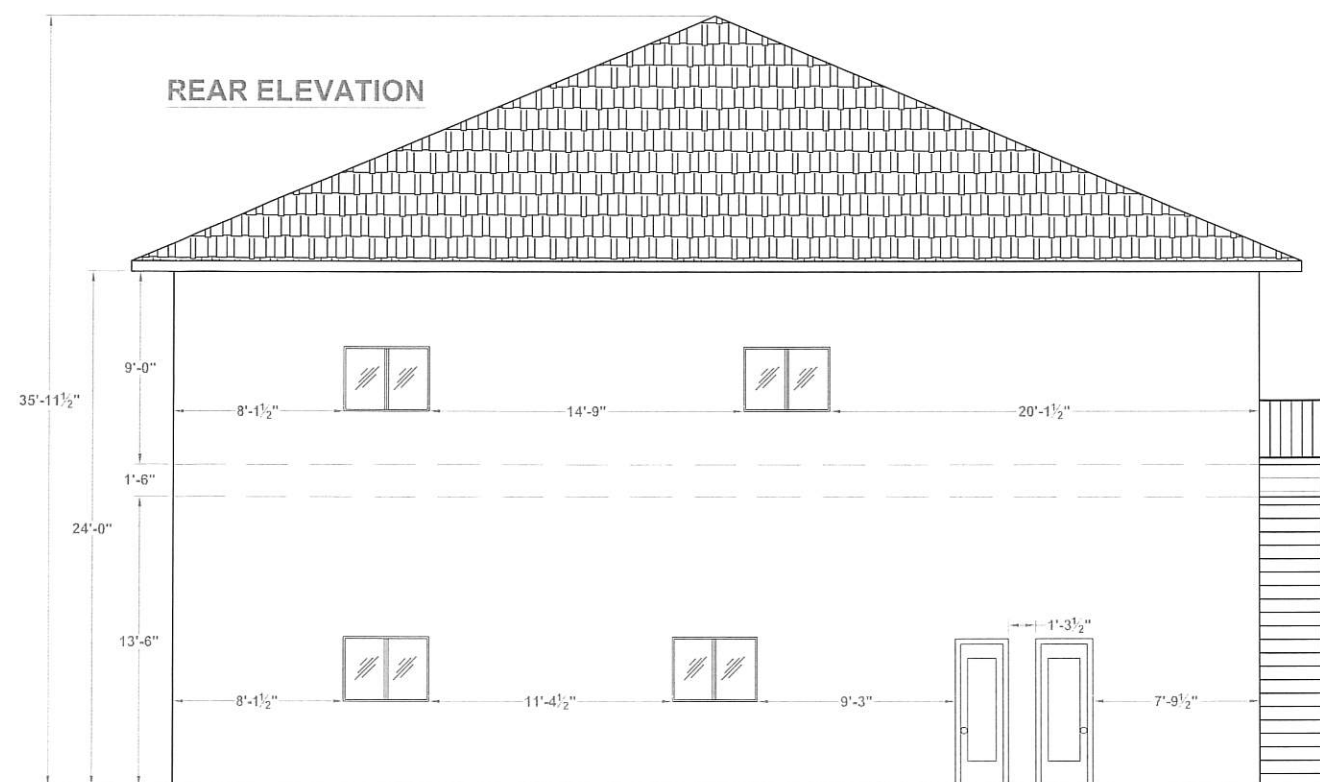
FRONT ELEVATION

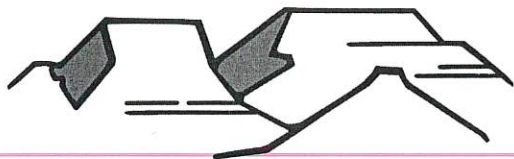


SIDE ELEVATION



REAR ELEVATION





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-COP-29

Receipt No. 7.702894

APPLICATION & SUBMITTAL CHECKLIST

Name: Gabe & Michelle Waters Telephone: 801-376-7321
Address: 775 W 1300 S Hurricane Fax No. _____
Email: gabrielwaters@yahoo.com Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Address of Subject Property: 775 W 1300 S Hurricane, UT
Tax ID of Subject Property: H-3-2-10-413 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 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ___ 3) Building floor plans for new construction
- ___ 4) A statement of how the applicant intends to meet the conditions for the use desired
- ___ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

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

(Office Use Only)

Date Received: _____ Received by: _____

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

Agenda Date:	11/10/2022
Application Number:	2022-CUP-29
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Gabe and Michelle Waters
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	775 W 1300 S
Zoning:	RA-1 APO
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 2760 sq. ft. and greater than 24' tall barn. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

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

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

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

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

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

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

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

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

Findings:

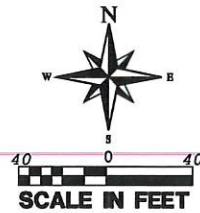
1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The total building coverage from the two buildings does not exceed 50% of the lot
3. The building is setback at least 5' from all property lines
4. The building is located within the "front yard" of the property. Hurricane City Code prohibits accessory buildings located within the front yard.

Sec. 10-37-5. - Accessory uses and structures.

Accessory uses and structures shall be permitted in all zones provided they are incidental to, and do not substantially alter a principal use or structure.

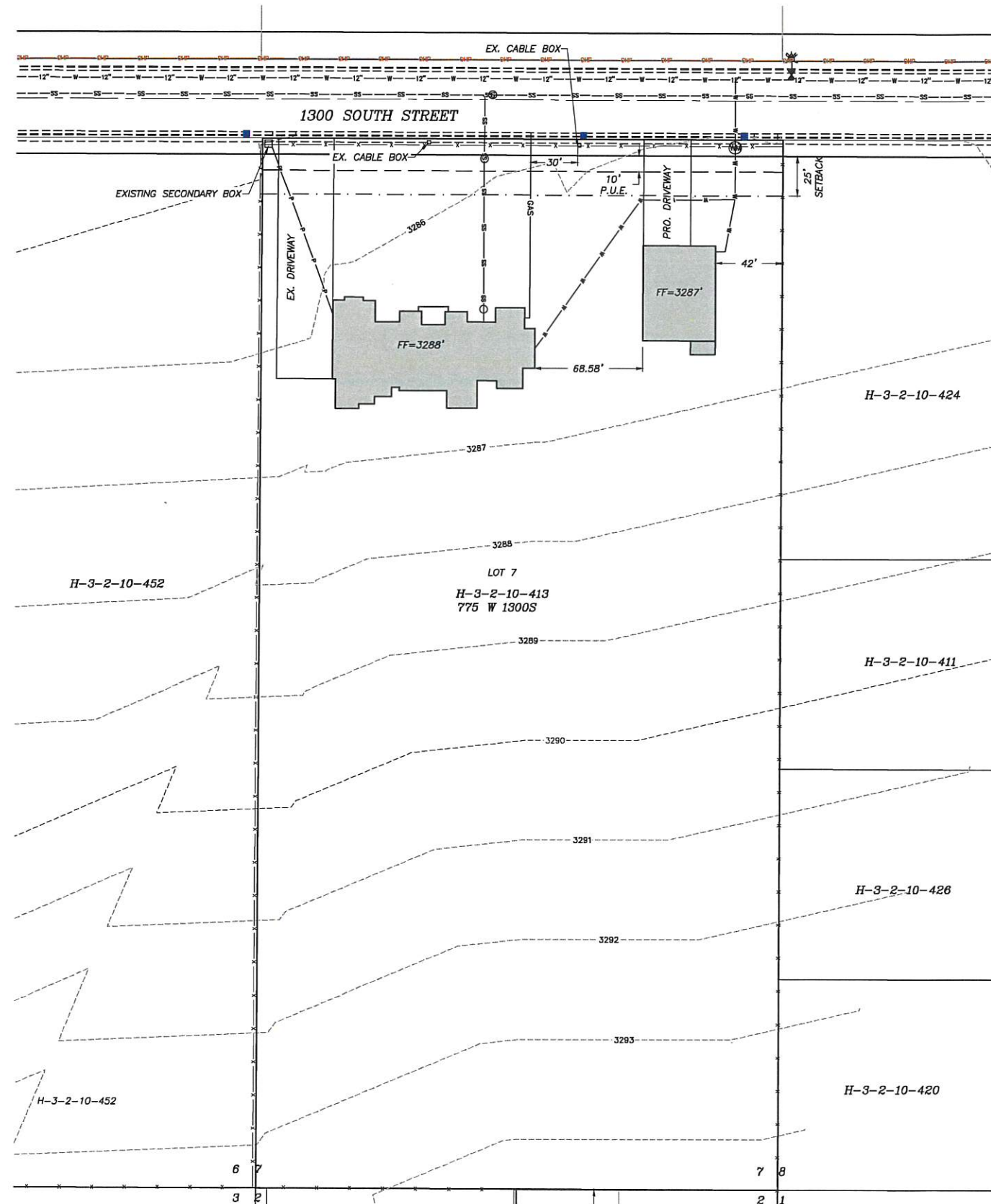
- A. *Front yard. No accessory building or structure nor group thereof shall be located in a front yard unless expressly authorized by a provision of this title.*

Recommendation: Staff recommends approval of the conditional use permit subject to staff and JUC comments including bringing the accessory building even with the frontage of the primary building on the property.



SITE/UTILITY PLAN FOR: GABRIEL WATERS

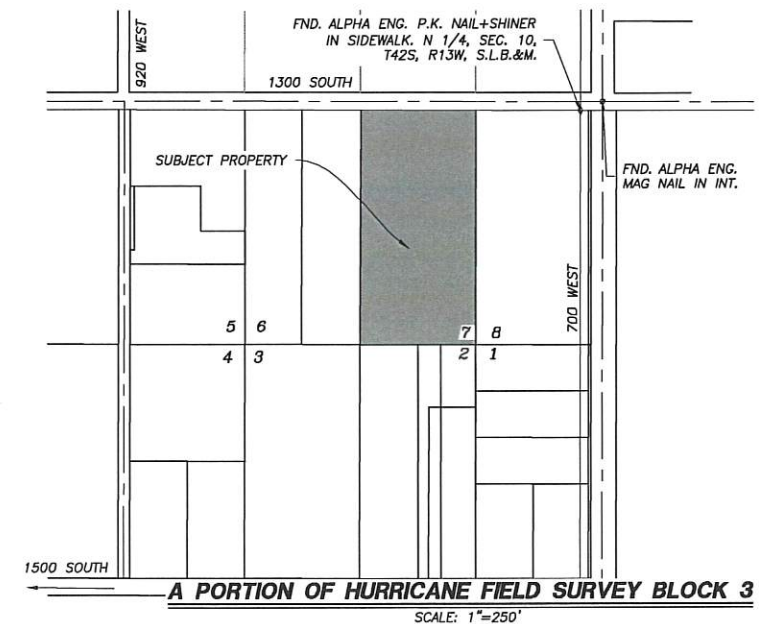
LOCATED IN THE NE 1/4 OF THE NW 1/4
OF SECTION 10, T42S, R13W, S.L.B.&M.; LOT 7, BLOCK 3 OF HURRICANE FIELD SURVEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- | | | | |
|-----------|--------------------------|---------|-----------------------------|
| — | PROPERTY LINE | — IRR — | EXISTING IRRIGATION LINE |
| - - - | ADJACENT PROPERTY LINE | — 4" — | PROPOSED 4" SEWER LINE |
| - - - | CENTER LINE | — | EXISTING SEWER LINE |
| - - - | SECTION LINE | — P — | PROPOSED POWER LINE |
| — | OVERHEAD POWER | — | R.O.W. DEDICATION |
| - - - | OLD PROPERTY LINE | — | FUTURE ASPHALT |
| - - - | EASEMENT | ◆ | SECTION CORNER AS DESCRIBED |
| - x - x - | FENCE LINE | ● | PROPOSED WATER METER |
| — | CURB & GUTTER | ✱ | EXISTING FIRE HYDRANT |
| — | PROPOSED 3/4" WATER LINE | ✱ | PROPOSED 6" GATE VALVE |
| — | EXISTING WATER LINE | ○ | SEWER CLEANOUT |

REVIEWED FOR CODE COMPLIANCE
10/14/2022
SPLUWA CODE ASSOCIATION



APPROVED
By [Signature] Surveyor of 2018 per. Exp. 12, 2024

REVISIONS		
NO.	DESCRIPTION	DATE BY

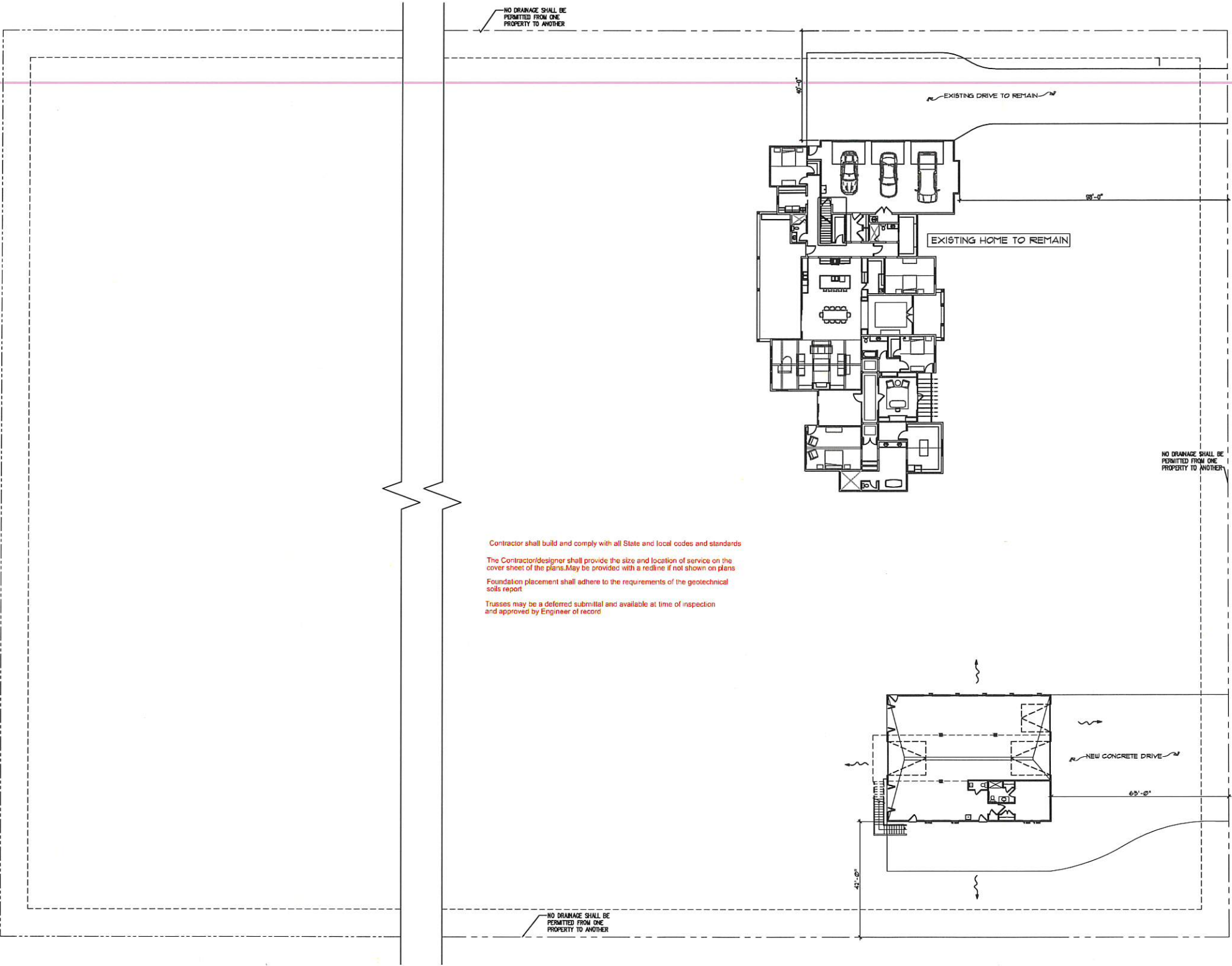
PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84757
Phone: (435) 646-8387 Karl Rasmussen
Phone: (435) 946-5571 Chad Hill



SITE/UTILITY PLAN FOR:
GABRIEL WATERS
PARCELS H-3-2-10-413
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 10, T42S, R13W, S.L.B.&M.

DATE: 9/16/2022
SCALE: 1"=40'
JOB NO.
689-001
SHEET NO.
C1

ISSUE DATE: 10/06/2022
REVISIONS:

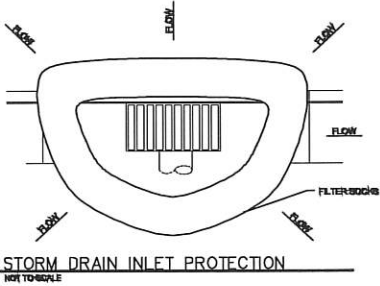


SITE NOTES:

- BEFORE CONSTRUCTION BEGINS BUILDER IS TO VERIFY LOT DIMENSIONS AGAINST SITE PLAN DIMENSIONS.
- COORDINATE, PROVIDE AND INSTALL WITH APPROPRIATE TRACKS AND OWNER UNDERGROUND SEWER, POWER, TELEPHONE, CABLE TV, NATURAL GAS AND WATER LINES TO UTILITY MAINS.
- PROPER DRAINAGE SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER
- DRAINAGE SHALL HAVE A MINIMUM SLOPE OF 5% AWAY FROM BUILDING FOR A MINIMUM OF 10'-0" IN ALL AREAS PERVIOUS AND IMPERVIOUS INCLUDING CONCRETE SURFACES.
- ANY SLOPE SHALL NOT BE GREATER THAN 1 VERTICAL UNIT FOR EVERY 2 HORIZONTAL UNITS. ALL LOCAL CODES SHALL BE MET. ANY GREATER SLOPE SHALL BE RETAINED AND DESIGNED BY A PROFESSIONAL.
- HOME SHALL BE STAKED BY A PROFESSIONAL SURVEYOR TO INSURE ACCURACY OF FOUNDATION.
- ALL FLAT WORK ON CONCRETE SHALL BE PER OWNER AND IS SUBJECT TO CHANGE. VERIFY WITH HOME OWNER

EROSION CONTROL NOTES:

- SOIL EXCAVATED IN PREPARATION OF FOUNDATION CONSTRUCTION SHALL BE STOCKPILED ON-SITE AT A SECURE LOCATION NOT TO BE DISTURBED.
- PLACE FILTER SOCKS WITHIN CURB AND GUTTER ANGLED UP GRADIENT. ANCHOR FILTER SOCKS WITH ONE SHANK OF EACH END. THE FILLED SOCK WILL AID IN FILTERING STORM WATER RUNOFF THAT MAY CONTAIN SEDIMENT DUE TO TRACKING FROM THE SITE. TRACKING SHOULD BE MAINTAINED AS PART OF GOOD HOUSE KEEPING MEASURES.
- CONTRACTOR TO MAINTAIN ALL BMP'S.
- INSTALL 18"-W BMP AT NEAREST STORM DRAIN INLET DOWN GRADIENT FROM SITE ALONG STREET.
- INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT A MINIMUM OF ONCE A WEEK.
- REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 1/2-1 1/2 OF FILTER SOCK HEIGHT.



- A) ALL SPECIFICATIONS AND CODES PER 2009 IRC/IBC. 2015 IRC is the applicable code
- B) PROVIDE COUNTERFLASHING AND CAULKING AROUND ALL EXTERIOR DOORS AND WINDOWS.
- C) PROVIDE WEATHER BARRIER ON ALL EXTERIOR SHEATHING UNDER SIDING, BRICK, STUCCO ETC.
- D) PROVIDE ICE AND WATER SHIELD AT ALL ROOF EDGES, EAVES OR VALLEYS AND MUST EXTEND 24" UP PAST WARM SIDE OF HOUSE.
- E) FREEZELESS BACKFLOW PREVENTION HOSE BIBS ARE REQUIRED ON ALL INTERIOR AND EXTERIOR HOSE BIBS.
- F) PROVIDE VAPOR BARRIER ON ALL UNFINISHED FRAMED WALLS WITH INSULATION INSTALLED.
- G) PROVIDE MID-HEIGHT BLOCKING IN ALL UNFINISHED FRAMED BASEMENT WALLS.
- H) ELECTRICAL MUST COMPLY TO ALL CURRENT CODES.
- J) AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED LESS THAN 4'-0" DIRECTLY BENEATH ANY DOOR, OPENABLE WINDOW, OR OTHER AIR INTAKE OPENING.
- K) ALL JOINTS, TRANSVERSE AND LONGITUDINAL BEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
- L) PROVIDE TURTLE BACK VENTS IF REQUIRED. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 500 OF THE AREA OF THE SPACE VENTILATED. REDUCED TO 1 TO 300 IF AT LEAST 50% AND NOT MORE THAN 90% IS VENTED.
- M) COFFIT VENTS - EVERY 4TH TRUSS (TYP) ON EVERY HOUSE. WHEN VENT THROUGH COFFIT INSTALL INSULATION BATTLES.
- N) VERIFY LOCATION OF ELECTRICAL PANEL AS PER PLAN.

- NOTES:
- NO DIRT OR DEBRIS PLACED OVER SIDEWALK AND CURB.
 - NO DIRT OR DEBRIS PLACED IN ROADWAY.
 - IF ROADWAY, SIDEWALK OR CURB BECOMES DIRTY, IT SHALL BE CLEARED IMMEDIATELY.
 - NO ACCESS EXCEPT AT CONSTRUCTION ACCESS.
 - STORM DRAIN INLETS TO BE PROTECTED AND MAINTAINED UNTIL FINAL STABILIZATION HAS BEEN ACHIEVED.
 - BUILDING SITE WILL BE CLEANED ON A REGULAR BASIS.
 - ALL CHEMICALS STORED ON SITE WILL BE IN CONTAINMENT SHOWN ON MAP.
 - WASHOUT AREA WILL BE USED FOR ANY TYPE OF TOOL AND/OR EQUIPMENT CLEANING.
 - CHEMICAL TOILET WILL BE PLACED ON PERVIOUS SURFACE.
 - SUPPLY DOCUMENTS WILL BE POSTED ON SITE.

NO EXCEED FROM LOCAL COMPLIANCE

10/14/2022

BY: J. KELLY JENSEN

PLAN REVIEW APPROVAL

FOR COMPLIANCE WITH
2019 CBC, CRC, CMC, CFC, CPC,
California and California

Plan check approval of documents does not
authorize construction to proceed in violation
of any federal, state, or local regulations.

BY: *[Signature]* DATE: 10/14/2022

SHUMS CODA ASSOCIATES

APPROVED

By: *[Signature]* Engineer at 2:10 pm, Oct 12, 2022

VICINITY MAP

SITE PLAN

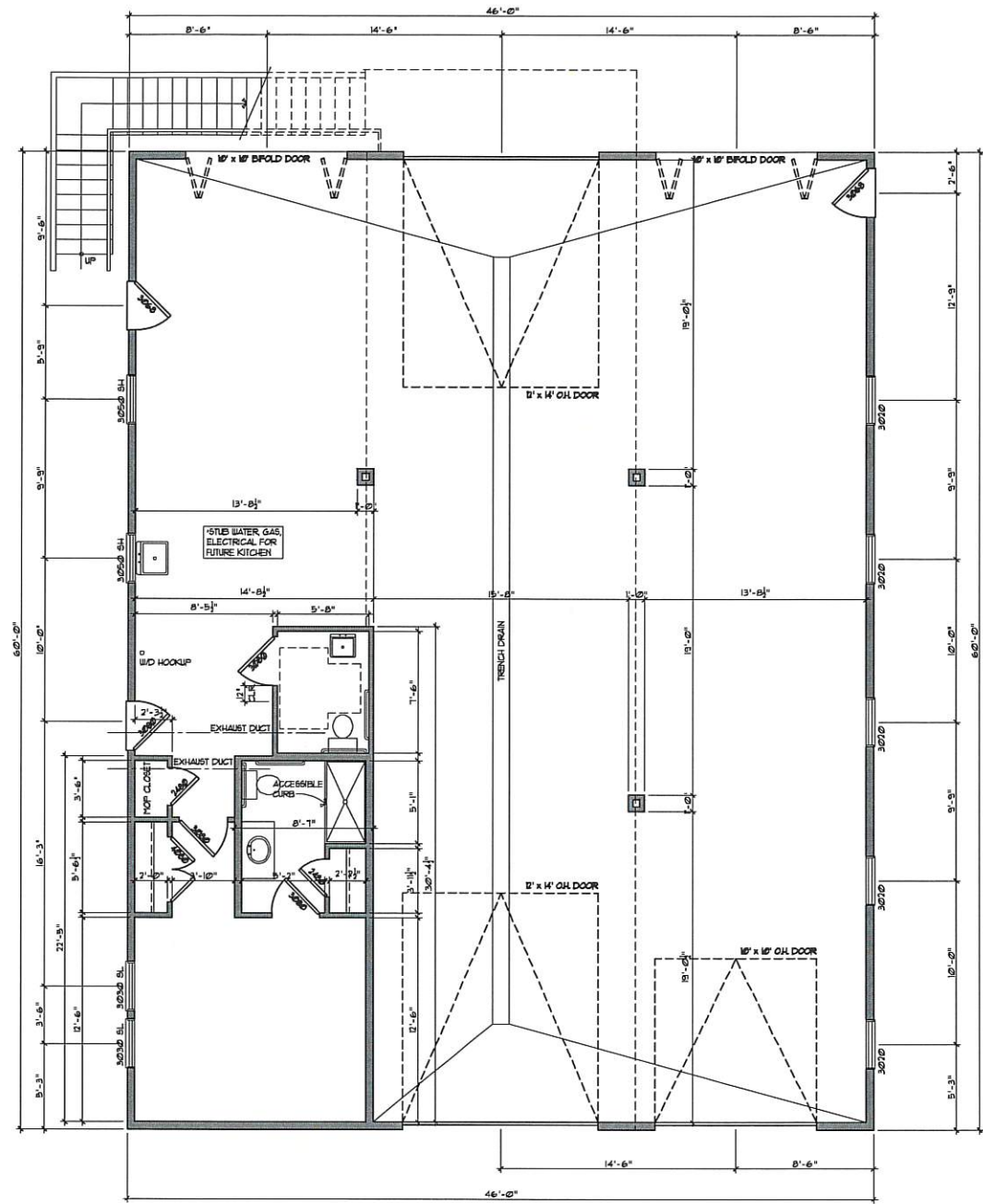
SCALE: 1/16" = 1'-0"



WATERS BARN
HURRICANE PEACH ORCHARD
HURRICANE, UTAH

[illegible]

A1.1



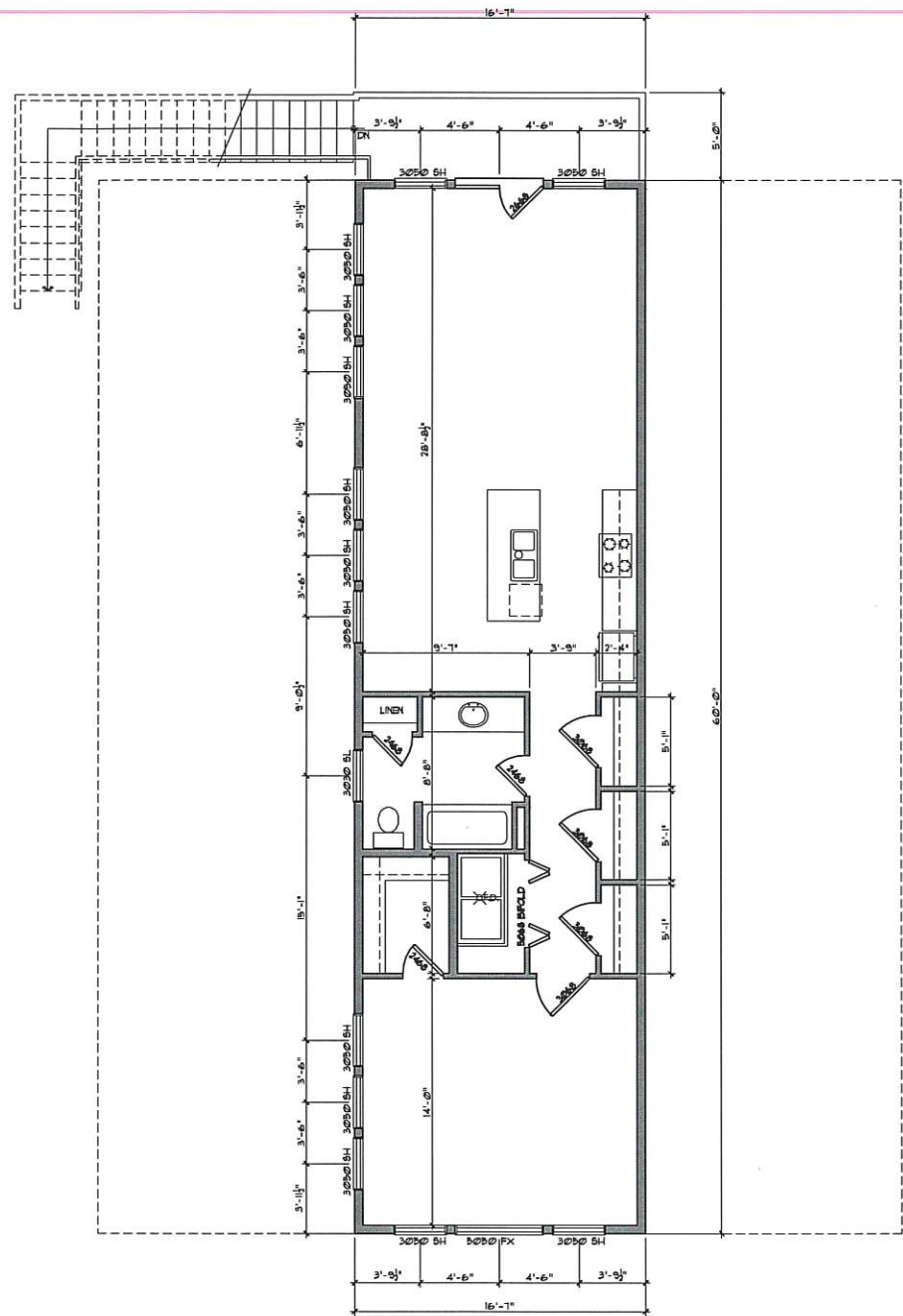
REVIEWED FOR CODE COMPLIANCE
10/14/2022
Sharon Clark, Architect

WATERS BARN

HURRICANE PEACH ORCHARD

HURRICANE, UTAH

ISSUE DATE: 10/06/2022	
REVISIONS:	



Stairs shall meet the requirements of 2015 IRC R311

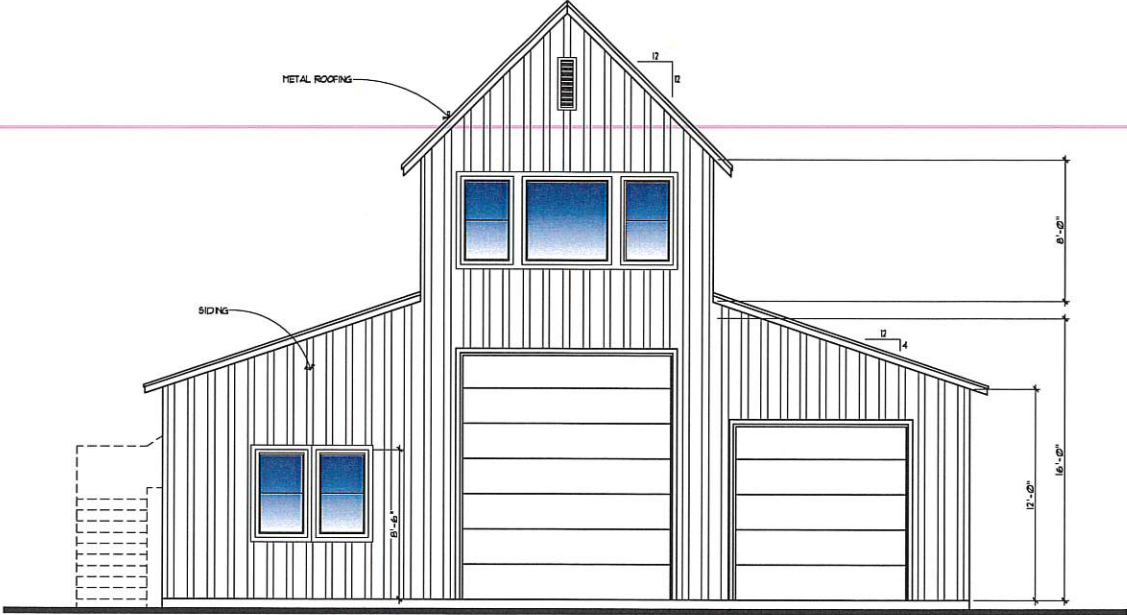


UPPER FLOOR PLAN

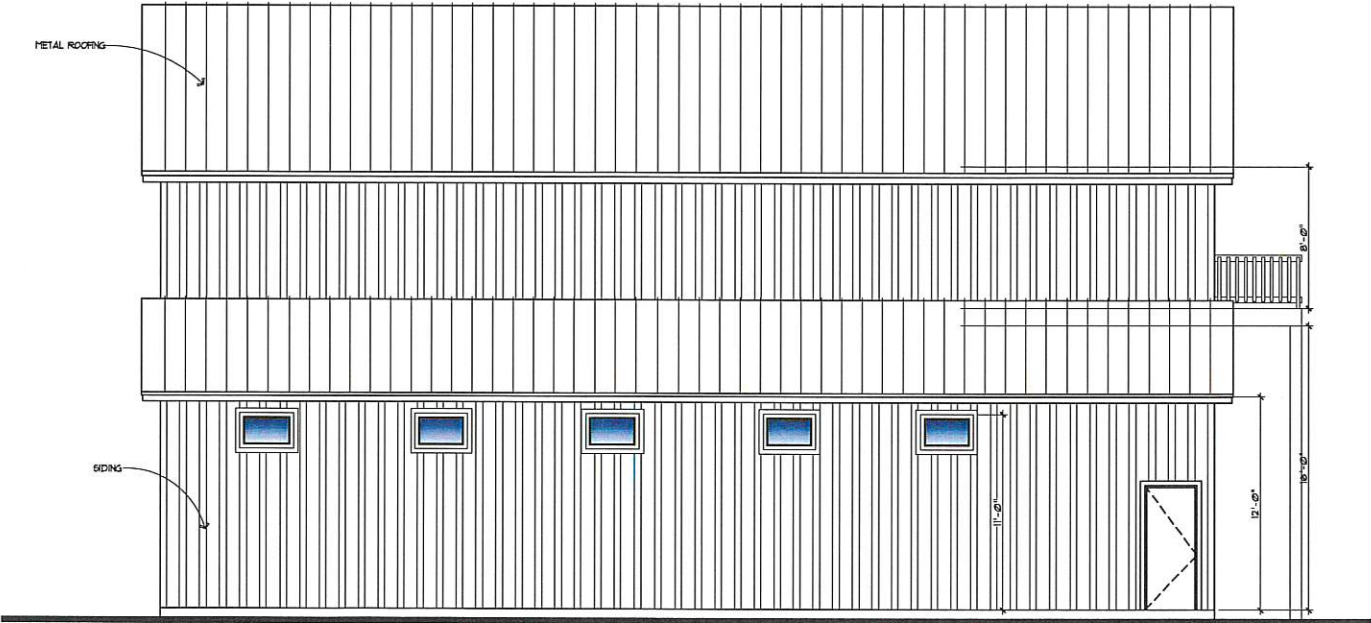
SCALE: 1/4" = 1'-0"

000 sq. ft. FINISHED

REVISED FOR COMPLIANCE
10/14/2022
BY: J. L. JENSEN



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



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

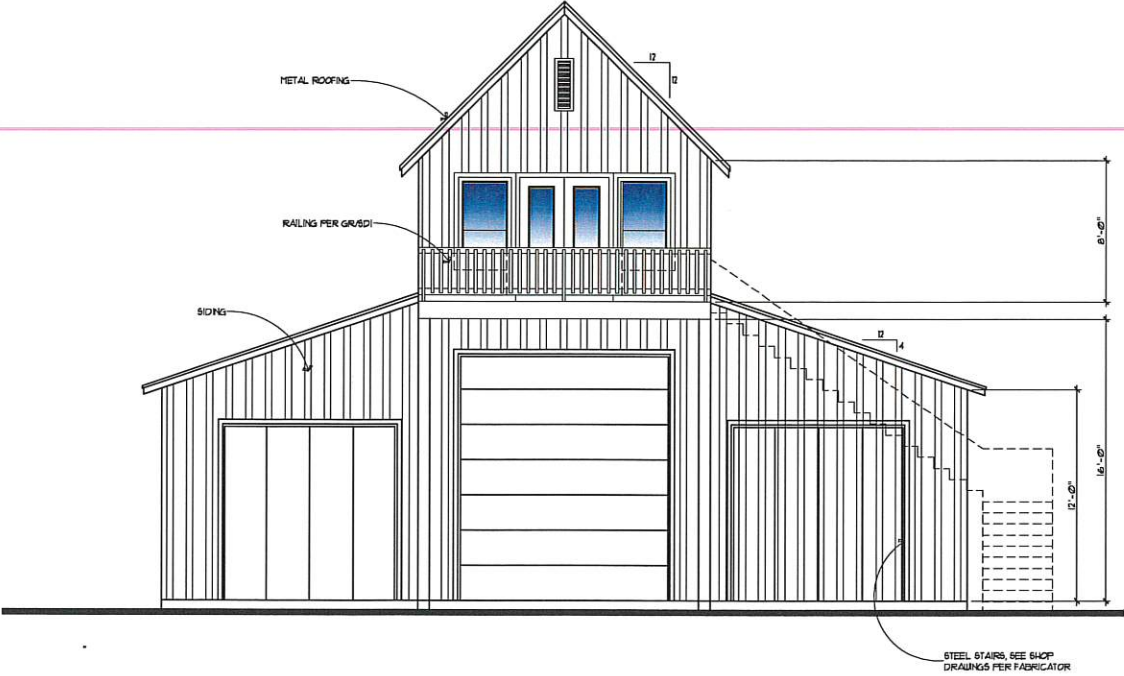
REVIEWED FOR CODE COMPLIANCE
10/14/2022
R. WYMAN

RL WYMAN HOMES
ST. GEORGE, UTAH
WWW.RLWYMAN.COM

WATERS BARN
HURRICANE PEACH ORCHARD
HURRICANE, UTAH

ISSUE DATE: 10/26/2022
REVISIONS:

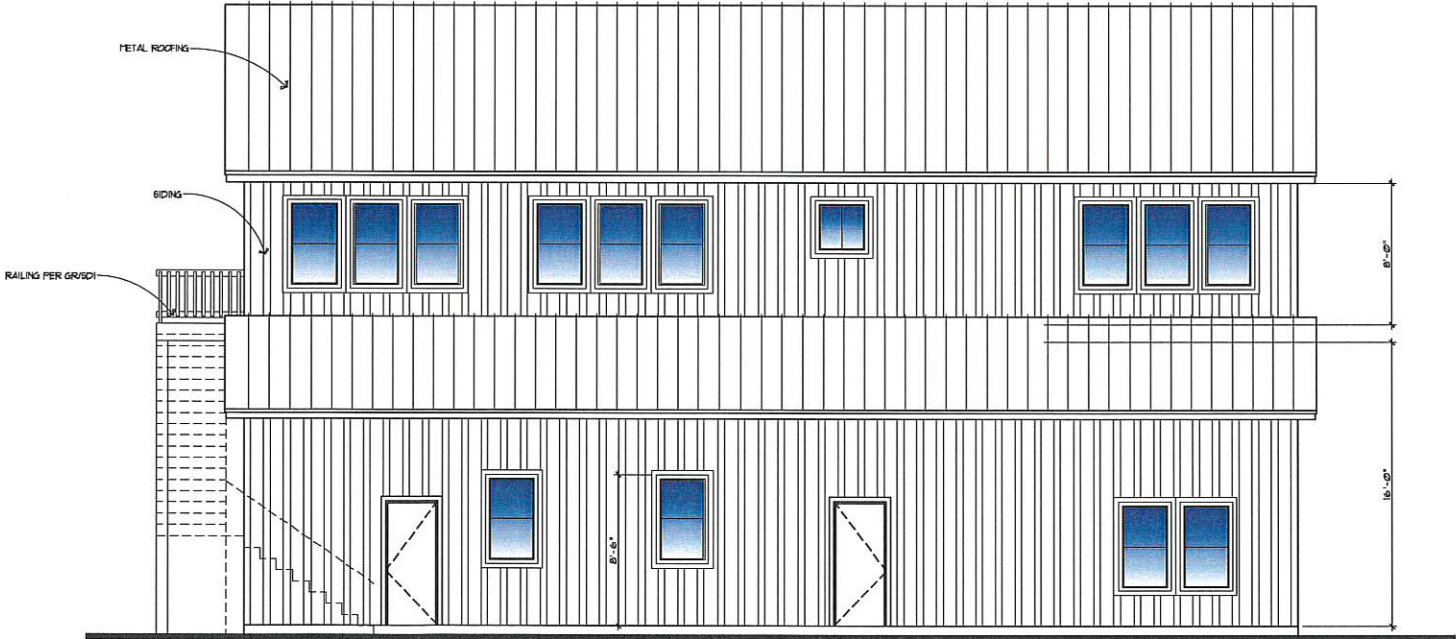
EXTERIOR ELEVATIONS
A2.1



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

Guards are required for walking surfaces exceeding 30" above adjacent grade.
They shall have minimum height of 36". No openings larger than a 4" sphere.
Stair toe kick opening shall not exceed 4". Triangular stair opening shall not exceed 6".

Roofs are required to be ventilated per 2015 IRC R806.2



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

REVIEWED FOR LOCAL COMPLIANCE
10/14/2022
REVISIONS

REVISIONS	

EXTERIOR ELEVATIONS
A2.2

Agenda Date:	11/10/2022
Application Number:	2022-CUP-30
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Fred Thornton
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	393 W 1970 S
Zoning:	R1-15
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 1056 sq. ft. and 19' tall casita. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

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

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

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

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

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

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

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

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

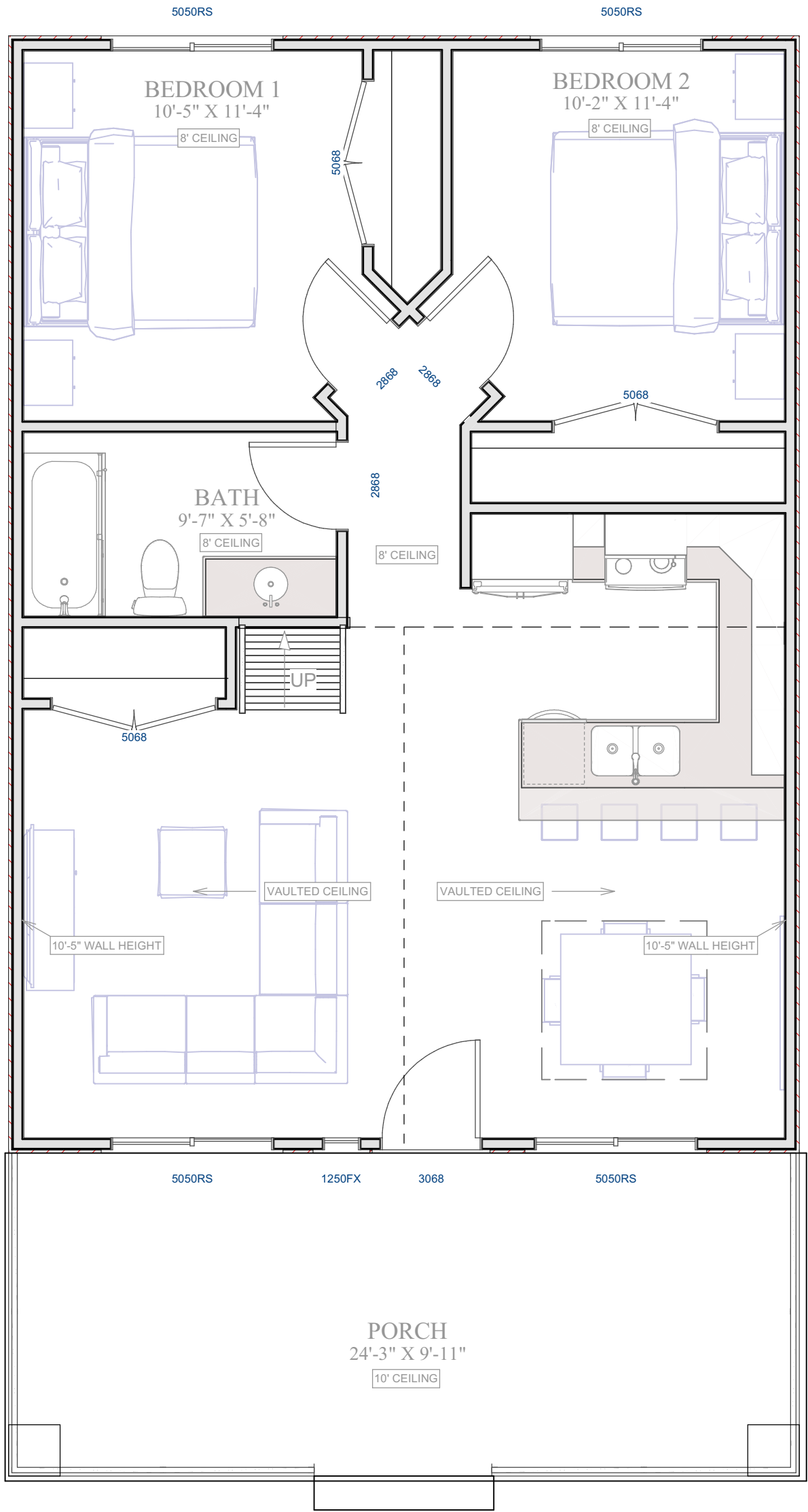
Findings:

1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The total building coverage from the two buildings does not exceed 50% of the lot
3. The building is setback at least 5' from all property lines

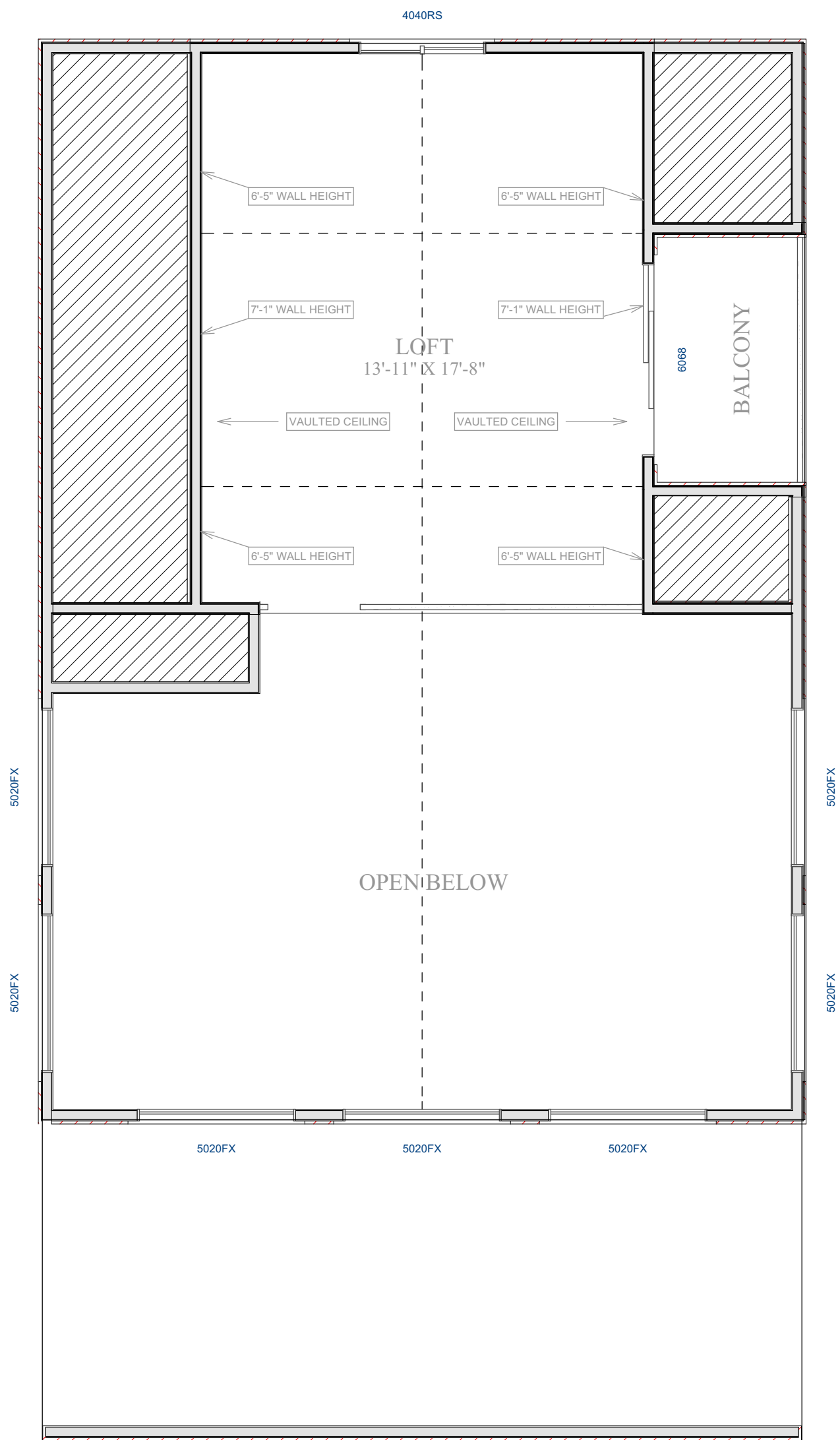
Recommendation: Staff recommends approval of the conditional use permit subject to staff comments



BUILDING RENDERINGS
FRONT/BACK



MAIN LEVEL



LOFT

FLOOR PLAN

SCALE : 1/4" = 1'

SHEET TITLE:

FLOOR PLAN

THORNTON CASITA
393 W 1970 S
HURRICANE, UTAH

PROJECT:

DATE:

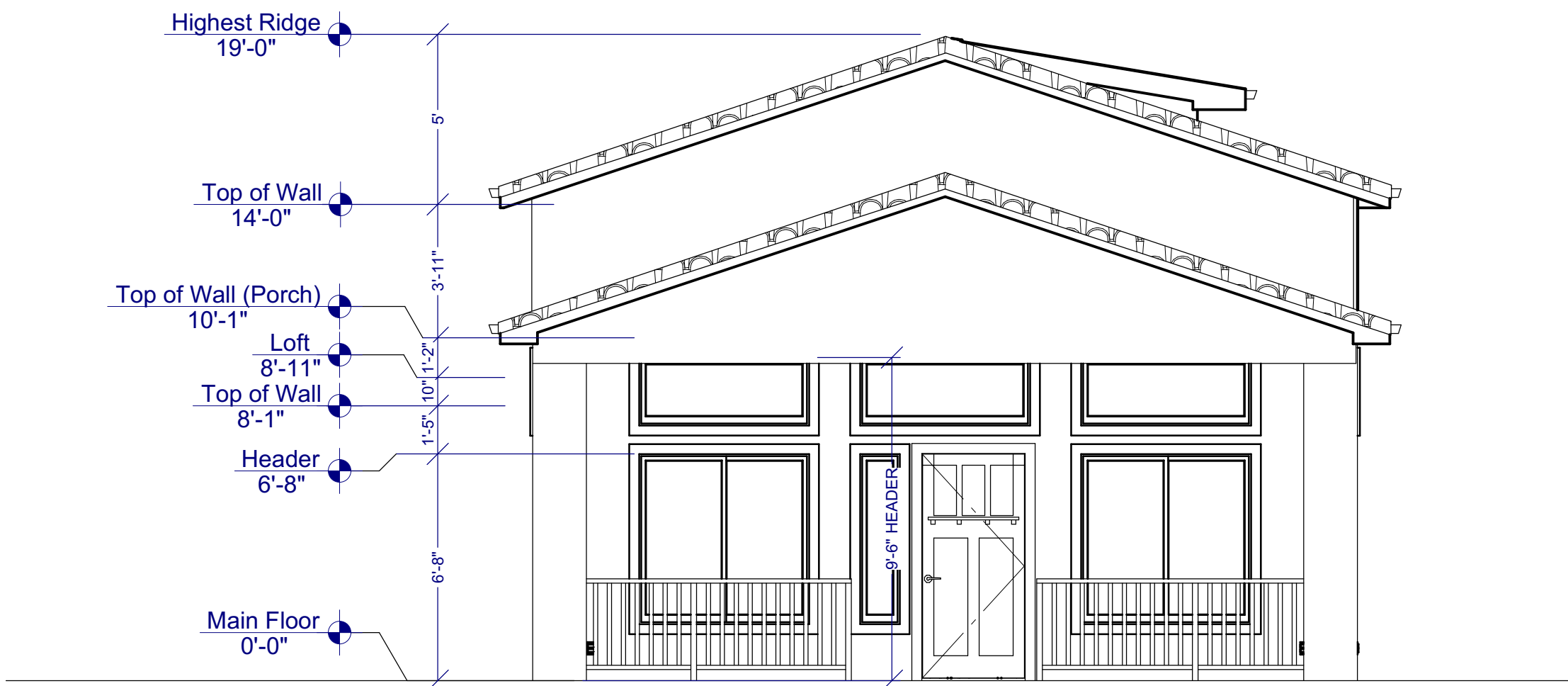
10/11/22

SCALE:

1/4"=1'

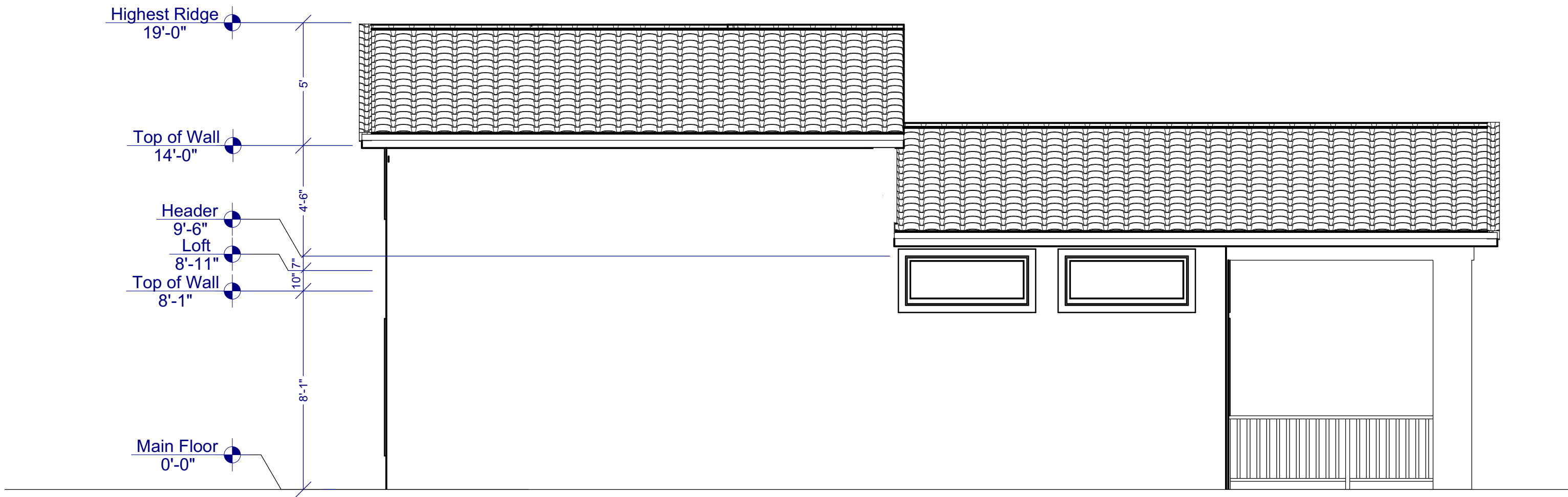
SHEET:

A2



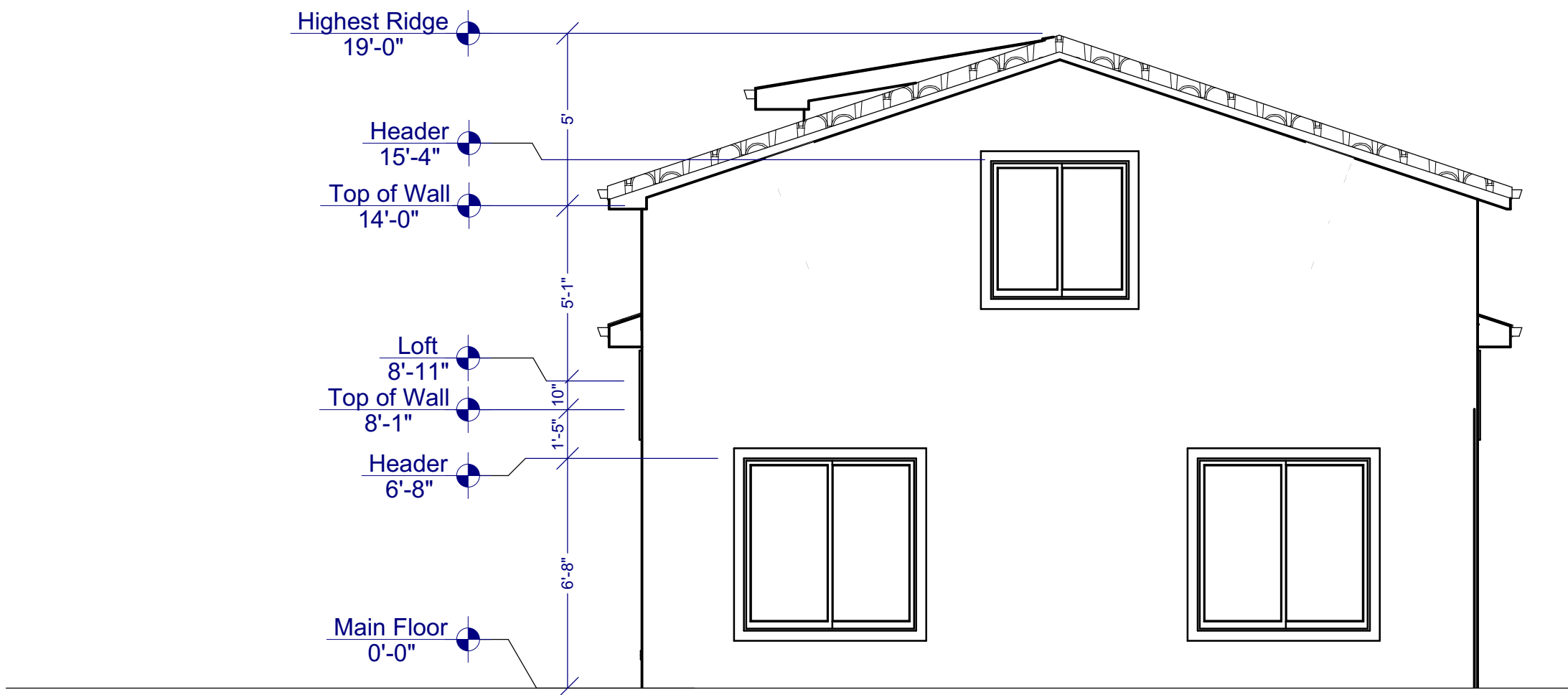
FRONT ELEVATION

SCALE : 1/4" = 1'



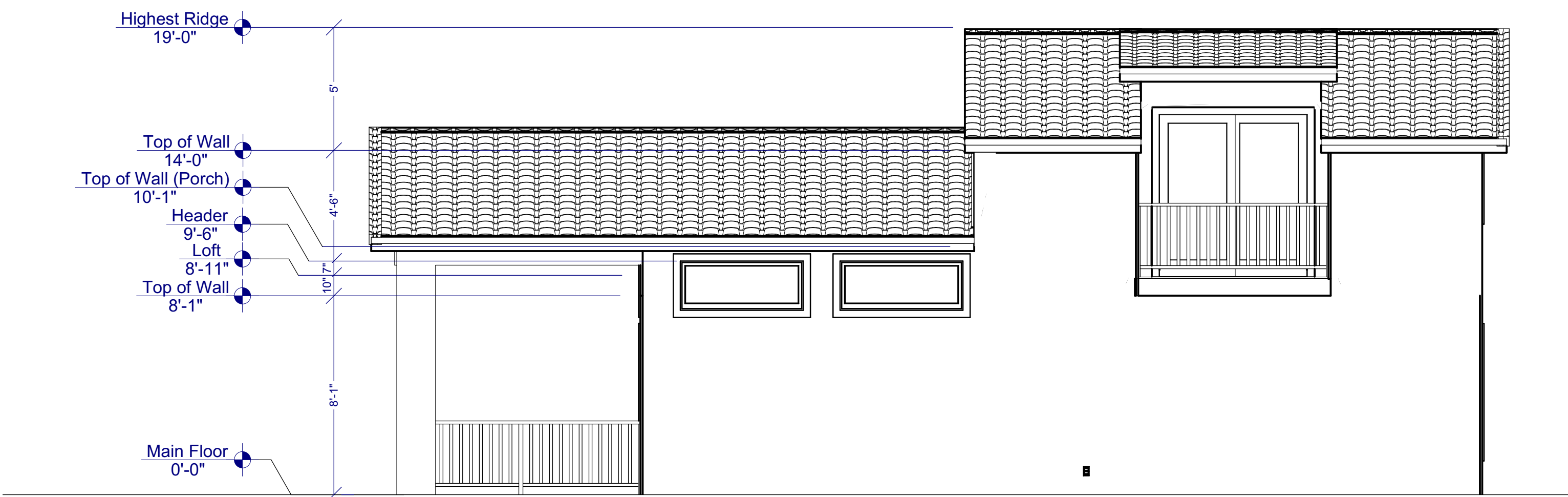
RIGHT ELEVATION

SCALE : 1/4" = 1'



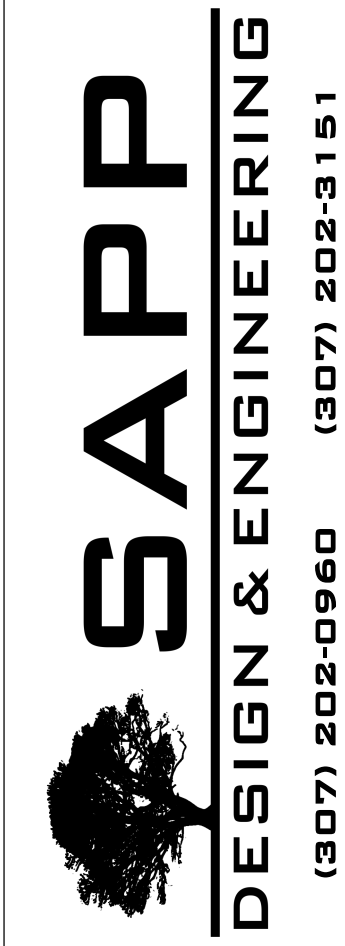
REAR ELEVATION

SCALE : 1/4" = 1'



LEFT ELEVATION

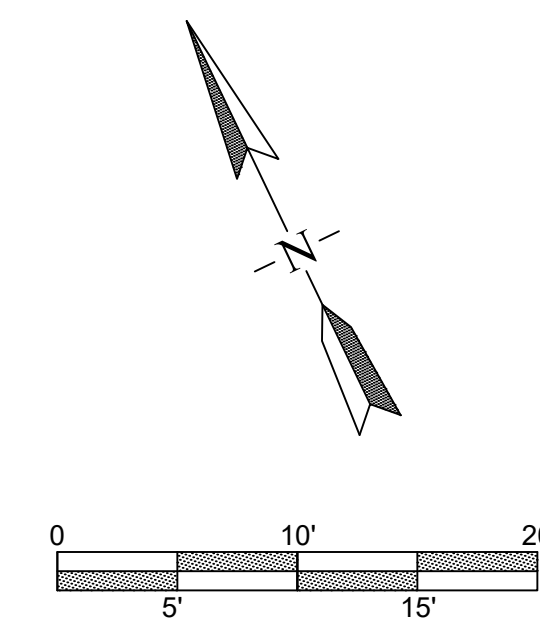
SCALE : 1/4" = 1'



EXTERIOR ELEVATIONS

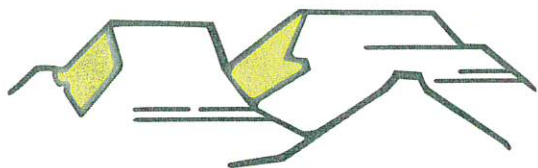
THORNTON CASITA
393 W 1970 S
HURRICANE, UTAH

PROJECT:
DATE: 10/11/22
SCALE: 1/4"=1'
SHEET: A5



SCALE 1/8" = 1'

SP2



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-31

Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: Hurricane City Power Telephone: 435-635-5536
Address: 526 W 600 N Hurricane UT Fax No. 435-635-4127
Email: powerjared@cityofhurricane.com Agent Email: Same
Agent (If applicable): Jared Ross Agent's Phone: 435-669-5267
Address of Subject Property: 1150 W 1217 S Hurricane UT 84737
Tax ID of Subject Property: H-3-2-3319 Zone District: PF
Proposed Conditional Use: (Describe, use extra sheet if necessary) See attached Page

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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



STAFF COMMENTS

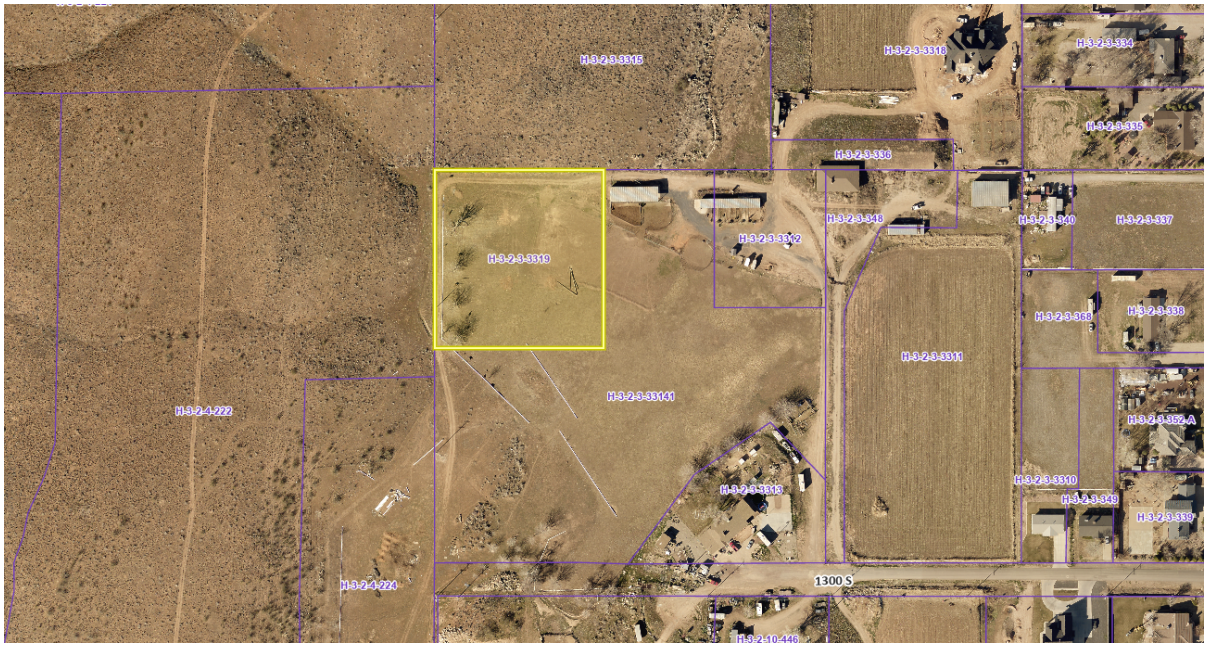
Agenda Date:	11/10/2022
Application Number:	2022-CUP-31
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Hurricane City Power
Agent:	Jared Ross
Request:	A conditional use permit for a wall of greater height
Location:	1150 W 1217 S
Zoning:	Public Facility
General Plan Map:	Single Family

Discussion: The applicant proposes constructing an 8' wall around the new substation that gained final approval in September conditioned on them applying for a conditional use permit for a higher wall. 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. It is a national standard to have higher walls around power substations to protect the public and the equipment. Staff does not have any concerns about the request for the higher wall around the substation as requested

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



Proposed conditional use:

The proposed use of this property is for a power substation to provide power to the south areas of Hurricane City. Since there is high voltage and dangerous equipment inside the substation it is common to install barbed or razor wire on top of the fence or install taller fences to help limit access of entry to the site both intentional and accidental.

It is being proposed to install a 8 foot fence around that substation site for the reasons stated above around the entire substation site.



OWNERS:
HURRICANE CITY POWER
435-835-5536

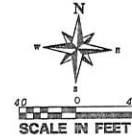
SITE PLAN FOR: THREE FALLS POWER SUBSTATION

LOCATED IN THE SW1/4 OF THE SW1/4 OF
SECTION 26, T41S, R33W, S12E, SLM
HURRICANE, WASHINGTON COUNTY, UTAH



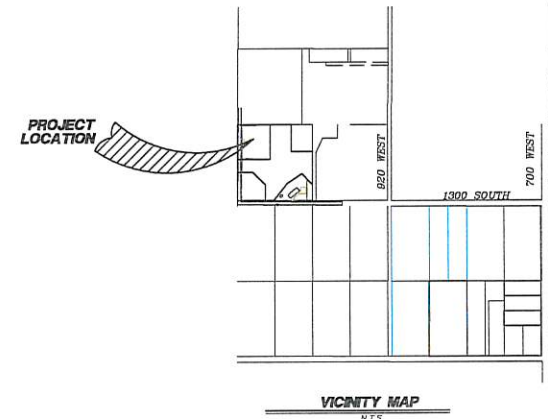
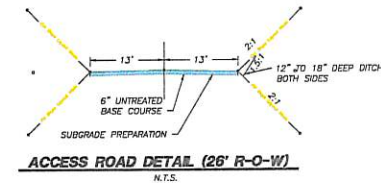
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - EXISTING FENCE
- - - CENTER LINE
- - - EXISTING OVERHEAD POWER
- - - EXISTING ASPHALT SECTION
- SECTION CORNER AS DESCRIBED



CONSTRUCTION NOTES:

1. INSTALL NEW PAD AT SUBGRADE ELEVATIONS DESIGNED
2. INSTALL NEW 24 FOOT WIDE GRAVEL ROADWAY TO THE SUBSTATION PAD
3. INSTALL FIRE TURNAROUND



REVISIONS	DATE	BY
NO.		
DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
Karl Bradley Rasmussen
412122
Hurricane City, Utah 84401
Phone: (435) 846-3377
Fax: (435) 846-3377



SITE PLAN FOR:
THREE FALLS POWER SUBSTATION
LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 26, T41S, R33W, S12E, SLM
HURRICANE, WASHINGTON COUNTY, UTAH

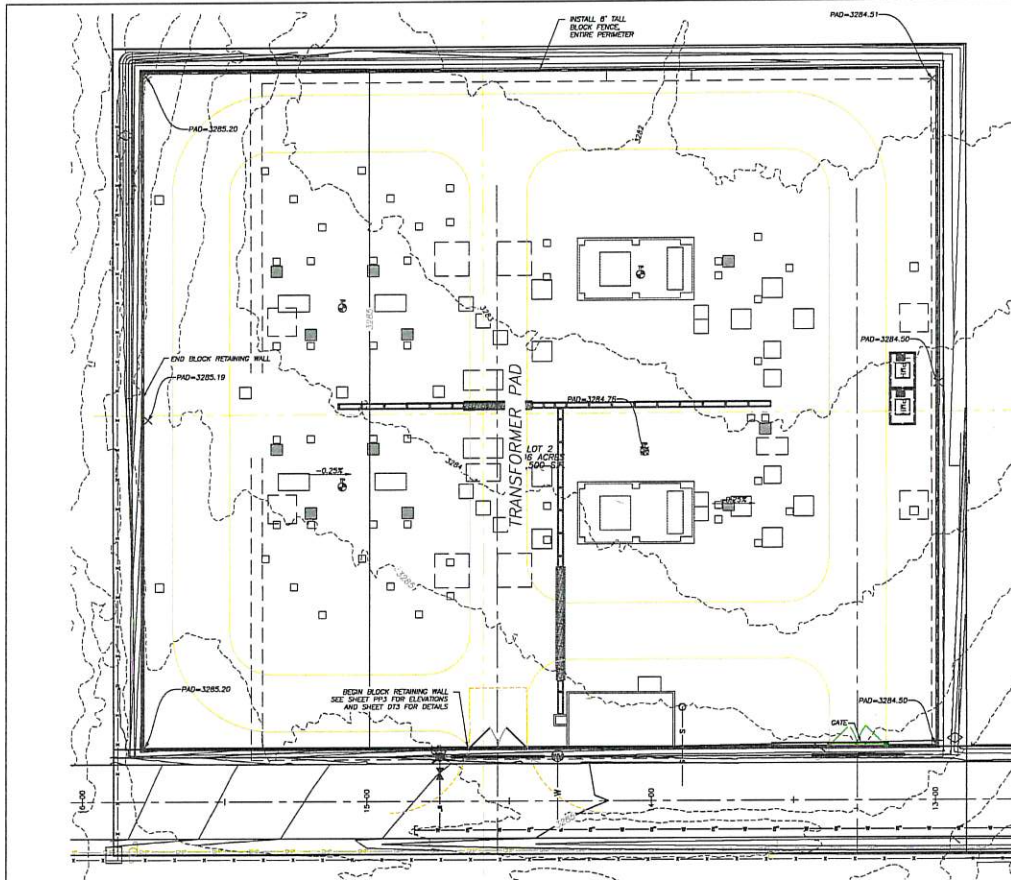
DATE: 4-2-2022

SCALE: 1"=30'

JOB NO.
10-648

SHEET NO.
C2

SITE PLAN

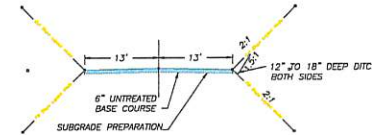
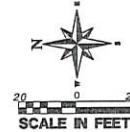


PLAN & PROFILE FOR: BLOCK WALL

LOCATED IN THE SW1/4 OF THE SW1/4 OF
SECTION 28, T41S, R31W, S1B&M
HURRICANE, WASHINGTON COUNTY, UTAH

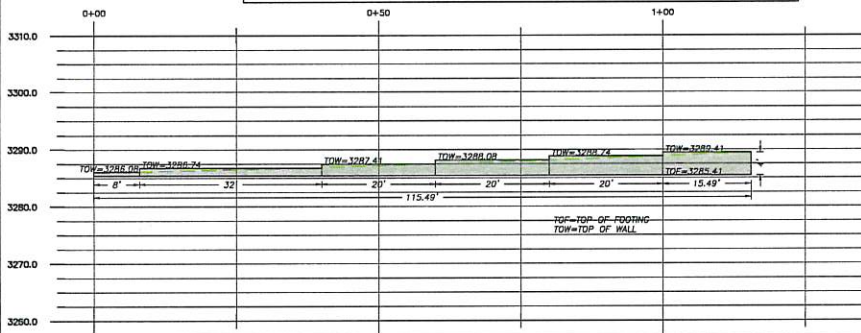
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- CENTER LINE
- CENTER LINE
- SECTION CORNER AS DESCRIBED
- EXISTING 1' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- TEST PIT &/OR BORE LOG

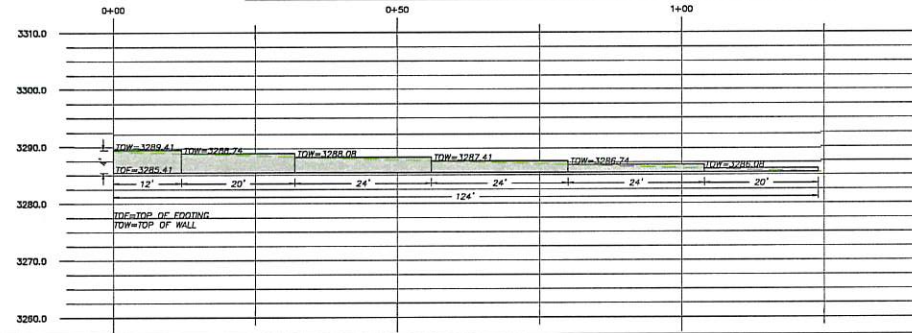


ACCESS ROAD DETAIL (24' R-O-W)
N.T.S.

PROFILE VIEW: ALIGNMENT WEST WALL
SCALE: 10
DATUM: 3260.00



PROFILE VIEW: ALIGNMENT -NORTH WALL
SCALE: 10
DATUM: 3260.00



NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
1000 North Main Street, Suite 200
Hurricane, UT 84532
Phone: (435) 846-3077 Fax: (435) 846-3078



PLAN & PROFILE FOR:
BLOCK WALL
LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 28, T41S, R31W, S1B&M
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 4-10-2002
SCALE: 1"=40'
JOB NO.
10-045
SHEET NO.
PP3

**Hurricane Planning Commission
Meeting Minutes
October 13, 2022**

Minutes of the Hurricane City Planning Commission meeting held on October 13, 2022, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Paul Farthing

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

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

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

Stephen Nelson reported that upon recommendation from the City Council, the staff is reviewing the short-term rental code. Mr. Nelson explained the difference between long-term, short-term, residential hosting, and vacation rentals. He noted that several short-term rentals are using multiple rooms. Many of those units have external entrances, separate kitchens, and restrooms. The residential hosting license allows four rooms making it unclear when the rooms become an ADU. The goal is to clarify the definition, eliminate any gray areas, and tie the ADU code and residential hosting code together because they do not coincide. Property owners are building ADUs with one entrance and multiple studio apartments within that building, creating mini-hotels/motels. The current code for a hotel or motel requires onsite management, but the code for short-term rentals does not. It is important to update the code to clarify at what point onsite management is required. The short-term rental policy within commercial zoning needs to be clearly defined. The City Council had suggested only allowing one party to rent multiple rooms. Mrs. Goodfellow feels it will be difficult to define what a party is.

2. Discussion of updates to the public notice process

6:00 p.m. - Call to Order

Roll Call

Ralph Ballard motioned to move old business item number 1 to the end of the agenda. Rebecca Bronemann seconded. Unanimous.

Shelley Goodfellow motioned to approve the agenda as amended. Ralph Ballard seconded the motion. Unanimous.

Pledge of Allegiance – Joe Johnson

Prayer and/or thought by invitation - Shelley Goodfellow.

Declaration of any conflicts of interest

Public Hearings

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

No comments

2. A Zone Change Amendment request located at approx.. 5200 West and 2500 South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a Planned Development Overlay, and RR, recreation resort. Parcel numbers: H-4138-B, H-4138-L, H-4138-E.

No comments

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.

Steve Nation lives in the county boundaries. There are three short-term rentals with a combined 153 beds outside Sky Ranch. He lives 4,000 feet away from the rentals, and in the evening, he can hear the screaming in the pools. It is important to limit the number of people allowed at a rental. He thinks eliminating grandfathered licenses is an excellent way to address the short-term rental issues.

4. A Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats for areas within the airport runway protection zone.

Mark Hutchins lives in Sky Ranch. He is working with the city regarding the potential annexation of Sky Ranch. The Soloroca project was approved directly under the flight traffic pattern. He feels that the note should be on any plat within the traffic path and runway of any airport, whether a public or private airport.

Scott Freeman is on the Airport Advisory Board and owns a business at the Hurricane Airport. He encourages the Planning Commission to look at other cities' airport land use guidelines. Accommodations have to be made when building under the pattern of the airport. When looking at development around an airport, there should be agriculture, industrial, and housing; that is not how it has been developed. Mr. Freeman noted that there were zero noise complaints in the last month.

Steve Nation shared that when an airport safety zone is adopted, the notice should remain with the home indefinitely.

OLD BUSINESS

2. 2022-PP-23: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Bash Resorts, a 375 unit recreation resort development located north of Iron Bridge Blvd. Western Mortgage and Realty Co-Applicant. Brent Moser Agent.

Brent Moser reviewed the changes made to the project. The name of the development will be changed from Bash Resort to Adventus Resort. He presented pictures of the amenities and units. Stephen Nelson reported that the applicant has replied to staff comments from the previous meeting. The affidavit issue has been resolved. There were concerns regarding the zoning boundary because parking and a section of the building were outside the resort zoning. The applicant has stated that they would like to change the use of the proposed retreat center to a commercial-use bed and breakfast. Mrs. Goodfellow confirmed that the pool space needs to be in the resort zoning. Mr. Nelson reviewed the list of proposed amenities. Many of the proposed amenities are not required by code. However, the Planning Commission can approve alternative amenities to offset other amenity requirements. The Planning Commission can also approve offsite parking if it does not cross the main road.

*Shelley Goodfellow motioned to send a **recommendation of approval** of 2022-PP-23. Subject to staff and JUC comments with the alternate amenities, parking, and sufficient buildout of the PID. Michelle Cloud seconded the motion. **Unanimous.***

3. 2022-PP-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Marla Phase 2, a nine unit recreation resort development located at approximately 1600 S Sand Hollow Road. Western Mortgage and Realty Company Applicant. Brent Moser Agent.

Stephen Nelson explained that previously the public streets ended in a parking lot and the proposed city park. The Parks Department is concerned about the public streets going into the parking lot and whether the parking lot will be city-owned and city-maintained. The applicant reported that the parking lot would be privately owned and maintained. Brent Moser reported that the four parks will be used for detention ponds throughout the PID. The parks are designed in levels to prevent flooding of the soccer fields. Mr. Nelson stated that the parks require final approval of the site plan, which will come before the Planning Commission. Mr. Moser reported that the development is built under fire suppression, and there are no dead-end points. Mr. Moser reported that he has taken the City Council members to the sight to show them the plan. This will be part of PID three, and they plan to enhance the existing basin and turn it into a park. Mr. Ballard confirmed that the development is part of an HOA. He does not want this parking lot to become a liability for the development when maintaining the area. Mr. Moser noted that the public roads are very narrow and will only be traveled by guests. Mark Sampson asked if the Parks department was surprised by this park. Mr. Nelson stated that they were. The department knew there would be a detention basin, but they were surprised about the park's location. Mr. Iverson asked if the applicant is required to improve detention basins. Mr. Nelson reported that they are not required to provide beautification and recreation amenities; however, they would have to enhance them to a point where they aren't a dust and weed hole.

*Michelle Cloud motioned a **recommendation of approval** of 2022-PP-21. Subject to staff and JUC comments. Rebecca Bronemann seconded the motion. **Unanimous.***

NEW BUSINESS

1. 2022-CUP-23: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 1042 W 400 S. Travis Dickey Applicant.

Travis Dickey explained that he was given approval for an addition on the back side of the home. He would like to add a second story to the existing accessory building to add a mother in-law suite. Stephen Nelson reported that the applicant received a variance from the appeals board to add a second story onto the garage.

1 *Rebecca Bronemann motioned to **approve** 2022-CUP-23. Kelby Iverson seconded the motion.*
2 ***Unanimous.***

3 **2. 2022-CUP-22: Discussion and consideration of a possible approval of a conditional**
4 **use permit for a greater height wall located at 90 W 100 N. Luis Martinez Applicant.**

5 Stephen Nelson reviewed the code regarding site triangles. This area has no sidewalks, and an eight-
6 foot wall will block the view of the sidewalk and neighboring driveways.

7 *Brad Winder motioned to **continue** 2022-CUP-22. Kelby Iverson seconded the motion. **Unanimous.***

8 **3. 2022-ZC-34: Discussion and consideration of a recommendation to the City Council**
9 **on a Zone Change Amendment request located at approx.. 1436 W State Street from the split**
10 **zoning of HC, highway commercial, and RA-1, residential agricultural one unit per acre, to**
11 **expand the HC, highway commercial, to develop the whole property with commercial type uses.**
12 **Parcel Number: H-3-1-33-3217. Buck Hurst Applicant.**

13 Buck Hurst, the owner of Ace Hardware, purchased this property and plans to relocate Ace Hardware.
14 The new building will be twice the current size of Ace Hardware, with increased parking. The applicant
15 has a plan, but he is not committed to it. He would like the entire property to be commercial zoning.
16 Stephen Nelson stated that there is a master-planned road along the east boundary. The applicant and
17 engineering department are working to address access off the highway and the road's alignment.
18 Jeremy Pickering stated that a traffic study has been completed. Mrs. Bronemann asked about the
19 comment regarding the 100-year floodplain and if it is a significant problem. Mr. Pickering stated that this
20 was a note for development during construction drawings.

21 *Kelby Iverson motioned to send a **recommendation of approval** of 2022-ZC-34. Shelley Goodfellow*
22 *seconded the motion. **Unanimous.***

23 **4. 2022-ZC-35 2022-PSP-43: Discussion and consideration of a recommendation to**
24 **the City Council on a Zone Change Amendment request located at approx.. 5200 West and 2500**
25 **South from A-5, agriculture one unit per 5 acres, to RM-1/PDO, multifamily 6 units per acre with a**
26 **Planned Development Overlay, and RR, recreation resort. Parcel numbers: H-4138-B, H-4138-L,**
27 **H-4138-E. Chris Wyler Applicant. Brandee Walker-Civil Science Agent.**

28 Stephen Nelson explained that similar applications have been presented multiple times. The applicant is
29 proposing to rezone sections of his property as a resort and RM-1/PDO with additional parking. He
30 explained that there are several things the Planning Commission should consider. The applicant is
31 requesting to move some of the long-term rental units and create another resort area. There is a
32 minimum requirement of five acres for a PDO, and this proposed PDO is only three acres. The amenities
33 also do not meet the requirements. The Planning Commission can approve an alternate amenity
34 package. Mr. Nelson reported that the staff would like another pool to the south. Dayton Hall stated that
35 this is more complex than a zone change because the overlay zone requires a preliminary site plan. He
36 reminded the Planning Commission to focus on the four zone change criteria, and any motion made
37 should be subject to staff and JUC comments. Mr. Nelson noted that there is a lack of infrastructure that
38 will likely require additional review by the JUC during the construction drawing process. The applicant
39 has final site plan approval and associated infrastructure for the first phase. However, the expansion of
40 the units has raised concerns. Mr. Wyler explained that the bonds to extend the power services are in
41 place, and Dixie Power is working to secure land for another substation. There is also an area where an
42 additional tank and sewer lift station can be added. Mr. Nelson read through comments from Dixie
43 Power. Mrs. Cloud does not think this addresses the four zone change criteria in the affirmative. She

asked how many additional units are being proposed. Mr. Nelson shared that there are twenty-three additional units. Mr. Wyler stated that they are well below the capacity of the zoning. He anticipates four hundred townhomes and twenty-three single-family homes. All of the units are vacation rentals. Mrs. Cloud is concerned about the number of vacation rentals in Hurricane City.

Mr. Ballard thinks this is a phenomenal product. Mrs. Goodfellow is concerned about the lack of utilities and agrees with Mrs. Cloud and Mr. Ballard. Mr. Wyler explained that Dixie Power has property secured for the substation, and the utility expansion will provide adequate infrastructure. Mrs. Bronemann is concerned about the lack of services and easy access to public amenities. Mr. Iverson feels this is harmonious with the master plan but thinks this is a black-and-white issue. Zone changes should only take place once there is proper infrastructure. Mr. Wyler feels the concerns regarding access, amenities, and services have been addressed. He does not feel this is premature. The infrastructure is paid for and approved. Mr. Wyler shared that he needs the zoning to complete the engineering so he can design his development. Mr. Nelson reported that some of the infrastructure is bonded. However, the biggest issue is if the infrastructure is adequately sized. The Water Department would like to review a water model to ensure the water system can serve the higher density.

*Kelby Iverson motioned to send a **recommendation of denial** of 2022-ZC-35 and 2022-PSP-43 on the grounds of inadequate infrastructure. Michelle Cloud seconded the motion. Kelby Iverson - aye, Brad Winder- aye, Shelley Fellow – aye, Rebecca Bronemann- aye, and Michelle Cloud- aye. Ralph Ballard – nay, and Mark Sampson- nay. **Motion carries.***

5. 2022-LUCA-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10-Chapter 3-Subsection 4 and 10, Title 10-Chapter 15-Subsection 3, Title 10-Chapter 41, and Title 10-Chapter 51 to make changes regarding short-term rental standards for accessory dwelling units within residential areas, residential hosting standards, and short-term rental standards in commercial zones. Hurricane City Applicant.

Stephen Nelson recommended continuing the item to address the concerns brought up during the workshop. He reviewed the reasons the code is being reviewed for the public that were not present during the workshop. The comments from the workshop will be presented at the next meeting.

*Ralph Ballard motioned to **continue** 2022-LUCA-09 until the next Planning Commission meeting to provide an opportunity for the public to comment. Kelby Iverson seconded the motion. **Unanimous.***

6. 2022-LUCA-10: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats for areas within the airport runway protection zone.

Dayton Hall reported that the Mayor has requested a way to provide additional protections to the airport and future airports. This Airport Board recommended that staff prepare a note that will be added to a plat within 300 feet of an airport runway protection zone. The note serves as notice that the home is in the vicinity of the airport with noise and nuisance. Mr. Iverson noted that the subdivisions near the Sky Ranch area are not within the city. Mr. Winder thinks three hundred feet is too limited and should be expanded and added to Sky Ranch. The Planning Commission discussed the different options for the plat notice distance. Mrs. Goodfellow suggested wording for the ordinance and suggested a half-mile distance for any public, private, or municipal airport.

*Shelley Goodfellow motioned to **continue** 2022-LUCA-10 to make amendments. Kelby Iverson seconded the motion. **Unanimous.***

1 **7. 2022-PP-25: Discussion and consideration of a recommendation to the City Council**
2 **on a preliminary plat for Lone Pine subdivision, a nine-lot residential subdivision located at 400**
3 **W 820 S. Brant Tuttle, Northern Engineering Applicant**

4 Brant Tuttle explained that this is a nine-lot subdivision on five acres. Stephen Nelson shared that the
5 power line along 400 West is insufficient for development. The power department has expressed that
6 they want to do a joint venture and work with the developer to develop sufficient power. An irrigation
7 ditch runs along the east side of the property, and the applicant will need to work with the Hurricane
8 Canal Company to move the location of the irrigation ditch. A representative for Lone Pine Subdivision
9 reported that the ditch would be destroyed when Ash Creek runs the planned sewer line. Mr. Nelson
10 feels these issues can be addressed during the construction drawing process.

11 *Shelley Goodfellow motioned to send a **recommendation of approval** of 2022-PP-25 based on staff*
12 *and JUC comments, in particular, that the applicant coordinates with the power department to extend*
13 *services to the sight, including moving the power line to the property location and canal company for*
14 *future placement and improvements of the distribution and wastewater along the east side of the*
15 *property. Rebecca Bronemann seconded the motion. **Unanimous.***

16 **8. 2022-PSP-42: Discussion and consideration of a possible approval of an amended**
17 **preliminary site plan for Silverado Development, a Planned Commercial development consisting**
18 **of 192 multifamily units, 52 townhomes, hotels, retail, and a gas station located at the northwest**
19 **corner of the SR-9 and SR-7 interchange. Silverado Development LLC Applicant**

20 Julian Stemmer with Silverado Development explained that the City Council approved the zone change
21 for the planned commercial. This proposal adds another restaurant, eliminates the toy garages, and
22 increases the townhomes to fifty-two units. Mrs. Bronemann asked if the second access was being
23 provided. Stephen Nelson stated that in the future, the applicant needs have secondary access that is
24 not off of 2800 west. When they get into phasing, they may have to phase the project differently until
25 they can meet fire access requirements. Jeremy Pickering that the pump station to the east will likely
26 need to be upsized.

27 *Rebecca Bronemann motioned to **approve** 2022-PSP-42 subject to staff and JUC comments. Ralph*
28 *Ballard seconded the motion. **Unanimous.***

29 **9. 2022-PP-26: Discussion and consideration of a recommendation to the City Council**
30 **on a preliminary plat for Desert Sky Estates, a 73-lot residential subdivision located at 2100 W**
31 **and 3350 S. Desert Sky Estates Applicant. Ben Willits and Tony Carter Agents.**

32 Tony Carter shared that this project is west of the Copper Rock golf course. Stephen Nelson noted the
33 concerns in the staff report. Mr. Nelson explained that a water model is required. However, the water
34 model for the Codero development to the south shows very limited water. Based on the existing water
35 model for that area, he is concerned that there will not be adequate water to serve the development. The
36 power department has reported that, based on signed construction drawings, there is not an adequate
37 capacity to serve the area. The third phase of Cordero was recommended for denial based on
38 inadequate services, and staff feels the same about this development. Dayton Hall cited the
39 development agreement. Mr. Carter reported that adequate water is available according to the water
40 model they are working on. Mr. Hall explained that these zone changes were made subject to a
41 development agreement stating that the preliminary plat would not be presented until there is adequate
42 infrastructure. However, preliminary plans are coming in for approval without adequate infrastructure.
43 Mr. Iverson reiterated Mr. Hall's comments.

Shelley Goodfellow motioned to **continue** 2022-PP-26 to give the applicant time to deal with the water and power issues. Kelby Iverson seconded the motion. **Unanimous.**

10. 2022-FSP-12: Discussion and consideration of a possible approval of a final site plan for Mesa Cove, a 64 lot townhome subdivision located at 1117 W 600 N. Goldline Homes LLC Applicant.

Stephen Nelson explained that grass can only be in active recreational areas per the new code. He reviewed the areas in which the grass needs to be eliminated.

Kelby Iverson motioned to **approve** 2022-FSP-12 subject to the development meeting the requirements of the active recreation grass areas. Brad Winder seconded the motion. **Unanimous.**

11. 2022-PP-27: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Peregrine Pointe West Phase 1A, a three lot residential subdivision located at 3000 W Cliffhanger Dr. Peregrine Pointe West Phase 1A Applicant. Greg Sant Agent.

Stephen Nelson needs to confirm receipt of the will-serve letters. The applicant must follow the sensitive land and grading code during construction drawings. However, the applicant does not need to apply for a sensitive land application because the entire property is less than two acres.

Rebecca Bronemann motioned to send a **recommendation of approval** of 2022-PP-2. Subject to staff and JUC comments and the receipt of the will-serve letters. Brad Winder seconded the motion. **Unanimous.**

12. 2022-AFP-08: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat E located at 2799 S 3680 W. Kevin and Ralene Scott Applicant. Ryan Scholes Agent.

Stephen Nelson reported that staff recommends the applicant abandon the utility easements along the sides and rear property and disconnect the water and sewer on the undeveloped lot.

Kelby Iverson motioned a **recommendation of approval** of 2022-AFP-08. Subject to JUC and staff comments. Rebecca Bronemann seconded the motion. **Unanimous.**

13. 2022-FSP-13: Discussion and consideration of a possible approval of a final site plan for storage units located at 600 N and 3100 W. James Cheney Applicant.

Stephen Nelson stated that the construction drawing for the project have been signed. The applicant filed for a conditional use permit because the units will be metal. However, the staff forgot to add it to the agenda. Mr. Nelson feels comfortable with approving this subject to the approval of the conditional use permit.

Rebecca Bronemann motioned to **approve** 2022-FSP-13. Subject to staff and JUC comments and future approval of a conditional use permit. Michelle Cloud seconded the motion. **Unanimous.**

14. 2022-FSP-10: Discussion and consideration of a recommendation to the City Council on a final site plan approval for Glampers Inn, an RV park and commercial development located south of Sand Hollow Road. Blow Sand LLC Applicant. Scott Nielson Agent.

Stephen Nelson stated that the mislabeling on the site plan had been addressed, and the parking now

meets the standards. There are no issues with the internal landscaping plan. However, the plan does not show landscaping in the park strip or the ten-foot buffer zone. The site plan also needs a detailed lighting plan. However, there are notes stating that the landscaping and lighting requirements will meet Hurricane City code which addresses those concerns. Mr. Iverson asked if the water park was open to the public. Katy reported that the water park is only open to campground patrons. Mr. Nelson reported that there are fifty additional parking spaces that are not required by code.

*Kelby Iverson motioned to send a **recommendation of approval** of 2022-FSP-10. Subject to staff and JUC comments, including the updated report sent out today. Michelle Cloud seconded the motion. **Unanimous.***

15. 2022-FSP-09: Discussion and consideration of a possible approval of a final site plan for BASH Facility, a sports rental sales and maintenance facility located at approximately 850 S Sand Hollow Road. SH Rental Holdings LLC Applicant. Brent Moser Agent.

Fred Resch noted that the size of the conceptual restaurant pad does not have adequate parking, this need to be addressed at the time of construction.

*Michelle Cloud motioned to **approve** 2022-FSP-09. Subject to staff comments, particularly the restaurant parking. Rebecca Bronemann seconded the motion. **Unanimous.***

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.

Mr. Iverson clarified that the orange section on the map presented has nothing to do with the proposed preliminary site plan. If that is the case, the letters submitted are inappropriate and irrelevant. Mr. Peterson still has his easement, and there is nothing illegal happening. Dayton Hall stated his previous request was for the engineer to show where the easements are on the map. This is a private easement. Therefore, the applicant and Mr. Peterson need to address the easement concerns. Stephen Nelson cited sections of the letter provided by Jim Lyman. Mr. Lyman would like more townhome-type housing with fewer parking lot areas and enhanced open spaces. Mrs. Goodfellow feels that the applicant has addressed all the issues. Mrs. Bronemann reported that multifamily units next to single-family homes do not reduce property values; if anything, it raises them. She feels this is a good project and has no concerns. Mr. Iverson thinks the Planning Commission should either grant the density bonus or the zoning but not necessarily both. Mr. Nelson explained that the enhancements qualify for the density bonus.

*Michelle Cloud motioned a **recommendation of approval** of 2022-ZC-29 and 2022-PSP-25 based on the findings that the proposed zone change meets the general plan standards, is harmonious with the surrounding development, and will have a positive impact on the area, and the services are broadly adequate for the development. They meet the conditions for the twenty percent density bonus. ?? seconded the motion. Rebecca Bronemann- aye, Brad Winder- aye, Shelley Goodfellow- aye, and Ralph Ballard- aye. Kelby Iverson- nay. **Motion carries.***

Approval of Minutes:

1. July 28, 2021

1 *Shelley Goodfellow motioned to **approve** the July 28, 2021, minutes. Rebecca Bronemann seconded.*
2 ***Unanimous.***

3 *Kelby Iverson motioned to adjourn the meeting. Brad Winder seconded. Unanimous.*

4 **Adjournment**

DRAFT