



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

January 12, 2023
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 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

1. Discussion of code updates on water conservation

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approximately 2445 W 2890 S to readjust the underlying zones within the existing PDO, planned development overlay, to allow housing to fit better within the PDO, which would result in moving the M-1, light industrial, zone boundary to the West and expanding the R1-10, residential one unit per 10,000 square feet, zone.
2. A Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and Screening to make updates to the water conservation standards.

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 Phase 1-3, a 219 unit resort condominium development, located south of Sand Hollow Road and west of 3700 W. Western Mortgage and Realty Co Applicant. Brent Moser Agent.
2. 2022-FSP-19 and 2022-CUP-34: Discussion and consideration of a possible approval of a final site plan for Bryson Young, a commercial development consisting of a retail/office/warehouse building and seven nightly rental units, located at approx. 450 E State St. R+B Young Applicant. Bryson Young Agent.

NEW BUSINESS

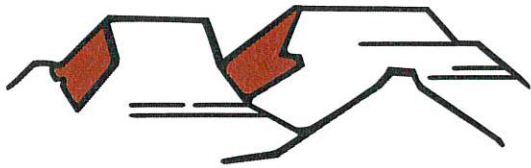
1. 2023-ZC-01: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 2445 W 2890 S to readjust the underlying zones within the existing PDO, planned development overlay, to allow housing to fit better within the PDO, which would result in moving the M-1, light industrial, zone boundary to the West and expanding the R1-10, residential one unit per 10,000 square feet, zone. Molly View LLC-Richard Wedig Applicant. ProValue Engineering-Karl Rasmussen Agent.
2. 2023-LUCA-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and Screening to make updates to the water conservation standards. Hurricane City Applicant.
3. 2023-AFP-01: Discussion and consideration of a recommendation to the City Council on an amended final plat for Coral Springs Phase 2 Amended and Extended located at 204 N Cliff Side Dr. SU Commercial Construction, LLC Applicant. Drake Howell Agent.
4. 2023-PSP-01: Discussion and consideration of a possible approval of a Washington County Fairgrounds EOC/Parks Building, an office and warehouse located at approximately 5700 W Regional Park Road. Washington County Applicant. Jeff Mathis Agent.
5. 2023-PSP-02: Discussion and consideration of a possible approval of a preliminary site plan for Robert's Roost Expansion, eight RV stalls located at 113 W 400 S. Todd Langston Applicant.
6. 2023-CUP-01: Discussion and consideration of a possible approval of a conditional use permit for a building of greater size and height located at 53 W 100 N. Eric Shorr Applicant. Greg Esteban Agent.
7. 2023-FSP-01: Discussion and consideration of a possible approval of a final site plan for Standard Plumbing, a retail and warehouse facility, located at 1621 W and 1639 W State St. Standard Plumbing Applicant. EA/Architecture Agent.
8. 2023-CUP-02: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 749 S 990 W. Dan Borchardt Applicant.
9. 2023-AFP-02: Discussion and consideration of a recommendation to the City Council on an amended final plat for Hurricane Industrial Park Lot 24, located at 2430 W 350 N. Darryl Zitting Applicant. Ryan Scholes Agent.

10. 2023-PP-02: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Bench Lake Townhomes, a 200 unit townhome development located at approximately 3145 S 1100 W. Blue Mountain Property Enterprises LLC and Diamond Edge Construction, LLC-Scott Stratton Applicant. ProValue Engineering-Karl Rasmussen Agent.
11. 2021-PP-36 2021-HIL-07: Discussion and consideration of an extension of the final plat deadline for Paraiso, a 390 lot single family and patio home subdivision, located at 2800 W 200 N. Middon LLC Applicant.

Approval of Minutes:

1. June 10, 2021
2. November 22, 2022

Adjournment



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 3700 W, East of Resort Drive
H-4-2-1-1111-GS1, H-4-2-1-235-GS1, H-4-2-1-1108-GS1

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

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

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

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

Gateway At Sand Hollow Resort

Name & Address

H-4-2-1-1111-GS1

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

H-4-2-1-235-GS1

SH GATEWAY 2 LLC
3351 S SAND HOLLOW RD
HURRICANE, UT 84737

H-4-2-1-234-GS1

GATEWAY RESORT AT SAND HOLLOW LLC
2572 W 280 N
HURRICANE, UT 84737

H-4-2-1-236-GS1

SH GATEWAY 2 LLC
3351 S SAND HOLLOW RD
HURRICANE, UT 84737

H-4-2-1-1108-GS1

SMF EASEMENT LLC
3051 W MAPLE LOOP DR # 325
LEHI, UT 84043



STAFF COMMENTS

Agenda Date:	01/12/2023
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
General Plan Map:	Planned Community

01/12/2023 Update:

The applicant has come back proposing only the first three phases of the development be approved at this time. This consists of three buildings and 219 resort units. This will allow the applicant to begin work without having to work out all the intricacies with the overall development.

JUC Comments:

Due to the holidays, only a preliminary review was able to be done in time to get this report delivered. Planning staff will update this report if new information arises before the meeting.

- 1. Public Works:** Some utilities in the area, but not here. PID progress very slow
- 2. Power:** Dixie Power area. Improvements are south and west and will need to come down Sand Hollow Road and Gateway Drive. Need a looped system.
- 3. Water:** Nothing there. Need booster and the roundabout, but it needs a lot of work.
- 4. Streets:** Sand Hollow Road is the only road currently existing (and that is being rebuilt in its entirety at this section). Needs a lot of improvements
- 5. Sewer:** Sand Hollow Road will bring in sewer.

6. **Engineering:** Need to do some property trading with regards to Sand Hollow Road. Shift the ROW and abandon other parts. Will most likely need a signal at Resort Drive and Sand Hollow Road.
7. **Fire:** No comments
8. **Phone:** Need ROW for new line
9. **Gas:** Gas line runs directly underneath Building 3

Staff Comments:

1. **Density:** The applicant is proposing 219 units for the first three phases, which is 12.65 units an acre for the developed area. Recreation Resorts is permitted for 15 units an acre. Where this is only the first three phases, the City will need to ensure that future phases and the overall development does not exceed the approved density for the development.
2. **Parking:**
 - a. **Parking for Phase 1-3:** The applicant has provided sufficient standard parking for the development. The applicant has indicated to staff that for early phases they would provide RV/trailer parking within the undeveloped portions of the development. This is not indicated on their current plans however.
 - i. The plan does meet the required parking for regular parking spaces. ADA parking will need to be signed off by the Building Official.
 - b. One of the main reasons for the limiting the site is so the applicant can work through parking requirements. The applicant has told staff that they want to do a system where property adjacent to Sand Hollow Reservoir is used for parking for RVs and trailers and then shuttles will take visitors back to the condos here. As laid out below this does not comply with current city codes, namely it will not be within 500 feet of any entrance and may not be in a more intensive zone.
 - i. The applicant has proposed a work meeting with the Planning Commission to discuss changing the city code to allow them to not provide their required RV/trailer parking on-site. Staff has tentatively scheduled this meeting for January 26th.
 - c. The following is the parking code for Resorts:

Sec. 10-26-6. - Regulations of general applicability.

E. Off street parking: parking shall comply with the following standards.

1. *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.*
2. *RV and trailer parking. An applicant shall provide sufficient parking areas for RVs and trailers. A minimum of one RV/trailer parking space shall be provided for every five units.*
3. *Diagonal and perpendicular street parking...*
4. *Parking for commercial facilities shall follow standards of [chapter 34](#) of this title.*
5. *Clubhouses and amenities. Parking around resort amenities shall be sufficient for employees, cleaning and maintenance staff, and ADA parking. A clubhouse shall provide a minimum of eight parking stalls. These parking spaces shall not count towards the minimum required parking space for each unit. Additional parking space may be provided around the facilities that may count towards the minimum parking standards.*
6. *Any use not covered by this section shall be governed by [chapter 34](#) of this title.*

3. **Amenities:** The applicant is providing six pools with a total size of 5600 sq ft and a temporary clubhouse and amenity area of about 7850 sq ft. This meets the required amenities for this phase. The applicant has also provided a letter detailing the provided amenities which is attached to this report.
4. A will serve letter from the water and sewer departments has been provided. A water acknowledgement form has not been provided.
5. **Utilities:** JUC has raised some concerns about utility availability for this project.
 - a. Hurricane City Code 10-37-4 states:
 - i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
 - b. Hurricane City Code 9-6-3 states:
 - i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
 - ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*
 - c. Plans have been approved to get utilities to this property, however staff has concerns that the pace of development is outpacing the pace of preliminary approvals and may lead to a certain amount of overextension.
 - d. The following are what is required to show for a preliminary plat from 10-39-7:

- i. *A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.*
 - ii. *The location, width and names/numbers of all existing streets within 200 feet 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.*
 - iii. *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.*
- e. The City has normally required a tentative plan or method for how an applicant would provide utility services within a preliminary plat. The code requires that during the construction drawings, that the applicant provide a full plan on how to provide utility services to a site, and then bond for those improvements prior to recording a plat. Though utilities are currently lacking, there is approved plans and construction drawings on how to provide services to the site through the Gateway to Sand Hollow Public Infrastructure District.

Recommendation:

Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff does not recommend this application be moved forward until the applicant provides:

1. A more detailed plan for RV parking for phases 1-3.
2. A water acknowledgement letter

Staff has discussed both of these issues with the applicant and they are planning on addressing both prior to the meeting.

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
- 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.*

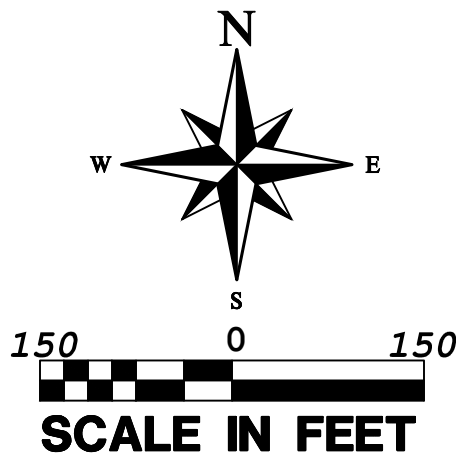
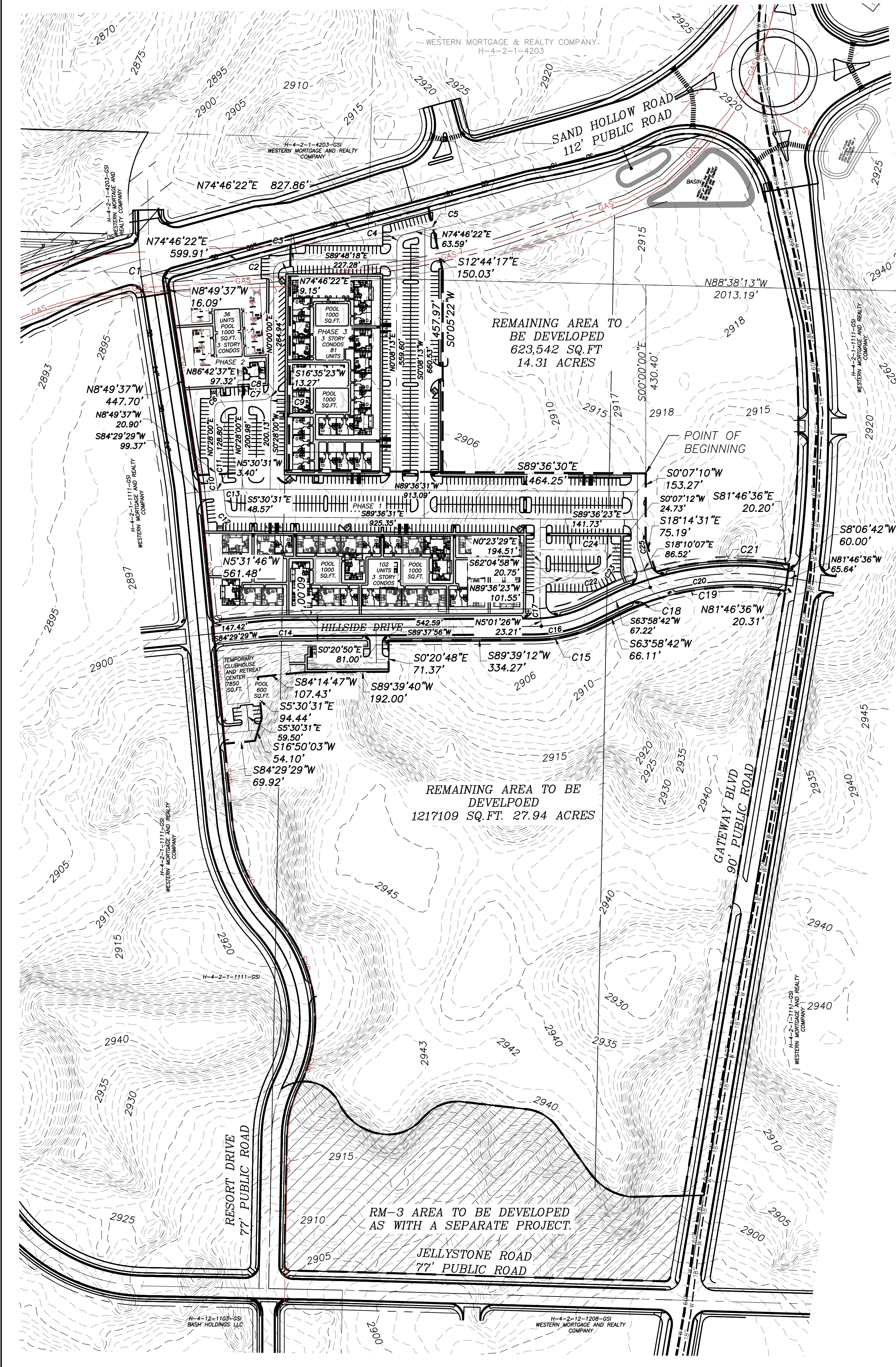
2. *Off site parking lots shall be located in the same or a more intensive zone which applies to the property where the use served is located.*
 3. *No off site parking space shall be located more than 500 feet from a public entrance of the use served, measured along the route of the shortest legal, 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 PHASE 1-3

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



LAND USE SUMMARY (SITE DATA) PHASE 1-3:

TOTAL REQUIRED PARKING PHASES 1-3 = 740 SPACES (1 SPACE/BEDROOM)
TOTAL REQUIRED TRAILER PARKING = 148 OF THE 720 PARKING
PHASE 1 PROVIDED = 386 + 14 (ADA)
PHASE 2 PROVIDED = 117 + 3 (ADA)
PHASE 3 PROVIDED = 236 + 9 (ADA)
TOTAL = 739 + 26 (ADA)

TOTAL DEVELOPMENT AREA FOR PH 1-3 = 752845.5 SQ. FT. (17.28 ACRES)
TOTAL DEVELOPMENT AREA = 753210.0252 SQ. FT. (17.29 AC)
TOTAL REQUIRED POOL AREA = 2000 SQ. FT. (4 POOLS)
TOTAL PROVIDED POOL AREA = 5600 SQ. FT. (6 POOLS)

TOTAL TEMPORARY CLUB HOUSE AREA = 7850 SQ. FT. (CHECK-IN, GYM, MEETING SPACE).

LANDSCAPING REQUIRED: 1 TREE AND 2 SHRUBS FOR EACH UNIT

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	SGW3-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.

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

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

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON 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 (QAE0) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

LEGAL DESCRIPTION PHASES 1-3:

COMMENCING AT THE THENCE N88°38'13"W 2013.91 FEET; THENCE S00°00'00"E 430.40 FEET; TO THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED N88°38'13"W 2013.91 FEET; ALONG THE SECTION LINE (XXX) FEET AND (DIRECTION) FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°07'10"W 153.27 FEET; THENCE S18°14'31"E 75.19 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 679.89 FEET AND A RADIAL BEARING OF S15°55'41"E, A DISTANCE OF 286.61 FEET, THROUGH A CENTRAL ANGLE OF 24°09'13" (LONG CHORD BEARS: N86°08'55"E 284.50 FEET); THENCE S81°46'36"E 20.20 FEET; THENCE S08°06'42"W 60.00 FEET; THENCE N81°46'36"W 20.31 FEET; THENCE WESTERLY ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 286.45 FEET, THROUGH A CENTRAL ANGLE OF 26°28'17" (LONG CHORD BEARS: S84°59'16"W 283.91 FEET); THENCE WESTERLY ALONG THE ARC OF A 620.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: S88°57'39"W 60.38 FEET), CENTER POINT LIES S18°14'52"E THROUGH A CENTRAL ANGLE OF 05°34'56" A DISTANCE OF 60.41 FEET; THENCE S63°58'42"W 66.11 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N28°03'44"W, A DISTANCE OF 159.63 FEET, THROUGH A CENTRAL ANGLE OF 27°42'55" (LONG CHORD BEARS: S75°47'44"W 158.08 FEET); THENCE S89°39'12"W 334.27 FEET; THENCE S00°20'48"E 71.37 FEET; THENCE S89°39'40"W 192.00 FEET; THENCE S84°14'47"W 107.43 FEET; THENCE S05°30'31"E 94.44 FEET; THENCE S16°50'03"W 54.10 FEET; THENCE S84°29'29"W 69.92 FEET; THENCE N05°31'46"W 561.48 FEET; THENCE NORTHERLY ALONG THE ARC OF A 1331.00 FOOT RADIAL CURVE TO THE LEFT A DISTANCE OF 43.59 FEET, THROUGH A CENTRAL ANGLE OF 01°52'35" (LONG CHORD BEARS: N06°28'03"W 43.58 FEET); THENCE N08°49'37"W 447.70 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.18 FEET, THROUGH A CENTRAL ANGLE OF 83°35'59" (LONG CHORD BEARS: N32°58'22"E 26.66 FEET); THENCE N74°46'22"E 599.91 FEET; THENCE S12°44'17"E 150.03 FEET; THENCE S00°05'22"W 457.97 FEET; THENCE S89°36'30"E 464.25 FEET; TO THE POINT OF BEGINNING.

AREA CONTAINS 753584 SQUARE FEET OR 17.300 ACRES.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	STREET CENTERLINE
	10' PUBLIC UTILITY EASEMENT LINE
	PHASE LINE
	CURB & GUTTER
	ADA PARKING ACCESSIBLE AREAS
	STOP/STREET SIGN
	DUMPSTER
	ADA PARKING STALL
	25 MPH SPEED SIGN
	SECTION CORNER AS DESCRIBED
	CLASS 1 MONUMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	29.18'	20.00'	26.66'	N32°58'22"E	83°35'59"
C2	32.63'	25.00'	30.36'	N37°23'11"E	74°46'22"
C3	26.92'	100.00'	26.84'	N82°29'02"E	15°25'20"
C4	32.57'	25.00'	30.31'	N37°27'17"E	74°38'09"
C5	6.64'	25.00'	6.62'	N82°23'11"E	15°13'38"
C6	22.58'	15.00'	20.51'	N43°35'19"E	86°14'38"
C7	22.99'	25.00'	22.19'	N60°21'49"E	52°41'36"
C8	14.84'	25.00'	14.63'	N17°00'31"E	34°01'01"
C9	7.03'	25.00'	7.01'	S8°31'41"W	16°07'23"
C10	27.45'	474.00'	27.45'	N7°10'04"W	3°19'06"
C11	6.49'	40.00'	6.48'	N4°10'49"W	9°17'37"
C12	22.02'	15.00'	20.09'	S47°33'31"E	84°06'00"
C13	20.59'	200.00'	20.59'	S87°26'29"W	5°54'00"
C14	77.86'	628.02'	77.81'	S88°18'22"W	7°06'13"
C15	159.63'	330.00'	158.08'	S75°47'44"W	27°42'55"
C16	145.64'	300.00'	144.21'	S75°44'45"W	27°48'54"
C17	27.21'	233.36'	27.20'	N3°08'36"W	6°40'55"
C18	60.41'	620.00'	60.38'	S68°57'39"W	5°34'56"
C19	286.45'	620.00'	283.91'	S84°59'16"W	26°28'17"
C20	364.22'	650.00'	359.47'	S82°10'16"W	32°06'17"
C21	286.61'	679.89'	284.50'	N86°08'55"E	24°09'13"
C22	24.71'	50.00'	24.46'	S76°14'17"W	28°18'38"
C23	16.70'	15.00'	15.85'	S32°00'44"W	63°47'03"
C24	15.66'	10.00'	14.11'	S44°44'36"E	89°43'36"
C25	15.96'	50.00'	15.89'	S9°01'33"E	18°17'08"

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.

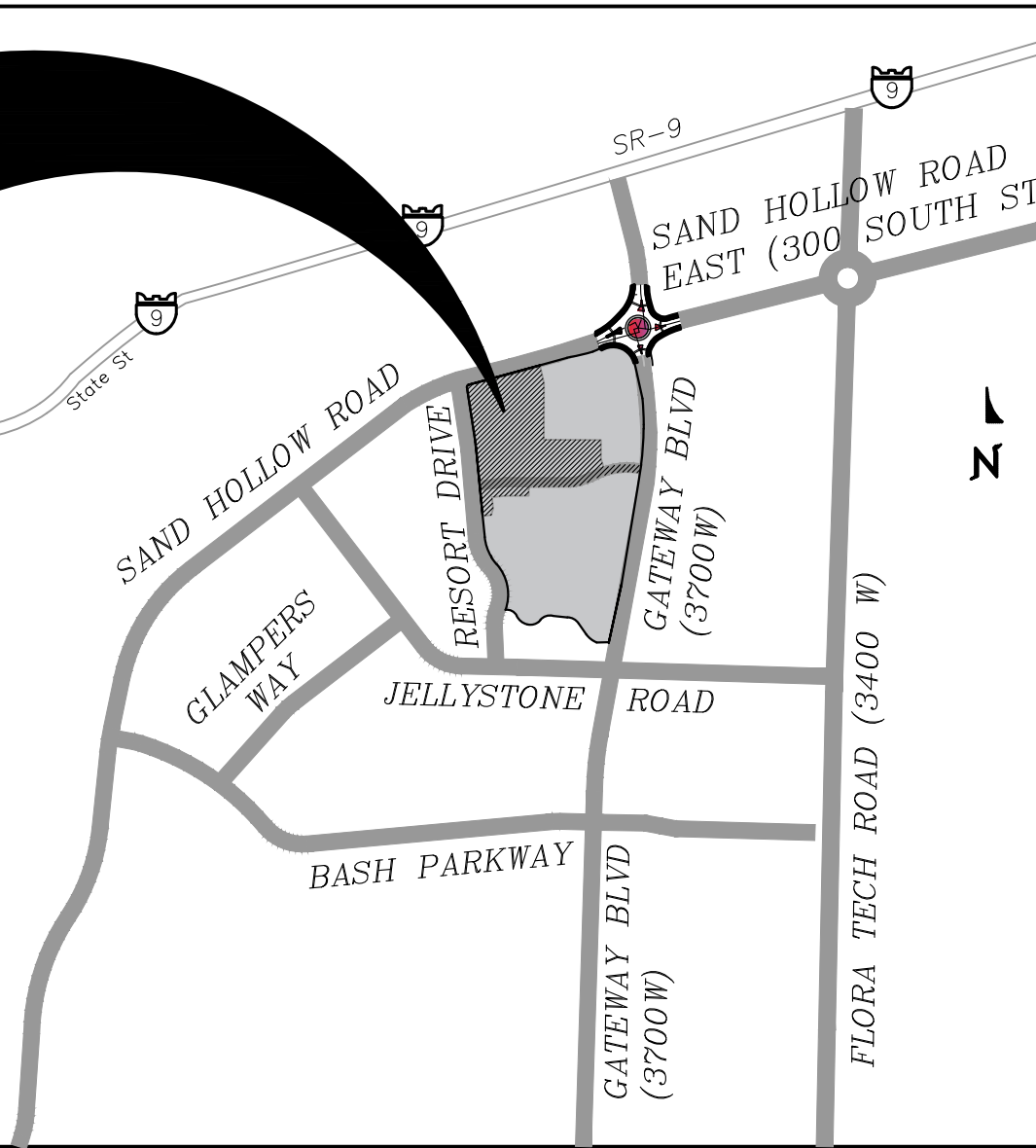
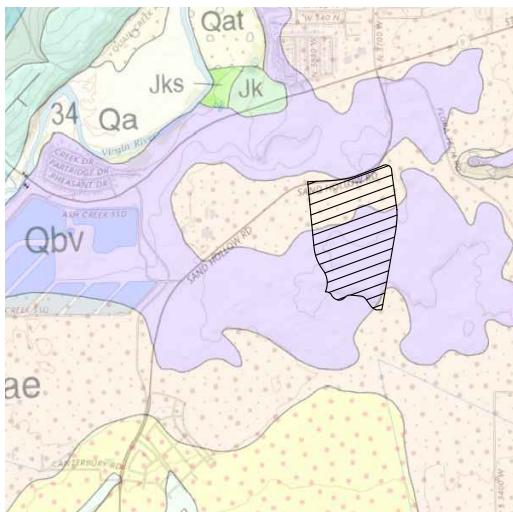
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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 CLIFF'S DESERT RESERVE TAKE AREA 7 MAP)

PROJECT LOCATION



VICINITY MAP

N.T.S

OWNERS:

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

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 South 850 West, Suite 1
Hurricane City, Utah 84131
Phone: (435) 668-8307



PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PH. 1-3
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

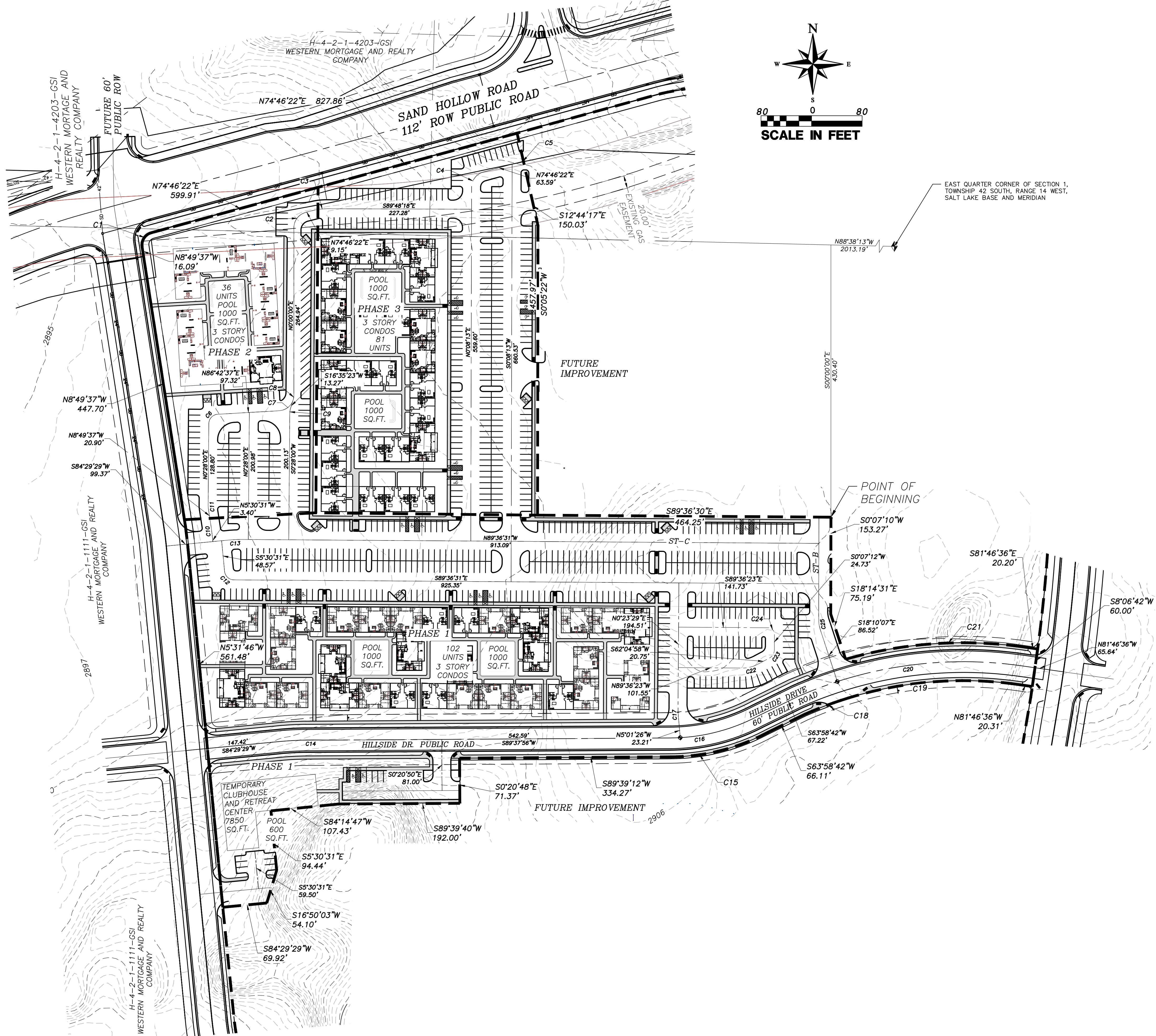
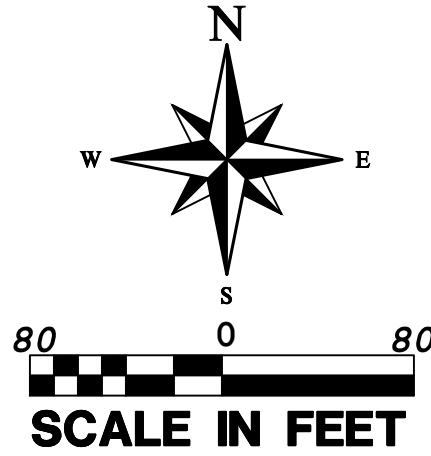
DATE: 12/16/2022 SCALE: 1"=150'	JOB NO. 281-002	SHEET NO. 1 OF 2
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PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PHASE 1-3

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
- CURB & GUTTER
- ADA PARKING ACCESSIBLE AREAS
- STOP/STREET SIGN
- DUMPSTER
- ADA PARKING STALL
- 25 MPH SPEED SIGN
- SECTION CORNER AS DESCRIBED
- CLASS 1 MONUMENT



REVISIONS		DESCRIPTION	DATE	BY
NO				

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 South 850 West, Suite 1
Hurricane City, Utah 84131
Phone: (435) 668-5307



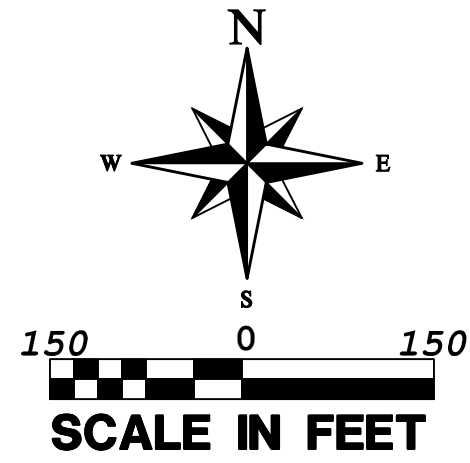
PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT PH 1-3
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 11/16/2022 SCALE: 1"=80'	JOB NO: 281-012	SHEET NO: 2 OF 2
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PRELIMINARY PLAT 47

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)
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

NOTES

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

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

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

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

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

DESERT TORTOISE TAKE AREA

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

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

GEOLOGICAL SURVEY REPORT

QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBv) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBVC) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED $40\text{AR}/38\text{AR}$ AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995). IN ACCORD WITH K-AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW, MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

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

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON 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.

GEOLOGICAL HAZARDS

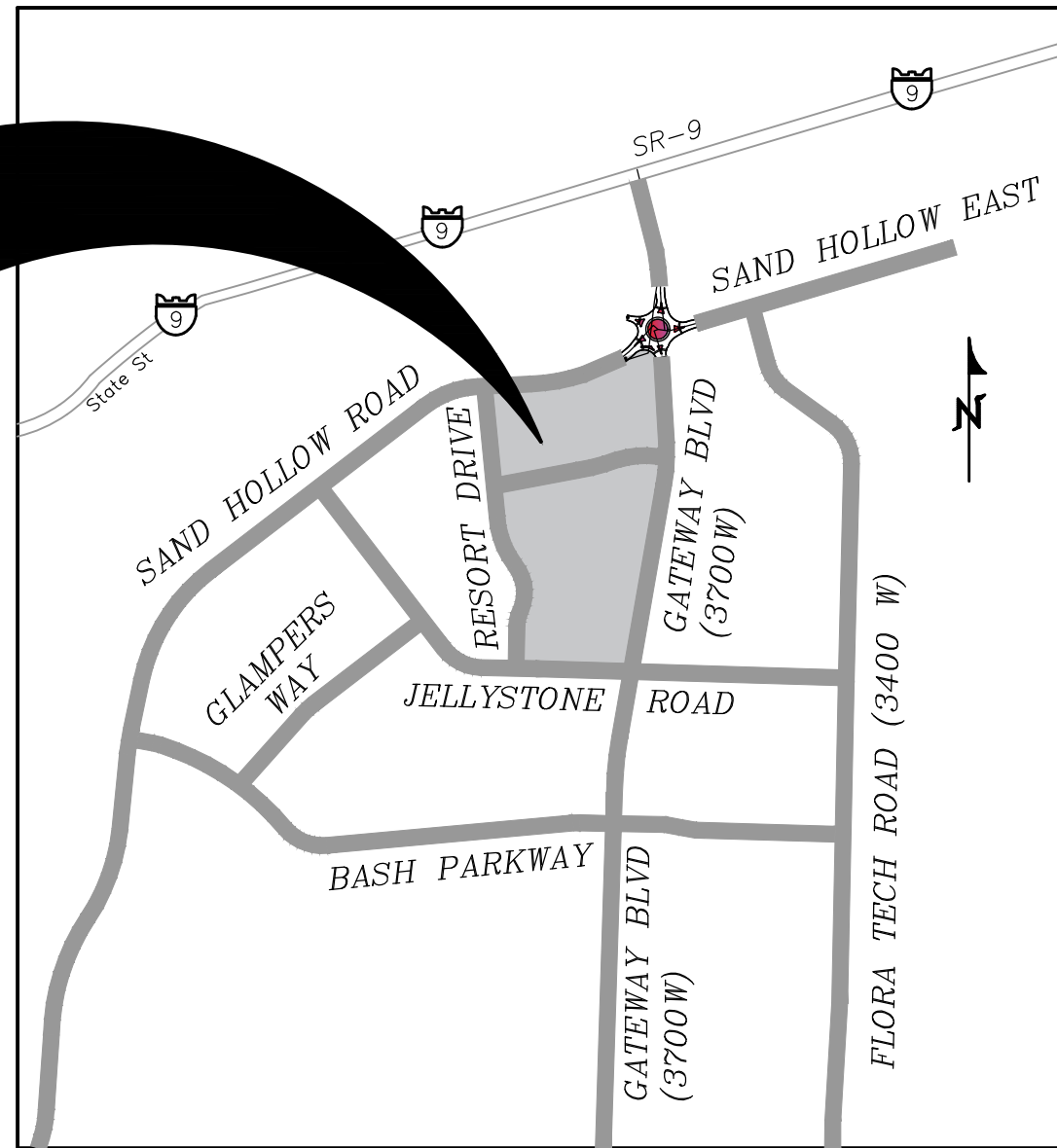
FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO 'HIGH' CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM $\geq 3\%$
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	SGW3-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 $S88^{\circ}26'39''E$ 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 $S12^{\circ}46'00''E$ 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 $22^{\circ}18'02''$, (LONG CHORD BEARS: $S01^{\circ}36'59''E$ 966.92 FEET); THENCE $S09^{\circ}32'02''W$ 1608.61 FEET; THENCE $N88^{\circ}17'53''W$ 785.59 FEET; THENCE $N88^{\circ}46'40''W$ 168.73 FEET; THENCE $N01^{\circ}08'48''E$ 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 $25^{\circ}21'54''$, (LONG CHORD BEARS: $N13^{\circ}49'48''E$ 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 $69^{\circ}02'50''$, (LONG CHORD BEARS: $N08^{\circ}00'40''W$ 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 $37^{\circ}01'34''$, (LONG CHORD BEARS: $N24^{\circ}01'18''W$ 263.94 FEET); THENCE $N05^{\circ}30'31''W$ 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 $03^{\circ}19'06''$, (LONG CHORD BEARS: $N07^{\circ}10'04''W$ 23.16 FEET); THENCE $N08^{\circ}49'37''W$ 426.79 FEET; THENCE $N08^{\circ}49'37''W$ 91.21 FEET; THENCE $N74^{\circ}46'22''E$ 744.70 FEET; THENCE $N74^{\circ}46'22''E$ 724.77 FEET; THENCE $S12^{\circ}46'00''E$ 144.15 FEET TO THE POINT OF BEGINNING. AREA CONTAINS 3226665 SQUARE FEET OR 74.074 ACRES.

PROJECT LOCATION



VICINITY MAP

N.T.S.

OWNERS:

CONTACT REPRESENTATIVE
BRENT MOSER
TELEPHONE: (801)-793-0346
EMAIL:
ENHANCEDHOMESOFUTAH@GMAIL.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.
281-012

SHEET NO.

1 OF 3

PRELIMINARY PLAT

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
30 South 850 West, Suite 1
Hurricane City, Utah 84131
Phone: (435) 668-5307



SITE DATA

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

TOTAL OUTDOOR PARKING PROVIDED = 1518 NOS
TOTAL INDOOR GARAGE PARKING PROVIDED = 1573 NOS
TOTAL TRAILER/RV PARKING STALLS TO BE SUPPLIED OFF SITE = 189

TOTAL DEVELOPMENT AREA = 3,009,525 SQ.FT. (69.09 AC)
TOTAL REQUIRED POOL AREA = 4500 SQ.FT. (4 POOLS)
TOTAL CLUB HOUSE AREA = 4000 SQ.FT. (NON-OFFICE SPACE).

LANDSCAPING: 1 TREE AND 2 SHRUBS FOR EACH UNIT

LEGAL DESCRIPTION:

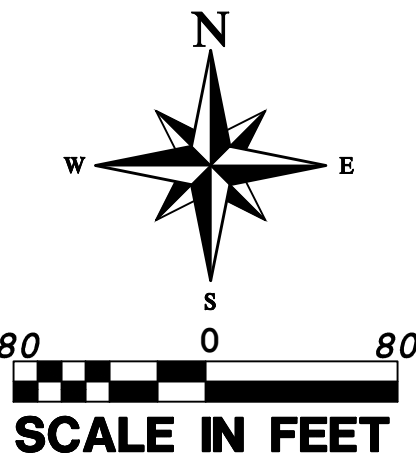
COMMENCING FROM THE EAST QUARTER (1/4) CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°03'16"W ALONG THE EAST SECTION LINE OF SAID SECTION 11, 64.40 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N47°55'05"E 64.40 FEET; THENCE N37°18'50"E 54.53 FEET; THENCE N51°22'21"E 100.00 FEET; THENCE N69°45'40"E 31.70 FEET; THENCE N51°22'21"E 151.09 FEET; THENCE S83°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

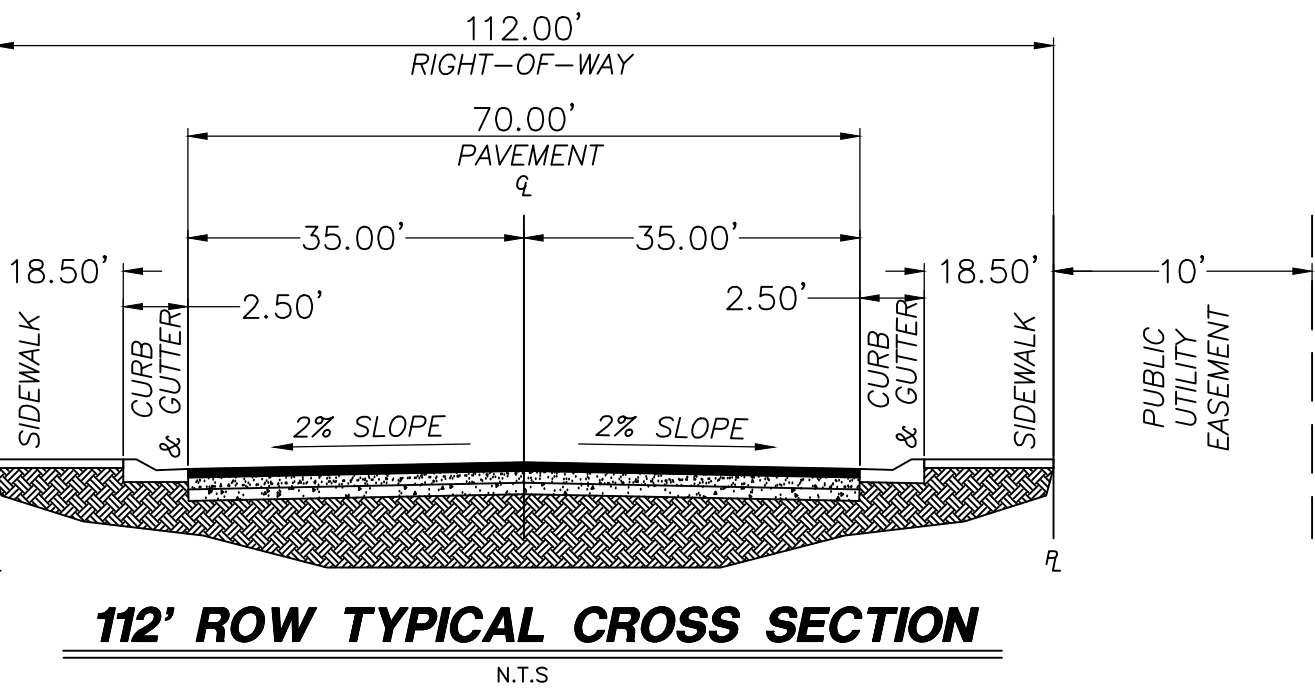
LOCATED IN SECTION 1, T42S, R14W, S.L.B.8M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

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

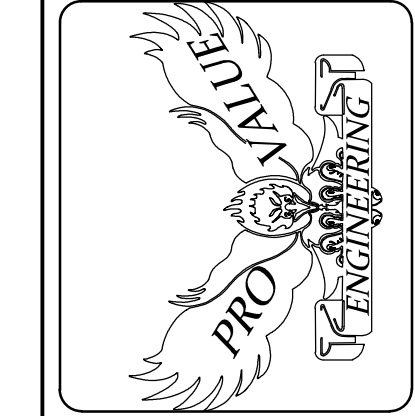


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	6.64'	25.00'	6.62'	N82°23'11"E	15°13'38"
C2	32.57'	25.00'	30.31'	N37°27'17"E	74°38'09"
C3	26.92'	100.00'	26.84'	N82°29'02"E	15°25'20"
C4	32.63'	25.00'	30.36'	N37°23'11"E	74°46'22"
C5	37.93'	25.00'	34.40'	S46°31'56"E	86°56'08"
C6	14.84'	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'	S59°51'28"E	60°07'08"



REVISIONS		DATE	BY
NO.	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84131
Phone: (435) 668-6367



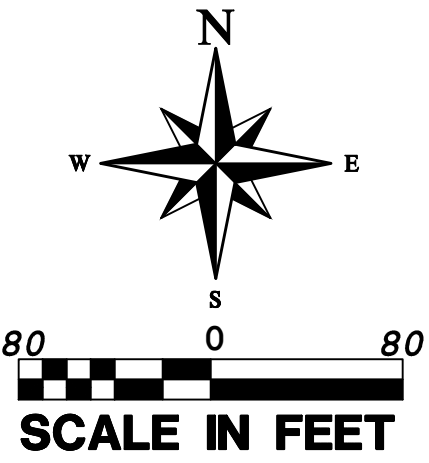
PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT
LOCATED IN SECTION 1, T42S, R14W, S.L.B.8M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 11/16/2022
SCALE: 1"=80'
JOB NO.: 281-012
SHEET NO.: 2 OF 3

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY AT SAND HOLLOW RESORT

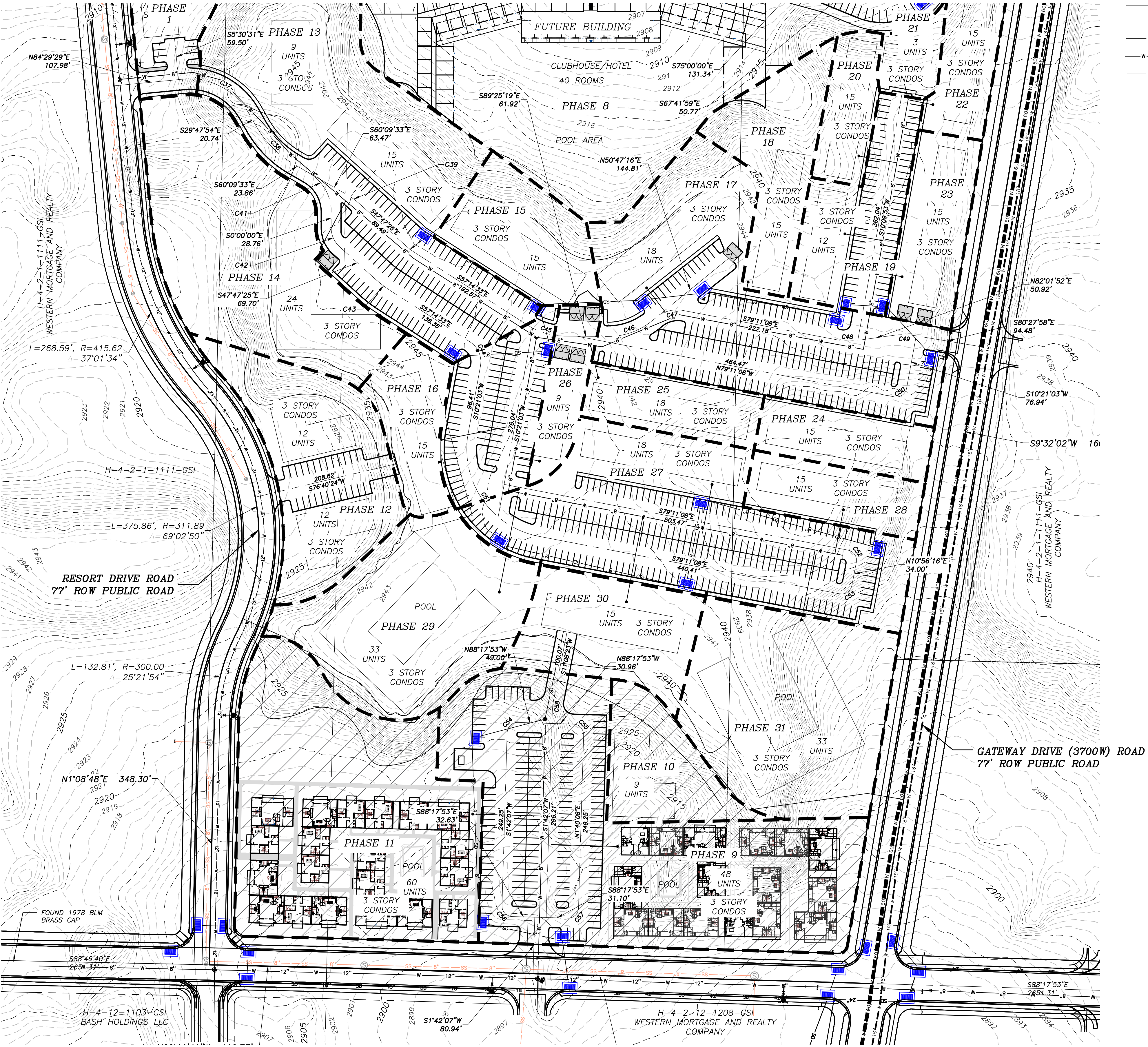
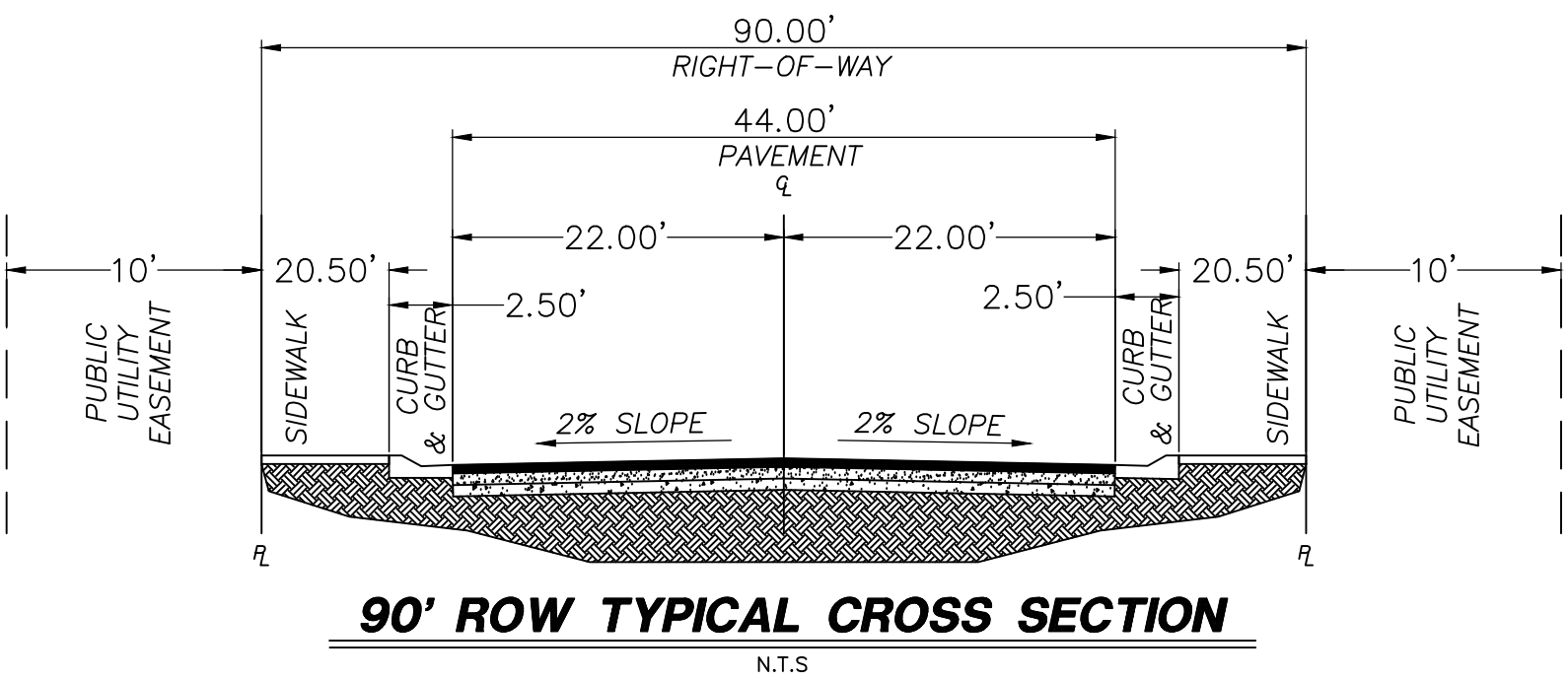
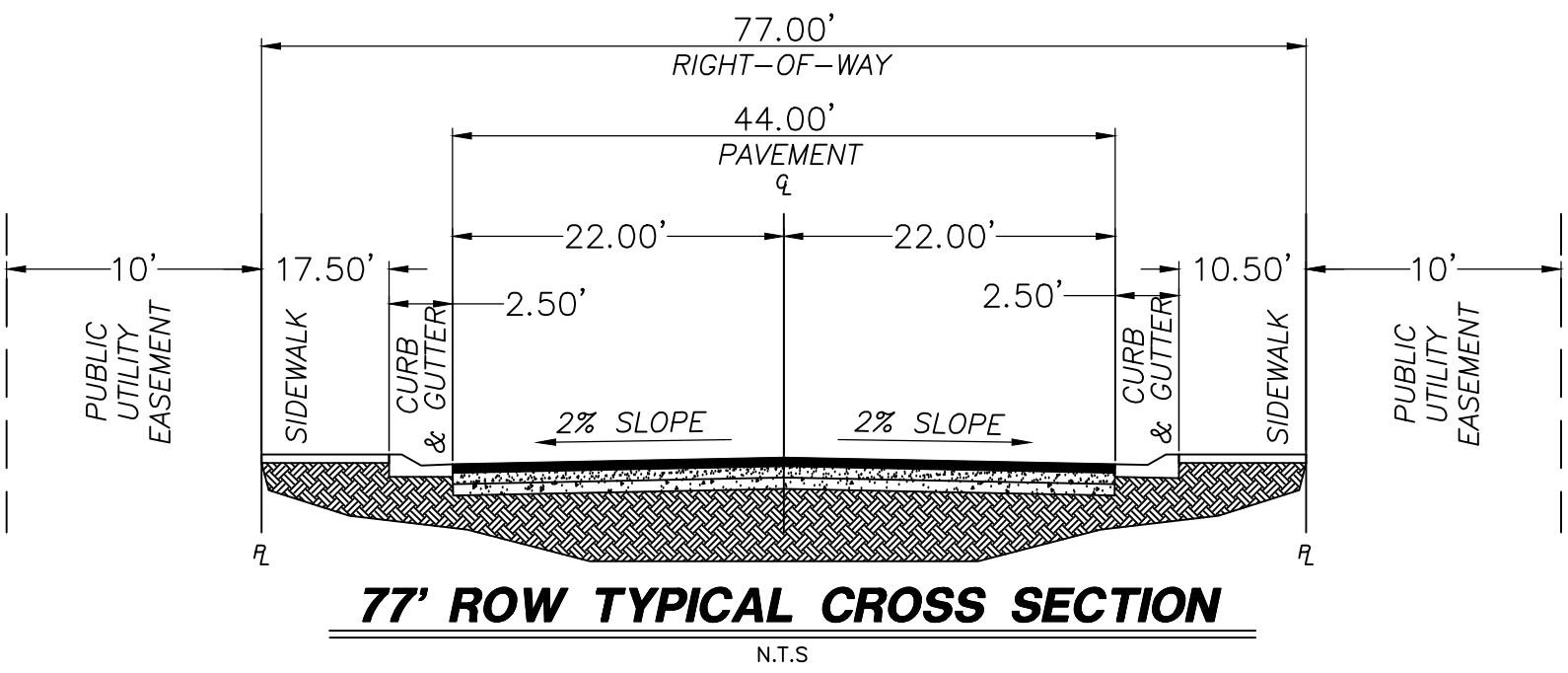
LOCATED IN SECTION 1, T42S, R14W, S.L.B.#M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

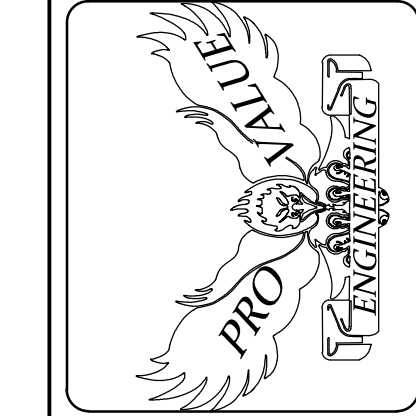
	PROPERTY LINE		PROPOSED SEWER LINE
	ADJACENT PROPERTY LINE		PROPOSED VALVE
	SECTION LINE		PROPOSED HYDRANT
	STREET CENTERLINE		WATER METER
	10' PUBLIC UTILITY EASEMENT LINE		THREE WAY CLUSTER VALVE
	PROPOSED WATERLINE (SIZE AS SHOWN)		SECTION CORNER AS DESCRIBED
	EXISTING SEWER MAIN INSTALLED WITH PID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



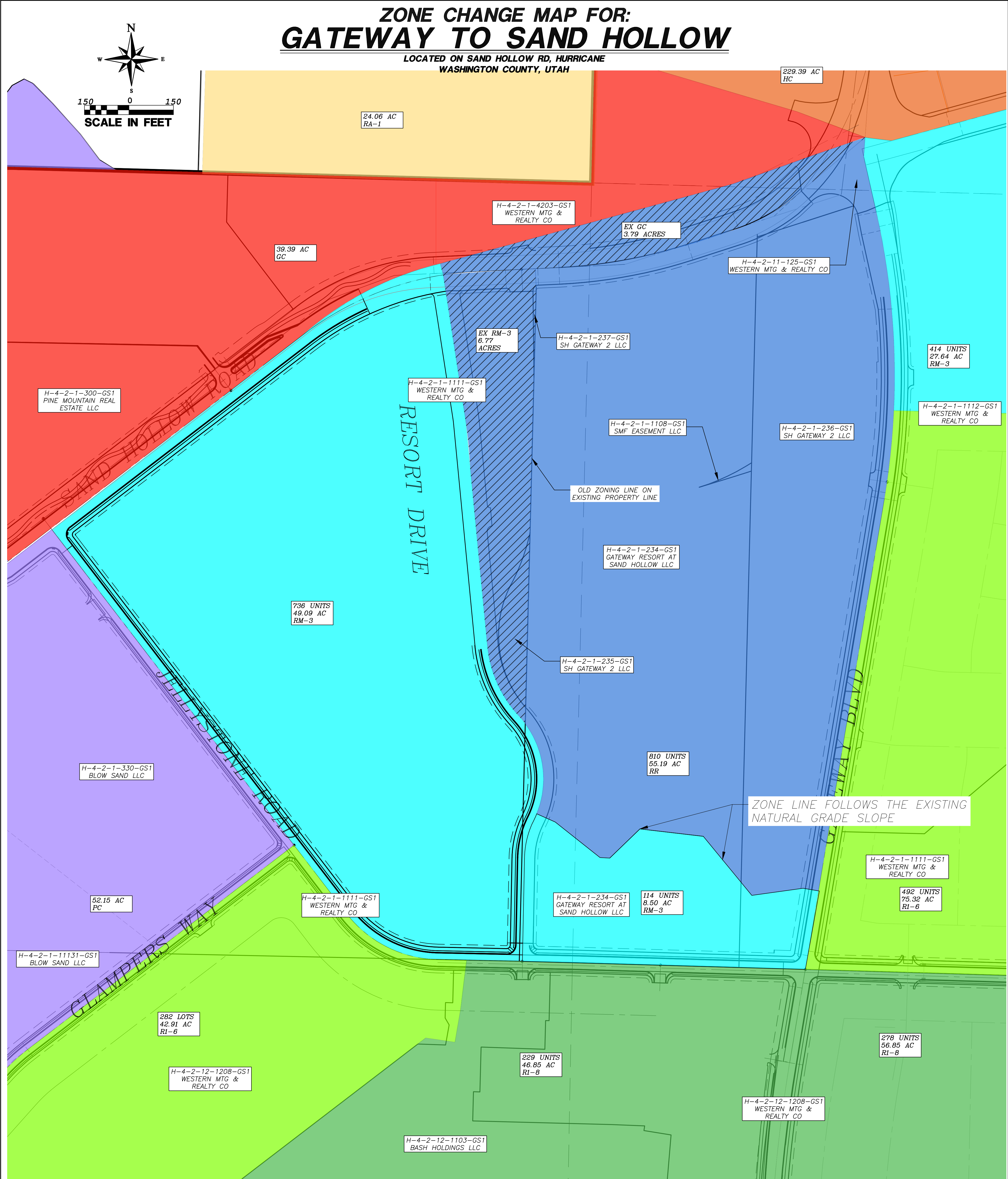
REVISIONS		NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
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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



PROPOSED ZONE LEGEND:

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

NARRATIVE

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

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

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

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°46'40"E 2155.28 FEET; THENCE N01°13'20"E 2345.55 FEET TO THE POINT OF BEGINNING; THENCE S15°13'38"E 39.05 FEET; THENCE S08°49'08"E 474.75 FEET; THENCE S07°31'47"E 18.28 FEET; THENCE S07°16'59"E 9.47 FEET; THENCE S05°25'22"E 162.60 FEET; THENCE S05°30'03"E 595.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 402.13 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 264.87 FEET, THROUGH A CENTRAL ANGLE OF 37°44'19" (LONG CHORD BEARS: S24°22'13"E 260.11 FEET); THENCE SOUTHEASTERLY ALONG THE ARC OF A 298.78 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 166.04 FEET, THROUGH A CENTRAL ANGLE OF 31°50'25" (LONG CHORD BEARS: S27°19'10"E 163.91 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 322.41 FEET AND A RADIAL BEARING OF 57°8'28"17"W, A DISTANCE OF 223.49 FEET, THROUGH A CENTRAL ANGLE OF 39°43'04" (LONG CHORD BEARS: S08°19'49"W 219.05 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 297.91 FEET AND A RADIAL BEARING OF 56°00'10"E, A DISTANCE OF 122.26 FEET, THROUGH A CENTRAL ANGLE OF 23°30'48" (LONG CHORD BEARS: S12°14'26"W 121.40 FEET); THENCE S00°54'19"W 15.66 FEET; THENCE S01°09'45"W 329.51 FEET; THENCE N88°45'56"W 267.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 395.92 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 356.10 FEET, THROUGH A CENTRAL ANGLE OF 51°32'01" (LONG CHORD BEARS: N82°59'58"W 344.22 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 3044.12 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 288.88 FEET, THROUGH A CENTRAL ANGLE OF 00°32'37" (LONG CHORD BEARS: N37°30'14"W 288.88 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 141882.01 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 1346.39 FEET, THROUGH A CENTRAL ANGLE OF 00°32'37" (LONG CHORD BEARS: N37°30'14"W 1346.39 FEET); THENCE N52°29'51"E 1071.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 253055.68822.02 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 93.60 FEET, THROUGH A CENTRAL ANGLE OF 0°00'00" (LONG CHORD BEARS: N52°29'51"E 93.60 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 1010.62 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 432.93 FEET, THROUGH A CENTRAL ANGLE OF 24°32'40" (LONG CHORD BEARS: N64°46'11"E 429.63 FEET); THENCE S15°13'38"E 39.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 2,152,132 SQUARE FEET OR 49.406 ACRES.

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

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°46'40"E 2155.28 FEET; THENCE N01°13'20"E 2345.55 FEET TO THE POINT OF BEGINNING; THENCE N74°46'22"E 1018.35 FEET; THENCE N70°40'59"E 476.56 FEET; THENCE S03°28'39"W 65.85 FEET; THENCE S12°40'08"E 209.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2177.04 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 208.73 FEET, THROUGH A CENTRAL ANGLE OF 03°29'36" (LONG CHORD BEARS: S09°55'20"E 208.65 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 2763.17 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 444.57 FEET, THROUGH A CENTRAL ANGLE OF 09°13'06" (LONG CHORD BEARS: S02°33'59"E 444.09 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 2049.05 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 243.02 FEET, THROUGH A CENTRAL ANGLE OF 06°47'43" (LONG CHORD BEARS: S05°26'26"W 242.88 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 68602.63 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 1397.54 FEET, THROUGH A CENTRAL ANGLE OF 01°10'02" (LONG CHORD BEARS: S09°25'19"W 1397.51 FEET); THENCE N80°30'57"W 55.60 FEET; THENCE S82°06'53"W 174.55 FEET; THENCE N39°23'28"W 257.55 FEET; THENCE N83°20'16"W 215.19 FEET; THENCE S46°00'18"W 141.54 FEET; THENCE N86°39'21"W 32.86 FEET; THENCE N51°34'26"W 192.64 FEET; THENCE N66°00'28"W 68.15 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 322.41 FEET AND A RADIAL BEARING OF N68°26'25"W, A DISTANCE OF 186.19 FEET, THROUGH A CENTRAL ANGLE OF 33°05'18" (LONG CHORD BEARS: N05°00'56"E 183.61 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 298.78 FEET AND A RADIAL BEARING OF 57°8'28"17"W, A DISTANCE OF 166.04 FEET, THROUGH A CENTRAL ANGLE OF 31°50'25" (LONG CHORD BEARS: N27°19'10"W 163.91 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 402.13 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 264.87 FEET, THROUGH A CENTRAL ANGLE OF 37°44'19" (LONG CHORD BEARS: N24°22'13"W 260.11 FEET); THENCE N05°30'03"W 595.51 FEET; THENCE N05°25'22"W 162.60 FEET; THENCE N07°16'59"W 9.47 FEET; THENCE N07°31'47"W 18.28 FEET; THENCE N08°49'08"W 474.75 FEET; THENCE N15°13'38"W 39.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 2,870,604 SQUARE FEET OR 65.900 ACRES.

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

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°46'40"E 2155.28 FEET; THENCE N01°13'20"E 2345.55 FEET TO THE POINT OF BEGINNING; THENCE N74°46'22"E 1018.35 FEET; THENCE N70°40'59"E 476.56 FEET; THENCE S03°28'39"W 65.85 FEET; THENCE S12°40'08"E 209.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2177.04 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 208.73 FEET, THROUGH A CENTRAL ANGLE OF 03°29'36" (LONG CHORD BEARS: S09°55'20"E 208.65 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 2763.17 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 444.57 FEET, THROUGH A CENTRAL ANGLE OF 09°13'06" (LONG CHORD BEARS: S02°33'59"E 444.09 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 2049.05 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 243.02 FEET, THROUGH A CENTRAL ANGLE OF 06°47'43" (LONG CHORD BEARS: S05°26'26"W 242.88 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 68602.63 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 1397.54 FEET, THROUGH A CENTRAL ANGLE OF 01°10'02" (LONG CHORD BEARS: S09°25'19"W 1397.51 FEET); THENCE N80°30'57"W 55.60 FEET; THENCE S82°06'53"W 174.55 FEET; THENCE N39°23'28"W 257.55 FEET; THENCE N83°20'16"W 215.19 FEET; THENCE S46°00'18"W 141.54 FEET; THENCE N86°39'21"W 32.86 FEET; THENCE N51°34'26"W 192.64 FEET; THENCE N66°00'28"W 68.15 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 322.41 FEET AND A RADIAL BEARING OF N68°26'25"W, A DISTANCE OF 186.19 FEET, THROUGH A CENTRAL ANGLE OF 33°05'18" (LONG CHORD BEARS: N05°00'56"E 183.61 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 298.78 FEET AND A RADIAL BEARING OF 57°8'28"17"W, A DISTANCE OF 166.04 FEET, THROUGH A CENTRAL ANGLE OF 31°50'25" (LONG CHORD BEARS: N27°19'10"W 163.91 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 402.13 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 264.87 FEET, THROUGH A CENTRAL ANGLE OF 37°44'19" (LONG CHORD BEARS: N24°22'13"W 260.11 FEET); THENCE N05°30'03"W 595.51 FEET; THENCE N05°25'22"W 162.60 FEET; THENCE N07°16'59"W 9.47 FEET; THENCE N07°31'47"W 18.28 FEET; THENCE N08°49'08"W 474.75 FEET; THENCE N15°13'38"W 39.05 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 370,654 SQUARE FEET OR 8.509 ACRES.

1 OF 1

SHEET NO.

JOB NO.

DATE: 11/8/2012

SCALE: 1"=50'

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

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84713
Phone: (435) 668-8301

REVISIONS

NO	DESCRIPTION	DATE	BY



PLANNING & ZONING
HURRICANE CITY
UTAH

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

FINAL SITE PLAN APPLICATION

For office use only: \$250.00 Fee

File No. _____

Receipt No. _____

R&B Young

Name: _____ Owner: Bryson Young _____ Telephone: 951-295-3220 _____

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

Agent (If Applicable): ProValue Eng.,
Karl Rasmussen _____ Telephone: 435-668-8307 _____

Email: tmax138@gmail.com _____ Agent Email: karl@pv-eng.com; treasa@pv-eng.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, rental space and seven
nightly rentals, and one laundry room/ host headquarters. _____

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

Agenda Date:	1/12/2023
Application Number:	2022-FSP-19 and 2022-CUP-34
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

January 12, 2023 Update

The applicant has submitted an updated site plan in response to the concerns listed in this report. The main items they have updated

- They have provided updated parking information and confirmed that the site meets Hurricane City Parking Standards.
- They have provided an updated landscape plan with 18 trees to bring into compliance with the code. The applicant has asked that the Planning Commission approve the spacing of the trees at the corner because of line-of-sight issues.
- The applicant has submitted a statement acknowledging the requirement for onsite management that has been attached.

Conditional Use Permit

The applicant has applied for a Conditional Use Permit for a metal building. They have provided renderings and pictures of what the building will look like in the future. The plan is to have top $\frac{2}{3}$ of the building a white metal while the lower $\frac{1}{3}$ of the building rock/brick. Hurricane City Code has the following requirements for metal buildings.

h. Standards for metal buildings.

- (1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.
- (2) The building must meet the following design standards:
 - (A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

- (B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
- (C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
- (D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

Staff finds that the conditional use permit meets Hurricane City Code.

Updated Recommendation: Staff recommends that the Planning Commission approve the final site plan and the conditional use permit as presented.

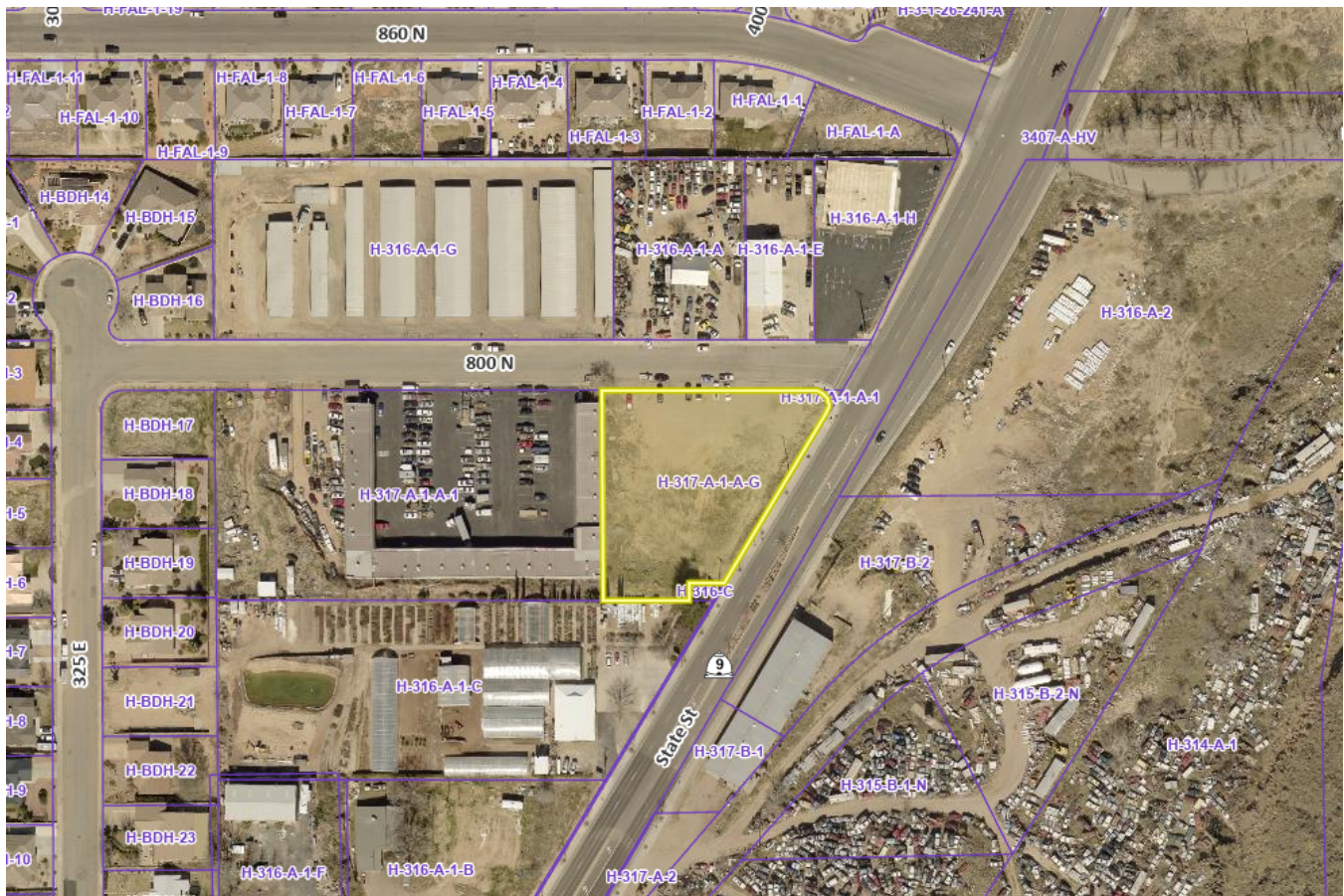
Dec 8, 2022 Report:

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, building facade material, and onsite management for motel use.

Stephen Nelson

From: Bryson Young <tmaxx138@gmail.com>
Sent: Tuesday, December 13, 2022 1:11 PM
To: Stephen Nelson
Subject: Re: R&B Young Development

Stephen-

I'm well aware that an onsite property manager will be needed at our development, we will have one. We added a managers suite to meet your request after we discussed this together a few weeks ago. If you need anything else from me please let me know so we can get this going.

Thank you
Bryson

On Tue, Dec 6, 2022 at 3:25 PM Bryson Young <tmaxx138@gmail.com> wrote:



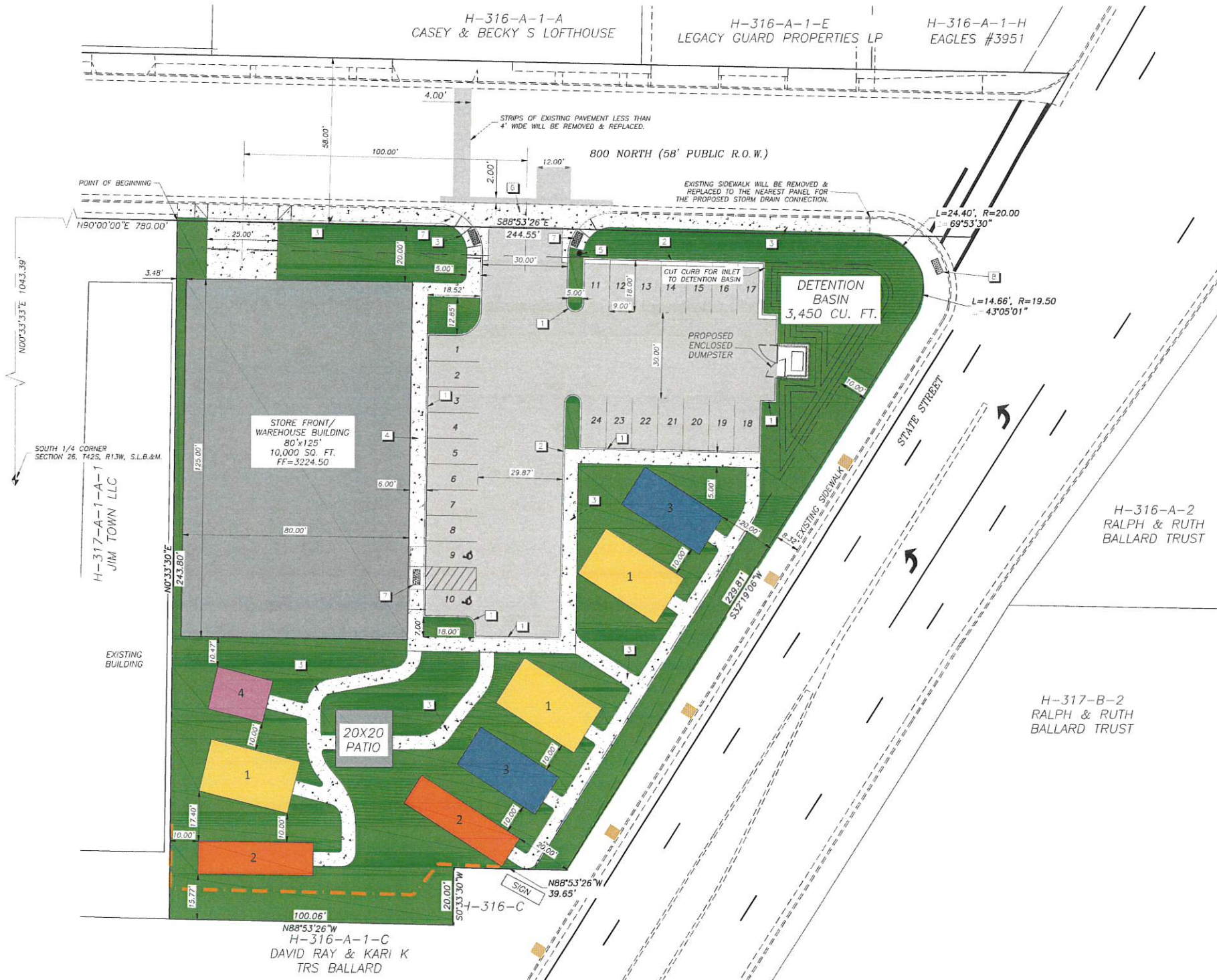
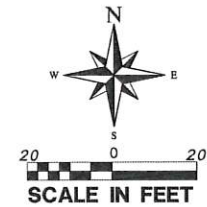
SHEET INDEX	
SHEET	DESCRIPTION
C1	FINAL SITE PLAN
C2	WATER/SEWER/POWER PLAN
C3	GAS & COMMUNICATION PLAN
C4	GRADING PLAN
L1	LANDSCAPE PLAN

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

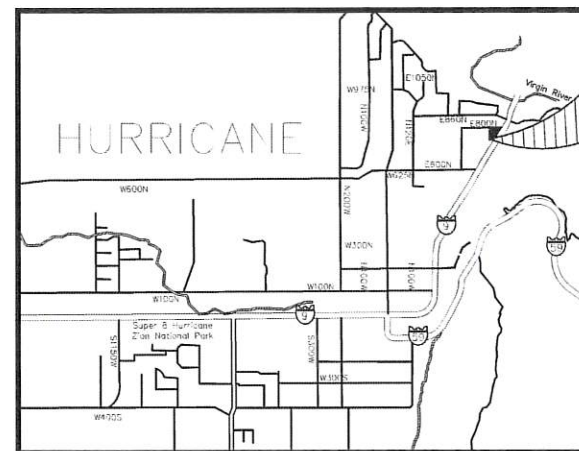
1. INSTALL "A" CURB
2. INSTALL 2' CURB & GUTTER
3. INSTALL 5' SIDEWALK
4. INSTALL 6' SIDEWALK
5. INSTALL STOP SIGN
6. INSTALL STANDARD 8' CROSS GUTTER
7. INSTALL PEDESTRIAN RAMP
8. EXISTING PEDESTRIAN RAMP

RENTAL UNIT SIZES

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



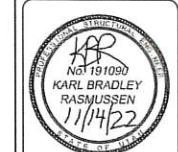
PROJECT LOCATION

OWNER:

BRYSON YOUNG
951-295-3220

REVISIONS		DATE	BY
NO.	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South Main Street, Suite 201
Hurricane, UT 84037
Phone: (435) 669-8301



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

DATE: 11/14/2022
SCALE: 1"=20'

JOB NO.
693-001

SHEET NO.
C1

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

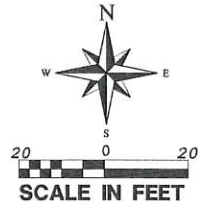
NEED STAKES OR UTILITY MARKERS?
CALL 811

NOTICE!

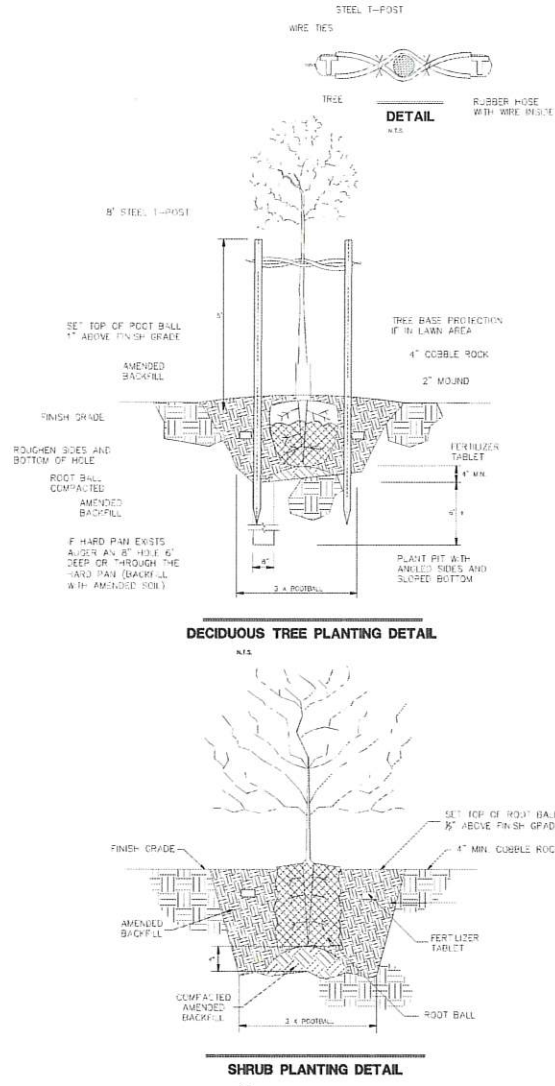
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

LANDSCAPE PLAN FOR:
BRYSON YOUNG CONST

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



811
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 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.

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.		COTTONEASTER	COTTONEASTER 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

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 100
Hurricane, Utah 84503
Phone: (435) 649-8307

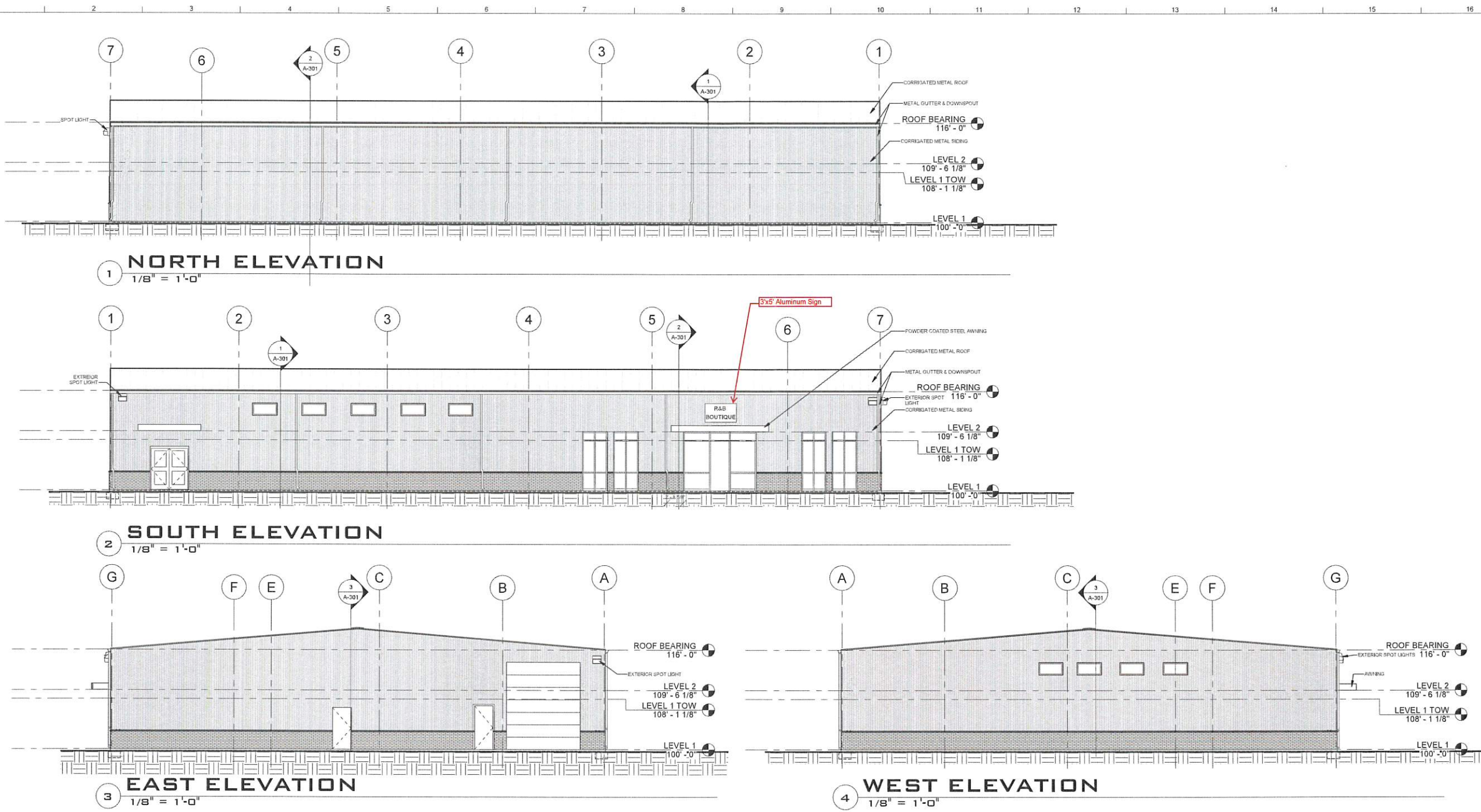
LANDSCAPE PLAN FOR:
BRYSON YOUNG CONST

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

DATE: 11/14/2022
SCALE: 1"=20'

JCB NO.
693-001

SHEET NO.
L1



STAMP

SUBMITTAL
REVIEW - NOT FOR
CONSTRUCTION

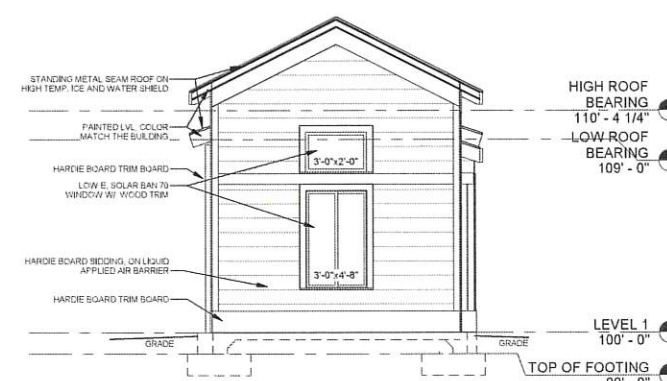
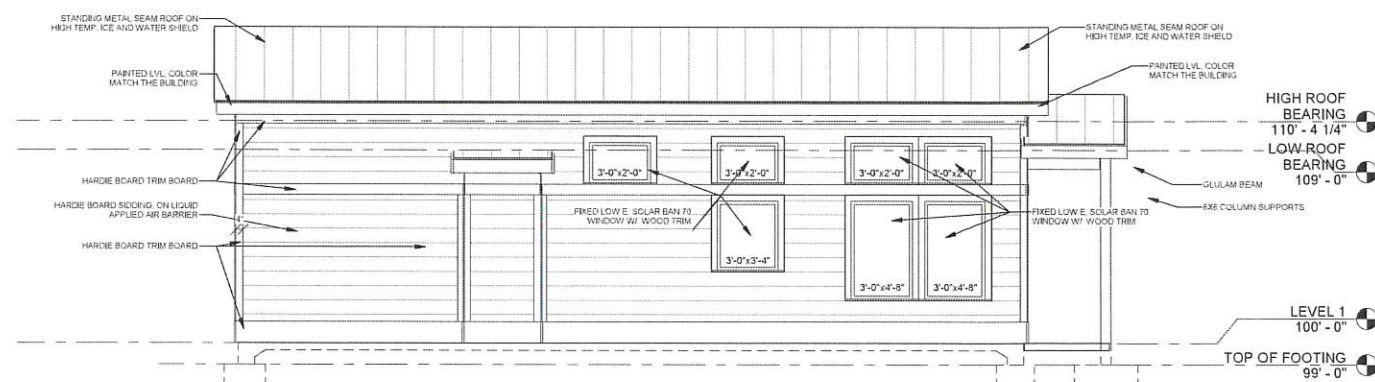
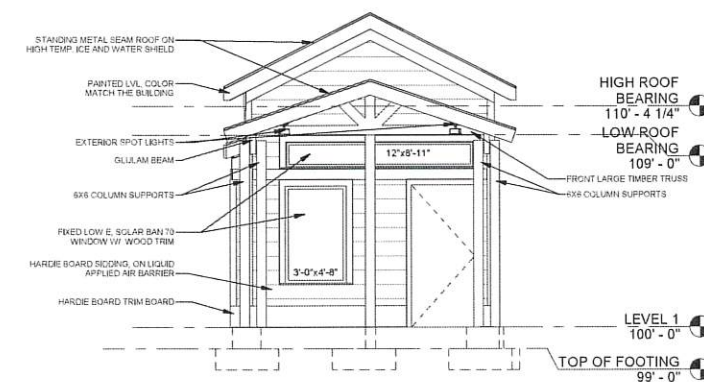
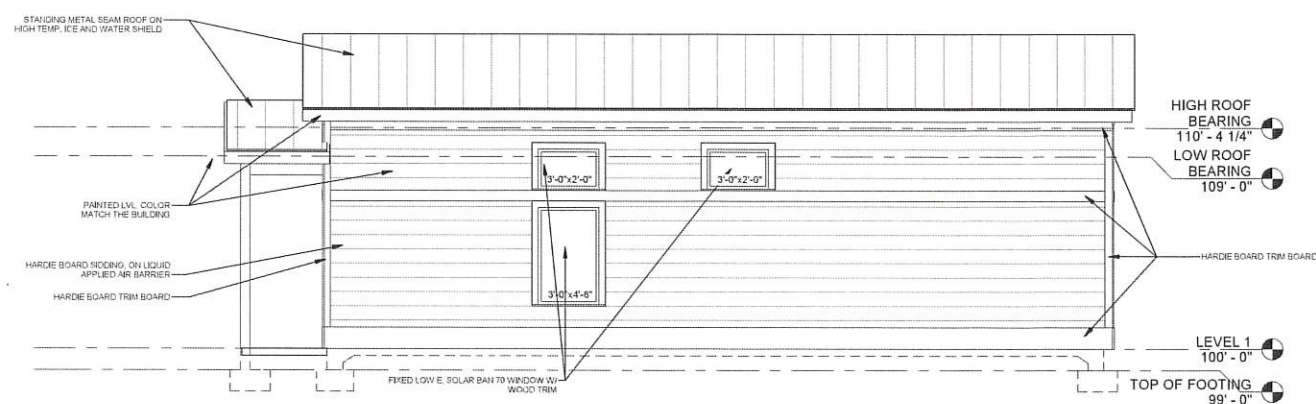
REVISIONS

campbe arch tecture
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Jones & DeM^ee
Engineering
www.jonesanddem^etel.com

BRYSON YOUNG
EXTERIOR ELEVATIONS
YOUNG DEVELOPMENT

2203-084
PROJECT NUMBER
A-201
SHEET NO.

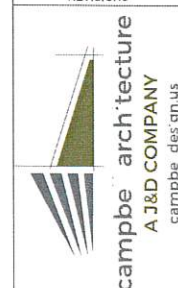


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REVIEW - NOT FOR
CONSTRUCTION

REVISIONS



YOUNG DEVELOPMENT

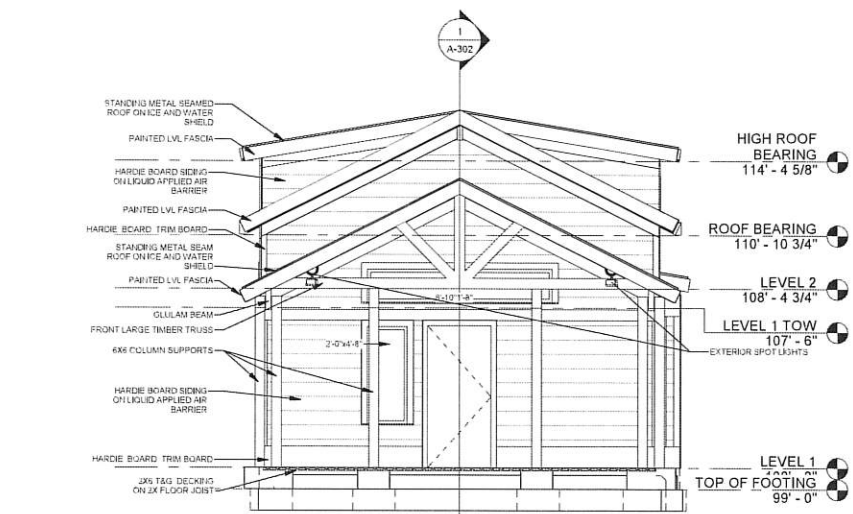
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EXTERIOR ELEVATIONS

Project Number
PROJECT NUMBER

A-201

SHEET NO.



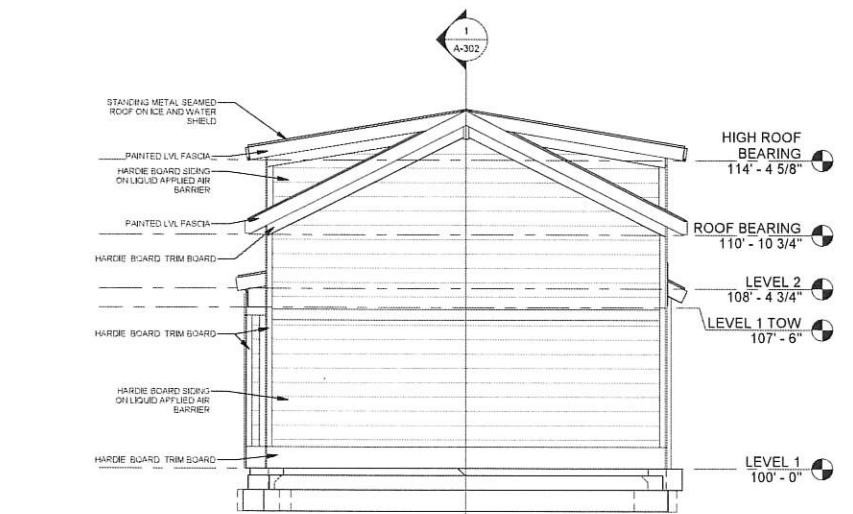
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1/4" = 1'-0"

EAST ELEVATION



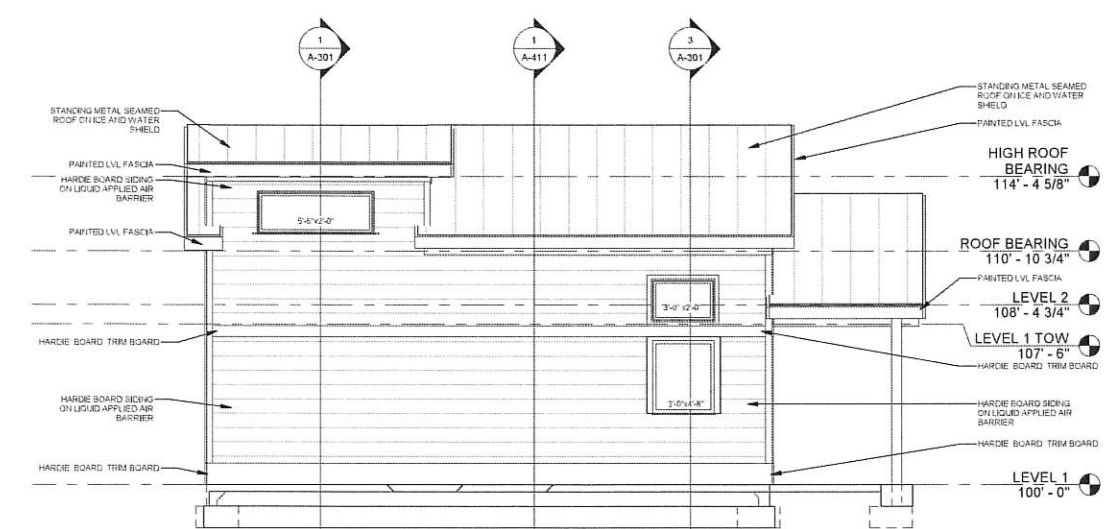
2
1/4" = 1'-0"

NORTH ELEVATION



3
1/4" = 1'-0"

WEST ELEVATION



4
1/4" = 1'-0"

SOUTH ELEVATION

STAMP

SUBMITTAL
REVIEW - NOT FOR
CONSTRUCTION

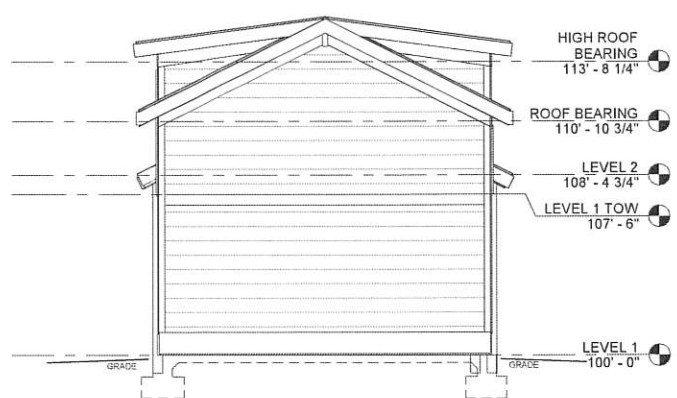
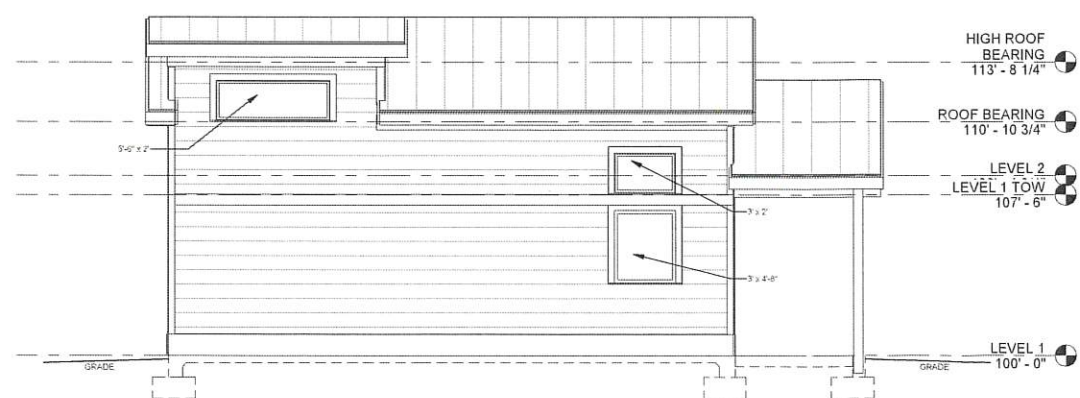
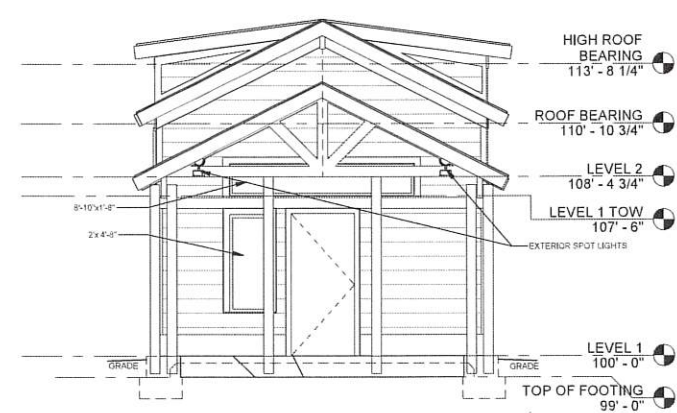
REVISIONS

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Jones & DeM^oe
Eng'neering
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YOUNG DEVELOPMENT
THE CARDINAL - ADA
EXTERIOR ELEVATIONS

2203-084
PROJECT NUMBER
A-201
SHEET NO.



STAMP:

SUBMITTAL:
REVIEW - NOT FOR
CONSTRUCTION

REVISIONS



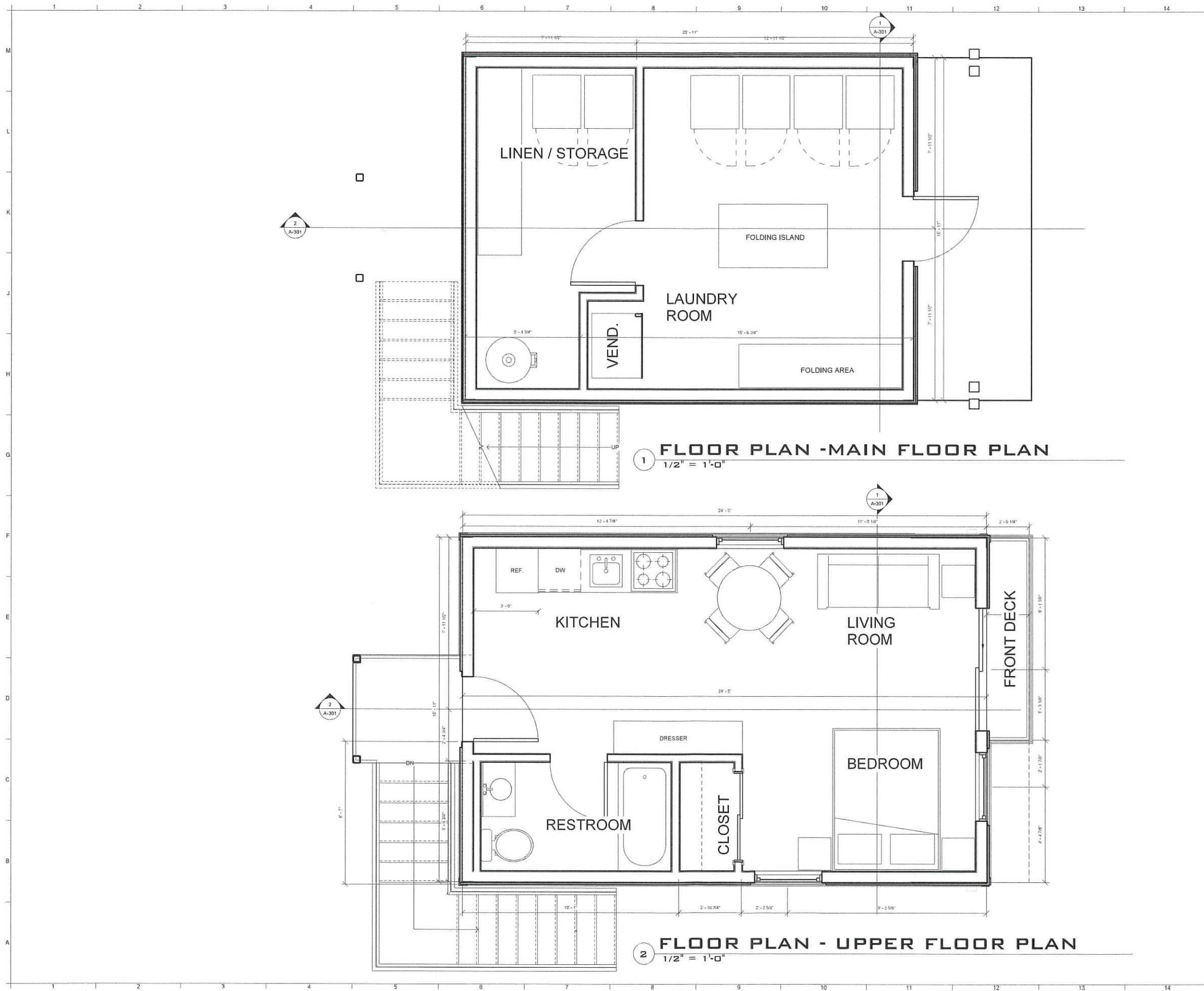
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Engineering
www.jonesanddemott.com

YOUNG DEVELOPMENT

THE CARDINAL

EXTERIOR ELEVATIONS

Project Number
PROJECT NUMBER
A-201
SHEET NO.



GENERAL NOTES:

1. ALL APPLIANCES IE: REFRIGERATOR, MICROWAVE ARE TO BE OWNER FURNISHED OWNER STALLED.

STAMP:

SUBMITTAL:

REVIEW - NOT FOR CONSTRUCTION

REVISIONS

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A J&D COMPANY
campbe des gn.us

Jones & DeM^oe
Eng'neering
www.jonesanddem^olleicom

YOUNG DEVELOPMENT

LAUNDRY WITH APARTMENT

FLOOR PLAN - LEVEL 1

SQUARE FOOTAGE

1. LOWER FLOOR PLAN - 335 SF
2. UPPER FLOOR PLAN - 392 SF

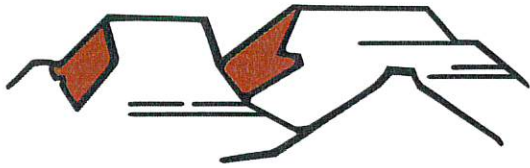
2203-084

PROJECT NUMBER

A-101

SHEET NO.

1/2" = 1'-0" (1/2" = 1'-0")



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. 2023-2C-01

Receipt No. 8-164646

Name: Mollys View LLC
Contact: Richard Wedig (Balance of Nature) Telephone: 435-229-4878

Address: 568 S RIVER RD STE 200
SAINT GEORGE, UT 84790-2291 Fax No. _____

Email: promedmgt@gmail.com Agent Email: karl@pv-eng.com; treasa@pv-eng.com

Agent (If Applicable): ProValue Engineering- Karl Rasmussen Telephone: 435-668-8307

Address/Location of Subject Property: Approx. 2445 W 2890 S

Tax ID of Subject Property: H-3373-NP Existing Zone District: R1-10 & M-1

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

Is to allow some of the houses and buildings to better fit within the planned lots by making it a PDO. It's to fix the previous boundary of M-1 and move it back to the West.

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

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

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

(Office Use Only)

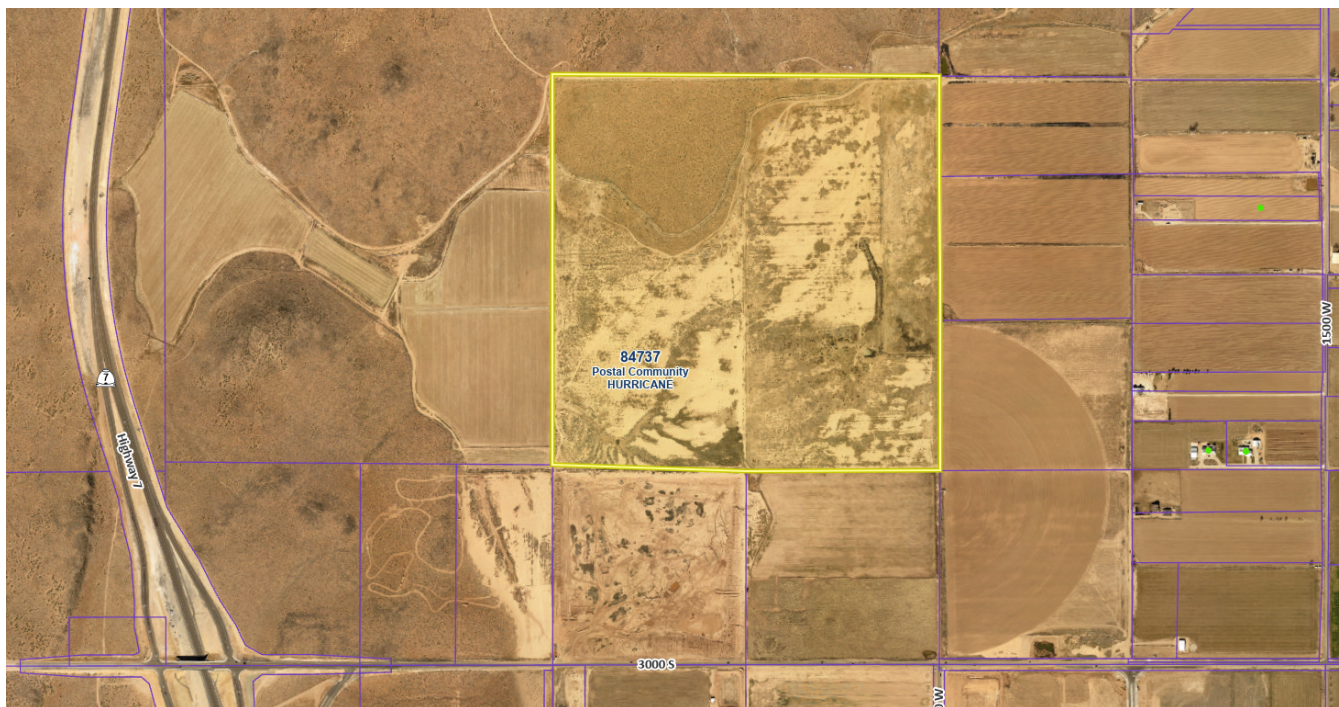
Date Received: _____ Application Complete: YES _____ NO _____

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

Agenda Date:	01/12/2023
Application Number:	2023-ZC-01
Type of Application:	Zone Change PDO Amendment
Action Type:	Legislative
Applicant:	Molly's View LLC
Agent:	Richard Wedig
Request:	A Zone Change Request from M-1 to R1-10 PDO
Location:	Approximately 2445 W 2890 S
Zoning:	R1-10 PDO and M-1
General Plan Map:	Mixed-Use

Discussion:

The applicant is seeking zone change on 4.146 acres within the already approved Balance of Nature (BoN Gardens) development to realign the zoning boundaries within their development. This will bring the zoning boundary more in line with what was originally approved. This will add more space for their approved Liberty Village concept. The applicant is not asking to modify the number of units or any of the proposed uses within the development, but to realign the boundary.



	Zoning	Adjacent Land Use
North	R1-10 PDO	Already approved BoN Gardens development
East	R1-10 PDO	Already approved BoN Gardens development
South	RA-1	Undeveloped and Washington County Water Conservancy District clay extraction pit.
West	M-1	Already approved, BoN Gardens development

JUC Comments

Due to the holidays, only a preliminary review was able to be done in time to get this report delivered. Planning staff will update this report if new information arises before the meeting.

1. **Power:** No comments
2. **Water:** No comments
3. **Streets:** No comments
4. **Sewer:** No comments
5. **Engineering:** No comments
6. **Fire:** No comments
7. **Gas/Cable/Water Conservancy:** No comments

Staff Comments

1. **Density:** The overall Balance of Nature development was approved in October 2021 for 325 units and a density of 2.5 units per acre. The City Council approved this number of units

remaining the same despite the marginal increase in density in the last modification. There is still about an acre more M-1 zoning than what was originally approved.

2. The applicant has indicated that they want more space for their Liberty Village development which will have educational and tourism opportunities through replicas of famous buildings from American history.
3. The original Balance of Nature zone change was approved subject to a development agreement that obligates the developer to bring services to the property, address drainage issues etc. As of this writing that development agreement has not been signed by the developer, but has been included in this report.

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

Response: The [General Plan Map](#) shows this area as a future Mixed Use:

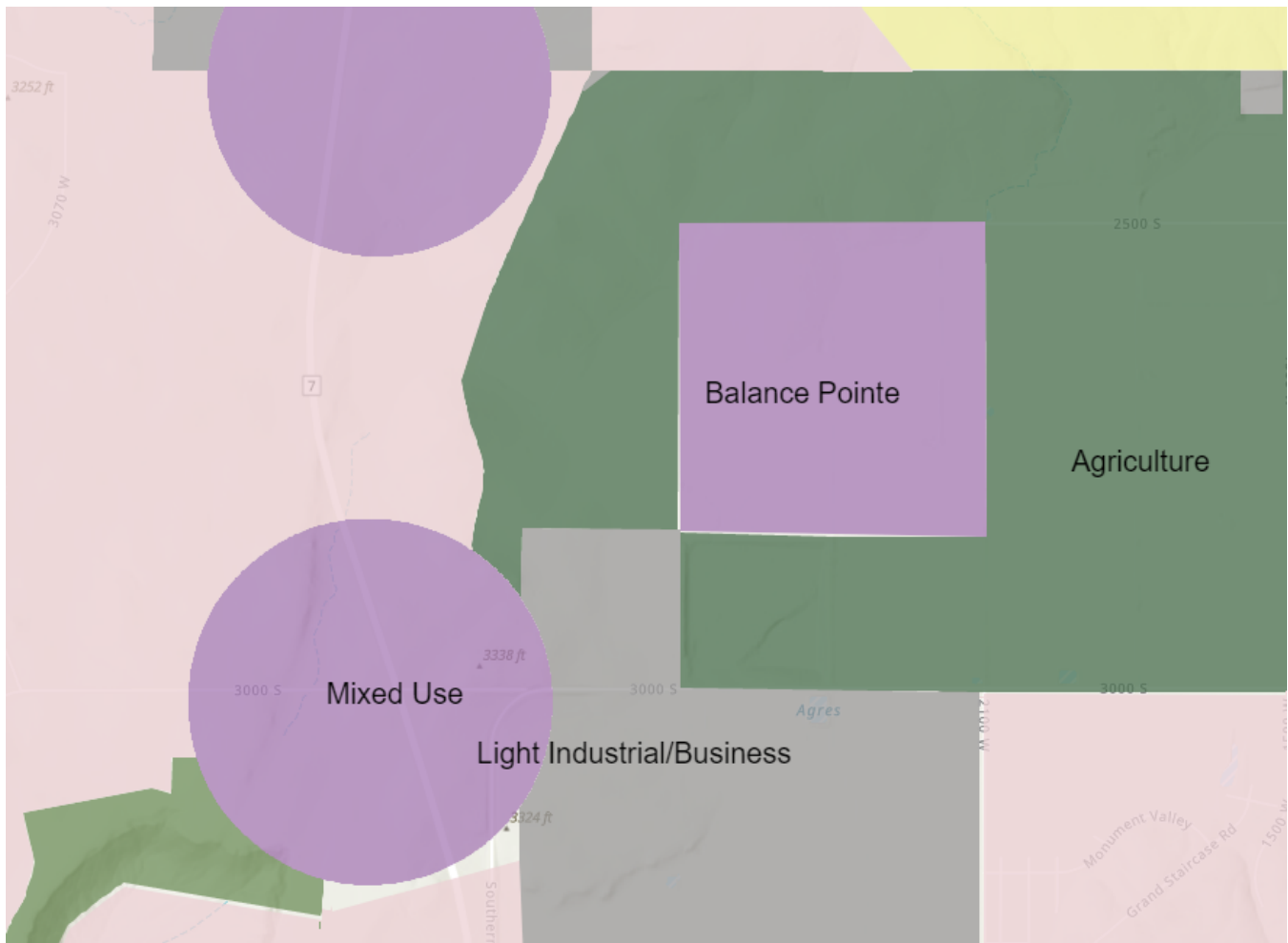
Mixed use areas should be developed as small districts or community centers offering a mix of retail, dining, entertainment, employment, and supporting residential. These developments should be easy and safe to navigate on foot and located in areas with access to major roads and surrounded with appropriate residential densities to support these uses.

At the request of Balance of Nature, this area was mapped as Mixed Use on the General Plan Map. This would allow the area to include manufacturing, commercial, and residential uses as well as take advantage of its location near the SR-7 and 3000 S interchange.

The General Plan also supports the mixed-used and placing housing next to services and job opportunities. (See [Hurricane General Plan](#) 2021 pages 41-43).

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

Response: Most of the area is undeveloped. The area surrounding this proposed change has already been approved as an R1-10 PDO for the remainder of Balance Pointe. The north, east, and west properties to the overall development are planned to remain in agricultural use with RA-1 zoning. The property to the south is an extraction pit used by the water conservancy district. In addition, there are some proposed and planned mixed-use and commercial development areas to the south and southwest of the property around the SR-7 and 3000 S Interchange.



3. Will the proposed amendment affect the adjacent property?

Response: Yes, the overall development will have some impact on the area. However, this zone change will have very little to no impact based on the existing approval.

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

Response: Most services are not to the property at this time. Some utilities, namely a water line, have been brought to the southwest corner of the development and Balance of Nature is working to bring the other utilities to the property with off-site improvements to the southwest corner approved at this time. The proposed zone change will not have an increased impact based on the existing approved site plan and zoning.

Findings:

Staff makes the following findings:

1. The proposed amendment is generally compatible with the current General Plan's map and goals.

2. The proposed amendment is generally in harmony with the overall character of the approved development surrounding it, but there is almost no development adjacent to the property right now.
3. The proposed amendment will have an impact on the area but it is as anticipated with the remainder of the Balance Pointe development.
4. The services are currently not adequate for the development, and would only become adequate after surrounding properties develop or the applicant may install and construct significant offsite improvements. Applicant has signaled willingness to complete these improvements
5. The applicant will need to sign a development agreement to make the approved zone change official.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend approval of this amendment to their development subject to staff and JUC comments.

**DEVELOPMENT AGREEMENT
FOR
BALANCE POINT PDO ZONE CHANGE**

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of the ____ day of _____, 2022 (the “Effective Date”), by and between HURRICANE CITY, a Utah municipal corporation, hereinafter referred to as “City,” and Molly’s View, LLC, a Nevada limited liability company, hereinafter referred to as “Developer.” The City and Developer are hereinafter collectively referred to as “Parties.”

RECITALS

A. Developer is the owner of approximately 160 acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the “Property”).

B. On November 4, 2021, as shown in the City Council Minutes attached hereto as Exhibit B, the City Council approved a zone change as shown in EXHIBIT C attached hereto, with the conditions laid out within this agreement. The zoning shown at EXHIBIT C shows 132.95 acres zoned as R1-10 PDO and 26.67 acres zoned as M-1.

C. The City Council’s approval was based in part on the Preliminary Site Plan proposed by Developer, which is attached hereto as Exhibit D.

D. Developer is willing to design and construct the Project in a manner that is in harmony with and intended to promote the long-range policies, goals, and objectives of the City’s general plan, zoning and development regulations in order to receive the benefit of vesting for certain uses and zoning designations under the terms of this Agreement as more fully set forth below.

E. The City Council accepted Developer’s proffer to enter into this Agreement to memorialize the intent of Developer and City and decreed that the effective date of the Vesting for the zoning be the date of the execution and delivery of this Agreement and the recording thereof as a public record on title of the Property in the office of the Washington County Recorder.

F. The City Council further authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

G. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

H. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City’s General Plan, Zoning

Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

I. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

J. The Parties understand and intend that this Agreement is a “development agreement” within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

K. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Zoning. The Property shall be developed in accordance with (i) the requirements of an underlying zone of shown on EXHIBIT C, (ii) all other features as generally shown on the Preliminary Site Plan, and (iii) this Agreement. The Developer shall not seek to develop the Property in a manner that deviates materially from the attached Preliminary Site Plan in EXHIBIT D, as permitted by the aforementioned zoning designations for the Property, except as otherwise approved in writing by City.

3. Governing Standards. The Zoning Map, Preliminary Site Plan, the record of the City Council meeting, and this Agreement (together the “Approval Documents”) establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Approval Documents. All Developer submittals must comply generally with the Approval Documents. Non-material variations to the Preliminary Site Plan, as defined and approved by the City’s Zoning Administrator, such as exact building locations, location of local roadways, exact locations of open space and parking may be varied by the Developer without official City Council or Planning Commission approval. Such variations however shall in no way change the maximum density, use and intensity of the development of the Project.

4. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Parties agrees that the densities and uses of the Property shall comply with the tabulations set forth in EXHIBIT E, attached hereto, as follows:

- a. Guaranteed Density and Uses. ~~City specifically acknowledges that at build-out Developer shall be entitled to a total overall density of 325 ERUs, including recreation resort units within the Project. That density equals approximately 2.32 residential units to the acre. Further, the parties~~

~~acknowledge that actual densities on certain acreage will exceed 2.32 units per acre because several acres of the Property will be (a) set aside as open space, and (b) larger lots. The Developer shall provide a table on the preliminary plat with each phase of development the total number of ERUs that have been approved for the total project.~~

5. Construction Standards and Requirements. All construction on the Property at the direction of the Developer shall be conducted and completed in accordance with the City Ordinances and Design Standards, including, but not limited to infrastructure construction, setback requirements, minimum lot sizes, building height requirements, lot coverage requirements and all other zoning requirements.

- a. Acceptance of Improvements. The City shall accept all improvements which are intended for public use and which have been constructed by Developer or its agents in accordance with the City's standards and as shown on the approved construction drawings. Prior to the construction of any road, utility, or public improvements within the Project, the City shall review proposed construction drawings and require adjustments or changes to meet the requirements of this Agreement and applicable City standards. The City shall cooperate and allow Developer to construct the Offsite Improvements, and the City shall accept Developer's dedication of the Offsite Improvements. The City shall only accept improvements once improvements have been installed, inspected by the City or its representative, and a warrantee bond has been provided by Developer.
- b. Unless otherwise specifically approved by the City Council and clearly labeled on the final subdivision plat, all roads within the Project shall be public roads. Upon final acceptance of such roads as having been constructed in conformity with all approved plans and City standards, City shall be responsible for maintenance of the roads at the same level of maintenance applicable to other similar roads within the City. City shall not be responsible for maintenance of any private road within the Project.

6. Adequate Public Facilities.

- a. ~~Owner~~/Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property are not currently available and have not been extended to the Property; ~~;~~ (b) the granting of this zone change does not in any way guarantee or warrant the availability and extension of power, ~~and~~ water, or other utility services to the Property; ~~;~~ (c) no application for any permit requiring the availability and extension of power, ~~or~~ water, or other utility service, and no other request requiring the availability ~~and or~~ extension of ~~power and water~~ such utilities or services, shall be filed, ~~or~~ made, or approved until such time that such utilities or services are available and have been extended to the Property; ~~;~~ and (d) ~~Owner~~/Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs

incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.

- b. ~~Adequate Public Facilities.~~ The City may deny any land use application for any development on the ~~property~~Property, including but not limited to preliminary ~~and final~~ plats, building permits, zone changes, and preliminary ~~and final~~ site plans ~~by finding if the City finds~~ that (1) utilities, ~~and~~ roadways, ~~or other public facilities or infrastructure~~ are 1) inadequate to support the proposed development or (2) services are not in the vicinity of the proposed application. The City may consider approval of a project if the applicant can show that current utility ~~systems, -and~~ roadway systems, ~~and other public facilities and infrastructure~~ are adequate to meet the demand for the project and the applicant can provide a plan on how to reasonably connect ~~utilities and roadways~~the systems, facilities, and infrastructure to the proposed development.
- c. ~~As a prerequisite to any development application approval or development on the Property, Developer~~The applicant shall submit ~~a-and receive approval of a~~ full drainage plan for the site ~~with the first phase of the development~~. This drainage plan shall provide plans for proper retention or detention for runoff generated by the development, together with a plan to mitigate impacts from regional historic stormwater runoff onto ~~and-or~~ through the ~~property~~Property in ~~EXHIBIT A according to~~accordance with Hurricane City stormwater standards. ~~These facilities plans~~The drainage plan shall be reviewed and approved by the City Engineer.

7. Reimbursement for Improvements. Developer and Hurricane City may enter into an agreement whereby the developer is reimbursed by the City for the cost of constructing eligible public facilities. All reimbursement agreements shall comply with Hurricane City Code 9-6.

8. Vested Rights and Reserved Legislative Powers.

- a. Vested Rights. As of the Effective Date, Developer shall have the vested right to develop and construct the Project in accordance with the uses, maximum permissible densities, intensities, and general configuration of development established in the Approval Documents, subject to compliance with the City Ordinances in existence on the Effective Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer “vested rights” as that term is construed in Utah’s common law and pursuant to Utah Code Ann., §10-9a-509.
 - i. Examples of Exceptions to Vested Rights. Notwithstanding the foregoing, the Parties understand and agree that the Project will be required to comply with future changes to City Laws that do not limit

or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the City that would be applicable to the Project:

1. Developer Agreement. Future laws that Developer agrees in writing to the application thereof to the Project;
 2. Compliance with State and Federal Laws. Future laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
 3. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare; or,
 4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.
 5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.
 6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.
- a. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on

the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Notwithstanding the foregoing, the City reserves the right to enact an ordinance in accordance with Utah Code Ann. §10-9a-504 establishing a temporary land use regulation for any part or all of the area within the municipality, including area within the Project, which prohibits or regulates issuance of any building permit or the erection, construction, reconstruction or alteration of any building or structure or any subdivision approval if the City Council makes a finding of compelling countervailing public interest in accordance with Utah and federal law after notice to Developer and an opportunity to be heard.

9. Default. An “Event of Default” shall occur under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

10. Default and Remedies. Failure of a party to perform any of the Party’s obligations under this Agreement within a thirty (30) day period (the “**Cure Period**”) after written notice thereof from the other party shall constitute a default (“**Default**”) by such failing party under this Agreement; provided, however, that if the failure cannot reasonably be cured within thirty (30) days, the Cure Period shall be extended for the time period reasonably required to cure such failure so long as the failing party commences its efforts to cure within the initial thirty (30) day period and thereafter diligently proceeds to complete the cure. Such notice shall specify the nature of the alleged Default and the manner in which such Default may be satisfactorily cured, if possible. If the Default is cured, then no Default shall exist and the noticing Party shall take no further action.

- a. In the event of an uncured Default, the non-defaulting party shall, in addition to any other remedy allowed by law, be entitled to the court’s imposition of specific performance and /or injunctive relief, but not monetary damages. All rights and remedies under this Agreement, and /or statute or common law shall be deemed cumulative and the selection of one of the rights or remedies shall not be deemed a waiver of any other right or remedy.
- b. If City elects to consider terminating this Agreement due to a Default by Developer, then City shall give to Developer written notice of City’s intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City’s legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City’s legislative body determines that a material uncured Default has occurred and is continuing, City may thereafter pursue the remedy of termination through an appropriate judicial proceeding.

11. Specific Acts of Default. The Parties hereto agree that any of the following occurrences, acts or failure to act shall constitute a Default by Developer, for which City may elect to terminate the agreement in accordance with Section 8 above: (a) the filing of a petition in bankruptcy by Developer, (b) foreclosure on any portion of the Property which has the effect of creating an unapproved or illegal subdivision under Utah law or City ordinances, (c) the Developer's failure to comply with the requirements of any Section above, or (d) Developer's failure, without good cause as determined in good faith by City, for a period of five (5) years to commence construction of improvements in any new development phase or new Development Parcel. Upon such termination, all approvals or development rights granted hereunder to Developer shall lapse and all obligations of City hereunder shall cease.

12. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: _____

To the City:

City of Hurricane

Attention: ~~Fay Reber~~ Dayton Hall, City Attorney

68 S. 700 W.

Hurricane, UT 84737

13. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and

authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for any portion of the Property has not been recorded in the Office of the Washington County Recorder within five (5) -years from the date of this Agreement, or the Property has not received final site plan approval within five (5) years from the date of this Agreement (the “Term”), or upon the occurrence of an event of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties.

ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder shall terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

14. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of the City as provided herein.

- a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.
- b. Partial Assignment. If any proposed assignment is for less than all of Developer’s rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.
- c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee’s reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

15. Sale or Conveyance. If Developer sells or conveys parcels of land, the lands so sold and conveyed shall bear the same rights, privileges, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

16. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

17. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

18. Force Majeure. Except for termination of this Agreement due to Developer's failure to record a final plat or obtain a final site plan on the Property within five (5) years of the date of this Agreement, Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

19. Amendment. This Agreement may be amended only in writing signed by the Parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:

~~CITY OF HURRICANE~~ CITY

ATTEST:

By: _____
City Recorder

By: _____
Mayor

DEVELOPER:

By: _____
Name: _____
Title: _____

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the ____ day of _____, 202_, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of Molly's View, LLC, a ~~Utah-Nevada~~ limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

Notary Public
Residing at:

EXHIBIT A
Legal Description Parcel:

The South One-Half of the Northeast Quarter (S½NE¼) and North One-Half of the Southeast Quarter (N½SE¼) of Section 17, Township 42 South, Range 13 West, Salt Lake Base and Meridian.

EXHIBIT B
City Council Minutes for November 1, 2021

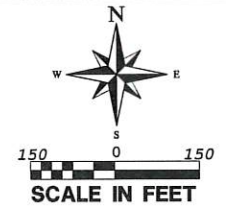
EXHIBIT C
Approved Zone Change Map

EXHIBIT D
Site Plan

MOLLY'S VIEW LLC
1568 S. RIVER ROAD
ST. GEORGE, UT 84790

LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

_____ PROPERTY LINE
 _____ ADJACENT PROPERTY LINE
 _____ SECTION LINE
 ◆ SECTION CORNERS



ENTIRE PARCEL LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°04'40"E, ALONG THE QUARTER SECTION LINE 1321.37 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION; THENCE N01°04'40"E ALONG THE QUARTER SECTION LINE, 1322.71 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE S88°55'19"E ALONG THE SIXTEENTH LINE, 2629.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE S01°02'06"W ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE S01°02'13" ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE N88°57'47"W ALONG THE SIXTEENTH LINE, 2631.90 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 6,953,936 SQUARE FEET OR 159.640 ACRES

PARCEL LEGAL DESCRIPTION: M-1

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N01°02'11"E ALONG THE QUARTER SECTION LINE, 894.38 FEET;
THENCE N30°35'24"E 206.36 FEET; THENCE N59°24'36"W 424.52 FEET;
THENCE N88°48'29"W 677.65 FEET;
THENCE S01°04'40"W 1285.11 FEET TO THE SIXTEENTH SECTION LINE;
THENCE S88°57'47"E ALONG SAID LINE, 946.09 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1,205,901 SQUARE FEET OR 27.684 ACRES.

PARCEL LEGAL DESCRIPTION PDO: R1-10

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°01'13"E ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE POINT OF BEGINNING;

THENCE N88°57'47"W ALONG THE SIXTEENTH SECTION LINE, 1685.81 FEET;
THENCE N01°02'11"E 894.38 FEET; THENCE N30°35'24"E 206.36 FEET;
THENCE N59°24'36"W 424.52 FEET; THENCE N88°48'29"W 677.65 FEET TO THE QUARTER SECTION
LINE; THENCE N01°04'40"E ALONG SAID LINE, 36.26 FEET TO THE CENTER QUARTER CORNER OF
SECTION 17;
THENCE N01°04'40"E ALONG THE QUARTER SECTION LINE, 1322.71 FEET TO THE NORTHWEST
CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE S88°55'19"E ALONG THE SIXTEENTH LINE, 2629.96 FEET TO THE NORTHEAST CORNER OF
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE S01°02'06"W ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE EAST QUARTER
CORNER OF SAID SECTION;
THENCE S01°02'13" ALONG THE EAST SECTION LINE, 1321.10 FEET TO THE SOUTHEAST CORNER
OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 TO THE POINT OF
BEGINNING.

AREA CONTAINS 5,748,035 SQUARE FEET OR 131.957 ACRES.

CENTER QUARTER
CORNER OF SECTION 17,
TOWNSHIP 42 SOUTH,
RANGE 13 WEST,
OF THE SALT LAKE
BASE & MERIDIAN

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C17	51.58'	100.00'	51.01'	S15°48'49"W	29°33'12"

[illegible]

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84731
Phone: (435) 668-8307



ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR:

BALANCE OF NATURE

LOCATED IN SECTION 11, T42S, R13W, S11B.41M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 12/19/2022
SCALE: 1"=150'

JOB NO.
659-001

SHEET NO:
1 OF 1

SOUTHEAST CORNER OF SECTION 17,
TOWNSHIP 42 SOUTH, RANGE 13 WEST,
OF THE SALT LAKE BASE & MERIDIAN

Discussion

The Mayor has asked the Planning Commission to consider an update to the Water Conservation section of the City Land Scape Code. This is to allow Hurricane residents to qualify for grants and reimbursement programs by the state and the Washington County Water Conservation District. See the links below:

<https://conservewater.utah.gov/grass-removal-rebates/>

<https://www.wcwcd.org/conservation/rebates/water-efficient-landscape-rebate/>

To qualify, the City needs to update the standard on how much percentage of lawn is allowed in residential areas, namely up to 8% or 2,500 sq. ft. max.

Staff has also inserted a couple of other sections for the Planning Commission to consider regarding restricting new golf courses, water parks, lakes and ponds, and car washes.

Staff has also removed a section of landscape code about building frontage landscaping that staff was directed to no longer enforce a few years ago.



CHAPTER 32. LANDSCAPING AND SCREENING

Sec. 10-32-1. Purpose.

The purpose of this chapter is to promote public health, safety and welfare by establishing minimum standards for the preservation, installation and maintenance of landscaping and buffering. This chapter is intended to achieve the following objectives:

- A. To improve the aesthetic appearance of development by establishing minimum landscaping standards;
- B. To promote water conservation by encouraging the use of drought tolerant landscape material; and
- C. To maintain and improve environmental conditions by providing groundwater recharge areas and minimizing stormwater runoff, noise and glare.

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

Sec. 10-32-2. Scope.

Unless exempted as provided in subsection B of this section, or otherwise specifically provided elsewhere in this title, the standards and requirements for a landscape plan according to this chapter shall apply.

- A. *Continuous maintenance.* Landscaping, buffering and site design features required by this chapter shall be continuously maintained as provided in this chapter.
- B. *Exemption.* The provisions of this chapter shall not apply to a single-family dwelling or any agricultural or residential use in an agricultural zone. Public, civil, and commercial permitted uses in an agricultural zone are not exempt.

(Ord. 2011-11, 12-15-2011)

Sec. 10-32-3. Landscaping plan.

- A. *Information required.* Whenever a landscaping plan is required by this title, such plan shall demonstrate compliance with the provisions of this chapter and shall show the following information:
 - 1. Landscaping materials;
 - 2. Location and spacing of existing and proposed plantings;
 - 3. Plant sizes;
 - 4. Proposed treatment of ground surfaces;
 - 5. Irrigation or watering plan.
- B. *Visual obstructions.* Landscape plans shall conform to the visual obstruction requirements of subsection 10-37-9E of this title.

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

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)

Sec. 10-32-5. Required landscaping.

- A. *General requirement.* Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.
- B. *Landscaping adjacent to a public street.* Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:
 - 1. A ten-foot wide landscaped area on any commercial development.
 - 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.
 - 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.
- C. *Parking strip landscaping.* All parking strips shall be landscaped.
- D. *Parking lot landscaping.*
 - 1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:
 - a. *Multiple-family residential.* A minimum of ten percent of total parking lot area.
 - b. *Office and commercial.* A minimum of seven percent of total parking lot area.
 - c. *Industrial and warehouse.* A minimum of five percent of total parking lot area.
 - 2. For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

-
3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.
 4. Landscape islands should be located in the following priority:
 - a. To define major drives and accessways;
 - b. To delineate ends of parking rows;
 - c. At aisle intersections; and
 - d. Within parking rows.

~~E. *Foundation landscaping.* Landscaping shall be provided adjacent to the wall of a building which has frontage on a public street as follows:~~

- ~~1. At least 50 percent of the building frontage shall be landscaped; and~~
- ~~2. The minimum width of the landscaped area shall be three feet.~~

F. *Landscaping in a multiple residential development.* Open space and common areas within a multiple residential development shall include a minimum of one tree and two shrubs per dwelling unit.

(Ord. 2011-11, 12-15-2011)

Sec. 10-32-6. Plant material standards.

A. *Plant characteristics.* Plant materials used to provide landscaping should be:

1. Drought tolerant;
2. Have noninvasive growth habits;
3. Have low maintenance characteristics; and
4. Be commercially available.

B. *Plant quality.* Plants installed pursuant to this chapter shall conform to or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock published by the American Nursery and Landscape Association.

C. *Artificial plants.* No artificial plants shall be used to meet any standard of this chapter except by special permission of the Planning Commission.

D. *Tree diameter and height.*

1. Trees planted to satisfy the standards of this chapter shall have a minimum caliper (diameter) of two inches measured at ground level.
2. Evergreen trees planted to satisfy the standards of this chapter shall have a minimum height of four feet.
3. Shrubs planted to satisfy the standards of this chapter shall have a minimum height of 18 inches at the time of planting.

E. *Ground treatment.* Ground area within a required landscape area shall be landscaped and present a finished appearance upon completion of landscaping. Additional ground cover may consist of plant materials characterized by horizontal as well as vertical growth, generally not exceeding 18 inches in height. Up to 85 percent of additional ground cover may consist of inert material such as decomposed granite, gravel, crushed rock, bark chips, or other similar material. Porous landscape fabric shall be required under these types of ground cover.

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

Sec. 10-32-7. Installation, irrigation, and maintenance.

Any required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

- A. *Installation.* All landscaping shall be installed according to accepted nursery practices.
- B. *Verification of installation.* Prior to issuing a certificate of occupancy, the Zoning Administrator shall verify that required landscaping and screening has been installed in compliance with the approved landscape plan.
- C. *Irrigation.* Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation.
- D. *Maintenance.* Landscape areas, including park strips, shall be maintained in a healthy, neat and orderly condition as follows:
 - 1. Landscaped areas shall be free of weeds and litter;
 - 2. Landscape structures (e.g. walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance; and
 - 3. The City may require that any dead trees, shrubs and plants be replaced within the current or next planting season.

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

Sec. 10-32-8. Substitute plant materials.

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on an approved landscaping plan. Any significant change to approved landscaping plans shall be reviewed and approved by the Planning Commission.

(Ord. 2011-11, 12-15-2011)

Sec. 10-32-9. Temporary suspension of landscaping installation.

During periods of adverse weather conditions or when plants and landscape materials are not available, the Zoning Administrator may issue a temporary certificate of occupancy, provided the landowner enters into an agreement with the City that requires the installation of required landscaping within a reasonable time.

(Ord. 2011-11, 12-15-2011)

Sec. 10-32-10. Site feature buffering and screening.

The following site features shall be screened as provided below:

- A. *Trash receptacles.* Trash receptacles in a multiple-family residential, commercial, public facility, business/manufacturing park, or professional office zone shall be screened from view by a wall or fence which:

(Supp. 1, Update 9)

Created: 2022-12-20 10:47:09 [EST]

-
1. Is at least six feet in height;
 2. Provides complete visual screening of the receptacle; and
 3. Is compatible in material and color with the main building on the lot.
- B. *Permitted outdoor storage.* Outdoor storage areas permitted by this title shall be screened from view by an opaque fence or wall. Nonopaque fencing, such as powder or vinyl coated chainlink, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.
- C. *Ground mounted utility boxes, meters and mechanical equipment.* Ground mounted utility boxes, meters, and mechanical equipment shall be screened from view by landscaping or architectural elements compatible in material and color with the primary structure(s) on the premises. This requirement shall not apply to:
1. Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and
 2. Development in agricultural and single-family residential zones.

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

Sec. 10-32-11. Water conservation.

- A. Commercial, industrial, and civic development. All new construction and new development in all commercial, industrial, and civic development in any zone, shall meet the landscape design standards and irrigation design standards of this section. This section shall not apply to any new or existing agricultural uses in any zone.
1. Grass is not permitted outside of an active recreation area. In addition, grass is prohibited in all landscape areas less than eight feet wide and on any slope that exceeds 15 percent.
 2. Landscape and irrigation installers shall follow the plans that have been signed and approved by the city.
 3. Each project shall propose and follow an approved planting plan of a landscaped area with water-efficient shade trees and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion. Planting plans shall meet the minimum standards within this section.
 4. If City-provided secondary irrigation water is available, each project shall connect to the system for all outdoor water use. The Planning Commission may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.
 5. Park strips. Grass is prohibited in all park strips. Parks strips shall be maintained by the adjacent property owner unless otherwise maintained by an owners association. Park strips widths and landscaping shall count towards commercial and industrial landscaping frontage requirements.
- B. All new construction and new development in residential development in any zone, shall meet the landscape design standards and irrigation design standards of this section.
1. *Common areas.* If the development has a common area jointly owned and maintained by a homeowners association, grass is not permitted outside of an active recreation area.
 2. *Park strips.* Grass is prohibited in all park strips.
 3. *Controllers.* Water-smart irrigation controllers are required.

-
1. 4. Grass limitations for single family or two family dwellings.- Lawn area must not exceed eight percent (8%) of the lot square footage, up to a maximum of two thousand five hundred (2,500) square feet of lawn area in new residential development.

For all single-family dwellings and multiple family dwelling projects that contain private yards attached to a dwelling unit, the total grass area of each private yard associated with each lot shall not exceed the following:

Lot size	Maximum grass
Up to 6,000-sf	1,500-sf
Up to 12,000-sf	2,000-sf
Up to 18,000-sf	2,500-sf
Up to 24,000-sf	3,000-sf
More than 24,000-sf	4,000-sf

C. Other Regulations and Restrictions

1. All carwash projects shall recirculate and limit the maximum amount of water to 35 gallons per vehicle washed.
2. New exterior, decorative water features are prohibited, except up to five decorative water features per site or subdivision with 50 gallon or less capacity and maintained recirculating pumps.
3. Golf Course. New or expansion of existing golf courses is prohibited.
4. Creation of artificial ponds, lakes, or water parks using municipal or water district water supply shall be prohibited.

(Ord. No. 2022-11 , 7-7-2022)

From: Karry Rathje Karry@wcwcd.org 
Subject: Meeting follow up
Date: December 19, 2022 at 3:23 PM
To: Nanette Billings billings@cityofhurricane.com
Cc: Zach Renstrom Zach@wcwcd.org



Mayor Billings,

Thanks, again, for taking the time to meet with us today. We're so grateful for our well-established partnership with Hurricane.

As requested, we have 94 connections on the Kolob water system, 91 on standby. There are also some small water systems, dry parcels and parcels with their own wells in Kolob that are not currently connected to our system. In the Hurricane Valley Water system, we have 195 connections, 22 on standby.

We're happy to hear that your city council will be reconsidering your ordinance to meet the qualifications to participate in the Water Efficient Landscape Rebate. I'm attaching a copy of the board resolution that notes the ordinance must include the following:

- Prohibit non-functional grass in new commercial, institutional and industrial developments; and
- Limit grass to 8% of the lot size with a maximum allowance of up to 2,500 square feet in new residential developments

I have also mentioned to Mindy that you would appreciate receiving the agenda/board info prior to the meetings.

Please let us know if you'd like to take us up on our offer to meet with your staff and/or city council to discuss any desired topic related to water – we're happy to do this whenever desired.

Thanks,
Karry



Karry Rathje

Communications & Government Affairs Manager
Washington County Water Conservancy District
P: 435.673.3617 | C: 435.668.5622 | wcwcd.org



2022-12-7 A
RESOL...AM.pdf

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
A RESOLUTION ESTABLISHING CRITERIA FOR PARTICIPATION IN THE
WATER EFFICIENT LANDSCAPE REBATE PROGRAM**

WHEREAS, the Washington County Water Conservancy District is charged with conserving, developing, managing and stabilizing water supplies within the county in an ongoing effort to provide a safe, sustainable water supply for current and future generations;

WHEREAS, water conservation is an important mechanism for ensuring a sustainable water supply and is increasingly more important as undeveloped water sources are increasingly more scarce and expensive to develop;

WHEREAS, community landscape ordinances that adequately restrict outdoor irrigation are needed to help conserve water, and an establishment of criteria for such ordinances will help promote the district's water conservation objectives;

WHEREAS, the district is implementing a Water Efficient Landscape Rebate Program whereby it will rebate property owners for each square foot of grass removed and replaced with water efficient landscaping;

NOW THEREFORE, the Board of Trustees of the Washington County Water Conservancy District hereby resolves that:

- 1) Participation in the Water Efficient Landscape Rebate Program is limited to applications for properties in communities that have adopted landscape ordinances that meet the following criteria:
 - a) The landscape ordinance must prohibit non-functional grass in new commercial, institutional and industrial developments; and
 - b) The landscape ordinance must limit grass to 8% of the lot size with a maximum allowance of up to 2,500 square feet in new residential developments;
- 2) At present, the following communities have adopted landscape ordinances that conform with these criteria:
 - a) Ivins City
 - b) La Verkin City
 - c) Santa Clara City
 - d) St. George City
 - e) Washington City
- 3) When other communities adopt landscape ordinances that conform with these criteria, the general manager is authorized to accept applications for properties in those communities for participation in the Water Efficient Landscape Rebate Program; and
- 4) The general manager is authorized to establish other requirements for participating in the Water Efficient Landscape Rebate Program.

DATED this 7th day of December, 2022.

WASHINGTON COUNTY
WATER CONSERVANCY DISTRICT:



Ed Bowler, Chairman of the Board

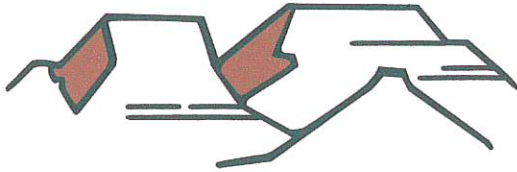
ATTEST:



Mindy Mees, Secretary

VOTING:

Ed Bowler	Yea ☒	No ☐
Adam Bowler	Yea ☒	No ☐
Chris Hart	Yea ☒	No ☐
Victor Iverson	Yea ☒	No ☐
Michele Randall	Yea ☒	No ☐
Kress Staheli	Yea ☒	No ☐
Kevin Tervort	Yea ☒	No ☐



HURRICANE CITY UTAH

147 N 870 W Hurricane UT 84737

PHONE: 435.635.2811 FAX: 435.635.2184

AMENDED FINAL PLAT APPLICATION

For Office Use Only: \$150 Fee

File No. 2023-AFP-01

Receipt No. 8164095

Name: SU Commercial Construction, LLC Telephone: 800-383-2653

Address: 2250 N Coral Canyon Blvd Ste 200 Fax No. _____

Email: drake@colewest.com Agent Email: _____

Agent (If Applicable): Drake Howell Telephone: 435-862-6183

Address/Location of Subject Property: 204 N Cliff Side Dr (Bldg I)

Tax ID of Subject Property: H-CSC-2-I Number of Lots: 12 Condominium Units

Subdivision Name: Coral Springs Condominiums Phase: 2 - Amended & Extended

Submittal Requirements:

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

1. The final plat shall show:

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



STAFF COMMENTS

Agenda Date:	01/12/2023
Application Number:	2023-AFP-01
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	SU Commercial Construction, LLC
Agent:	Drake Howell
Request:	Approval of an Amended Final Plat
Location:	204 N Cliff Side Dr
Zoning:	RR PDO
General Plan Map:	Planned Community

Discussion: The applicant has applied to amend the final plat for Coral Springs Phase 2 to realign some roadways, realign one of the undeveloped buildings and preserve as convertible area the rest. This subdivision was approved in 2007 with six condominium buildings but only two of the buildings were ever developed. In order to provide better access to the recently approved Phase 3 of Coral Springs, Canyon Cliffs Blvd will go straight across the property rather than looping around Building “G”.

JUC Comments

- 1. Public Works:** Public Works okay.
- 2. Power:** Developer to fill out a construction application for the power department. Developer to meet with the power department on the concept of a new project to discuss potential problems. Project to go through the JUC process. Design fees will be paid before moving through JUC.
- 3. Water:** No comments at this time
- 4. Streets:** What does private road “variable” mean? Is it subject to change to a public road?
- 5. Sewer:** No comments
- 6. Cable:** Okay
- 7. Fire:** Site plan okay. Code analysis required before building permit.
- 8. Engineering:** Check for inconsistencies in Surveyors Certificate and Owner’s dedication. Cliff Side Drive is two words. Consider rephrasing the amendment note and adding language “No changes to buildings D and H were intended.” It seems Building D and Building H must be excluded from this plat to avoid getting every owner’s signature. The Common Area has been dedicated to the property owner’s, their signatures may be unavoidable. No approved plans for Canyon Cliffs Blvd have been found. Indicate street widths. Show stairways as common areas. Is the space between the drywall common area? It appears the common area hasn’t been provided for access to the upper levels.

Staff Comments

1. The plat meets amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2020. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. The submitted plat describes the differences between the amended plat and the original plat
 - d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Building I will be three story condominiums, closer in style to townhomes than typical condos.
4. The plan turns three previously platted but never developed buildings into convertible area where these will eventually be re-platted presumably. Per the developer's agreement with the City the Coral Springs development is limited to 225 total units.

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

CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED & EXTENDED

SECTIONS 4 & 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF CW THE TERRA, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF CW THE TERRA, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FULL NAME: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATE ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE PRESIDENT OF CORAL SPRINGS CONDOMINIUM OWNERS ASSOCIATION, AND THAT HE/SHE EXECUTED THE FOREGOING OWNER'S DEDICATION AND ACCEPTANCE OF COMMON, LIMITED COMMON AND OPEN SPACE AREAS ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FULL NAME: _____ A NOTARY PUBLIC COMMISSIONED IN _____
COMMISSION NUMBER: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE CONSENT TO RECORD

MOUNTAIN WEST REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO THE RECORDING OF THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

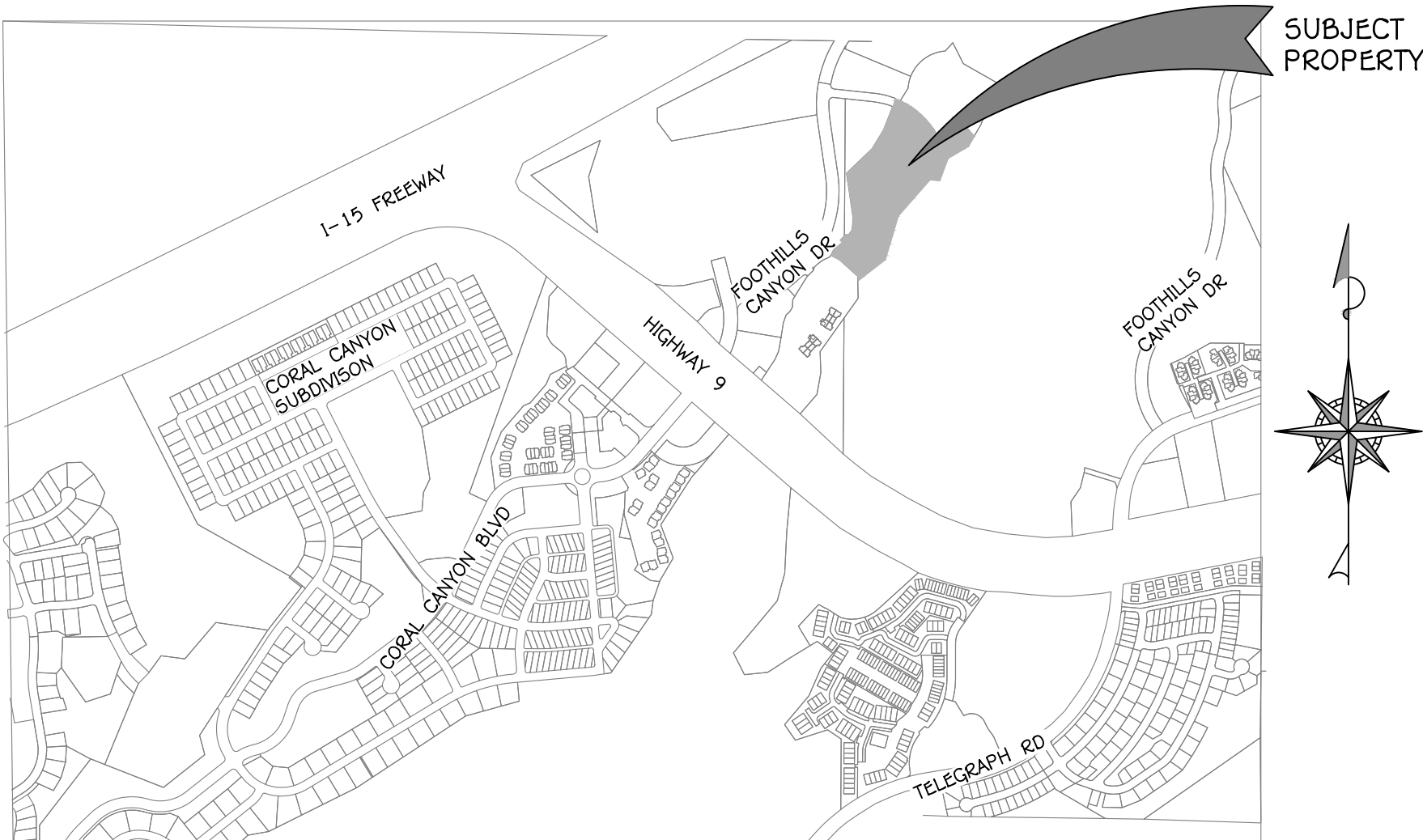
BY: _____
ITS: _____

MORTGAGEE ACKNOWLEDGEMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF MOUNTAIN WEST REIT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF MOUNTAIN WEST REIT, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC FULL NAME: _____ A NOTARY PUBLIC COMMISSIONED IN _____
COMMISSION NUMBER: _____ STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



VICINITY MAP (N.T.S.)

GENERAL NOTES AND RESTRICTIONS:

- THIS SUBDIVISION CONTAINS PRIVATE STREETS AS LABELED. PRIVATE STREETS ARE NOT OWNED, MAINTAINED OR REPAIRED BY THE HURRICANE CITY. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS WITHIN THIS SUBDIVISION.
- ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED OR REPAIRED BY THE HURRICANE CITY. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED.
- ALL POWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE HURRICANE CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITH THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE HURRICANE CITY. FIRE LINES & SEWER LATERALS TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THE ASSOCIATION SHALL BE RESPONSIBLE OF REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DESCRIPTION CAUSED BY THE HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
- IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE AND COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER SEWER, AND DRAINAGE IMPROVEMENTS.
- BY RECORDING THIS SUBDIVISION PLOAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE TV, TELEPHONE, WATER AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

NOTES:

- A GEOTECHNICAL INVESTIGATION WAS PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. 150 W. 1600 S. ST. GEORGE, UTAH 84770. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS, AND EXTERIOR FLAT WORK, ARE COMPLIED IN A REPORT DATED OCTOBER 28, 2005. THE REPORT IS AVAILABLE FROM THE DEVELOPER, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- TO THE EXTENT THAT HURRICANE CITY, IN CONNECTION WITH REPAIR, REPLACEMENT OR MAINTENANCE OF PUBLIC UTILITIES, PROVIDES MAINTENANCE OR REPAIRS TO (A) COMMON AREA, OR (B) PUBLIC UTILITY EASEMENTS LOCATED WITHIN PUBLIC UTILITY EASEMENTS, WHICH MAINTENANCE OR REPAIRS REPRESENT AN UNSATISFIED OBLIGATION OF CORAL SPRINGS CONDOS HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, HURRICANE CITY IS HEREBY GRANTED AUTHORITY TO REQUIRE THAT THE CORAL SPRINGS CONDOS HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, ASSESS ITS MEMBERS FOR THE PURPOSE OF REIMBURSING HURRICANE CITY FOR THE REASONABLE EXPENSE OF ANY SUCH MAINTENANCE OR REPAIRS.
- ALL COMMON, LIMITED COMMON, OPEN SPACE AND PRIVATE DRIVE AREAS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE HURRICANE CITY TO REQUIRE THE CORAL SPRINGS CONDOS HOMEOWNER'S ASSOCIATION TO ASSES ITS MEMBER TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES. (SEE DECLARATION)
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- ALL DISTANCE LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)

AMENDMENT NOTE:

ALL AREAS ON THIS PLAT, EXCLUDING BUILDINGS D AND H, HAVE BEEN MODIFIED INTO NEW BUILDINGS, ROADS, COMMON AREAS, AND CONVERTIBLE AREAS. THE BOUNDARY HAS BEEN EXTENDED IN A NORTHEASTERLY DIRECTION TO ENCOMPASS THE NEW FOOTPRINT OF BUILDING I, BUILDINGS E, F, G, AND J AS SHOWN ON THE ORIGINAL PLAT, WERE NEVER BUILT, AND THEIR IMPROVEMENTS NEVER FULLY FINISHED. TO SEE THE INFORMATION OF THE OWNERSHIP OF BUILDINGS D AND H, PLEASE REFER TO THE ORIGINAL PLAT OF CORAL SPRINGS CONDOMINIUMS PHASE 2.

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5633341, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT, HAVE SUPERVISED OR PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS CONDOMINIUM PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENTLY READY TO RETRACE OR RE-ESTABLISH THIS SURVEY. I FURTHER CERTIFY THAT THIS SURVEY AND CONDOMINIUM PLAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) CONDOMINIUM OWNERSHIP ACT, AND HAVE SUBDIVIDED THIS TRACT OF LAND INTO COMMON AREAS, LIMITED COMMON AREAS, CONVERTIBLE AREA, PUBLIC UTILITY EASEMENTS, PUBLIC STREETS, PRIVATE STREETS, AND CONDOMINIUM UNITS, HEREAFTER KNOWN AS:

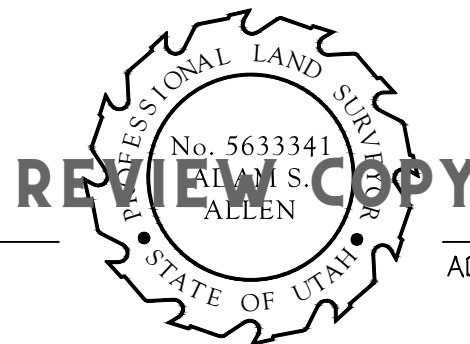
CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED AND EXTENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

BEGINNING AT THE MOST NORTHERLY AND WESTERLY CORNER OF CORAL SPRINGS CONDOMINIUMS PHASE 1, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT THAT LIES NORTH 00°22'33" EAST 1,277.25 FEET ALONG THE SECTION LINE AND WEST 87.64 FEET; FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 26°39'13" EAST 81.93 FEET; THENCE NORTH 44°01'48" EAST 83.44 FEET; THENCE NORTH 82°13'28" EAST 22.53 FEET; THENCE NORTH 35°21'12" EAST 32.16 FEET; THENCE NORTH 06°51'27" EAST 71.80 FEET; THENCE NORTH 08°17'25" WEST 63.99 FEET; THENCE NORTH 08°21'13" WEST 234.60 FEET; THENCE NORTH 46°07'26" EAST 228.53 FEET; THENCE NORTH 31°14'23" EAST 139.61 FEET; THENCE NORTH 21°40'20" EAST 144.72 FEET; THENCE NORTH 17°14'24" EAST 73.02 FEET; THENCE SOUTHEASTERLY ALONG A 527.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 21°03'44" WEST) THROUGH A CENTRAL ANGLE OF 39°07'25", A DISTANCE OF 360.20 FEET; THENCE NORTH 48°55'46" EAST 166.16 FEET; THENCE SOUTH 41°09'53" EAST 171.54 FEET; THENCE SOUTH 29°52'56" WEST 68.87 FEET; THENCE SOUTH 59°29'19" WEST 152.44 FEET; THENCE SOUTH 20°29'44" WEST 153.47 FEET; THENCE NORTH 84°14'12" WEST 63.51 FEET; THENCE SOUTH 41°04'16" WEST 310.01 FEET; THENCE SOUTH 16°32'00" WEST 292.85 FEET; THENCE SOUTH 52°08'16" WEST 223.04 FEET TO THE NORTHERLY LINE OF SAID CORAL SPRINGS CONDOMINIUMS PHASE 1; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 01°06'52" WEST 30.14 FEET 2) NORTH 47°54'24" WEST 160.22 FEET AND 3) NORTH 63°20'10" WEST 60.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 436,140 SQUARE FEET OR 10.01 ACRES.



DATE: _____ ADAM ALLEN, PLS #5633341

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS' OF ALL THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO COMMON AREAS, LIMITED COMMON AREAS CONVERTIBLE AREA, PUBLIC UTILITY EASEMENTS, PUBLIC STREETS, PRIVATE STREETS, AND CONDOMINIUM UNITS, HEREAFTER KNOWN AS:

CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED AND EXTENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CORAL SPRINGS CONDOMINIUM OWNERS ASSOCIATION FOR THE COMMON USE OF THE PROPERTY OWNERS, ALL COMMON AREA, LIMITED COMMON AREA, PUBLIC STREETS, CONVERTIBLE AREA AND PRIVATE STREETS. IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID AREAS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CORAL SPRINGS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 7TH DAY OF NOVEMBER, 2006 AS DOCUMENT NO. 20060051813, AND ANY AMENDMENTS OF SAID DECLARATION SET FORTH BY THE CORAL SPRINGS CONDOMINIUM OWNERS ASSOCIATION AND RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY, PUBLIC UTILITY EASEMENTS OVER, ON UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, PUBLIC STREETS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE STREETS FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL UTILITIES. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__,

CW THE TERRA, LLC
(A UTAH LIMITED LIABILITY COMPANY)

BY: _____
ITS: _____

CORAL SPRINGS CONDOMINIUM OWNERS ASSOCIATION
(A UTAH CORPORATION)

BY: _____
ITS: _____

FINAL PLAT OF:

CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED & EXTENDED

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

SHEET 1 OF 4

 1043 EAST 3740 SOUTH, WASHINGTON, UT 84780 JOB # 22-037-CS FP PH2 FILE: CORALSPRINGS.DWG	ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL: I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ____ DAY OF _____, A.D. 20____.	ENGINEER'S APPROVAL: THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____.	APPROVAL AS TO FORM: APPROVED AS TO FORM, THIS ____ DAY OF _____, 20____.	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ____ DAY OF _____, A.D. 20____.	TREASURER APPROVAL: I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	RECORDED NO.
	SUPERINTENDENT, A.C.S.S.D.	CITY ENGINEER HURRICANE CITY, UTAH	CITY ATTORNEY HURRICANE CITY, UTAH	ATTEST: CITY RECORDER HURRICANE CITY, UTAH NANETTE BILLINGS, MAYOR HURRICANE CITY, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

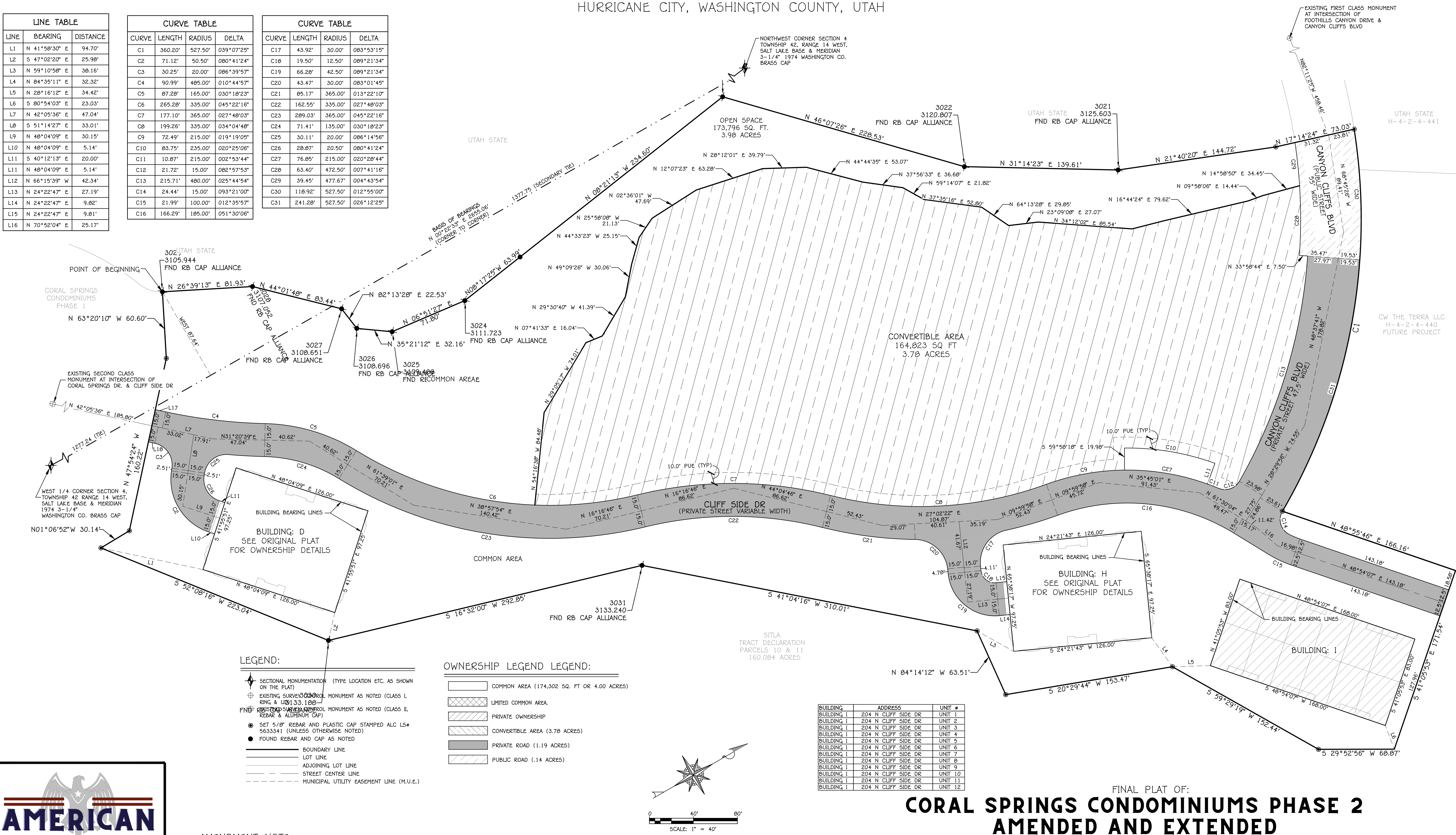
CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED AND EXTENDED

SECTIONS 4 & 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41°58'30" E	94.70'
L2	S 47°02'20" E	25.98'
L3	N 59°10'58" E	38.16'
L4	N 84°35'11" E	32.32'
L5	N 28°16'12" E	34.42'
L6	S 80°54'03" E	23.03'
L7	N 42°05'36" E	47.04'
L8	S 51°14'27" E	33.01'
L9	N 48°04'09" E	30.15'
L10	N 48°04'09" E	5.14'
L11	S 40°12'13" E	20.00'
L12	N 48°04'09" E	5.14'
L13	N 66°15'39" W	42.34'
L14	N 24°22'47" E	27.19'
L15	N 24°22'47" E	9.82'
L16	N 70°52'04" E	25.17'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	360.20'	527.50'	039°07'29"
C2	71.12'	50.50'	080°41'24"
C3	30.25'	20.00'	086°39'57"
C4	90.99'	485.00'	010°44'57"
C5	87.28'	165.00'	030°18'23"
C6	265.28'	335.00'	045°22'16"
C7	177.10'	365.00'	027°48'03"
C8	199.26'	335.00'	034°04'48"
C9	72.49'	215.00'	019°19'05"
C10	83.75'	235.00'	020°25'06"
C11	10.87'	215.00'	002°53'44"
C12	21.72'	15.00'	082°57'53"
C13	215.71'	480.00'	025°44'54"
C14	24.44'	15.00'	093°21'00"
C15	21.99'	100.00'	012°35'57"
C16	166.29'	185.00'	051°30'06"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	43.92'	30.00'	083°53'15"
C18	19.50'	12.50'	089°21'34"
C19	66.28'	42.50'	089°21'34"
C20	43.47'	30.00'	083°01'45"
C21	85.17'	365.00'	013°22'10"
C22	162.55'	335.00'	027°48'03"
C23	289.03'	365.00'	045°22'16"
C24	71.41'	135.00'	030°18'23"
C25	30.11'	20.00'	086°14'56"
C26	28.87'	20.50'	080°41'24"
C27	76.85'	215.00'	020°28'44"
C28	63.40'	472.50'	007°41'16"
C29	39.45'	477.67'	004°43'54"
C30	118.92'	527.50'	012°55'00"
C31	241.28'	527.50'	026°12'25"



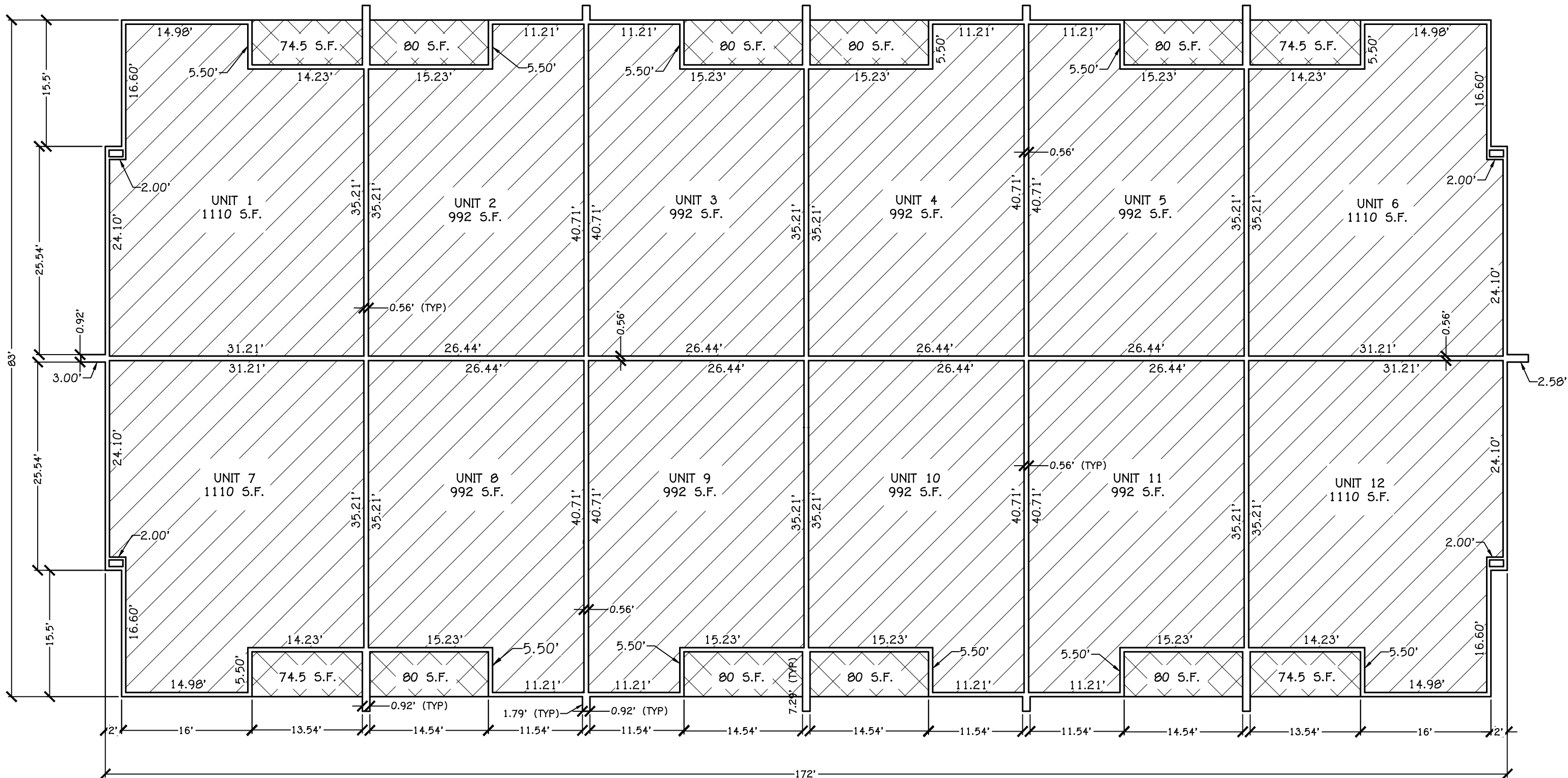
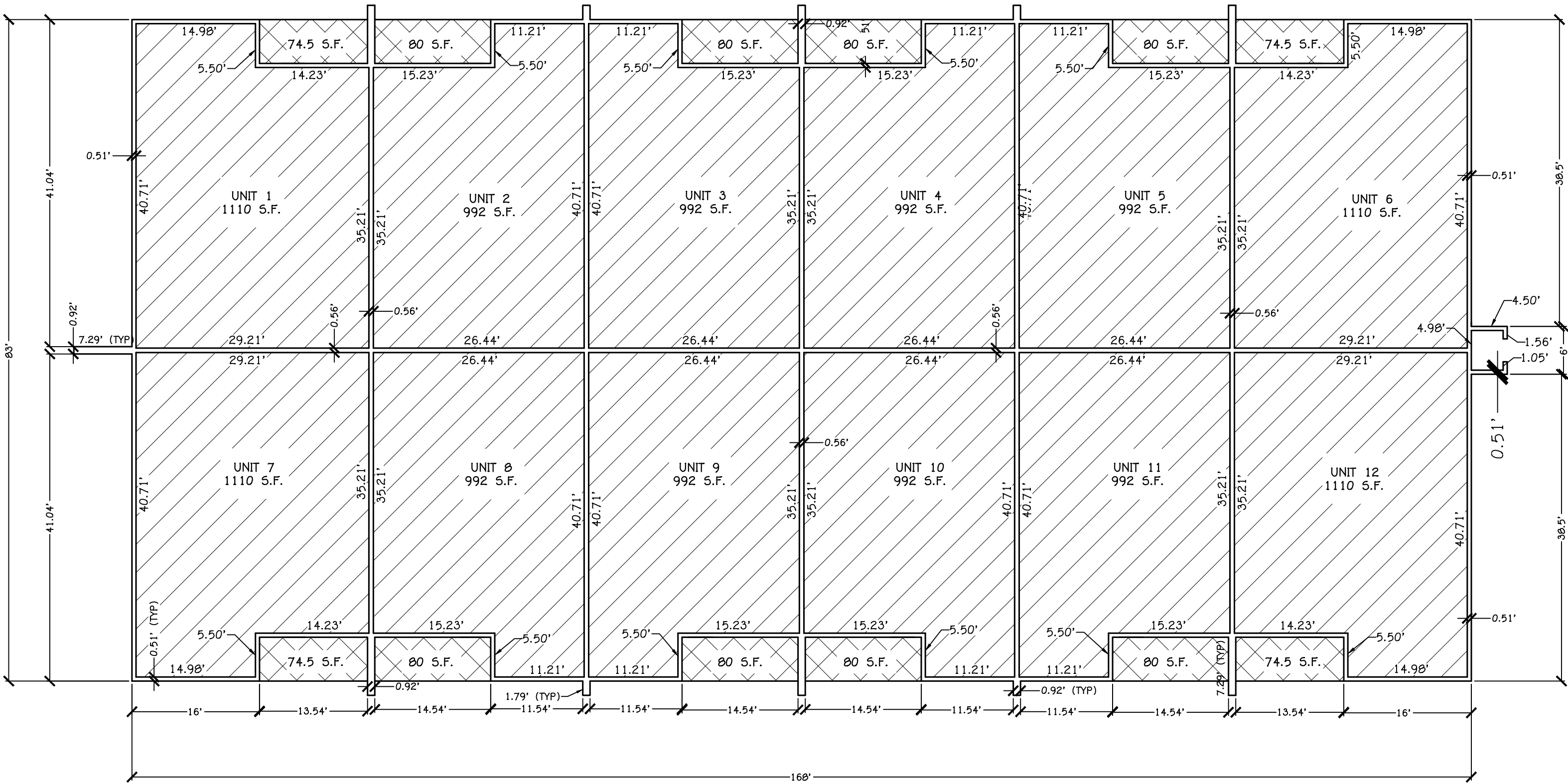
BUILDING	ADDRESS	UNIT #
BUILDING I	204 N CLIFF SIDE DR	UNIT 1
BUILDING I	204 N CLIFF SIDE DR	UNIT 2
BUILDING I	204 N CLIFF SIDE DR	UNIT 3
BUILDING I	204 N CLIFF SIDE DR	UNIT 4
BUILDING I	204 N CLIFF SIDE DR	UNIT 5
BUILDING I	204 N CLIFF SIDE DR	UNIT 6
BUILDING I	204 N CLIFF SIDE DR	UNIT 7
BUILDING I	204 N CLIFF SIDE DR	UNIT 8
BUILDING I	204 N CLIFF SIDE DR	UNIT 9
BUILDING I	204 N CLIFF SIDE DR	UNIT 10
BUILDING I	204 N CLIFF SIDE DR	UNIT 11
BUILDING I	204 N CLIFF SIDE DR	UNIT 12

FINAL PLAT OF: CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED AND EXTENDED

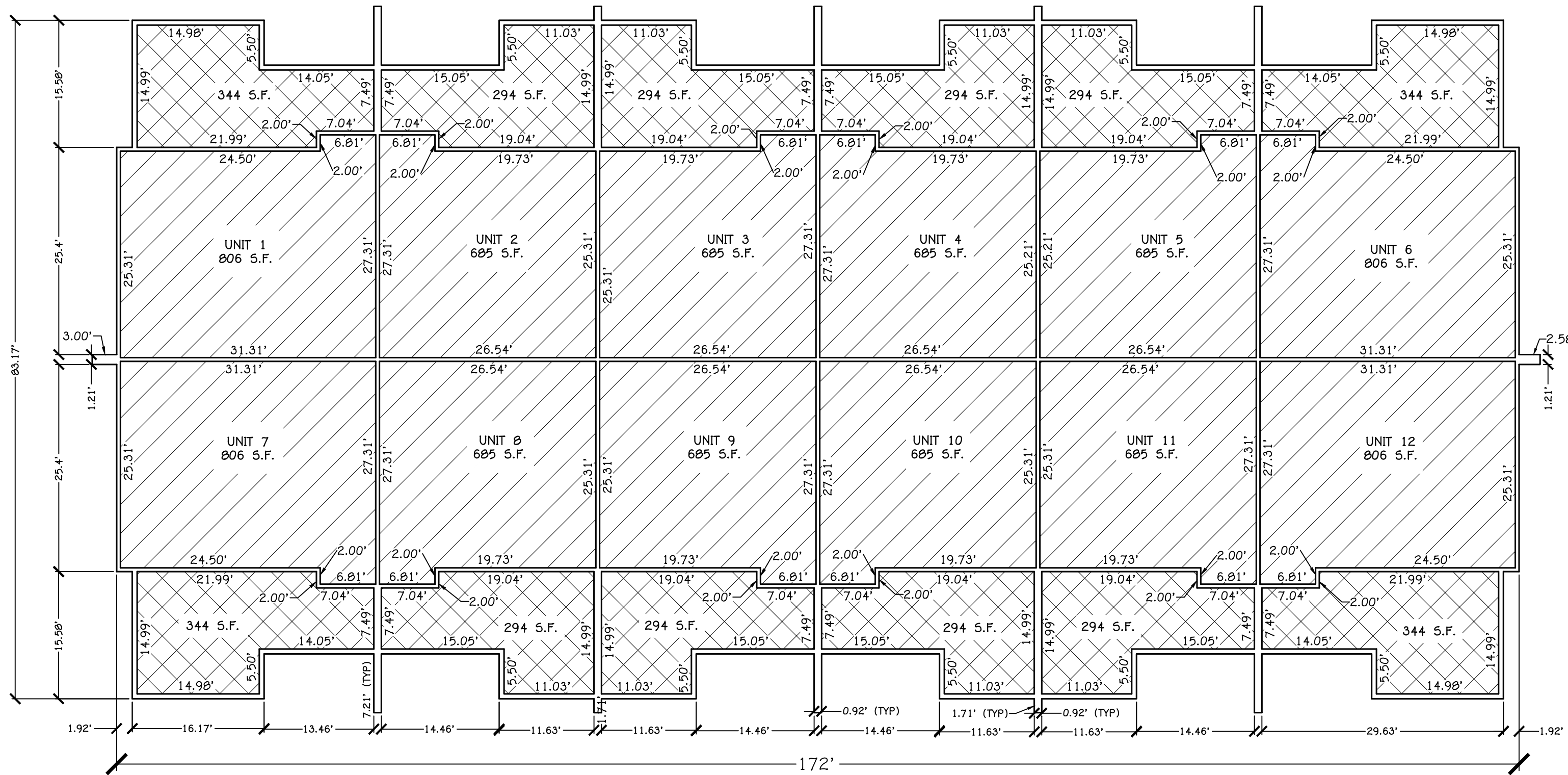
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED AND EXTENDED

SECTIONS 4 & 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



BUILDING	ADDRESS	UNIT #
BUILDING I	204 N CLIFF SIDE DR	UNIT 1
BUILDING I	204 N CLIFF SIDE DR	UNIT 2
BUILDING I	204 N CLIFF SIDE DR	UNIT 3
BUILDING I	204 N CLIFF SIDE DR	UNIT 4
BUILDING I	204 N CLIFF SIDE DR	UNIT 5
BUILDING I	204 N CLIFF SIDE DR	UNIT 6
BUILDING I	204 N CLIFF SIDE DR	UNIT 7
BUILDING I	204 N CLIFF SIDE DR	UNIT 8
BUILDING I	204 N CLIFF SIDE DR	UNIT 9
BUILDING I	204 N CLIFF SIDE DR	UNIT 10
BUILDING I	204 N CLIFF SIDE DR	UNIT 11
BUILDING I	204 N CLIFF SIDE DR	UNIT 12



BUILDING OWNERSHIP LEGEND:

- PRIVATE OWNERSHIP
- LIMITED COMMON - A PERPETUAL EASEMENT GRANTED TO EACH UNIT OWNER FOR THE SOLE USE OF AREA OF THEIR PATIO
- COMMON AREA

AMENDMENT NOTE:

ALL AREAS ON THIS PLAT, EXCLUDING BUILDINGS D AND H, HAVE BEEN MODIFIED INTO NEW BUILDINGS, ROADS, COMMON AREAS, AND CONVERTIBLE AREAS. THE BOUNDARY HAS BEEN EXTENDED IN A NORTHEASTERLY DIRECTION TO ENCOMPASS THE NEW FOOTPRINT OF BUILDINGS E, F, G, AND I AS SHOWN ON THE ORIGINAL PLAT. THESE AREAS WERE NEVER BUILT, AND THEIR IMPROVEMENTS NEVER FULLY FINISHED. TO SEE THE INFORMATION OF THE OWNERSHIP OF BUILDINGS D AND H, PLEASE REFER TO THE ORIGINAL PLAT OF CORAL SPRINGS CONDOMINIUMS PHASE 2.

FINAL PLAT OF: CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED AND EXTENDED

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



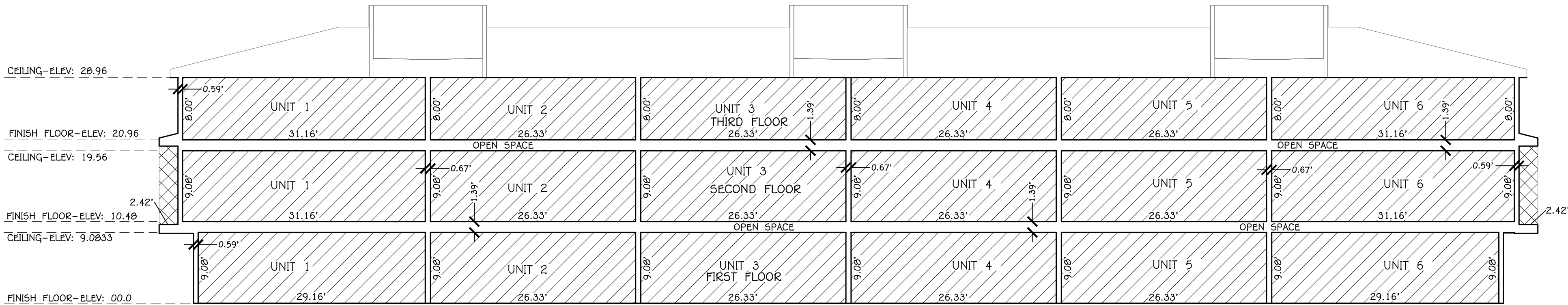
1043 EAST 3740 SOUTH, WASHINGTON, UT 84780

JOB #22-037 CORAL SPRINGS DATE: 01/05/2023

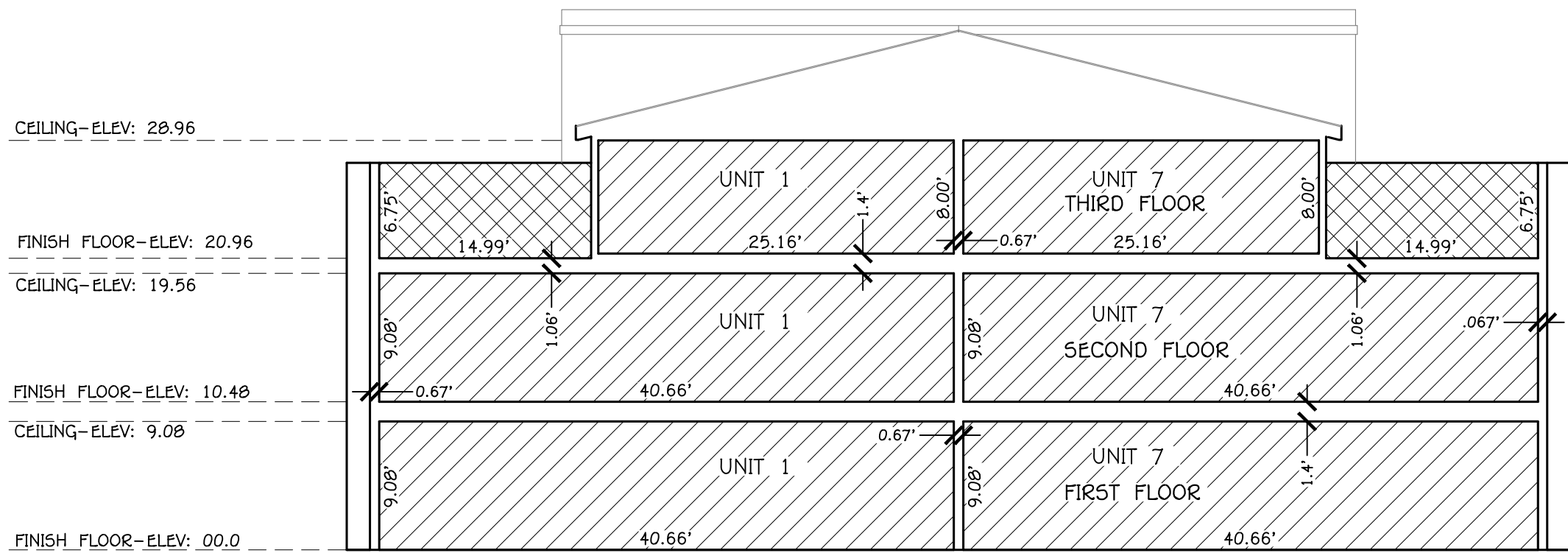
FILE: PH 2.DWG SCALE: N.T.S.

CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED AND EXTENDED

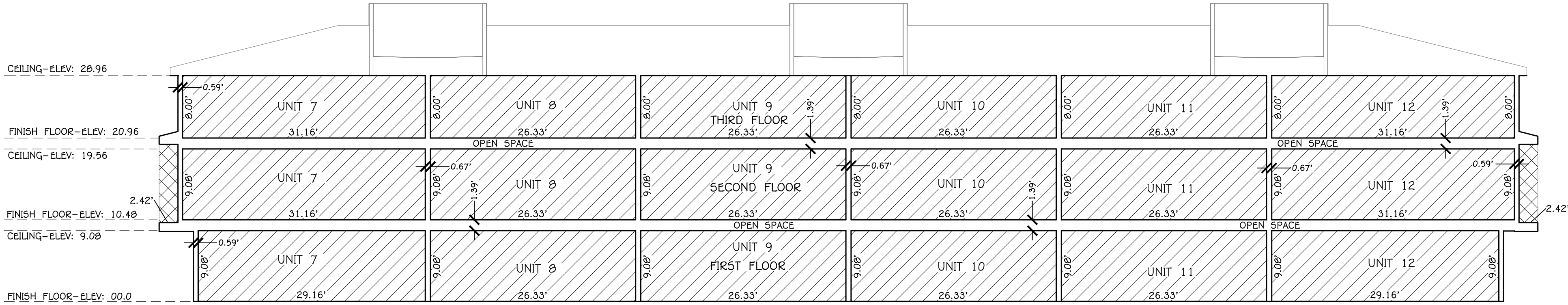
SECTIONS 4 & 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



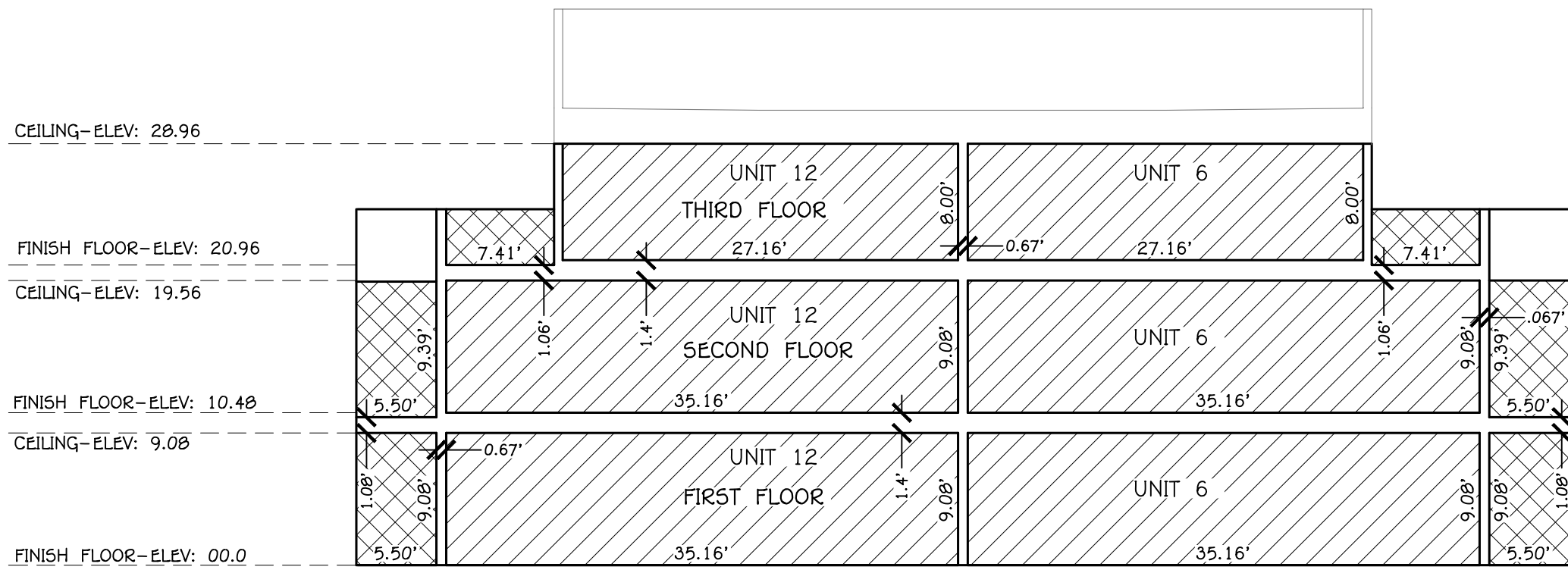
FRONT ELEVATION BLD: I
N.T.S.



END ELEVATION BLD: I
N.T.S.



BACK ELEVATION BLD: I
N.T.S.



INTERIOR ELEVATION BLD: I
N.T.S.

BUILDING OWNERSHIP LEGEND:

- PRIVATE OWNERSHIP
- LIMITED COMMON -- A PERPETUAL EASEMENT GRANTED TO EACH UNIT OWNER FOR THE SOLE USE OF AREA OF THEIR PATIO
- COMMON AREA

FINAL PLAT OF: CORAL SPRINGS CONDOMINIUMS PHASE 2 AMENDED AND EXTENDED

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

AMENDMENT NOTE:

ALL AREAS ON THIS PLAT, EXCLUDING BUILDINGS D AND H, HAVE BEEN MODIFIED INTO NEW BUILDINGS, ROADS, COMMON AREAS, AND CONVERTIBLE AREAS. THE BOUNDARY HAS BEEN EXTENDED IN A NORTHEASTERLY DIRECTION TO ENCOMPASS THE NEW FOOTPRINT OF BUILDING I. BUILDINGS E, F, G, AND I AS SHOWN ON THE ORIGINAL PLAT, WERE NEVER BUILT, AND THEIR IMPROVEMENTS NEVER FULLY FINISHED. TO SEE THE INFORMATION OF THE OWNERSHIP OF BUILDINGS D AND H, PLEASE REFER TO THE ORIGINAL PLAT OF CORAL SPRINGS CONDOMINIUMS PHASE 2.



HURRICANE CITY VICINITY MAP

FINAL PLAT
CORAL SPRINGS CONDOMINIUMS
PHASE 2LOCATED IN
SECTION 4 & 5 TOWNSHIP 42 SOUTH, RANGE 14 WEST
of the SALT LAKE BASE and MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAHCORAL CANYON
VICINITY MAP

GENERAL NOTES AND RESTRICTIONS:

- This subdivision contains private streets as labeled. Private streets are not owned, maintained, or repaired by the City of Hurricane. The Association shall be responsible for the maintenance and repair of all private streets within this subdivision.
- All Drainage improvements within this subdivision are private and are not owned, maintained or repaired by the City of Hurricane. The Association shall be responsible for the maintenance and repair of all Drainage improvements within this Subdivision unless otherwise approved and accepted by the City of Hurricane as public.
- All Power and water improvements are public and maintained by the City of Hurricane up to and including the Meters. All Fire Hydrants and their appurtenances with this subdivision are public and are maintained by the City of Hurricane. Fire lines & Sewer Laterals to Buildings are private and shall be maintained by the Association.
- The Association shall be responsible for repairing, restoring, or replacing private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or destruction caused by the City of Hurricane in installing, maintaining, repairing, or replacing public power, water sewer, and drainage improvements.
- In addition to annual, usual, and special assessments for maintenance and common non-public improvements contained within this subdivision, shall levy such assessments as may be necessary from time to time to repair, restore, or replace private streets, landscaping, or other private improvements contained within this subdivision resulting from damage or destruction caused by the City of Hurricane in installing, maintaining, repairing, or replacing power, water, sewer, and drainage improvements.
- By recording this subdivision plat, easements are hereby granted within all common and limited common areas within this subdivision for installation access, maintenance, and repair of all utilities including natural gas, cable tv, telephone, water and Power, and for sewer and drainage improvements.

NOTES

- A geotechnical investigation was prepared by Applied Geotechnical Engineering Consultants, Inc. 158 W. 1600 S., St. George, Utah 84770. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior flat work, are compiled in a report dated October 28, 2005. The report is available from the Developer. Owners, Builders, and Contractors should become familiar with this report and comply with its recommendations.
- To the extent that Hurricane City, in connection with repair, replacement or maintenance of public utilities, provides maintenance or repairs to (a) common area, or (b) private improvements located within public utility easements, which maintenance or repairs represent an unsatisfied obligation of Coral Springs Condos Home Owners Association, its successors or assigns, Hurricane City is hereby granted authority to require that the Coral Springs Condos Home Owners Association, its successors or assigns, assess its members for the purpose of reimbursing Hurricane City for the reasonable expense of any such maintenance or repairs.
- All Common, Limited Common, and Private Drive areas shown on this plat are subject to a public utilities, drainage, and irrigation easement for installation and maintenance of improvements and such easement shall be subject to the right of the City of Hurricane to require the Coral Springs Condos Homeowner's Association to assess its member to repair streets, landscaping, etc., where needed to repair or replace the public utilities. (See Declaration)
- The Basis of bearing is the Center Section Line of Section 5, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, from the West 1/4 corner a 1975 3-1/4" Washington County brass cap to the East 1/4 Corner a 1974 3-1/4" Washington County brass cap. The bearing is North 88°50'19" West and measures 5396.37 feet.
- The Benchmark for this project is the West 1/4 Corner of SEC. 4, T42S, R14W. The elevation is 3185.80 ft.

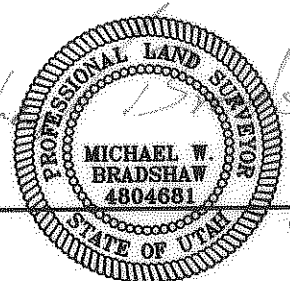
SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract in private streets, private area, common area, limited common area and public easements in compliance with the provisions of 57-8-13(1) of the Condo Act, to be hereafter known as:

CORAL SPRINGS CONDOMINIUMS PHASE 2

And that the same has been correctly surveyed and points established on the ground in accordance with the hereon legal description.

Date: 8/13/07



Certificate No. 4804681

ASH CREEK SPECIAL SERVICE DISTRICT

I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office.

Darwin Hall
Special Service District
Hurricane City, Utah

Date: May 21, 2007

CITY ENGINEERS CERTIFICATE:

I, the Hurricane City Engineer, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office.

Wayne Thomas
City Engineer
Hurricane City, Utah

SEWER NOTES

- Ownership, maintenance, repair and replacement of all sewer lines and related facilities shall be the responsibility of the Developer until Developer assigns and otherwise conveys such ownership to the Unit Owners, as their interests may appear, at which time such sewer lines and related facilities will constitute Common Area and Facilities and the responsibility maintenance, repair, and replacement of the same will belong to the condominium owners association.

APPROVAL of the PLANNING COMMISSION:

On this the 20th day of August, A.D. 2007 the Planning Commission of Hurricane City, having reviewed the above

CORAL SPRINGS CONDOMINIUMS PHASE 2

Plat and having found that it complies with the requirements of Hurricane City's planning ordinances, and by the authorization of said commission hereby approve said Subdivision for acceptance by Hurricane City, Utah.

Planning Commission, Chairperson
Hurricane City, Utah

APPROVAL AND ACCEPTANCE by HURRICANE CITY, UTAH

We, the Mayor and the City Council of Hurricane City, Utah have reviewed the above
CORAL SPRINGS CONDOMINIUMS PHASE 2
Final Plat and by authorization of said City Council recorded in the minutes of its meeting of the 20th day of Sept, 2007, hereby accept the said Subdivision with all commitments and all obligations pertaining thereto.

Michelle Thone
Attest: City Recorder
Hurricane City, Utah

Thomas Hirschi/Mayor
Hurricane City, Utah

APPROVAL as to FORM

APPROVED AS TO FORM,
THIS 19th DAY OF
January A.D. 2008.

HURRICANE CITY ATTORNEY
HURRICANE CITY, UTAH

RECORDED INFO

STATE OF UTAH,
COUNTY OF WASHINGTON

RECORDED AS:

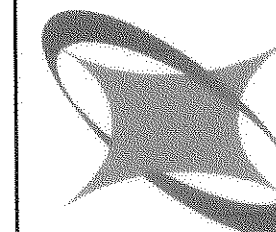
DOC # 20080002379

Map (Conveying Property)
Russell J. Smith, Washington County Recorder
11/18/2008 05:00:18 PM Fee \$ 160.00
By EXECUTIVE TITLE

Russell J. Smith
WASHINGTON COUNTY RECORDER

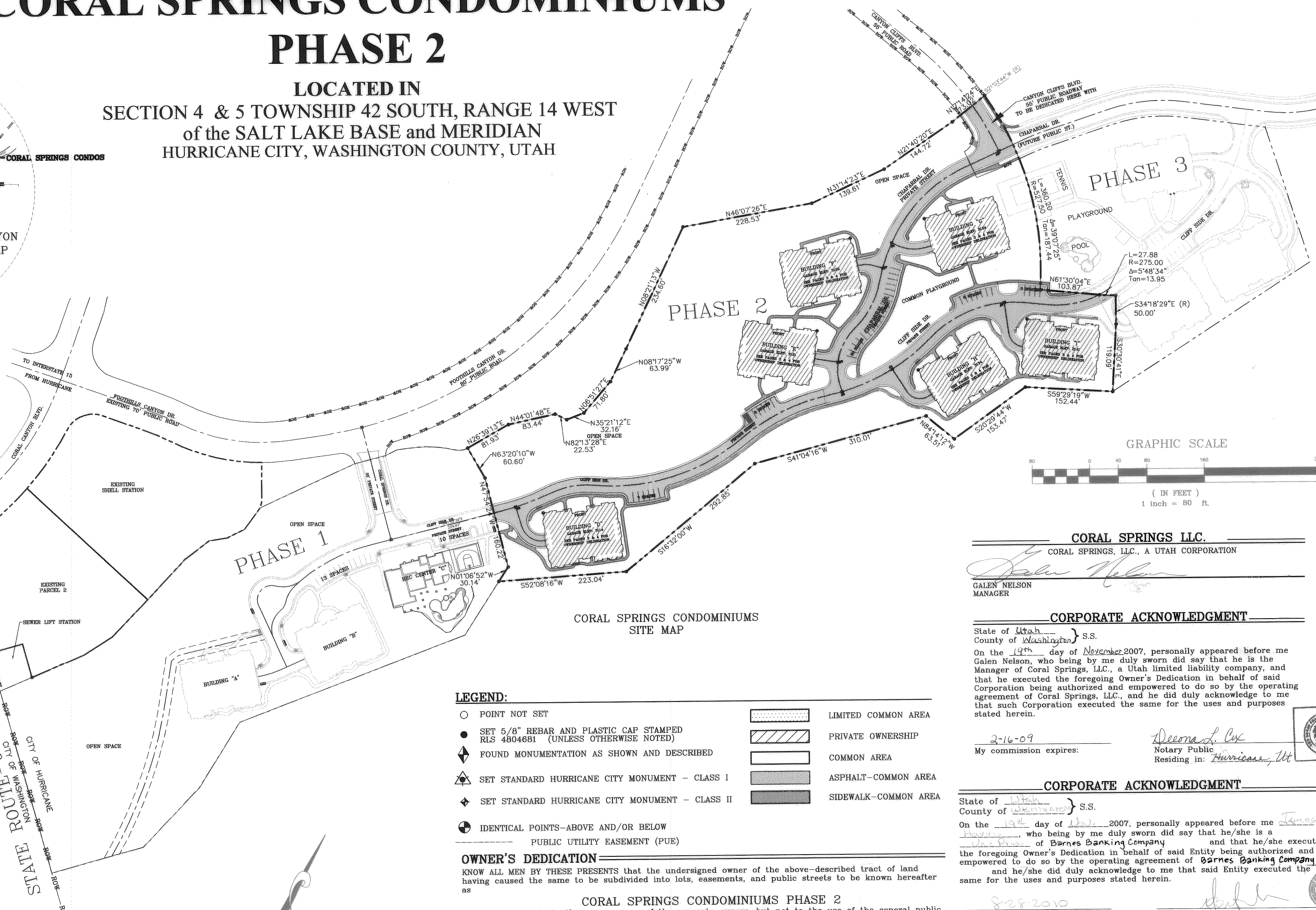
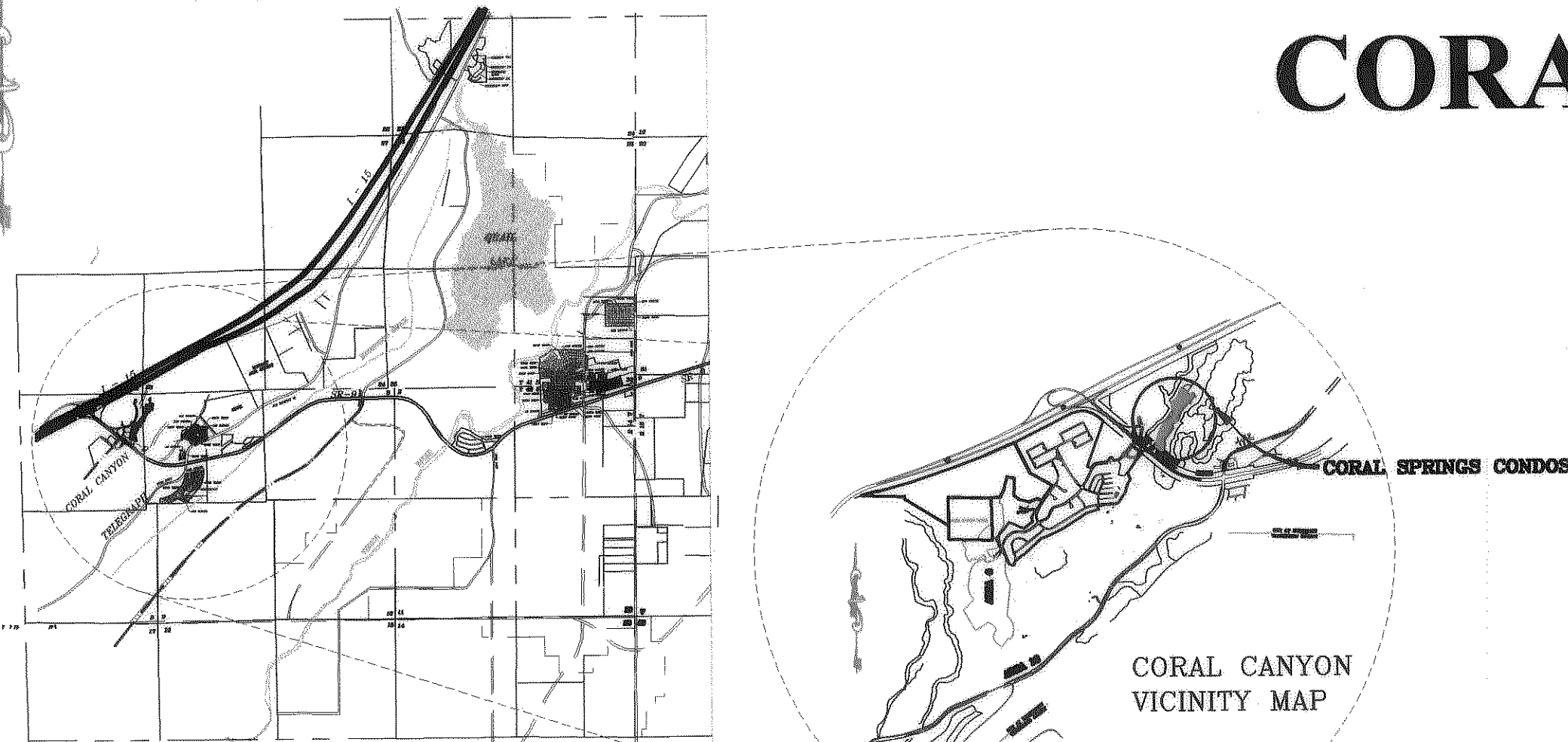
SHEET
1
OF 4 SHEETS

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N. Coral Canyon Blvd. Suite 201 Washington, Utah 84780-0877 Tel (435) 673-8060 Fax (435) 673-8065



FINAL PLAT FOR CORAL SPRINGS CONDOMINIUMS PHASE 2
LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B. & M.
CITY OF HURRICANE, WASHINGTON CO., UTAH

DATE: 7-11-07
JOB NUMBER: 4151-05
SCALE: 1" = 100'
DRAWN BY: CAC
CHECKED BY: MWB
DATE: 8-1-07
REVISIONS: CITY COMMENTS
FILE NAME: CONDO-PRELIMINARY.dwg



CORAL SPRINGS LLC.

CORAL SPRINGS, LLC., A UTAH CORPORATION

Galen Nelson
MANAGER

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Washington S.S.

On the 19th day of November 2007, personally appeared before me Galen Nelson, who being by me duly sworn did say that he is the Manager of Coral Springs, LLC., a Utah limited liability company, and that he executed the foregoing Owner's Dedication in behalf of said Corporation being authorized and empowered to do so by the operating agreement of Coral Springs, LLC., and he did duly acknowledge to me that such Corporation executed the same for the uses and purposes stated herein.

2-16-09
My commission expires:

Deborah L. Cox
Notary Public
Residing in: Hurricane, Ut

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Washington S.S.

On the 19th day of Nov, 2007, personally appeared before me James Hirschi, who being by me duly sworn did say that he/she is a Manager of Barnes Banking Company and that he/she executed the foregoing Owner's Dedication in behalf of said Entity being authorized and empowered to do so by the operating agreement of Barnes Banking Company and he/she did duly acknowledge to me that said Entity executed the same for the uses and purposes stated herein.

8-28-2010
My commission expires:

Notary Public
Residing in: Hurricane, Ut

CONSENT OF MORTGAGEE TO RECORD

The undersigned Barnes Banking Company Mortgagee of Record of the "CORAL SPRINGS CONDOMINIUM PHASE 2", hereby consents to the recordation of the above entitled subdivision and hereby consents to the dedication and conveying of all easements and roadways as shown hereon.

NAME: James Hirschi
TITLE: V.P.

DATE: 11/19/07

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.79	S42°05'36"W
L2	14.55	N42°05'36"E
L3	14.55	S38°45'33"W
L4	36.83	N51°14'27"W
L5	30.15	S51°14'27"E
L6	30.15	S48°04'09"W
L7	32.40	N38°45'33"E
L8	32.40	S31°20'38"W
L9	40.62	N31°20'38"E
L10	40.62	S61°39'00"W
L11	12.46	N44°04'46"E
L12	12.46	S40°00'02"W
L13	12.29	N49°59'58"W
L14	6.29	N24°22'47"E
L15	27.19	S66°15'36"E
L16	27.19	S24°22'47"W
L17	16.75	N51°55'44"E
L18	16.75	S61°30'04"W
L19	1.73	N48°04'09"E
L20	21.71	S41°23'04"E
L21	21.71	S62°02'09"W
L22	20.79	N49°59'58"W
L23	20.79	S26°30'27"E
L24	35.29	N26°30'27"W
L25	35.29	S12°21'54"W
L26	3.69	N44°52'59"E
L27	16.76	N71°59'21"E
L28	11.26	S80°52'35"W
L29	12.05	S71°59'21"W
L30	12.05	N44°52'59"E
L31	10.00	N39°51'51"E
L32	27.46	N31°09'01"E
L33	6.50	S58°51'02"E
L34	12.80	N22°53'56"W
L35	12.80	S18°00'39"E
L36	23.31	N18°00'39"W
L37	23.31	N09°07'25"W
L38	26.18	N80°52'35"E
L39	26.18	S39°51'51"W
L40	28.18	N09°07'25"E
L41	28.18	S01°36'29"W
L42	13.96	N31°09'01"E
L43	25.00	S58°50'59"E
L44	25.00	S58°50'59"E
L45	42.37	S31°09'01"W
L46	27.57	N17°14'24"E
L47	27.56	N17°14'24"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TAN
C1	29.10	500.00	3°20'03"	14.55
C2	49.99	35.50	80°41'24"	30.15
C3	64.71	500.00	7°24'55"	32.40
C4	24.92	350.00	4°04'44"	12.46
C5	41.00	100.00	23°29'30"	20.79
C6	42.89	27.50	89°21'37"	27.19
C7	33.41	200.00	9°34'21"	16.75
C8	36.76	27.50	76°34'47"	21.71
C9	90.64	160.00	32°27'33"	46.57
C10	67.85	100.00	38°52'21"	35.29
C11	25.59	300.00	4°53'17"	12.80
C12	23.65	50.00	27°06'22"	12.05
C13	46.53	300.00	8°53'14"	23.31
C14	50.11	70.00	41°00'44"	26.18
C15	56.19	300.00	10°43'54"	28.18
C16	41.70	25.00	95°34'46"	27.56
C17	33.50	472.50	4°03'44"	16.76
C18	17.76	137.50	7°24'07"	8.89
C19	20.99	162.50	7°24'07"	10.51
C20	27.52	527.50	2°59'22"	13.76
C21	99.36	527.50	10°47'33"	49.83

LEGAL DESCRIPTION

CORAL SPRINGS CONDOMINIUMS-PHASE 2

Beginning at a point which is North 002°33' East 1277.25 feet along the East Section line and North 900°00' West 87.63 feet from the East Quarter Corner of Section 5, Township 42 South, Range 14 West, Salt Lake Base and Meridian; running thence North 263°13' East 81.93 feet; thence North 440°148' East 83.44 feet; thence North 821°28' East 22.53 feet; thence North 3521°12' East 32.16 feet; thence North 0651°27' East 71.80 feet; thence North 0817°25' West 63.99 feet; thence North 0821°13' West 234.60 feet; thence North 4607°26' East 228.53 feet; thence North 3114°23' East 139.61 feet; thence North 2140°20' East 144.72 feet; thence North 1714°24' East 73.02 feet to the point of curvature of a 527.50 foot radius curve concave to the right, the radius point of which bears South 2103°44' West; thence Southeasterly 360.20 feet along the arc of said curve through a central angle of 3907°25' to the point of non-tangency; thence North 6130°04' East 103.87 feet to the point of curvature of a 275.00 foot radius curve concave to the left; thence Northeasterly 27.88 feet along the arc of said curve through a central angle of 548°34' to the point of non-tangency; thence South 3418°29' East 50.00 feet; thence South 3030°41' East 119.09 feet; thence South 5929°19' West 152.44 feet; thence South 2029°44' West 153.47 feet; thence North 8414°12' West 63.51 feet; thence South 4104°16' West 310.01 feet; thence South 1632°00' West 292.85 feet; thence South 5208°16' West 223.04 feet; thence North 01°06°52' West 30.14 feet; thence North 47°54°24' West 160.22 feet; thence North 63°20°10' West 60.60 feet to the point of beginning.

Containing: 9.77 Acres

LEGEND:

- POINT NOT SET
- SET 5/8" REBAR AND PLASTIC CAP STAMPED RLS 4804681 (UNLESS OTHERWISE NOTED)
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ▲ SET STANDARD HURRICANE CITY MONUMENT - CLASS I
- ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS II
- ⊕ IDENTICAL POINTS-ABOVE AND/OR BELOW
- PUBLIC UTILITY EASEMENT (PUE)
- ▨ LIMITED COMMON AREA
- ▨ PRIVATE OWNERSHIP
- ▨ COMMON AREA
- ▨ ASPHALT-COMMON AREA
- ▨ SIDEWALK-COMMON AREA

NORTHWEST CORNER SEC. 4,
T.42S., R.14W., SLB&M 3-1/4" 1974
WASHINGTON CO. BRASS CAP

CENTERLINE MONUMENT TABLE

MONUMENT	LENGTH	BEARING
MON #1 TO #2	224.67'	N41°52'39"E
MON #2 TO #3	603.57'	N37°12'37"E
MON #3 TO #4	96.34'	N32°05'24"E
MON #4 TO #5	227.94'	N25°44'56"E
MON #5 TO #6	52.81'	N40°58'11"W
MON #6 TO #7	182.29'	N08°02'01"W
MON #7 TO #8	46.49'	N13°34'02"W
MON #8 TO #9	246.48'	N15°57'12"E
MON #9 TO #10	546.51'	N78°40'53"W

SURVEY TIES FOR INDIVIDUAL BUILDINGS

BUILDING "D"		DESCRIPTION OF BUILDING TIES FROM THE EAST 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN ALONG THE EAST SECTION LINE
BUILDING "D"	N00°22'33"E 1255.27 FEET, THENCE N90°00'00"E 84.49 FEET TO THE MOST NORTHWESTERLY CORNER OF BUILDING "D".	
BUILDING "E"		DESCRIPTION OF BUILDING TIES FROM THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN ALONG THE EAST SECTION LINE
BUILDING "E"	S00°22'33"W 871.19 FEET, THENCE N90°00'00"E 304.79 FEET TO THE MOST NORTHERLY CORNER OF BUILDING "E".	
BUILDING "F"	S00°22'33"W 704.22 FEET, THENCE N90°00'00"E 263.23 FEET TO THE MOST NORTHERLY CORNER OF BUILDING "F".	
BUILDING "G"	S00°22'33"W 604.82 FEET, THENCE N90°00'00"E 351.44 FEET TO THE MOST WESTERLY CORNER OF BUILDING "G".	
BUILDING "H"	S00°22'33"W 831.45 FEET, THENCE N90°00'00"E 489.69 FEET TO THE MOST SOUTHWESTERLY CORNER OF BUILDING "H".	
BUILDING "I"	S00°22'33"W 652.25 FEET, THENCE N90°00'00"E 597.85 FEET TO THE MOST NORTHWESTERLY CORNER OF BUILDING "I".	

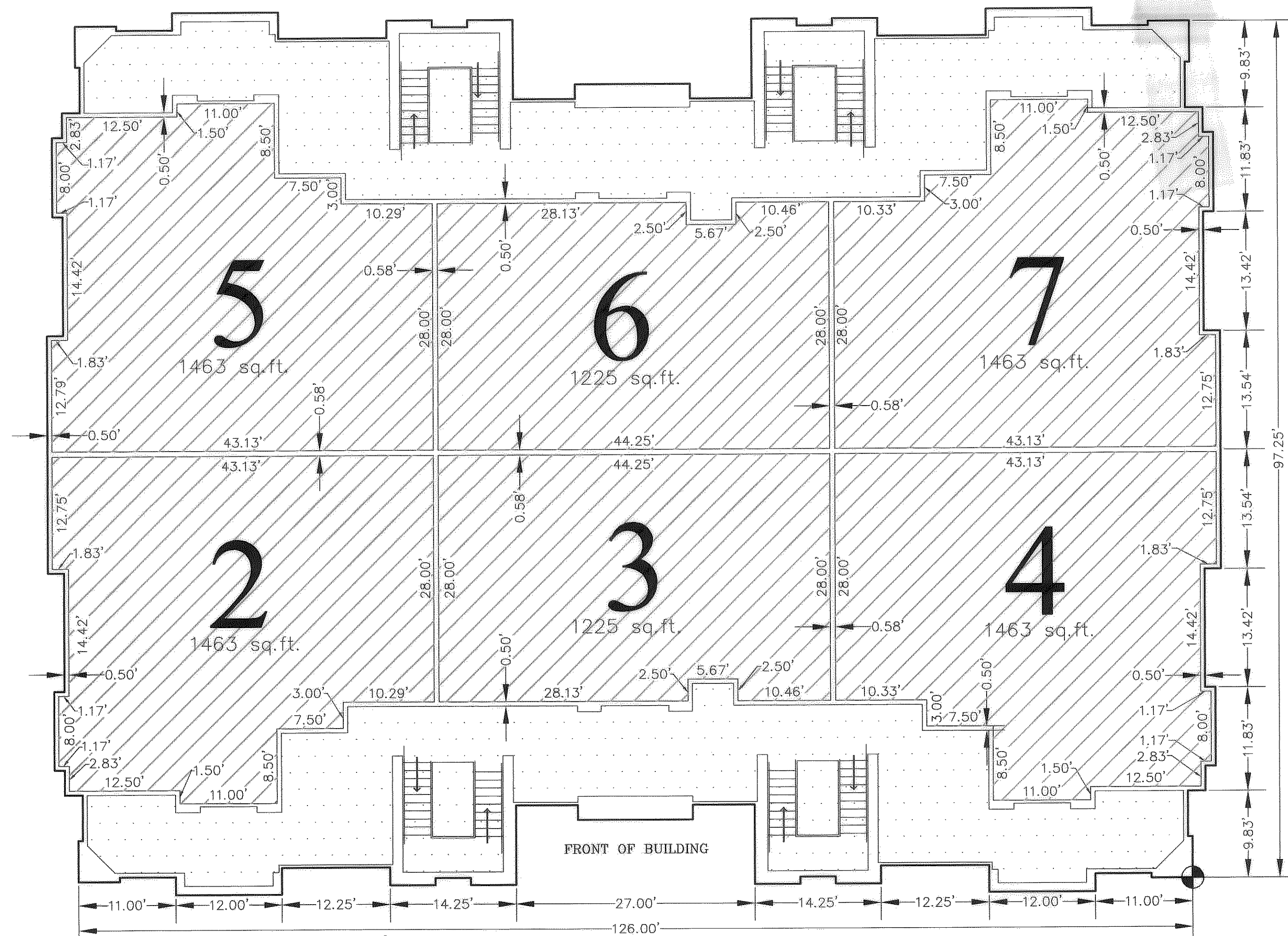
DATE:	7-11-07
JOB NUMBER:	4151-05
SCALE:	1" = 40'
DRAWN BY:	CAC
CHECKED BY:	MWB
DATE:	8-1-07
REVISIONS:	
CITY COMMENTS:	
FILE NAME:	CONDO - FLIP172.dwg

ALLIANCE CONSULTING
A Planning and Engineering Firm

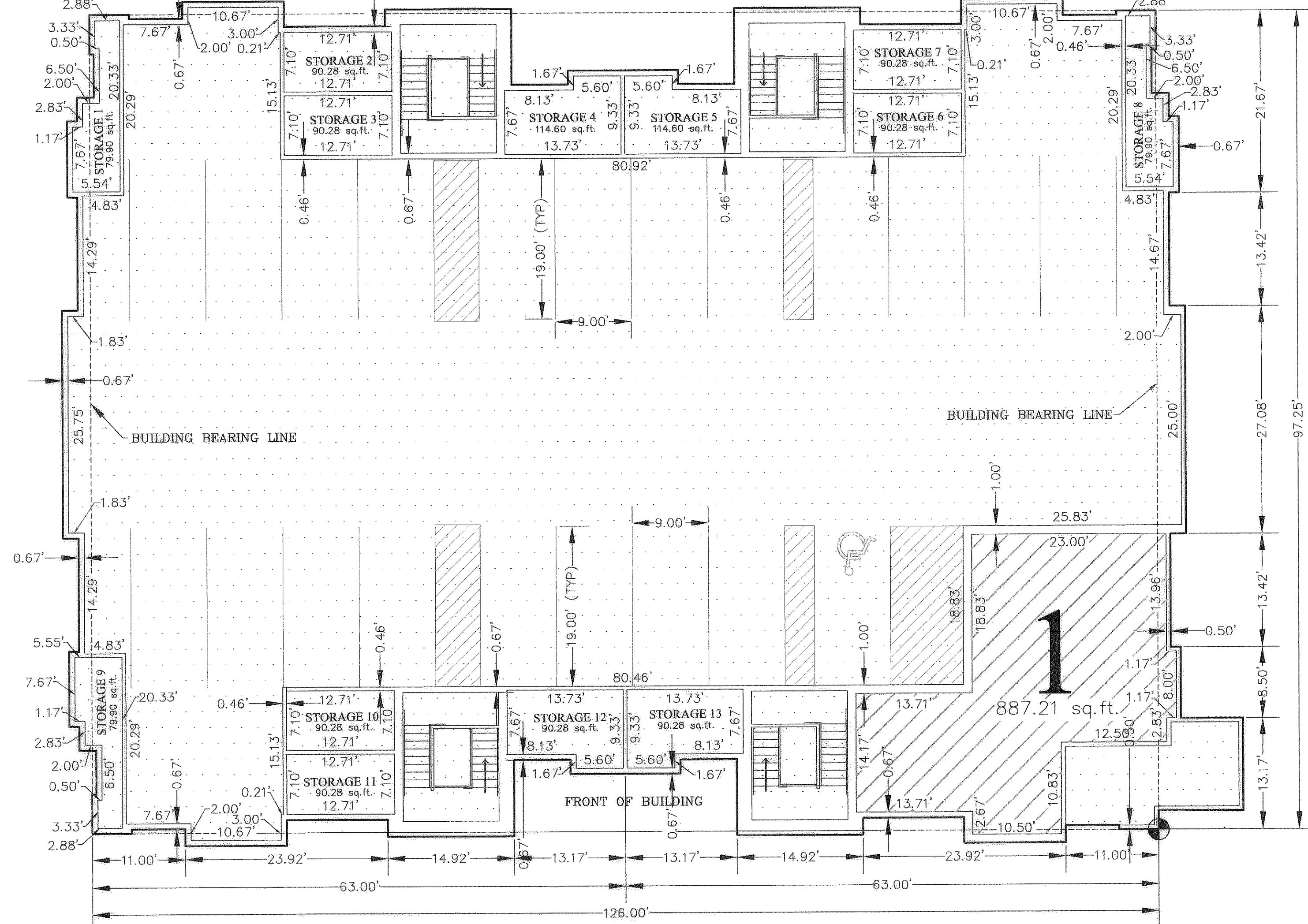
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-5577 Tel (435) 673-8060 Fax (435) 673-8065

FINAL PLAT FOR CORAL SPRINGS CONDOMINIUMS PHASE 2
LOCATED IN SEC 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M. CITY OF HURRICANE, WASH. CO., UTAH

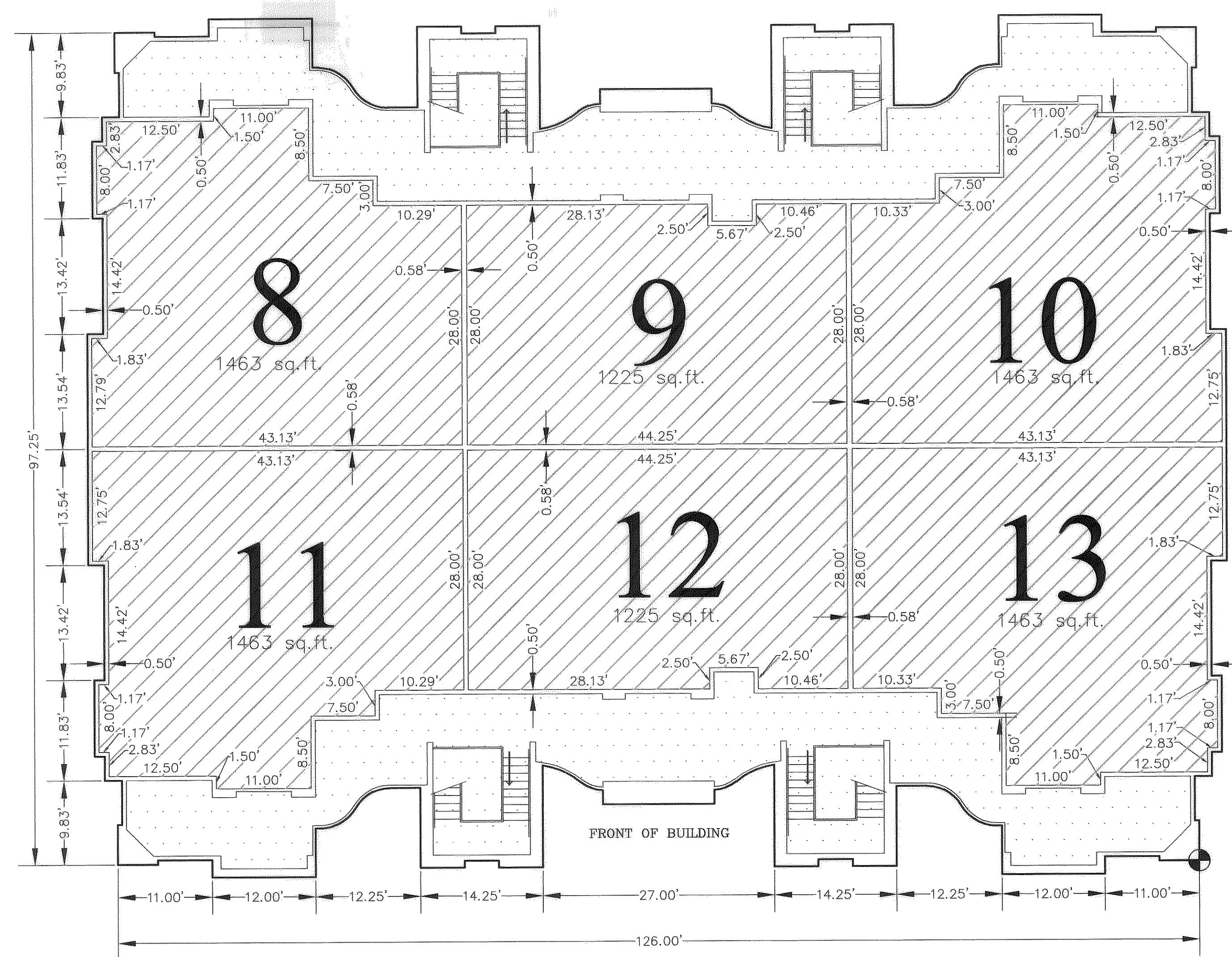
FIRST FLOOR PLAN



GARAGE FLOOR PLAN



SECOND FLOOR PLAN



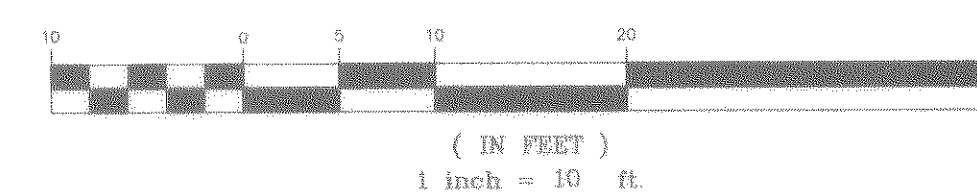
NOTES

- Limited common areas include the underground parking spaces designated for use by Unit Owners in a particular Building or otherwise assigned to particular Units. Limited Common Areas also include, but are not limited to, any shutters, awnings, window boxes, doorsteps, porches, or other apparatus or area intended to serve a particular unit, but located outside the boundaries of the Units.
- Drawing represents buildings "D, G, H, I" Buildings "E & F" are mirror images of the drawing. Front of building is bottom of drawing.

LEGEND:

- POINT NOT SET
- SET 5/8" REBAR AND PLASTIC CAP STAMPED RLS 4604681 (UNLESS OTHERWISE NOTED)
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ▲ SET STANDARD HURRICANE CITY MONUMENT - CLASS I
- ◆ SET STANDARD HURRICANE CITY MONUMENT - CLASS II
- IDENTICAL POINTS-ABOVE AND/OR BELOW
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP
- COMMON AREA
- ASPHALT-COMMON AREA
- SIDEWALK-COMMON AREA

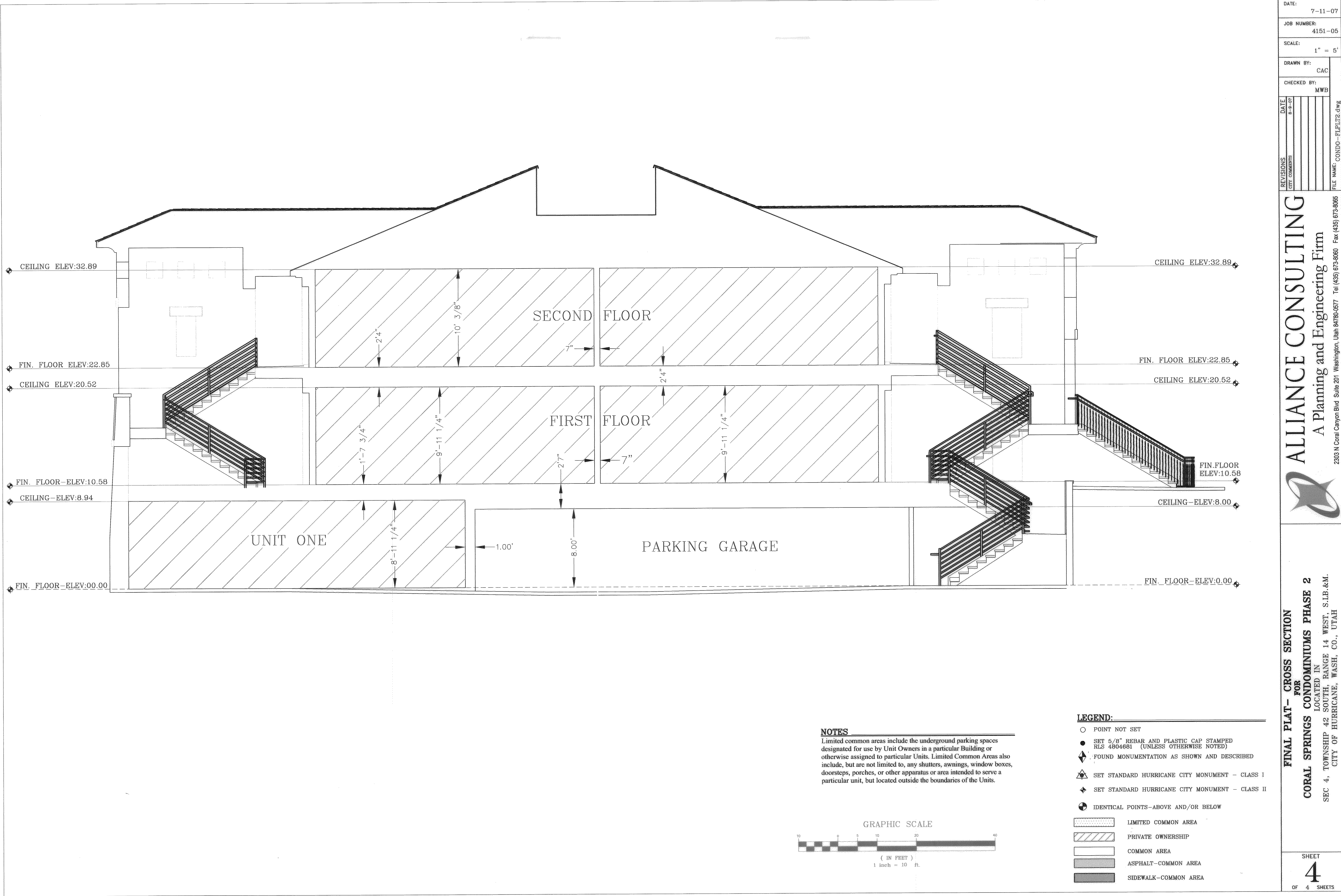
GRAPHIC SCALE

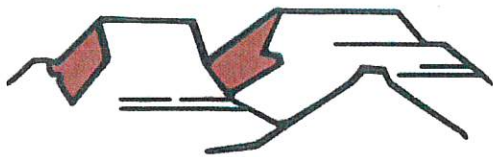


DATE:	7-11-07
JOB NUMBER:	4151-05
SCALE:	1" = 10'
DRAWN BY:	CAC
CHECKED BY:	MWB
DATE:	8-8-07
REVISIONS:	
CITY COMMENTS:	
FILE NAME:	CONDO - FLIP1112.dwg

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-5677 Tel (435) 673-8060 Fax (435) 673-8065

FINAL FOR
CORAL SPRINGS CONDOMINIUMS PHASE 2
LOCATED IN
SEC 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.1.B.&M.
CITY OF HURRICANE, WASH. CO., UTAH





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. 2023-PSP-01
Receipt No. _____

Name: Washington County Telephone: 435-634-5714

Address: 197 E Tabernacle St, St. George, UT 84770 Fax No. _____ Phone: (435) 634-5714

Email: Nicholle.Felshaw@washco.utah.gov Agent Email: JM@mrwdesign.com

Agent (If Applicable): Jeff Mathis Telephone: 435-628-2377

Address/Location of Subject Property: Approximately 5700 W regional park Rd.

Tax ID of Subject Property: H-4-2-3-1202 Zone District: PF - Public facility

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

Wash. co. Fairgrounds EOC/Parks Building

This application shall be accompanied by the following:

Kurt Gardner 691-3123

- ☒ 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: _____

Agenda Date:	01/13/2022
Application Number:	2023-PSP-01
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Washington County
Agent:	Jeff Mathis
Request:	Approval of a Preliminary Site Plan
Location:	Approximately 5700 W Regional Park Road
Zoning:	Open Space
General Plan Map:	Public

Discussion:

The applicant has filed a preliminary site plan for a new office and warehouse building for the Washington County Parks Department and EOC. This is located near the northwest corner of the Quail Creek Industrial Park along Regional Park Road.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** Must extend the main feeder from the closest switch in front of the Fairgrounds. Must make 6" tie in with Dennett property. Must provide Power Dept with power needs and details. County must hire Hurricane City Power pre qualified electrical contractors.
3. **Water:** They show a water meter but no water connection
4. **Street:** Okay with site plan.
5. **Sewer:** Connect to off-site sewer. Coordinate with Dennett Construction for connection.
6. **Engineering:** Regional Park Road is a planned 77' ROW cross section with 12' trail on the east side. It appears Regional Park Road has not been dedicated to the public.
7. **Fire:** No comment
8. **Phone:** No comment
9. **Gas:** No comment



Staff Comments: Preliminary Site Plan

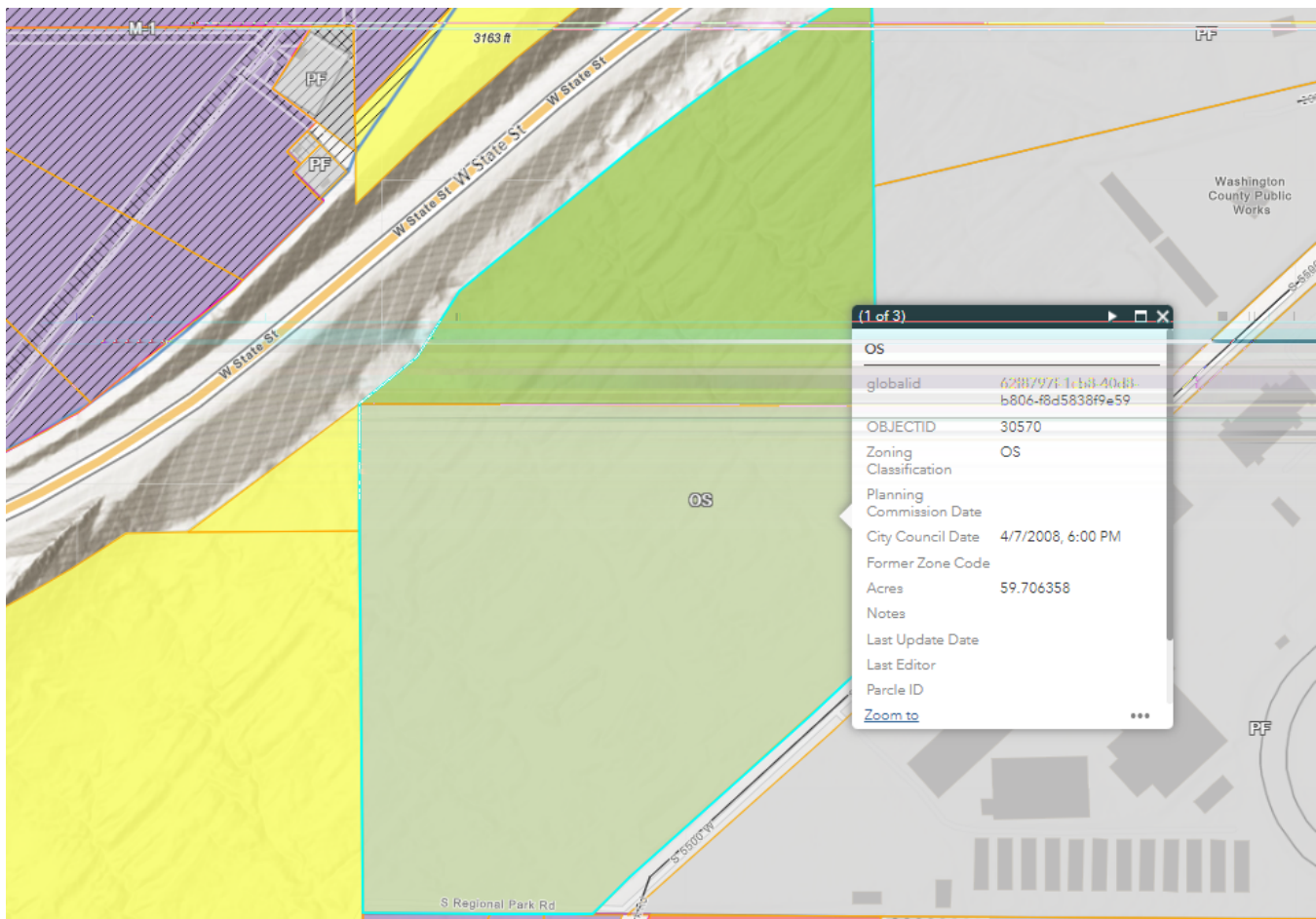
1. The property is zoned Open Space due to the proximity to the Purgatory Cliffs. Based on the slope map and contours in the area it appears that this area may be buildable, with a sensitive lands application. However, what they are proposing, office and warehouse storage for the Parks Department and Emergency Operations Center, is not a permitted use in Open Space zoning. The land use table for this use does allow for “Parks” to be constructed within Open Space, which is defined as follows in 10-3-4:

Park means a playground or other area or open space providing opportunities for active or passive recreational or leisure activities. Excludes areas for motocross, drag racing, shooting and similar activities.

For more detail, please see the land use table and zoning map below.

Use	Zones	
	<i>Open Space</i>	Public Facilities
Agricultural uses:		
Agricultural business	P	N
Animal specialties	P	N
Animals and fowl for recreation and family food production	P	N
Stable, private	P	N
Public and civic uses:		
Airport	N	P
Auditorium or stadium	N	P
Cemetery	N	P
Church or place of worship	N	N
Club or service organization	N	N
College or university	N	P
Cultural service	N	P
Golf course	N	P
Hospital	N	P
Park	P	P
Post Office	N	P
Protective service	N	P
Reception center	N	P
School, elementary, middle, or high	N	P
School, vocational	N	P
Utility, major 2	P	P
Utility, minor 2	P	P
Utility substation 2	P	P
Commercial uses:		
Animal hospital	N	N

Child care center 1	N	P
Club, private	N	N
Licensed family child care 1	N	N
Parking lot, public	N	P
Recreation and entertainment, outdoor	N	P
Research service	N	N
Residential certificate child care 1	N	N
Temporary trailer	N	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial uses:		
Mineral extraction	N	N



- The plans indicate that the zoning is M-1 and the General Plan is manufacturing. The zoning is Open Space and the General Plan is Public.

3. Parking Requirements:

Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
Warehouse, self-service storage	1 space per employee on highest employment shift	

Per their calculations 25 parking stalls are required and 25 are provided

4. 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 as well as 18% of the site being landscaped.

Sec. 10-32-5. Required landscaping.

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

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

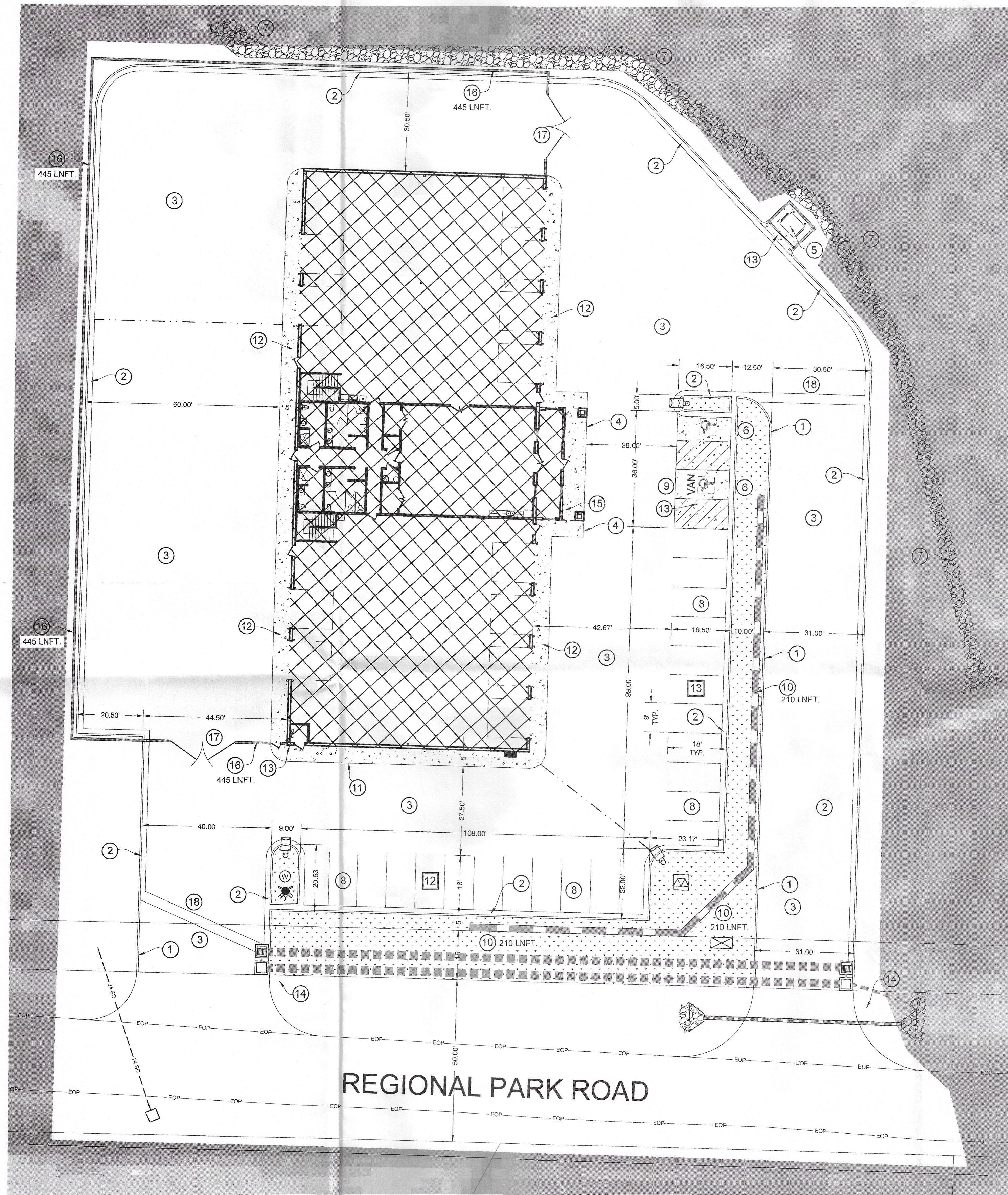
- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The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

5. The address on the site plan is incorrect. The actual address is approximately 5700 W Regional Park Road.
6. The applicant will need to turn in a sensitive lands application due to the slopes on the property.
7. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed.*

Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends tabling this application until the zoning issue is resolved. Staff would recommend that the City work with the county to get the zoning issues resolved.

Use	Zones	
	Open Space	PF
Agricultural uses:		
Agricultural business	P	N
Animal specialties	P	N
Animals and fowl for recreation and family food production	P	N
Stable, private	P	N
Public and civic uses:		
Airport	N	P
Auditorium or stadium	N	P
Cemetery	N	P
Church or place of worship	N	N
Club or service organization	N	N
College or university	N	P
Cultural service	N	P
Golf course	N	P
Hospital	N	P
Park	P	P
Post Office	N	P
Protective service	N	P
Reception center	N	P
School, elementary, middle, or high	N	P
School, vocational	N	P
Utility, major 2	P	P
Utility, minor 2	P	P
Utility substation 2	P	P
Commercial uses:		
Animal hospital	N	N
Child care center 1	N	P
Club, private	N	N
Licensed family child care 1	N	N
Parking lot, public	N	P
Recreation and entertainment, outdoor	N	P
Research service	N	N
Residential certificate child care 1	N	N
Temporary trailer	N	P
Wireless telecommunication facility	See section 10-50-5, table 1	
Industrial uses:		
Mineral extraction	N	N



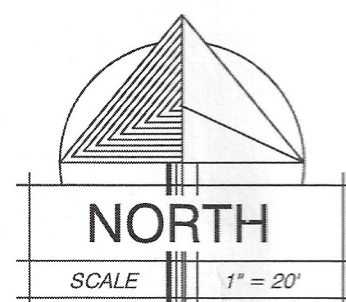
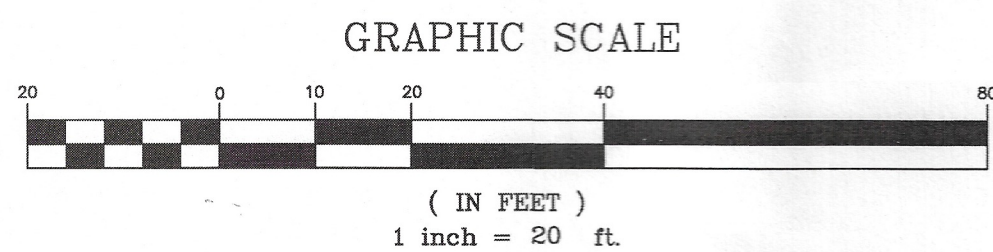
SITE PLAN
SCALE: 1" = 20'

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
Call
before you
Dig
1-800-662-4111
BLUE STAINS LOCATION CENTER, UTAH

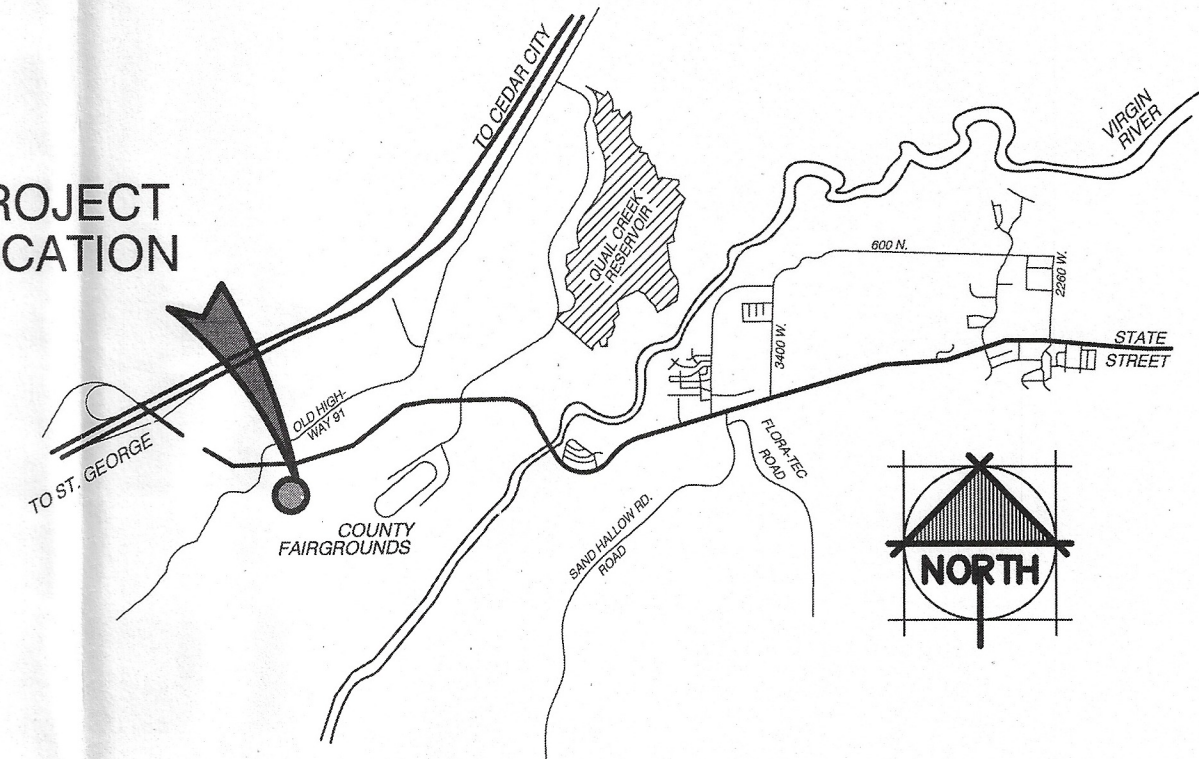
LEGEND

- = BUILDING AREA
(SEE ARCHITECTURAL PLANS FOR DETAILS)
- = ASPHALT AREA
- = CONCRETE AREA
- = LANDSCAPE AREA

- = PARKING SPACE QUANTITY
- INSTALL 8" PARKING LOT CURB
(PER DETAIL "A" ON SHEET C4.1)
- INSTALL 24" PARKING LOT CURB
(PER DETAIL "B" ON SHEET C4.1)
- INSTALL ASPHALT PARKING SECTION
(PER DETAIL "C" ON SHEET C4.1)
- ACCESSIBLE AREA CONCRETE
TO BE FLUSH W/ ASPHALT
- INSTALL DUMPSTER ENCLOSURE
(PER DETAIL "E" ON SHEET C4.1)
- INSTALL ACCESSIBLE PARKING SIGN
(PER DETAIL "G" ON SHEET C4.1)
- INSTALL ROCK LINED DRAINAGE CHANNEL, SEE GRADING PLAN
- 4" WIDE PAINTED WHITE PARKING STRIPES AS SHOWN
- INSTALL PAINTED ACCESSIBLE PARKING SPACE SYMBOL
- INSTALL CONCRETE BLOCK RETAINING WALL, SEE GRADING PLAN
- INSTALL 5" WIDE THICKENED EDGE CONCRETE SIDEWALK
SEE DETAIL "F" ON C4.1 (4" THICK CONCRETE OVER 4" TYPE II BASE)
- INSTALL 4" THICK CONCRETE OVER 4" COMPACTED ROAD
BASE AS SHOWN
- REMOTE FIRE DEPARTMENT CONNECTION LOCATION, PROVIDE
KNOX CAPS
- INSTALL STOP & STREET SIGN AS PER HURRICANE CITY STANDARDS
- PROVIDE KNOX KEY BOX AND KEY MOUNTED TO BUILDING
- 6" C.M.U. BLOCK WALL, SEE SITE DETAIL X/C8.1
- 20' METAL GATE
- 3" WIDE, CONCRETE VALLEY GUTTER, SEE DETAIL "D" ON SHEET C4.1



PROJECT
LOCATION



VICINITY MAP

N.T.S.

PROPERTY INFO

PROPERTY ADDRESS = H-4-2-3-1202
APPROX. 5320 W REGIONAL PARK RD.
HURRICANE, UTAH 84737

OWNER / DEVELOPER:

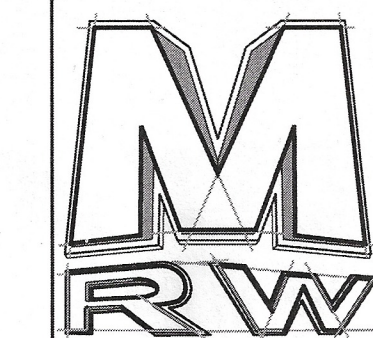
WASHINGTON COUNTY UTAH
AGENT: JEFF MATHIS
75 EAST 100 SOUTH
ST. GEORGE, UTAH 84770
(435) 628-2377
WWW.MRWDESIGN.COM

SITE PLAN NOTES

- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
- THE CONTRACTOR IS REQUIRED TO CALL THE CITY FOR INSPECTION OF ALL IMPROVEMENTS RELATED TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE IN A PUBLIC RIGHT-OF-WAY.
- ANY NECESSARY MODIFICATIONS TO APPROVED DESIGNS/PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER AND CITY PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE CONTAINED ON THE SUBJECT SITE ONLY. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED LOT/SITE AREA.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
- A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND CONTROL AIRBORNE PARTICLES/DUST.
- UNLESS SHOWN OTHERWISE ON THESE PLANS, ALL CONSTRUCTION SHALL CONFORM TO THE "INTERNATIONAL BUILDING CODE" AND ALL RELATED LATEST EDITION CODE BOOKS AS ADMINISTERED BY ST. GEORGE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF, AND PROJECTION OF ALL EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
- ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY, SPECIFICALLY APPENDIX "J" OF THE INTERNATIONAL BUILDING CODE.
- OWNER/CONTRACTOR SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE THE COMMENCEMENT OF CONSTRUCTION. SIZE OF SIGN, SIZE OF LETTERING, AND PLACEMENT LOCATION SHALL BE APPROVED BY ST. GEORGE CITY PRIOR TO INSTALLATION. SIGN SHALL LIST PROJECT NAME, CONTRACTOR COMPANY NAME, CONTRACTOR PHONE CONTACT INFORMATION AND GRADING PERMIT NUMBER.
- A MANDATORY PRE-CONSTRUCTION MEETINGS WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING, OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICES INSPECTORS.
- ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT VEHICULAR OPERATORS VIEW.

PROJECT INFORMATION

ZONING - M1	
MASTER PLAN - MANUFACTURING	
NEW BUILDING HEIGHT: 23'-2"	
OCCUPANCY TYPE: A-3,S-1	
CONSTRUCTION TYPE: V-B	
BUILDING WILL BE FIT W/AUTOMATIC FIRE SPRINKLER	
TOTAL SITE AREA: 2.18 ACRES; 95,028 sq. ft.	
MAIN FLOOR BUILDING AREA (FOOTPRINT)	15,000 SQ. FT.
	16% OF SITE
PARKING/IMPERVIOUS AREA	63,290 SQ. FT.
	66% OF SITE
LANDSCAPE/Common Area	17,400 SQ. FT.
	18% OF SITE
PARKING DATA	
OFFICE AREA 3,976 SQFT. @ (1 PER 250 SQFT.) = 15 SPACES	
WAREHOUSE AREA 10,724 SQFT. @ (1 PER 1,000 SQFT.) = 10 SPACES	



DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

SITE PLAN
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH

C2.1
OF SHEETS



Title



Legend

Parcels

Ownership

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

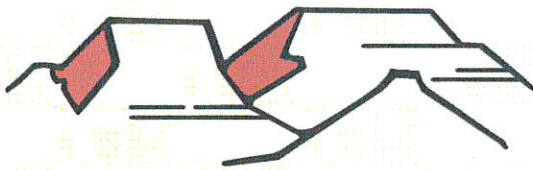


Notes

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



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. 2023-PSP-02

Receipt No. 8-164215

Name: TODD LANGSTON Telephone: 435-632-8544

Address: 205W. 1440 S. HURRICANE Fax No. _____

Email: TODDLANGSTON@GMAIL.COM Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 113W 440 S. HURRICANE

Tax ID of Subject Property: H-357-B Zone District: MH/RV

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 8 - ADDITIONAL SPACES

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: _____

Agenda Date:	01/12/2023
Application Number:	2023-PSP-02
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Todd Langston
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	113 W 400 S
Zoning:	MH/RV
General Plan Map:	Single Family



Discussion: The applicant is the owner of the Robert's Roost RV Park. They wish to add eight more units to the existing development on the property to the west. This matches the existing zoning on the property and preliminary site plan is required to expand the use.



JUC Comments

The following items will need to be addressed.

1. **Public Works:** All water mains in private streets need to be ductile iron
2. **Streets:** Are utility tie-ins coming off 400 S?
3. **Fire:** Denied. Second access or turnaround required. No hydrants shown, possible addition of hydrants.
4. **Water:** No comments
5. **Engineering:** Site plan does not meet usual standards for a preliminary site plan. Existing conditions aren't shown. Will these lots be subdivided? MH/RV zone is less than 5 acres. Development standards for MH/RV zone apply
6. **Sewer:** Replace existing 4" lateral with 6" line. Install new manholes. Connect 4" laterals from each new lot to the new 6" line.
7. **Power:** New areas will be required to go through the JUC process. New units will be underground wire, need to get with Hurricane Power.
8. **Cable:** No comments
9. **Phone:** Add CenturyLink comments for construction drawings. Will require PUE and joint trench

Staff Comments: Preliminary Site Plan

1. *Manufactured/mobile home park means a lot (or contiguous lots) under single ownership or control designed and planned to accommodate the placement of manufactured/mobile homes on leased or rented spaces pursuant to the requirements of chapter 43 of this title. The current development has a mixture of RV's and manufactured homes, but is all long term residents. This use has been broadly grandfathered in this development; however for these new units the City would only allow manufactured/modular homes.*
2. *Per Table 10-43-1, "Park must remain a single parcel"*
3. *The park is just under 4 acres. Mobile Home Park requires a total of 10 Acres. The park is a legal non-conforming use. Staff is currently reviewing the code to see if an expansion of use within the park will be permitted.*
4. *Hurricane City code requires that each lot for a mobile home park be a total of 4,000 sq. ft. Each of these spaces are a total of about 1,300 sq. ft. which do not comply.*
5. *10% of the area would be required be to for open space, which should be shown for the site. Common/open space within the development would count. This area proposed for development is currently serving as open space.*
6. *The minimum lot width is 50', each lot is 25'. The minimum required depth is 70', and these lots are 50'*
7. *Parking will presumably be on the individual lots. Per code one space is required per lot.*
8. *A storm drainage plan will be required with the construction drawings*
9. *Staff has concerns about site and if the property can meet fire code, as indicated by the fire district. The applicant needs to reach out to the fire and resolve their concerns prior to moving forward with any approval.*
10. *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends that the City table or deny the item until the applicant can address the following:

Main Items of Concerns

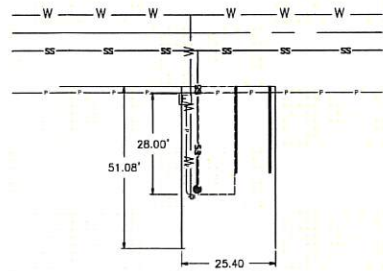
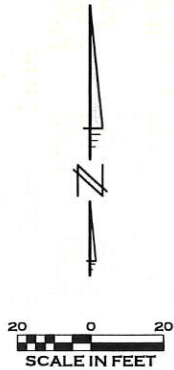
- Lot Size, Width, and Depth.
- Open Space
- Non conforming development size
- Plan was denied by the Fire District.



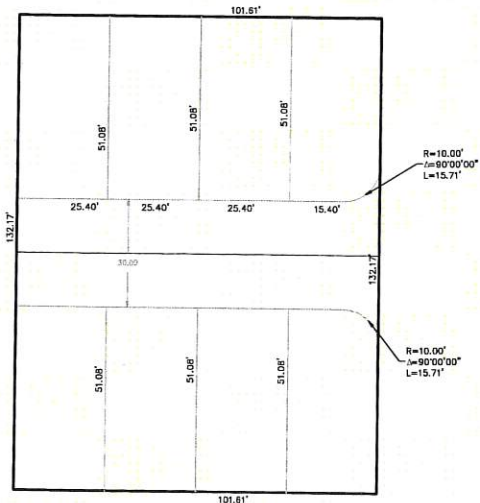
PROJECT LOCATION

PROPERTY SUMMARY

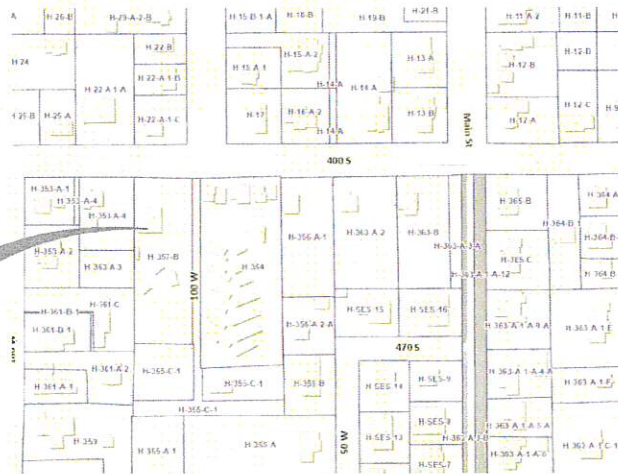
ROBERTS ROOST TOTAL PROPERTY: 2 AC
TOTAL RV SPACES: 33 SPACES



TYPICAL UTILITY LOCATIONS



8-UNIT ADDITION



PROJECT VICINITY

SITE PLAN

TODD LANGSTON
ROBERTS ROOST RV PARK EXPANSION
HURRICANE CITY, WASHINGTON COUNTY,
UTAH
PARCEL: H-357-B
113 WEST 400 SOUTH, HURRICANE
OWNER: TL & JL FAMILY HOLDINGS LC



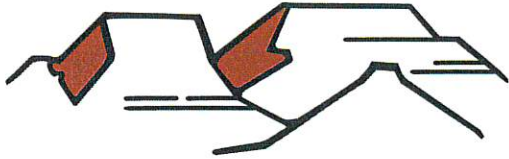
REVISIONS		
NO.	DATE	REVISIONS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1100 WEST, SUITE 3, HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-2325

ROBERTS ROOST EXPANSION
FOR
ROBERTS ROOST RV PARK
TODD LANGSTON
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.:
LANGSTON
DATE:
11-02-2022
FILENAME:
SCALE:
SHOWN

SHEET
1
OF 1



PLANNING & ZONING
HURRICANE CITY
UTAH

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

CONDITIONAL USE PERMIT

For office use only: \$250.00 Fee
File No. 2023-CUP-01
Receipt No. 8-164338-\$50
8-163994-\$200

APPLICATION & SUBMITTAL CHECKLIST

Name: Eric Shorr Telephone: 435-229-5900
Address: 53W 100N. Fax No. _____
Email: gm@majesticviewlodge.com Agent Email: Greg@GLBuilder.com
Agent (If applicable): Greg Esteban Agent's Phone: 435-338-1727
Address of Subject Property: 53W 100W
Tax ID of Subject Property: H-158-A-1 Zone District: GC
Proposed Conditional Use: (Describe, use extra sheet if necessary) Auxiliary Building

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

Agenda Date:	01/12/2023
Application Number:	2023-CUP-01
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Eric Shorr
Agent:	Greg Esteban
Request:	A conditional use permit for a building with a greater size and height
Location:	53 W 100 N
Zoning:	GC
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 2,028 sq. ft. and 23’10” tall auxiliary building. This property is zoned General Commercial, however HCC 10-15-3 states: “*In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.*” Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building in the R1-8 zoning to be 500 sq. ft. and 16’ tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

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

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section: ...

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

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

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

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

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

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

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

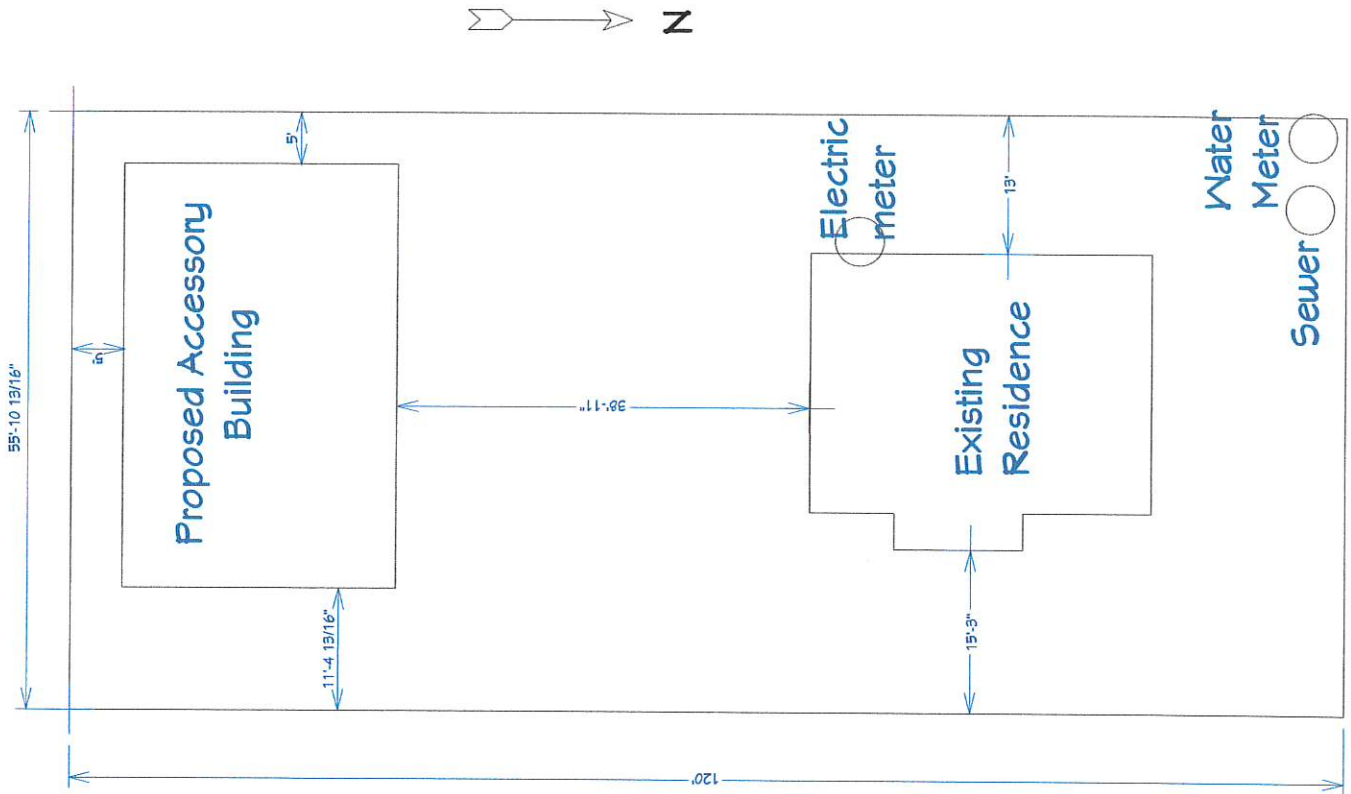
This accessory building is larger than the main home, however the applicant indicated to staff this will mostly be used as a woodshop and sewing room.

Findings:

1. The proposed building is not greater than two stories, however no plans have been submitted that indicate if the building will be of compatible architecture with the home. The applicant has indicated they will be.
2. This plan leaves more than 50% of the lot unencumbered by building
3. The building will be set off at least 5 feet off all property lines

Recommendation: Staff recommends approval of a conditional use permit.

Building SF: 2028
Height: 23' 10"





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. 2023-FSP-01
Receipt No. 8164542

Name: Standard Plumbing Telephone: _____
Address: 9150 South 300 West, Sandy, Utah Fax No. _____
Agent (If Applicable): EA Architecture / Chad Spencer Telephone: 801-450-5113
Email: _____ Agent Email: chad@studio-ea.com
Address/Location of Subject Property: 1621 W and 1639 W State Street
Tax ID of Subject Property: H-3-1-33-3224 Zone District: _____
Proposed Use: (Describe, use extra sheet if necessary) A retail and warehouse facility

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

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

The following shall be shown on separate sheets:

1) Site plan including:

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



STAFF COMMENTS

Agenda Date:	01/12/2023
Application Number:	2023-FSP-01
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Standard Plumbing
Agent:	EA Architecture/Chad Spencer
Request:	Approval of a Preliminary Site Plan
Location:	1621 and 1639 W State St
Zoning:	HC
General Plan Map:	Commercial

Discussion:

The applicant has filed a final site plan for a retail store and warehouse for Standard Plumbing. This site is located on State St between the Dollar Tree and the Baptist Church.

JUC Comments

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

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

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

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
4. The lot is flat and the staff does not have any concerns about slopes on the property.
5. **Outdoor Lighting:** The applicant has not provided an outdoor lighting plan
6. The application has not provided renders for the building which comply with Hurricane City Code.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend continuing this item until an outdoor lighting plan and building renderings are provided.

STANDARD PLUMBING

A vicinity map showing the site location. The map includes a grid of streets. A horizontal street is labeled "Slate Street". A vertical street to the left is labeled "1760 West Street". A vertical street to the right is labeled "1150 West Street". A horizontal street at the bottom is labeled "400 South Street". A small shaded rectangular area is labeled "Site" with a line pointing to it. To the left of the site, a vertical street is labeled "2000 W." and a horizontal street is labeled "200 South". Above the site, a label "Cottonwood Estates Subdivision" has a line pointing to a specific area. Other labels include "West" and "1580". A compass rose icon is present, and the text "Vicinity Map Not to Scale" is written.



- | | |
|--------|-------------------------|
| C1 | SITE PLAN |
| C2 | UTILITY PLAN |
| C3 | GRADING & DRAINAGE PLAN |
| C4 | EROSION CONTROL PLAN |
| C5 | BMP DETAILS |
| C6 | DETAIL SHEET |
| C7 | DETAIL SHEET |
| C8 | DETAIL SHEET |
| C9 | UDOT DETAILS |
| ALTA | ALTA SURVEY |
| LP-100 | LANDSCAPE PLAN COVER |
| LP-101 | LANDSCAPE PLAN |
| LP-501 | LANDSCAPE DETAILS |
| IR-100 | IRRIGATION PLAN COVER |
| IR-101 | IRRIGATION PLAN |
| IR-501 | IRRIGATION DETAILS |
| IR-502 | IRRIGATION DETAILS |
| IR-503 | IRRIGATION DETAILS |
| E101 | ELECTRICAL SITE PLAN |

1. ALL CONSTRUCTION TO BE PER CITY OF HURRICANE CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. PROJECT TO BE CONSTRUCTED IN ONE PHASE.
3. SITE LIGHTING SEE ELECTRICAL SITE PLAN SHEET E101.

PROPERTY AREA:	2,165 ACRES/94,315 S.F. = 100%
COMMON DRIVE AISLE:	6,367 S.F. = 6.8%
LANDSCAPE AREA:	13,798 S.F. = 14.6%
BUILDING AREA:	32,000 S.F. = 33.9%
PARKING/WALK AREA:	42,150 S.F. = 44.7%

PARKING LOT AREA: 17,980 S.F.
PARKING LOT LANDSCAPE AREA: 2,857 S.F. = 15.89%
ZONE: HC HIGHWAY COMMERCIAL

REQUIRED PARKING STALLS:
10,000 S.F. RETAIL @ $\frac{1}{200}$ S.F. = 40
22,000 S.F. WAREHOUSE @ MAX EMPLOYEE = 10
TOTAL REQUIRED STALLS: 50
PARKING PROVIDED INCLUDING ADA = 61 STALLS
ADA STALLS REQUIRED: 3 STALLS
ADA STALLS PROVIDED: 3 STALLS (INCLUDES 1 VAN STALL)

SEE ALTA SURVEY FOR PROPERTY
BOUNDARIES/DIMENSIONS OF THIS LOT.



LAND SURVEYOR:
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801-521-8529

PROPERTY OWNER: RICHARD N. REESE FAMILY LLC
PO BOX 708490
SANDY, UT 84070

EXCEL
ENGINEERING
David W. Peterson, P.E., License #27039
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

REVISIONS		
Rev.	Date	Description
1	08/08/22	REVISED PER JUC REVIEW COMMENTS

[illegible]

	STANDARD PLUMBING	
	HURRICANE	UTAH

Drawn by: D.W.P.	SITE PLAN	Scale: 1"=20'
Designed by: D.W.P.		Date: 06/03/22
Checked by: D.W.P.		C1

Page 218 of 285

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Site Conditions
 2. Containers
 3. Maintenance
 4. Soil Amendments
 5. Fertilization
 6. Landscape Edging
 7. Permit and Installing Plant
 8. Turf Planting
 9. Weed Barrier

1.2 SITE CONDITIONS

- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents as at a variance with the applicable laws, building codes, rules, regulations, or contain obvious omissions or uncorrected information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

- A. Other Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

- A. Unsubstituted substitutions will not be accepted. If owner's substituted specific plants or plant sizes are unavailable, written substitution requests will be considered for the contract equipment, plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for maintenance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be postponed to be designated areas of a project.

1.7 MAINTENANCE

- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the maintenance period commences. This maintenance is to include watering, weeding, cultivating, fertilizing, monitoring water activities, controlling insects and diseases, re-grassing and staking, and all other operations or care necessary for the promotion of new growth and plant life so that all plants are in a condition satisfactory at the end of the maintenance period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance of the trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not planted shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) inch by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/ Rock: See Plans. All plants beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for tree areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. pH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 millimhos per centimeter
 - c. SAR (sodium absorption ratio): < 3.0
 - d. % OM (percent organic matter): > 1%
 - e. Texture (particle size per USDA soil classification): Sand < 70%; Clay < 30%; Silt < 70%; Stone fragments (greater or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 16 month old as specified on plans (or approved equal) that has been cut from the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging: six (6) inches by four (4) inches extended concrete curb made up of the following materials:
- a. Washed mortar and face of organic material.
 - b. Portland Cement (see concrete specs below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive sulfate environment of Portland cement-based composites.
 - d. Only potable water for mixing.
- I. Landscape Metal Edging: 3.3" steel edging with 18" chords into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

- A. Topsoil Preparation: Grading planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope undisturbed area building at two (2) percent slope with no pockets of standing water. Establish finish grade of four (4) inches for planter beds grade of adjacent paved surface. Provide neat, accurate, and uniform finish grade. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: Compaction under hard surface areas (pavement and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, curbs, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Minimum in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not plant plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flange, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

- H. Set tier on soil and remove all burrs, wire burs, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stick if the ball is cracked or broken before or during planting operation.

1. Apply vitamin B-1 root stimulants at the rate of one (1) tablespoon per gallon.
2. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a concrete mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, tears, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For container, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

- A. Top Soil Amendment: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis.
- B. Fertilization: These weeks after and placement fertilizer the turf at a rate of 1/4 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rate to meet recommendations given by topsoil analysis.

- C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blights. The Contractor shall notify himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for insulating and laying all sod and required on the plans. He shall furnish new sod at specified above and by it so as to not completely satisfy the intent and meaning of the plan and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

- D. Sod Laying: The surface upon which the new sod is to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width and (minimum twelve (12) inches). No partial strip or pieces will be accepted.

- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and replaced as to be used in fill in the area until level. Sod laid on any sloped areas shall be subsoiled with wooden dowels or other suitable which are accepted by the grass sod industry.

- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.

- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades that appropriate distances with string or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.

- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

5. WEED BARRIER

- A. Put the backfill of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlay rows of fabric min. 6"
- D. Seal fabric edges and overlaps to ground.

END OF SECTION

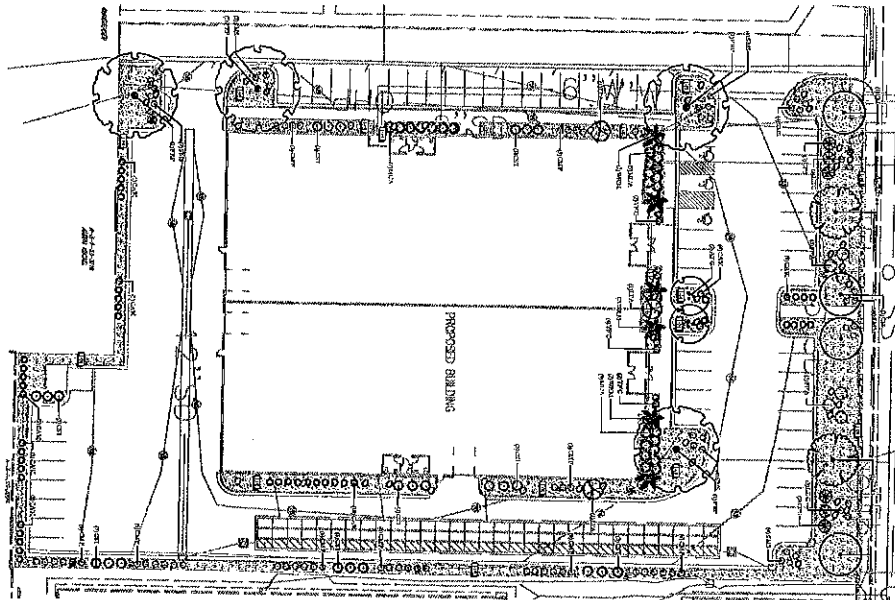
LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THIS PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT OBTAINABLE, A 4" DEPTH OF SANDY LOAM TOPSOIL (APPROXIMATELY 10% DEPTH OF QUALITY TOPSOIL COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCALP TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT-TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (ORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL, AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREES AND 6" WITHIN BASH OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 1800 HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPROVEMENT, OVER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME PRODUCTIONS, INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6".
 2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES.
 3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS.
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINISH GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADU.
- DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER.



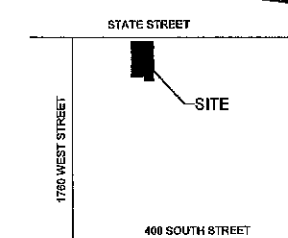
PLANT LEGEND

CONTAINERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	CST	24	Cupressus sempervirens Italian Cypress	B & B		5'-4"
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	ATG	3	Acer glabrum 'Glabrum' Hot Wings Tatarian Maple	B & B		Multi-trunked
	CM	4	Cornus canadensis Mexican Redbud	15 gal		
	CLD	3	Chilopsis linearis Desert Willow	B & B		Multi-trunked
	LPA	3	Lagerströmia indica s. 'Aurea' Aurea Lagerströmia	B & B		Multi-trunked
	PRP	4	Patricia x 'Red Flash' Red Flash Patricia	B & B		2" Cal
PALMS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	WRM	6	Washingtonia robusta Mexican Fan Palm	B & B		5'-4"
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	CMF	45	Chamaelirium millefolium Fernbush	5 gal		
	PPA	6	Palafoxia praeclara Apache Plant	5 gal		
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	CPS	6	Cytisus purpureus 'Spartan Gold' Spartan Gold Bonon	5 gal		
	LZC	6	Leucophyllum angustifolium Ceanothus Texas Sage	5 gal		
	SJS	34	Sedum pachyphyllum Molave Sage	5 gal		
	YFC	8	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle	5 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	CAK	47	Calamagrostis scutellaria 'Red Fescue' Feather Reed Grass	1 gal		
	MLA	25	Muhlenbergia lindheimeri 'Lam. TM' Aurea Glow Lindeheim's Mobly	1 gal		

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1/2 INCH PEACHES AND CREAM CRUSHED ROCK OR APPROVED EQUAL. STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL.	14,000 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	BOULDERS - DECORATIVE	45

VICINITY MAP



8/8/2022 UT2087

NO. REVISION DATE

1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
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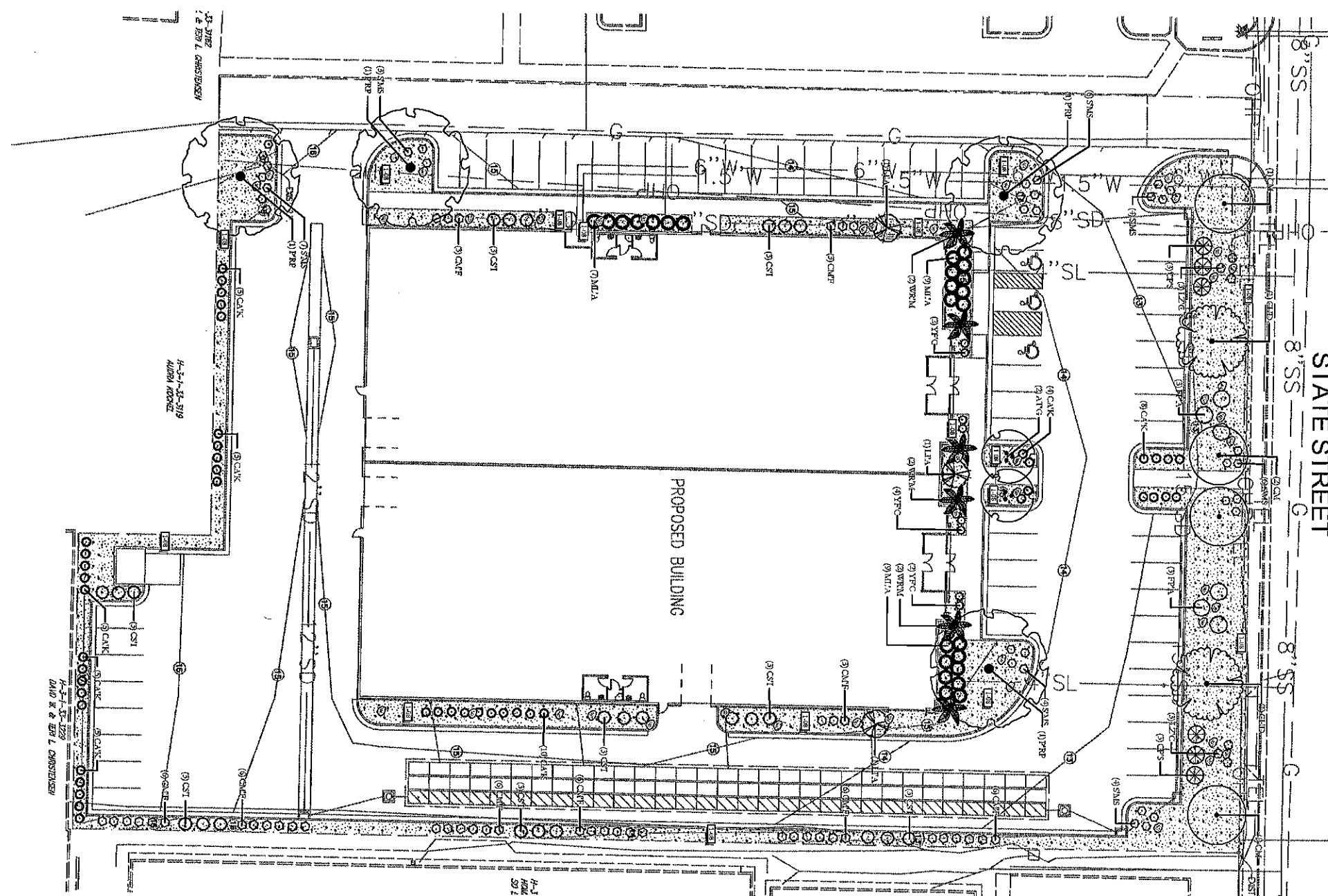
GRAPHIC SCALE: 1" = 40'

STANDARD PLUMBING
1624 W & 1639 W STATE STREET
HURRICANE, UTAH

EA ARCHITECTURE
ATT: CHAD SPENCER
801-450-5113
CHAD@STUDIO-EA.COM

PKJ
DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE PLAN COVER
DRAWING INFO:
JTA
ACP
JMA
8/8/2022
LP-100



PAINT LEGEND

CONIFERS

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CST	34	<i>Cupressus nuxvomica</i> Italian Cypress	B & B		5'-6'

DECIDUOUS TREES

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ATW	2	<i>Acer tartaricum</i> "Glasgow" Hot Wings Tatarian Maple	B & B		Aide's treated

CM	4	<i>Cercis canadensis mexicana</i> Mexican Redbud	15 gal		
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GLD	2	<i>Chlopyris laevis</i> Dwarf Willow	B & B		Multi-treated
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LTA	3	<i>Lagrostemonia indica</i> x <i>femina</i> 'Anspale' Anspale Cerge Myrtle	B & B		Multi-treated
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PRP	4	<i>Purcusa</i> x 'Red Flush' Red Flush Platane	B & B	2" Cal	
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PALME

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
WRM	6	<i>Washingtonia robusta</i> Mexican Fan Palm	B & B		5'-6'

DECIDUOUS SHRUBS

CMP	45	<i>Chamaelirium multiflorum</i> Peachbush	5 gal		
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FFA	6	<i>Falkia pandora</i> Apache Plum	5 gal		
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EVERGREEN SHRUBS

CPS	6	<i>Cytisus purpurea</i> "Spanish Gold" Spanish Gold Broom	5 gal		
-----	---	--	-------	--	--

LPC	6	<i>Leucophyllum angustifolium</i> Cimarron Texas Sage	5 gal		
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SMS	34	<i>Silene parviflora</i> Mayday Sage	5 gal		
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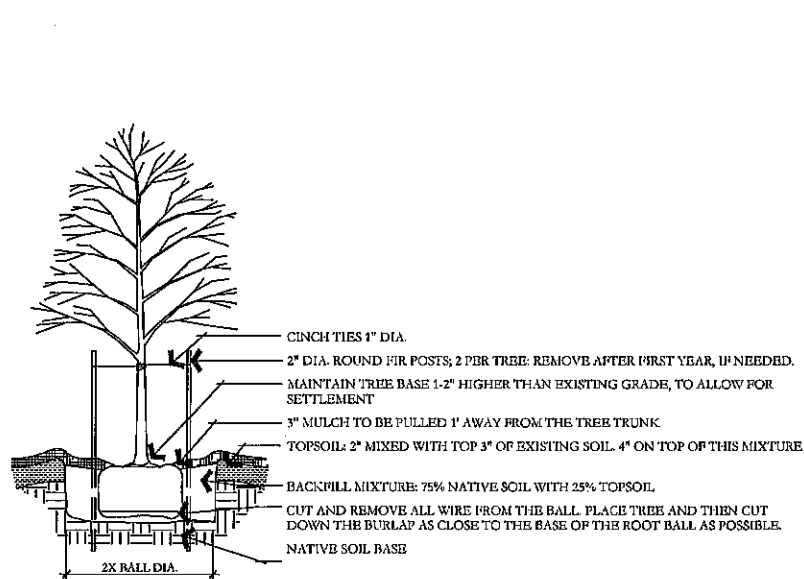
YFC	8	<i>Yucca filamentosa</i> "Color Guard" Color Guard Yucca's Needle	5 gal		
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GRASSES

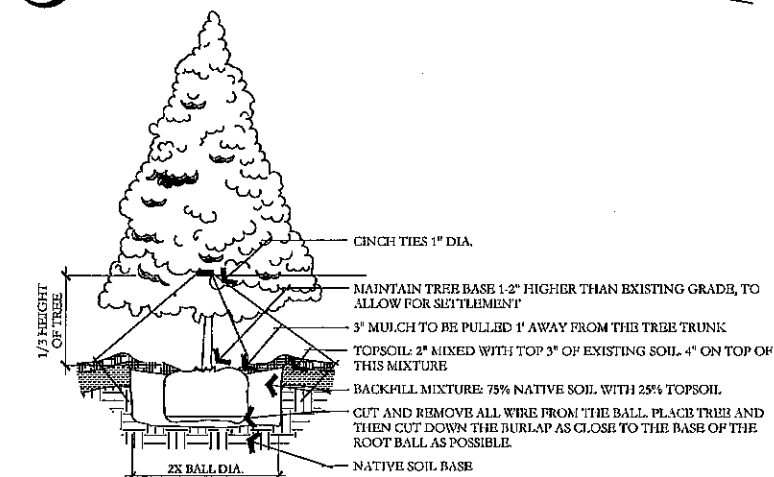
CODE	QTY	BOTANICAL / COMMON NAME	CONT
CATK	47	<i>Calamagrostis canadensis</i> "Karl Foerster" Feather Reed Grass	1 gal

MLA	25	<i>Muhlenbergia laevis</i> "Lara" TM	1 gal
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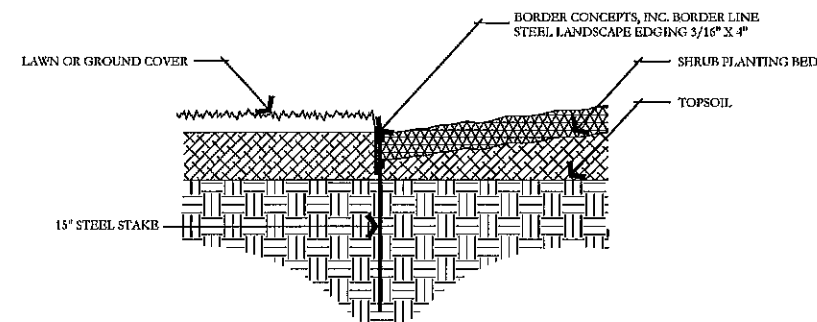
SITE MATERIALS LEGEND			
	<u>SYMBOL</u>	<u>1 LANDSCAPE DESCRIPTION</u>	<u>CITY</u>
	1/2" PEACHES & CREAM CRUSHED ROCK	1/2 INCH PEACHES AND CREAM CRUSHED ROCK OR APPROVED EQUAL TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING OVER ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GLASS ROOT BALL.	HA/00 ft
	<u>SYMBOL</u>	<u>1 LANDSCAPE DESCRIPTION</u>	<u>CITY</u>
	Boulders	BOULDERS - DECORATIVE	45



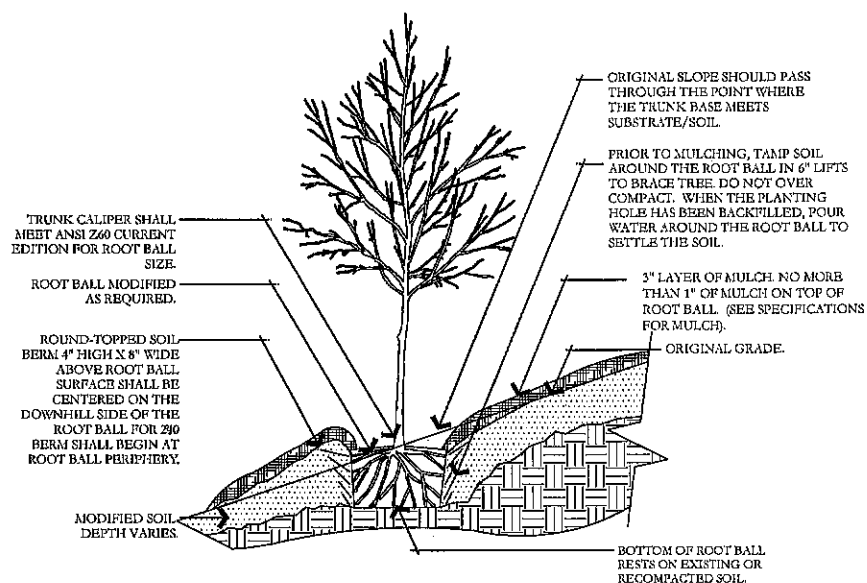
A DECIDUOUS TREE PLANTING
NOT TO SCALE



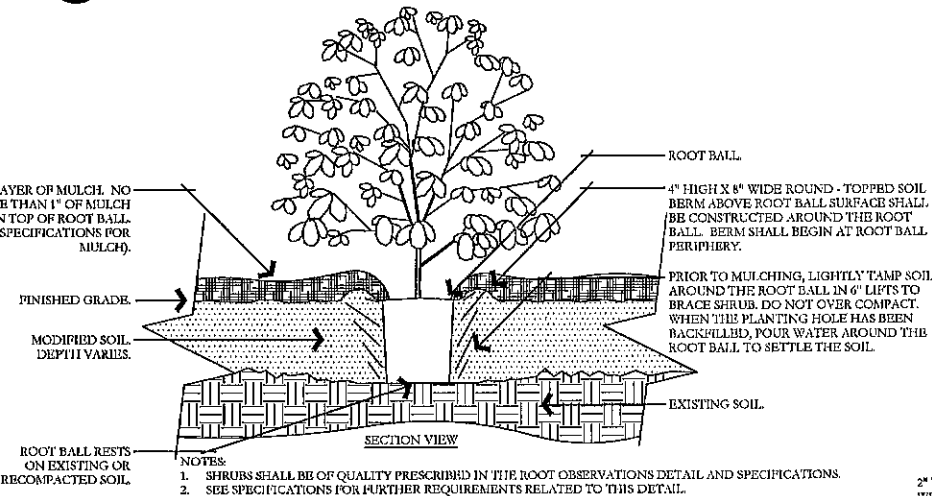
D EVERGREEN TREE PLANTING
NOT TO SCALE



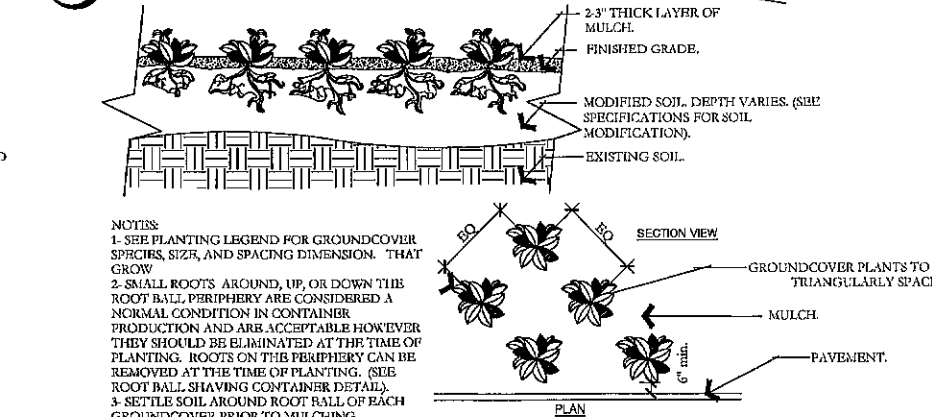
G METAL EDGING DETAIL
NOT TO SCALE



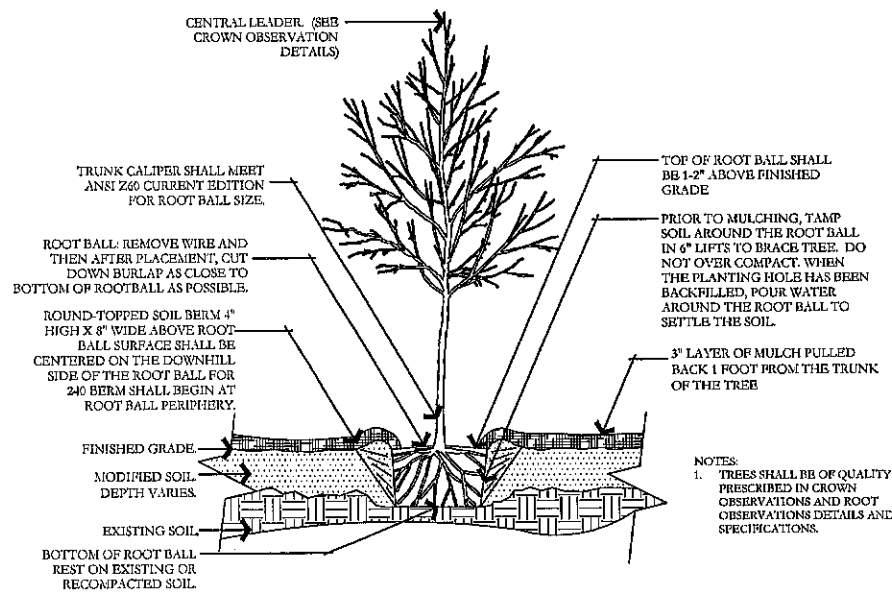
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



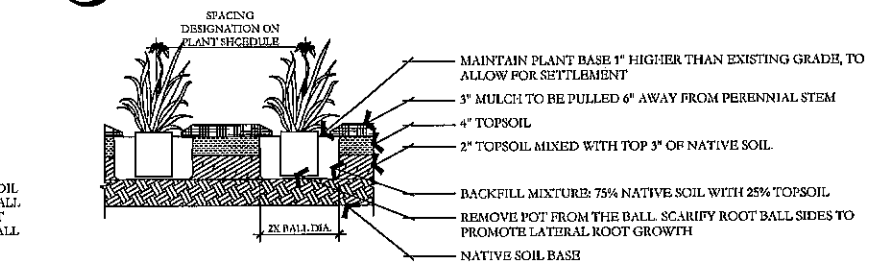
E SHRUB - MODIFIED SOIL
NOT TO SCALE



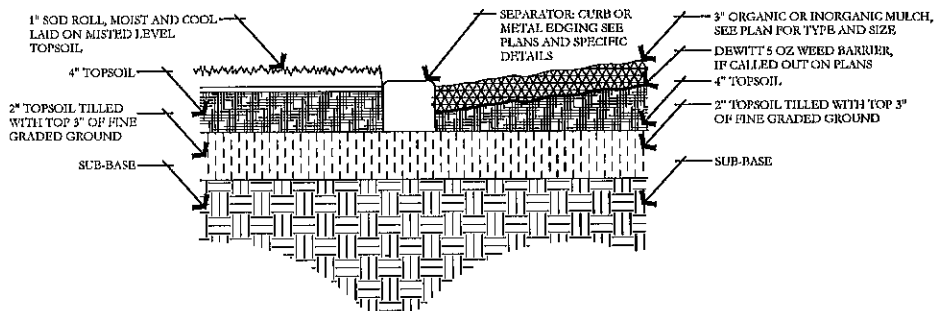
H PERENNIAL/GROUND COVER PLANTING
NOT TO SCALE



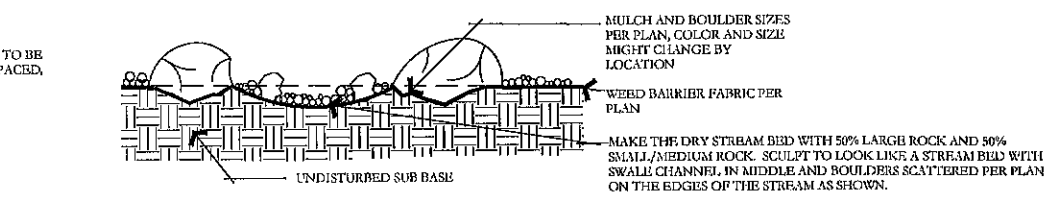
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
8/8/2022		UT22087												JTA ACP JMA 8/8/2022	
NO.	REVISION	DATE													
1	XXXX	XX-XX-XX													
2															
3															
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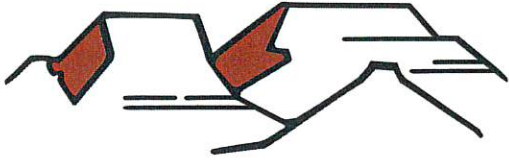
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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LP-501



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. 2023-CUP-02
Receipt No. 8-164609

APPLICATION & SUBMITTAL CHECKLIST

Name: DAN BORCHARDT Telephone: 435-862-0706
Address: 749 SOUTH 990 WEST Fax No. _____
Email: DBORCH11@YAHOO.COM Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Address of Subject Property: 749 SOUTH 990 WEST HURRICANE UT
Tax ID of Subject Property: _____ Zone District: _____
Proposed Conditional Use: (Describe, use extra sheet if necessary) GREATER SIZE

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

Agenda Date:	01/12/2023
Application Number:	2023-CUP-02
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Dan Borchardt
Agent:	
Request:	A conditional use permit for a building with a greater size
Location:	749 S 990 W
Zoning:	RA-0.5
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 8,212 sq. ft. and 26'4" tall garage/rec hall/gymnasium. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller and larger building. 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: First of all, there is no site plan provided so staff cannot verify that the building will meet setbacks or building coverage requirements. Secondly, these two parcels were never officially combined as one parcel, just changed parcel numbers for tax purposes. The building presumably does not meet the setbacks to sit on its own lot. An amended final plat is required to officially make this one lot. Finally, staff has some concerns about the use of this property; a “recreation hall” of this size may be used for commercial purposes in violation of city ordinances and at detriment to the overall community.

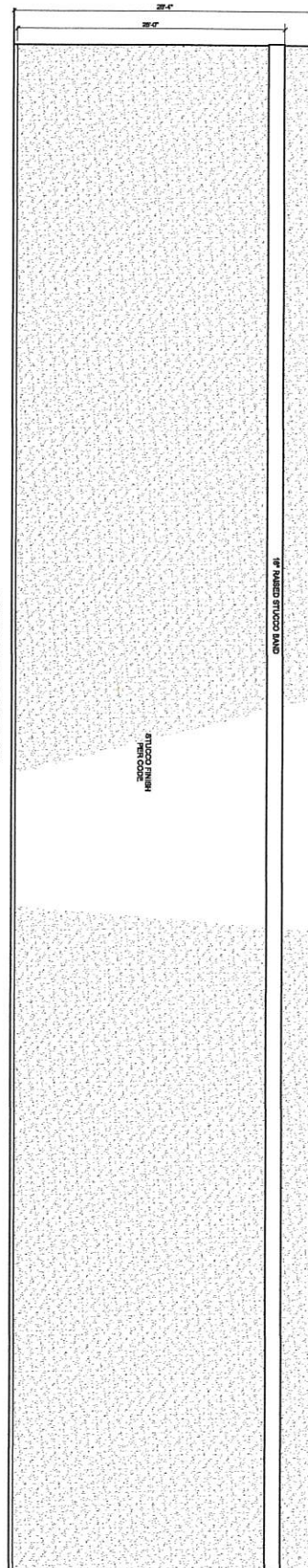
Findings:

1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. It is unknown if this leaves 50% of the lot unencumbered by building
3. It is unknown if the building is setback at least 5’ from all property lines
4. An amended final plat is required to fully combine these two lots.
5. The property owner affidavit was not filled out

Recommendation: Staff recommends tabling or denying this conditional use permit until the applicant files an amended final plat and turns in a site plan.

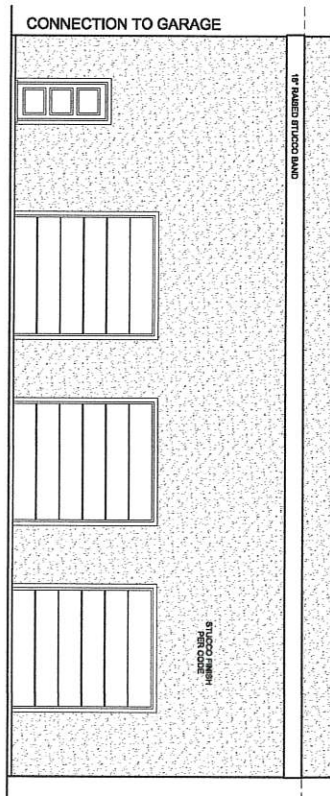
Statement of how the applicant intends to meet the conditions for the use desired:

The greater size building will be compatible architecture with the immediately adjacent buildings. The building's purpose and use are permitted in the zone it is located. Over 50 percent of the lot on which the building is located will remain free of buildings. Building will be five feet from property lines and more than 10 feet from the house.



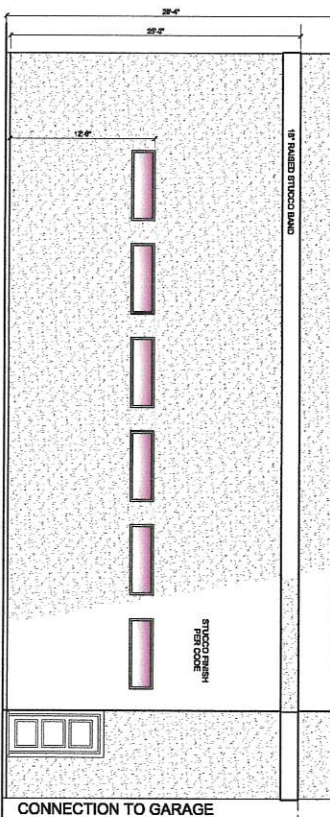
REAR ELEVATION

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



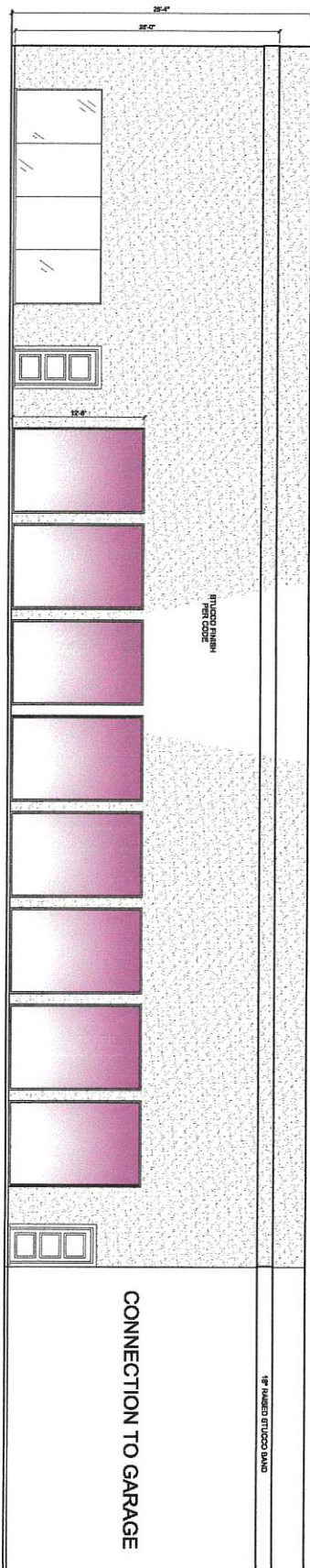
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

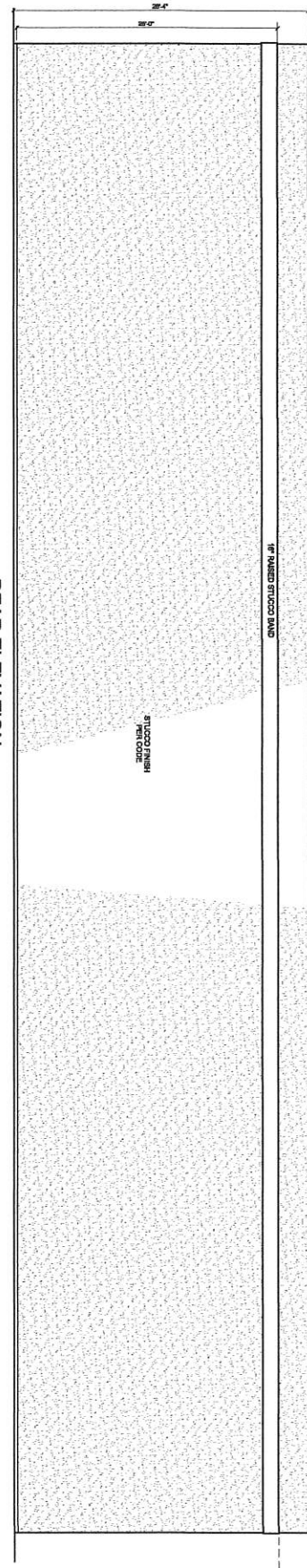


FRONT ELEVATION 1

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

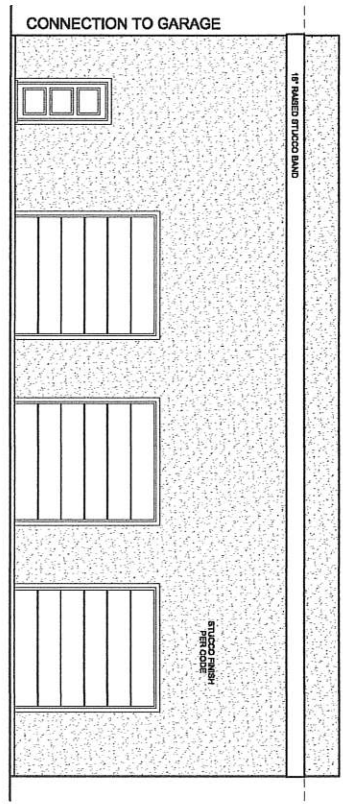
PROJECT CONTRACTOR:		PLANS PREPARED FOR:	
THOMAS WARD		THOMAS WARD	
NOTED		NOTED	
CUSTOM HOME		CUSTOM HOME	
A-2		A-2	

FINAL DRAFT CUSTOM HOME DESIGN
 THOMAS WARD E-mail: finaldraft05@hotmail.com
 Phone: (435) 467-4046 www.facebook.com/finaldraftplans/



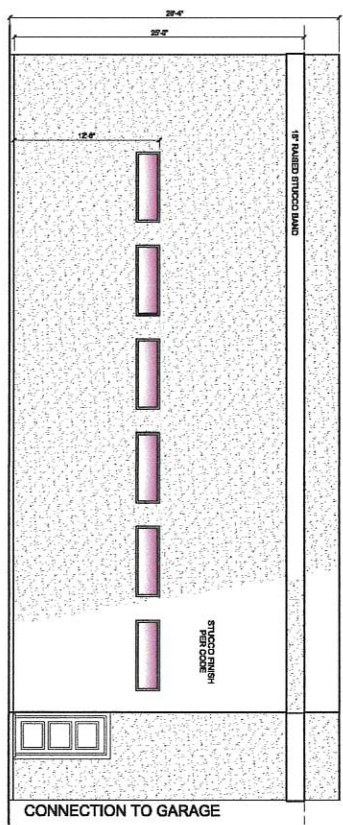
REAR ELEVATION

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



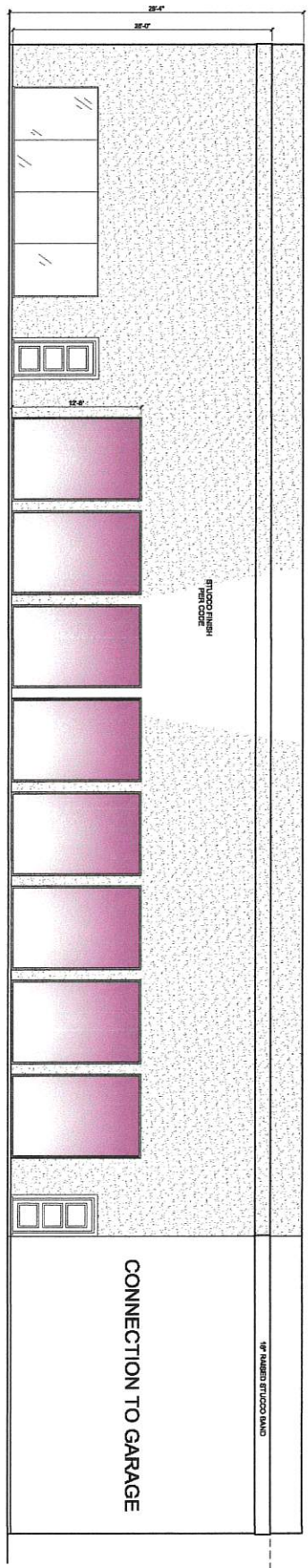
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

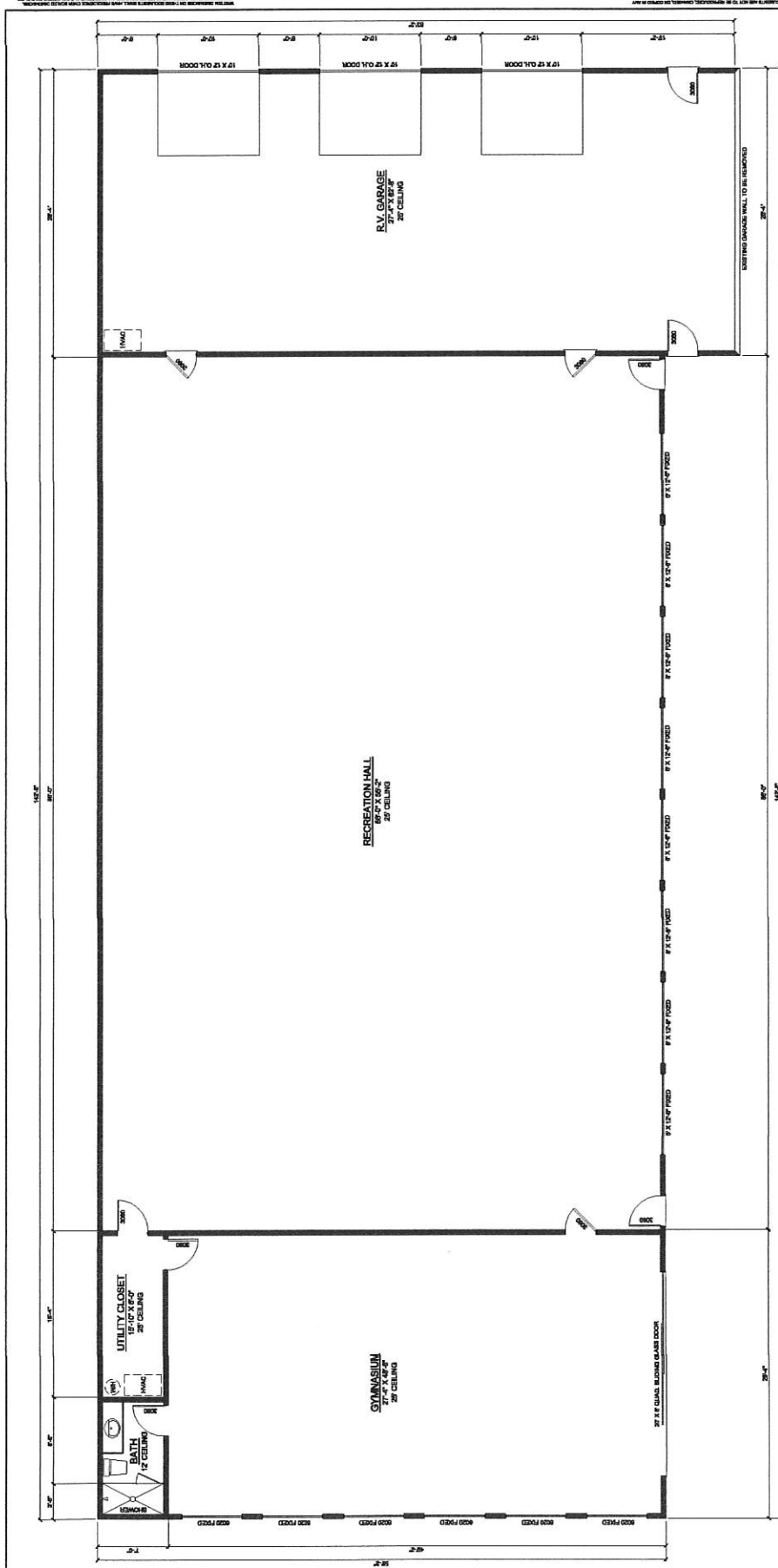
SCALE: 1/4" = 1'-0"



FRONT ELEVATION 1

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

PROJECT CONTRACTOR: 		PLANS PREPARED FOR: 		FINAL DRAFT CUSTOM HOME DESIGN THOMAS WARD E-mail: finaldraft05@hotmail.com Phone: (435) 467-4046 www.facebook.com/finaldraftplans/	
A-2 CUSTOM HOME					



1,577 SQ. FT. - GYMNASIUM
4,873 SQ. FT. - RECREATION HALL
1,762 SQ. FT. - GARAGE
8,212 SQ. FT. - TOTAL

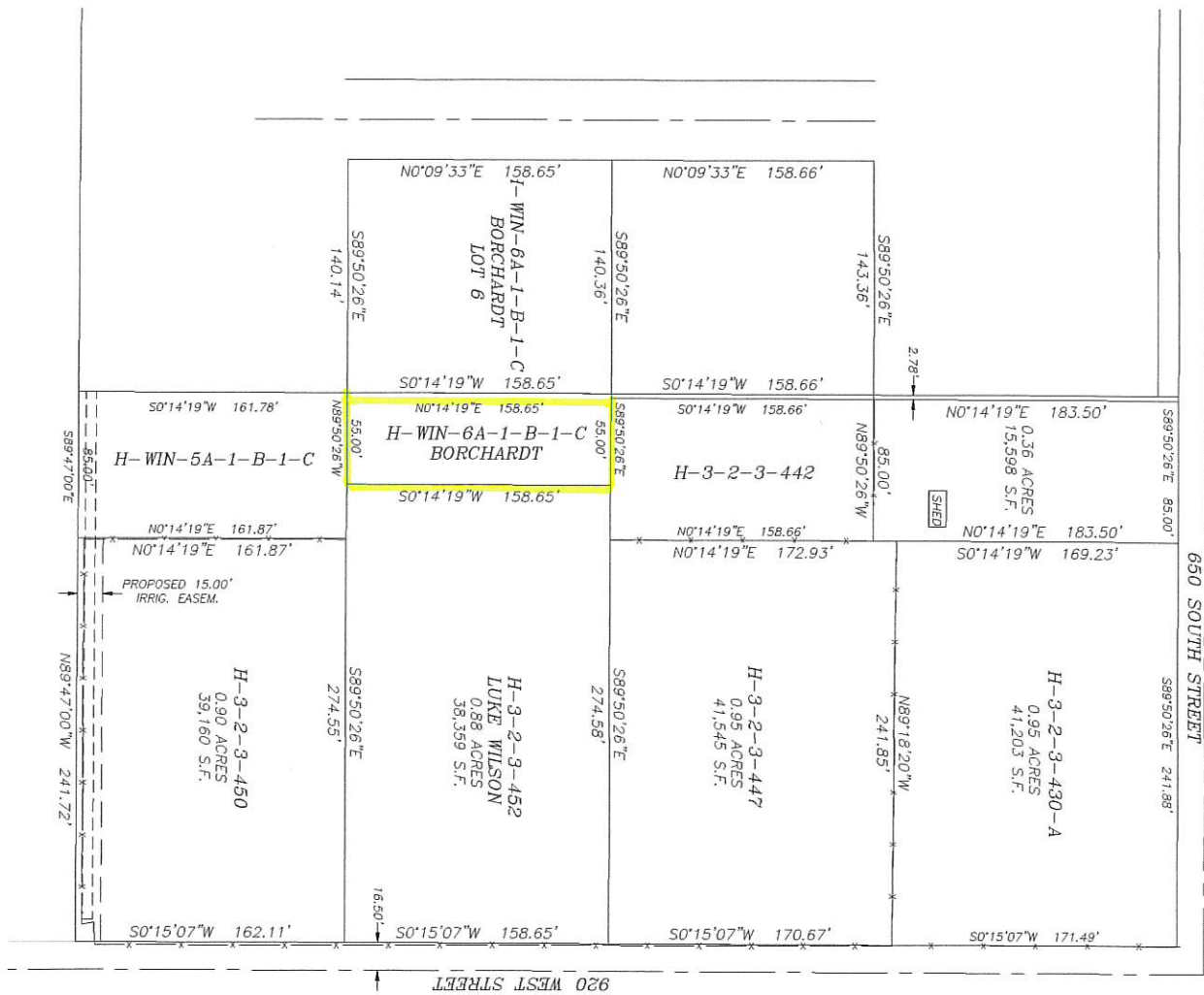
SCALE: 1/4" = 1'-0"

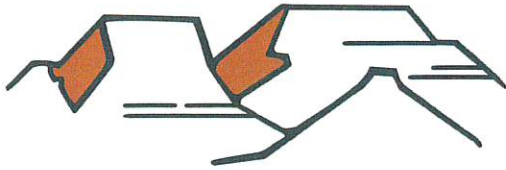
MAIN FLOOR PLAN

[illegible]

GENERAL LUMBER NOTES:
ALL LUMBER TO BE SOUTHERN YELLOW PINE #2
WITH MAXIMUM CONTENT OF MOISTURE 19%.
EXTERIOR LUMBER TO BE PRESSURE TREATED.
STUDS MAY BE SPRUCE #2.

ALL WOOD IN CONTACT WITH THE GROUND AND THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESERVATIVE TREATED WOOD.





HURRICANE CITY UTAH

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

AMENDED FINAL PLAT APPLICATION

For Office Use Only: \$150 Fee

File No. 2023-AFP-02

Receipt No. 8-164666

Name: DARRYL ZITTING Telephone: 435-229-9714

Address: 2430 W 350 N, HURRICANE UT 84737 Fax No. _____

Email: DARRYL.Z@WITTINGINNOVATION.COM Agent Email: RYANSCHOLES@ALPHAENGINEERING.COM

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

Address/Location of Subject Property: _____
2430 WEST 350 NORTH

Tax ID of Subject Property: H-HIP-24-RD Number of Lots: 1

Subdivision Name: HURRICANE INDUSTRIAL PARK Phase: N/A

Submittal Requirements:

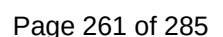
- 1 – 11x17 plat map
- Postage Stamps for all property owners within 250 feet of the property boundaries of the proposed amendment.

1. The final plat shall show:

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



Discussion: The applicant has applied to amend the final plat for Hurricane Industrial Park to remove the Public Utility Easement on Lot 24. This subdivision was designed with public utility easements on all lot lines, which is no longer city standard. This will allow the applicant to build right up to the property line without infringing on the PUE.



JUC Comments

Due to the holidays, only a preliminary review was able to be done in time to get this report delivered. Planning staff will update this report if new information arises before the meeting.

1. **Public Works:** No comments.
2. **Power:** No comments
3. **Water:** No comments
4. **Streets:** No comments
5. **Sewer:** No comments
6. **Engineering:** No comments.
7. **Fire:** No comments
8. **Cable:** Will get back to us
9. **Phone:** Will get back to us
10. **Gas:** No comments

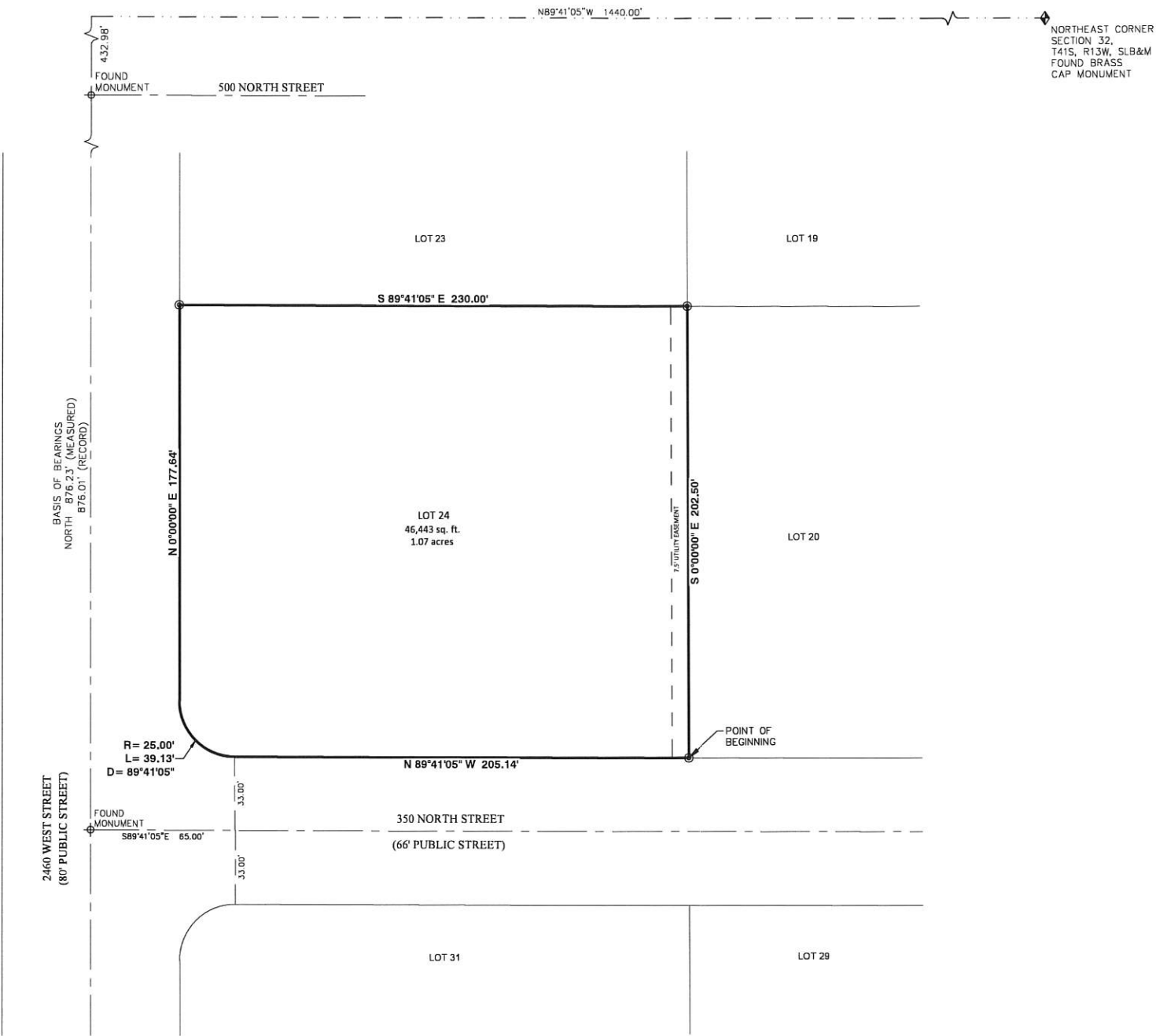
Staff Comments

1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat
 - c. Describe the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Hurricane City GIS shows no utilities in the public utility easement, however it does not have all the utilities on it.

Recommendation: Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item as long as the Phone and Cable companies confirm there are no utilities in that utility easement.

HURRICANE INDUSTRIAL PARK PARTIAL AMENDMENT "A" LOT 24

LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M.
HURRICANE CITY, UTAH



SURVEYOR'S CERTIFICATE

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

HURRICANE INDUSTRIAL PARK PARTIAL AMENDMENT "A" LOT 24

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

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 20, HURRICANE INDUSTRIAL PARK, RECORDED AS DOCUMENT 211872 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE NORTH 89°41'05" WEST 205.14 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 350 NORTH STREET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY 39.13 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°41'05"; THENCE NORTH 177.64 FEET ALONG THE EAST RIGHT OF WAY LINE OF 2460 WEST STREET TO THE SOUTHWEST CORNER OF LOT 23 OF SAID HURRICANE INDUSTRIAL PARK; THENCE SOUTH 89°41'05" EAST 230.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 202.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.07 ACRES, MORE OR LESS.



SCOTT P. WOOLSEY
P.L.S. 174919

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS TO BE HEREAFTER KNOWN AS:

HURRICANE INDUSTRIAL PARK PARTIAL AMENDMENT "A" LOT 24

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUT HANDS THIS _____ DAY OF _____, 20__

BAGSHOT ROW LLC

By:
TITLE:

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED _____ OF BAGSHOT ROW, LLC, BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

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

NOTARY PUBLIC (SIGNATURE) _____
NO STAMP REQUIRED (UTAH CODE 46-1-16(6))

FINAL PLAT OF

HURRICANE INDUSTRIAL PARK
PARTIAL AMENDMENT "A" LOT 24

NOTES

EASEMENTS
7.5 FOOT WIDE UTILITIES AND DRAINAGE EASEMENTS ARE LOCATED ALONG THE EAST PROPERTY LINE.

THE BASIS OF BEARING IS NORTH ALONG THE CENTERLINE OF 2460 WEST STREET BETWEEN FOUND CENTERLINE MONUMENTS LOCATED IN 350 NORTH STREET AND 500 NORTH STREET.

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE THE PUBLIC UTILITY EASEMENT ALONG THE NORTH PROPERTY LINE OF LOT 24, HURRICANE INDUSTRIAL PARK. NO OTHER CHANGES TO THE ORIGINAL PLAT OF HURRICANE INDUSTRIAL PARK RECORDED AS DOCUMENT 211872 IS INTENDED.

LEGEND

- SECTIONAL MONUMENTATION
- CLASS 1 (RING & LID) TO BE SET WITH THIS PLAT
- SPECIFIES PROPERTY CORNER MONUMENT
- SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN TBC ON PROPERTY LINE PROJECTION)
- CENTERLINE
- EASEMENT LINE

APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this _____ day of _____, 2023.

SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

ENGINEER'S APPROVAL

I hereby verify that this office examined this final subdivision plat and hereby recommends approval on this _____ day of _____, 2023.

City Engineer
Hurricane City

APPROVAL AS TO FORM

Approved as to Form, this the _____ day of _____, A.D. 2023.

City Attorney
Hurricane City

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

We, the City Council of Hurricane City, have reviewed the above plat and hereby accept said plat with all commitments and all obligations pertaining thereto.

Mayor
Hurricane City

Attest: City Recorder
Hurricane City

TREASURER APPROVAL

I, Washington County Treasurer, certify on this _____ day of _____, A.D. 2023 that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

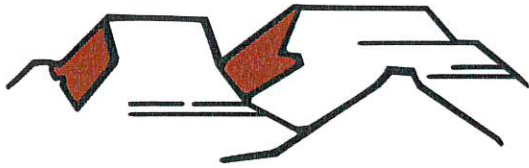
Washington County Treasurer

Washington County Recorder

1827-01 AMENDED PLAT.DWG (DECEMBER 2022)



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



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. 2023-PP-02
Receipt No. 8-164692

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC, &
Diamond Edge Construcion, LLC.
Contact: Scott Stratton

Name: _____ Telephone: _____

Address: 256 N 200 W, Blanding, UT 84511-3618 Fax No. _____

Email: scottstratton4966@gmail.com Agent Email: karl@pv-eng.com; treasa@pv-eng.com

Agent (If Applicable): ProValue Engineering- Karl Rasmussen Telephone: 435-668-8307

Address/Location of Subject Property: Approx. 3145 S 1100 W

Tax ID of Subject Property: H-3394-H, H-3394-J-1, H-3394-B-1-B Zone District: RM-2

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) To build a subdivision with
200 townhome 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.
 - n/a e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

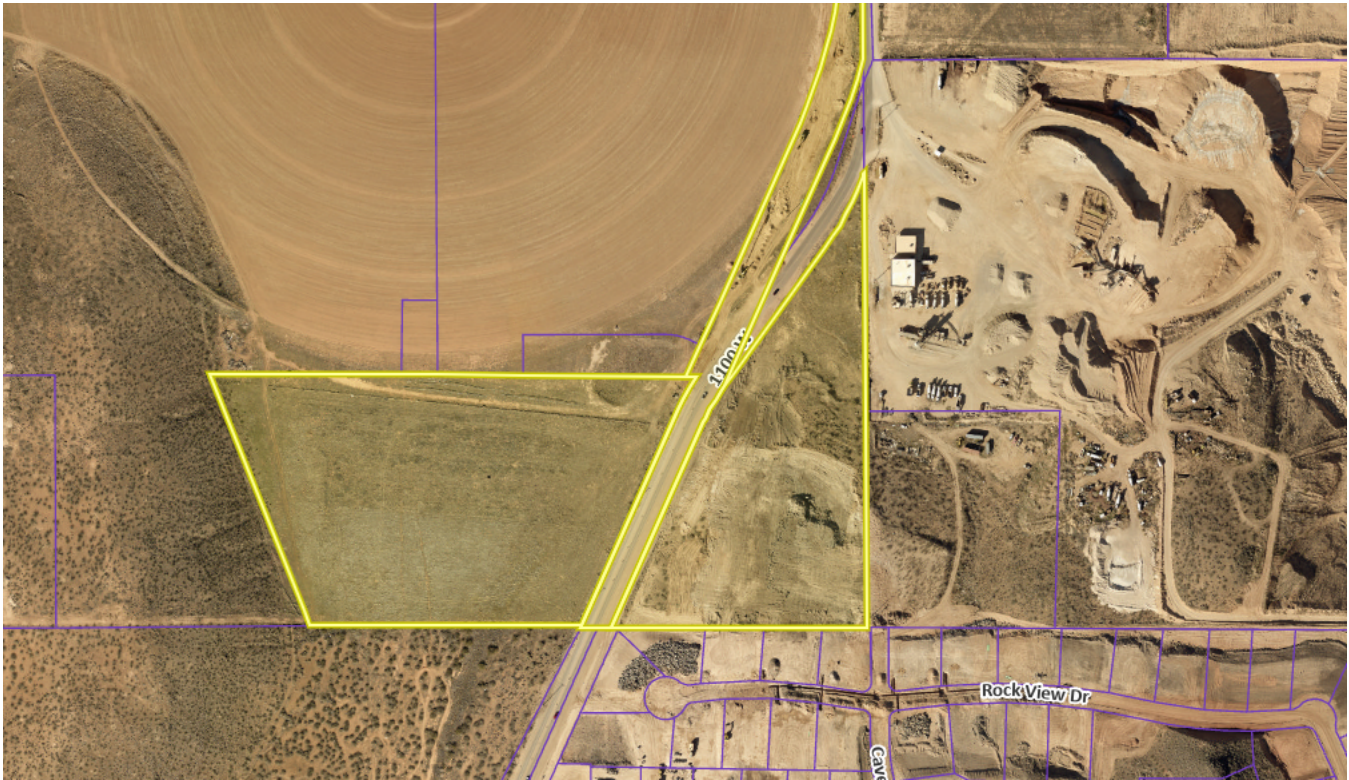


STAFF COMMENTS

Agenda Date:	01/12/2023
Application Number:	2023-PP-03
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Blue Mountains Property Enterprises LLC &
Agent:	Bush & Gudgell, Inc
Request:	Approval of a Preliminary Plat and Site Plan
Location:	2600 W 4200 S
Zoning:	RM-2
General Plan Map:	Planned Community and Rural Residential

Discussion:

The applicant has filed a preliminary plat for Bench Lake Townhomes. This development has some unique history. The area received a preliminary plat approval back in the summer of 2021. After doing some of their design and construction drawings which were submitted to the City, they submitted a new site plan with a Planned Development Overlay Application. The applicant was approved with a smaller separation for buildings than what is normally required and up to 200 units. The applicant is proposing what can be described as effectively separated townhomes in some areas, with about 3.5 feet between buildings as opposed to the 10 feet as prescribed in the code. The Hurricane Valley Fire District approved the idea, and the City Council approved the updated site plan with the stated separation with a positive recommendation from the Planning Commission.



JUC Comments

Due to the holidays, only a preliminary review was able to be done in time to get this report delivered. Planning staff will update this report if new information arises before the meeting. Every department has had a chance to provide redlines back to the applicant since the applicant has filed construction drawings to the JUC a few months ago.

The following items will need to be addressed:

1. **Public Works:**
2. **Power:** “At this time, the City’s power grid is inadequate to support all of the development planned in the area south of 1300 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City’s acquisition of easements and rights-of-way, the availability of materials, and other limitations. Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development. The applicant is put on notice that pursuant to HCC 9-6-3, the Power Department cannot sign off on construction drawings or other approvals until such time as public facilities exist to supply power to the property at adopted levels of service.”
3. **Sewer:** No comments
4. **Street:**
5. **Water:** Each unit will need to have sprinklers because of pressure. Not a loop in the system until another tank and line are constructed in the area. It will be difficult to get an adequate supply to the area.
6. **Engineering:**

7. **Fire:**
8. **Cable/Phone:** Utility easement needs to be updated to a Public Utility Easement to allow all utilities.
9. **Gas:** No comments.
10. **Water Conservancy:** No comments

Staff Comments: Preliminary Site Plan and Plat

1. Density: RM-2 zoning would allow up to 220 units and is proposing 200 units. This is an increase from the preliminary site plan, but the City Council approved the site to have up to 200 units.
2. The applicant is proposing a realignment of 1100 W that complies with Hurricane City Plans. 1100 W is a dedicated city road and thus a roadway abandonment will be needed to complete this change. The city finds this realignment generally acceptable as long as the applicant agrees to all necessary improvements on 1100 W
3. In the eastern section, the application is providing a single eastern connection. This is needed for connectivity to the eastern parcel and allows Cave Drive to loop into this project, which allows for greater transportation connectivity and allows the developments in the area to meet fire code as shown below.



4. Setbacks. The City approved different side setbacks and building separation, allowing for 3.5 between buildings. The applicant has placed other setbacks on the plat that exceeds PDO front setbacks standards and may be reduced.
5. The applicant has submitted construction drawings for this project based on the preliminary plat approval given in 2021 and the updated site plan approved in the spring of 2022. Those plans reviews have been placed on hold until the updated plat is approved.

6. The preliminary plat shows some steep slopes on the property. The sensitive lands application requirement was waived with the preliminary plat in 2021 because many of the steep slopes had been artificially created because of grading that has taken place on the property.
7. There is no open space or any other amenities provided on the preliminary plat. The applicant received approval for the PDO zone change and site plan prior to the new requirements for multifamily development.
8. The applicant needs to submit a water acknowledgment letter with a preliminary plat.
9. All park strips will need to be landscaped and have the proper improvements.
10. The Planning Department has received a will-serve letter from Ash Creek Special Service District, but not from Hurricane City Water.
11. A note indicating whether or not the property is in a tortoise take area has not been provided
12. Utilities:
 - a. Hurricane City Code 10-37-4 states:
 - i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
 - b. Hurricane City Code 9-6-3 states:
 - i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
 - ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*
 - c. The adequacy of public facilities to support the proposed development is in question. The Power Department has stated that the City's power grid is inadequate to support all

- of the development planned in this area. Hurricane water has also expressed concerns about the adequacy of water infrastructure in the area to support this development, citing the need for an additional tank, water lines, and looping. *See* JUC comments regarding the limited capacity to supply power and water to this area. Whether this proposed additional development will be able to meet the Fire Code is uncertain at this point. “A proposed development **shall not be approved** if demand for public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.” Hurricane City Code 9-6-3(B) (emphasis added). “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.” HCC 10-37-4. “The City may disapprove a proposed development if demand for public services exceeds accepted levels of service.” HCC 10-37-4. The Planning Commission and City Council should carefully consider whether the infrastructure and public facilities necessary to support this proposed development satisfies the requirements of the Code as explained in this section. If not enough information is available for the Commission or Council to make a finding regarding the adequacy of public facilities, then more information or analysis should be requested from the applicant or City staff, as applicable, before acting on the application.
- d. The City has denied two preliminary plats proposed to be located on the same power circuit for this area. City staff recommends denying all preliminary plat and construction drawings that will increase the demand on this circuit until the construction of the new substation and extension of additional power services can be provided.
 - e. Staff also has an increasing concern about water availability in the area as well, and full water models will need to be provided to justify each subdivision.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend denying this application based on the following findings

- The area has inadequate facilities to support the subdivision, namely power, and water.
- Hurricane Water has not issued a will-serve letter
- Hurricane City has not received a signed water acknowledgment form

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

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.

PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10 UNITS PER ACRE

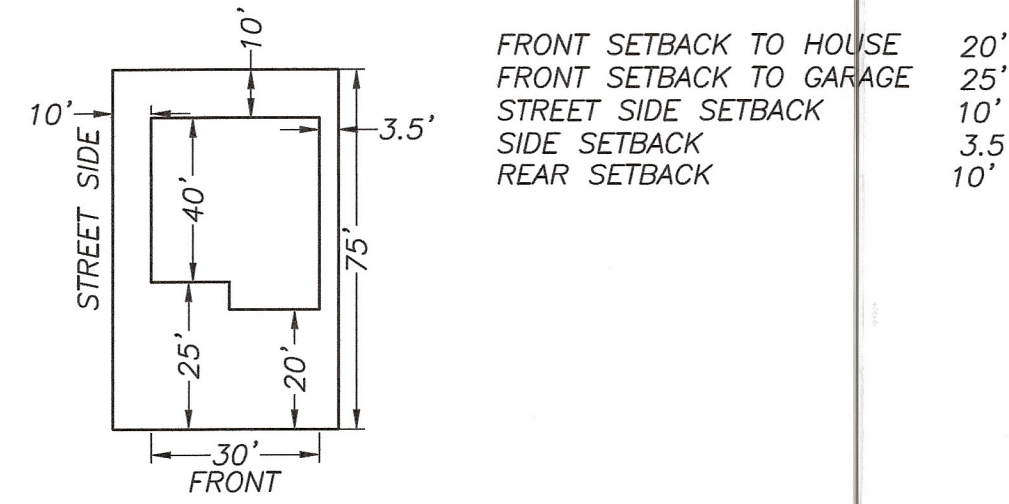
LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	PHASE LINE
	10' PUBLIC UTILITY EASEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING 10" SEWER MAIN
	EXISTING 12" WATER MAIN
	EXISTING OVERHEAD POWER
	EXISTING EDGE OF PAVEMENT
	SECTION CORNER AS DESCRIBED

SITE DATA

AREA	SQ. FT	ACRES
TOTAL AREA	941,474	21.61
TOTAL STORM BASIN	63,984	1.76
DESCRIPTION	QUANTITY	
TOTAL UNITS	200	
UNITS PER ACRE	9.25	

TYPICAL UNIT & SETBACKS



DESERT TORTOISE TAKE AREA

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

PRELIMINARY PLAT FOR: BENCH LAKE TOWNHOMES

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

OWNER:

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
DIAMOND EDGE CONSTRUCTION LLC
255 W 200 W
BLANDING, UT 84511-3618

LEGAL DESCRIPTION PHASE 1-3

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°02'04"W 589.64 FEET; THENCE N25°17'55"E 1254.14 FEET; THENCE NORTHERLY ALONG THE ARC OF A 1245.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 198.46 FEET, THROUGH A CENTRAL ANGLE OF 09°07'59" (LONG CHORD BEARS: N20°43'55"E 198.25 FEET); THENCE S00°42'49"W 1329.31 FEET TO THE POINT OF BEGINNING. CONTAINING: 381,485.36 SQ. FT. OR 8.76 ACRES

GEOLOGICAL NARRATIVE:

Qbr: REMNANTS LAVA FLOW (LOWER PLEISTOCENE)

DARK-BROWNISH-BLACK TO DARK-GRAY, MEDIUM-GRAINED BASANITE WITH SMALL OLIVINE PHENOCRYSTS; ERUPTED FROM A DEEPLY ERODED VENT ATOP THE HURRICANE CLIFFS AT THE "THREE BROTHERS," ABOUT 5 MILES (8 KM) SOUTH OF HURRICANE; DISPLACED BY THE HURRICANE FAULT ABOUT 1450 FEET (440 M); YIELDED PREFERRED 40AR/39AR PLATEAU AGES OF 1.06 ± 0.03 MA (1.07 ± 0.08 MA ISOCHRON) AND 0.94 ± 0.04 MA (0.94 ± 0.05 MA ISOCHRON) (HAYDEN, 2004A) AND AN ANOMALOUS 40AR/39AR PLATEAU AGE OF 1.47 ± 0.34 MA (1.12 ± 0.50 MA ISOCHRON) (LUND AND OTHERS, 2001, 2007A); TYPICALLY ABOUT 40 FEET (12 M) THICK.

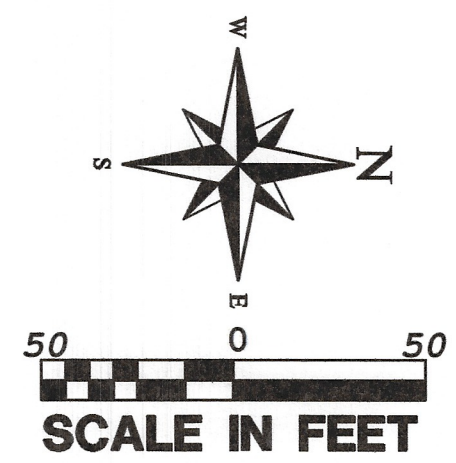
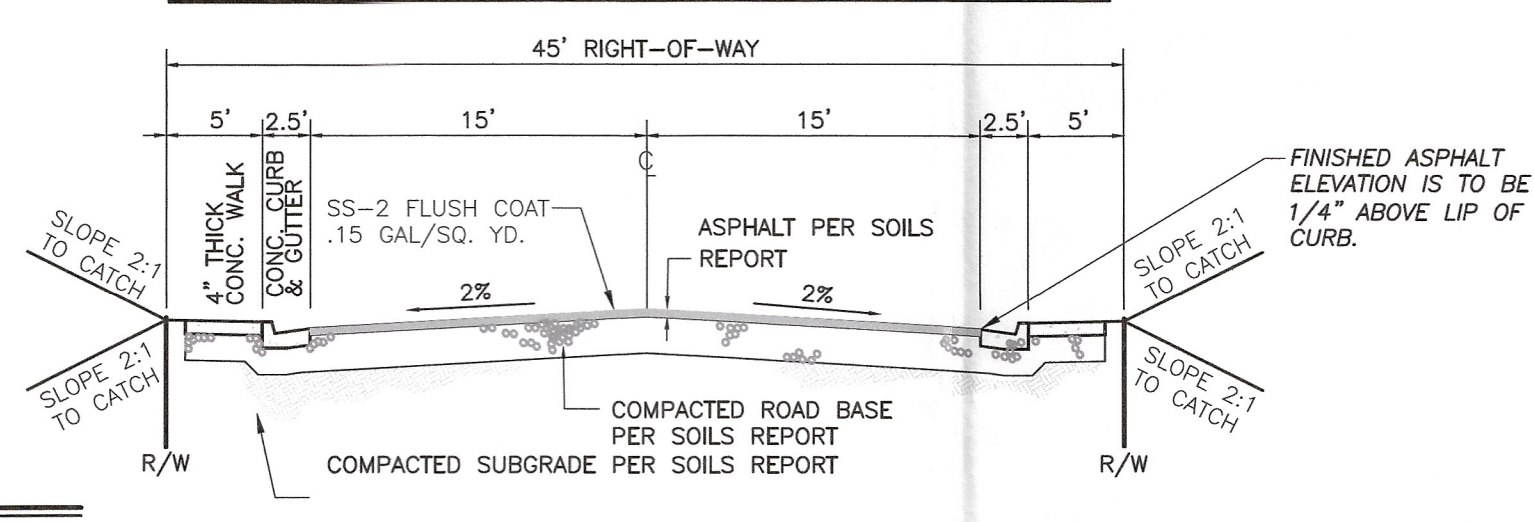
Qae: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

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 (Qae0) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

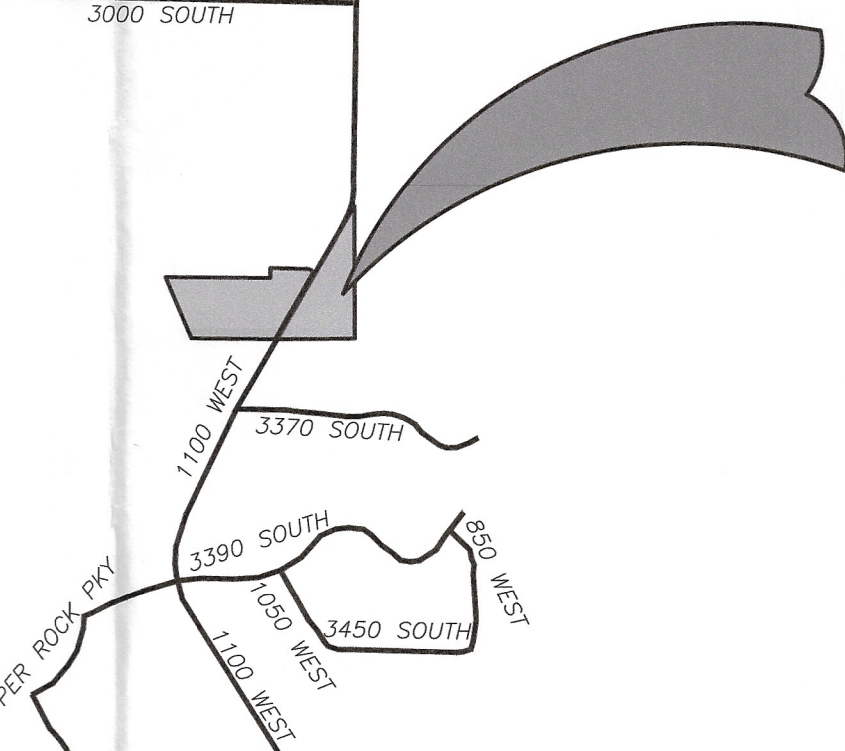
Qafy: YOUNGER ALLUVIAL-FAN DEPOSITS (HOLOCENE)

POORLY TO MODERATELY SORTED, NON-STRATIFIED, SUBANGULAR TO SUBROUNDED, BOULDER- TO CLAY-SIZE SEDIMENT DEPOSITED AT THE MOUTHS OF STREAMS AND WASHES; CLAST COMPOSITION RANGES WIDELY AND REFLECTS ROCK TYPES EXPOSED IN UPSTREAM DRAINAGE BASINS; FORMS BOTH ACTIVE DEPOSITIONAL SURFACES (Qaf1 EQUIVALENT) AND LOW-LEVEL INACTIVE SURFACES INCISED BY SMALL STREAMS (Qaf2 EQUIVALENT) UNDIVIDED HERE; DEPOSITED PRINCIPALLY AS DEBRIS FLOWS AND DEBRIS FLOODS, BUT COLLUVIUM LOCALLY CONSTITUTES A SIGNIFICANT PART OF THE DEPOSITS; SMALL, ISOLATED ALLUVIAL FANS ARE TYPICALLY LESS THAN A FEW TENS OF FEET THICK, BUT LARGE, COALESCE FANS, AS IN THE NEW HARMONY BASIN, ARE PROBABLY AS MUCH AS 200 FEET (60 M) THICK.

TYPICAL SECTION



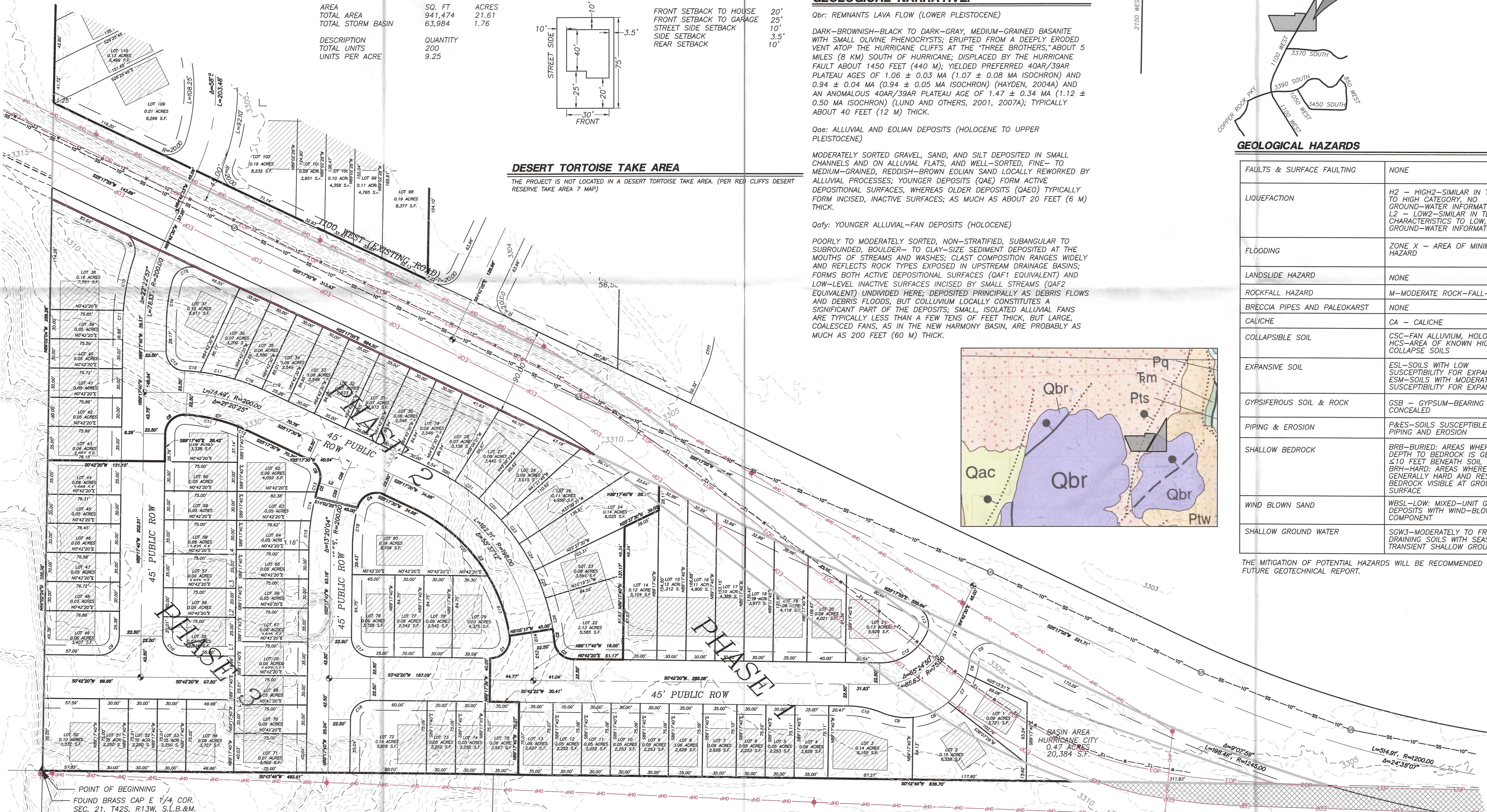
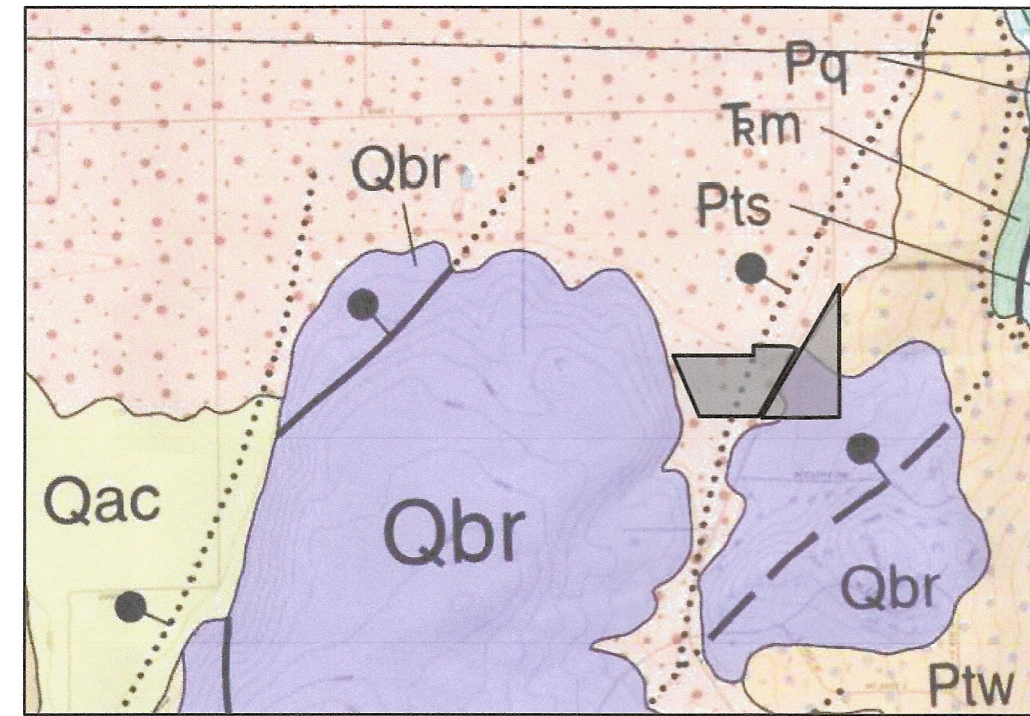
PROJECT LOCATION



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION L2 - LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X - AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	M-MODERATE ROCK-FALL-HAZARD
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSC-FAN ALLUVIUM, HOLOCENE HCS-AREA OF KNOWN HIGH COLLAPSE SOILS
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION
GYPSEFEROUS SOIL & ROCK	GSB - GYPSUM-BEARING SOILS, CONCEALED
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 BRH-HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SGW3-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.



PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-0307



PRELIMINARY PLAT FOR:
BENCH LAKE TOWNHOMES
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

DATE: 12/22/2022
SCALE: 1"=50'

JOB NO:
335-010

SHEET NO:
1 OF 2

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

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.

PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10 UNITS PER ACRE

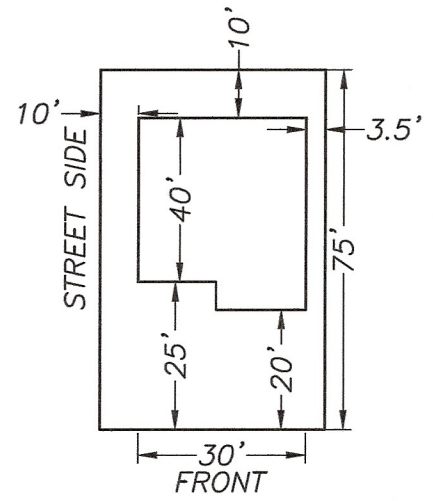
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT
- 3301 EXISTING MINOR CONTOUR
- 3305 EXISTING MAJOR CONTOUR
- SS 10" EXISTING 10" SEWER MAIN
- W 12" EXISTING 12" WATER MAIN
- CHP EXISTING OVERHEAD POWER
- EOP EXISTING EDGE OF PAVEMENT
- SECTION CORNER AS DESCRIBED

PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

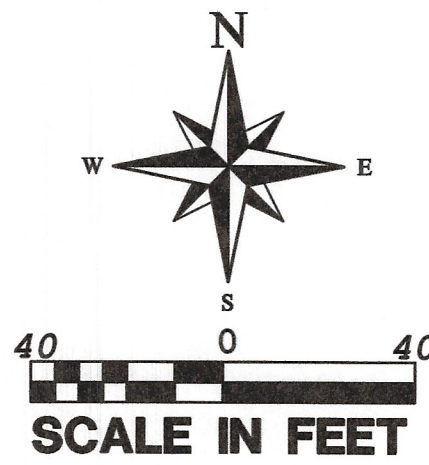
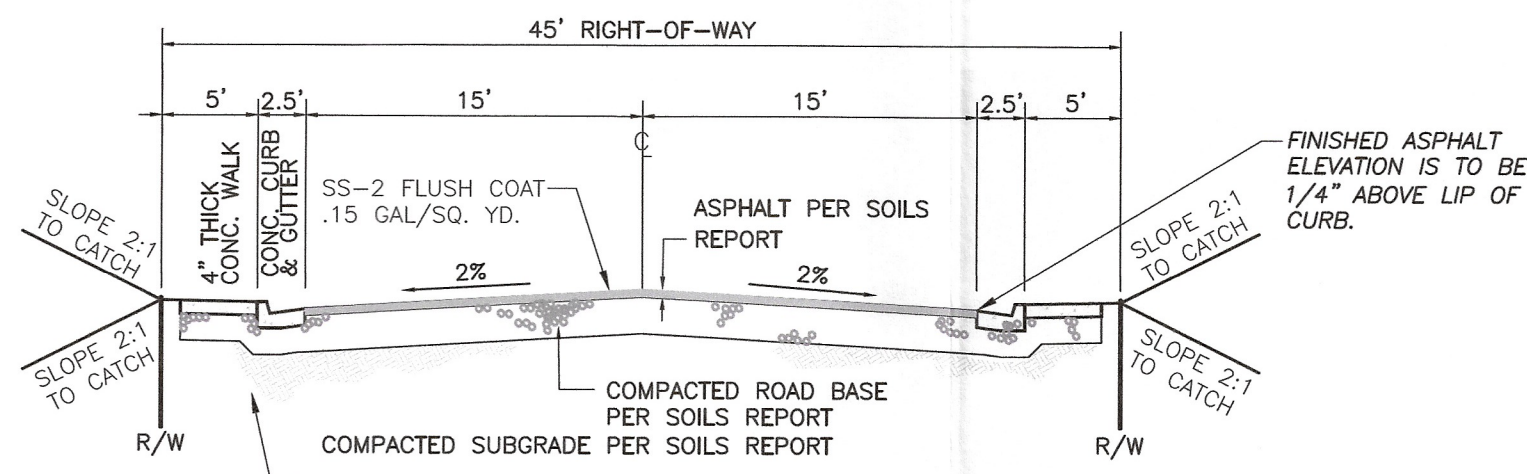
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

TYPICAL UNIT & SETBACKS



- FRONT SETBACK TO HOUSE 20'
- FRONT SETBACK TO GARAGE 25'
- STREET SIDE SETBACK 10'
- SIDE SETBACK 3.5'
- REAR SETBACK 10'

TYPICAL SECTION



LEGAL DESCRIPTION PHASE 4-8

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°02'04"W 688.42 FEET TO THE POINT OF BEGINNING; THENCE N89°02'04"W 709.07 FEET; THENCE N0°42'25"E 100.00 FEET; THENCE S89°02'28"E 335.50 FEET; THENCE EASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 53.56 FEET, THROUGH A CENTRAL ANGLE OF 24°33'02" (LONG CHORD BEARS: S76°46'05"E 53.15 FEET); THENCE S64°48'22"E 32.32 FEET; THENCE S25°17'54"W 727.97 FEET TO THE POINT OF BEGINNING.

NO	REVISIONS	DESCRIPTION	DATE	BY

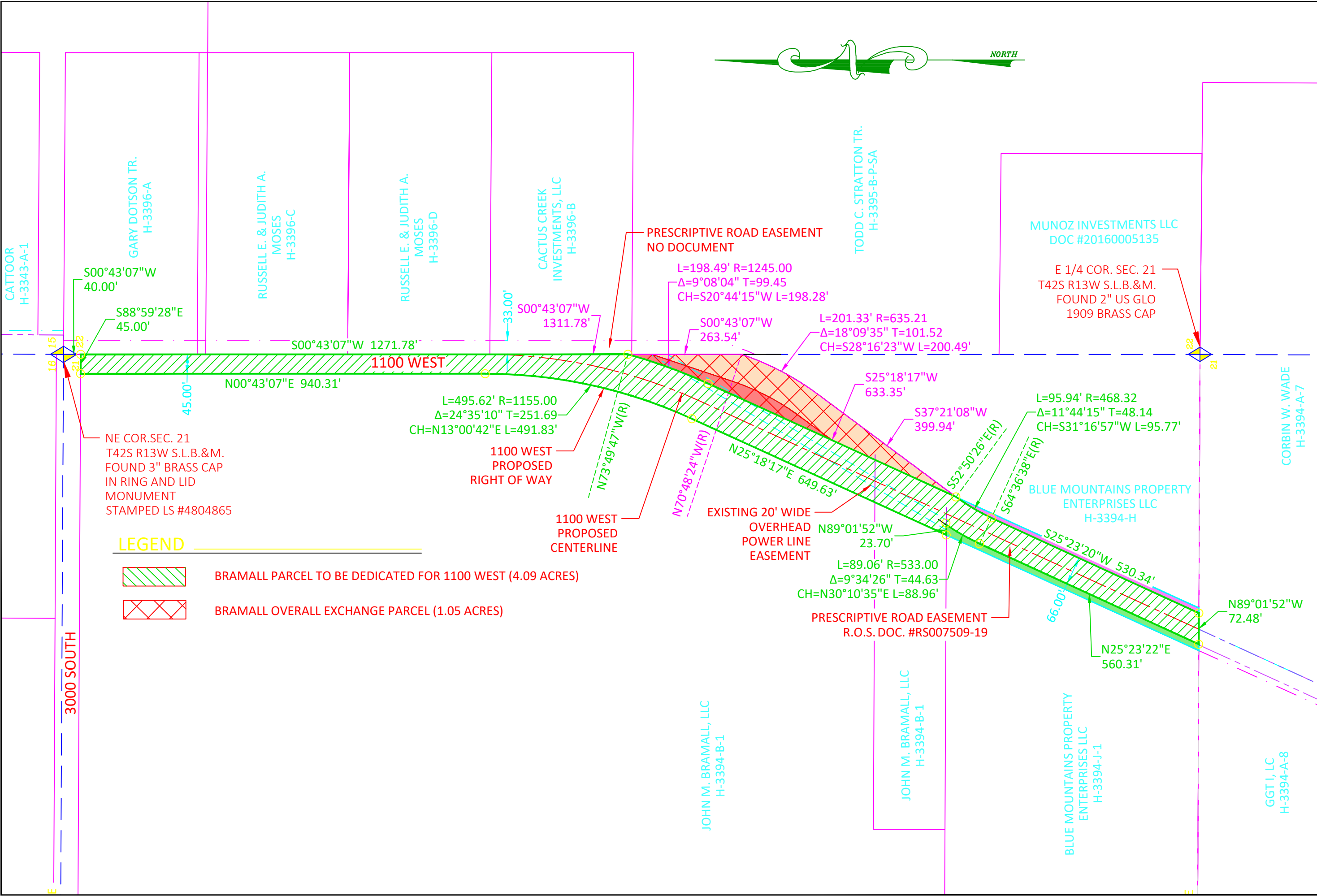
PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84137
Phone: (435) 666-8307



PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES
HURRICANE, UTAH 84137
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

DATE: 12/22/2022
SCALE: 1"=40'
JOB NO.: 335-010
SHEET NO.: 2 OF 2

335-010



DATE: 11/25/20

JOB NUMBER: 4387

SCALE: 1" = 200'

DRAWN BY: JHC

CHECKED BY: M.W.B.

ALLIANCE CONSULTING

A Planning and Engineering Firm

2303 N Coral Canyon Blvd
Washington, Utah 84780-0577
Tel: (435) 673-5000
Fax: (435) 673-8065

RIGHT OF WAY ACQUISITION EXHIBIT
FOR
1100 WEST RIGHT OF WAY
LOCATED IN SECTION 21, 28, 33, TOWNSHIP 43 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN
CITY OF HURRICANE, WASH. CO., UTAH

DRAWING NAME:
1100 W Acquisition Legals

SHEET
1
OF 1 SHEETS

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

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.

PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10
UNITS PER ACRE

Legend:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - - CENTER LINE
- ===== PHASE LINE
- - - - - 10' PUBLIC UTILITY EASEMENT
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- SS 8" SS 8" PROPOSED SEWER MAIN
- W 8" W 8" PROPOSED WATER MAIN

SECTION CORNER AS DESCRIBED

PORTION TO BE DEDICATED TO THE
CITY FOR PUBLIC RIGHT-OF-WAY

SITE DATA

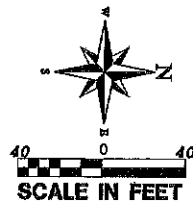
AREA	SQ. FT	ACRES
TOTAL AREA	941,474	21.61
TOTAL STORM BASIN	63,984	1.47
TOTAL HOUSING AREA	640,476	14.70
TOTAL DEDICATED ROW	236,974	5.44

DESCRIPTION	QUANTITY
TOTAL UNITS	176
UNITS PER ACRE	8.14

Diagram of a rectangular lot with a building footprint. The lot is 75' wide (FRONT) and 100' deep (STREET SIDE). The building footprint is 35' wide and 40' deep. The building is set back 10' from the street side and 20' from the front. The building is 25' from the side and 20' from the back.

FRONT SETBACK TO HOUSE 20'
FRONT SETBACK TO GARAGE 25'
STREET SIDE SETBACK 10'
SIDE SETBACK 5'
REAR SETBACK 10'

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S.L.B.M.; THENCE N 89°52'35" W 688.47 FEET TO THE POINT OF BEGINNING; THENCE N 89°52'33" W 708.89 FEET; THENCE N 08°13'09" W 594.11 FEET; THENCE S 86°52'34" E 670.85 FEET; THENCE S 89°52'34" E 7.83 FEET; THENCE N 0°00'00" E 100.00 FEET; THENCE S 89°52'34" E 335.28 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 125.02 FEET, HAVING A CHORD BEARING OF S 77°36'11" E AND A CHORD DISTANCE OF 83.15, HAVING A CENTRAL ANGLE OF 24°32'47" AND AN ARC LENGTH OF 33.58; THENCE S 65°38'28" E 32.32 FEET; THENCE S 24°27'30" W 72.93 FEET TO THE POINT OF BEGINNING.

AREA: 559884 SQUARE FEET OR 12.85 ACRES

STARTING AT EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S1B, &M., THE POINT OF BEGINNING; THENCE N 89°52'34" W 589.69 FEET; THENCE N 24°27'30" E 697.23 FEET; THENCE N 24°27'30" E 399.83 FEET; THENCE N 24°27'30" E 167.09 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE BEGINNING TO THE LEFT WITH A RADIUS OF 1245.00 FEET, HAVING A CHORD BEARING OF N 53°23'42" E AND A CHORD LENGTH OF 122.28, THENCE S 22°28'00" E 122.28 FEET TO A POINT OF TANGENCY; THENCE S 68°22'28" E 122.28, HAVING A CENTRAL ANGLE OF 09°08'04" AND AN ARC LENGTH OF 198.49; THENCE S 00°07'41" E 1239.34 FEET TO THE POINT OF BEGINNING.

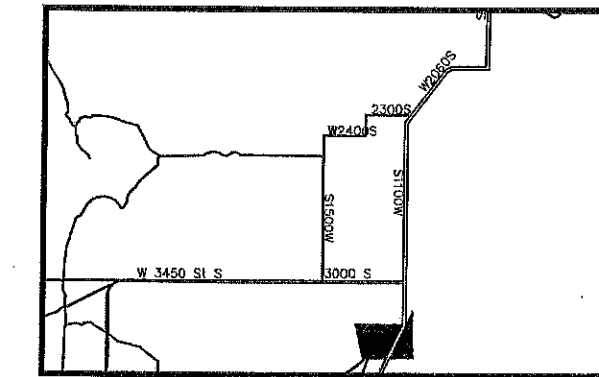
AREA: 381521 SQUARE FEET OR 8.76 ACRES

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S1.B.M.; THENCE N89°52'34"W 674.0 FEET; THE POINT OF BEGINNING; THENCE N89°53'20"W 14.42 FEET; THENCE N24°27'30"E 645.15 FEET; THENCE S89°32'34"E 23.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCLE OF RADIUS 109-32'42", NON-TANGENT CURVE TO THE LEFT 88.79 FEET THROUGH THE CENTRAL ANGLE OF 09°32'42", RADIAL BEARING: S55°54'09"E (CHORD BEARS: S29°19'30"W 88.69 FEET); THENCE S24°33'09"W 560.59 FEET TO THE POINT OF BEGINNING. AREA: 9025 SQUARE FEET OR 0.21 ACRES.

COMMENCING AT THE "AT EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S.L.B.M."; THENCE N89°52'34"W 601.56 FEET TO THE POINT OF BEGINNING; THENCE N24°33'08"E 530.62 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 467.00 FOOT RADIUS CURVE TO THE RIGHT 95.77 FEET THROUGH THE CENTRAL ANGLE OF 1°44'59" (CHORD BEARS: N30°25'38"E 95.60 FEET); THENCE S24°27'30"W 620.81 FEET; THENCE N89°52'34"W 11.87 FEET TO THE POINT OF BEGINNING.

AREA: 6109 SQUARE FEET OR 0.14 ACRES.

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
256 N 200 W
BLANDING, UT 84511-3618



PROJECT LOCATION

[illegible]

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
210 South 25th West, Suite 1



PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

HURRICANE, UTAH 84737
LOCATED IN SECTION 21, T42S, R13W, S14B, 4M.

DATE: 3/16/2022
SCALE: 1"=40'

JOB NO.
335-010

QUEST 10.

2 OF 3

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

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.

PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10 UNITS PER ACRE

OWNER:
BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
258 N 200 W
BLANDING, UT 84511-3618

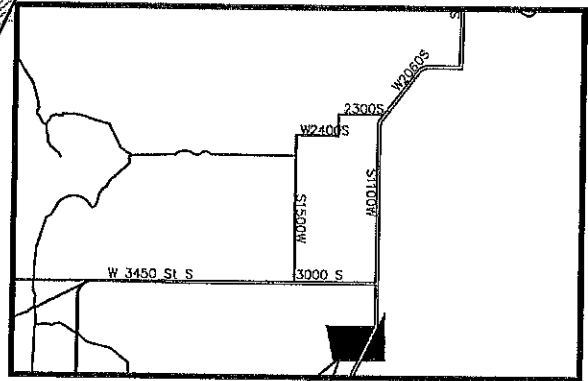
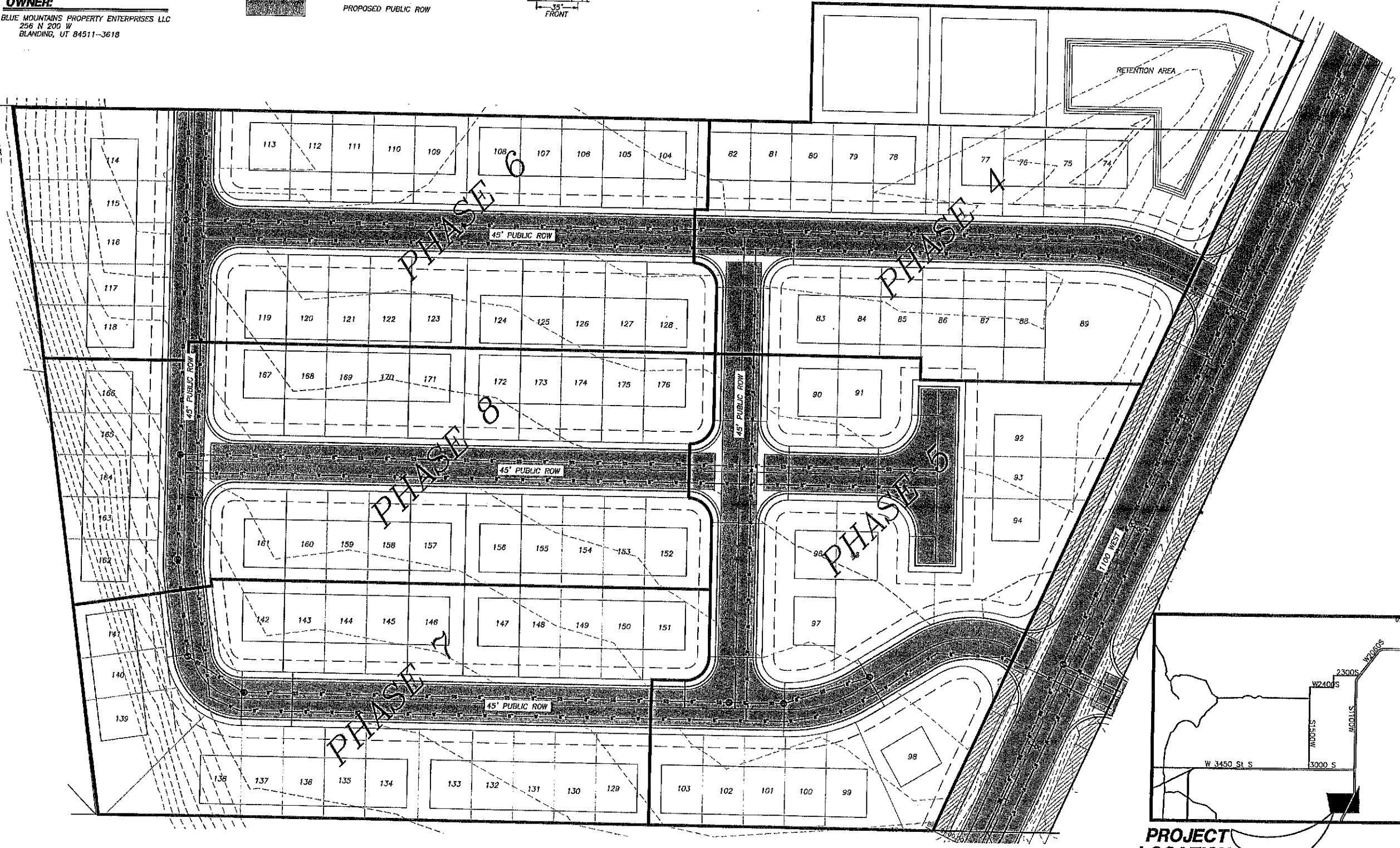
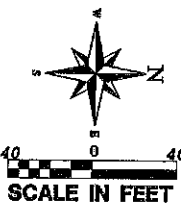
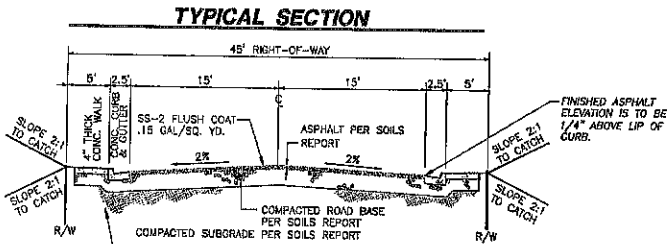
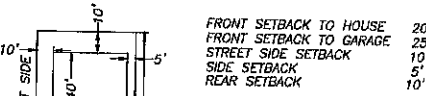
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- SECTION CORNER AS DESCRIBED
- PORTION TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT-OF-WAY
- PROPOSED PUBLIC ROW

PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

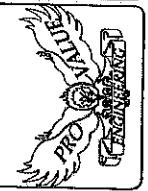
LOCATED IN SECTION 21, T42S, R13W, S1B.4M.
WASHINGTON COUNTY, UTAH

TYPICAL UNIT & SETBACKS



NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
258 South 200 West, Suite 1
Hurricane City, Utah 84537
Phone: (435) 668-0307



PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

HURRICANE, UTAH 84537
LOCATED IN SECTION 21, T42S, R13W, S1B.4M.

DATE: 3/10/2022
SCALE: 1"=40'

JOB NO:
335-010

SHEET NO:
3 OF 3

**Hurricane Planning Commission
Meeting Minutes
June 10, 2021**

Minutes of the Hurricane City Planning Commission meeting held on June 10, 2021, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Dayton Hall, Mark Sampson, Paul Farthing, Ralph Ballard, Michelle Cloud, and Penny James-Garcia

Members Excused: Rebecca Bronemann and Shelley Goodfellow

Staff Present: Planning Director Stephen Nelson, City Building and Planning Technician Brienna Spencer, and City Engineer Representative Darin Lefevre

6:00 p.m. - Call to Order

Chairman Dayton Hall called the meeting to order at 6:00 p.m.

Roll Call

Pledge of Allegiance, led by Michelle Cloud

Prayer offered by Ralph Ballard

*Michelle Cloud motioned to **approve** the agenda as presented. Paul Farthing seconded the motion. **Unanimous.***

Public Hearings

1. A Zone Change Amendment request located at approx. 160 W and 1200 S, parcel numbers H-L-1-2-B and H-L-1-D-1 to contain a PDO, planned development overlay.

Bruce Covington represents property owners to the north of the proposed zone change. Their concern is that the proposed subdivision will landlock their land. The property owners prefer that the road and utilities be built to their property line for them to utilize when they are ready to develop their property.

Tim Eaton commenting online, would like access to the property with a road providing second access. He is willing to work with the property owners to make this work for everyone involved.

Darryl Fox lives adjacent to the proposed zone change. His house is a flag lot off 180 West and faces Angel Heights Drive. A four foot rock wall supports the canal in front of his home. If the property is purchased, he will have a large wall facing his front door. This will also impact the value and resale of his home.

2. A Zone Change Amendment request on a portion of H-3-2-4-1231 and H-3-2-4-123 located at 1369 W 650 S from RA-1, residential 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet to be consistent with the Southern portion of the parcels and development to the West.

A resident in attendance asked for clarification on the current zoning, and Stephen Nelson explained that

the current zoning is RA-1.

- 3. A Zone Change Amendment request on 101.25 acres located at approx. 2800 West and 150 N to contain a PDO, planned development overlay with the underlying zoning R1-8, residential one unit per 8,000 square feet, and a portion to be reserved for commercial.**

The comment made by Chris Wyler was meant for the last public hearing item. See below.

- 4. A Zone Change Amendment request on 17.41 acres located at 3900S and 1100 W from RA-1, residential 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel number H-3394-A-2-A.**

Dayton Hall read an online comment from Amber Farmer.

Lindsay Reber lives adjacent to the property. She is open to change and smart growth. However, 1100 West has no shoulder or sidewalk and is overly populated with traffic, and the new copper rock development increased traffic. Due to her lifestyle and animals, she has been pushed out of properties before.

- 5. A Zone Change Amendment request on the north portion of H-3-1-32-1103 located at 75 N 2260 W from M-1, light industrial, to HC, highway commercial.**

No Comment

- 6. A Zone Change Amendment request located at approx. 2800 S Sand Hollow Road on 461.38 acres to contain a PDO, planned development overlay.**

Chris Wyler lives adjacent to this property and appreciates what this developer plans to do.

NEW BUSINESS

- 1. 2021-ZC-18 / 2021-PSP-09 Discussion and consideration of a recommendation of a proposed zone change amendment request located at approx. 160 W and 1200 S, parcel numbers H-L-1-2-B and H-L-1-D-1 to contain a PDO, planned development overlay. Stormi LLC Applicant, Scott Stratton Agent.**

Scott Stratton explained that he built the subdivision along 1200 South. Phase two of that subdivision, and the new design provides more open space. Mrs. Cloud asked if there are emergency vehicle access concerns. Stephen Nelson stated that there is access from 1200 South, and the block length meets the code. Mr. Nelson reviewed the current trail plan stating that the trail for the canal does not go through the development. There is a drainage easement on Mr. Stratton's property, and he will be required to maintain the drainage. Mr. Stratton reported that he is willing to dedicate a trail easement along the east side of the property.

Mrs. James-Garcia noted that staff recommended approval conditional upon the roadway and utilities being stubbed to the north property. She asked for clarification regarding fire access to the flag lots. Mr. Nelson explained that the proposed site plan meets the standard within the fire code. Mr. Stratton does not feel that he should be required to pay to provide utilities and access to other properties. Mr. Hall reviewed the subdivision code. Mr. Nelson reviewed the map showing the location of Mr. Stratton's property. He reported that every development must provide access and utilities to the adjacent property.

1 *Paul Farthing motioned a **recommendation of approval** of 2021-ZC-21 and 2021. Subject to staff*
2 *comments which include road connectivity. Penny James-Garcia seconded the motion. Penny James-*
3 *Garcia, Paul Farthing, and Michelle Cloud – aye. Dayton Hall, Ralph Ballard, and Mark Sampson – nay.*
4 *Motion **failed**.*

5 *Chairman Dayton Hall opened the item for more discussion before sending a vote to the city council.*

6 Mr. Ballard does not think Mr. Stratton should be burdened with the cost of providing connectivity for the
7 property owner to the North. He does agree with connectivity but not at the complete cost of Mr.
8 Stratton.

9 *Paul Farthing motioned to send a **split recommendation and a split vote** on whether connectivity*
10 *should be required to the City Council. **Unanimous**.*

11 **2. 2021-ZC-19 Discussion and consideration of a recommendation of a proposed zone**
12 **change amendment request on a portion of H-3-2-4-1231 and H-3-2-4-123 located at 1369**
13 **W 650 S from RA-1, residential 1 unit per acre, to R1-10, residential 1 unit per 10,000**
14 **square feet to be consistent with the Southern portion of the parcels and development to**
15 **the West. Chris Wyler Applicant.**

16 Chris Wyler explained that they want to match the zoning of the area. Mr. Farthing is concerned about
17 the width of the roadway on 650 South. Stephen Nelson reported that the applicant is required to make
18 improvements to the frontage of his subdivision. Mrs. James-Garcia asked who will pay for the
19 improvements of 650 South and when the road will be improved. Mr. Nelson reported that this is not on
20 the City's short-term project list. Mr. Wyler understands that he must make improvements along his
21 property's frontage. Mr. Nelson provided the updated preliminary plat that will come before the Planning
22 Commission next week. The plat shows connectivity and utility connections for the roadway. Mr. Wyler
23 noted he is bringing in new asphalt to repair the road after bringing the sewer up to 650 South.

24 *Mark Sampson motioned a **recommendation of approval** of 2021-ZC-19. Michelle Cloud seconded the*
25 *motion. **Unanimous**.*

26 **3. 2021-ZC-20 / 2021-PSP-05 Discussion and consideration of a recommendation of a**
27 **proposed zone change amendment and preliminary site plan request on 101.25 acres**
28 **located at approx. 2800 West and 150 N to contain a PDO, planned development overlay**
29 **with the underlying zoning R1-8, residential one unit per 8,000 square feet, and a portion**
30 **to be reserved for commercial. Plumb Holdings, LLC and Walter Plumb Applicants, Craig**
31 **Hopkinson Agent.**

32 Craig Hopkinson explained that the Plumb Holding group has 77.31 acres of overall acreage under
33 contract. The original owner is retaining acreage near the overpass and SR-9 for commercial purposes.
34 Mrs. James-Garcia asked why the applicant is not conforming to the general plan. Mr. Hopkins
35 explained that they want to offer a variety of homes for all home buyers. Mrs. James-Garcia noted that
36 this zone change goes against the general plan, and the density is too high for the area. She urged the
37 applicant to increase the number of single-family homes. Mr. Farthing agrees with Mrs. James-Garcia.
38 However, a lot of lava rock takes up their property, and it is really hard to build on that. Mr. Nelson
39 explained the yield plan and noted that the yield plan includes options for a density bonus with the PDO.
40 The applicant is proposing a twenty percent density bonus.

41 Mr. Nelson reported that the parks and trails calculate for ten percent of the density bonus.
42 However, the applicant has not provided reasoning for the remaining ten percent. The applicant

engineers estimate that the applicant could add twenty-nine units based on a density transfer. Mr. Nelson explained that the engineer's report was provided today, and the staff was unable to fully review the engineering report. Dayton Hall stated that the general plan shows this area set as single-family. The PDO ordinance states that multiple-family dwellings shall be permitted in a PDO overlay. He noted that the PDO allows the Planning Commission to place conditions and restrictions. He is not against a PDO with a restriction on single-family homes. However, that is not what is being proposed.

Mr. Ballard agrees with the previously stated comments. Mrs. Cloud agrees with the Commissioner's comments. She suggests tabling the item to allow the applicant to come back with an updated site plan that is less dense. Craig Hopkinson stated he would like them to table it and work with Stephen to see what they can come up with. Mr. Nelson asked if the Planning Commission would agree to allow attached housing if the density is reduced to four units per acre. Mrs. James-Garcia would like to see real trails and parks, not land the developer deems unbuildable. Mr. Hall can support a mix but would like to see the majority as single-family homes to not deviate from the general plan.

*Penny James-Garcia motioned to **table** 2021-ZC-20 and 2021-PSP-05 until the applicant can provide more information. Mark Sampson seconded the motion. **Unanimous.***

4. 2021-ZC-21 Discussion and consideration of a recommendation of a proposed zone change amendment request on 17.41 acres located at 3900S and 1100 W from RA-1, residential 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel number H-3394-A-2-A. DAF Development LLC Applicant, Rick Richardson Agent

Rick Richardson reported that the applicant is requesting R1-10. Their objective is to have third-acre lot sizes. The Copper Rock development surrounds this area, and they feel it fits with the area. Stephen Nelson explained that the property is the city boundary, but the road is within the county. The developer will widen the road, and the city will work with the county to make improvements. Mr. Hall does not think the zoning is harmonious with the adjacent properties. He feels this parcel is best used as a transitional parcel between R1-10 and the developed rural parcels. Mr. Farthing reported that the approval of Copper Rocks ended the plan for low density. He thinks third-acre lots would work well right here. Riley Richardson reported that the property is mostly by R1-10. The property's frontage is very narrow, which will feel less imposing, and many of these lots will be bigger than 12,000 square feet. They want this zoning for the flexibility to accommodate the sloping they will have to deal with. Mr. Nelson explained that the Planning Commission could recommend something less impactful.

*Ralph Ballard motioned a **recommendation of approval** of 2021-ZC-21 with the change to R-15 lots. With a note that the client is open to a recommendation from the City Council that certain lots may be slightly smaller. Paul Farthing seconded the motion. Penny James-Garcia, Michelle Cloud, Mark Sampson, Ralph Ballard, and Paul Farthing – aye. Dayton Hall – nay. Motion **carries**.*

5. 2021-ZC-22 Discussion and consideration of a recommendation of a proposed zone change amendment request on the north portion of H-3-1-32-1103 located at 75 N 2260 W from M-1, light industrial, to HC, highway commercial. IHC Health Services, Inc Applicant

Stephen Nelson reported that hospitals are not allowed in light industrial zoning, which is why the applicant is applying for a zone change to highway commercial. Dan Kohler explained that they are applying to rezone the property on the north of Intermountain Healthcare (IHC) property to be consistent with the highway commercial property to provide emergency services in Hurricane. Mr. Kohler reported that IHC is not opposed to providing access for surrounding property owners.

*Paul Farthing motioned a **recommendation of approval** of 2021-ZC-22. Ralph Ballard seconded the*

1 *motion. Unanimous.*

2 **6. 2021-ZC-23 / 2021-PSP-07 Discussion and consideration of a recommendation of a**
3 **proposed zone change amendment request located at approx. 2800 S Sand Hollow Road**
4 **on 461.38 acres to contain a PDO, planned development overlay. The Hollows LLC**
5 **Applicant, Brett Burgess Agent**

6 Brett Burgess explained the application and process this project has been through in the last year. He
7 reviewed the requested zoning and what they are doing with their project. They plan to have resort
8 areas, planned commercial areas, single-family residential areas, a trail system and preserve open
9 space. Mr. Ballard feels that the commercial aspect is lacking in this area, and appreciates that they are
10 providing commercial services. Mr. Nelson noted that there are eighteen acres of commercial area. He
11 cited the acreage of other commercial areas within Hurricane City. Dayton Hall noted that Sand Hollow
12 Road is busy and would like to see more than eighteen acres of commercial. He feels the R1-8 is denser
13 than the rest of the area. Mr. Burgess shared that they were trying to match the previous General Plan
14 map. Mr. Farthing stated that he would push for more commercial. Especially for a small local grocery
15 store like Lin's or Davis Market. Mr. Burgess shared that they are willing to add more commercial. Mrs.
16 James-Garcia agrees that commercial is needed in this area. She feels that 55% of single-family is a
17 great percentage, and she appreciates having an HOA and management put in place. The only concern
18 is the percentage of nightly rentals as far as Sand Hollow Road handling the traffic and activity level.
19 She would like to see the number of nightly rentals reduced to create a single-family neighborhood and
20 not a recreational neighborhood. Mr. Burgess reiterated that he is willing to work with the city to create a
21 master planned area that benefits the city. Mr. Hall summarized that the commissioners would like to
22 see increased commercial and decreased recreation resorts. The percentages of commercial and
23 recreation resorts were further discussed.

24 *Ralph Ballard motioned a **recommendation of approval** of 2021-ZC-23 and 2021-PSP-07. Subject to*
25 *area F being changed to commercial and the total percentage of the recreational resort reduced to*
26 *twenty percent. Paul Farthing seconded the motion. Unanimous.*

27 **7. 2021-FSP-20 Discussion and consideration of a possible approval of a final site plan for**
28 **Sky Valley Townhomes, Ph 1, a PDO containing 31 townhome units, located approx. at**
29 **600 N 3000 E. Frank Lindhart Applicant, Civil Science Agent.**

30 Stephen Nelson reported that the application does not have the required JUC signatures. Mrs. James-
31 Garcia asked about ingress and egress. Frank Lindhart reported that there would be access off 600
32 North and Coronado Drive.

33 *Paul Farthing motioned to **approve** 2021-FSP-20 subject to receipt of final signatures. Penny James-*
34 *Garcia seconded the motion. Unanimous.*

35 **8. 2021-PP-14 Discussion and consideration of a recommendation for a preliminary plat,**
36 **Coronado Ridge Phase 4, an 82-lot single-family home subdivision located at 3350 W and**
37 **600 N. DAF Development Applicant, Todd Getz Agent.**

38 Jim Lyman shared that phase one contains twenty-six lots. Stephen Nelson reported a sensitive lands
39 application will need to be submitted upon approval of future phases.

40 *Mark Sampson motioned a **recommendation of approval** of 2021-PP-14. Subject to staff comments.*
41 *Michelle Cloud seconded the motion.*

1 *Mark Sampson motioned an **amended recommendation of approval** of 2021-PP-14 phase one.*
2 *Subject to staff comments. Michelle Cloud seconded the motion. **Unanimous.***

3 **9. 2021-PP-15 Discussion and consideration of a recommendation for a preliminary plat,**
4 **Bench Lake Townhomes, a 172-unit townhome development located on 1100 W and south**
5 **of 3000 S. Blue Mountain Property Enterprise LLC, Scott Stratton Agent**

6 Stephen Nelson explained that the Planning Department needs to review the contour lines of the
7 sensitive lands to verify whether they need a sensitive land application. Karl Rasmussen provided a
8 contour map of the area and explained how the applicant plans to make the project flat.

9 *Mark Sampson motioned a **recommendation of approval** of 2021-PP-15. Subject to staff and JUC*
10 *comments and preliminary approval of sensitive lands assessment by the Planning Director. Michelle*
11 *Cloud and Ralph Ballard seconded the motion. **Unanimous.***

12 **10. 2021-PSP-06 Discussion and consideration of approval of a Preliminary Site Plan, Car**
13 **Wash, and Self-Service Laundromat located on State Street and 2000 W. Brian Lewis**
14 **Applicant.**

15 Stephen Nelson reported that when JUC reviewed the application, they felt the applicant had the proper
16 services to service the car wash. A planter strip along the easement is suggested, and the planter strip
17 will help with traffic flow. The use is compliant with zoning, but the overall application is lacking in detail.
18 The biggest issue is that the preliminary utility plan is not included in the application.

19 *Michelle Cloud motioned **approval** of 2021-PSP-06. Using option two and that the applicants meet with*
20 *City Planner to provide the missing documents. Penny James-Garcia seconded the motion.*
21 ***Unanimous.***

22 **11. 2021-PSP-08 Discussion and consideration of approval of a Preliminary Site Plan for**
23 **Sector 5, a 76 independent living unit development located within the Sky Mountain PDO,**
24 **located at 600 N and 2200 W. Ryan Wilde and Sector 5 Agent, Dan Porter and Jonathan**
25 **Zundel Agents.**

26 Ryan Wilde reviewed the project and explained the changes. The project has been changed to an
27 independent living development. Stephen Nelson explained that the development agreement states that
28 the property shall consist of an independent living and assisted living facility developed under all the city
29 land use code and design standard requirements. However, the city does not have a good definition of
30 an independent living facility. He is unsure whether this proposal meets the development agreement and
31 whether the units comply with the master development agreements as a PDO. Fay Reber stated that the
32 master development agreement community caps the number of allowed units, and the applicant was
33 aware of that limitation. This proposal is not consistent with the development agreement.

34 Mrs. James-Garcia explained the history and background of how the master planned development came
35 to be. Mr. Hall explained that based on the interpretation of the agreement, he cannot support the plan
36 provided. The commissioners agree that the plan presented does not match what the development
37 agreement states.

38 *Penny James-Garcia motioned to **deny** 2021-PSP-08. It does not meet the development agreement,*
39 *exceeds the unit limit, and is not harmonious with the surrounding community. Paul Farthing seconded*
40 *the motion. **Unanimous.***

1 **Planning Commission Business:**

2 **1. Road Improvement (Exaction) Ordinance Amendments**

3 No discussion was held.

4 **2. Planned Commercial Ordinance Update**

5 No discussion was held.

6 **3. Annexation Map Presentation**

7 No discussion was held.

8 **4. RV Parks in Hurricane**

9 No discussion was held.

10 **Approval of Minutes:**

11 1/27/2021 – moved to next meeting

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

**Hurricane Planning Commission
Meeting Minutes
November 22, 2022**

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

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

Members Excused: Ralph Ballard, Rebecca Bronemann, and Mark Sampson

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. - Call to Order

Roll Call

Pledge of Allegiance - none

Prayer and/or thought by invitation - none

Declaration of any conflicts of interest

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

NEW BUSINESS

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

Stephen Nelson explained that the applicant had approval of the final site plan but it has expired. They are presenting the same site plan as previously approved. They have some deadlines and requested a special meeting for the application. Kelby Iverson reminded the commissioners that staff has made them aware that we will be seeing these types of applications going forward due to economy or other reasons which caused developers to not move forward at the time of original approval and asked for guidance and briefing on how to move forward with these situations. Mr. Nelson stated that this is a little bit different because it is a final site plan, they are requesting new approval. He recommends approving the item subject to previous approval and staff comments.

*Michelle Cloud motioned to **approve** 2022-FSP-18 subject to JUC and staff comments. Shelley Goodfellow seconded the motion. **Unanimous.***

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

Adjournment