



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 22, 2022
5:00 PM

The meeting will be held electronically-use link below

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m.

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. - Call to Order

Roll Call

Pledge of Allegiance

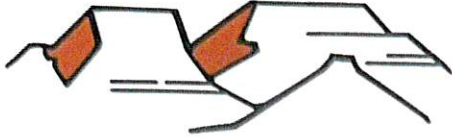
Prayer and/or thought by invitation

Declaration of any conflicts of interest

NEW BUSINESS

1. 2022-FSP-18: Discussion and consideration of a possible approval of a final site plan for Shadow Ridge Apartments, an 18 unit apartment complex located at 6129 W 100 S. Arbizu Family Holdings LLC Applicant. Kyle Arbizu Agent.

Adjournment



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-18
Receipt No. 8163932

Name: Arbizu Family Holdings, LLC Telephone: 435-632-1493
Address: 560 S Valley View Drive #3 St. George, UT 84770 Fax No. _____
Agent (If Applicable): Kyle Arbizu Telephone: 435-632-1493
Email: kcarbizu@pprmco.com Agent Email: kcarbizu@pprmco.com
Address/Location of Subject Property: 6129 W 100 S
Tax ID of Subject Property: H-4-2-4-3211 Zone District: RM-3
Proposed Use: (Describe, use extra sheet if necessary) 18 unit apartment building

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:	11/22/2022
Application Number:	2022-FSP-18
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Arbizu Family Holdings, LLC
Agent:	Kyle Arbizu
Request:	Final Site Plan Approval
Location:	6129 W 100 S
Zoning:	RM-3
General Plan Map:	Multifamily

Discussion: The applicant is seeking to build an apartment complex with 18 apartments. This final site plan was originally approved in January of 2021, however according to Hurricane City Code 10-7-10 (J) *Expiration. A site plan approval shall expire and have no further force or effect if the building, activity, construction or occupancy authorized by the approval is not commenced within one year.* The applicant has only recently filed for a building permit and is hoping to commence in the coming weeks.

JUC Comments:

The Construction Drawings have been signed off by the JUC on January 9, 2021. Construction drawings do not expire for two years and are thus still valid.

Staff Comments on Final Site Plan:

1. The applicant is seeking to have a total of 18 units. This is within the specifications of the underlying zoning and the original approval.
2. In the almost two years since the final site plan was originally approved there have been several changes to city code that would affect the site plan for this project. Staff has generally decided that due to having signed construction drawings this project has standing under the old code(s). Key items that have changed are:

- a. Under the site plan ordinance passed last summer an 18 unit multifamily development would require one amenity area and 20% open space. The open space is provided but no amenities
 - b. A pedestrian circulation plan is not provided. It does appear that some walkways are provided and there are sidewalks and primitive trails in the area.
 - c. Under the new water conservation ordinances no new grass turf could be planted. Staff would recommend these areas be removed anyway.
 - d. The on-street parking on 100 S can be approved under current ordinances however they need a sign off from Engineering
3. The applicant needs to provide 1.5 parking spaces for each unit. They are providing 24 parking stalls and 2 ADA parking spaces which meet this code.
4. The applicant will need to provide one tree and two shrubs for each unit, which is shown on the landscape plan. However, because the parking lot area has more than ten parking stalls, they will need to provide a minimum of 10% of the parking area with landscaping. It is likely they can do a landscape area between the paved parking and gravel parking area. This area was shown on the final site plan that was originally approved but for some reason is missing on the resubmitted plans.
5. No outdoor lighting plan has been submitted. All outdoor lighting must be fully cutoff and shielded and under 4000 K.
6. Building renderings have been submitted. They have been submitted in a format that is difficult to decipher. The original building renderings showed buildings that were 33' tall. The maximum height in this zoning is 35'

Recommendation: Staff recommends the item is approval of a final site plan subject to staff comments with the following conditions:

- The buildings will not be taller than 35'
- An outdoor lighting plan is approved by the Zoning Administrator

Shadowbrook Apartments Finish List

Finish	Color	Product Link	
Roof	3689 Brown Range	https://eagleroofing.com/product/3689/?region=intermountain	
Stucco	251 - Lace	https://omega-products.com/colortek-colors-2/	
Facia	Brown		
Windows	Adobe		
Gutter and Trim	Montana Suede		





Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

November 16, 2022

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

RE: Shadow Ridge Apartments

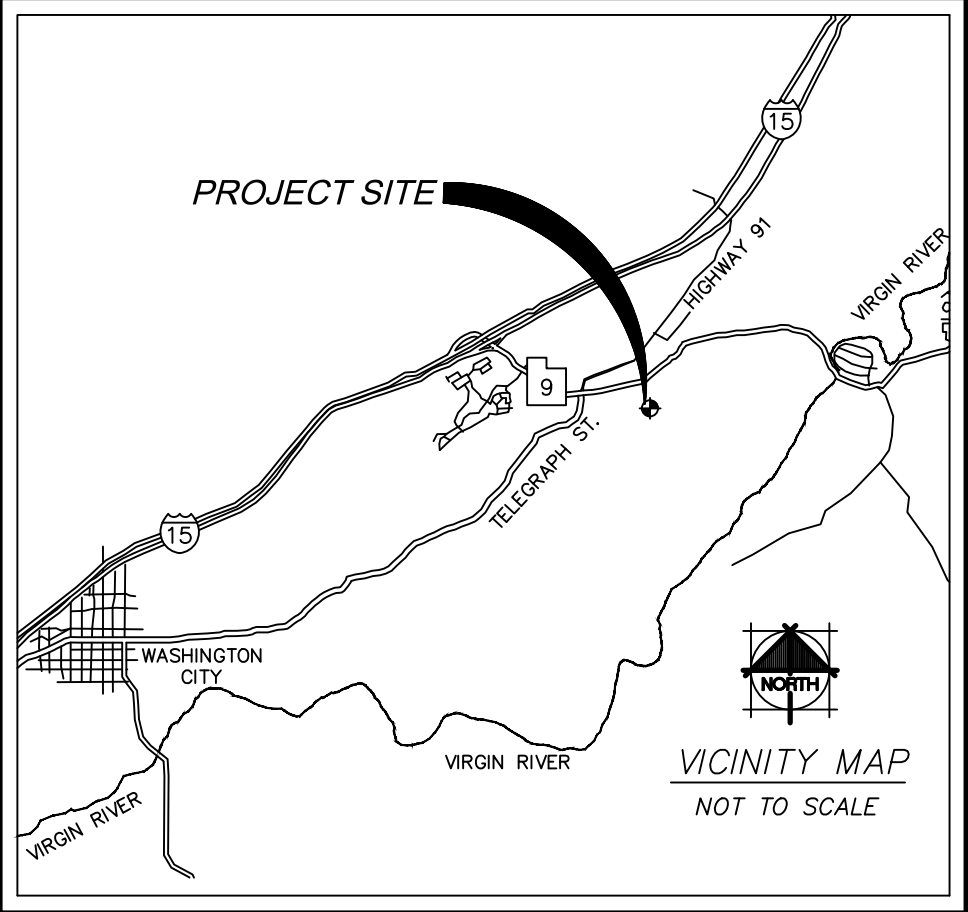
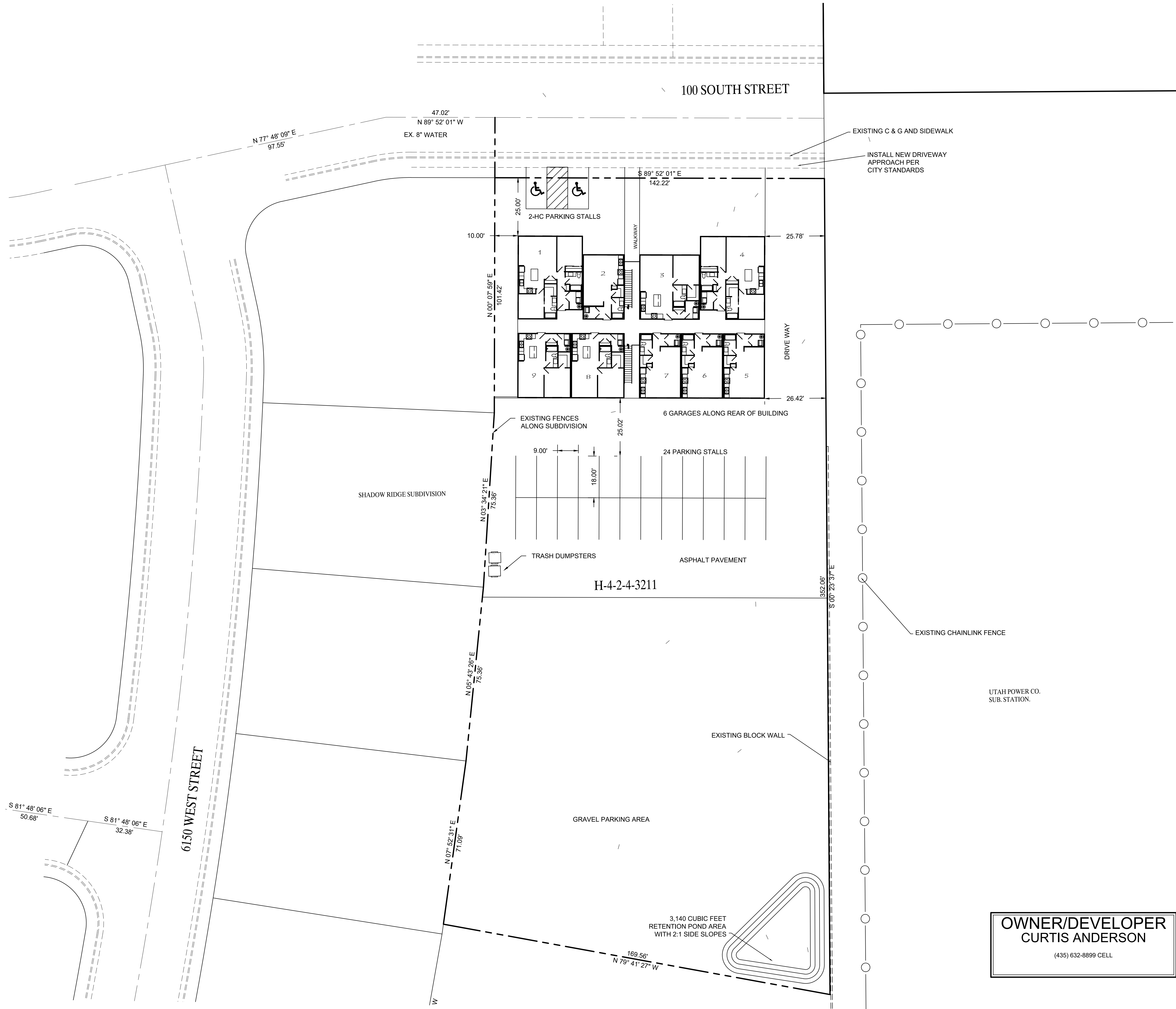
Stephen,

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

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

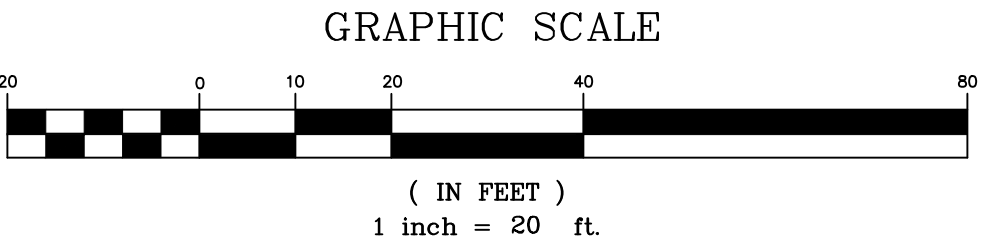
Sincerely,

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



SITE DATA	
PARCEL NO. H-4-2-4-3211	
TOTAL SITE: 50,736 SF OR 1.165 ACRES	
SITE ADDRESS: 100 SOUTH 6000 WEST	
LOCATED IN SECTION 3, T 42 S, R 14 W, SLB&M	
OWNER : CURTIS ANDERSON	
PUBLIC STREET IS EXISTING	
18 TOTAL UNITS	
DENSITY= 15.45 UNITS PER ACRE	
BUILDING FOOTPRINT AREA=7058 S.F.	
TWO STORY IN FRONT	
THREE STORY IN BACK WITH PARKING ON LOWER LEVEL	
TOTAL BUILDING SQUARE FOOTAGE=17,013 SF	
BUILDING TYPE OF CONSTRUCTION V-B	
FIRE FLOW REQUIRED=3500 GPM	
6 GARAGES AND 26 PARKING STALL=32 TOTAL	
LANDSCAPING AREA=3655 SF	
ASPHALT PAVEMENT AREA=15,364 SF	
GRAVEL PARKING AREA= 22,755 SF	
RETENTION POND AREA= 1902 SF	

OWNER/DEVELOPER
CURTIS ANDERSON
(435) 632-8899 CELL



NO.	DATE	BY	APPVD	REVISION DESCRIPTION



LRP
L. R. POPE ENGINEERING INC.
STRUCTURAL ENGINEERS, CIVIL ENGINEERS & SURVEYORS
100 SOUTH 6000 WEST, SUITE 1548
WASHINGTON, UT 84793
(PHONE) 435-632-8899
(FAX) 435-632-8188
(EMAIL) lrpope@lrpe.com

CURTIS ANDERSON
SHADOW RIDGE APARTMENTS
SITE PLAN
LOCATED IN SECTION 4, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SLB&M

DESIGN BY
LRP
DATE
6-26-20
FILE NAME
CURTIS ANDERSON

24" x 36"
SCALE 1" = 20'
12" x 18"
SCALE 1" = 40'
SHEET NUMBER
C1.00

Revision #:	Scale:	Landscape Plan:	Landscape Design by: Alec Anderson
Date: 4/21/2020		Hurricane Appartmants	Sophora Scape LLC



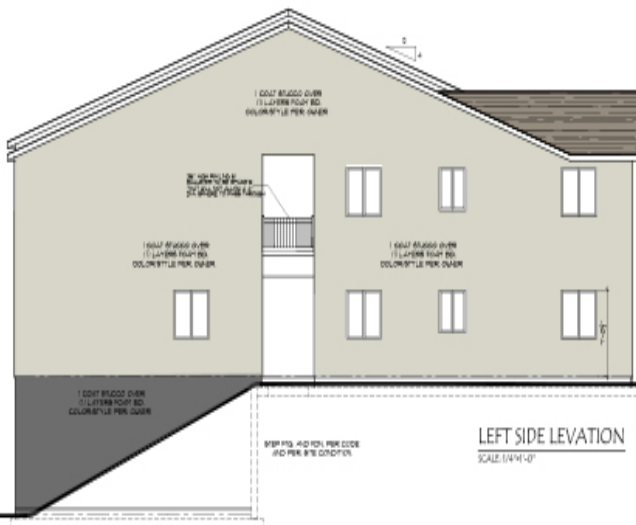
COMMON NAME		QTY	COMMON NAME		QTY	COMMON NAME		QTY
PAVER, BOULDERS				HAWTHORN, PINKIE INDIAN	5	 	PLUM, PURPLELEAF	5
 BOULDER 16		19		SAGE, TEXAS RANGER	6		TREE, EVERGREEN	6
 SHRUB, EVERGREEN BROADLEAF		12		YUCCA, RED	6		PINE, MONDALE	6
 DWARF PINK OLEANDER		8		TREE, DECIDUOUS				
 EUONYMUS, GOLDEN		7		ASH, ARIZONA				

SLOPED ROOF 14:12
 TILE ROOFING 1/2" MIN. THICKNESS REQUIRED
 PROVIDE 18" HIGH CHIMNEY VENTS
 4 60 SQ. FT. EACH - TOTAL 240 SQ. FT.
 PROVIDE 18" HIGH CHIMNEY VENTS
 4 60 SQ. FT. EACH - TOTAL 240 SQ. FT.
 NOTE: VENT LIES INSIDE UNIT & PLACE OF UPPER
 CHIMNEY VENTS
 18" OF INSULATION REQUIRED
 TOTAL VENT PROVIDED 1 240 SQ. FT.

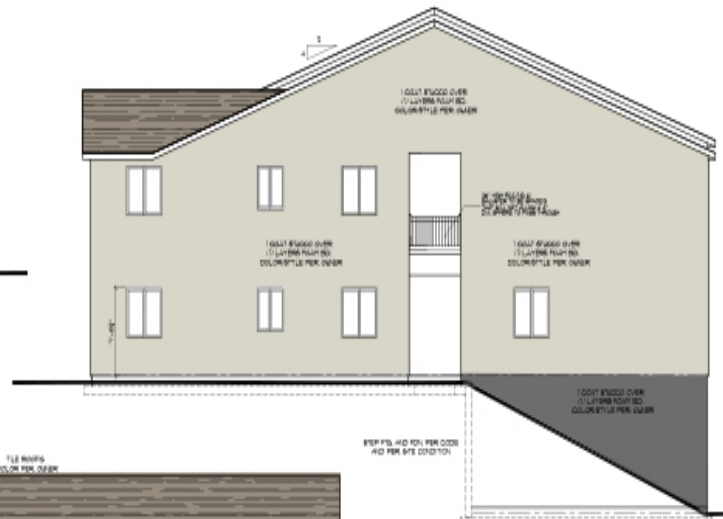


FRONT ELEVATION
 SCALE 1/4"=1'-0"

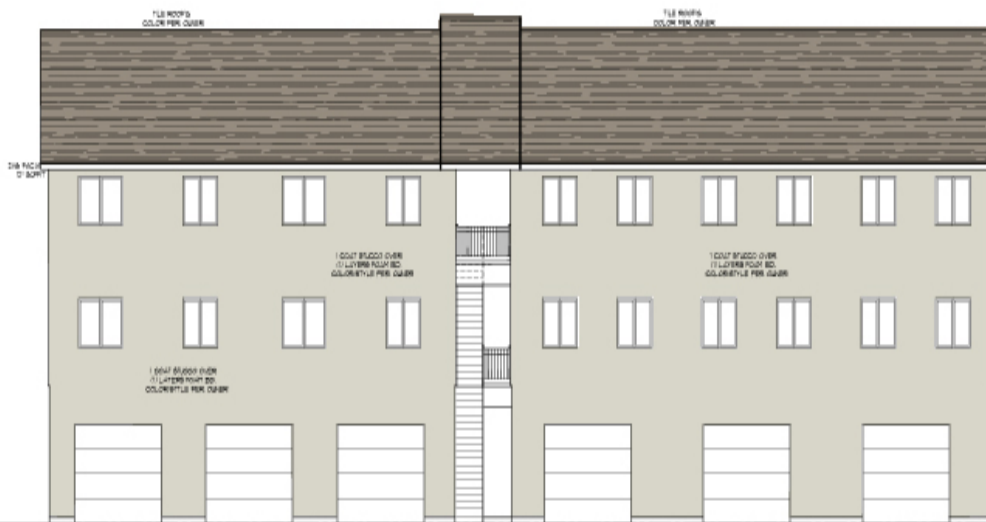
GENERAL CONTRACTOR
 TO VERIFY ELEVATION DRAWINGS
 AND FILLING COMPLIANCE
 WITH BUILDING CODES



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



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



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

ANDERSON
 1. ALL ELEVATIONS ARE TO BE CONSIDERED AS APPROXIMATE
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Scott Leishman
 Residential Architectural
 Design / Drafting / Planning
 Phone: 408-457-0775 100 South Main Street Suite 100, San Jose, CA 95128

EXTERIOR ELEVATIONS
 ANDERSON APARTMENTS
 H-4-2-4-3211

Project: H-4-2-4-3211
 Date: 6-17-2016
 Rev: 01-01-2016
 Scale: 1/4"=1'-0"

A4