



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

December 8, 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 goals and plans for 2023
2. Recap for the Regular City Council meetings of November 17th and December 1st.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Land Use Code Amendment to Title 10-Chapter 7-Subsection 4, Title 10-Chapter 21-Subsection 9, and Title 10-Chapter 39-Subsection 5, all regarding public noticing requirements.
2. A Zone Change Amendment request located at approx.. 100 North and 2600 West from RM-2, multifamily 10 units per acre, and HC, highway commercial, to RM-

3/PDO, multifamily 15 units per acre with a planned development overlay, covering 8.29 acres and HC/PDO, highway commercial with a planned development overlay covering 4.39 acres.

OLD BUSINESS

1. 2022-PP-24: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Resort, a condominium development consisting of 882 resort units and 117 multifamily units, located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.

NEW BUSINESS

1. 2022-LUCA-11: Discussion and consideration on a recommendation to the City Council on a Land Use Code Amendment to Title 10-Chapter 7-Subsection 4, Title 10-Chapter 21-Subsection 9, and Title 10-Chapter 39-Subsection 5, all regarding public noticing requirements.
2. 2022-ZC-38 2022-PSP-47: Discussion and consideration of a recommendation to the City Council on a zone change amendment request located at approx. 100 N and 2600 W from RM-2, multifamily 10 units per acre, and HC, highway commercial, to RM-3 (PDO), multifamily 15 units per acre with a planned development overlay, covering 8.29 acres and HC (PDO), highway commercial with a planned development overlay covering 4.39 acres. Shadow Glen 420 In Applicant. Brandee Walker Agent.
3. 2022-PP-30: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Glampers Inn, a five lot commercial development, located at approximately 450 S Sand Hollow Road. Blow Sand LLC Applicant.
4. 2022-CUP-32: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 2799 S 3680 W. Kevin and Ralene Scott Applicant
5. 2022-CUP-33: Discussion and consideration of a conditional use permit for an accessory building of greater height and size located at 1544 W 725 S. Scott W Miller Applicant.
6. 2022-FSP-19 and 2022-CUP-34: Discussion and consideration of a possible approval of a final site plan and a conditional use permit for a metal building for Bryson Young, a commercial development consisting of one commercial building and seven nightly rental units, located at 470 E 800 N. R+B Young Applicant. Bryson Young Agent.
7. 2022-PSP-45: Discussion and consideration of a possible approval of a preliminary site plan for Canyon del Sol, a park model development, located at 250 N and 2800 W. Sunwood Homes of Southern Utah Inc Applicant. James Jessop Agent.
8. 2022-PSP-48: Discussion and consideration of a preliminary site plan for Ace Hardware, a commercial development consisting of a hardware store and three restaurants, located at 1400 W State St. Buck Hurst Applicant
9. 2021-PP-34: Discussion and consideration of a possible approval of an extension of the final plat deadline for Red Cliffs Development, a 31 unit multifamily

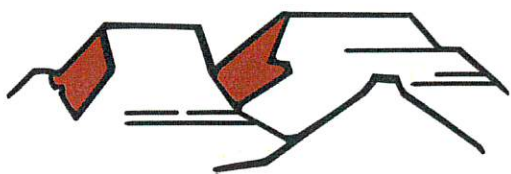
development, located at 600 N and 2170 W. Red Cliffs Development, Jay Rice Applicant. Jared Madsen Agent.

10. 2021-PP-31: Discussion and consideration of a possible approval of an extension of the final plat deadline for Crocker Enterprises, a nine lot industrial subdivision, located at 492 N Old Highway 91. Crocker Enterprises LLC Applicant. Brady Shakespear Agent.
11. Discussion and consideration of a landscape deviation request for Lot 4 Hurricane Storage Industrial Subdivision
12. Discussion and consideration of approving the 2023 Planning Commission schedule

Approval of Minutes:

1. October 27, 2022
2. November 11, 2022

Adjournment



2023 Goals and Plans

The following is a brief rundown on the plans and goals for the Planning Department and Planning Commission for the 2023 year. We will have a presentation and some surveys for the Planning Commission at the meeting. In no particular order:

1. Sensitive Lands Code

- a. Our sensitive lands code is outdated and doesn't cover all the items that we would like it to cover like multifamily and commercial developments, rock fall hazards, or collapsible soils. The City Council has allocated some money for staff to hire an engineering firm to begin the process

2. PDO

- a. The Moderate Income Housing Plan recommends that we amend the PDO ordinance to allow for density bonuses for deed restricted affordable housing units. There is also a desire from staff to clean up some language within the PDO code with regards to commercial uses and setback requirements

3. Connectivity Ordinance

- a. Clean up and enhance language within the code to require developers to build interconnected and walkable communities as well as reduce traffic on major roadways.

4. Inclusionary Housing

- a. The Moderate Income Housing Plan recommends the adoption of a number of policies to help the development and preservation of moderate income housing within the city.

5. Parks Master Plan/Impact Fee Plan

- a. The Parks Master Plan is well over 10 years old at this point and should be updated. Things to focus on will be locations for future park space, policies regarding neighborhood parks, and adjusting park impact fees.

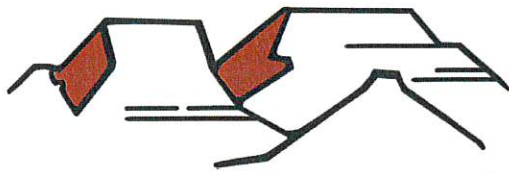
6. Streamlining Approval Process

- a. Ideas for this include: making preliminary plats Planning Commission approval only. Moving final plat applications online. Making greater height and size conditional use permits a staff approval. Other suggestions appreciated

7. Fee Schedule

- a. Increasing and adjusting fees for applications

8. Full level historic Survey

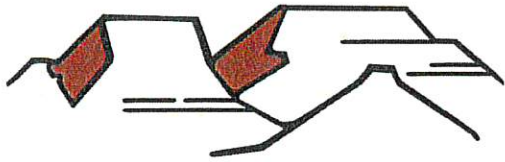


PLANNING & ZONING
HURRICANE CITY
UTAH

- a. Determination by staff and a dedicated historic preservation expert of the state and historic nature of various historic landmarks and buildings within the City

9. Minor Subdivision Ordinance

- a. Ordinance to allow two or three lot subdivisions without having to go through the full preliminary plat process



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY PLAT APPLICATION

For office use only. \$150.00 Fee

File No. 2022-PP-24

Receipt No. 8-161567

Name: See Attached Telephone: _____

Address: See Attached Fax No. _____

Email: _____ Agent Email: enhancedhomesofutah@gmail.com

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

Address/Location of Subject Property: So. of Sand Hollow Rd. West of 3700W, East of Resort Drive
H-4-2-1-1111-651, H-4-2-1-235-651, H-4-2-1-1108-651

Tax ID of Subject Property: H-4-2-1-234-651, H-4-2-1-236-651 Zone District: RM-3, RR

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

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

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



STAFF COMMENTS

Agenda Date:	12/08/2022
Application Number:	2022-PP-24
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western Mortgage and Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	South of Sand Hollow Road and West of 3700 W
Zoning:	Recreation Resort and RM-3
General Plan Map:	Planned Community

12/08/2022 Update

The applicant has requested that they be brought back on the agenda. They had initially been tabled due to a pending zone change. A zone change to bring the zoning boundaries into alignment with the planned roadways was recommended for denial by the Planning Commission with the recommendation that they add RM-3 zoning to the development and the City Council approved the zone change with the Planning Commission's recommendation. The zone change exhibit approved by the Council is attached to this report. With the approved zone change the preliminary plat has been updated. This resolves the zoning issues on the property however the following issues have still not been addressed:

- The approved zone change exhibit shows 810 resort units and 114 RM-3 units and the proposed preliminary plat shows 882 resort units and 117 RM-3 units. The application will need to resolve the density at issue prior to approval.
- Staff note 2 (parking) has not been addressed. As laid out below, staff does not believe their plan to meet their trailer parking requirement on a site near Sand Hollow Lake will be able to meet City Code

10/27/2022

2022-PP-24

- They have added a note regarding the amenity requirements in Chapter 26 of the Hurricane City Code. They say they are providing 4,000 sq ft of clubhouse space, however as laid out below 5,500 sq ft are required.
- Will serve letters have not been received
- Site data table on page 2 directly contradicts information on page 1
 - Land Use Summary Table on Page 1 has several errors and inconsistencies
- Other comments within this report are still applicable except those regarding zoning which was resolved with the zone change.

Staff Recommendation based on the update:

Due to these issues, staff recommends denying or tabling this preliminary plat.

10/21/2022 Update

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

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

Discussion:

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

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

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

Staff Comments: Preliminary Site Plan and Plat

1. Zoning is a Recreation Resort which has a max density of 15 units/acre. The applicant is proposing 945 units over 69.09 acres for a density of 13.67 units per acre
 - a. The approved zone change map for this area shows 59 acres of Recreation Resort which would be 885 units. Part of the property being depicted on this site plan stretches into the RM-3 zone to the west.
 - b. The applicant has indicated to staff that they are simply transferring density from the RM-3 portion into the RR portion. Where there are different approved and proposed uses between RM-3 and RR, namely short-term rentals, staff believes a greater level of oversight is required.
 - c. A zone change will be necessary if they want to develop as presented, as the City has required for several other developments in this area. The applicant has been made aware of this on multiple occasions in the past.
2. **Parking:** Per HCC 10-26-6: *"Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission."*
 - a. The site plan indicates that parking spaces 3091 are required and 3091 spaces are provided in a mix of outdoor parking and indoor garage parking.
 - b. RV/trailer spaces are also required at a rate of one space per five units. 189 trailer parking stalls are required. The applicant has told staff that they intend to provide these parking spaces in an area offsite closer to Sand Hollow Reservoir. The Planning Commission does have authority under HCC 10-34 to approve off-site parking or modified parking requirements. Without a specific plan of where the parking will be located, how many spaces are provided, and how people will get from the offsite location to the site, staff does not recommend the approval of the parking plan as presented.
 - c. HCC 10-34-5 states:
 - . *Off site parking. Where practical difficulties exist in providing on site parking or if public safety or convenience, or both, would be better served by locating parking on a separate lot, the Planning Commission may authorize off site parking subject to the following conditions:*
 1. *Required parking spaces reserved for persons with disabilities shall not be located in an off site parking lot.*

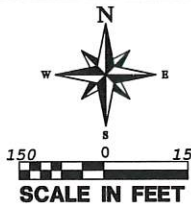
2. *Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.*
3. *No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, practical walking distance. Off site parking shall not be separated from a principal use by a street right-of-way with a width of more than 72 feet.*
4. *Availability of each off site parking lot shall be assured by an agreement approved by the City which requires:*
 - a. *The parking lot to be continuously available unless an alternative legal parking lot is provided;*
 - b. *All spaces to be available without charge; and*
 - c. *The Zoning Administrator to be notified 30 days prior to the expiration or termination of the agreement.*
5. *Before approving an off site parking lot, the Planning Commission shall find that such parking is conveniently usable without causing unreasonable:*
 - a. *Hazard to pedestrians;*
 - b. *Hazard to vehicular traffic;*
 - c. *Traffic congestion;*
 - d. *Interference with safe and convenient access to other parking areas in the vicinity;*
 - e. *Detriment to the appropriate use of business property in the vicinity; or*
 - f. *Detriment to any residential neighborhood.*
3. **Amenities:** *Per HCC 10-26-4: Developments over 700 units must supply adequate and proportional amenities based on the table above. Using the basic formula in the table of requiring an additional clubhouse and pool every 200 units over 300 units then this development will require 4 clubhouses of about 5,500 sq ft total non-office space and 6 pools of at least 4,000 sq ft total. The site plan provides for ten pools and one "temporary clubhouse/retreat center" measuring about 7800 sq ft. The applicant has informed staff that clubhouse-like amenities will be provided within each condo building and within the hotel. This is not indicated on the site plan and should be required.*
4. *All park strips will need to be landscaped and have the proper improvements.*
5. *A will serve letter from the culinary and sanitary water providers and a water acknowledgement form has not been provided*
6. *A note indicating whether or not the property is in a tortoise take area has been provided*
7. *Hurricane City Code 10-37-4 states:*

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

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Due to the issues of zoning (currently under consolidation), parking, lacking will-serve letters, redesign of Sand Hollow Road, and amenities; staff recommends denial or tabling of this preliminary plat until all the issues raised can be adequately addressed.

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

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



LEGEND

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

LAND USE SUMMARY (SITE DATA)

TOTAL RR UNITS = 882 (726 3 BED UNITS 126 4 BED UNITS)
TOTAL RM-3 UNITS = 117
TOTAL ALLOWED RR UNITS = 983 (15 UNITSx65.57 ACRES)
TOTAL ALLOWED RM-3 UNITS = 127 (15 UNITSx8.50 ACRES)
TOTAL HOTEL UNITS = 40
TOTAL REQUIRED PARKING = 2,858 (20 RETREAT CENTER, 48 HOTEL, 2790 CONDO)
TOTAL REQUIRED TRAILER PARKING = 194 OF THE 2838 PARKING
PHASE 1 PROVIDED = 396 + 12 (ADA - 8 REGULAR, 4 VAN)
PHASE 2 PROVIDED = 98 + 3 (ADA - 2 REGULAR, 1 VAN)
PHASE 3 PROVIDED = 145 + 9 (ADA - 6 REGULAR, 3 VAN)
PHASE 4-27 PROVIDED = 2,219

TOTAL OUTDOOR PARKING PROVIDED = 1518 NOS
TOTAL INDOOR GARAGE PARKING PROVIDED = 1340 NOS
TOTAL TRAILER/RV PARKING STALLS TO BE SUPPLIED OFF SITE = 189
TOTAL DEVELOPMENT AREA = 3,226,489.20 SQ.FT. (74.07 AC)
TOTAL REQUIRED POOL AREA = 4500 SQ.FT. (4 POOLS)
TOTAL CLUB HOUSE AREA = 4000 SQ.FT. (NON-OFFICE SPACE).

LANDSCAPING REQUIRED: 1 TREE AND 2 SHRUBS FOR EACH UNIT

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK THERE ARE NO IRRIGATION FACILITIES.
PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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

DESERT TORTOISE TAKE AREA

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

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

GEOLOGICAL SURVEY REPORT

QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QVVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40AR/39AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPONECA CANYON AND LOCALLY HAS FELLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

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

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

GEOLOGICAL HAZARDS

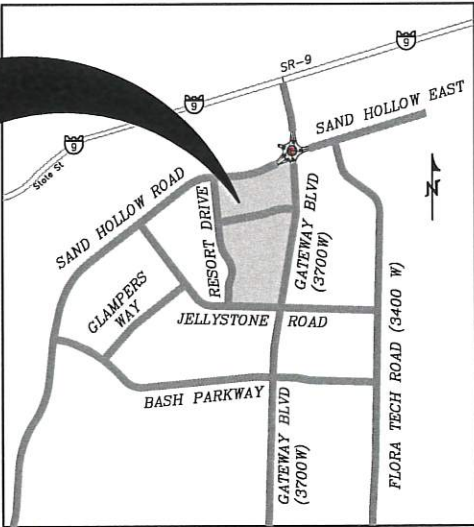
FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO 'HIGH' CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM -3%
EXPANSIVE SOIL	ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY <10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SCW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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

LEGAL DESCRIPTION FOR GATEWAY AT SAND HOLLOW:

BEGINNING AT A POINT LOCATED S88°26'39"E ALONG THE SECTION LINE 1704.68 FEET AND WEST FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S12°46'00"E 74.35 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2500.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 973.05 FEET, THROUGH A CENTRAL ANGLE OF 22°18'02" (LONG CHORD BEARS: S01°36'59"E 966.92 FEET); THENCE S09°32'02"W 1608.61 FEET; THENCE N88°17'53"W 785.59 FEET; THENCE N88°46'40"W 168.73 FEET; THENCE N01°08'48"E 348.30 FEET; THENCE NORTHERLY ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 132.81 FEET, THROUGH A CENTRAL ANGLE OF 29°21'54" (LONG CHORD BEARS: N13°49'48"E 131.73 FEET); THENCE NORTHERLY ALONG THE ARC OF A 311.89 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 375.86 FEET, THROUGH A CENTRAL ANGLE OF 69°02'50" (LONG CHORD BEARS: N08°00'40"W 353.53 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 415.62 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 268.59 FEET, THROUGH A CENTRAL ANGLE OF 37°01'54" (LONG CHORD BEARS: N24°01'18"W 263.94 FEET); THENCE N03°30'31"W 754.46 FEET; THENCE NORTHERLY ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.17 FEET, THROUGH A CENTRAL ANGLE OF 03°19'06" (LONG CHORD BEARS: N07°10'04"W 23.16 FEET); THENCE N08°49'37"W 426.79 FEET; THENCE N08°49'37"W 91.21 FEET; THENCE N74°46'22"E 744.70 FEET; THENCE N74°46'22"E 724.77 FEET; THENCE S12°46'00"E 144.15 FEET TO THE POINT OF BEGINNING. AREA CONTAINS 3226666 SQUARE FEET OR 74.074 ACRES.

PROJECT LOCATION



VICINITY MAP

N.T.S.

OWNERS:

CONTACT REPRESENTATIVE
BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL:
ENHANCEDHOMES@UTAHGMAIL.COM
THEBEACHATSANDHOLLOW@GMAIL.COM

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

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

DATE: 11/16/2022

SCALE: 1"=150'

JOB NO.

281-002

SHEET NO.

1 OF 3

SITE DATA

TOTAL UNITS = 945 (849 3 BED UNITS 96 4 BED UNITS)
TOTAL ALLOWED UNITS = 1036 (15 UNITS/69.09 ACRES)
TOTAL HOTEL UNITS = 130
TOTAL REQUIRED PARKING = 3,091 (8 STAFF, 20 RETREAT CENTER, 132 HOTEL, 2931 CONDO)
TOTAL REQUIRED TRAILER PARKING = 189 OF THE 3091 PARKING
PHASE 1 PROVIDED = 396 + 12 (ADA - 8 REGULAR, 4 VAN)
PHASE 2 PROVIDED = 98 + 3 (ADA - 2 REGULAR, 1 VAN)
PHASE 3 PROVIDED = 145 + 9 (ADA - 6 REGULAR, 3 VAN)
PHASE 4-27 PROVIDED = 855

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

LANDSCAPING: 1 TREE AND 2 SHRUBS FOR EACH UNIT

LEGAL DESCRIPTION:

COMMENCING FROM THE EAST QUARTER (1/4) CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°03'16"W ALONG THE EAST SECTION LINE OF SAID SECTION 11, 64.40 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N47°55'05"E 64.40 FEET; THENCE N37°18'50"E 54.53 FEET; THENCE N01°22'21"E 100.00 FEET; THENCE N09°45'40"E 31.70 FEET; THENCE N01°22'21"E 151.09 FEET; THENCE S53°45'00"E 92.19 FEET; THENCE S51°22'21"W 189.55 FEET; THENCE S50°24'12"W 103.45 FEET; THENCE S50°26'32"W 51.54 FEET; THENCE S47°55'05"W

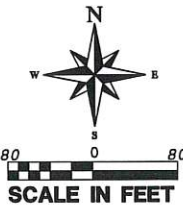
62.70 ACRES

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

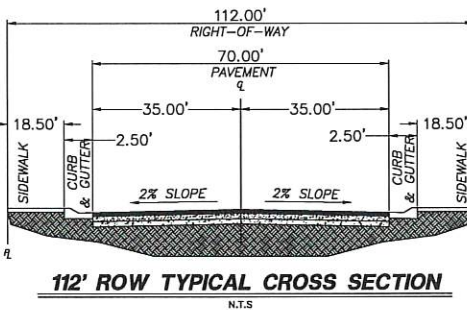
LOCATED IN SECTION 1, T42S, R14W, S.L.B.#M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.
C1	6.64'	25.00'	6.62'	N82°23'11"E 15°13'38"
C2	32.57'	25.00'	30.31'	N37°27'17"E 74°38'09"
C3	26.92'	100.00'	26.84'	N82°29'02"E 15°25'20"
C4	32.63'	25.00'	30.36'	N37°23'11"E 74°46'22"
C5	37.93'	25.00'	34.40'	S46°31'56"E 86°56'08"
C6	14.84'	25.00'	14.63'	N17°00'31"E 34°01'01"
C7	22.99'	25.00'	22.19'	N60°21'49"E 52°41'36"
C8	22.58'	15.00'	20.51'	N43°35'19"E 86°14'38"
C9	47.30'	29.00'	42.23'	S43°39'48"W 93°27'20"
C10	6.49'	40.00'	6.48'	N4°10'49"W 9°17'37"
C11	27.45'	474.00'	27.45'	N7°10'04"W 3°19'06"
C12	20.59'	200.00'	20.59'	S87°26'29"W 5°54'00"
C13	22.02'	15.00'	20.09'	S47°33'31"E 84°06'00"
C14	45.55'	29.00'	41.01'	N45°23'29"E 90°00'00"
C15	15.66'	10.00'	14.11'	S44°44'36"E 89°43'36"
C16	15.96'	50.00'	15.89'	S9°01'33"E 18°17'08"
C17	16.70'	15.00'	15.85'	S32°00'44"W 63°47'03"
C18	24.71'	50.00'	24.46'	S76°14'17"W 28°18'38"
C19	27.21'	233.36'	27.20'	N3°08'36"W 6°40'55"
C20	45.05'	500.00'	45.03'	S87°04'20"W 5°09'43"
C21	26.18'	100.00'	26.11'	S82°30'00"W 15°00'00"
C22	25.57'	100.00'	25.50'	S82°19'35"W 14°39'10"
C23	17.58'	415.00'	17.57'	S61°36'04"W 2°25'36"
C24	145.64'	300.00'	144.21'	S75°44'45"W 27°48'54"
C25	205.35'	415.00'	203.26'	S76°59'23"W 28°21'02"
C26	43.28'	51.22'	42.01'	S50°27'36"E 48°25'08"
C27	32.07'	479.00'	32.06'	N62°18'22"E 3°50'10"
C28	364.22'	650.00'	359.47'	S82°10'16"W 32°06'17"
C29	325.22'	483.68'	319.13'	S79°39'02"W 38°31'31"
C30	267.28'	419.68'	262.78'	N78°37'58"E 36°29'22"
C31	12.74'	100.00'	12.73'	S71°21'00"E 7°18'01"
C32	144.37'	355.68'	143.38'	S77°44'15"W 23°15'25"
C33	107.20'	63.52'	94.92'	N64°01'59"E 96°41'42"
C34	108.60'	112.40'	104.42'	N42°38'12"E 55°21'28"
C35	27.21'	25.00'	25.89'	N39°07'50"E 62°22'12"
C36	15.54'	10.00'	14.02'	N36°34'14"W 89°01'56"
C37	104.93'	100.00'	100.18'	S58°51'28"E 60°07'08"



PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

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

DATE: 11/6/2022

SCALE: 1"=80'

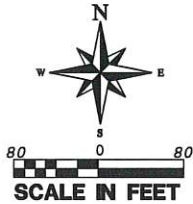
JOB NO.
281-012

SHEET NO.

2 OF 3

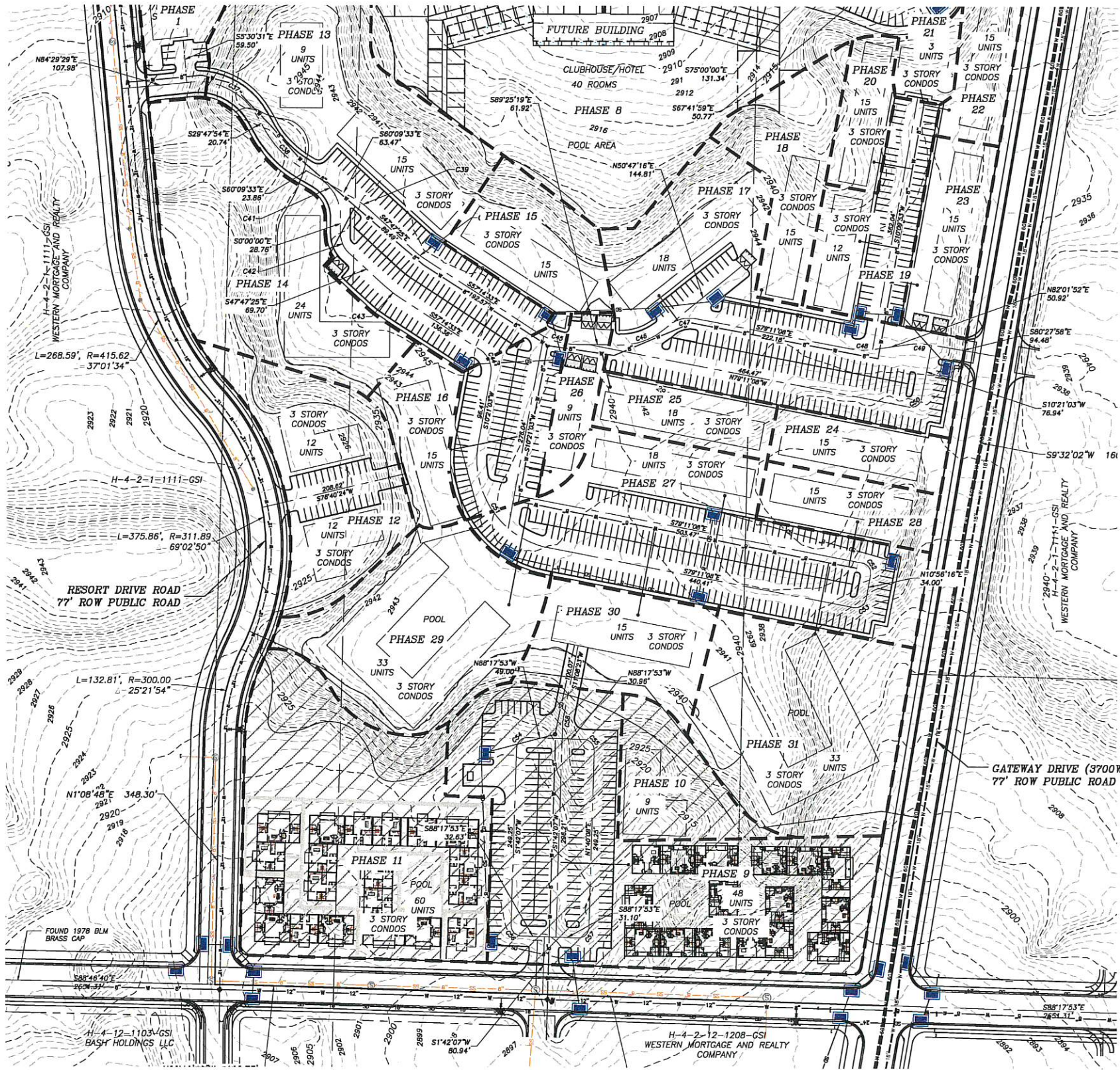
PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

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

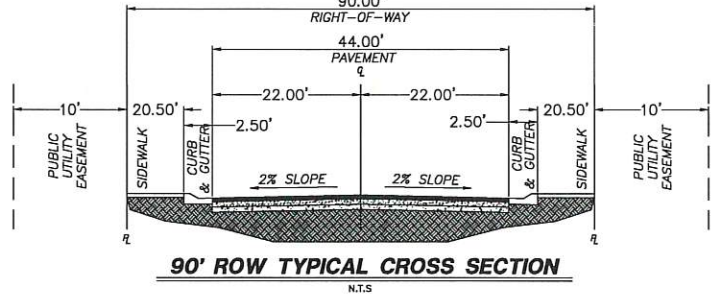
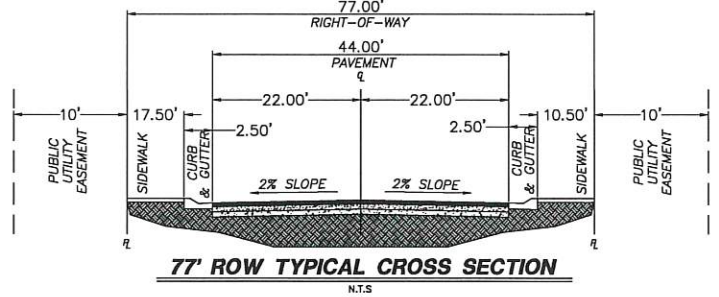


LEGEND

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



C37	104.93'	100.00'	100.18'	S59°51'28"E	60°07'08"
C38	79.48'	150.00'	78.56'	S44°58'44"E	30°21'39"
C39	21.59'	100.00'	21.55'	S53°58'29"E	12°22'08"
C40	16.50'	100.00'	16.48'	S52°30'59"E	9°27'08"
C41	61.69'	65.00'	59.40'	S32°12'05"E	54°22'56"
C42	30.03'	36.00'	29.16'	S23°53'43"E	47°47'25"
C43	27.22'	165.00'	27.19'	S52°30'59"E	9°27'08"
C44	40.11'	34.00'	37.82'	S23°26'45"E	67°35'35"
C45	56.16'	100.00'	55.43'	S73°19'56"E	32°10'46"
C46	67.78'	100.00'	66.49'	N71°09'35"E	38°50'13"
C47	36.69'	50.00'	35.88'	N80°57'19"E	42°02'50"
C48	32.78'	100.00'	32.64'	S88°34'38"E	18°47'00"
C49	30.55'	100.00'	30.43'	S89°13'03"E	17°30'10"
C50	23.68'	15.00'	21.30'	N55°34'57"E	90°27'50"
C51	199.24'	127.50'	179.58'	S34°25'03"E	89°32'10"
C52	15.96'	50.00'	15.89'	S9°01'33"E	18°17'08"
C52	23.59'	15.00'	21.24'	N34°07'26"W	90°07'23"
C53	23.53'	15.00'	21.19'	N55°52'34"E	89°52'37"
C54	23.56'	15.00'	21.21'	S46°42'07"W	90°00'00"
C55	23.55'	15.00'	21.21'	N43°18'53"W	89°58'02"
C56	23.56'	15.00'	21.21'	S43°17'53"E	90°00'00"
C57	23.57'	15.00'	21.22'	N46°41'07"E	90°01'58"
C58	16.47'	100.00'	16.45'	S6°25'15"W	9°26'17"



PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

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

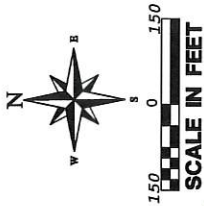
DATE: 11/16/2022
SCALE: 1"=80'
JOB NO.: 281-012
SHEET NO.: **3 OF 3**

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 866-5807

NO.	REVISIONS	DESCRIPTION	DATE	BY

**ZONE CHANGE MAP FOR:
GATEWAY TO SAND HOLLOW**

**LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH**



PROPOSED ZONE LEGEND:

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

NARRATIVE

NARRATIVE

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

LEGAL DESCRIPTION SOUTH PORTION OF PARCEL # H-4-2-1-234-GS1

[illegible]

ZONE CHANGE MAP

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

DATE: 11/16/2022
SCALE: 1"=150'
JOB NO.
336-005

SHEET NO.

1 OF 1

[illegible]

PROVALUE ENGINEERING, INC.

-- Land Surveyors - Land Planners
220 South 250 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



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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) If the zone change is from an agricultural or residential-agricultural zone to any non-agricultural zoning then each property owner within 500 feet will be notified~~

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.~~

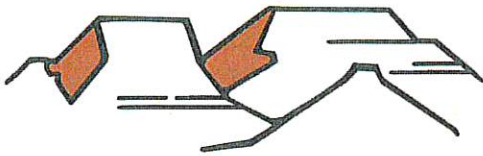
~~B.~~ A. Notice of proposal to vacate some or all of a public street, right-of-way, or easement.

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.

B.C. 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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee

File No. 2022-20-38

Receipt No. 8164008

Name: Shadow Glen 420 Inc Telephone: 435-229-4447

Address: 2608 West 510 North, Hurricane, UT Fax No. _____

Email: frankgl@gemstoneproperties.com Agent Email: bwalker@civilsience.com

Agent (If Applicable): Frank Lindhart Telephone: 435-229-4447

Address/Location of Subject Property: 100 North 2600 West

Tax ID of Subject Property: H-3-1-32-4212-RD Existing Zone District: RM-2 & HC

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Parcel containing approximately 12.68 acres. 8.29 acres to be amended from RM-2 to RM-3 with PDO. 4.39 acres of HC to remain with PDO.

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

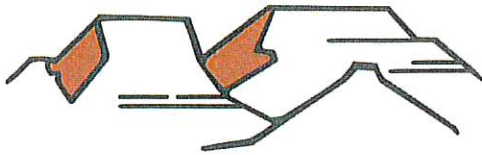
- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☐ d. An accurate legal description of the property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

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

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2022-PSP-47
Receipt No. 8-16-4068

Name: Shadow Glen 420 Inc Telephone: 435-229-4447

Address: 2608 West 510 North, Hurricane UT Fax No. _____

Email: frankgl@gemstoneproperties.com Agent Email: bwalker@civilsience.com

Agent (If Applicable): Frank Lindhart Telephone: 435-229-4447

Address/Location of Subject Property: 100 North 2600 West

Tax ID of Subject Property: H-3-1-32-4212-RD Existing RM-2 & HC
Zone District: Proposed: RM-3 with PDO

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Parcel containing approximately 12.68 acres to be developed as 180 apartments & approximately 25,000 SF of commercial building space.

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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



STAFF COMMENTS

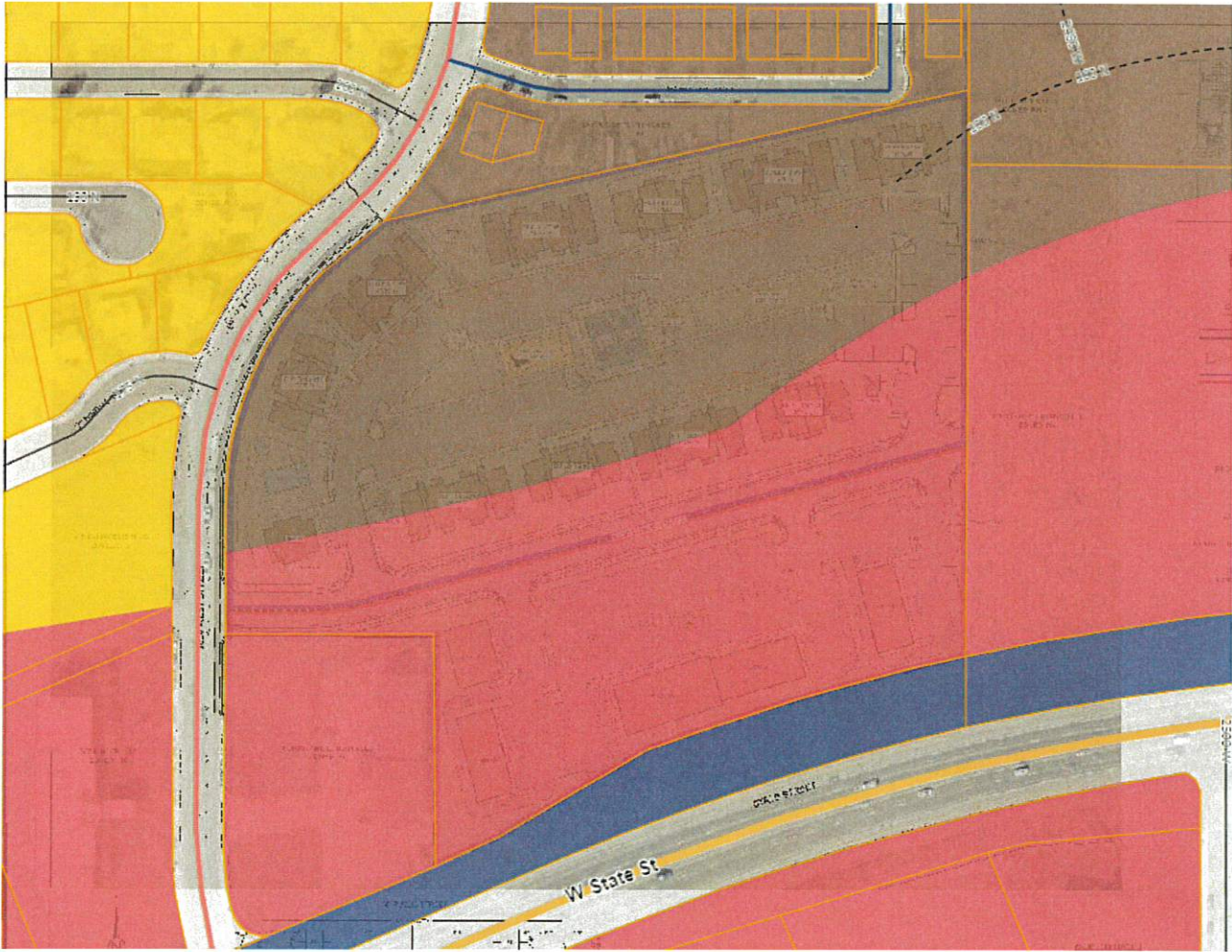
Agenda Date:	12/08/2022
Application Number:	2022-ZC-38 2022-PSP-47
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Shadow Glen 420 Inc
Agent:	Frank Lindhart
Request:	A Zone Change from RM-2 and HC to RM-3 and HC with a PDO
Location:	100 N 2600 W
Zoning:	RM-2 and HC
General Plan Map:	General Commercial and Multifamily

Discussion: The applicant is seeking a zone change and preliminary site plan approval from a current mixture of RM-2 and Highway Commercial to RM-3 and Highway Commercial with a Planned Development Overlay. They are proposing five retail/restaurant pads and 120 residential units.

	Zoning	Adjacent Land Use
North	RM-2	Sky Ridge Townhomes
East	RM-2, HC	IHC hospital, Desert Fields Townhomes
South	HC	SR-9, offices, hotels
West	HC, R1-8	Single family homes, hotels

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

Response: This property has two designations on the General Plan Map



Hurricane City Future Land Use Map with site plan overlaid

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

MULTIFAMILY: Residential neighborhoods with a combination of small-lot single family and multifamily residences that include designated shared open spaces. Each development should consider proximity of transportation, schools, shopping, etc. The specific conditions for each project would be addressed during the approval process. Appropriate

densities for this land use include RM-1, RM-2, and RM-3.

The General Plan Map is meant to be used as a guideline for future development however, this development appears to follow the lining on the map fairly closely.

The General Plan also calls for “*Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options*” It also calls for “*Support creating commercial spaces in population Centers in the City to provide services to those areas*” While this area is far from existing major commercial areas staff believes that this is a good place for commercial along SR-9 with access from a lighted intersection. This area is also near IHC facilities.

The lining on the map follows the future 100 N master plan roadway (the alignment is addressed later in this report). Overall staff believes this lines up with the spirit of the General Plan.

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

Response: Yes, there is multifamily and commercial in the area currently with more in development.

3. Will the proposed amendment affect the adjacent property?

Response: Yes. Although growth of this nature is anticipated by the General Plan. Most traffic from the residential and commercial areas will be directed onto 2600 W and SR-9. Commercial amenities such as retail and restaurants will be more beneficial to the surrounding community than the existing hotels. It is also important to note that the existing zoning of RM-2 and RM-3 zoning have similar impacts, except that RM-3 Zoning would allow five additional units an acre.

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

Response: Most public facilities are in 2600 W. No Joint Utility Committee members had any major concerns. See JUC Comments below

Other Considerations:

JUC Comments

The following items will need to be addressed:

1. **Public Works:** All water lines in the common area will need to be ductile iron. Need to connect to the public street on the east side of the project. Stormwater plan required.
2. **Sewer:** 10’ sewer line main runs north-south through the property. Adjust the building locations or reroute sewer to avoid conflicts.

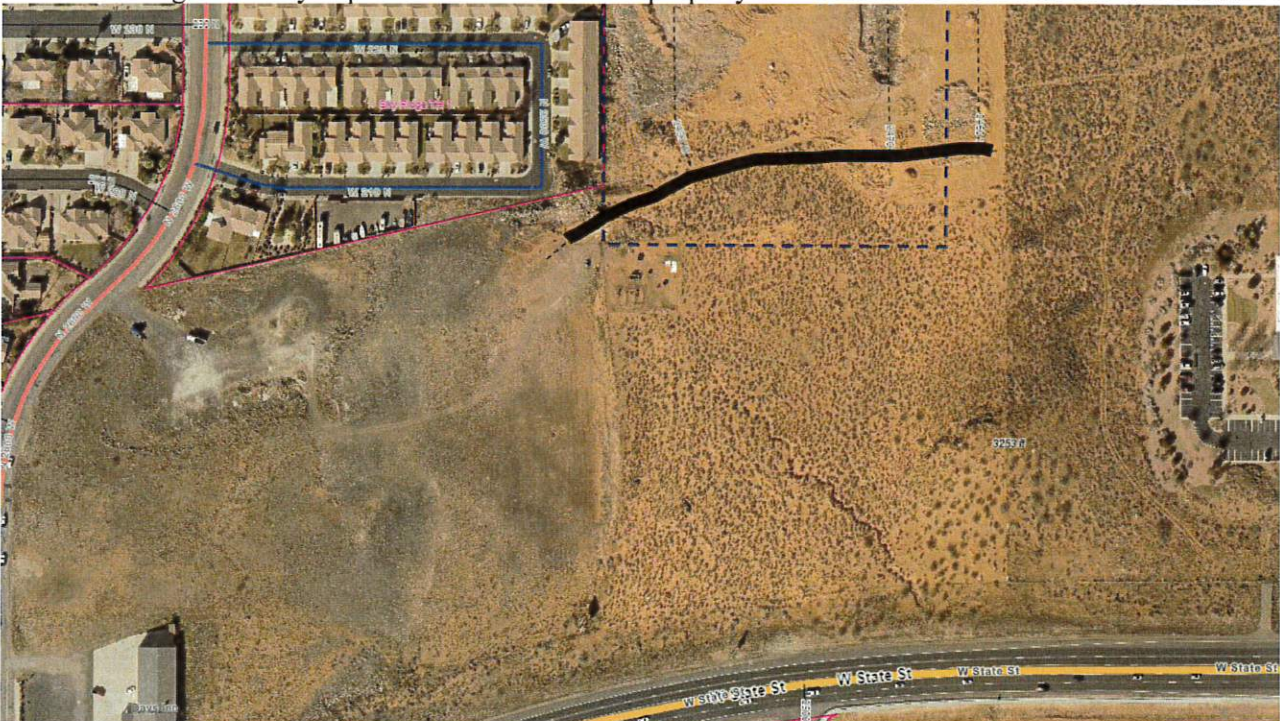
3. **Water:** Water to the front of the site. Need to see engineering.
4. **Fire:** Need second access. Fire code analysis for buildings depending on number of units
5. **Engineering:** It appears a strip of property along the northernmost property line may be encumbered by a power easement; the power line locations should be located before building locations are approved. It appears a second water main connection is not readily available for water looping. Design may be limited to 650' dead end water main. It appears the project is near a pressure zone boundary. The alignment of the master planned Minor Collector must be discussed by City staff. A 60' ROW is planned to be stubbed to the northeast corner of the property by Desert Fields Phase 2. Master planned roadway is a 67' ROW with a trail on the south side. Curb and gutter and a 12' trail required along State Street. Traffic Impact study required. Throat lengths on driveways must be 50' minimum The water main pressure reducing valve vault and blow off pipe east of it must be planned for. Existing sewer must be located; it appears the existing sewer must be relocated for preferred construction.
6. **Streets:** Assuming all parking areas are private. Check if the stormwater basin is sufficient. Okay with zone change.
7. **Power:** Rocky Mountain power line on the north side of the project. Developer is required to pay for a preliminary assessment for capacity on this circuit. Capacity may not be available for this project. Must fill out construction application from power department and meet together
8. **Phone:** Add Centurylink notes for construction drawings.
9. **Cable:** No comment

Staff Comments: Preliminary Site Plan

1. The applicant is requesting an RM-3 PDO which would allow for 15 units an acre for the entire property. The applicant is proposing 120 units which equals a density of 9.46 units per acre.
 - a. Judging by the layout on the site plan, these will be two story apartment/condominium units
 - b. The applicant could achieve an identical project with an RM-2 PDO counting the commercial areas toward the residential density as the City did for Copper Rock, Sand Hollow Mesa, and Desert Sands.
 - c. Staff met with the applicant prior the application and reviewed with them a few options of zoning that would achieve similar goals as the current application. Some of those are a RM-2 PDO that included the full property, split the zoning boundary at the roadway, Planning Commercial zoning, or a RM-3 PDO application. One concern that staff has about a RM-3 PDO over the full property may allow an applicant to request an increase in the number of units to 180 units. A RM-2 PDO, or a clean RM-3/ Highway Commercial zoning split at the roadway may be more clear on the approved uses and max density. The site plan is part of the PDO Approval and would require alteration of the zone change for an amendment.
2. One of the biggest issues with this layout is the Transportation Master Plan in the area:



The actual buildout of the frontage roadway (100 Nish) has taken a different path than what was originally approved with the approved plans expansion of IHC and the Desert Fields Townhomes project and the frontage roadway is planned to stub into this property at it's northeast corner as shown below:



In order to connect this roadway to the future 100 N just north of the Comfort Inn would require a much more intensive "S" curve than what was originally intended by our Transportation Master Plan and staff believes it would be detrimental to the layout of this site to require it. Staff is instead suggesting a rerouting the frontage road to follow a path similar to what is laid out below

12/08/2022

2022-ZC-38

2022-PSP-47



However, for utility and second access reasons, some connection to the roadway from Desert Fields Townhomes will be required by this development. Staff has contacted the developer for Desert Fields Townhomes and the applicant and is working to find a solution for all involved

3. **Amenities:** Per HCC 10-33-5: Four amenities are required for 120 units. The applicant is providing a pool, playground area, dog parks, pickleball courts, bbq areas, and a clubhouse to meet this code
4. **Parking:** Applicant is providing 299 stalls in the residential area and 188 stalls in the commercial area. This is sufficient for the residential area, in the commercial area it will depend on the uses within the buildings but this will most likely be sufficient.
5. **Pedestrian Circulation:** The site plan shows a series of paths and sidewalks throughout the development, the site plan also needs to show:
 - a. The master planned trail along 100 N.
 - b. Pedestrian street crossings within the development and across 100 N
 - c. Staff also recommends a trail connection to Sky Ridge Townhomes and a trail along the Rocky Mountain Power lines
 - d. The applicant should show cross walks within the parking lot to access the amenity island.

Findings:

Staff makes the following findings:

1. The proposed zone change meets the standards of the General Plan Map and goals
2. The proposed zone change is generally harmonious with the approved surrounding development
3. The proposed amendment will have an impact on the area. The area is planned to accommodate the proposed uses.
4. Services are adequate or planned to become adequate for the area.
5. A preliminary site plan has been provided that shows how this property could be developed.
Changes are needed to address utility concerns as well as the Transportation Master Plan

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff is supportive of the proposed zoning, however there need to be changes to the site plan as laid out above that need to be addressed before staff can recommend approval. Staff has met several times with the adjacent property owners and anticipates that several of the site issues will be resolved prior to the meeting.



Sky Ridge PDO



Legend

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

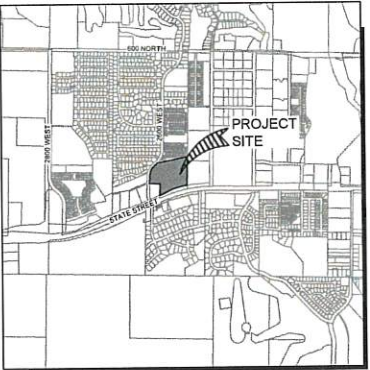
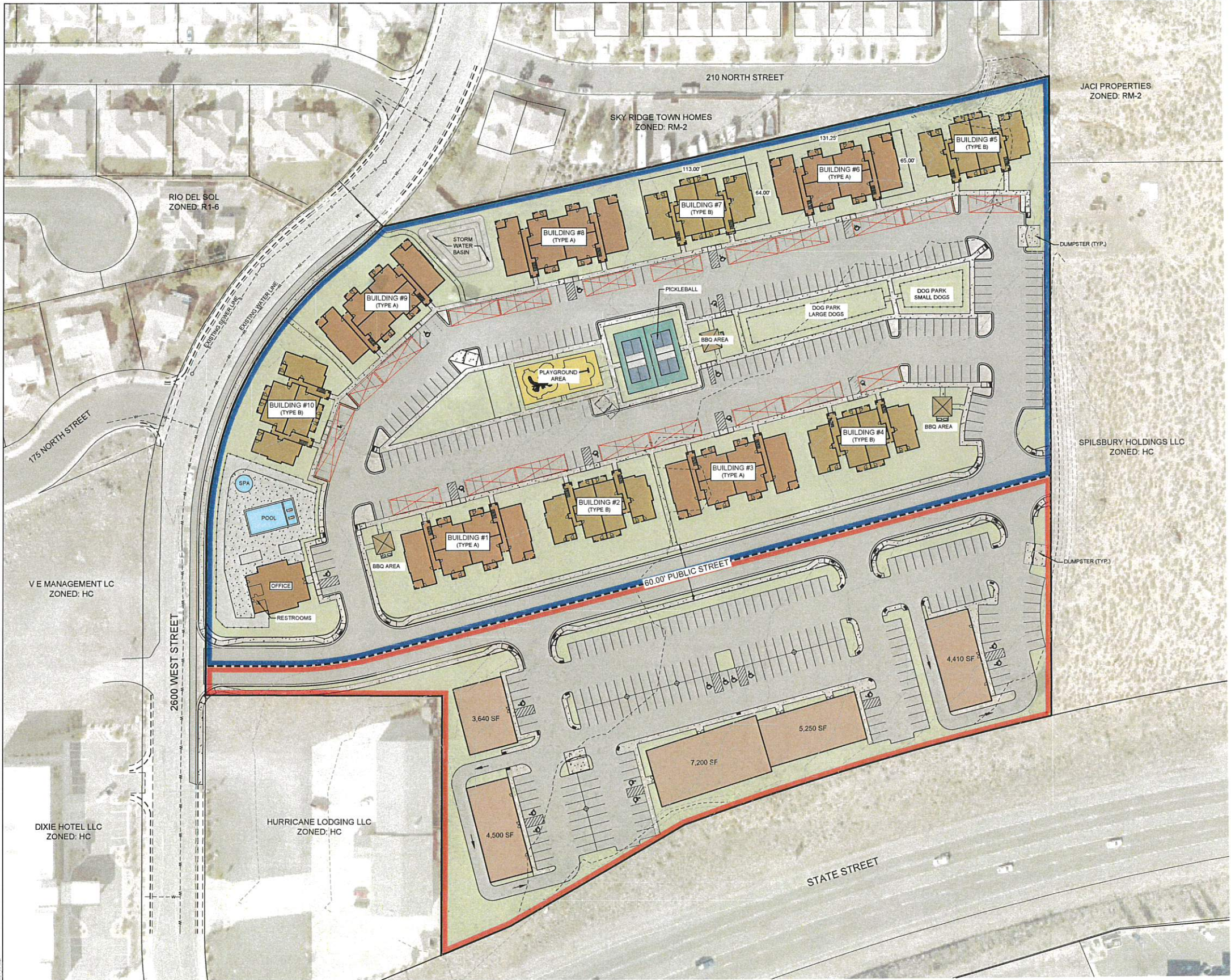
Notes

ZONE CHANGE
PRELIMINARY SITE PLAN

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



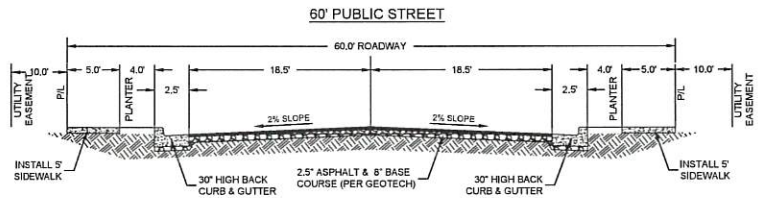
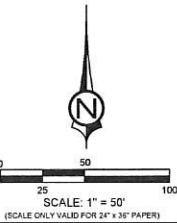
- LEGEND**
- FIRE HYDRANT
 - WATER GATE VALVE
 - EXISTING WATER GATE VALVE
 - WATER LATERAL & SERVICE WITH BOX
 - EXISTING WATER LINE
 - C-900 CLASS 150 WATER LINE
 - SEWER MANHOLE (SIZE AS NOTED ON PLAN)
 - SEWER LATERAL
 - EXISTING SEWER LINE
 - 8" SDR 35 PVC SEWER LINE
 - PROJECT BOUNDARY
 - PROPOSED 10.0' PUBLIC UTILITY EASEMENT LINE
 - COVERED PARKING
 - PROPOSED RM-3 with PDO ZONING
 - EXISTING HC with PDO ZONING

PROJECT INFO
AREA: 12.68 ACRES
EXISTING ZONE: RM-2 & HC
PROPOSED ZONE: RM-3 WITH PDO

RESIDENTIAL
AREA: 8.29 ACRES
DENSITY: 14.48 D.U./ACRE
APARTMENT UNITS: 120 UNITS
(60) 1 BEDROOM UNITS
(60) 3 BEDROOM UNITS
RESIDENTIAL PARKING PROVIDED: 299 STALLS
2.49 STALLS PER UNIT

COMMON AREA: 3.91 ACRES (47%)
DEVELOPED AMENITY AREA: 1.56 ACRES

COMMERCIAL
AREA: 4.39 ACRES
BUILDING AREA: 25,000 SF
PARKING PROVIDED: 188 STALLS
133 SF PER STALL
OPEN SPACE: 0.83 ACRES (19%)



PROPERTY OWNER
SHADOW GLEN 420 INC
FRANK LINDHART / GEMSTONE HOMES
4560 S DECATUR BLVD STE 202
LAS VEGAS, NV 89103
PARCEL: H-3-1-32-4212-RD

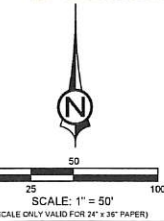
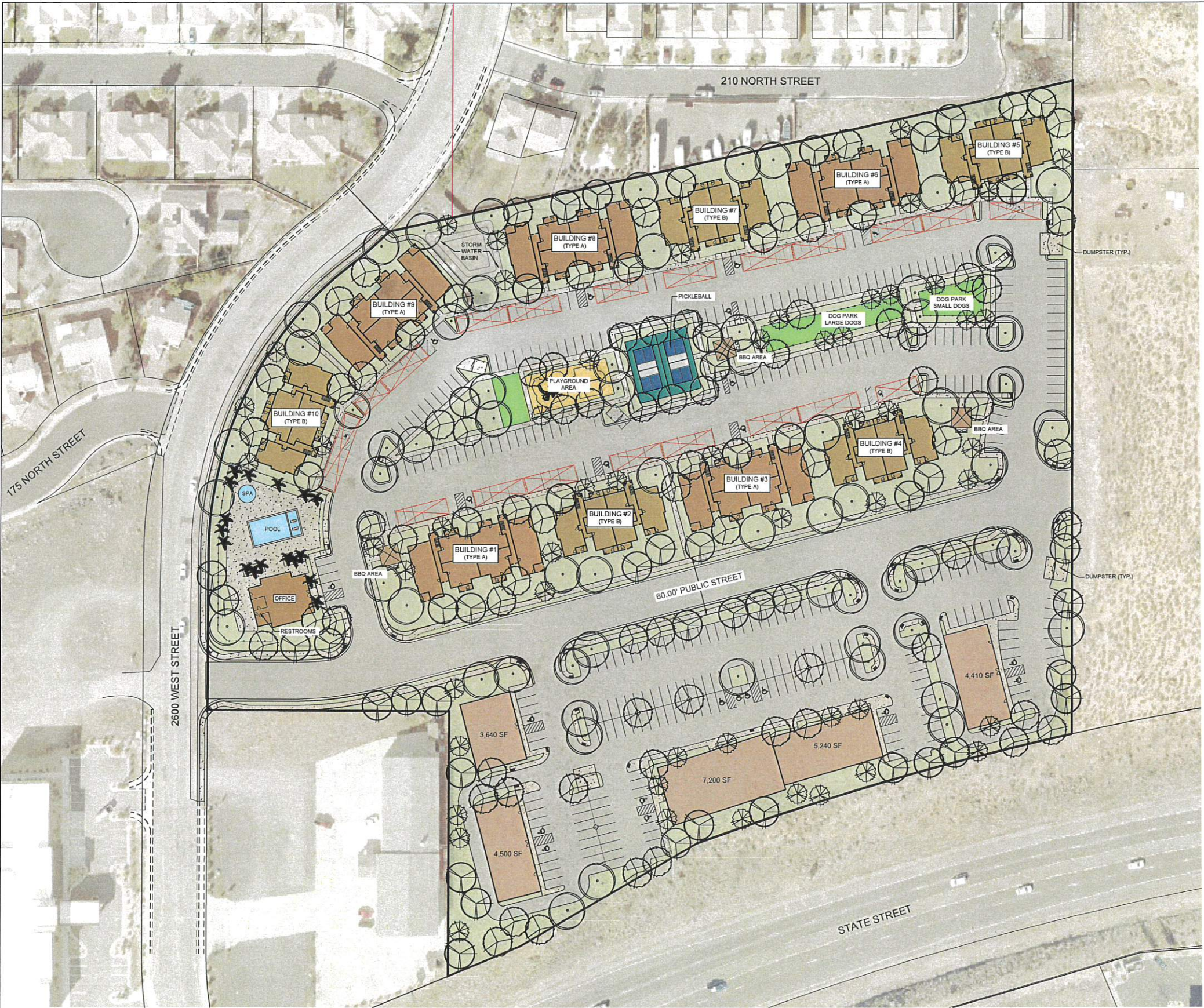
SKY RIDGE PDO
ZONE CHANGE & PRELIMINARY SITE PLAN

SKY RIDGE PDO
ZONE CHANGE & PRELIMINARY SITE PLAN
LOCATED IN HURRICANE, UTAH



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

PROJ. # SKY RIDGE PDO
DRAWN BY: BLW
DATED: 11/16/2022
SCALE: 1" = 50'
SHEET
1
OF
2



SKY RIDGE PDO SUBDIVISION
PLANT AND LANDSCAPE MATERIALS LEGEND
THE FOLLOWING IS A LIST OF PLANTS AND LANDSCAPE MATERIALS TO USE FOR THE SKY RIDGE PDO SUBDIVISION.
PLANT AND LANDSCAPE MATERIAL NOT SHOWN ON THIS LIST MUST BE APPROVED BY THE PROJECT LANDSCAPE
ARCHITECT PRIOR TO INSTALLATION.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	CHILOPSIS LINEARIS 'BURGUNDY LACE'	BURGUNDY LACE DESERT WILLOW	24" BOX
	PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24" BOX
	PROSOPIS GLANDULOSA 'MAVERICK'	MAVERICK MESQUITE	24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	6-8' TALL
	LANDSCAPE AREA		
	ARTIFICIAL TURF		
	CONCRETE FLATWORK		
	COVERED PARKING		

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

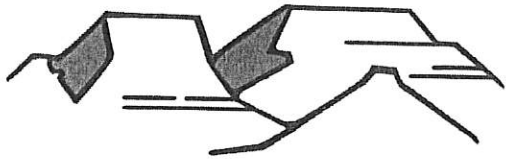


SKY RIDGE PDO
PRELIMINARY LANDSCAPE PLAN
LOCATED IN HURRICANE, UTAH

PROJ. #: SKY RIDGE PDO
DRAWN BY: MG
DATED: 11/16/2022
SCALE: 1" = 50'
SHEET

SKY RIDGE PDO
PRELIMINARY LANDSCAPE PLAN

2
OF
2



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee
File No. 2022-PP-30
Receipt No. 8-163312

Name: Blow Sand LLC Telephone: _____

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

Email: _____ Agent Email: gocamping21@gmail.com

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

Address/Location of Subject Property: approx. 450 S Sand Hollow Rd., Hurricane, UT

Tax ID of Subject Property: H-4-2-1-330-GS1, H-4-2-1-11131-GS1 Zone District: PC (PLANNED COMMERCIAL)

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) There are seven lots that will serve as commercial for a rv park, atv rentals, resaurant, and shops.

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:	12/08/2022
Application Number:	2022-PP-30
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Blow Sand LLC
Agent:	Scott Nielson
Request:	Approval of a Preliminary Plat
Location:	Approx. 450 S Sand Hollow Road
Zoning:	PC
General Plan Map:	Neighborhood Commercial

Discussion:

The applicant has filed a preliminary plat for the Glampers Inn development. The applicant has previously received preliminary and final site plan approval under the assumption that there would be no subdivisions within the development. Their plans have changed and they now plan to split off the RV park, the ATV rental facility, and the restaurant pads, which require a preliminary plat application



JUC Comments

The following items will need to be addressed:

1. **Public Works:** No outlet to Sand Hollow Road
2. **Power:** This area borders the line between Hurricane City Power and Dixie Power so both entities will have to work together. Overhead power lines are in the area. Will need a survey
3. **Sewer:** No additional comments
4. **Street:** No comments
5. **Water:** Served off the Dixie Springs tank. Whole system will need a water loop for fire protection at least, likely through PID.
6. **Engineering:** Will the entire project plat at once? The construction plans show phase lines. Disturbed PLSS survey monuments must be reestablished per Utah state statute and meet their standards. Roadway dedication plats surrounding the project must be recorded before the Final Plat. Utility easements aren't shown. Utilities are typically public on the street side of the lines up to the meter.
7. **Fire:** No comments
8. **Phone:** No comments
9. **Gas:** No comments
10. **WCWCD:** No comments

Staff Comments: Preliminary Plat

1. All the proposed uses meet the Planned Commercial zoning standards

2. The approved final site plan shows the southwestern restaurant building as having four units but this preliminary plat shows it as having two lots. Staff doesn't have an issue with this as it does not appear to have affected the overall site layout
3. Where there are now several lots where there were originally planned to be one the applicant's parking plan may now be noncompliant. However, since the Planning Commission signed off on the overall parking plan and the parking plan does not appear to have changed the staff is fine with this.
 - a. Staff will require that cross-access parking and movement agreements be signed when these lots are recorded.
4. The applicant will need to provide cross-access agreements for parking, access, and utilities to Jelly Stone Drive and through out the drive areas. This is to ensure that each lot has proper legal access and utilities connection points, and to ensure the approved parking plan remains valid.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends the item is approved subject to staff and JUC comments.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	CONCRETE
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING WATER
	SECTION MONUMENT
	BUILDING LOTS

GEOLOGICAL HAZARDS

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

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

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	803.73'	1476.00'	793.84'	N36°53'52"E	31°11'58"
C2	30.63'	19.50'	27.58'	S82°30'11"E	89°59'55"
C3	30.64'	19.50'	27.58'	S73°39'39"W	90°01'46"
C4	124.67'	665.00'	124.49'	S47°09'17"W	10°44'29"
C5	609.40'	1591.31'	605.68'	N72°14'28"W	21°56'30"
C6	60.63'	1476.00'	60.63'	N2°07'17"E	2°21'13"

PRELIMINARY PLAT FOR: GLAMPERS INN PARK

LOCATED IN SECTIONS 1, 2, 11, & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

QBQ: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBQ) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BEEK, 2003A, 2003B); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40AR/39AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1985), IN ACCORD WITH K-AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.030 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

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

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

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°51'50"W ALONG THE SOUTH SECTION LINE OF SAID SECTION 2, 2171.24 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1476.00 FEET AND A RADIAL BEARING OF S88°42'07"E, A DISTANCE OF 803.73 FEET, THROUGH A CENTRAL ANGLE OF 31°11'58" (LONG CHORD BEARS: N36°53'52"E 793.84 FEET); THENCE N52°29'51"E 940.72 FEET; THENCE N61°57'35"E 33.46 FEET; THENCE N52°29'51"E 150.99 FEET; THENCE EASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 89°59'55" (LONG CHORD BEARS: S82°30'11"E 27.58 FEET); THENCE S37°30'14"E 1215.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.64 FEET, THROUGH A CENTRAL ANGLE OF 90°01'46" (LONG CHORD BEARS: S07°30'39"W 27.58 FEET); THENCE S52°31'32"W 1077.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 665.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 124.67 FEET, THROUGH A CENTRAL ANGLE OF 10°44'29" (LONG CHORD BEARS: S47°09'17"W 124.49 FEET); THENCE S41°47'03"W 161.13 FEET; THENCE N57°44'33"W 143.71 FEET; THENCE N61°16'15"W 462.07 FEET; THENCE WESTERLY ALONG THE ARC OF A 1476.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 609.40 FEET, THROUGH A CENTRAL ANGLE OF 21°56'30" (LONG CHORD BEARS: N72°14'28"W 605.68 FEET); THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1476.00 FEET AND A RADIAL BEARING OF S71°03'20"E, A DISTANCE OF 60.63 FEET, THROUGH A CENTRAL ANGLE OF 02°21'13" (LONG CHORD BEARS: N2°07'17"E 60.63 FEET) TO THE POINT OF BEGINNING.

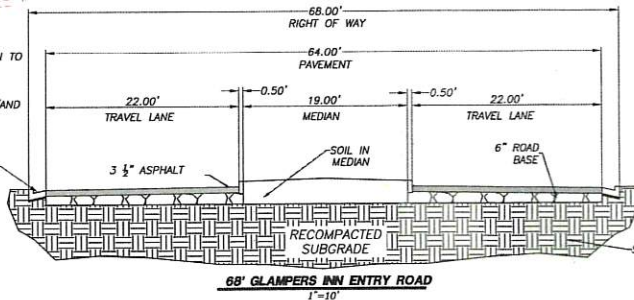
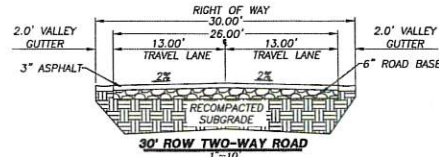
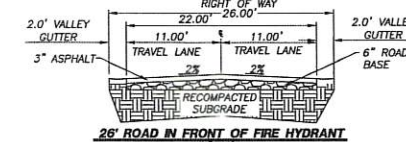
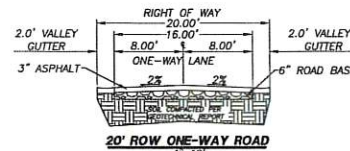
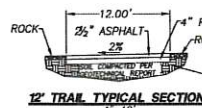
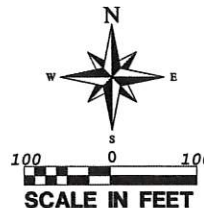
AREA CONTAINS 2,074,767 SQUARE FEET OR 47.630 ACRES.

LAND USE SUMMARY

ADJACENT PARCEL USAGE:

1. PARCELS SOUTHEAST TO THE SITE COME UNDER PC: THE LOT IS CURRENTLY VACANT.
2. PARCEL SOUTHWEST R1-6: RESIDENTIAL - 1 UNIT PER 6,000 SQ FT AND IS CURRENTLY VACANT.
3. PARCELS NORTHEAST TO THE SITE COME UNDER R1-8: RESIDENTIAL - 1 UNIT PER 8,000 ACRE AND IS CURRENTLY VACANT.
4. PARCEL NORTHWEST TO THE SITE COMES UNDER PC: PLANNED COMMERCIAL WHERE THE DIAMOND ACADEMY IS LOCATED.

RV UNITS = 216
CABIN UNITS = 34
TOTAL UNIT = 250
TOTAL PROJECT AREA = 2,074,767 SQ. FT. (47.630 AC)
STANDARD PARKING STALLS DESIGNED = 203 TBD STALLS
TOTAL LANDSCAPE = 616,084 SQ. FT.
TOTAL DOG PARK AREA = 8,500 SQ. FT.
LAND USE = RECREATION VEHICLE PARK
TOTAL GROSS ACREAGE: 2,136,491.56 SQ.FT.
SQ.FT OF STREET R-O-W: 497,937.29 SQ.FT.
SQ.FT OF BUILDING FOOTPRINT: 22,799 SQ.FT.
NOS OF STANDARD PARKING SPACES: 203
NOS OF GOLF PARKING SPACES: 186



OWNERS:

BLOW SAND LLC
2465 E 2000 S
SAINT GEORGE, UT 84790

H-4-2-11-2112-GS1
WESTERN MORTGAGE & REALTY
COMPANY

FOUND BRASS CAP SET 1978
SOUTHEAST CORNER SEC 1
T42S R13W S.L.B.&M.

DESERT TORTOISE TAKE AREA

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

NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK.

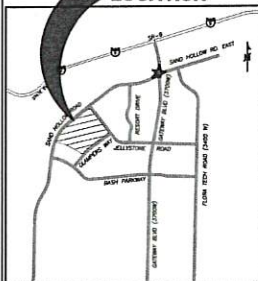
IRRIGATION WILL BE TAKEN CARE OF BY THE EXISTING WELL.

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

THERE IS ONE WELL ON THE PROPERTY. THERE ARE NO SPRINGS OR SEEPS ON THIS PROPERTY.

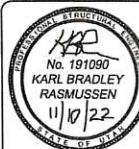
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PROJECT LOCATION



VICINITY MAP

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, UT 84790
Phone: (435) 864-8207



PRELIMINARY PLAT FOR: GLAMPERS INN PARK

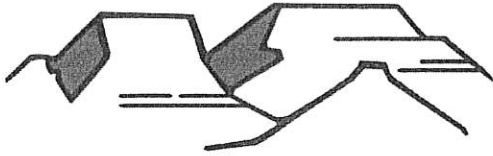
LOCATED IN SECTIONS 1, 2, 11, & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 11/02/2022
SCALE: 1"=100'

JOB NO.
569-2001

SHEET NO.
1 OF 1

Updated 11/14/22



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-32
Receipt No. 8-163965

APPLICATION & SUBMITTAL CHECKLIST

Name: Kevin & Patene Scott Telephone: 435-724-0168
Address: 2799 S. 3680 W. Fax No. _____
Email: ralenescott@yahoo.com Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Address of Subject Property: _____
Tax ID of Subject Property: _____ Zone District: _____
Proposed Conditional Use: (Describe, use extra sheet if necessary) _____

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-32
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Kevin and Ralene Scott
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	2799 S 3680 W
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 2203 sq. ft. and 20' 8 ½" tall garage and pool house. 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. This property owner applied for an amended final plat earlier this year to combine two lots they owned. 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.*

11/10/2022

2022-CUP-30

(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 once the amended final plat is recorded
3. The building is setback at least 5' from all property lines
4. The site plan is showing utility connections coming off 3640 W. The condition of the approval of the amended final plat is that these connections would be shut off. All utility connections should come from the main home.
5. The driveway on 3640 W will need to be approved by the Streets Superintendent.

Recommendation: Staff recommends approval of the conditional use permit subject to staff comments and the recordation of their amended final plat.

[illegible][illegible]

1. WINDOWS SHALL BE WITH A TYPICAL FINISH.

2. ALL WINDOW SILL SHALL BE TYPICAL OF THE FINISHED FLOOR. SUCH WINDOW SILL SHALL HAVE A MIN. CLEAR OPENING OF 5.75 JO. IF MIN. HIG. 4" CLEARANCE OF 24" AND A MIN. WIDTH CLEARANCE OF 20". (EXCEPT FOR 30" WIDE WINDOWS)

3. ALL OFFICIAL WINDOWS AND GLASS SHOULD SMALL THIN GLASS.

4. ALL BASEMENT WINDOWS NOT HIG. 6' ABOVE GRADE SHALL BE PROTECTED BY GALVANIZED IRON/AL CONCRETE WINDOW WELLS. WELL SLOPED TO DRAIN.

5. ALL WINDOW SILL SHALL BE DOUBLED GLASS WITH 1/4" MIN. SPACES. 1" VALUE OF WINDOW PER RES-CHECKING.

6. SPOILER AND 1/4" THICKNESS SHALL BE FULLY TYPICAL.

7. PROVIDE GLASS DOOR WITH 1/4" MIN. SPACES. 1" VALUE OF WINDOW PER 30" HIG. ALL GLASS WITHIN 24" OF ANY DOOR, WINDOW WITHIN 18" OF FINISHED FLOOR, AND 1" SMALLER GLASS DOOR SUBJECT TO 1/4" MIN. SPACES AND 1/4" THICKNESS.

8. PROVIDE 1/4" FINISH AROUND ALL WINDOWS AND DOORS WITH 1/4" SLATE FLASHING.

[illegible]

 Title Page

[illegible][illegible][illegible]

1. DRIVER VENT DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES AND SHALL BE EQUIPPED WITH BACK-DRIFT DAMPERS. THE DUCTS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING AND MUST NOT WITHSTAND WITH STORMWIND SCORING.
2. DRIVER VENT DUCT SHALL BE 6" DIAMETER WITH A MAXIMUM LENGTH OF 25'-0" LESS 1.5' FOR EACH 45 DEG. BEND.
3. DRIVER VENT SHALL NOT CONNECT TO ANY OTHER VENT, DUCT, OR CHIMNEY. VENT FLOODS SHALL BE A MIN. OF 12" ABOVE FINISHED GRADE.
4. A 1" VENT SHALL BE COUNTER FLASHED AND CALLED.

A 3D architectural rendering of a single-story building, likely a garage or workshop. The building features a gabled roof with dark shingles. The front facade has two large, dark-colored garage doors, each with a small, multi-paned window above it. To the right of the garage doors is a small entrance porch with a dark door and a small window. The building is finished with light-colored siding and a concrete foundation. The background is a plain white surface.

Residence For:
Kevin & Ralene Scott

Square Footage:

Main:	<u>336</u>	sqft
Second:	<u> </u>	sqft
Basement:	<u> </u>	sqft
Garage:	<u>1825</u>	sqft
Porches:	<u>42</u>	sqft
Total Coverage:	<u>2203</u>	Sqft

Plan Name:

Site Information:

City: Hurricane, Utah 84757
Subdivision: Dixie Springs
Lot#: E-96

Plan Date:

Wednesday, March 3, 2021

Revision Dates

Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
A1.4	Right & Left Elevations Page
A1.5	Footing & Foundation Plan
A1.6	Floor Detail Plan
A1.7	Main Floor Plan
A1.8	Upper Floor Plan
A1.9	Floor Framing Plan
A1.10	Roof Layout & Framing Plan
E1.1	Electrical Plan

Mark S. Boucher
 boucherhomedesign@gmail.com
 220 South 1150 West
 Hurricane, Utah 84737
 435-817-3645



B&H Home Design Toucher

Name:	Page Number:
5-245-Garage & Foot House Kevin & Ralene Scott LAYOUT PLAN	A1.1

THESE DRAWINGS ARE THE
PROPERTY OF BOUCHER HOME DESIGN
DEVELOPED FOR THE EXCLUSIVE USE BY
Garage & Pool House and/or Garage & Pool
House. USE OF THESE DRAWINGS AND
CONCEPTS CONTAINED THEREIN
WITHOUT THE WRITTEN PERMISSION OF
BOUCHER HOME DESIGN IS PROHIBITED.

Residence For:
Kevin & Ralene Scott

Square Footage:

Main:	936	Sqft
Second:		Sqft
Basement:		Sqft
Garage:	1825	Sqft
Porches:	42	Sqft
Total Coverage:	2203	Sqft

Plan Name:
Garage & Pool House

Site Information:

City:	Hurricane, Utah 84757
Subdivision:	Dixie Springs
Lot:	6.04

Plan Date:
Wednesday, March 3, 2021

Revision Dates:

Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
A1.4	Right & Left Elevations Page
A1.5	Footing & Foundation Plan
A1.6	Floor Detail Plan
A1.7	Main Floor Plan
A1.8	Upper Floor Plan
A1.9	Floor Framing Plan
A1.10	Roof Layout & Framing Plan
E1.1	Electrical Plan

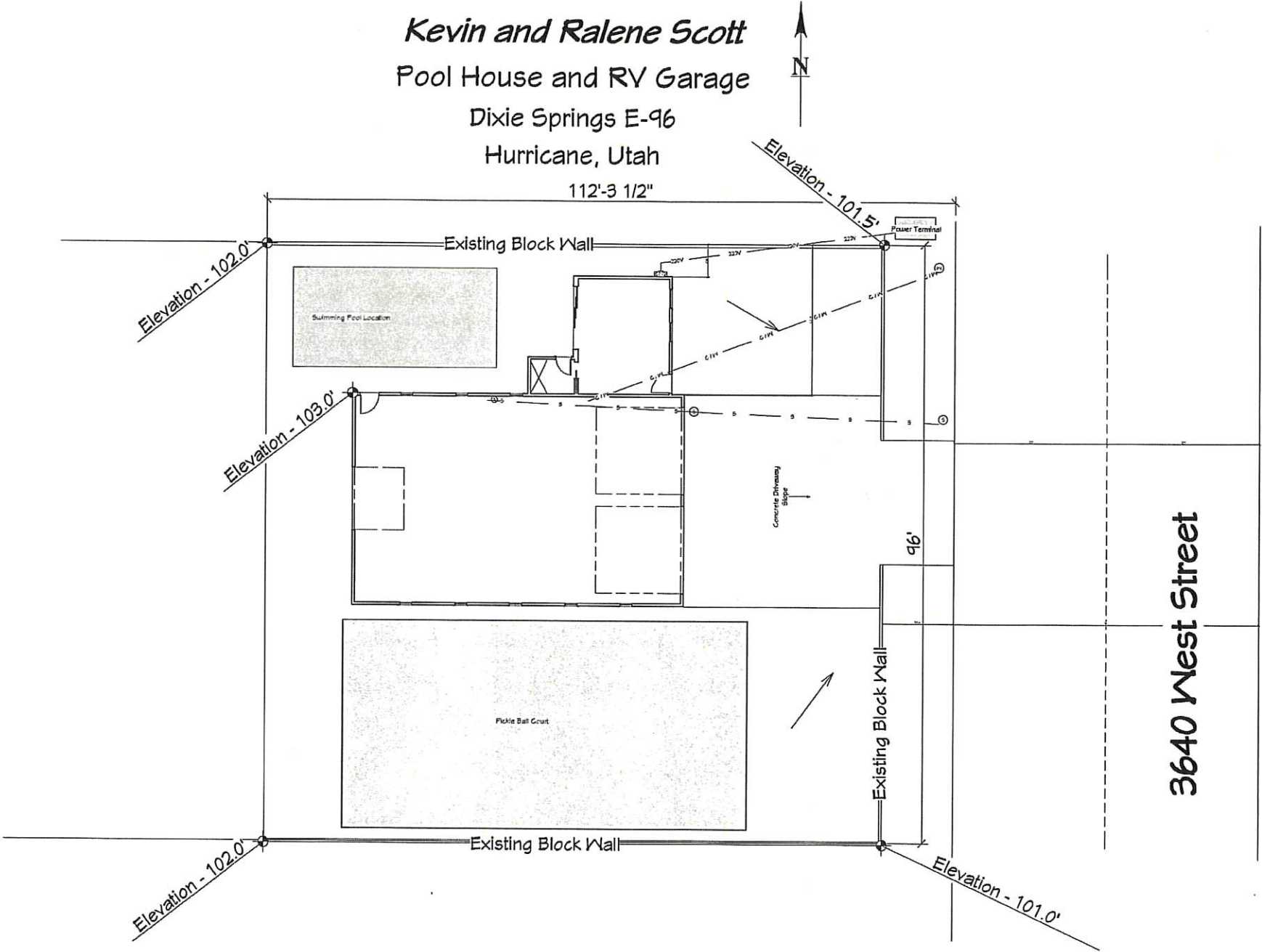
Mark S. Boucher
boucherhomedesign@gmail.com
220 South 1150 West
Hurricane, Utah 84757
435-617-3645

Home Design Boucher

File Name: DS-E15 Garage & Pool House Kevin & Ralene Scott LAYOUT PLAN

Page Number: **A1.2**

Plot Plan for
Kevin and Ralene Scott
Pool House and RV Garage
Dixie Springs E-96
Hurricane, Utah



3640 West Street

Plot Plan
Scale: 1" = 10 ft

THESE DRAWINGS ARE THE
PROPERTY OF BOUCHER HOME DESIGN
DEVELOPED FOR THE EXCLUSIVE USE BY
Garage & Pool House and/or Garage & Pool
House. USE OF THESE DRAWINGS AND
CONCEPTS CONTAINED THEREIN
WITHOUT THE WRITTEN PERMISSION OF
BOUCHER HOME DESIGN IS PROHIBITED.

Residence For:
Kevin & Ralene Scott

Square Footage:

Main:	336	sqft
Second:		sqft
Basement:		sqft
Garage:	1825	sqft
Porches:	42	sqft
Total Coverage:	2205	sqft

Plan Name:
Garage & Pool House

Site Information:

City:	Hurricane, Utah 84137
Subdivision:	Disc Springs
Lot:	6.04

Plan Date:
Wednesday, March 3, 2021

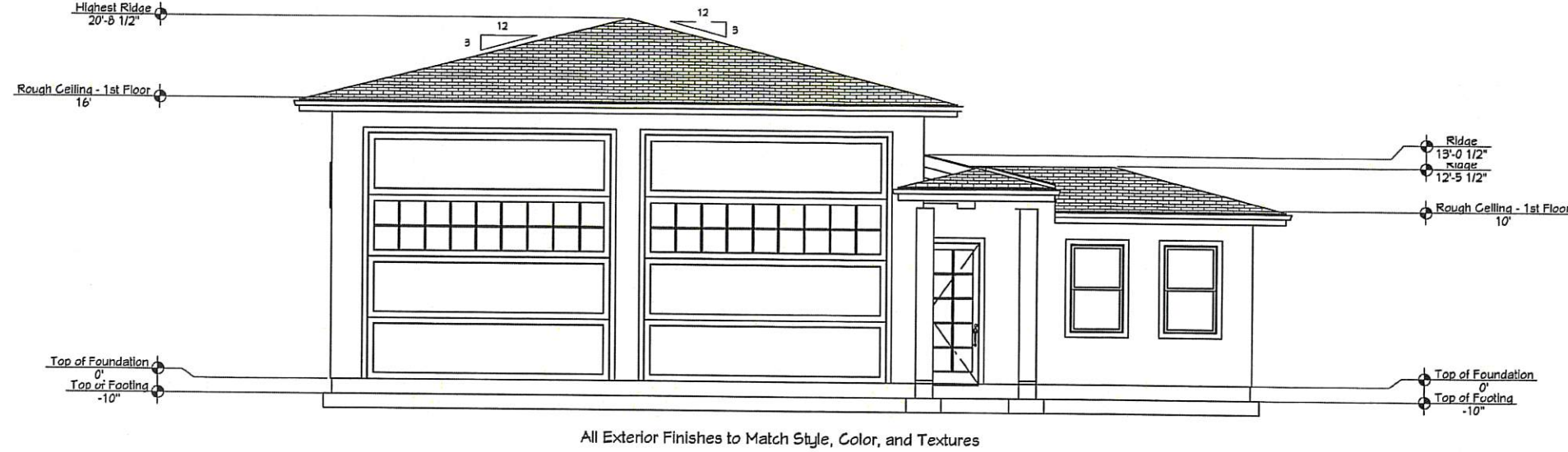
Revision Dates:

Table of Contents	
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
A1.4	Right & Left Elevations Page
A1.5	Footings & Foundation Plan
A1.6	Floor Detail Plan
A1.7	Main Floor Plan
A1.8	Upper Floor Plan
A1.9	Floor Framing Plan
A1.10	Roof Layout & Framing Plan
E1.1	Electrical Plan

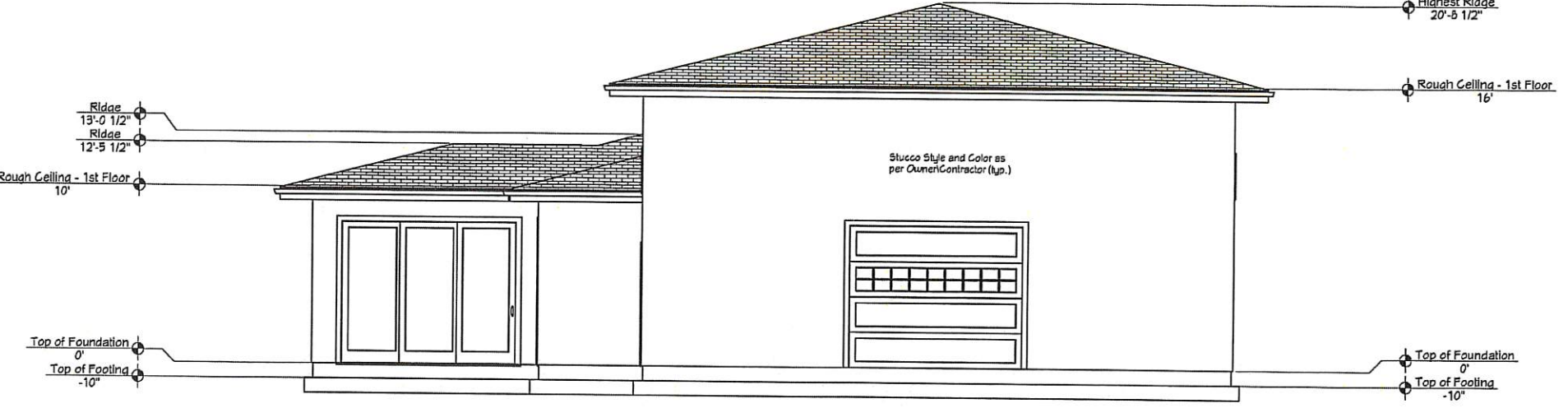
Mark S. Boucher
boucherhomedesign@gmail.com
220 South 1150 West
Hurricane, Utah 84137
435-517-3645

Home Design Boucher

File Name: Page Number:
DS-219-Garage & Pool House Kevin & Ralene Scott LAYOUT PLAN **A1.3**

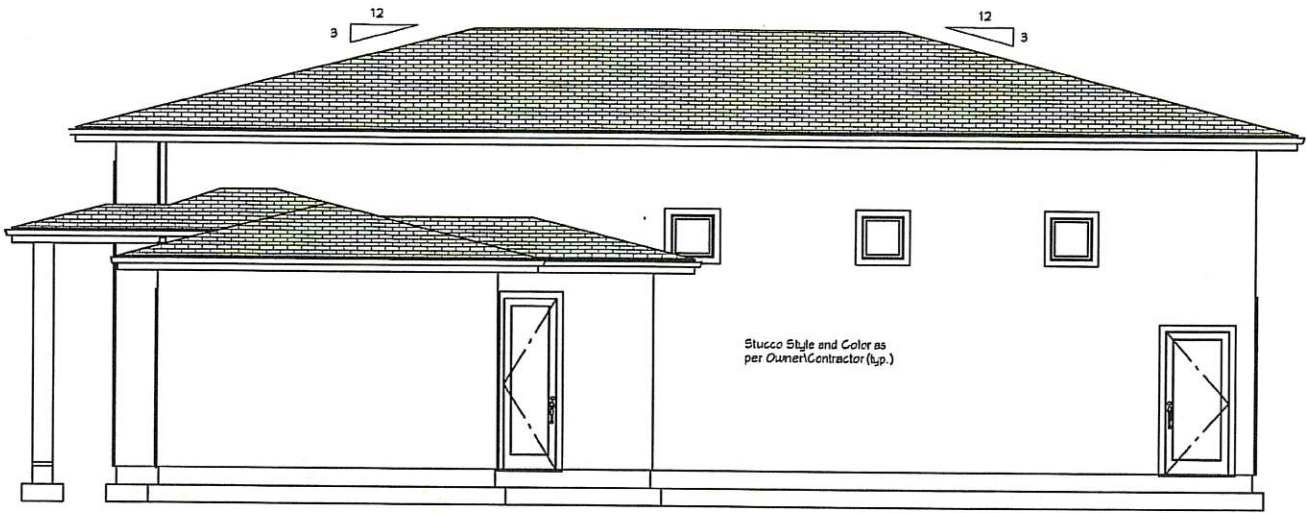


Front Elevation
Scale: 1/4" = 1ft

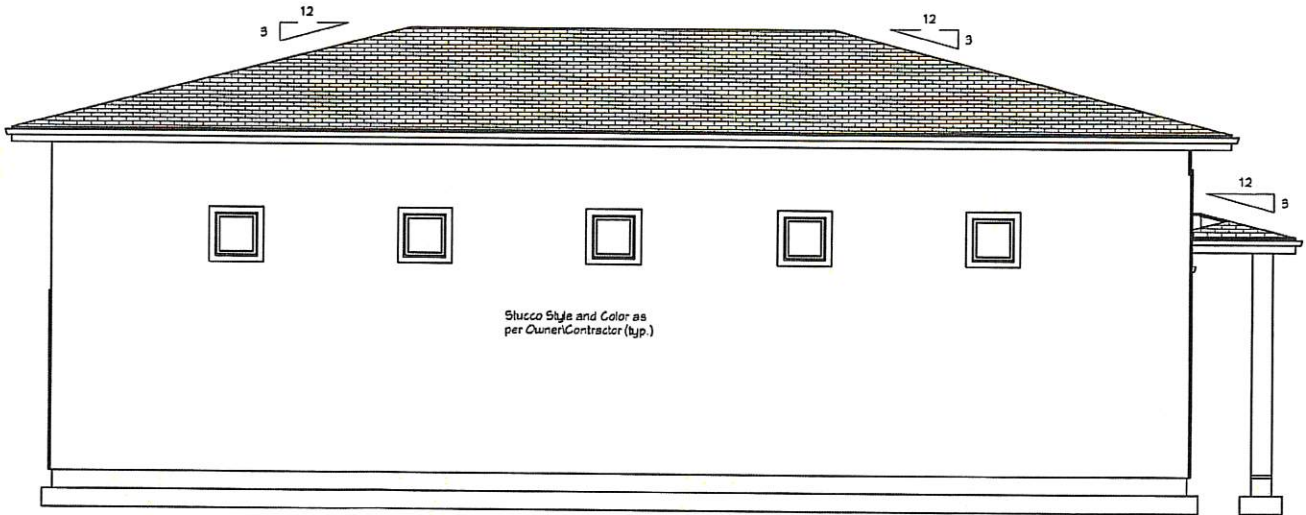


Rear Elevation
Scale: 1/4" = 1ft

Right Elevation



Left Elevation



Right & Left Elevations Page
Scale: 1/4 in = 1 ft

THESE DRAWINGS ARE THE
PROPERTY OF BOUCHER HOME DESIGN
DEVELOPED FOR THE EXCLUSIVE USE BY
Garage & Pool House and/or Garage & Pool
House. USE OF THESE DRAWINGS AND
CONCEPTS CONTAINED THEREIN
WITHOUT THE WRITTEN PERMISSION OF
BOUCHER HOME DESIGN IS PROHIBITED.

Residence For:
Kevin & Ralene Scott

Square Footage:

Main: 336 sqft
Second: sqft
Basement: sqft
Garage: 1825 sqft
Porches: 42 sqft
Total Coverage: 2209 sqft

Plan Name:

Garage & Pool House

Site Information:
City: Hurricane, Utah 84757
Subdivision: Olive Springs
Lot: 8.06

Plan Date:

Wednesday, March 3, 2021

Revision Dates:

Table of Contents

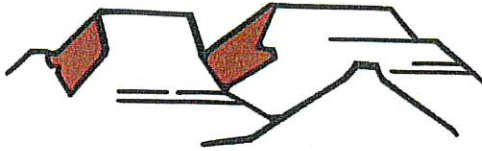
Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
A1.4	Right & Left Elevations Page
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A1.8	Upper Floor Plan
A1.9	Floor Framing Plan
A1.10	Roof Layout & Framing Plan
E1.1	Electrical Plan

Mark S. Boucher
boucherhomedesign@gmail.com
220 South 1150 West
Hurricane, Utah 84757
435-517-3645



File Name: Page Number:

DS-215-Garage & Pool
House Kevin & Ralene
Scott LAYOUT PLAN A1.4



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-33
Receipt No. 8-163972

APPLICATION & SUBMITTAL CHECKLIST

Name: Scott W Miller Telephone: 801-403-8535
Address: 5945 S. Tolgate Ln St. UT 84121 Fax No. 84121
Email: tori@torimiller.com Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Address of Subject Property: 1544 W 725 S. Hurricane
Tax ID of Subject Property: H-SCPE-1-23A 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: _____



STAFF COMMENTS

Agenda Date:	11/10/2022
Application Number:	2022-CUP-33
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Scott W Miller
Agent:	
Request:	A conditional use permit for a building with a greater height and size
Location:	1544 W 725 S
Zoning:	R1-10
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 6,000 sq. ft. and 30.98' tall RV garage. 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. This property has two lots that were combined in terms of parcel number but not as one singular parcel. 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.

There are several issues the Planning Commission should be aware of: the plan is showing that the garage will be served off existing water and sewer meters on the property. City policy is that only one utility connection per lot and if more are needed than impact fees will need to be paid. As you can see from the satellite photo below, 725 S currently ends where the house ends and the site plan shows a driveway stubbing into a road that does not currently exist. These two parcels were never officially combined as one parcel, just changed parcel numbers for tax purposes. The building does not meet the setbacks to sit on its own lot. An amended final plat is required to actually make this one lot. Finally, the proposed garage is larger than the adjacent home. Staff has expressed concern in the past when buildings this large are proposed because it may violate HCC 10-41-4: *“Secondary use. The accessory dwelling unit shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.”* However, this building is clearly meant to be a garage first and foremost and living space secondary.

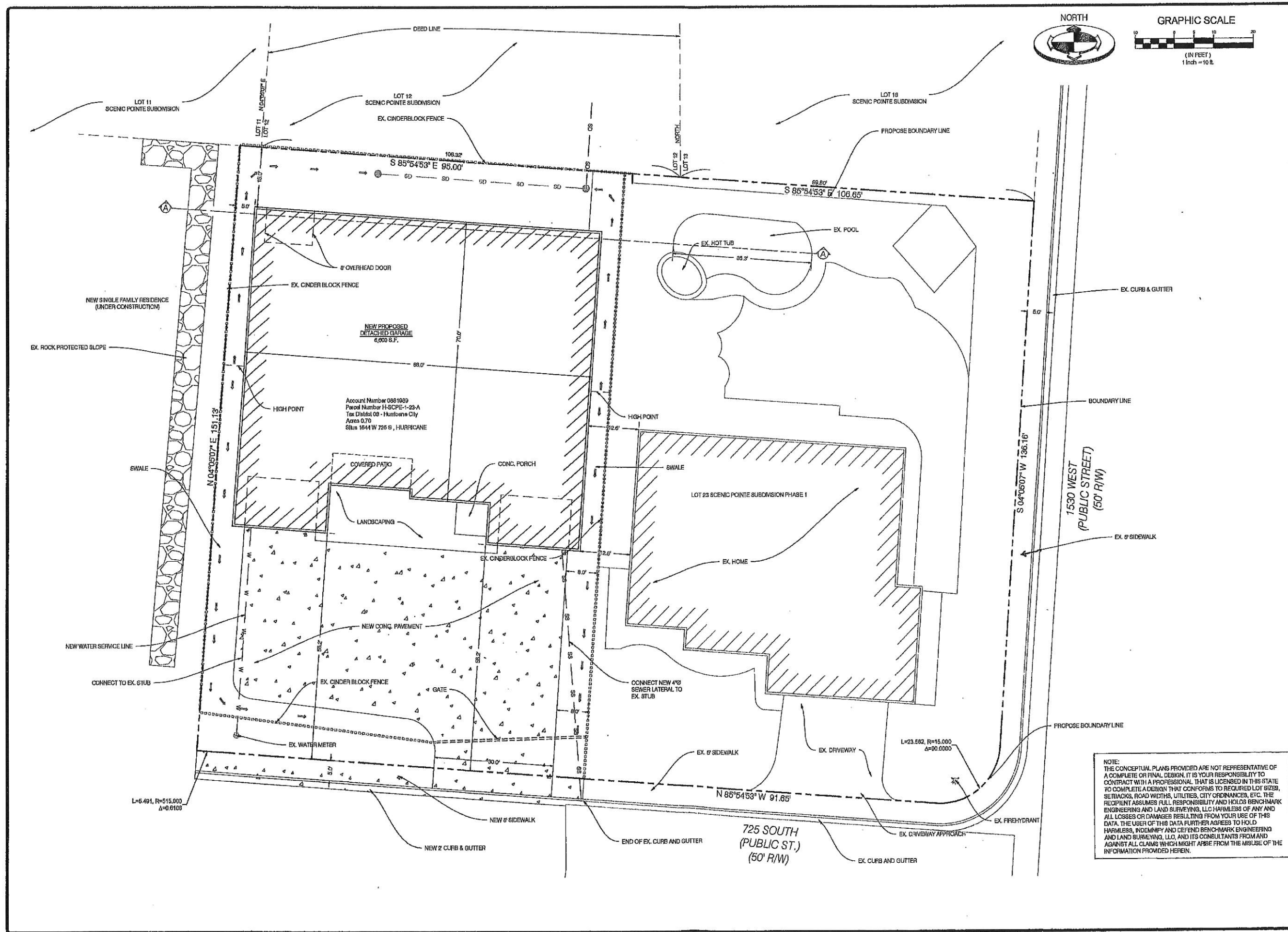


Findings:

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 once the amended final plat is recorded
3. The building is setback at least 5' from all property lines
4. The property owner will need to have all utility connections come from the main house, however utility companies may allow separate meters if impact fees are paid.
5. An amended final plat is required to fully combine these two lots. The applicant could move forward without an amended final plat but would need to resize the building to meet primary dwelling setbacks, however, street improvements would be required.

Recommendation: Staff recommends tabling this conditional use permit until the applicant files an amended final plat.



NOTE: THE CONCEPTUAL PLANS PROVIDED ARE NOT REPRESENTATIVE OF A COMPLETE OR FINAL DESIGN. IT IS YOUR RESPONSIBILITY TO CONTRACT WITH A PROFESSIONAL THAT IS LICENSED IN THIS STATE TO COMPLETE A DESIGN THAT CONFORMS TO REQUIRED LOT SIZES, SETBACKS, ROAD WIDTHS, UTILITIES, CITY ORDINANCES, ETC. THE RECIPIENT ASSUMES FULL RESPONSIBILITY AND HOLDS BENCHMARK ENGINEERING AND LAND SURVEYING, LLC HARMLESS OF ANY AND ALL LOSSES OR DAMAGES RESULTING FROM YOUR USE OF THIS DATA. THE USER OF THIS DATA FURTHER AGREES TO HOLD BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, AND ITS CONSULTANTS FROM AND AGAINST ALL CLAIMS WHICH MIGHT ARISE FROM THE MISUSE OF THE INFORMATION PROVIDED HEREIN.

AGENCY	AGS	DATE	
PROJECT	DWG	DATE	
PROJECT	SURVEY	DATE	
PROJECT	CONCEPT	DATE	

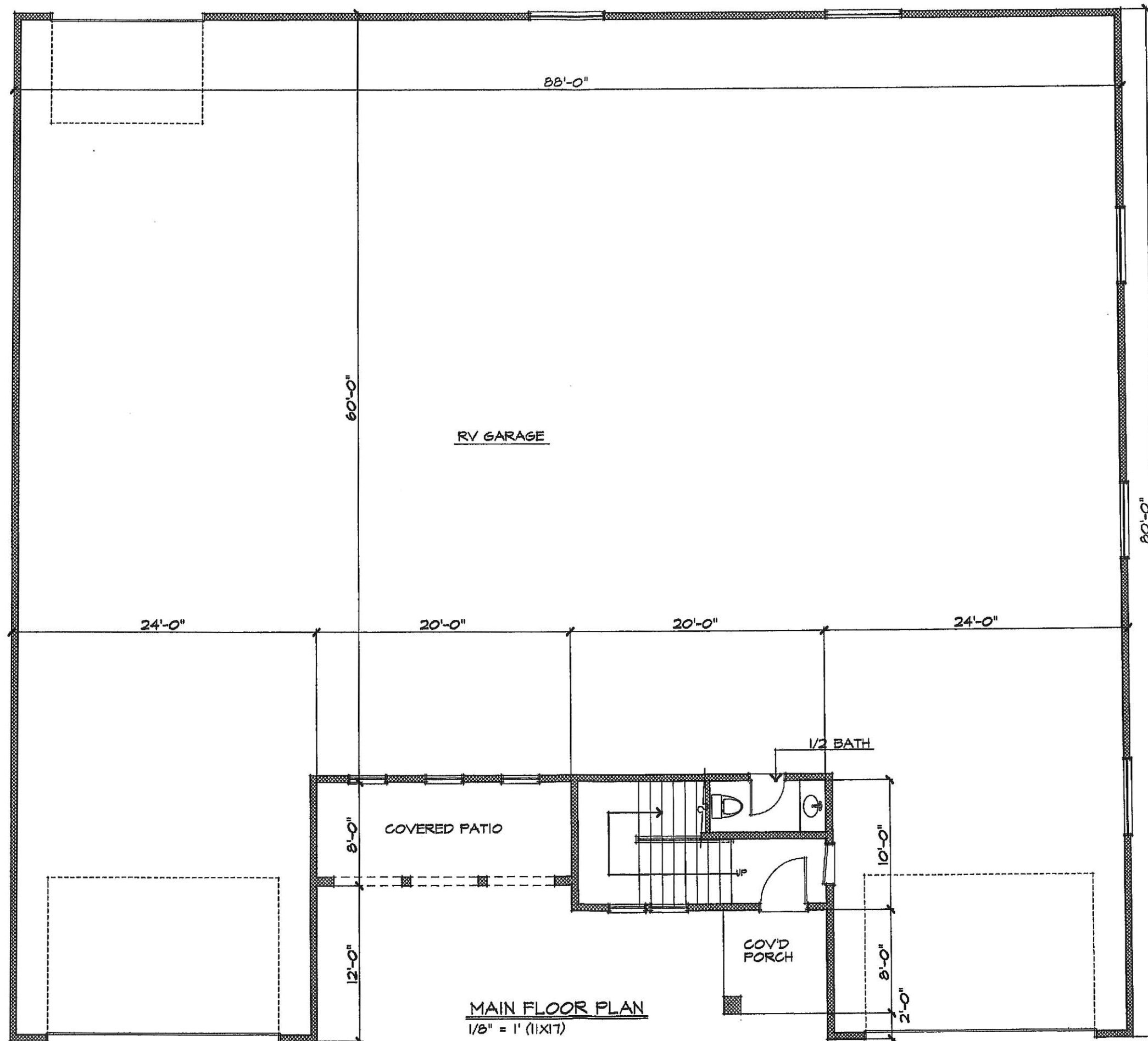
CONCEPT ONLY

BENCHMARK ENGINEERING & LAND SURVEYING
530 SOUTH STATE STREET SUITE # 100
SALT LAKE CITY, UT 84111
www.benchmarkcivil.com

SCOTT MILLER
1544 W 725 S
HURRICANE, UTAH

CONCEPT

CONCEPT 1 OF 2



MAIN FLOOR PLAN
1/8" = 1' (11x17)



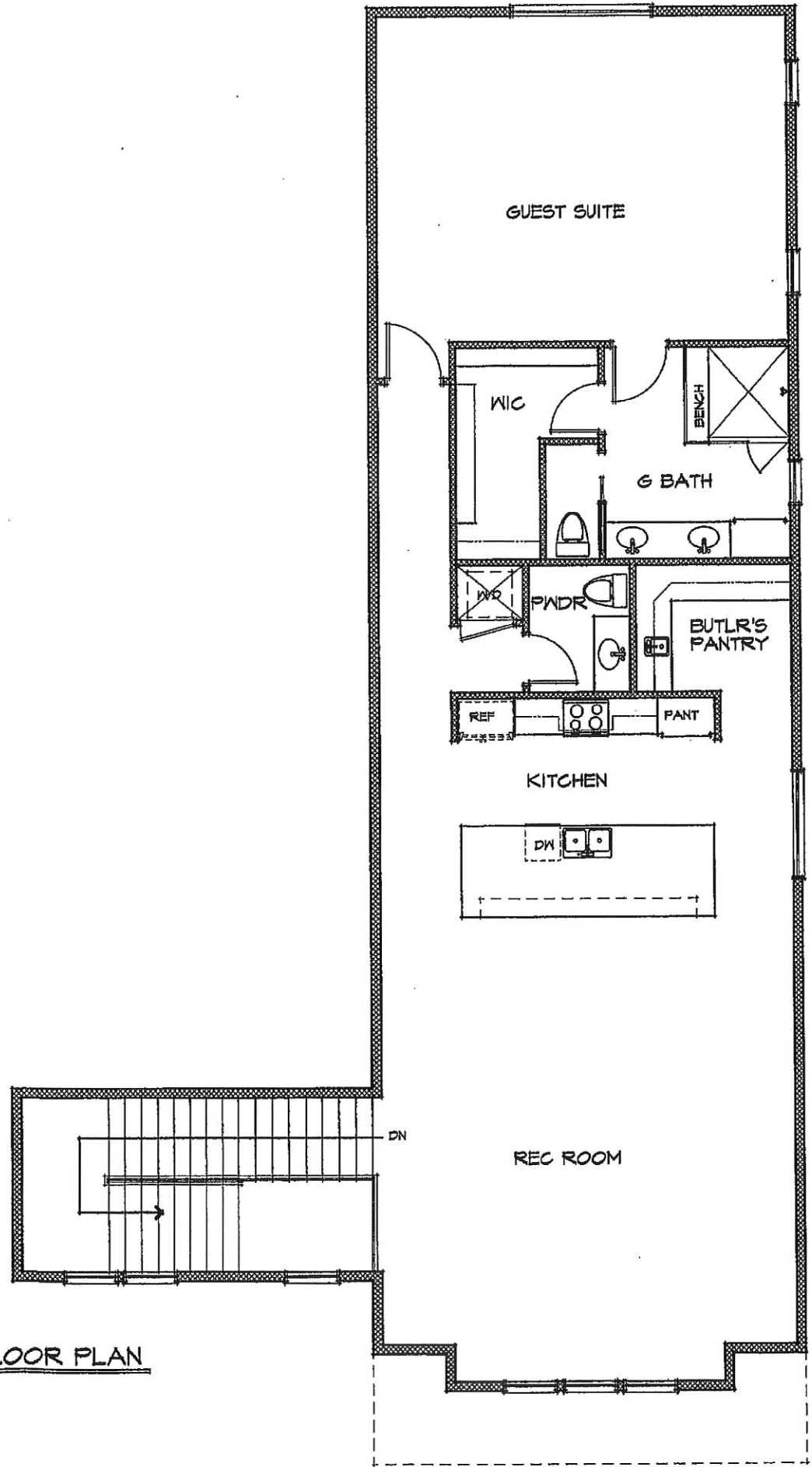
DESIGN & DRAFTING
NEW HOMES, REMODELS
ADDITIONS, BASEMENTS
TFUHLDESIGNSDRAFTING.COM
PH. 201.584.7100

RV GARAGE FOR:
SCOTT MILLER
1544 W 725 E
HURRICANE, UT

1 NOV 2022

SHEET

A1



UPPER FLOOR PLAN
1808 SQ FT

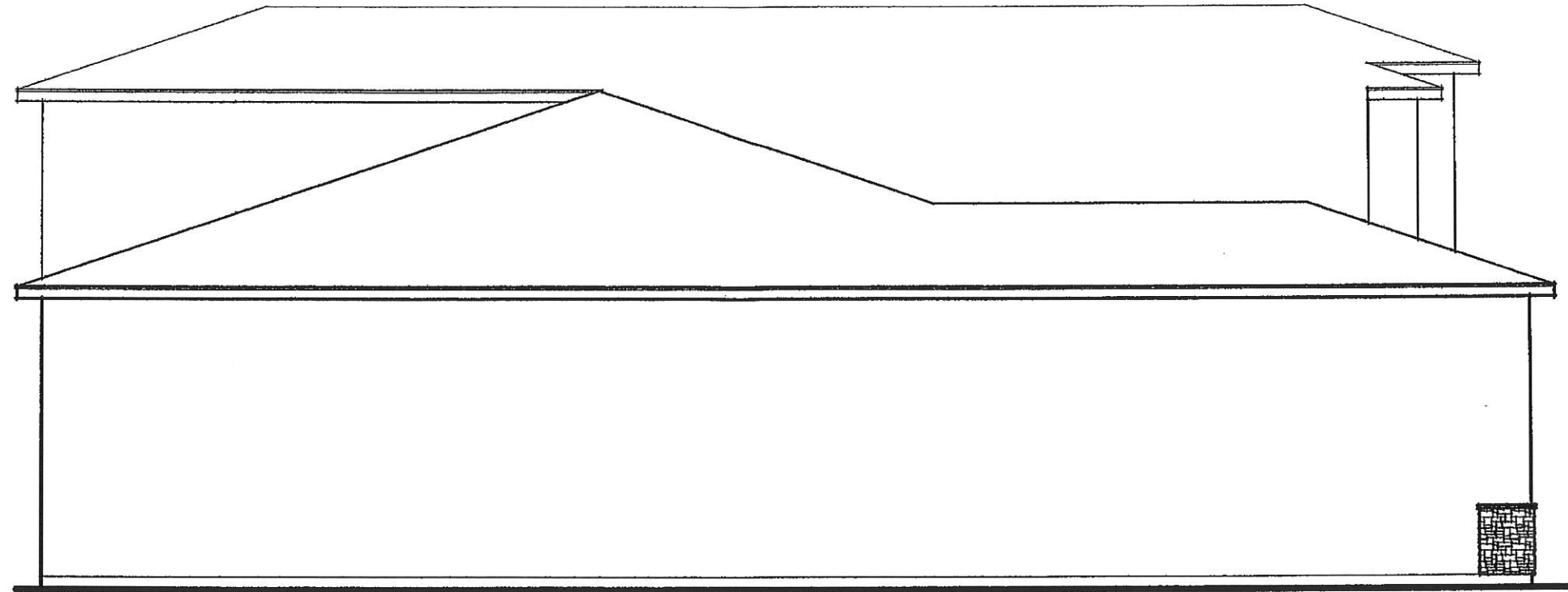


RV GARAGE FOR:
SCOTT MILLER
1544 W T25 E
HURRICANE, UT

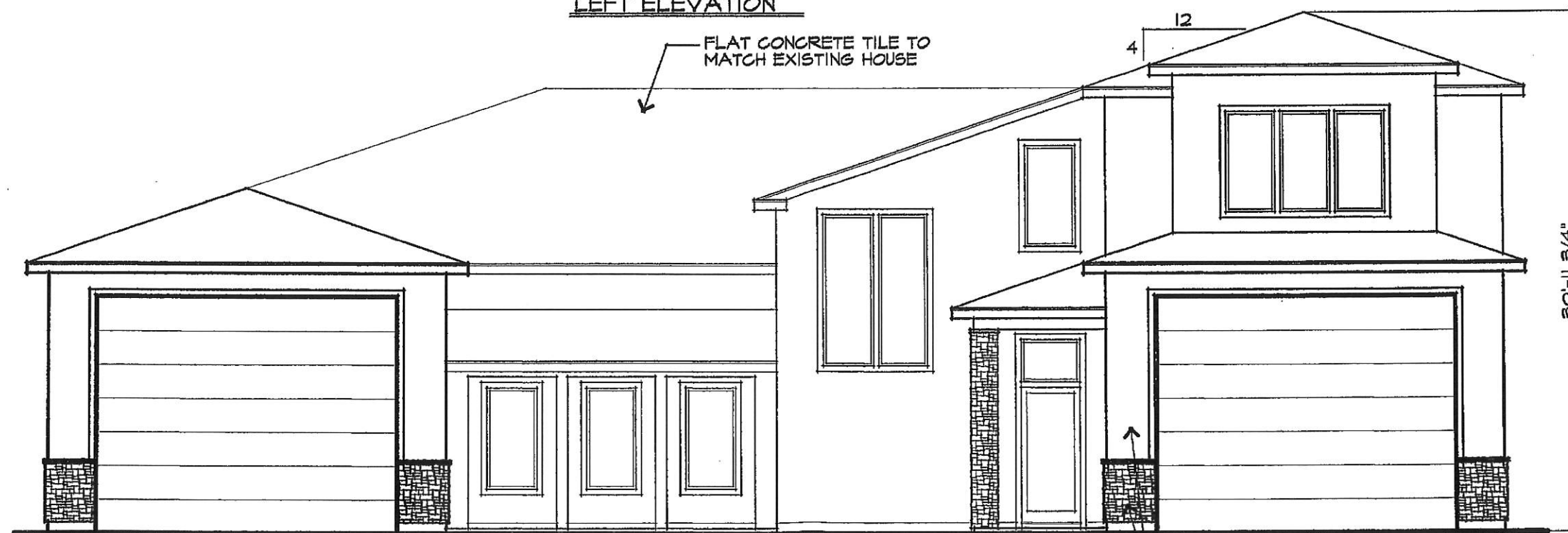
1 NOV 2022

SHEET

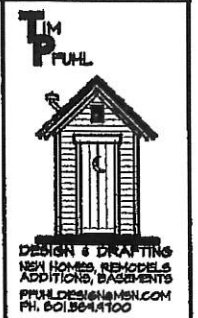
A2



LEFT ELEVATION



FRONT ELEVATION

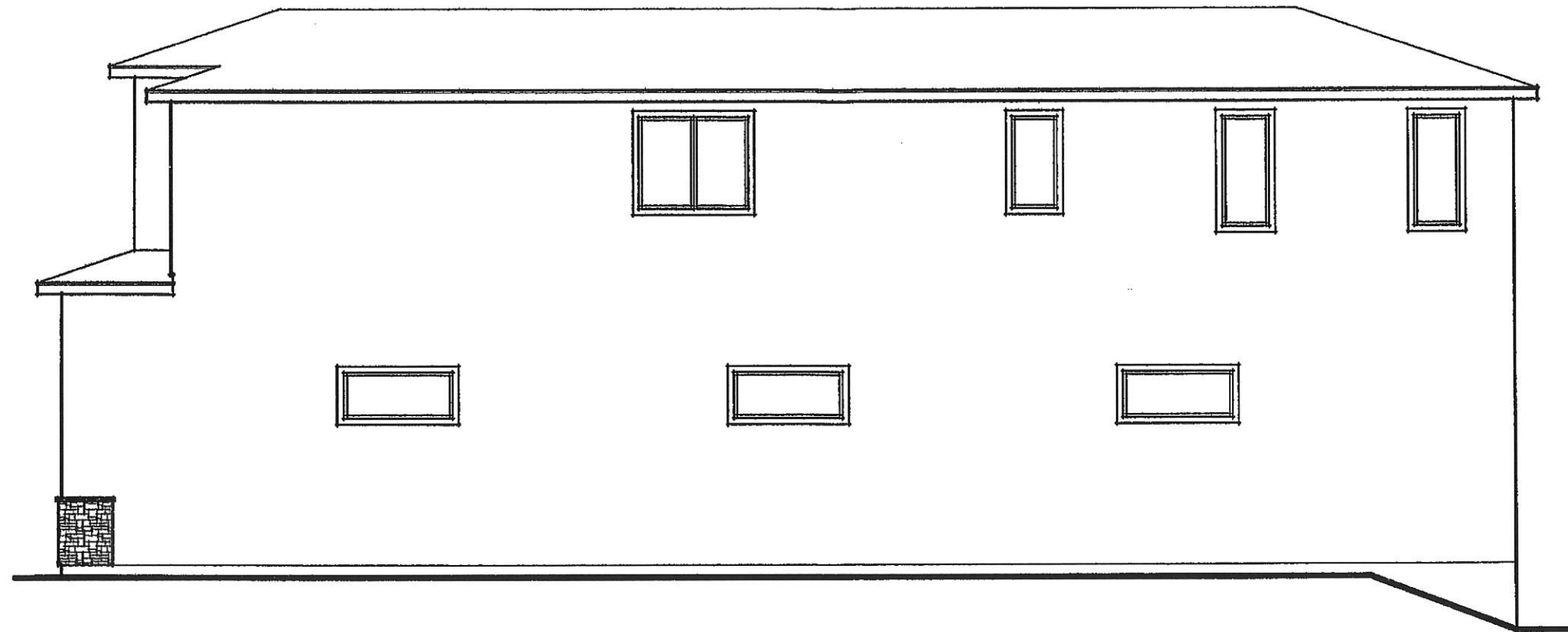


RV GARAGE FOR:
SCOTT MILLER
1544 W 725 E
HURRICANE, UT

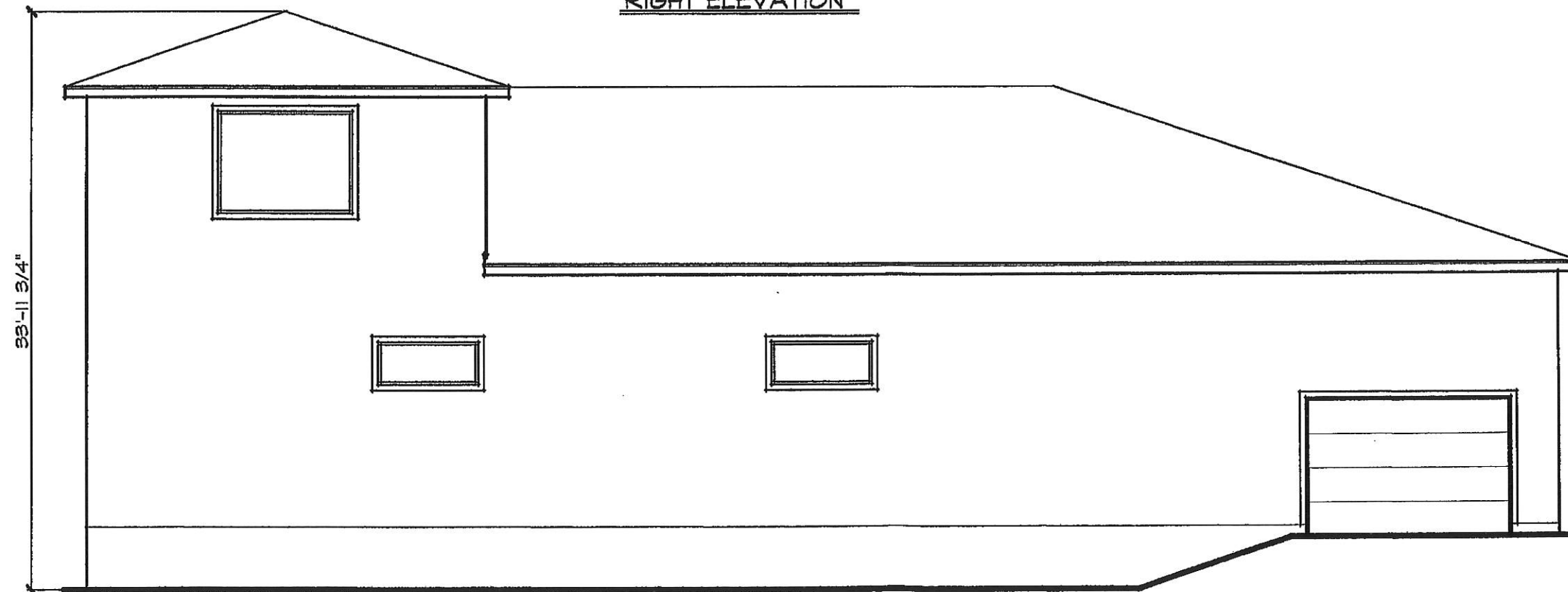
1 NOV 2022

SHEET

A3



RIGHT ELEVATION



REAR ELEVATION

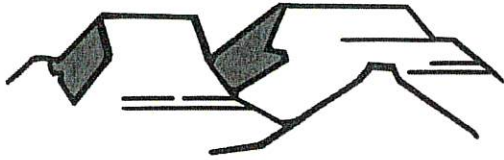


RV GARAGE FOR:
SCOTT MILLER
1544 W 725 E
HURRICANE, UT

1 NOV 2022

SHEET

A4



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-19
Receipt No. 8-163992

Name: R&B Young Telephone: _____

Address: P.O. Box 731 Hurricane, UT 84737 Fax No. _____

Agent (If Applicable): Bryson Young Telephone: 951-295-3220

Email: _____ Agent Email: tmax138@gmail.com

Address/Location of Subject Property: approx. 450 E State St.

Tax ID of Subject Property: H-317-A-1-A-G Zone District: HC

Proposed Use: (Describe, use extra sheet if necessary) To build a warehouse and 8 rental units.

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

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

The following shall be shown on separate sheets:

1) Site plan including:

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



STAFF COMMENTS

Agenda Date:	12/08/2022
Application Number:	2022-FSP-19
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	R+B Young
Agent:	Bryson Young
Request:	Approval of a Preliminary Site Plan
Location:	470 E 800 N
Zoning:	HC
General Plan Map:	General Commercial

Discussion:

The applicant has filed a final site plan for one commercial building and seven nightly rental units to be built on the corner of 800 N and SR-9. One building is designated as a storefront/warehouse building.

JUC Comments

The Joint Utility Committee has approved the construction drawings within the last few weeks.



Staff Comments: Final Site Plan

1. The property is zoned Highway Commercial. The uses shown on the site plan are permitted uses within this zone.
2. More information is needed about the nightly rental units. Nightly rentals are allowed in commercial zones as they are substantially similar to a motel, however, there are development standards for motels that must be followed, and it is not clear that that is what the applicant intends. The standards are below. The main concern is about Management and how the site will be managed. As you can see in 3-10-2 below, it states that for motel uses that onsite management is required whenever the facility is open to receive guests. *The Planning Commission just recommended to the City Council that onsite management is not required as long as there is management within Hurricane City for short-term rental complexes in commercial zones of two-three units. The City Council is currently reviewing this code. This recommendation is based on current practice.*

Sec. 3-10-2. Management.

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

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

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

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

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

A. A current, valid business license shall be posted in a conspicuous place in each transient lodging facility.

B. A register of all guests shall be kept at all times on the transient lodging facility premises except vacation rentals. The guest register shall contain in ink the following information about each guest for which the transient lodging facility affords accommodations:

- 1. Name and permanent address.*
- 2. Dates of arrival at the transient lodging facility and departure from the transient lodging facility.*
- 3. License plate number, state of licensure, make, type and color of all motor vehicles.*
- 4. Verification of a form of picture identification, including, but not limited to, driver's license, passport, or state issued identification card showing current name, address, and age of person registering and indicating which type of identification was verified and the identification number shown on said identification.*

C. The guest register required by this section shall be kept current and shall be immediately available at all times for inspection upon the demand of police officers or City officials.

D. Vacation rental business license owners must keep an accurate register of all guests containing all the above information that can be provided upon the demand of police or emergency services personnel or City officials.

Sec. 3-10-5. Occupancy.

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

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

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

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

No person shall occupy any unit or combination of units at any one transient lodging facility for longer than 30 consecutive days, and no transient lodging facility shall permit any person to occupy any unit or combination of units on the facility premises for longer than 30 consecutive days. This section shall not apply to federal, state, or municipal law

enforcement or emergency personnel, or to transient lodging facilities renting, leasing, or registering units to such personnel. Vacation rental properties may be occupied for longer than 30 days but must still comply with all vacation rental regulations.

Sec. 3-10-8. Sanitary facilities.

A. Each lodging unit held out for public accommodation must comply with the minimum rules established by the state department of health.

B. It shall be unlawful to rent, lease, or otherwise hold out for public accommodation any transient lodging facility unit which does not have:

1. A complete operable bathroom, including flush toilet, sink, and bath or shower in working order; and

2. For each guest, an adequate daily supply of at least the following sanitary supplies:

a. Hot and cold running water.

b. Soap.

c. Towels.

d. Toilet paper.

e. Clean linen.

C. Each transient lodging facility shall be cleaned after the departure of each guest and before the arrival of any subsequent guest.

Sec. 3-10-9. Inspections.

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

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

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

3. The site plan currently states that 19 parking spaces are required, but they show 24. Staff's main concern is that it appears that the parking requirements are only shown as if the whole building is a warehouse, which is not the case. The site mixes retail/office, warehousing, and short-term rental stays. Each use needs to be considered for the parking requirements.

Retail, general	1 space per 250 square feet of gross floor area
Warehouse, self-service storage	1 space per employee on highest employment shift

Hotel	2 spaces plus 1 space per living or sleeping unit
-------	---

Depending on the ratio of retail to warehouse within the building the main commercial building requires between 8-15 spots. Meanwhile the rental unit section will require 9 spaces. More information will be required to make the final calculation.

The Planning Commission can modify the parking requirements under the following code HCC 10-34-9:

- i. *D. Commercial, Retail, Office, And Mixed Use Developments: The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:*
- ii. *1. Total number of spaces that would otherwise be required for each individual establishment in the development;*
- iii. *2. Hours of operation for each business establishment located in the development, including peak business hours;*
- iv. *3. Estimated tradeoff between businesses which are open when others are closed;*
- v. *4. Availability of approved on street or shared parking;*
- vi. *5. Transportation alternatives, including proximity to transit stations; and*
- vii. *6. Car or van pooling programs available to users of the development.*

4. A full landscape plan has been provided. Staff is concerned about the number of trees being proposed.
 - a. For the 10' landscape buffer, the City requires one tree and three shrubs every 35' of frontage. For the 540' of frontage, the number of trees that would be required is a total of 15 trees and 46 shrubs. The plan only shows 11 trees and 51 shrubs for the site.
 - b. The City also requires 1 tree and two shrubs for every 10 parking spaces, which is not shown.
5. The applicant has provided building rendering for the retail and warehouse buildings and for the smaller units. The warehouse/retail building does not indicate what the facade will be. If the applicant is planning to be a metal building, that will require a conditional use permit. The applicant needs to indicate what the facade will be.
6. There is not a full lighting plan included. The rendering of the plan shows an "exterior spotlight". Staff will need to ensure all lighting fixtures comply with Hurricane City Code prior to installation. Generally, all outdoor lighting needs to be full cutoff and 4,000 K color temp. A full list of requirements can be found in [Hurricane City Code 10-33-7- Outdoor Lighting](#)

7. There is a “Welcome to Hurricane” sign near the southeast corner of the property on its own lot owned by the city. This plan shows that buildings will not block the view and access to the sign.



Sign located on the southeast corner of the property

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend continuing this item unless the applicant can address the parking issues, landscape, and onsite management for motel use.

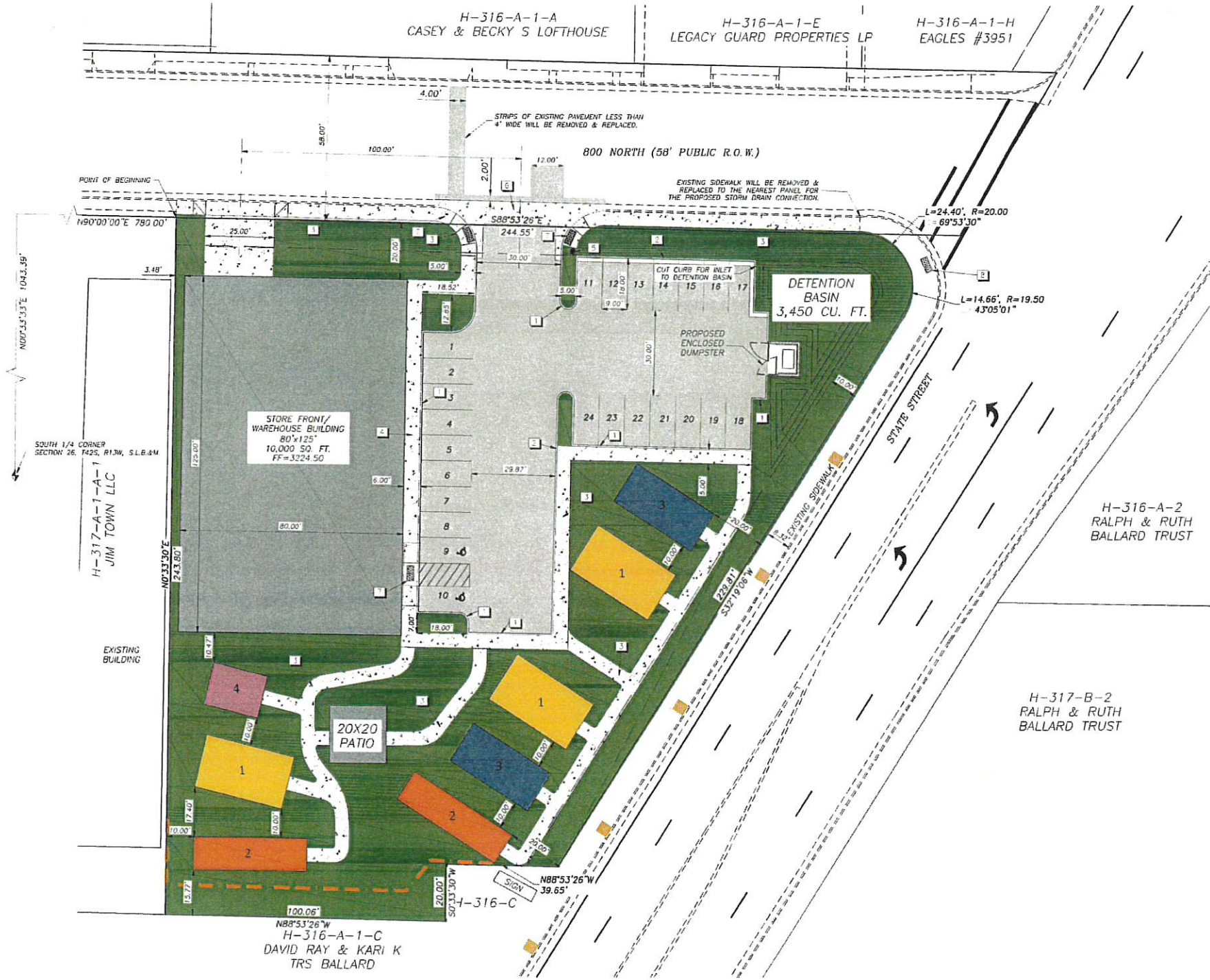
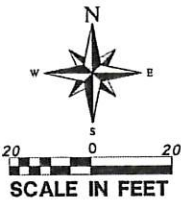
SHEET INDEX	
SHEET	DESCRIPTION
C1	FINAL SITE PLAN
C2	WATER/SEWER/POWER PLAN
C3	GAS & COMMUNICATION PLAN
C4	GRADING PLAN
L1	LANDSCAPE PLAN

FINAL SITE PLAN FOR: BRYSON YOUNG CONST

LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	10' PUBLIC UTILITY EASEMENT
	CURB & GUTTER
	EXISTING CURB & GUTTER / CONCRETE
	RETAINING WALL
	INSTALL STOP SIGN
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPING
	PROPOSED BUILDING
	PROPOSED ASPHALT
	11'6"x41' NIGHTLY RENTAL UNIT
	18'7"x32'5" ADU NIGHTLY RENTAL UNIT
	15'5"x32'5" NIGHTLY RENTAL UNIT
	15'x20' STORAGE/ LAUNDRY
	ADA PARKING STALL



CONSTRUCTION NOTES

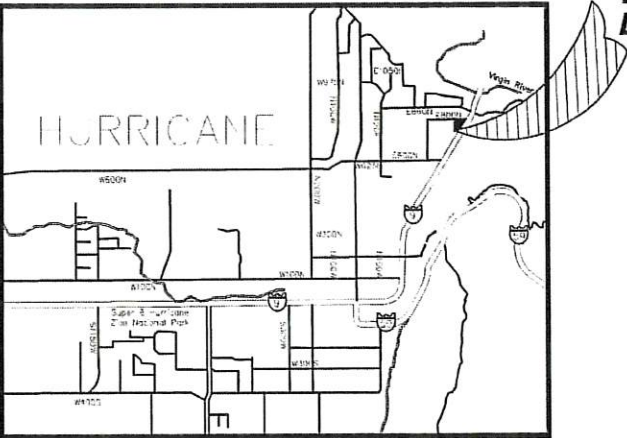
1. INSTALL "A" CURB
2. INSTALL 2' CURB & GUTTER
3. INSTALL 5' SIDEWALK
4. INSTALL 6' SIDEWALK
5. INSTALL STOP SIGN
6. INSTALL STANDARD 6" CROSS GUTTER
7. INSTALL PEDESTRIAN RAMP
8. EXISTING PEDESTRIAN RAMP

RENTAL UNIT SIZES

	1 ADU UNIT 18'7" X 32'5"
	2 11'6" X 41'
	3 15'5" X 32'5"
	4 LAUNDRY 15' X 20'

SITE DATA:

TOTAL AREA	48,445.65 SQ. FT. OR 1.112 ACRES
LANDSCAPING AREA	20,846.68 SQ. FT.
DETENTION AREA	1,625.18 SQ. FT.
BUILDING AREA	13,450 SQ. FT.
PARKING STALLS PROVIDED	22 STANDARD & 2 ADA STALLS
PARKING STALLS REQUIRED	1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA & 2 SPACES PLUS 1 SPACE PER LIVING OR SLEEPING UNIT. TOTAL OF 19 STALLS REQUIRED.
ZONE	HIGHWAY COMMERCIAL
NIGHTLY RENTAL UNITS	7
PATIO	400 SQ. FT.



OWNER:

BRYSON YOUNG
951-293-3220

NO.	REVISIONS	DATE	BY

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



FINAL SITE PLAN FOR:
BRYSON YOUNG CONST
LOCATED IN SECTION 26, T41S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/4/2022
SCALE: 1"=20'

JCB NC
693-0001

SHEET NO.

C1

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

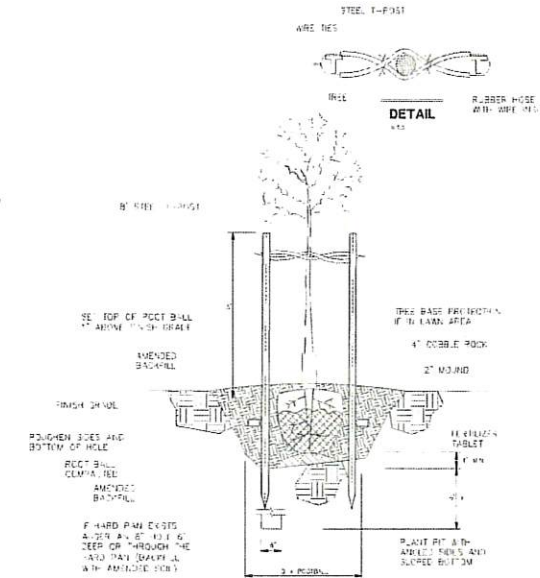
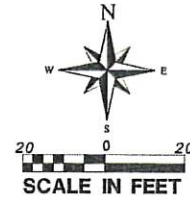
BLUE STAKES OF 811 ARE NOT TO BE MOVED.

NOTICE!

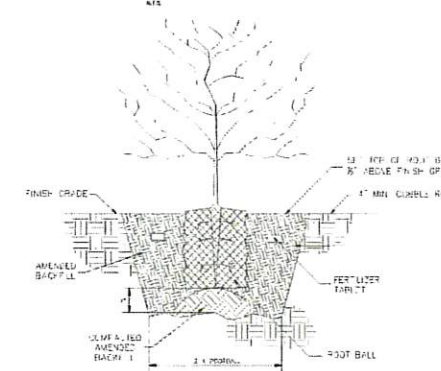
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LANDSCAPE PLAN FOR: BRYSON YOUNG CONST

LOCATED IN SECTION 26, T41S, R13W, S1B&M.
HURRICANE, WASHINGTON COUNTY, UTAH



DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

PLANT SCHEDULE

CODE	QUANTITY	TYPE	SIZE	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE (H)	SIZE (W)
CP	6	TREE-1	2" CAL.		CHINESE PISTACHE	PISTACIA CHINENSIS	25'-35'	25'-35'
SO	5	TREE-2	2" CAL.		SOUTHERN LIVE OAK	QUERCUS VIRGINIA	50'	80'
OE	25	SHRUB-1	5 GAL.		BIG SAGEBRUSH	ARTEMESIA TRIDENTATA	36"	48"
ST	26	SHRUB-2	1 GAL.		COTONEASTER	COTONEASTER SP.	24"	12"

LANDSCAPE AREA

DESCRIPTION	AREA
BUILDING AREA	13,450 SQ. FT. (EACH)
PAVED AREA	10,011.88 SQ. FT.
LANDSCAPE AREA	20,846.68 SQ. FT.

LANDSCAPE AREA (LANDSCAPE AREA WILL INCLUDE ROCK & GRASS)

EXISTING TREE BOX

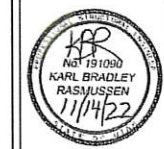
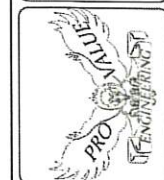
NOTE: OUTDOOR LIGHTING TO COMPLY WITH DARK SKY AND CITY CODE

LANDSCAPE NOTES

- 1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BE THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY QUALIFIED PERSON.
- 6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
- 7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.
- 8: AT LEAST ONE TREE AND THREE SHRUBS SHALL BE PLANTED FOR EVERY 35 FEET OF STREET FRONTAGE IN A REQUIRED LANDSCAPE AREA.

NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
50 South 400 West, Suite 1
Hurricane City, Utah 84757
Phone: (435) 468-8307



LANDSCAPE PLAN FOR:
BRYSON YOUNG CONST
LOCATED IN SECTION 26, T41S, R13W, S1B&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/14/2022

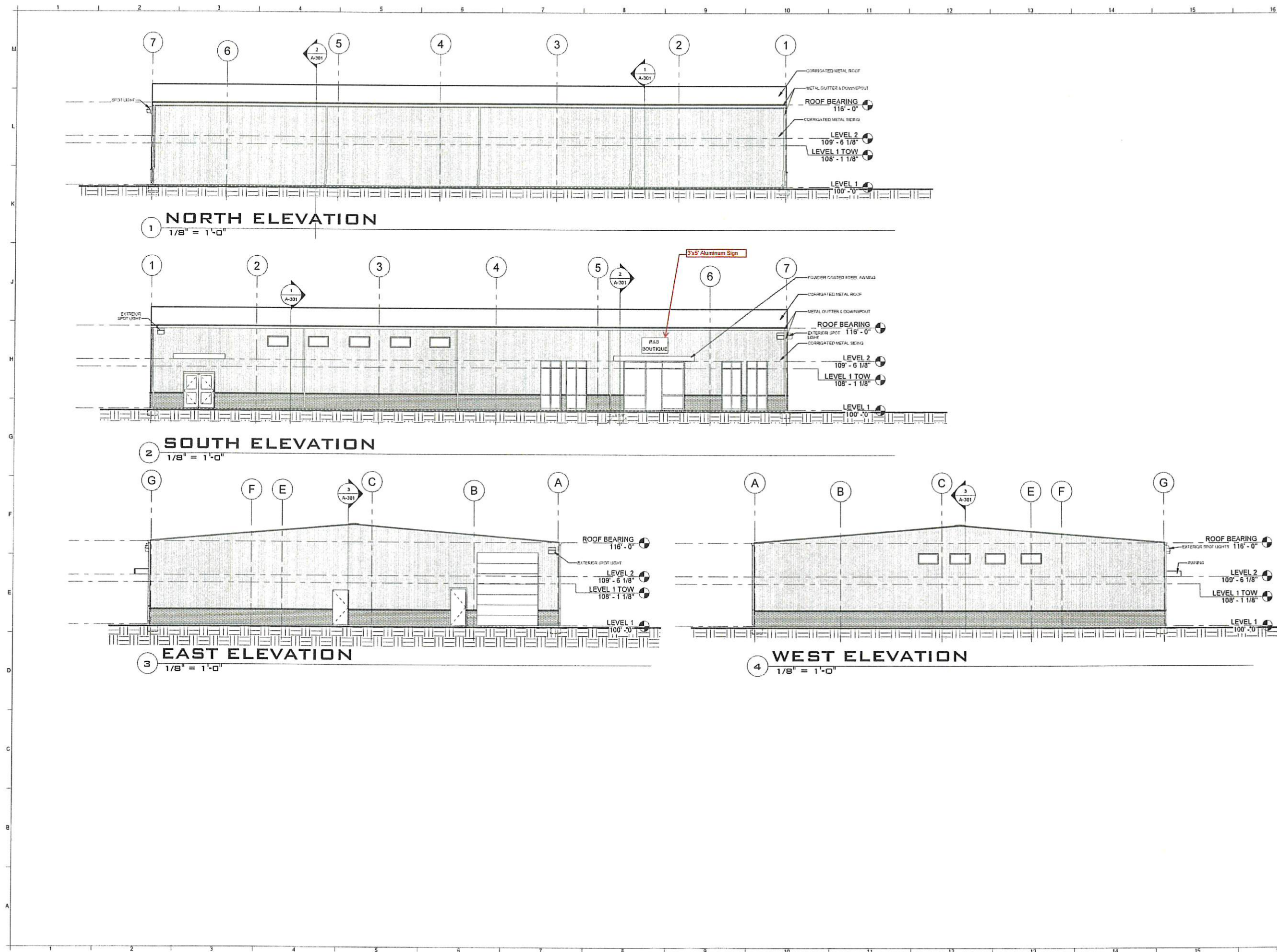
SCALE: 1"=20'

JOB NO.
6937-001

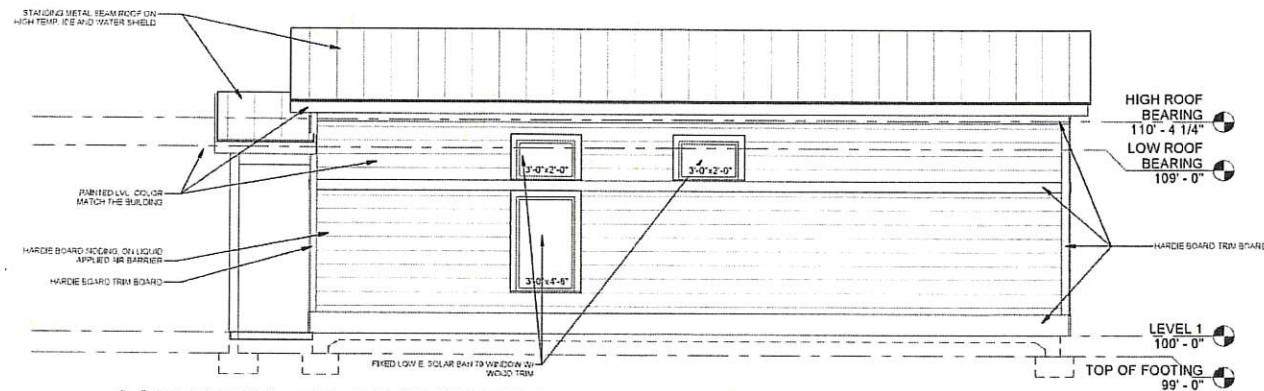
SHEET NO.

L1

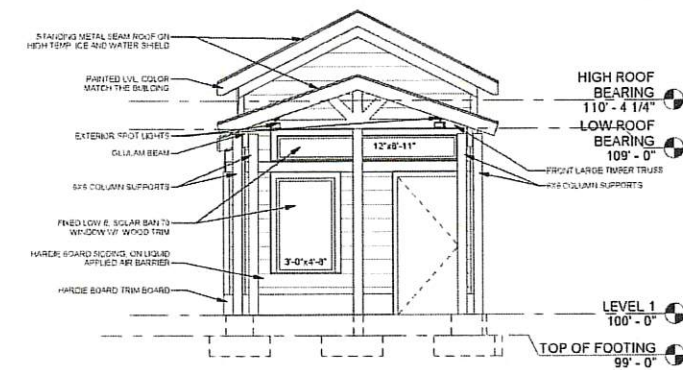




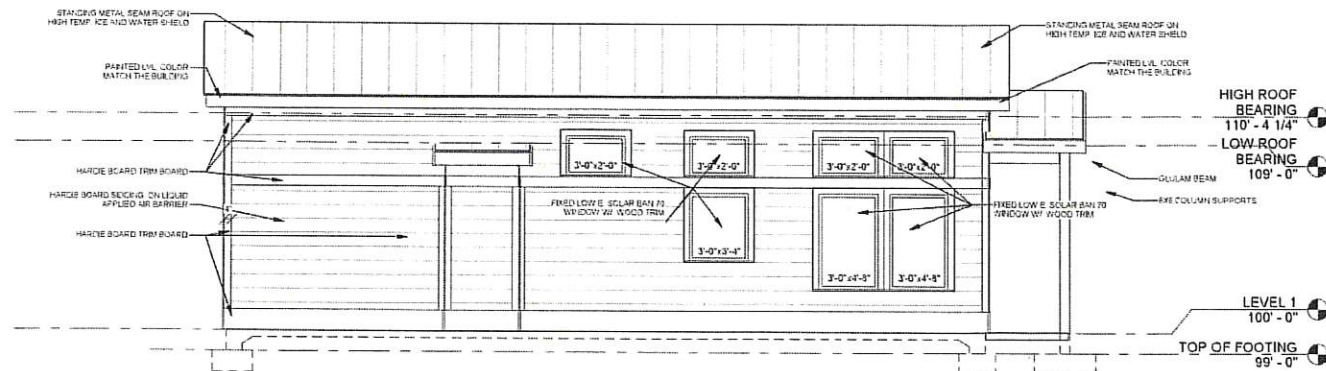
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SUBMITTAL REVIEW - NOT FOR CONSTRUCTION	
REVISIONS	
	
	
BRYSON YOUNG	
EXTERIOR ELEVATIONS	
YOUNG DEVELOPMENT	
2203-084 PROJECT NUMBER	
A-201 SHEET NO.	



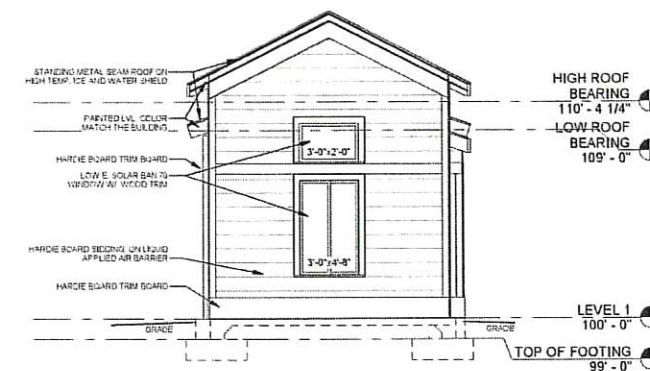
2 NORTH ELEVATION
1/4" = 1'-0"



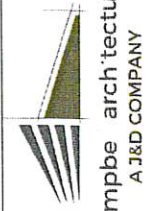
1 EAST ELEVATION
1/4" = 1'-0"

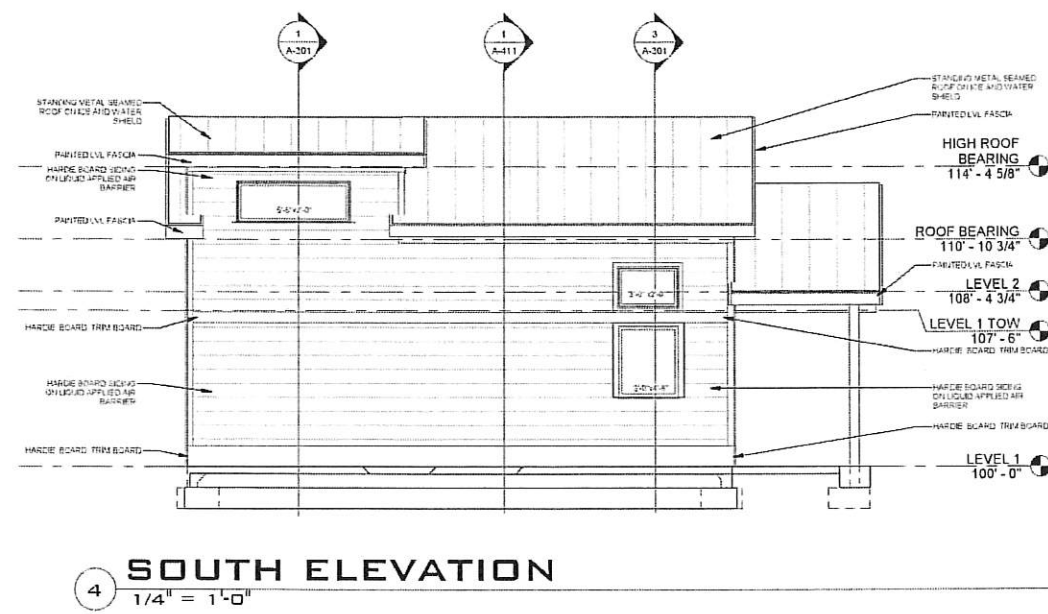
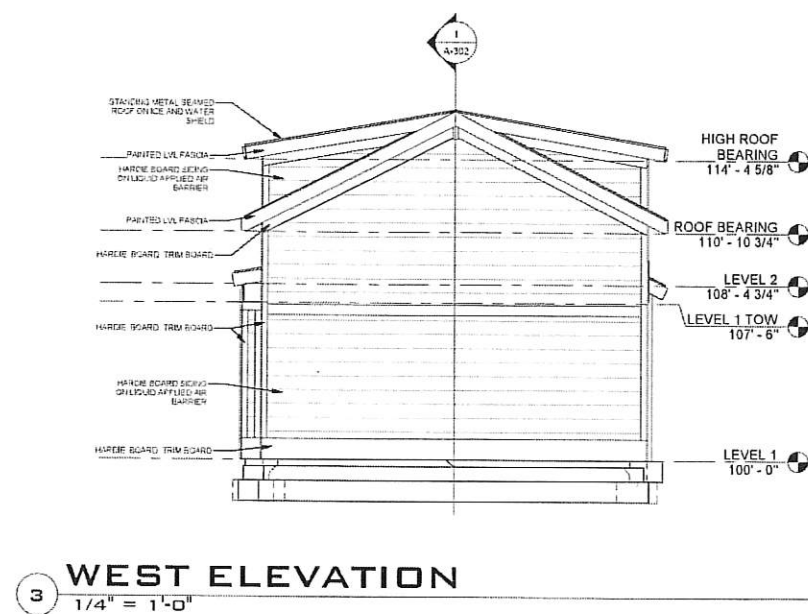
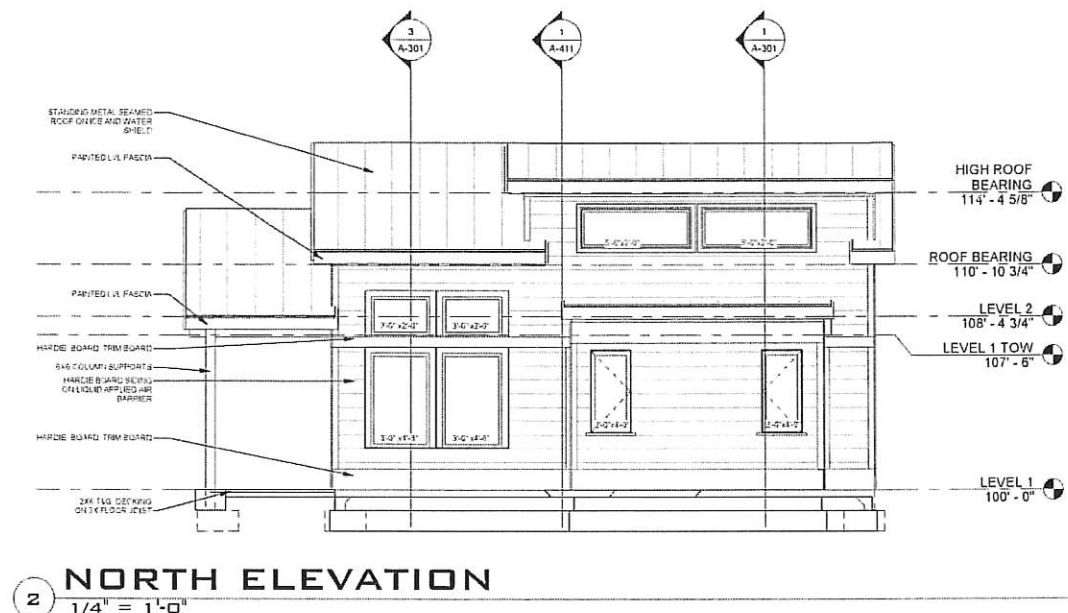
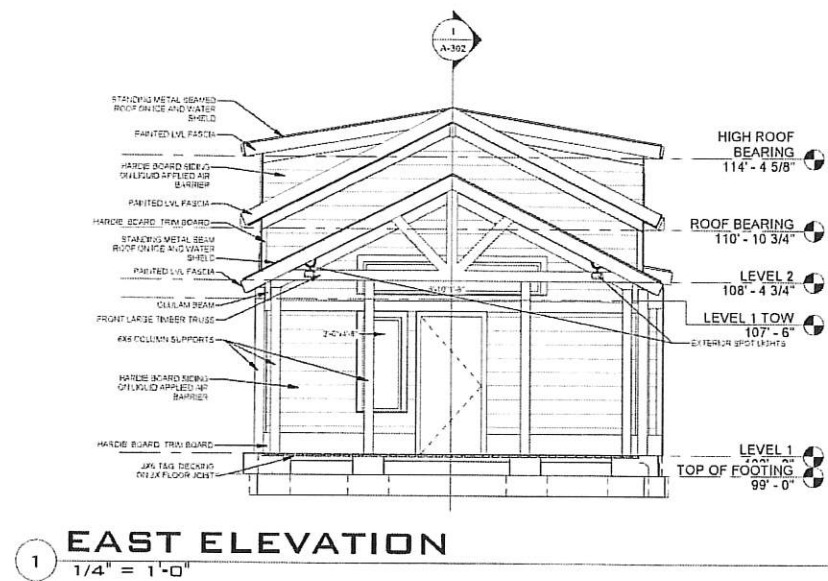


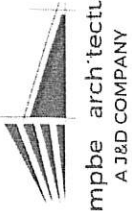
3 SOUTH ELEVATION
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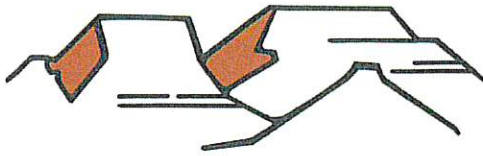


4 WEST ELEVATION
1/4" = 1'-0"

STAMP	
SUBMITTAL REVIEW - NOT FOR CONSTRUCTION	
REVISIONS	
	
	
YOUNG DEVELOPMENT THE LARK EXTERIOR ELEVATIONS	
Project Number PROJECT NUMBER A-201 SHEET NO.	



STAMP	
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REVISIONS	
 campbe architecture A&D COMPANY campbe des gnus	
 Jones & DeM' e Engineering www.jonesanddem.com	YOUNG DEVELOPMENT THE CARDINAL - ADA EXTERIOR ELEVATIONS
2203-084 PROJECT NUMBER A-201 SHEET NO.	



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2022-PSP-45
Receipt No. 8-163986

Canyon Del Sol

Name: Sunwood Homes of Southern Utah Inc Telephone: 435-705-0831

Address: 1791 Nuteam Circle, Washington, UT 84780 Fax No. _____

Email: james@mysunwoodhomes.com Agent Email: bwalker@civilsience.com

Agent (If Applicable): James Jessop Telephone: 435-705-0831

Address/Location of Subject Property: 2800 West

Tax ID of Subject Property: H-3-1-32-44071 Zone District: MHRV

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Proposing 180 park model and/or RV homes on 16.47 acres with common area & amenities.

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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



STAFF COMMENTS

Agenda Date:	12/08/2022
Application Number:	2022-PSP-45
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Sunwood Homes of Southern Utah Inc
Agent:	James Jessop
Request:	Approval of a Preliminary Site Plan
Location:	250 N and 2800 W
Zoning:	MH/RV
General Plan Map:	Single Family

Discussion: The applicant is the new owner of the Canyon del Sol development along the future 2800 W. Instead of the previously approved single family subdivision with smaller lots this applicant is proposing a park model home development, which has a different set of standards, including most importantly that this project will not be able to be subdivided. The applicant is planning 180 park model units with playground areas and common space amenities.

6. **Sewer:** Private sewer agreement will be required. Easements needed for off-site sewer connection. This development is relying on sewer installation in the Paraiso subdivision to be completed.
7. **Power:** Power will be designed to Hurricane City Power standards and installed according to our specs. Power requires 10' easements behind all sidewalks to avoid problems similar to other projects with private streets and no setback regulations. Meters required at each lot location. Must fill out a construction application for the power department and meet with Hurricane City Power before proceeding
8. **Cable:** No comments
9. **Phone:** Add CenturyLink comments for construction drawings. Will require PUE and joint trench

Staff Comments: Preliminary Site Plan

1. A park model development is a permitted use in MH/RV zoning. The standards are contained within Title 10 Chapter 43 of the Hurricane City Code.
2. Per HCC 10-43-5 (D) **Standards specific to recreational vehicle parks and park model parks:** *Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.* No office space is shown.
3. Restroom facilities will be provided within the units
4. The minimum lot size is 1000 sq ft. All lots appear to be over 2,000 sq ft
5. A playground area, pickleball courts, dog park and retention center are shown on the site plan. Per city code 10% of the area must be open space, per the site plan 11.5% of the area is open space
 - a. HCC 10-43-8 states: *If common areas are provided within a manufactured home park or subdivision, or recreational vehicle park or park model park adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in such park or subdivision until all required guarantees have been submitted to and approved by the City. The developer of a manufactured home park or subdivision, or recreational vehicle park or park model park, may elect any of the methods set forth in subsection 10-23-10A of this title to preserve common areas.*
6. Parking will presumably be on the individual lots. Per code one space is required per lot.
7. The site plan shows a realignment of Black Rock Road, which will be required for this development to meet fire access distancing requirements. This will require an amended final plat for Canyons RV, which has not been submitted yet. However, staff has no issues with the roadway moving as long as the applicant submits an amended final plat that receives the required reviews.
8. Improvements will be required along 2800 W. 2800 W's full cross-section has not been designed by the City; however, the City will require it to be consistent between all the developments from SR-9 to 600 N.
 - a. The access on 2800 W will need to either match the access on the other side of the street from the Paraiso development or otherwise meet the City's access management policy
9. Park Model Parks shall meet the following standards for roadways: *Roadway design. Accessways within a manufactured home park or recreational vehicle park or park model park shall conform to construction design standards and specifications adopted by the*

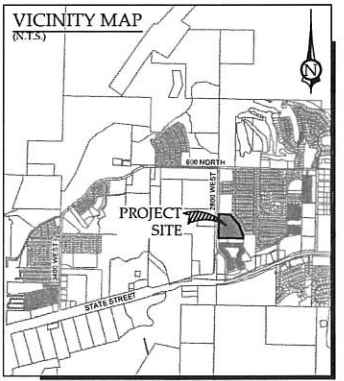
City, with a minimum width of 30 feet, unless modified by a planned development approved pursuant to chapter 23 of this title. 10-43-6 (C)(8).

For RV parks, the City has not required sidewalks to be installed. However park model developments are for long term residential uses and sidewalks would be recommended.

10. A storm drainage plan will be required with the construction drawings

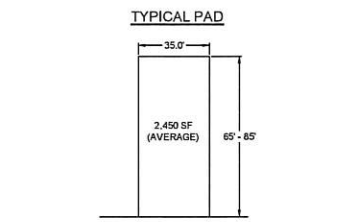
11. A phasing plan has been proposed and will be developed in six phases

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

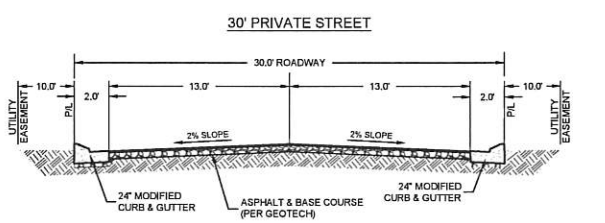
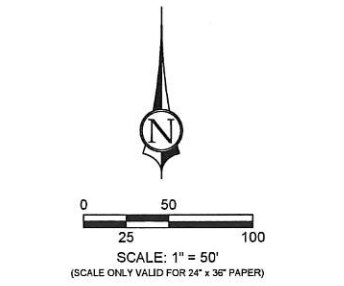


- LEGEND**
- FIRE HYDRANT
 - WATER GATE VALVE
 - EXISTING WATER GATE VALVE
 - 3/4" WATER LATERAL & SERVICE WITH BOX
 - EXISTING WATER LINE
 - C-900 CLASS 150 WATER LINE
 - SEWER MANHOLE (SIZE AS NOTED ON PLAN)
 - 4" PVC SEWER LATERAL
 - EXISTING SEWER LINE
 - 8" SDR 35 PVC SEWER LINE
 - SUBDIVISION BOUNDARY
 - PROPOSED LOT/PAD LINE
 - PROPOSED 10.7' PUBLIC UTILITY EASEMENT LINE

PROJECT INFO
AREA: 16.47 ACRES
ZONE: MHRV
LAND USE: PARK MODEL & RV HOMES
UNITS: 180 UNITS (6 PHASES)
COMMON AREA: 1.89 ACRES (11.5%)



SECONDARY ACCESS & FIRE NOTE
THE DIAGONAL DISTANCE ACROSS THE PARCEL IS 1,335.71 LF.
THE TWO ACCESS LOCATIONS ARE SPACED AT 645 LF APART.



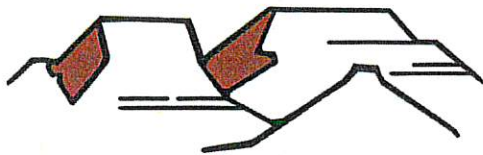
PROPERTY OWNER
SUNWOOD HOMES OF SOUTHERN UTAH INC.
1791 NUTMEAT CIRCLE
WASHINGTON, UT 84780
PARCEL: H-3-1-32-44071

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



**CANYON DEL SOL
PRELIMINARY SITE PLAN
LOCATED IN HURRICANE, UTAH**

PROJ. #	FF22290
DRAWN BY	BLW
DATE	11/14/2022
CHECKED BY	KCS
SCALE OF SHEET	HOR SCALE: 1" = 50'
SHEET	1
OF	1



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2022-PSP-46
Receipt No. 8163994

Name: Eric Shorr Telephone: 435-229-5960
Address: 53 W 100 N Hurricane, UT 84737 Fax No. N/A
Email: gm@majesticviewlodge.com Agent Email: greg@glbuilder.com
Agent (If Applicable): Greg Estban, GL Builder Telephone: 435-338-1727
Address/Location of Subject Property: 53 W 100 N Hurricane, UT
Tax ID of Subject Property: H-158-A-1 Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____
Add a duplex at rear of property.

This application shall be accompanied by the following:

- ___ 1. A vicinity map showing the general location of the project.
- ___ 2. Three (3) copies of a site plan showing:
 - ___ Topography showing 2' contours, identification of 30% or greater slopes:
 - ___ The layout of proposed uses.
 - ___ Location of open space when applicable.
 - ___ Proposed access to the property and traffic circulation patterns.
 - ___ Adjoining properties and uses:
 - ___ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ___ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- ___ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ___ 5. A phased development plan if applicable.
- ___ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- ___ 7. Signed and notarized Acknowledgment Water Supply (see attached)

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

(Office Use Only)

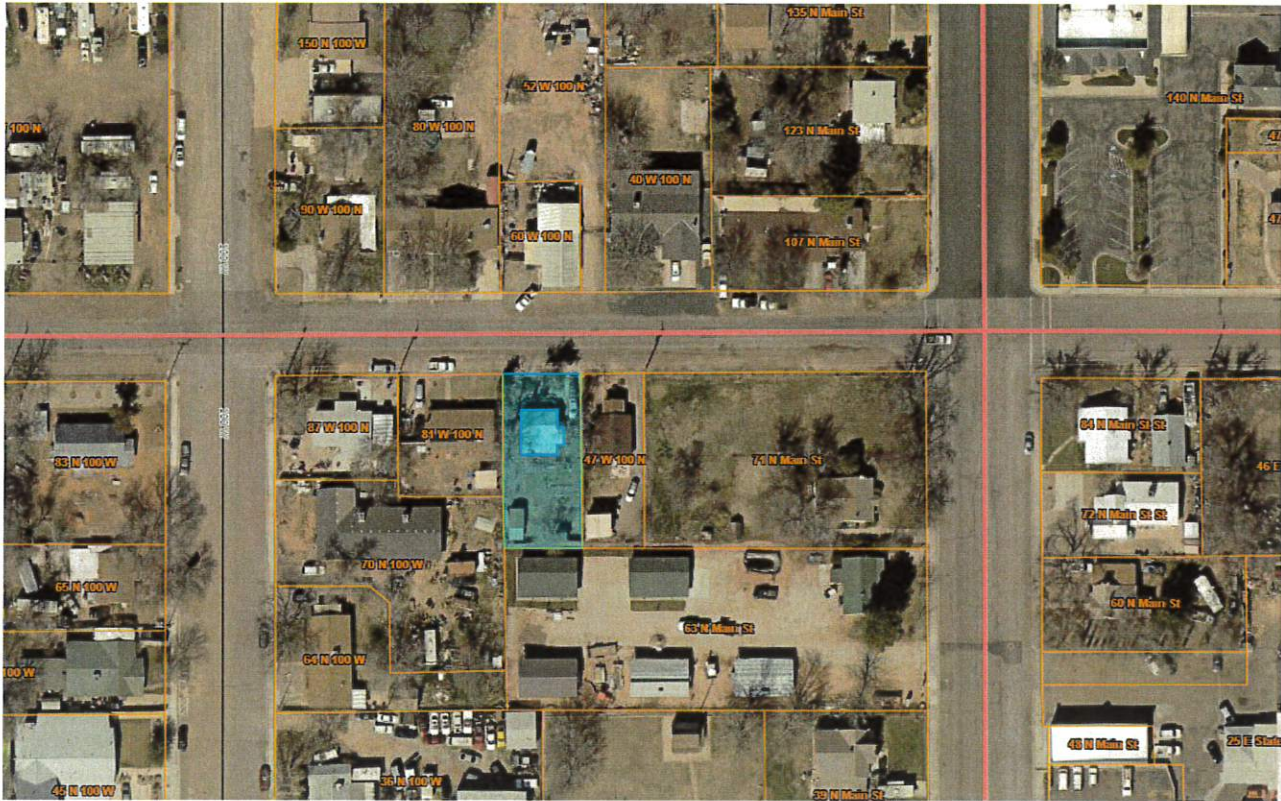
Date Received: _____ Received by: _____
Date application deemed to be complete: _____ Completion determination made by: _____



STAFF COMMENTS

Agenda Date:	12/08/2022
Application Number:	2022-PSP-46
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Eric Shorr
Agent:	Greg Esteban, GL Builder
Request:	Approval of a Preliminary Site Plan
Location:	53 W 100 N
Zoning:	GC
General Plan Map:	Downtown

Discussion: The applicant is proposing building a duplex in the rear of their lot for use as a short-term rental. The property is zoned General Commercial so this is a permitted use. The house currently on the property will be used as office space and living space for an on-site manager.



JUC Comments

The JUC had the following notes:

1. **Power:** Power must be upgraded to the property. Applicant is required to fill out Hurricane City construction application before proceeding, this includes meeting with the power department
2. **Public Works:** Need to provide access according to Hurricane City standards. Need improvements to 100 N.
3. **Streets:** No comments
4. **Fire:** Not approved. Access must be 20' wide for fire access. Hydrant distance must not be more than 250' it's more than 400'
5. **Sewer:** Existing 6" clay line. Install two 4" laterals; can collocate in the same trench.
6. **Phone:** No comment
7. **Cable:** No comment
8. **Water:** Can use meter that's already there
9. **Engineering:** Will the applicant bond for street improvements? Hurricane City will be reconstructing 100 N soon-ish, construction plans have been submitted. Meter connections on site plan don't match Hurricane City records. The property's legal description doesn't match the shown dimensions. Shouldn't there be a 10' interior setback? It appears parcels to the west are residential uses.

Staff Comments: Preliminary Site Plan

12/08/2022

2022-PSP-46

1. Use complies with GC zoning
2. Setbacks in commercial zoning are:

Table 10-15-4

<i>Setback standards—rear yard:</i>	
<i>Main building</i>	<i>New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: no requirement.</i>
<i>Accessory building</i>	
<i>Setback standards—interior side yard:</i>	
<i>Main building</i>	<i>New building on a lot abutting an existing agricultural or residential use: 10 feet</i> <i>Otherwise: No requirement</i>
<i>Accessory building</i>	

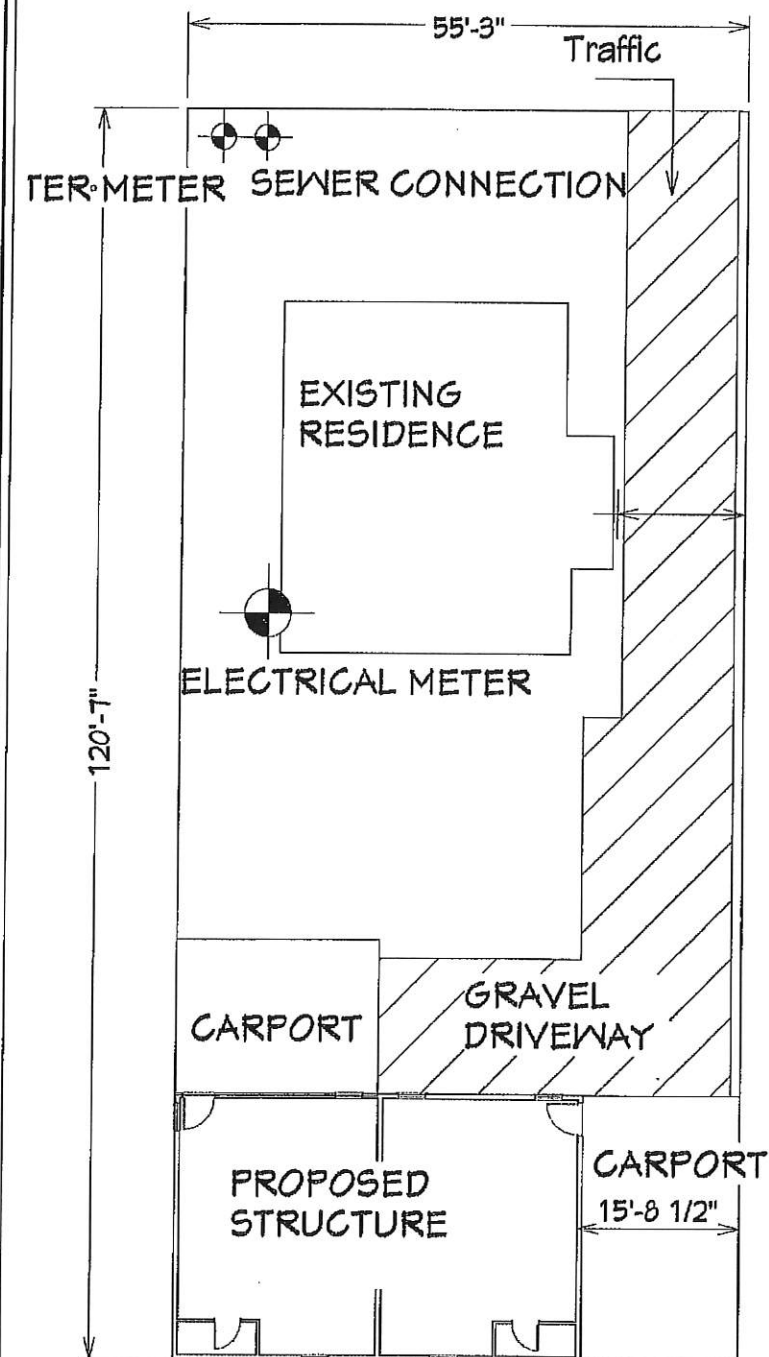
The property to the south is currently used as a vacation rental complex so the zero setbacks shown on the site plan are fine, however the property to the west is currently a residence so a 10 foot setback is required.

3. Applicant does not intend to subdivide the property
4. This building could not be used for long term residential use
5. **Parking:** Needs to provide two spaces for the new duplex which are provided. However vehicles are currently parking in the area called out as the new driveway so sufficient parking will have to be provided elsewhere on the property for those vehicles.
6. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

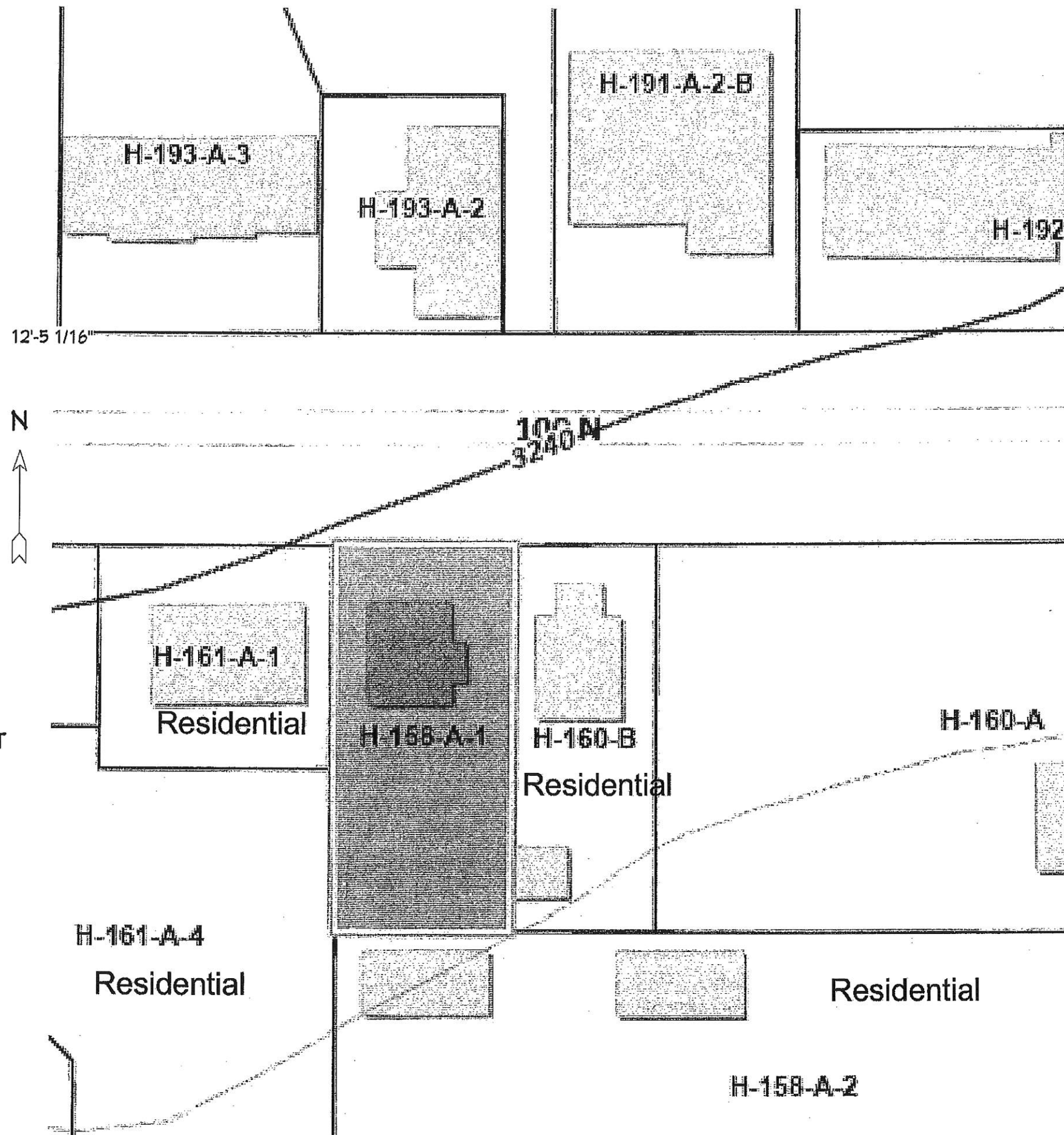
Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Due to issues with the driveway access, setbacks, and parking staff does not recommend approving this item.

12/08/2022

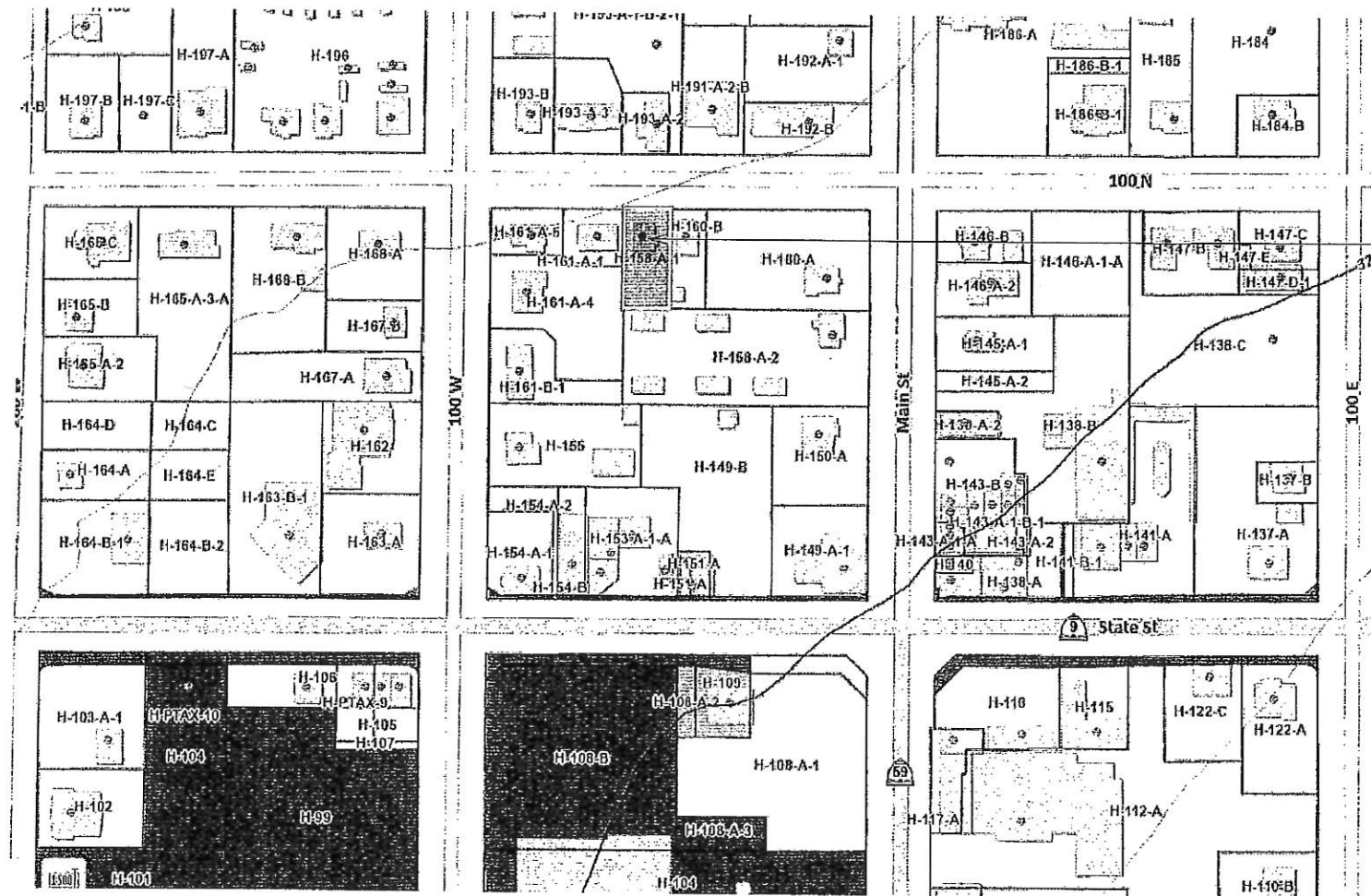
2022-PSP-46



.15 Acres



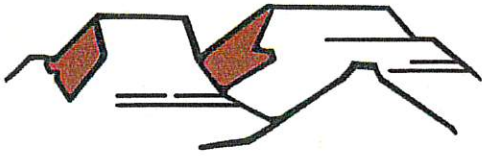
SHEET NUMBER	1
SCALE @ 24" X 36"	DATE:
DRAWN BY: S.H.	
GL Builder	
53 W 100N Hurricane, UT 84737	
© 2022	



Subject Property

Adjoining Properties: SFR

SHEET NUMBER 2	
SCALE @ 24" X 36"	DATE:
DRAWN BY: S.H.	
GL Builder	
53 W 100N Hurricane, UT 84737	
© 2022	



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2022-PSP-48
Receipt No. 8.164079

Name: Buck Hurst Telephone: 435-635-4449

Address: 489 West Stale Fax No. _____

Email: BUCK@BUCKSACEHARDWARE.COM Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 1400 West Stale, Hurricane, Utah

Tax ID of Subject Property: _____ Zone District: _____

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

We intend to build a new fire station.

This application shall be accompanied by the following:

- ___ 1. A vicinity map showing the general location of the project. — Should be on PAF report
- ___ 2. Three (3) copies of a site plan showing:
 - ___ Topography showing 2' contours, identification of 30% or greater slopes:
 - ___ The layout of proposed uses.
 - ___ Location of open space when applicable.
 - ___ Proposed access to the property and traffic circulation patterns.
 - ___ Adjoining properties and uses:
 - ___ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ___ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- ___ 4. Tables showing the number of acres in the proposed development and a land use summary, and
- ___ 5. A phased development plan if applicable.
- ___ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- ___ 7. Signed and notarized Acknowledgment Water Supply (see attached)

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

(Office Use Only)

Date Received: _____ Received by: _____

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



STAFF COMMENTS

Agenda Date:	12/08/2022
Application Number:	2022-PSP-48
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Buck Hurst
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	1400 W State St
Zoning:	HC
General Plan Map:	Single Family

Discussion:

The applicant has filed a preliminary site plan for a new Ace Hardware store as well as three restaurant pads. This property is located along State St to the west of Gould's Wash. A zone change to change this entire property to Highway Commercial was approved by the City Council last month.

JUC Comments

JUC Comments are due back to the Planning Department on December 7th, 2022. This report will be updated at that time.

Engineering: It appears that connecting the proposed water main in 1400 W to the existing water main in SR-9 would make the general area much more developable. Are neighboring property owners interested in cost sharing? It appears the storm drain will need to extend to Gould's Wash. The proposed alignment seems to be aimed at the existing headwall and daylighting could be difficult. A drainage easement may be needed from the Willmores for a well designed outfall to Gould's Wash. It appears the storm drain in the southeast corner doesn't have an outlet. The shown roadway improvements require the neighbor's participation. They must dedicate or otherwise transfer public ROW for the proposed improvements. The west curb, gutter, and sidewalk and a 32' wide strip of pavement are the minimum required improvements for 1400 W. The applicant must provide an analysis of the master planned storm drain and existing storm drain to the west. The existing grade surface model is outdated. The proposed three terraced retaining wall doesn't meet City Code. The existing improvements for Zion View RV should be shown. Does the proposed pedestrian route between properties connect at a reasonable

1. The proposed uses are all permitted uses in Highway Commercial zoning.
2. Parking Requirements per HCC 10-34-10:

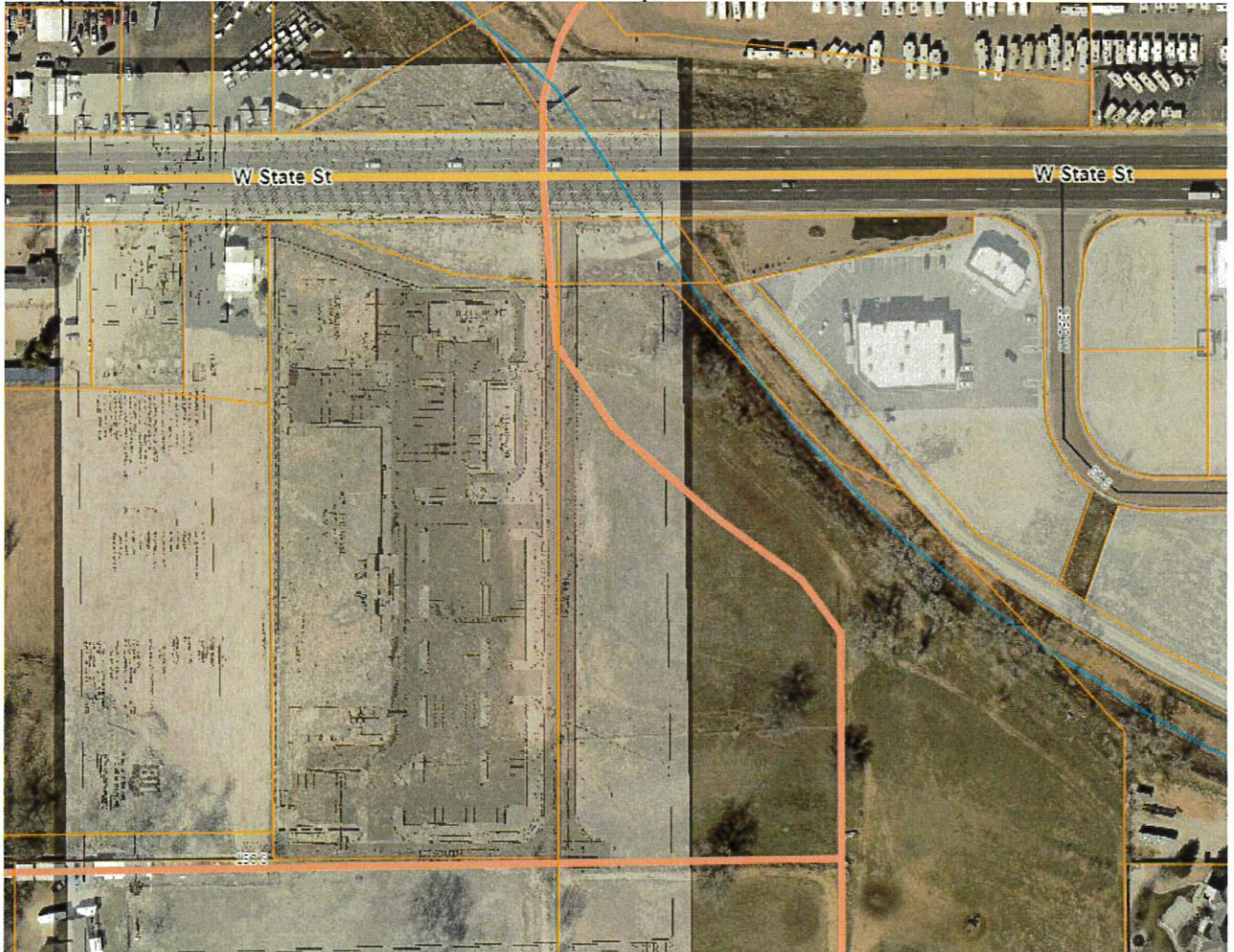
Page 153 of 202

Retail, general	1 space per 250 square feet of gross floor area
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Per these requirements: 279 spaces are required and 201 spaces are provided.

- a. Fast food restaurants require room for at least 5 cars to be stacked without interfering with any drive lanes. While not explicitly noted on the plan all buildings with drive-throughs appear to meet this standard.
- b. The applicant has told staff that due to the differences in times of use between the hardware store and restaurants they will be bringing in a parking study and requesting a modification of parking standards. Planning Commission can approve a modification under the following conditions:
- c. *D. Commercial, retail, office, and mixed use developments. The Planning Commission may modify the number of parking spaces required or allowed for commercial, retail, office, or mixed use developments after considering the following items and making a finding that adequate parking will be provided:*
 - d. 1. *Total number of spaces that would otherwise be required for each individual establishment in the development;*
 - e. 2. *Hours of operation for each business establishment located in the development, including peak business hours;*
 - f. 3. *Estimated tradeoff between businesses which are open when others are closed;*
 - g. 4. *Availability of approved on street or shared parking;*
 - h. 5. *Transportation alternatives, including proximity to transit stations; and*
 - i. 6. *Car or van pooling programs available to users of the development.*
- j. *F. Parking space study. When a parking space study is required for a particular use shown in subsection 10-34-10A, table 10-34-1 of this chapter, or when an applicant requests a modification in the number of parking spaces required under section 10-34-6 of this chapter, a parking study shall be provided by the applicant which recommends an adequate number of parking spaces and sets forth the basis of the recommendation.*
 - k. 1. *The study shall provide:*
 - l. a. *Planning and traffic engineering data, including estimates of parking demand based on recommendations from the Institute of Parking Engineers;*
 - m. b. *Data collected from uses or combinations of uses that are the same or comparable to the proposed project as indicated by density, scale, bulk, area, type of activity, and location;*

- n. c. *The source of data used to develop the study's recommendations; and*
- o. d. *The name and qualifications of the persons who prepared the study.*
- p. Hardware stores often require less parking than similarly sized retail establishments like grocery stores or department stores since many customers are contractors or similar tradesmen who run in, grab what they came for and leave. Studies have shown that people spend far less time in hardware stores than grocery stores or department stores.
- 3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. The site plan does appear to show this area.
- 4. A preliminary plat will be required if subdivisions are desired.
- 5. **Pedestrian circulation:** The plan shows sidewalks along the streets and a trail leading to the Zion View RV park. Some more sidewalks and crosswalks within the development would be recommended by staff
- 6. The plan does shows a minor deviation from the Transportation Master Plan:



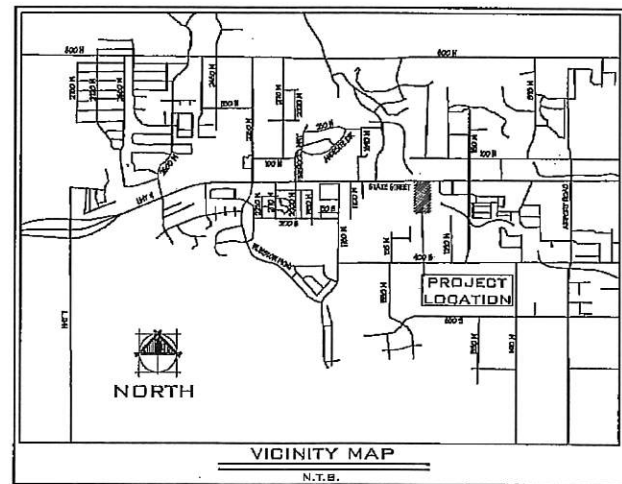
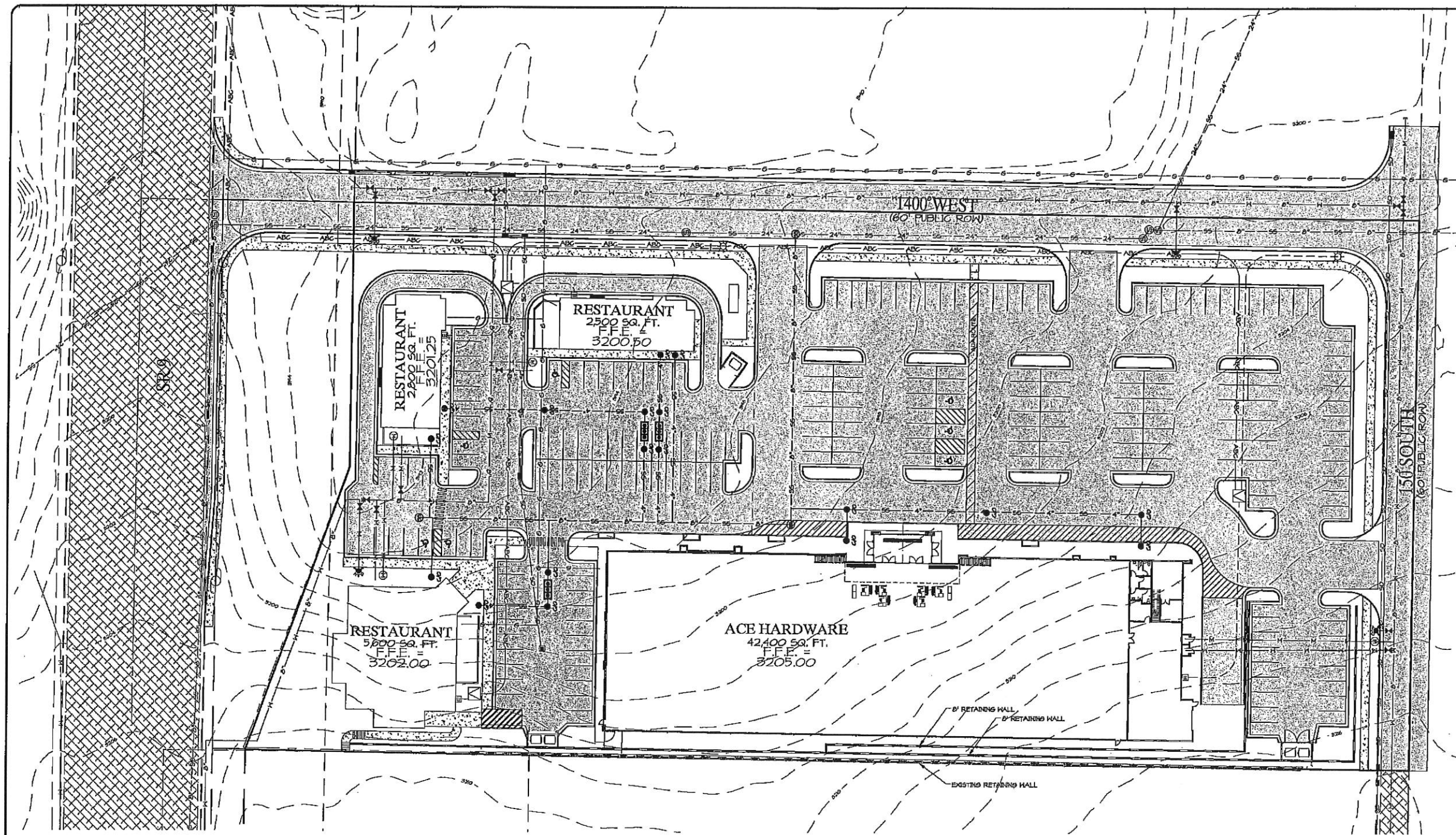
Transportation Master Plan with Preliminary Site Plan overlaid

The Transportation Master Plan shows this roadway following the existing Ash Creek sewer line, however the applicant is proposing that the road follow the property line. This has been reviewed and presented to staff over the last few months. This realignment allows for greater commercial

development potential for the eastern property by creating an area outside of the floodway on both sides of the roadway.

7. The lot is relatively flat and the staff does not have any concerns about slopes on the property.
8. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary site plan subject to JUC and staff comments pending on no major concerns raised by the JUC.



LEGEND

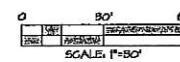
- | | | | |
|--|---------------------------------|--|--------------------------|
| | EXISTING ASPHALT | | PHASE A |
| | PROPOSED ASPHALT | | EXISTING ONE PHASE POWER |
| | CURB INLET CATCH BASIN (SINGLE) | | PHASE B |
| | CURB INLET CATCH BASIN (DOUBLE) | | PHASE BG |
| | EXISTING STORM DRAIN MANHOLE | | PHASE ABC |
| | PROPOSED STORM DRAIN MANHOLE | | SECONDARY |
| | EXISTING SANITARY SEWER MANHOLE | | EXISTING SECONDARY |
| | PROPOSED SANITARY SEWER MANHOLE | | SECONDARY FEEDER |
| | EXISTING SANITARY SEWER MAIN | | TRANSFORMER |
| | PROPOSED 6\"/> | | SKETCH PAD |
| | PROPOSED 4\"/> | | STREET LIGHT |
| | EXISTING WATER MAIN | | 4-WAY VAULT |
| | PROPOSED 6\"/> | | EXISTING GAS LINE |
| | EXISTING WATER VALVE | | PROPOSED GAS LINE |
| | PROPOSED WATER VALVE | | |
| | EXISTING FIRE HYDRANT | | |
| | PROPOSED FIRE HYDRANT | | |
| | PROPOSED WATERLINE BED | | |

SITE DATA

PARCEL NUMBER:
H-3-1-33-3217
SITE ADDRESS:
100 S 1450 W
CURRENT ZONE:
HC
GENERAL PLAN:
SINGLE FAMILY
TOTAL PARCEL AREA:
H-3-1-33-3217
TOTAL SITE: 24,340 SQ. FT. (0.55 ACRES)
TOTAL BUILDING AREA:
BUILDING: 50,400 SQ. FT.
LOT COVERAGE (DEVELOPMENT AREA):
BUILDING: 50,400 SQ. FT.
HARD SURFACE: 142,004 SQ. FT.
LANDSCAPING: 20,894 SQ. FT.
PERCENT LANDSCAPING: 0.16%



Know what's below.
Call before you dig.



DATE: 04/28/2022
JOB NO.: B250-22
DESIGNED BY: TGH
CHECKED BY: JFB
DWG: SITE

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

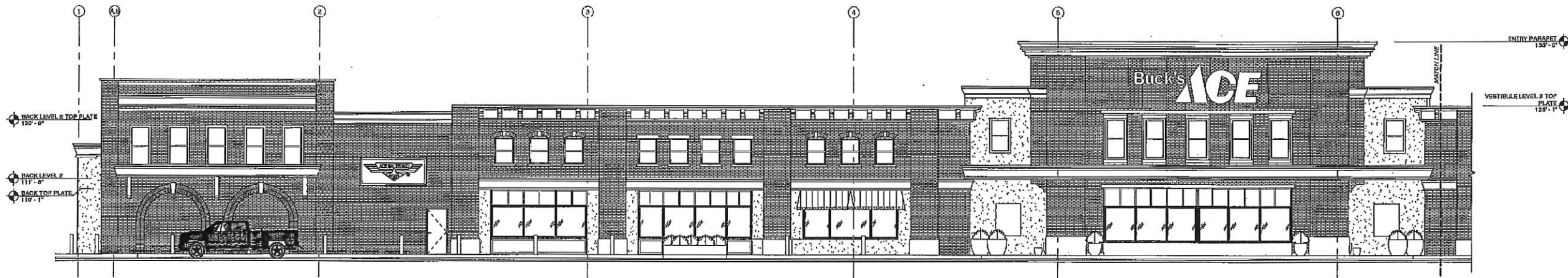
303 East Riverside Drive, Suite A-210
Georgetown, UT 84030
PH (435) 633-4506 FX (435) 473-4397
www.rosenberg.com

SITE PLAN
FOR
BUCK'S ACE HARDWARE HURRICANE
UTAH

SHEET
1
OF 1 SHEETS



1 FRONT ELEVATION
1/16" = 1'-0"



2 ENLARGED ELEVATION 1
1/8" = 1'-0"



3 ENLARGED ELEVATION 2
1/8" = 1'-0"

09/13/22
DATE
22020
JOB NUMBER
As indicated
SCALE
BEH
DRAWN
JJM
CHECKED



DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377
www.mrwdesign.com

DESIGN DEVELOPMENT - ELEV.
BUCK'S ACE HURRICANE
ADDRESS

AD4.1
OF 3 SHEETS

11/28/2022
PRELIMINARY -
SUBJECT TO
REVISION



11/28/2022
PRELIMINARY -
SUBJECT TO
REVISION

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	DATE
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	JOB NUMBER
SCALE	
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DESIGN ASSOCIATES INC. ARCHITECTURE & CONSULTING ENGINEERS	
73 EAST 100 SOUTH P.O. BOX 2775 ST. GEORGE UTAH 84770 (435) 628-2377 www.mrwdesign.com	
DESIGN DEVELOPMENT -3D BUCK'S ACE HURRICANE ADDRESS	
AD9.1 OF SHEETS	

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. _____

Receipt No. _____

Name: Red Cliffs Development, Jay Rice

Telephone: (801) 633-3994

Address: 4968 S Holladay Pines Ct, Holladay, UT 84117

Fax No. _____

Email: jrrice2014@gmail.com

Agent Email: jaredmadsen@alphaengineering.com

Agent (If Applicable): Jared Madsen, PE, Alpha Engineering

Telephone: (435) 628-6500

Address/Location of Subject Property: Near the intersection of 600 N and 2170 W

H-3-1-33-44001, H-3-1-33-441,

Tax ID of Subject Property: & H-3-1-33-4420

Zone District: PDO (R1-6 and R1-10)

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Single-family homes,

including amenities (pickle ball court, overflow parking, RV/trailer storage, open space & picnic facilities)

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.



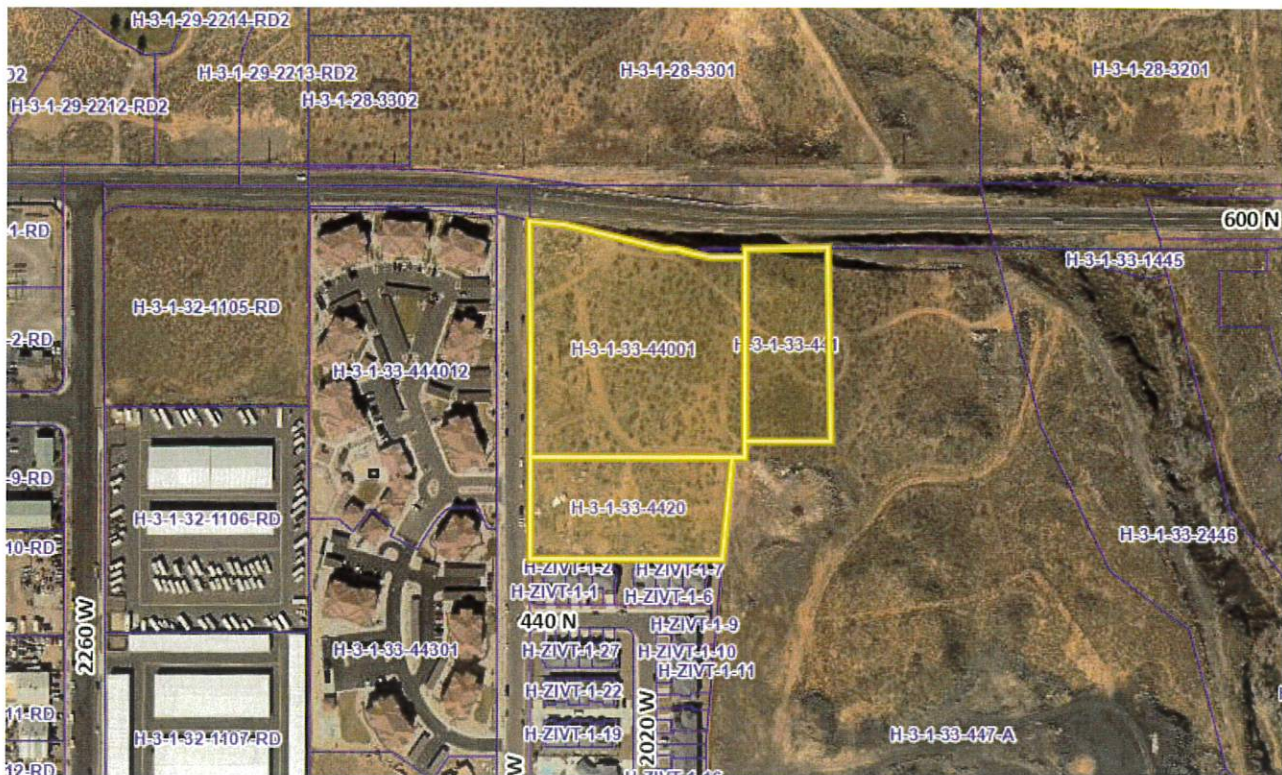
STAFF COMMENTS

Update 12/08/2022: 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:	11/17/21
Application Number:	2021-PP-34
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Red Cliffs Development, Jay Rice
Agent:	Jared Madsen
Request:	Approval of a Preliminary Plat
Location:	600 N and 2170 W
Zoning:	R1-6 and R1-10 PDO
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary plat for Red Cliffs Development. The City Council approved the PDO zone change on October 21, 2021. The Preliminary Plat also came with a preliminary utility plan that as of this writing, has been reviewed by the JUC. Plat calls for 31 units on 7.7 acres, pickleball courts, open space, and overflow parking for the neighboring Zion Village resort community.



JUC Comments

The following items will need to be addressed:

1. **Power:** Planned power will loop in on 500 N. There is a vault on the west side of 2170 W. Everything should work once construction drawings are received.
2. **Sewer:** There is a line in 2170 W that can be brought into this project. May need to adjust layout in construction drawings
3. **Street:** Will need to do improvements along 600 N.
4. **Water:** The 12" line in 600 N needs to be extended. 8" line needs to be looped through future roadway in Fire Rock.
5. **Engineering:** Project needs second access through Fire Rock
6. **Fire:** Might have to indicate no parking on the streets for turns on the roadway to meeting turning radius for fire.
7. **Phone:** Good
8. **Gas:** There is a 4" line in 2170 W. The 6" line in 600 N will need to be extended in their improvements.

Staff Comments: Preliminary Plat

1. The plat substantially complies with the approved preliminary site plan filed with the PDO Zone Change Application.
2. The applicant has not provided a will serve letter from Hurricane Water Department or Ash Creek Sewer District.

3. Plat mentions picnic and barbecue facilities as well as integrated pathways but does not indicate where these would be on the plat. Staff would prefer those to be indicated on the preliminary plat and final site plan.
4. Plat indicates that development will stay away from steep slopes in the area.
5. Parking is sufficient for the development per city code. Plat indicates 24 covered RV/trailer spots and 23 overflow RV/trailer spots.
6. The fire district will require second access to the property during the phasing process. The applicant will likely have to come to an agreement with the neighboring Fire Rock subdivision for access and water line.
7. Water will need to be looped through the property eastward through the Fire Rock Subdivision.

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

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

2021-PP-31
7-684261

Name: Crocker Enterprises, LLC Telephone: 801-209-3349

Address: 2825 East Cottonwood Parkway, Suite 330, Cottonwood Heights, UT 84121

Email: gary@crockerventures.com Agent Email: brady.s@jonesanddemille.com

Agent (If Applicable): Brady Shakespear / Jason Griffith Telephone: Brady 435-986-3622

Address/Location of Subject Property: 492 North Old Highway 91, Hurricane, UT 84737

Tax ID of Subject Property: H-4-1-34-110, H-4-1-34-111, H-4-1-34-112, H-4-1-34-113, H-4-1-34-1141,
and H-4-1-34-118-RD3

Zone District: M-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 9 lots for conducting business, manufacturing and industrial activities along with processing and assembly of manufactured goods, warehousing and material storage.

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.
 - h. Contours at vertical intervals not greater than five (5) feet.
 - i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
 - i. Information on whether property is located in desert tortoise take area

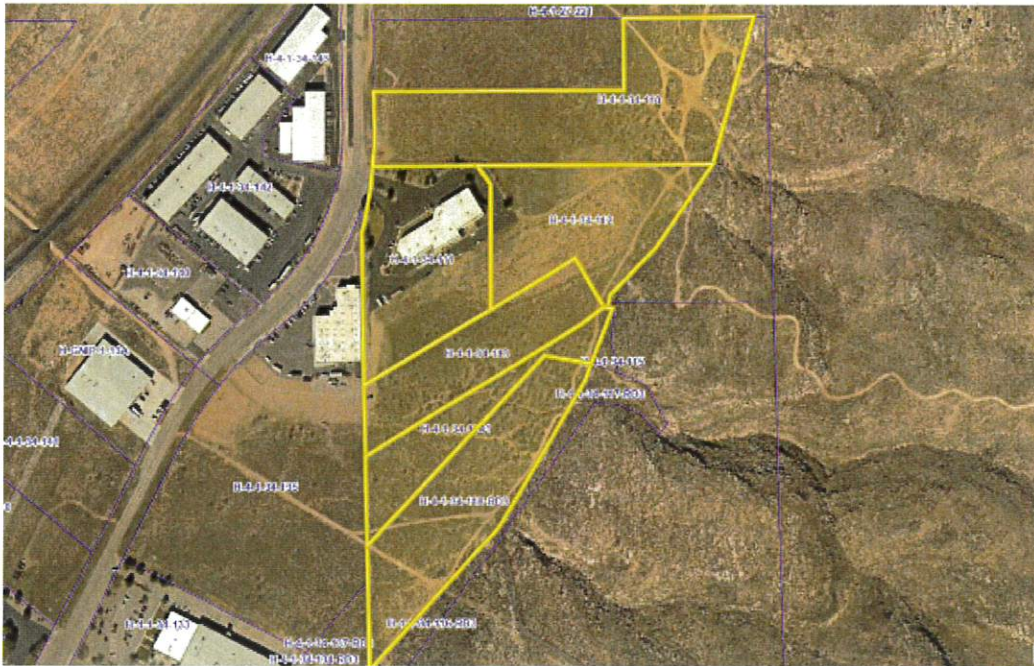


STAFF COMMENTS

Update 12/08/2022: 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:	11/17/2021
Application Number:	2021-PP-31
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Crocker Enterprises, LLC
Agent:	Brady Shakespear
Request:	Approval of a Preliminary Plat
Location:	492 N Old Highway 91
Zoning:	M-1
General Plan Map:	Industrial

Discussion: The applicant has applied for a preliminary plat in the Old Highway 91 industrial area to create nine new industrial lots ranging from 2 to 6 acres. All roads within the subdivision will be private, which caused some concerns with the JUC. Crocker Enterprises currently has a building on the property and the property is surrounded by other industrial properties with SITLA land to the north and east.

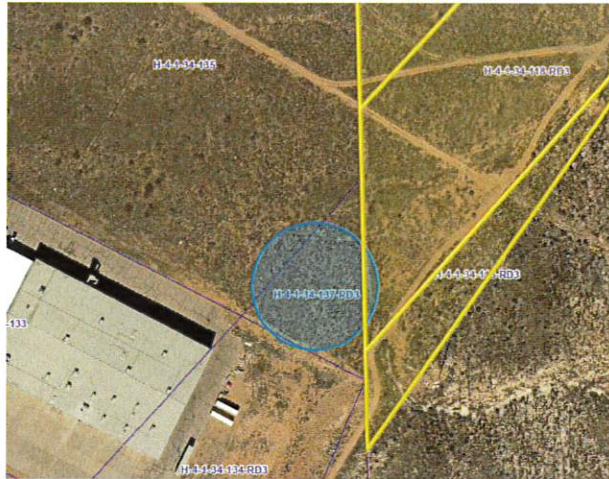


JUC Comments

1. **Power:** Power plan has been received. Not sure where the power will go on the private drive
2. **Sewer:** No concerns
3. **Streets:** No comments
4. **Water:** Applicant wants to do an easement to existing water line city codes that will need to be in the roadway. Will need a water model to make sure services are adequate for industrial facilities.
5. **Engineering:** The private roadway needs to be public. The road should also stub into the SITLA property to the north. Water line easement should be on a public roadway. Stormwater ponds will need to be tied into a public system.
6. **Fire:** Each lot will need to have a fire hydrant on the lot. Everything else needs to meet fire code
7. **Cable/Phone:** No concerns
8. **Gas:** Can service the project, but would like their lines in the public roadway

Staff Comments

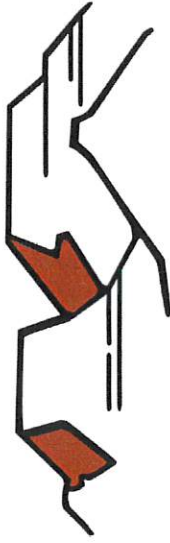
1. Private roadway should be public
2. Waterline easement should be in the public roadway
3. Plat indicates that the property is not in a desert tortoise take area
4. Possible creation of a landlocked lot on the south end of the property



This lot shares ownership with the lot to the northwest and will most likely be developed concurrently. So this is not a major concern for staff.

5. A will serve letter from the culinary water and sanitary sewer companies has not been provided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend a continuation of this item until the concerns are addressed.



PLANNING & ZONING
HURRICANE CITY
UTAH

Preliminary Plat Check List

Application Name:	Crocker Enterprises
Review Date:	11/8/21
Reviewed By:	Fred Resch III

Complete	Requirement	Note
x	Each Lot Complies with zoning lot size requirements	
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.	
x	The boundary of the proposed subdivision and the acreage included.	
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').	
N/A	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.	
x	A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.	
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	
	The Plan provides proper transportation and utility connections to adjacent properties. No land locked lots are being created.	
x	The Plan has been reviewed by the JUC	
x	Engineering has had a chance to review the plat.	

Notes

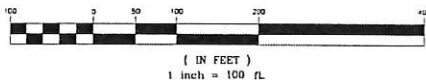
Crocker Enterprises, LLC Subdivision

Located in the Northeast Quarter of
Section 34, T.41 S., R.14 W., S.L.B. & M.

Hurricane City,
Washington County, Utah

2021

GRAPHIC SCALE



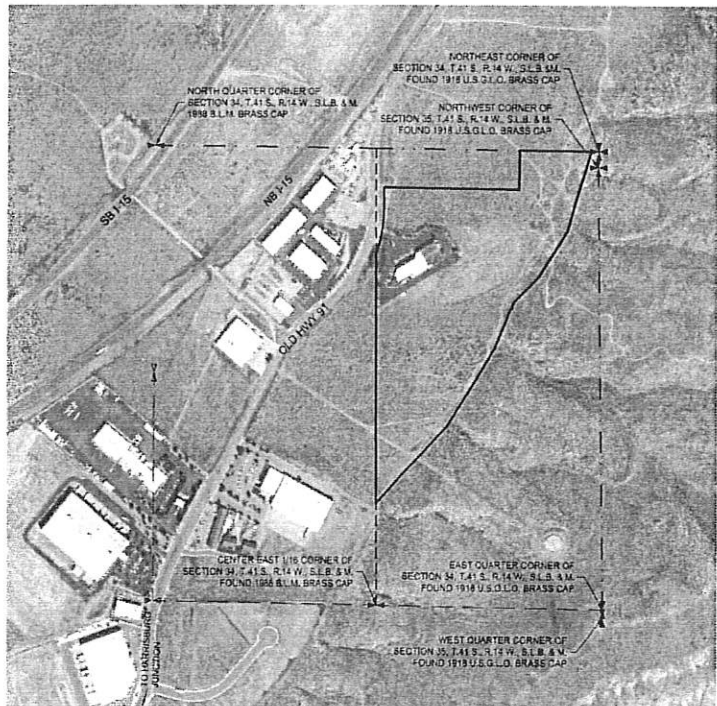
ROADWAY PARCEL DESCRIPTION

NEEDS TO BE UPDATED 10/14/21 TRG

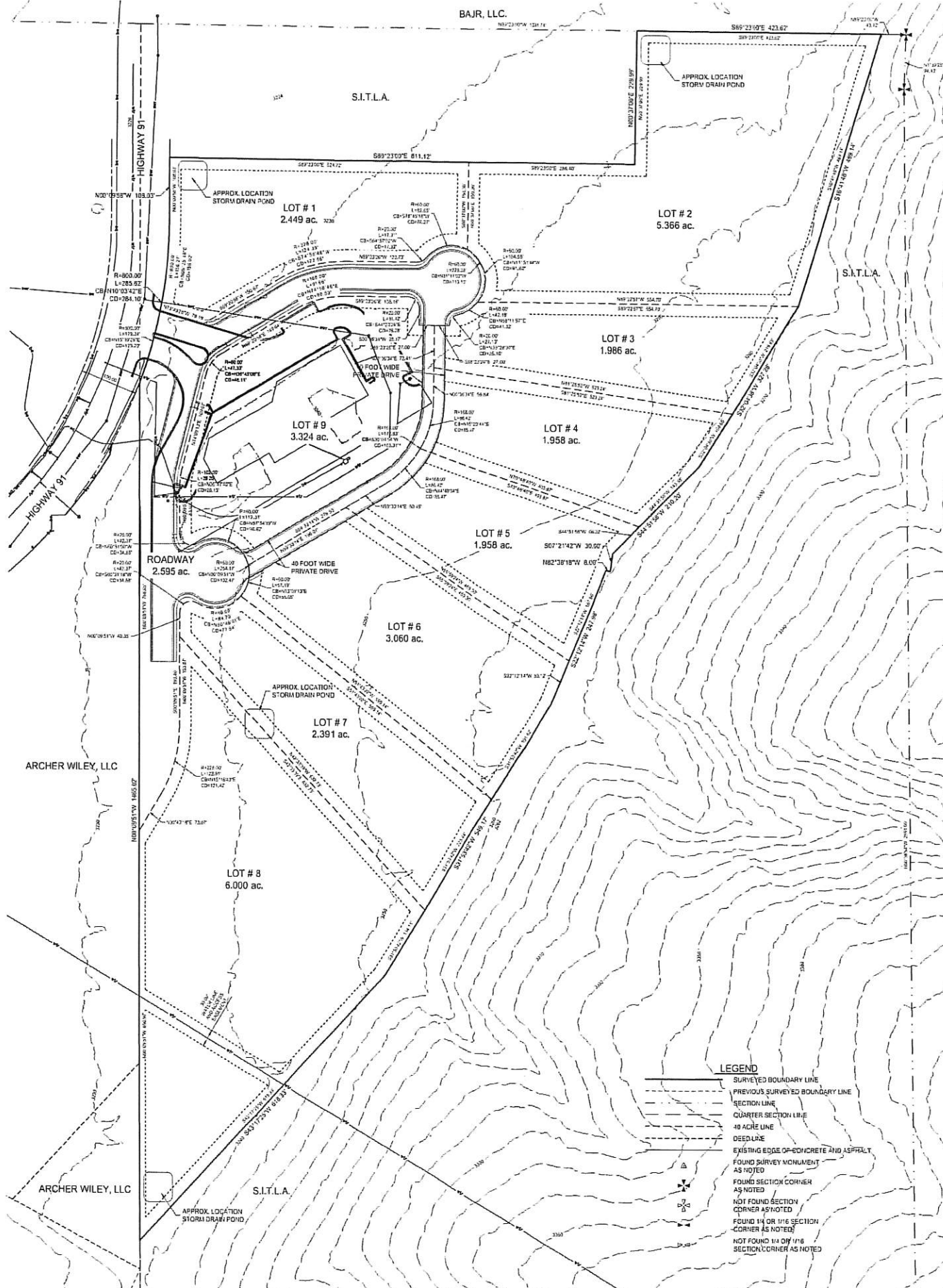
BEGINNING AT A POINT LOCATED SOUTH 479.57 FEET AND WEST 1295.02 FEET FROM THE NORTHEAST CORNER OF SECTION 34, T.41 S., R.14 W., S.L.B. & M., SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 91 REALIGNMENT ROAD DEDICATION AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE S73°42'28"E 79.19 FEET, THENCE N59°32'58"E 150.67 FEET, THENCE AROUND A 228.00 FOOT RADIUS CURVE TO THE RIGHT, 121.38 FEET (CHORD BEARS N74°58'48"E 122.96 FEET), THENCE S89°23'27"E 122.73 FEET, THENCE AROUND A 20.00 FOOT RADIUS CURVE TO THE LEFT, 17.91 FEET (CHORD BEARS N64°57'05"E 17.23 FEET), THENCE AROUND A 16.00 FOOT RADIUS REVERSE CURVE, 223.38 FEET (CHORD BEARS S31°11'02"E 113.10 FEET), THENCE AROUND A 20.00 FOOT RADIUS REVERSE CURVE, 27.13 FEET (CHORD BEARS S38°28'30"W 26.10 FEET), THENCE N89°23'26"W 54.00 FEET, THENCE N03°36'33"E 28.17 FEET, THENCE AROUND A 20.00 FOOT RADIUS CURVE TO THE LEFT, 31.42 FEET (CHORD BEARS N44°23'07"W 28.20 FEET), THENCE S89°23'26"W 158.48 FEET, THENCE AROUND A 188.00 FOOT RADIUS CURVE TO THE LEFT, 31.68 FEET (CHORD BEARS S74°58'48"W 95.53 FEET), THENCE S89°23'26"W 149.64 FEET, THENCE AROUND A 60.00 FOOT RADIUS CURVE TO THE LEFT, 47.33 FEET (CHORD BEARS S20°15'06"W 46.11 FEET), THENCE S18°13'18"W 68.07 FEET, THENCE AROUND A 162.00 FOOT RADIUS CURVE TO THE LEFT, 26.20 FEET (CHORD BEARS S89°17'40"W 25.13 FEET), THENCE S00°00'00"E 83.06 FEET, THENCE AROUND A 20.00 FOOT RADIUS CURVE TO THE LEFT, 42.37 FEET (CHORD BEARS S80°51'00"E 34.88 FEET), THENCE AROUND A 60.00 FOOT RADIUS REVERSE CURVE, 254.17 FEET (CHORD BEARS S30°09'51"E 102.47 FEET), THENCE AROUND A 20.00 FOOT RADIUS REVERSE CURVE, 32.27 FEET (CHORD BEARS S60°31'18"E 31.88 FEET), THENCE S00°00'00"E 193.48 FEET, THENCE AROUND A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 122.31 FEET (CHORD BEARS S15°16'53"W 121.42 FEET), THENCE S30°43'18"W 73.07 FEET TO THE 40 ACRES LINE, THENCE N00°00'00"E ALONG SAID 40 ACRES LINE, 788.55 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 91 REALIGNMENT, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AROUND A 800.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 1126.34 FEET (CHORD BEARS N15°32'25"E 129.20 FEET) TO THE POINT OF BEGINNING, CONTAINING 2.591 ACRES MORE OR LESS.

NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION OF THE OVERALL COMBINED EXISTING PARCELS IDENTIFIED AS H-4-1-34-110, H-4-1-34-111, H-4-1-34-112, H-4-1-34-113, AND H-4-1-34-114 AS FOUND IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.
- THE BASIS OF BEARINGS USED WAS THE HURRICANE CITY COORDINATE SYSTEM ESTABLISHED BY ALPHA ENGINEERING. ALL BEARINGS AND DISTANCES REFLECT THIS SYSTEM.
- PARCEL INFORMATION FROM THE WASHINGTON COUNTY RECORDER'S OFFICE:
PARCEL H-4-1-34-110 RECORDED AS DOCUMENT # 2020017898
PARCEL H-4-1-34-111 RECORDED ON PAGE 148 OF BOOK 1253
PARCEL H-4-1-34-112 RECORDED ON PAGES 283-2194 OF BOOK 1296
PARCEL H-4-1-34-113 RECORDED ON PAGES 831-854 OF BOOK 1422
PARCEL H-4-1-34-114 RECORDED AS DOCUMENT 2007035093
PARCEL H-4-1-34-115-ND3 RECORDED AS DOCUMENT 20070318466



VICINITY MAP AND SECTION INFORMATION
NORTHEAST QUARTER OF SECTION 34, T.41 S., R.14 W., S.L.B. & M.
NOT TO SCALE



LEGEND

- SURVEYED BOUNDARY LINE
- PREVIOUS SURVEYED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- DEED LINE
- EXISTING EDGE OF CONCRETE AND ASPHALT
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- NOT FOUND SECTION CORNER AS NOTED
- FOUND 1/4 OR 1/16 SECTION CORNER AS NOTED
- NOT FOUND 1/4 OR 1/16 SECTION CORNER AS NOTED

SURVEYOR'S CERTIFICATE
I, TREVOR R. GADD, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #240629, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE CROCKER ENTERPRISES, LLC SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

DATE

SURVEYOR'S SEAL

OWNER'S CERTIFICATE
CROCKER ENTERPRISES, LLC DOES HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND STRIPS AS SHOWN BY THE PLAT AND THE CERTIFICATE HERE TO ANNEXED, THE HEREON DESCRIBED CROCKER ENTERPRISES, LLC SUBDIVISION LOCATED IN HURRICANE CITY, WASHINGTON COUNTY, STATE OF UTAH.

CROCKER ENTERPRISES, LLC

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES

NOTARY PUBLIC

BOUNDARY DESCRIPTION
ALL OF PARCELS H-4-1-34-110, H-4-1-34-111, H-4-1-34-112, H-4-1-34-113, H-4-1-34-114 AND H-4-1-34-115-ND3 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED 188°23'00"W 43.42 FEET FROM THE NORTHEAST CORNER OF SECTION 34, T.41 S., R.14 W., S.L.B. & M., SAID POINT OF BEGINNING BEING LOCATED ON THE NORTH LINE OF SAID SECTION 34, THENCE S10°41'58"W 499.14 FEET, THENCE S20°04'38"W 257.28 FEET, THENCE S44°15'58"W 710.20 FEET, THENCE S00°12'14"W 30.00 FEET, THENCE N82°38'18"W 8.00 FEET, THENCE S22°12'14"W 247.89 FEET, THENCE S31°53'42"W 549.17 FEET, THENCE S43°17'25"W 618.33 FEET TO THE 40 ACRE LINE, THENCE N00°00'00"E ALONG THE 40 ACRE LINE, 1465.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 91 REALIGNMENT ROAD DEDICATION AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: AROUND A 800.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 385.62 FEET (CHORD BEARS N10°03'02"E 384.10 FEET), AND N00°00'00"W 108.00 FEET, THENCE S89°23'00"E 111.12 FEET, THENCE N80°37'00"E 326.59 FEET TO THE NORTH LINE OF SAID SECTION 34, THENCE S89°23'00"E ALONG THE NORTH LINE OF SAID SECTION 34, 423.82 FEET TO THE POINT OF BEGINNING, CONTAINING 31.395 ACRES MORE OR LESS.

ACCEPTANCE BY LEGISLATIVE BODY
THIS IS TO CERTIFY THAT THIS PLAT OF THE CROCKER ENTERPRISES, LLC SUBDIVISION WAS APPROVED BY RESOLUTION OF THE HURRICANE CITY COUNCIL, HURRICANE CITY, WASHINGTON COUNTY, UTAH AT A REGULAR MEETING ON THE DAY OF _____, A.D. 20____.

JOHN BRAMALL - MAYOR
DAVIN LARSON - COUNCIL MEMBER
DAVE SANDERS - COUNCIL MEMBER
ATTEST: _____ HURRICANE CITY CLERK

HAYLETTE BILLINGS - COUNCIL MEMBER
JOSEPH PRETE - COUNCIL MEMBER
KEVIN TERVORT - COUNCIL MEMBER

APPROVALS
PLANNING COMMISSION CHAIRMAN
HURRICANE CITY ATTORNEY
HURRICANE CITY ENGINEER
ATTEST: _____ HURRICANE CITY CLERK

HURRICANE CITY CLERK'S SEAL

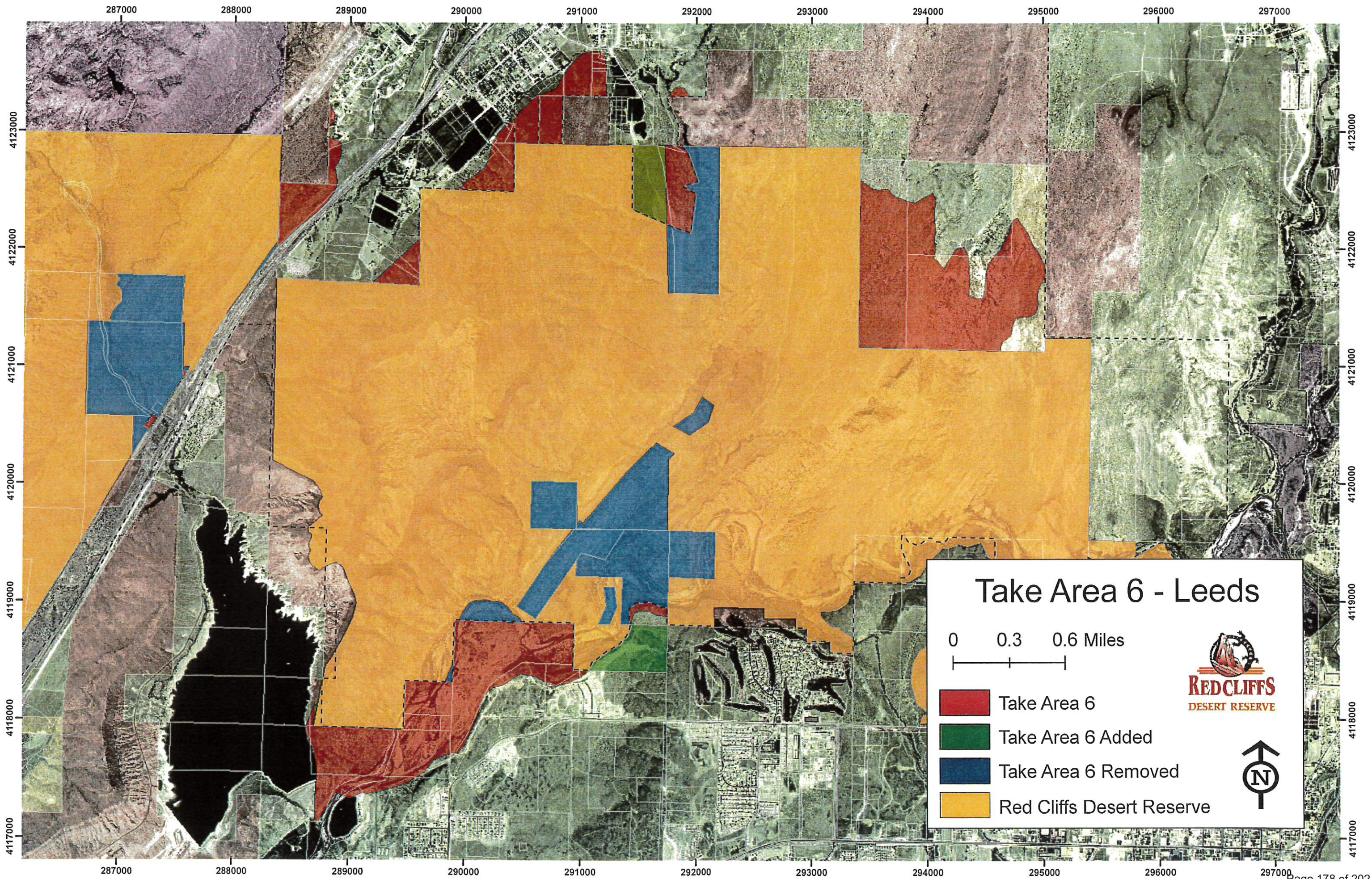
PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 2011-012 FILE NAME: c:\users\trevor\documents\crocker enterprises\project
SURVEYED BY: S.A. DRAWN BY: T.R.G. UPDATED: 10/14/21 BY: TREVOR R. GADD

**Crocker Enterprises, LLC
Subdivision**
Scale: 1" = 100'

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, T.41 S., R.14 W., S.L.B. & M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

OWNER
CROCKER ENTERPRISES, LLC
2055 EAST COTTONWOOD PARKWAY SUITE 330
COTTONWOOD HEIGHTS, UTAH 84121





STAFF COMMENTS

Agenda Date:	12/08/2022
Application Number:	
Type of Application:	Landscape Deviation Request
Action Type:	Administrative
Applicant:	Rhett Beazer, P.E.
Agent:	
Request:	A request to approve a deviation from frontage landscape requirements for Lot 4 Industrial Development
Location:	Square Top Lane and Old Highway 91
Zoning:	HC
General Plan Map:	Single Family

Discussion:

The applicant has received approval for the final plat for the Lot 4 Amended Final Plat. As they have been going through site plan reviews for each lot, they have raised concerns about the required right-of-way landscape buffer. Hurricane City Code has the following requirement:

Sec. 10-32-5. - Required landscaping.

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

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*

The applicant has sent a letter (attached to this report) arguing the reasons for the deviation requirement and an overall landscape plan for the full development. The Planning Commission can award the deviation from strict compliance as listed in 10-32-4.

12/08/2022

Sec. 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.*

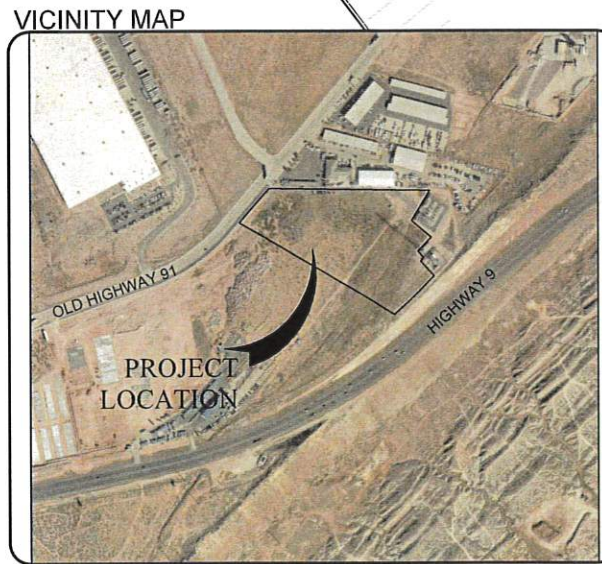
(Ord. 2004-15, 6-17-2004)

Items to Consider

1. When considering two recent waivers (Fiiz and Scooters) to allow for a greater turn radius, the Planning Commission awarded the deviation in part because the applicants provided the same amount of required planting in other areas of the project. This application requests to cut the trees and shrubs in half of what normally would be required.
2. Findings for this project may be considered for future requests.
3. Ignorance of city codes is neither a "site condition" nor a "development constraint".

Recommendation

Staff would recommend that the Planning Commission consider the applicant's request and letter and make findings based on the City code.



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PROJECT #	1102-02
NAME	RKB
DATE	NOVEMBER 29, 2022
SCALE	AS NOTED
SHEET	1
FILE	1102-02 FINAL SITE PLAN.dwg

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
THE PLANNING COMMISSION SCHEDULE FOR 2023.

WHEREAS, Utah Law 10-9a-301 requires that each municipality “shall enact an ordinance establishing a planning commission”; and

WHEREAS, Hurricane City has adopted Hurricane City Code 10-6-4: Planning Commission; and

WHEREAS, Hurricane City code 10-6-4 (C) states: “The Planning Commission shall meet on a regular date each month, as determined by the Planning Commission, and at such other times as the Planning Commission may determine. All meetings shall be properly noticed and held in accordance with the Open Meetings Law set forth in Utah Code Annotated title 52, chapter 4, as amended.”

WHEREAS, the Hurricane City Planning Commission has traditionally met on the second and fourth Thursday of each month, with the exception of the fourth Thursday of November and December

BE IT HEREBY RESOLVED by the Hurricane City Planning Commission that the regular schedule for 2023 shall be adopted as follows:

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

**Hurricane Planning Commission
Meeting Minutes
October 27, 2022**

Minutes of the Hurricane City Planning Commission meeting held on October 27, 2022, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Rebecca Bronemann

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance by Ralph Ballard

Prayer and/or thought by invitation from Mark Sampson.

*Ralph Ballard motioned to **approve** the agenda as presented. Brad Winder seconded the motion. **Unanimous.***

Declaration of any conflicts of interest:

No conflicts were declared.

Public Hearings

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

No comments

2. A Zone Change Amendment request located at 677 N State St from M-1, light industrial, to HC, highway commercial.

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.

No comments

1 A commenter online asked for clarification on the language changes in old business number 4. He feels
2 the intent was captured but is not reflected in the language.

3 **OLD BUSINESS**

4 **1. 2022-CUP-24: Discussion and consideration of a possible approval of a conditional**
5 **use permit for metal building located at 600 N 3100 W. James Cheney Applicant**

6 James Cheney explained that this is a commercial storage unit building. He reported that the building
7 will have earth-tone colors, and the material is not reflective.

8 *Paul Farthing motioned to approve 2022-CUP-24 subject to staff comments. Shelley Goodfellow*
9 *seconded the motion. Unanimous.*

10 **2. 2022-CUP-22: Discussion and consideration of a possible approval of a conditional**
11 **use permit for a greater height wall located at 90 W 100 N. Luis Martinez Applicant.**

12 James reported that the applicant wants to match the height of the existing retaining wall. The wall to the
13 east is eight feet. This wall will step down to six feet in front of the neighbor's garage and down to four
14 feet along the street. James shared that the wall is not being built on the property line, and he noted that
15 the wall is fifteen feet back from 100 West. Stephen Nelson reported that a twelve-foot site triangle is
16 required for driveways.

17 *Shelley Goodfellow motioned to approve 2022-CUP-22. Subject to staff comments. Ralph Ballard*
18 *seconded the motion. Unanimous.*

19 **3. 2022-LUCA-09: Discussion and consideration of a recommendation to the City**
20 **Council on a Land Use Code Amendment Request to Title 10-Chapter 3-Subsection 4 and 10,**
21 **Title 10-Chapter 15-Subsection 3, Title 10-Chapter 41, and Title 10-Chapter 51 to make changes**
22 **regarding short-term rental standards for accessory dwelling units within residential areas,**
23 **residential hosting standards, and short-term rental standards in commercial zones. Hurricane**
24 **City Applicant.**

25 Stephen Nelson explained the recent changes governing the number of bookings per unit
26 simultaneously. Mr. Nelson reported that the verbiage of Bed and Breakfast has been eliminated from
27 the code per Councilman Thomas's request. Section C clarifies that no more than one group may
28 occupy any home or residential hosting facility at one time. The update made to the structural
29 modifications enables Hurricane City to govern modifications made without a building permit when
30 applying for a business license. The definition of whole home rentals was added as well as the
31 clarification of the ADU definition.

32 Mr. Nelson explained that staff wants to add a management requirement for a short-term rental complex
33 within commercial zones. He asked what the trigger is for full-time onsite management. The Planning
34 Commission recommends that management be required for two to three units. Mr. Nelson discussed
35 various options for defining a specific boundary limit. Shelley Goodfellow feels that management should
36 be within Hurricane City, and management ideally would be within twenty minutes of the complex.

37 Mrs. Cloud is concerned about parking. She shared that parking is a disaster due to the vacation rentals
38 in Dixie Springs. Mr. Nelson stated that there are parking standards in place. Mr. Iverson suggested
39 reviewing the changes further.

Dayton Hall stated that the code defines the immediate family as a group that functions as a family unit. Mrs. Goodfellow asked for further discussion regarding onsite management, and she reiterated that the onsite management should be within Hurricane City. Mr. Nelson explained the intent of that language regarding two to three units.

Shelley Goodfellow motioned a **recommendation of approval** to the City Council of 2022-LUCA-09. As amended. Brad Winder seconded the motion. **Unanimous.**

4. 2022-LUCA-10: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10-Chapter 25 to consider requiring a note be placed on new subdivision plats for areas within the airport runway protection zone.

Stephen Nelson shared that Planning Commission recommendations are reflected in the update. He noted that an additional amendment will be added to clarify that this applies to public and private airports within a half mile of Hurricane City boundaries. Dayton Hall added wording stating that operators of the airport or pilots cannot abuse their rights to fly and seek protection under this notice unless they are complying with the laws and ordinances that govern them to be protected by the notice.

Ralph Ballard motioned to send a **recommendation of approval** of 2022-LUCA-10. As amended. Paul Farthing seconded the motion. **Unanimous.**

5. 2022-PP-26: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Desert Sky Estates, a 73 lot residential subdivision located at 2100 W and 3350 S. Desert Sky Estates Applicant. Ben Wilits and Tony Carter Agents.

Tony Carter thanked the Commission for continuing this item because it allowed them to time speak with Power Superintendent Scott Hughes. Mr. Hughes explained that the City would be at capacity if the signed construction drawings were built out. His question is if the City should continue to approve developments or reserve the power for those that have signed construction drawings. Dayton Hall explained that when the city signs off a construction drawing, it signals permission allowing developers to move forward. Mr. Hall stated that legally, he has issues committing power to additional developments until capacity is available. His recommendation as the City Attorney is to refrain from committing power that has already been committed. Stephen Nelson reported that the Water Department provided a map declaring locations where there are concerns about water pressure. The Cordero water loop is barely sufficient for their approved units, and this development would be on the same water loop. Mr. Nelson read the comments from the Water Department. Mr. Carter shared that the water model completed by Horrox shows sufficient water for both developments. Mrs. Goodfellow asked what happens when a construction drawing expires. Mr. Nelson explained that the drawings must be resubmitted if construction does not start within two years. Mrs. Goodfellow feels that the developments not within the PIDs should have access to the existing capacity. Mr. Hall reported that two proposed PIDs do not have funding and may not go through. Mrs. Goodfellow does not think the city should overcommit services. Mr. Iverson feels that it is a black-and-white issue. However, if this continues, people will want real answers, and this may need to be re-evaluated further.

Mark Sampson motioned a **recommendation of denial** of 2022-PP-26. The Power Department has already been committed to other developments, and this is an issue for the City Council. Paul Farthing seconded the motion. **Unanimous.**

Mr. Hall stated that this zone change was conditional upon a development agreement stating that the developer would not apply for any further development until the adequate public infrastructure was available. Mr. Nelson reported that the City Council and the Mayor are discussing how to address

1 delayed developments properly. Mr. Iverson asked why this came before the Planning Commission. Mr.
2 Nelson stated that per an internal discussion, staff felt it would be best for the approving authority to
3 deny the application.

4 **6. 2022-PP-24: Discussion and consideration of a recommendation to the City Council**
5 **on a preliminary plat for Gateway at Sand Hollow Resort, a 945 unit recreation resort**
6 **development located south of Sand Hollow Road and west of 3700 W. Western Mortgage and**
7 **Realty Co Applicant. Brent Moser Agent.**

8
9 Stephen Nelson noted the reasons this application was continued. The main issue is the zoning
10 boundary lines, and the applicant proposes to change the roundabout, which raises another concern.
11 Mr. Nelson reported that the staff recommends tabling the applicant to address the zoning, roadway
12 alignment, and staff comments in the report. Brent Moser reported that multiple sets of plans have been
13 designed and thrown away in an attempt to work out the best design for the city. He noted that these
14 roads are difficult to work with, and this change was made because of the findings of a traffic study
15 completed by Horrox.

16 *Ralph Ballard motioned to **table** 2022-PP-24. Paul Farthing seconded the motion. **Unanimous.***

17 **NEW BUSINESS**

18 **1. 2022-ZC-36: Discussion and consideration of a recommendation to the City Council**
19 **on a Zone Change Amendment request located at the first bend headed south on Sand Hollow**
20 **Road to alter the zoning boundaries between RR, recreation resort, and RM-3, multifamily 15**
21 **units per acre, to align with the new road, Resort Drive, as well as RR, recreation resort, and GC,**
22 **general commercial, to allow for the realignment of Sand Hollow Road.**

23 Brent Moser shared that nobody has intentionally delayed Sand Hollow Road, and the road affects
24 several subdivisions. They have spent a lot of time on Sand Hollow Road and think this is a solution.
25 Stephen Nelson stated that this is an expansion of the originally approved resort. He advised the
26 Planning Commission to consider the four zone change considerations and the five recreation resort
27 zoning considerations. He explained that this zone change would positively impact commercial uses and
28 is located next to good transportation facilities. However, this change will add ten acres and the project
29 already exceeds twenty acres.

30
31 Mr. Farthing stated that changing the ten acres on the south side to RM-3 makes the most sense. Mrs.
32 Cloud understands why the alignments need to be this way, but more is needed to answer the four
33 considerations in the affirmative. Mr. Iverson stated that he does not like the additional recreation resort
34 but has no other issues. Mrs. Goodfellow appreciates the information provided by Mr. Moser. She
35 recognizes that it is important to understand the developer's perspective and investment. However, this
36 goes against the code because it is larger than twenty acres. She would like to grant the zoning but cap
37 the density to the original approval. Dayton Hall reported that Planning Commission could recommend
38 that the City Council approve a modification to swap the ten acres of the southern portion to RM3.

39 *Paul Farthing motioned a **recommendation of denial** of 2022-ZC-36 with the comment to consider*
40 *realigning the southern ten acres to RM-3 wherever it will fit within the development. Ralph Ballard*
41 *seconded the motion. **Unanimous.***

42 **2. 2022-ZC-37: Discussion and consideration of a recommendation to the City Council**
43 **on a Zone Change Amendment request located at 677 N State St from M-1, light industrial, to HC,**
44 **highway commercial. Myka Desormier Applicant. Dennis Parker Agent.**

Stephen Nelson reported that the purpose of this application is to determine whether the property can be zoned highway commercial. Mr. Nelson reported that the general plan map shows this as commercial, and he presented the surrounding zoning map. Mr. Ballard has no issues with approving highway commercial. He is concerned about the continual reduction of light industrial.

Ralph Ballard motioned to send a **recommendation of approval** of 2022-ZC-37. Based on staff findings. Paul Farthing seconded the motion. **Unanimous.**

3. 2022-PP-28: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Kolob View Subdivision, a 20 lot single family subdivision located at 850 S 1300 W. Stratton Development Applicant. Colt Stratton Agent.

Colt Stratton stated that some staff comments were missed in their haste to submit the application. The main issue is the master planned road. The owner of the south property will not allow the applicant to build the road through their property. He asked the Planning Commission how they would like the applicant to proceed. Mr. Farthing feels that this issue needs to be resolved. The city needs to determine what it is doing with 1150 South. Mr. Stratton discussed the applicant's frustration that the city allowed a developer to build a roadway on their property. Stephen Nelson reported that The Stratton's attended the open house on the road alignment, and the City is taking their recommendations serious. However, what they have presented does not match the master planned road nor what was recommended. There are also concerns regarding the slope of the property.

Paul Farthing motioned to **table** 2022-PP-28 until the road issues are resolved. Michelle Cloud seconded the motion. **Unanimous.**

4. 2022-CUP-25: Discussion and consideration of a conditional use permit for a metal building located at 1015 N 200 W. James Powell Applicant.

Stephen Nelson shared that Rebecca Bronemann is correct in her assessment of the state law governing a primary structure. The code states that the city cannot regulate the facade of one to two-family unit structures. Dayton Hall reported that staff reviewed the exceptions in subsection three, A through H, of which none applied. The Commission cannot deny this based on the colors or reflectiveness of the materials.

Kelby Iverson motioned to **approve** 2022-CUP-25 because they did not find any exceptions within State Code 10-9-A-534 section 3. Shelley Goodfellow seconded the motion. **Unanimous.**

5. 2022-CUP-26: Discussion and consideration of a possible approval of a conditional use permit for a greater height building located at 724 W 1300 S. Stan and Shani Dutton Applicant.

Heidi Stout is here on behalf of the applicant. She reported that the building is one and a half feet taller than allowed by code. However, the property sits below the street that runs parallel. Stephen Nelson stated that the only concern is that a five-foot setback is required, and the site plan shows a three-foot setback. Ms. Stout will provide an updated site plan.

Kelby Iverson motioned to **approve** 2022-CUP-26 with the condition that the setback is increased to five feet. Michelle Cloud seconded the motion. **Unanimous.**

6. 2022-PSP-44: Discussion and consideration of a possible approval of a preliminary

1 **site plan for Hurricane Hampton Inn, a hotel located at 1760 W State St. Red Rock Hospitality LLC**
2 **- Jeff Adams Applicant.**

3 Steve Beasely with Desert Edge Architectural Firm is representing the applicant. Stephen Nelson
4 reported that initially, the applicant asked for a greater height conditional use permit but was denied
5 because it did not meet the code. The applicant returned with a petition to change the development
6 standards within the code. The Planning Commission gave a positive recommendation for the code
7 change. However, the City Council denied the change because they did not want to allow taller buildings
8 in commercial zones. The applicant has returned with a building that meets the zoning standards.

9 *Paul Farthing motioned to **approve** 2022-PSP-44 subject to staff and JUC comments. Shelley*
10 *Goodfellow seconded the motion. **Unanimous.***

11 **7. 2022-FSP-14: Discussion and consideration of a possible approval of a final site**
12 **plan for Dixie Mancaves, a 33 unit man cave storage unit development located on Abbey Road**
13 **west of Sand Hollow Road. Dixie Man Caves LLC Applicant. Rick Meyer (Bush & Gudgeon) Agent.**

14 Stephen Nelson stated that the JUC has signed this off. It is recommended that staff approves lighting
15 fixtures before installation. The applicant also needs to landscape the park strip along Sand Hollow
16 Road. Rick Meyers stated that the units have no living space, and they are managed by an HOA.

17 *Shelley Goodfellow motioned to **approve** 2022-FSP-14 subject to staff and JUC comments. Brad*
18 *Winder seconded the motion. **Unanimous.***

19 **8. 2022-FSP-15: Discussion and consideration of a possible approval of a final site**
20 **plan for Del Taco, a restaurant located at 711 W State St. Chase Stratton (PM Dev Corp)**
21 **Applicant.**

22 Stephen Nelson reported that the lighting meets the criteria. He needs to find out how it will be angled,
23 so it must be inspected when installed. Chase Stratton reported that both properties have a cross-
24 access agreement through the parking lot of the building along 700 West.

25 *Michelle Cloud motioned to **approve** 2022-FSP-15 subject to staff comments. Kelby Iverson seconded*
26 *the motion. **Unanimous.***

27 **9. 2022-FSP-16: Discussion and consideration of a possible approval of a final site**
28 **plan for a commercial bed and breakfast located at 354 N State St. Wendy Williams Dew**
29 **Applicant.**

30 Stephen Nelson reported that this is a remodeled residential home within a commercial zone. The
31 applicant is requesting approval for a commercial bed and breakfast. Mr. Nelson reported that, per Mike
32 Vercimack, the construction drawing process was not required because this is on an existing sight with
33 services to the property. The JUC reviewed the parking. The applicant needs to plant one more tree to
34 comply with the code. The biggest issue is that a building permit was not issued for the remodel. The
35 building official inspected the site, but he could not inspect a section of the home. He will inspect that
36 section next week. The inspector does not have an issue with what he inspected. Mr. Nelson walked the
37 property and inspected the inside of the structure. He reported that everything is done to high quality.
38 The secondary structure has been red-tagged because they did not have a building permit. The
39 applicant has agreed to obtain a building permit.

40 *Ralph Ballard motioned to **approve** 2022-FSP-16 subject to staff and JUC comments. Paul Farthing*

1 seconded the motion. **Unanimous.**

2 **Planning Commission Business:**

3 **1. City Council Recap**

4 The City Council has canceled their November 3rd meeting. The next City Council meeting is on
5 November 17th. The Planning Commission is holding one meeting in November and one in December.

Approved	Denied	Continued	Tabled
Road abandonment Turf Sod Road	Hinton Zone Change with the motion to waive a fee with the recommendation of coming back with forty- two units.	Southern Dunes Townhomes	
Road abandonment of 2800 west to allow for the realignment.		Pecan Valley Resort Zone Change with the recommendation of coming back with a development agreement capping the density	
Preliminary Plat for Lone Pine Subdivision			
Glampers Inn			
Bash Resort Preliminary Plat			
Marla Ph 2 Preliminary Plat			

6 **Approval of Minutes:**

7 **1. Planning Commission draft minutes for September 22, 2022.**

8 Shelley Goodfellow requested a correction to page 7, line 3. Swapping the term long term and short
9 term.

10 *Paul Farthing motioned to **approve** the Planning Commission draft minutes for September 22, 2022. As*
11 *amended. Brad Winder seconded the motion. **Unanimous.***

12 *Ralph Ballard motioned to **adjourn**. Michelle Cloud seconded the motion. **Unanimous.***

13 **Adjournment at 9:07 p.m.**

**Hurricane Planning Commission
Meeting Minutes
November 10, 2022**

Minutes of the Hurricane City Planning Commission meeting held on November 10, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused:

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 on the 2023 Planning Commission schedule

2. Discussion on the public notice process

Stephen Nelson and Fred Resch went over the changes since last discussion. Commissioners feel in general favor of the changes and gave the OK to public notice.

3. Updates on the Downtown Master Plan

Stephen Nelson shared the website that is specifically for our downtown master plan. He shared the timeline of getting feedback from the community. Commissioners gave their input on ideas with how to redesign the downtown area. Another public outreach we will be doing is a staggered workshop where you focus on one item and hash things out on that specific item and then move to the next. Its normally a two-day event. Options for funding the downtown redevelopment will be discussed during the redesign.

4. Discussion on projects to work on in 2023

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Ralph Ballard

Prayer and/or thought by invitation given by Kelby Iverson

Declaration of any conflicts of interest

Shelley Goodfellow motioned to **approve** the agenda. Michelle Cloud seconded the motion.
Unanimous.

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.**

H.R. Brown represents the applicant. They are planning to build 33 hobby garages that'll be geared for those looking for a space that is not a storage unit but is more of a hang out space. They could potentially be customized if wanted. Stephen Nelson shared that one of the nuances for this property is the drainage pond. What they are wanting to do is make changes to the already dedicated portion of the property. Rebecca Bronemann asked about the comment brought up by engineering about storm water drainage. Jeremy Pickering shared that our GIS system was not a drainage pipe reflecting what existing conditions could be but he's assuming there would be drainage pipe coming from the North side of the development. Mr. Brown stated that they have multiple drainage/retention ponds, enough to suffice three consecutive 100-year storms. Another comment Mrs. Bronemann brought up was the comment from fire about secondary access. Stephen Nelson addressed the location of secondary accesses on the map presented. They will have sufficient access to the property. Mrs. Bronemann asked about CCNR's or HOA for management. Mr. Brown stated that they will have and HOA management. Kelby Iverson asked if he could essentially buy or rent one of these and run a business out of it? Mr. Nelson stated that with light industrial, yes, but the parking may not be sufficient for those uses. We typically try to check parking modifications or other requirements during the business licensing process. Paul Farthing thinks there is going to be a huge parking problem if multiple people turn them into man caves. Ralph Ballard asked if this will be built like a condo, all shared walls but not owning the ground? John Cheney shared that Scholzen Products has had an issue with kids coming onto their property, this will provide a solid wall blocking access to their property. Mr. Nelson stated that it'll be like a townhome; shared common walls but the units and property will belong to the owner.

Brad Winder motioned to send **a recommendation of approval** of 2022-PP-29 subject to staff and JUC comments as well as receiving the will serve letter. Paul Farthing seconded the motion. **Unanimous.**

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**

Stephen Nelson stated that the only initial concern was the setbacks. They were proposing 2' but have provided an updated site plan showing 5'.

Paul Farthing motioned to **approve** 2022-CUP-27. Rebecca Bronemann seconded the motion.
Unanimous.

3. **2022-FSP-17 Discussion and consideration of a possible approval of a final site**

1 **plan for Scooters Coffee, a drive-through coffee shop located at 715 W State St. Scott Gibson**
2 **Applicant. Craig Larsen Agent.**
3

4 Craig Larsen presented the application. is the engineer on the project. Scooters is a very efficient drive
5 thru coffee shop with no indoor customer seating. All their equipment is set to get customers through the
6 drive thru line quickly and efficiently. Paul Farthing asked if you're pulling a trailer, can you walk up and
7 order at a window? Mr. Larsen shared that this location will be a drive thru only, there is not a walk-up
8 option. Mark Sampson asked if this is lined up with the traffic pattern of Del Taco. Mr. Larsen stated that
9 their curbs will line up with the curbs of Del Taco so the traffic flows. Stephen Nelson stated that this
10 needs to be subject to the realignment of the access easement; because we want to increase the
11 stacking distance, we have proposed to move the access easement further west to allow for a better
12 traffic flow. This realignment will be discussed and voted on at the City Council meeting next week.
13 Dayton Hall shared that there are already cross access easements between the property owned by the
14 city and the property owned by Interstate Rock. Mr. Nelson stated that they are doing a few less trees
15 along the SR-9 intersection portion to allow for site tringle. Brad Winder asked if there has been anything
16 worked out for the turning lane onto 700 West because it currently is not one. Mr. Larsen shared that
17 they are working with UDOT and Interstate Rock to work out widening the roadway and adding the turn
18 lane.
19

20 *Shelley Goodfellow motioned to **approve** 2022-FSP-17 subject to the City Council approving the*
21 *realignment of the easement as well as the exception of the landscape plan. Kelby Iverson seconded the*
22 *motion. **Unanimous.***
23
24
25

26 **4. 2021-PP-33: Discussion and consideration of a possible approval of a one-year**
27 **extension on the final plat deadline for Cadence Active Adult Community, a 318-lot single family**
28 **subdivision located at approximately 3900 W and 1000 S in the Gateway to Sand Hollow**
29 **Development. Western Mortgage and Realty Co Applicant. Brent Moser Agent.**
30

31 Stephen Nelson reminded the commission that we have three of these applications up for extension. All
32 these plats were approved last year, they just haven't submitted final plat so they need an extension that
33 would need to be approved subject to the original approval of the City Council.
34

35 Brent Moser stated that this has been a hold up between staff and the developer. This last year has
36 been difficult on the engineering side of things as a private sector and city engineering dept while trying
37 to figure out the PID roadways but now they believe everything is designed the best way possible.
38

39 *Paul Farthing motioned to **extend** 2021-PP-33 subject to City Council's conditions. Michelle Cloud*
40 *seconded the motion. **Unanimous.***
41
42
43

44 **5. 2021-PP-32: Discussion and consideration of a possible approval of a one-year**
45 **extension on the final plat deadline for Peach Springs Estates, a 64 single family subdivision**
46 **located at 3600 W 1400 S. Western MTG and Realty Co Applicant. Matt Lowe Agent.**
47

48 *Paul Farthing motioned to **extend** 2021-PP-32 subject to City Council's conditions. Michelle Cloud*
49 *seconded the motion. **Unanimous.***
50
51

1
2 **6. 2021-PP-30: Discussion and consideration of a one-year extension on the final plat**
3 **deadline for Sand Cove phase 2, a 58-lot single family subdivision located at 3350 W and 500 N.**
4 **Mortar and Beam Applicant. Jim Lyman Agent.**
5

6 Jim Lyman shared that he has been hounding Pratt about this phase because they are almost done with
7 phase one. The final plat should be over to the city in the next week.
8

9 *Paul Farthing motioned to **extend** 2021-PP-30 subject to City Council's conditions. Michelle Cloud*
10 *seconded the motion. Majority aye with Shelley Goodfellow abstaining due to potential conflict of*
11 *interest. **Motion carries.***
12
13
14

15 **7. 2022-CUP-28: Discussion and consideration of a possible approval of a conditional**
16 **use permit for a building of greater height and size located at 991 S 1100 W. American Heritage**
17 **Homes Applicant.**
18

19 Steve Haddox shared that the property owner had previously been granted a conditional use permit for a
20 greater height RV garage. However, the property owner has decided to shorten the garage height and
21 add a casita on top, which will make it taller than what was previously approved. Stephen Nelson shared
22 that this is one of the taller buildings they have approved. It is basically at 36' tall. Paul Farthing shared
23 that this is significantly taller, which concerning to him but if staff is okay with it, then he doesn't have any
24 issues.
25

26 *Rebecca Bronemann motioned to **approve** 2022-CUP-28. Shelley Goodfellow seconded the motion.*
27 *Shelley Goodfellow – aye, Brad Winder– nay, Ralph Ballard – aye, Mark Sampson – aye, Paul Farthing*
28 *– aye, Michelle Cloud – aye, Kelby Iverson – aye, Rebecca Bronemann – aye. **Motion carries.***
29
30
31

32 **8. 2022-CUP-29: Discussion and consideration of a possible approval of a conditional**
33 **use permit for a building of greater height and size located at 775 W 1300 S. Gabe and Michelle**
34 **Waters Applicant.**
35

36 Stephen Nelson stated that you cannot have anything within the front of the house. They will need to
37 move it back to match the 98' house setback and they are currently proposing 63'. Kelby Iverson thinks
38 there could be an exception to the location for this barn.
39

40 *Paul Farthing motioned to **approve** 2022-CUP-29 subject to staff comments and the condition that they*
41 *move the location of the barn to be in line with the house. Rebecca Bronemann seconded the motion.*
42 ***Unanimous.***
43
44

45 **9. 2022-CUP-30 Discussion and consideration of a possible approval of a conditional**
46 **use permit for a building of greater height and size located at 393 W 1970 S. Fred Thornton**
47 **Applicant.**
48

49 Kelby Iverson asked if a citizen submitted a comment against a conditional use, would that comment be
50 provided to them? Stephen Nelson shared that it would be, but the commission could only deny the
51 application based on it not meeting the code, not based off the comment of the neighbor.

1
2 *Kelby Iverson motioned to **approve** 2022-CUP-30. Michelle Cloud seconded the motion. **Unanimous.***
3
4

5 **10. 2022-CUP-31 Discussion and consideration of a possible approval of a wall of**
6 **greater height located at 1217 S 1150 W. Hurricane City Power Applicant.**
7

8 Scott Hughes shared that the greater height is a safety thing and most people don't really like the look of
9 substations. Ralph Ballard asked if there is anything about radiation from these. Mr. Hughes stated that
10 nobody will get EMFs from the substation.
11

12 *Rebecca Bronemann motioned to **approve** 2022-CUP-21. Paul Farthing seconded the motion.*
13 ***Unanimous.***
14

15 **Approval of Minutes:**
16

17 **1. October 13, 2022**

18 Pg 8 bottom paragraph who seconded the motion.
19 Line 4 Hudgens
20

21 *Michelle Cloud motioned to **approve** the October 13, 2022, minutes with the caveat that the second on*
22 *page 8 bottom paragraph is added to the minutes. Shelley Goodfellow seconded the motion.*
23 ***Unanimous.***
24

25 *Brad Winder motioned to **adjourn**. Rebecca Bronemann seconded the motion. **Unanimous.***
26

27 **Adjournment**
28