

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

February 23, 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 on amending the model home ordinance
2. Discussion on inclusionary zoning and the planned development overlay ordinance

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 479 N 360 E from HC, highway commercial, to RM-3, multifamily 15 units per acre. Parcel number H-SMME-1-A.

OLD BUSINESS

1. 2023-FSP-03: Discussion and consideration of a possible approval of a final site plan for Hurricane Equipment Rentals, an equipment rental company located at 504 W State St. Brad Holt Applicant.

NEW BUSINESS

1. 2023-ZC-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 479 N 360 E from HC, highway commercial, to RM-3, multifamily 15 units per acre. Parcel number H-SMME-1-A. Interstate Rock Applicant. Chase Stratton Agent.
2. 2023-AFP-05: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Cliff View Estates Phase 1 Lots 14 & 15, located at 3653 and 3653 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.
3. 2023-AFP-06: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for North Slope Phase 2 Lots 42 & 43, located at 2041 and 2027 W Cedar Breaks Dr. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.
4. 2023-PSP-03 2023-HIL-01: Discussion and consideration of a possible approval of a preliminary site plan and recommendation to the City Council on a sensitive land application for Quail Lake Sunset RV, an RV park with 22 spots located at 2480 N Old Hwy 91. Ray Ebert Applicant. CivilScience-Brandee Walker Agent.
5. 2022-PP-08: Discussion and consideration of an extension of the preliminary plat approval for Red Slate Estates, formerly known as Elim Estates, a 135 lot single family subdivision located at approximately 1400 S 4300 W. Jared Madsen-Alpha Engineering Applicant.
6. 2023-AFP-07: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Cliff View Estates Lot 6 Partial Amendment "C", located 3557 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.
7. Discussion and possible approval of an amendment to the Planning Commission's application deadlines

Approval of Minutes:

1. January 26, 2023
2. February 9, 2023

Adjournment

Sec. 10-39-15. Enforcement and permits.

- A. In order to enforce compliance with this chapter, the Building Official shall not issue any permit for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land until the provisions of this chapter have been met. No City officer or employee shall issue any permit or license for the construction or installation of any building or structure or use on any subdivision lot until the following conditions have been met:
1. Such subdivision plat shall have been approved and recorded in the office of the county recorder.
 2. Infrastructure improvements shown on approved construction plans for the subdivision:
 - a. Have been constructed and installed and preliminarily accepted; or
 - b. The City has received and accepted an improvement completion assurance for the subdivision in accordance with this chapter, and the following improvements have been constructed, installed, tested and accepted in accordance with the requirements of the building or fire code:
 - (1) A road base of untreated, compacted and graded gravel;
 - (2) Sewer, storm drains and storm drain facilities;
 - (3) Curb and gutter unless otherwise not required by this Code;
 - (4) Water system, including water lines and hydrants; and
 - (5) Power lines.
- B. All required improvements must be complete within 12 months of notice to proceed.
- C. The City may call upon the improvement completion assurance filed with the City for all improvements not completed within 12 months of the notice to proceed or when the first building within the subdivision seeks an occupancy permit, whichever is sooner.
- D. It shall be prohibited for anyone to start construction on any building within a subdivision until they have fulfilled the requirements of this chapter.
- E. Any license or permit issued in conflict with this chapter shall be null and void.
- F. Notwithstanding the provisions of subsection A above, a building permit may be issued for:
1. A single model ~~unit home~~ in a subdivision may be given a building permit under the following conditions; provided that a certificate of occupancy shall not be granted and the model home may not be used or occupied for any reason until the subdivision plat has been approved and recorded.
 - a. The subdivision plat has been recorded and the project meets the bonding requirements of this chapter.
 - b. The model unit is within 250' of a functional fire hydrant.
 2. A model home complex within a master planned community with a planned development overlay upon approval by the City Council of an amendment to the development agreement stating the terms and conditions for issuance of the building permit.
 3. An Occupancy Permit may only be issued for a model unit if the subdivision meets the standards contained within this Chapter and the home meets all other building code requirements

(Ord. 2008-32, 12-18-2008; Ord. 2012-2, 4-19-2012; Ord. 2019-09, 7-18-2019; Ord. No. 2021-04, 6-17-2021)

CHAPTER 23. PLANNED DEVELOPMENT OVERLAY ZONE

Sec. 10-23-1. Purpose and objectives.

A. *Purpose.* The planned development overlay zone is a floating zone that is unmapped until applied to specific property in accordance with the provisions of this chapter. It is intended to allow development design flexibility, integration of mutually compatible uses, consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, a planned development should be planned as one complex land use with a common architectural design theme that provides variety with architectural compatibility, rather than as an aggregation of individual, unrelated buildings located on separate, unrelated lots.

B. *Objectives.* Objectives to be accomplished under the provisions of this chapter include:

1. Create more attractive and desirable environments within the City.
2. Allow a variety of housing types in one development project.
3. Encourage variety in physical development patterns, including flexibility in building location.
4. Preserve open space for visual enjoyment and recreational use.
5. Encourage development on a large scale, since the purposes of a planned development can be best realized in large scale developments.

Sec. 10-23-2. Scope.

The requirements of this chapter shall apply to any planned development within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws except to the extent such provisions are altered by the requirements of this chapter.

Sec. 10-23-3. Minimum acreage.

The planned development overlay zone shall be applied only to projects consisting of at least five acres. Unless the proposed development is integrated into already existing developments as determined by the Planning Commission and City Council

Sec. 10-23-4. Use in combination with the underlying zone.

The planned development overlay zone may be used in combination with any zone set forth in chapters 12, 13, and 14 of this title, subject to the requirements of this chapter.

A. *Provisions supplementary.* The provisions of the planned development overlay zone shall be supplementary to the provisions of the zone with which it is combined and shall not be applied to any land area as an independent zone.

B. *Zone designation.* The planned development overlay zone designation shall be shown on the official zoning map in parentheses as a suffix to the zone designation with which it is combined. For example, if the planned development overlay zone were being combined with the residential agriculture (RA-1) zone, it would be designated on the official zoning map as "RA-1 (PDO)."

Sec. 10-23-5. Uses allowed.

Uses allowed in a planned development overlay zone shall be limited to those permitted or conditional uses set forth in the zone with which the planned development overlay zone is combined and the uses set forth in this section. Any conditional use shall be subject to the issuance of a conditional use permit as set forth in this title.

A. *Density.* Multiple-family dwellings shall be a permitted use in a planned development overlay zone provided total density in a particular planned development project does not exceed the greater of:

1. The density permitted by the underlying zone in which the project is situated; or
2. The density authorized by a density bonus pursuant to subsection 10-23-8C of this chapter.

B. *Accessory uses.* Accessory uses located in a common main building may be permitted. Accessory uses may include recreational facilities and structures, daycare centers, personal services, and RV parking.

C. *Commercial uses.* Commercial uses may be approved within Planned Developments subject to the following

1. The locations of any commercial areas are clearly marked on the Preliminary Site Plan as approved by the Planning Commission and City Council
2. The commercial uses shall be limited to those approved in the NC or PC zoning as shown in table 10-15-1 in subsection 10-15-3A of this title, unless otherwise approved by the Zoning Administrator or Planning Commission as a use that is harmonious with adjacent residential properties.
3. The commercial areas should be located near major corridors and shall be designed as an integral element of the planned development, including building and landscaping design consistent with design elements of the development.

Commented [1]: What about a clubhouse with a restaurant?

D. Recreation Resort: Short-term vacation rentals and recreation resort uses as permitted in 10-26-3 of this code may be approved within a Planned Development subject to the following

1. The proposal must be found to meet the standards of 10-26-5 (B)
2. The development standards of section 10-26-4 of this title must be followed including requirements for amenities and onsite management
3. The locations of the Recreation Resort uses must be clearly shown on the Preliminary Site Plan and should be located near major corridors and shall be designed as an integral element of the planned development, including building and landscaping design consistent with design elements of the development.
4. Short-term vacation rentals shall only be permitted within Recreation Resort areas of Planned Developments

Commented [2]: What about residential hosting and whole home vacation rentals

Any commercial use shown on table 10-15-1 in subsection 10-15-3A of this title may be permitted within a planned unit development provided such use is:

Commented [3]: Residential hosting yes. Whole home vacation rentals no.

1. ~~Specifically authorized as part of a site plan approved pursuant to the provisions of this chapter; and~~
2. ~~Designed as an integral element of the planned development, including building and landscaping design which is consistent with design elements of the development.~~

Sec. 10-23-6. Variations from development standards.

A. Variations from applicable development standards of an underlying zone and chapter 39 of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter.

B. A variation from the yard requirements set forth in subsection 10-23-9D of this chapter may be approved if the City Council, after receiving a recommendation from the Planning Commission, finds such variation meets the approval criteria set forth in subsection 10-23-7B of this chapter and as set forth below. Any such variation shall be explicitly noted in the approval of a preliminary site plan and shall be shown on the approved plan.

1. Variations from the development standards set forth in this chapter are intended to be rare and shall be approved by at least four members of the City Council.

2. The applicant shall bear the burden of persuasion with regard to any request for a variation under this subsection B. Such burden shall include demonstrating that:

a. A proposed project which includes a variation is the result of a substantial amount of advanced planning;

b. Any adverse conditions which may result from the variation will be mitigated; and

c. The variation will result in a substantial benefit not only to persons who will live or work within the project, but also to the City and its citizens generally.

Commented [4]: This should be tightened up

Sec. 10-23-7. Approval of planned development overlay zone.

A. *Approval procedure.* Land shall be placed in a planned development overlay zone pursuant to a zoning map amendment as set forth in section 10-7-7 of this title. The following shall be submitted in conjunction with an application for a zoning map amendment:

~~1. A natural resource inventory as required by chapter 31 of this title, and~~

Commented [5]: Chapter 31 No longer exists

12. A preliminary site plan as provided in subsection 10-7-10D2 of this title.

B. *Approval criteria.* Submittal of an application for a planned development overlay zone does not guarantee that the zone or a preliminary site plan will be approved. A zoning map amendment and preliminary site plan may be approved only if the City Council, after receiving a recommendation from the Planning Commission, finds:

1. The proposed planned development overlay zone and associated preliminary site plan:

a. Does not conflict with any applicable policy of the City general plan;

b. Meets the spirit and intent of this chapter as set forth in section 10-23-1 of this chapter;

c. Will allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional land use regulations;

d. Meets the use limitations and other requirements of the zone with which the planned development overlay zone is combined, except as otherwise allowed by this chapter;

e. Meets the density limitations of the underlying zone, unless a density bonus is granted pursuant to the provisions of this chapter; and

f. If a density bonus is authorized, provides superior site design and increased amenities, as provided in subsection 10-23-8C of this chapter, which ameliorate the potential impact of increased density; and

2. The applicant has:

a. Sufficient control over the property to be developed to ensure development will occur as approved;

b. The financial capability to carry out the planned development project; and

c. The capability to start construction within one year of final plan approval.

Commented [6]: Don't love this but I'm fine leaving it as is

C. *Imposition of conditions.* In order to make findings necessary to approve a planned development overlay zone, conditions of approval may be imposed on a preliminary site plan to assure the planned development will:

1. Accomplish the purpose of this chapter;

2. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and

3. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this chapter and as shown on an approved preliminary site plan for the planned development.

D. *Site plan approval.* A preliminary site plan shall be required with the approval of the planned development overlay. This site plan may be conceptual but shall show locations of uses, densities of units, and basic types of units within the proposed development. Within 12 months after approval of a planned development overlay zone and a corresponding preliminary site plan, and before the issuance of any building permit, an applicant shall obtain approval of a site plan pursuant to section 10-7-10 of this title.

1. A planned development may be constructed in phases as shown on an approved preliminary site plan. In such case, a site plan shall be submitted for each phase that includes multifamily or commercial elements as laid out in 10-7-10 (C).

a. The site plan shall provide a table on the preliminary plat with each phase of development the total number of units that have been approved for the total project.

2. ~~At its discretion and for good cause, the Planning Commission may extend for 12 months for one time only the period for filing a site plan, or in the case of a phased planned development, a site plan for the first phase. If these time requirements are not met, the~~

~~preliminary site plan approval shall be deemed revoked and the property may be rezoned to remove the planned development overlay zone.~~

~~E. *Subdivision requirements.* An application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements of this chapter does not exempt any applicant from meeting the requirements of chapter 39 of this title except as may be amended by the provisions of this chapter.~~

F. *Construction limitations.* Upon approval of a site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformity with any conditions associated with preliminary plat or site plan approval. No permit shall be issued for any proposed building, structure or use within a planned development unless such building, structure or use accords with the approved preliminary plan and site plan and with any conditions imposed in conjunction with such approvals.

G. *Amendments.* Amendments to the approved preliminary site plan for any planned developments and specifications shall be obtained by following the procedure required for a zone change as set out in 10-7-7 for any change that increases the impact of the development, either by increasing the number of units or changing the approved uses. Minor changes, such as changing the street layout or shifting units from one phase to another, may be approved by the Planning Commission as part of a preliminary site plan application in 10-7-10 and required by this chapter required for preliminary plan approval.

Sec. 10-23-8. Density.

A. *Base density.* Base density for a planned development shall be determined as set forth in subsection B of this section. Provided, however, that base density shall not exceed the density permitted in the underlying zone in which the planned development will be situated.

B. *Base density calculation.* Base density shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zone where the planned development will be located (referred to as the "yield plan").

1. The yield plan shall be prepared as a conceptual plan based on requirements of this Code that pertain to a conventional subdivision and shall reflect the dimensional (lot area, frontage, width, setbacks, etc.) and other standards of the underlying zone in which the proposed planned development will be located.

2. The yield plan shall take into consideration the site's natural and cultural features as shown on a natural resource inventory prepared for the property and shall demonstrate that sensitive lands identified in the natural resource inventory can be successfully included within open space areas or as part of residential lots without disturbing the health or safety of present

or future City residents. At least one-half of the minimum area required for each lot shall be exclusive of wetlands, floodplains, and slopes exceeding 30 percent.

3. The yield plan shall be drawn to scale, but need not be based on a field survey. Each yield plan shall, however, exhibit a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, taking into account the presence of wetlands, floodplains, steep slopes, existing easements and other encumbrances on the property identified by the natural resource inventory and the requirements of this title, and any other regulatory requirements applicable to the property.

C. *Density bonus.* The City Council, after receiving a recommendation from the Planning Commission, may authorize a density bonus of up to 20 percent above the base density for a planned development. The purpose of a density bonus is to provide an incentive to an applicant to provide amenities that are not required by this chapter or the applicable underlying zone, and which otherwise would not be provided.

1. The basis for granting a density bonus shall be included in the findings required to approve a planned development set forth in subsection 10-23-7B of this chapter.

2. A density bonus may be authorized based upon provision of one or more of the following amenities. The maximum density bonus granted for any one class of amenities shall not exceed the percentage indicated.

a. Enhanced overall design theme (~~up to five percent~~):

(1) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;

(2) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;

(3) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and

(4) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.

~~b. Improved building design (up to five percent):~~

~~(1) Seventy-five percent of the front exterior of each dwelling, exclusive of windows or doors, consists of brick or stone;~~

~~(2) Required parking for each unit is provided within a garage.~~

~~c. Improved energy efficiency (up to five percent):~~

~~(1) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and~~

~~(2) Dwellings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, Trombe walls, earth insulation of building walls.~~

~~d. Parking upgrades (up to five percent):~~

~~(1) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter;~~

~~(2) Parking lots have landscaped islands beyond the minimum required by this title;~~

~~(3) Additional and/or larger trees that will shade 50 percent of the parking area upon tree maturation; and~~

~~(4) Provision of screened recreational vehicle parking areas.~~

e. Provision of usable open space above and beyond any required open space ~~(up to ten~~ five percent):

(1) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and

(2) Stormwater detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

f. Provision of recreational facilities ~~(up to~~ five percent):

(1) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbecue and picnic facilities;

(2) Development of one or more common buildings used for meetings, indoor recreation, daycare, or other common uses; and

(3) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the City.

g. Increased landscaping ~~(up to~~ five percent):

(1) Planting more than the minimum number of trees, shrubs, and other landscaping required by this title; and

(2) Use of landscaping to soften the appearance of wood or masonry fences and walls.

(3) Use of water wise landscaping throughout the development as recommended by the Washington County Water Conservancy District

h. Utilization of ~~recommended~~ design and compatibility guidelines above and beyond the requirements set forth in chapter 33 of this title (up to five percent).

Commented [7]: Need more thought on what this means

i. Provision of affordable housing (for every one affordable unit, one additional unit may be added, up to a ten percent bonus)

1. Affordable Housing means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households in Washington County. Housing costs must be affordable based on Housing and Urban Development standards.

2. Duration and requirements of affordability:

a. Affordable rental unit: An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a Final Site Plan, a deed restriction requiring compliance with this section shall be recorded with the Washington County Recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

b. Affordable ownership unit: An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a Final Site Plan, a deed restriction requiring compliance with this section shall be recorded with the Washington County Recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

Sec. 10-23-9. Residential development standards.

The development standards set forth in this section shall apply to any planned development and shall prevail over any contrary standard established in chapters 12, 13, and 14 of this title.

~~A. Residential use types. Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:~~

~~1. Single family detached dwelling. This dwelling type consists of a single family dwelling located on a privately owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.~~

2. ~~Twin home dwelling.~~ This dwelling type consists of a single family dwelling which has one common wall with another dwelling.

3. ~~Townhouse dwelling.~~ This dwelling type consists of three or more single family dwelling units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other dwelling unit by one or more common walls.

4. ~~Multiple dwelling.~~ This dwelling type consists of single family dwelling units arranged in a variety of configurations including back to back, side to side, or vertically.

DEVELOPMENT STANDARDS

<u>Lot standards:</u>	
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<u>Average lot area</u>	<u>n/a</u>
<u>Maximum density per acre</u>	<u>See underlying zone</u>
<u>Building standards:</u>	
<u>Maximum height, main building¹</u>	<u>See underlying zone</u>
<u>Maximum height, accessory building¹</u>	<u>See underlying zone</u>
<u>Building coverage</u>	<u>50 percent per site plan</u>
<u>Distance between buildings</u>	<u>10 feet</u>

<u>Setback standards - front:</u>	
<u>Any building - pedestrian entrance</u>	<u>15 feet</u>
<u>Garage or parking building³</u>	<u>25 feet</u>
<u>Setbacks - rear:</u>	
<u>Main building</u>	<u>10 feet</u>
<u>Accessory building, including private garage^{3,2}</u>	<u>See note 3 10 feet</u>
<u>Setback standards - interior side yard:</u>	
<u>Main building</u>	<u>10 feet</u>
<u>Accessory building, including private garage²</u>	<u>See note 2 3 feet</u>
<u>Setback standards - street side yard:</u>	
<u>Main building</u>	<u>15 feet</u>
<u>Accessory building, including private garage⁴</u>	<u>See note 4 Not permitted</u>
<u>Parking</u>	<u>See note 5 4</u>

Notes:

1. Except a greater height may be approved subject to a conditional use permit
2. If located at least 10 feet from the main building, 32 feet.
3. If located at least 10 feet from the main building, 5 feet.
4. If located at least ten feet from the main building, two feet. Otherwise, same as the main building. No accessory building shall be built within a public utility easement.
5. Garages are not required in Planned Developments. Off-street parking standards in 10-34 of this title must be met.

~~B. — Lot area and width. A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved site plan.~~

~~C. — Lot and dwelling location requirements. Where possible, dwelling lots should be accessed from interior streets rather than from roads bordering a planned development.~~

~~D. — Required yards. Minimum required yards shall be as follows:~~

~~1. — Front yard.~~

~~a. — Dwellings: 19 feet from back of curb.~~

~~b. — Garages with doors facing the street: at least 20 feet from back of sidewalk to accommodate cars parked in driveways.~~

~~2. — Side yard.~~

~~a. — Single family dwelling: five feet.~~

~~b. — Accessory buildings: three feet from a property line and ten feet from a dwelling located on the same lot or property.~~

~~c. — All other uses: ten feet.~~

~~3. — Aggregate side yard (on the same lot).~~

~~a. — Single family dwelling and twin home: 15 feet.~~

~~b. — All other structures: 20 feet.~~

~~c. — All other uses: ten feet.~~

~~4. — Rear yard.~~

~~a. — Single family dwelling: ten feet.~~

~~b. — Garages and accessory buildings located ten feet from main building; five feet.~~

~~c. — All other structures: ten feet.~~

~~E. — Distance between buildings. The minimum distance between main buildings shall be ten feet. Main buildings include all buildings in a common area. The minimum distance between accessory buildings, such as garages, may be four feet if the accessory building is located at least ten feet from a main building.~~

~~F. — Tract perimeter setback and buffer requirements. Structures shall be situated so as to maintain a minimum setback from any tract property line equivalent to the front rear yard setback of the adjoining zone.~~

G. *Walls and fences.* Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.

~~H. — Height of buildings. The maximum residential building height permitted in the underlying zone shall apply unless the terms of a development agreement have set other standards.~~

I. *Commercial and recreation resort industrial.* Development standards for commercial and recreation resort industrial uses shall be the same as for GC and RRM-4 zones.

J. *Common areas.*

1. Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within residential development so as to convey a sense of openness within the planned development. Residential development may not totally exclude open space from fronting onto streets at appropriate intervals.

2. Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.

3. Common areas may include:

a. Natural areas of undisturbed vegetation or areas replanted with vegetation after development.

(1) Use and maintenance shall be limited to removal of litter and accumulated plant material.

(2) Natural waterways and drainage channels shall be maintained as free flowing and devoid of debris.

(3) Stream channels shall conform to the city stormwater management requirements and be maintained so as not to alter floodplain levels.

b. Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.

c. Garden plots for use by residents.

d. Greenways, including ~~pedestrian ways~~~~pedestrianways~~, bike paths and equestrian trails linking residential areas with other open space uses.

e. Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.

f. Stormwater control and management areas that are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

g. Roads, buildings and other impervious surfaces as needed to support common open space use. A determination as to whether the roads, buildings or other impervious surfaces may function as common open space shall be made in conjunction with approval of a preliminary site plan.

K. *Public and community facilities.* In addition to dwellings, a planned development may include areas for schools, churches, public or private recreation buildings, and other similar community facilities.

L. *Required improvements.*

1. All streets shall be public streets and shall be established according to public street standards adopted by the City.

2. Curb and gutter shall be required along each side of all streets except:

a. Where an approved stormwater management system eliminates the necessity of the curb and gutter function; and

b. Where the roadway is approved for construction according to City street standards.

3. Sidewalks shall be installed along both sides of all streets except where alternate ~~pedestrian ways~~~~pedestrianways~~ are provided as part of an approved preliminary site plan.

4. Stormwater shall be controlled and managed according to a plan approved by the City.

5. Water and sewer systems shall be provided in accordance with standards of chapter 39, subdivisions, of this title.

6. Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with City standards.
7. Other utilities and improvements shall be provided and installed in accordance with City standards.

Sec. 10-23-10. Protection of common areas.

A. *Maintenance of common areas.* If common areas are provided within a planned development, adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in a planned development until all required guarantees have been submitted to and approved by the City. The developer of a planned development may elect any of the following to preserve common areas:

1. *Fee simple donation.* A fee simple donation of any portion of common area land may be made to the City so long as the City agrees to accept such donation. Upon receipt of such donation the City shall impose a conservation easement on such land.
2. *Condominium association.* Common areas and facilities may be controlled by a condominium association as provided in the Utah Condominium Ownership Act. All common area land and facilities shall be held as a "common element."
3. *Homeowners' association.* Common area land and facilities may be owned by a homeowners' association, subject to applicable provisions of state law. The developer shall provide the City with a description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common facilities. The proposed association shall be established by the owner or applicant and shall be operating (with a financial subsidy from the developer if necessary) before the sale of any dwelling units in the planned development. The association documents shall include the following provisions:
 - a. Membership in the association shall be mandatory for each owner and its grantees, successors and assigns.
 - b. Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.
 - c. The association shall be responsible for the maintenance of all common open space and/or facilities, liability insurance on all common open spaces and/or facilities and paying general property taxes on all common open spaces and/or facilities.
 - d. In the event the association does not maintain private common open space areas and facilities as shown on an approved site plan, the City may perform any required maintenance

and may thereafter recover all costs incident to performing the required maintenance from the association and/or each of its members.

e. Members of the association shall pay their pro rata share of costs of upkeep, maintenance, and operation of common open space and/or facilities and/or improvements not dedicated to the City. The association bylaws shall confer legal authority on the association to place a lien on the real property of any member whose dues become delinquent. The bylaws shall also provide that such delinquent dues and all accrued interest shall be paid before the lien may be removed.

f. Written notice to all association members and to the City shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the City, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this chapter and applicable law.

4. *Private conservation organization or the City.* Fee simple title of common area land or conservation easements may be transferred to a private nonprofit conservation organization or to the City having jurisdiction where the land is located.

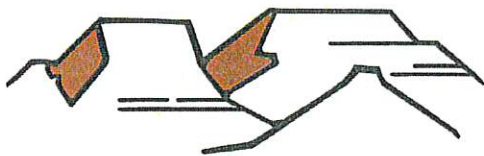
5. *Grant of easements to the City.* The City may, but shall not be required to, accept easements for public use of any portion of common area land or facilities. Such land shall be subject to a satisfactory maintenance agreement between the developer and the City.

6. *Noncommon private ownership.* Common area land and facilities may be located on one or more privately owned lots of at least five acres provided that the lot is restricted from future development through a conservation easement, except uses allowed by an approved site plan.

B. *Protective covenants.* A declaration of building use restrictions (protective covenants) shall be required for each planned development and phase thereof. The declaration in original form bearing appropriate signatures and certifications shall be submitted to the City for approval, which approval shall not be unreasonably withheld. Such protective covenants shall include provisions that:

1. An architectural control committee shall approve plans for all buildings proposed for erection, placement, or alteration with the planned development. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan.

2. No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining City approval. No change shall be approved which would be contrary to the requirements of this chapter or an approved preliminary plan.



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-03
Receipt No. 8165560

Name: BRAD HOLT Telephone: 435-668-1039
Address: 238 W 2005, HURRICANE, UT Fax No. _____
Agent (If Applicable): _____ Telephone: _____
Email: BUFORD @ INFOWEST.COM Agent Email: _____
Address/Location of Subject Property: 504 WEST STATE ST., HURRICANE UT. 84757
Tax ID of Subject Property: H-262-C-1 Zone District: _____
Proposed Use: (Describe, use extra sheet if necessary) EQUIPMENT RENTAL LOT

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:	02/23/2023
Application Number:	2022-FSP-03
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Brad Holt
Agent:	
Request:	Approval of a Final Site Plan
Location:	
Zoning:	HC
General Plan Map:	Single Family

Update 2/23/2023: This item was continued so that the applicant can redraw their landscaping plan. At the time of this writing no updates have been received.

Discussion:

The applicant has filed a final site plan for Hurricane Equipment Rentals. The applicant got preliminary site plan approval in February of last year and got approved construction drawings. They then began work on the site and operating from the site without final site plan approval. After the City issued a warning for operating a business in an unapproved location without filling out a change of address form they are now getting final site approval.

JUC Comments

Construction drawings have been signed by the Joint Utility Committee

Staff Comments: Final Site Plan

1. The business is classified as *Business equipment rental, services, and supplies*, which is permitted use within the zone. Though some of their business does not quite meet the definition of the use, the Zoning Administrator finds it is closely compatible to other permitted use as allowed under 10-15-3
"Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title."

2. Parking Requirement:

Business equipment rental and supplies	1 space per 250 square feet of gross floor area
---	---

The plan is to have a small office space on the property. They are showing a total of 5 parking spaces on the site plan which would accommodate a building of 1,250 sq ft.

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

Sec. 10-32-5. Required landscaping.

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

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

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

The applicant has requested that these terms be waived for their site, since their lease for the property is 24-36 months. In order to approve the deviation, the Planning Commission must make the findings that match to code below. The applicant has not installed any of the required landscaping that is shown within their construction drawings or proposed site plan. The standards for waiving landscape code is as follows:

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.





4. Utilities: The lot is improved, so there are minimal improvements that the applicant will need to complete.
5. The lot is flat and the staff does not have any concerns about slopes or concerns on the property.
6. Building: The applicant moved their building from the old site and placed it within the new location. They have met the building code requirements, but staff has concerns about it being a metal building. Within commercial zones, the metal building requires a Conditional Use Permit and needs to meet the standards below.

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.



Old Site Prior to Moving

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff has the following recommendations for consideration:

1. The site plan as approved by the JUC meets Hurricane City standards.
2. Landscaping: The Planning Commission has approved alteration to landscape plan for a few sites in the area, included for the Quick Quack Car Wash and Scooters Coffee. These changes did not reduce the amount of landscaping area, but allowed these sites to shift the landscaping to other areas. Staff believes that the City should not waive full landscape requirements, but believes that allowing shifting of areas can be appropriate.
3. The applicant should apply for a conditional use permit for a metal building to become compliant with the Hurricane City Standards.

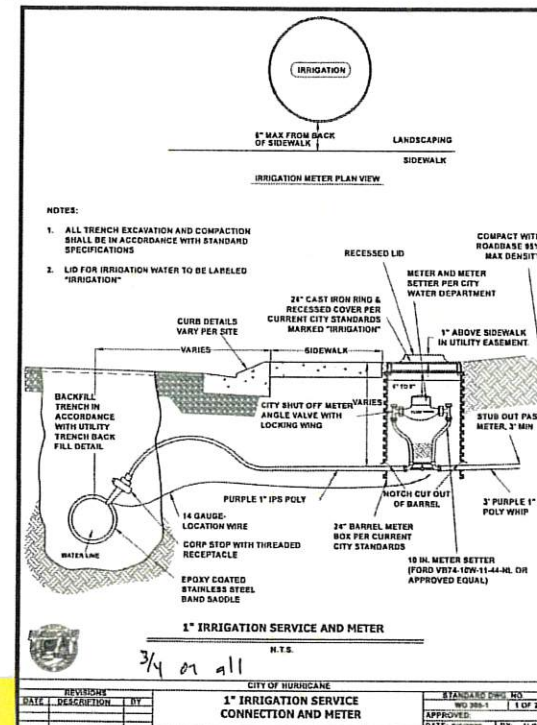
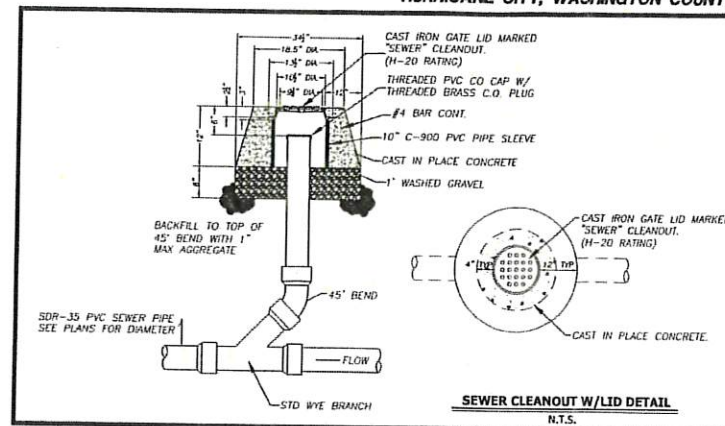
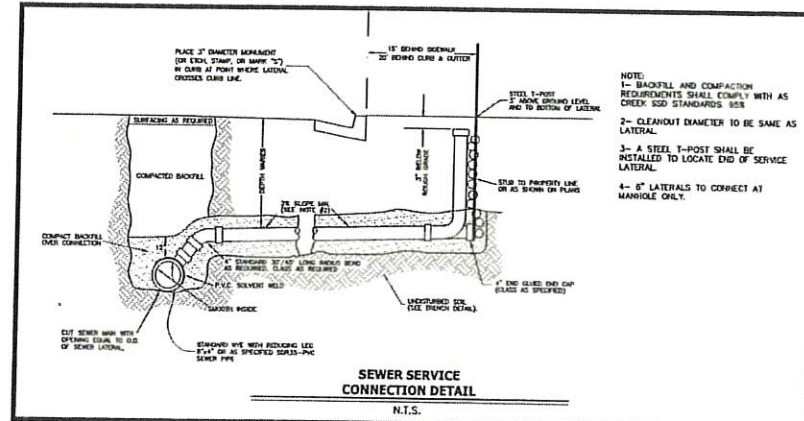
Keep shafts below. Call 811 before you dig.

NOTICE

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

SITE PLAN FOR: HURRICANE EQUIPMENT RENTALS

LOCATED IN SECTION 34, T41S, R13W, S.L.B.#M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- X — X — EXISTING FENCE
- — — EXISTING PROPERTY LINE
- — — STREET CENTER LINE
- — — EXISTING EASEMENT LINE
- — — EXISTING IBC
- — — PROPOSED OFFICE BUILDING
- SS — PROPOSED SEWER
- — — EXISTING SEWER
- — — EXISTING WATER
- — — PROPOSED IRRIGATION
- — — EXISTING IRRIGATION
- — — EXISTING GAS
- — — EXISTING CATCH BASIN
- — — EXISTING WATER METER
- — — EXISTING COMMUNICATIONS BOX
- — — EXISTING INLET
- — — EXISTING JUNCTION BOX
- — — EXISTING SEWER MANHOLE
- — — EXISTING STORM DRAIN MANHOLE
- — — PROPOSED IRRIGATION METER
- — — EXISTING POWER POLE
- — — TREE
- — — SHRUB

POWER LEGEND

- 1. INSTALL 200A METER PED
- 2. INSTALL 4/0 URD IN 2" PVC
- 3. INSTALL 25 KVA TRANSFORMER 1# 120/240
- 4. INSTALL 1/0 PRIMARY 15KV SINGLE PHASE

POWER NOTES

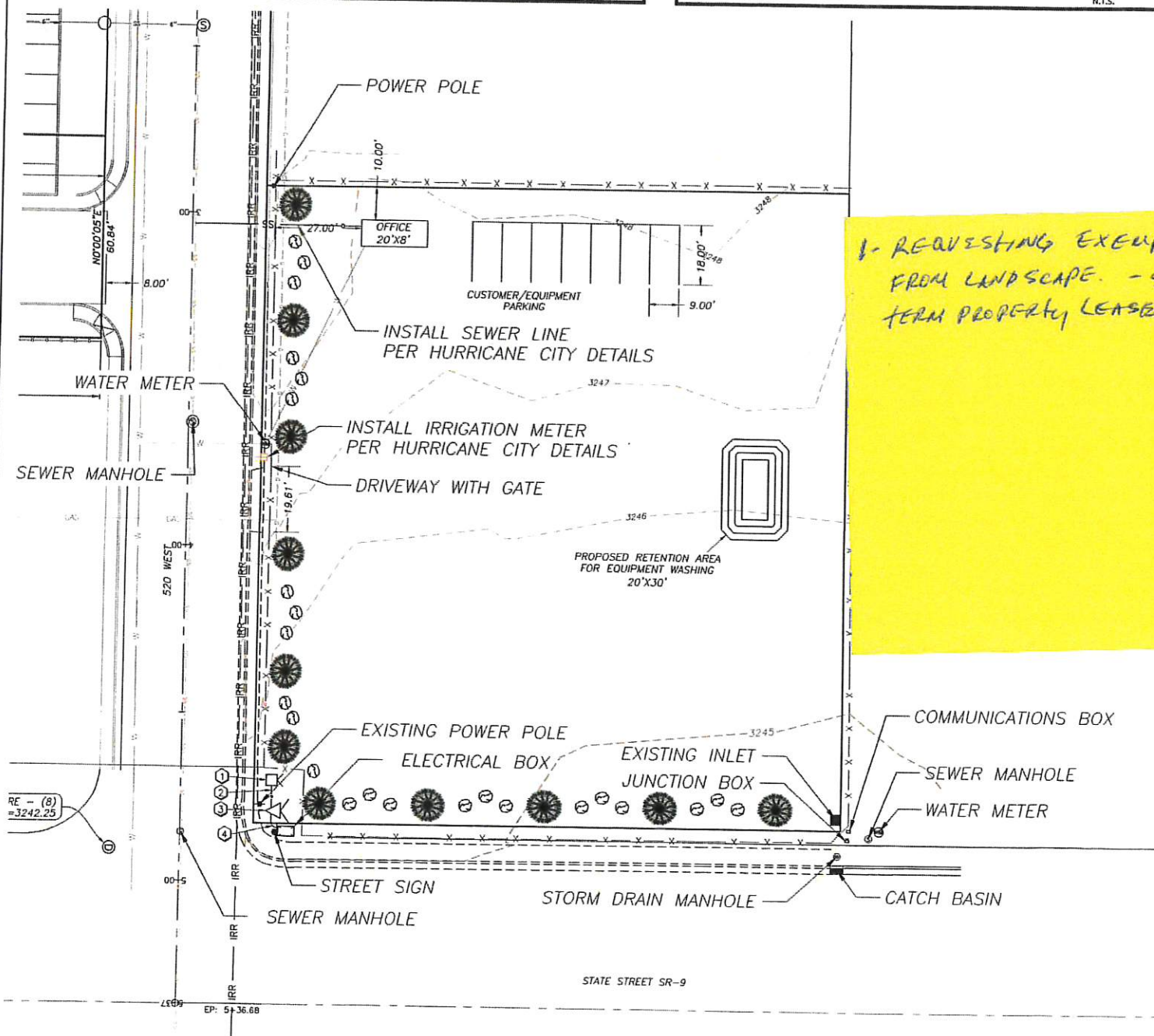
- MUST USE PREQUALIFIED CONTRACTOR.
- MUST KEEP ALL ELECTRICAL EQUIPMENT OUTSIDE FENCED AREAS.
- DRAWINGS ARE NOT DRAWN TO STANDARD, MUST BE INSTALLED TO HURRICANE CITY SPECS.
- IMPACT FEES PAID TO BUILDING DEPT.
- WORK PERFORMED BY HURRICANE CITY POWER WILL BE INVOICED NEAR END OF PROJECT BUT MUST BE PAID BEFORE FINAL APPROVAL.

LANDSCAPE NOTES

- 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.

ASH CREEK SEWER DISTRICT NOTES:

- SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2"X3" PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE OF PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
- THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR: MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- DURING CONSTRUCTION ALL SEWER LINES NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.



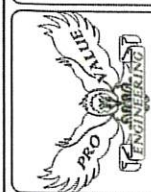
1- REQUESTING EXEMPTION FROM LANDSCAPE. - SHORT TERM PROPERTY LEASE 24-5600

HURRICANE CITY APPROVAL

<i>Mike Vancin</i>	4-14-22
HURRICANE PUBLIC WORKS DEPARTMENT	DATE
<i>W. W.</i>	4-13-22
HURRICANE STREETS DEPARTMENT	DATE
<i>Amber Sollette</i>	4-13-22
ASH CREEK SEWER DISTRICT	DATE
<i>R. W.</i>	4-13-22
HURRICANE WATER DEPARTMENT	DATE
<i>N/A</i>	4-14-2022
CENTURYLINK	DATE
<i>Dom</i>	4-13-22
DOMINION ENERGY	DATE
<i>Stacy</i>	4-13-22
HURRICANE PLANNING DEPARTMENT	DATE
<i>M. T.</i>	4-13-22
EMM POWER	DATE
<i>Site only R.A.</i>	4-13-22
FIRE DEPARTMENT	DATE
<i>Mike Sollette</i>	4-13-22
HURRICANE PARKS DEPARTMENT	DATE
<i>Joe</i>	4-13-22
TDS TELECOM	DATE
<i>Joe</i>	4-13-2022
HURRICANE GIS	DATE
<i>Justin O. Brown</i>	4-13-2022
HURRICANE CITY ENGINEERING	DATE
<i>R. W.</i>	4-13-2022
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT	DATE

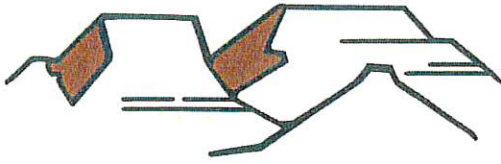
NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers-Land Surveyors - Land Planners
Hurricane City, Utah 84057
Phone: (435) 866-0307 FAX: (435) 866-0308



SITE PLAN FOR:
HURRICANE EQUIPMENT RENTALS
LOCATED IN SECTION 34, T41S, R13W, S.L.B.#M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 4-7-2022
SCALE: 1"=10'
JOB NO. 369-002
SHEET NO. 1



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-04
Receipt No. 8-166031

Name: Interstate Rock Products, Inc. Telephone: 435-635-2628

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

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

Agent (If Applicable): Chase Stratton Telephone: 435-773-3666

Address/Location of Subject Property: Chase Stratton 479 N 360 E

Tax ID of Subject Property: H-SMME-1-A Existing Zone District: Highway Commercial

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) RM-3 (15 units/lot)
Requesting a zone change to allow the entire parcel residential use and remove commercial use.

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 350 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 and fourth Thursday of each month at 6:00 p.m. The deadline for a regular zone change application is 14 days. The deadline for a PDO zone change is 20 days. 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: _____



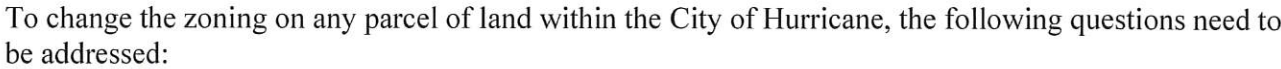
STAFF COMMENTS

Agenda Date:	02/23/2023
Application Number:	2023-ZC-04
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Rock Products, Inc.
Agent:	Chase Stratton
Request:	A Zone Change from HC to RM-3
Location:	479 N 360 E
Zoning:	HC
General Plan Map:	Multifamily

Discussion:

The applicant is seeking a zone change from HC, highway commercial, to RM-3, multifamily 15 units an acre on a 1.06 acre piece of property located east of the 500 N and SR-9 stoplight. The applicant has indicated to staff they would like to do some multifamily housing on the site but are unsure at this time what the layout or product type will be. At 15 units an acre they could only build, at most, 16 units.

	Zoning	Adjacent Land Use
North	MH/RV, R1-10	Manufactured Homes, Junkyard
East	MH/RV	Manufactured Homes
South	MH/RV, HC	Manufactured Homes, Assisted Living Facility
West	RR, HC	Zion Hub resort (under development) single family homes



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

- Page 50 of 172

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 Multifamily. The 2021 General Plan defines Multifamily as follows:

Residential neighborhoods with a combination of small-lot single family and multifamily residences that include designated shared open spaces. Each development should consider proximity of transportation, schools, shopping, etc. The specific conditions for each project would be addressed during the approval process. Appropriate densities for this land use include RM-1, RM-2, and RM-3.

The proposed zoning does match the General Plan. This was presumably planned this way due to its easy access to SR-9 as well as a variety of housing types existing in the area. This parcel also has some limitations about future commercial development due to the access and adjacent uses.

The Hurricane City General Plan recommends that the City consider adding different housing types in appropriate areas:

In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing.

In 2018, the City adopted the Hurricane Moderate Income Housing Plan. The Plan provides information on housing costs in Hurricane, local incomes, and the attainability of housing for City residents. The Plan also sets policies and identifies strategies to broaden housing availability. The 2019 Plan states:

“While the City cannot control the housing market, it can take steps to ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City will be starting an amendment of the entire General Plan in 2020 and will ensure consideration is given to these factors when finalizing the updated plan.” (Hurricane City General Plan, 2021, p 41).

The 2022 Moderate Income Housing Plan also encourages the City to look at more areas where “missing middle” housing can be provided.

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

Response: There are several manufactured home developments and a planned townhome development (for short-term use) on the other side of SR-9.

3. Will the proposed amendment affect the adjacent property?

Response: The surrounding development is an older mobile home park and the new development will likely have a positive impact on the surrounding area. The current zoning for the property is Highway Commercial. This zoning, which does not match the General Plan for the property, would allow for a number of uses that would likely have a higher impact on the adjacent property. Staff has spoken with other developers who would propose, without needing a zone change, to build 20-25 short-term rentals or a hotel on the property. Due to access issues and neighborhood character, retail and office uses on the property are probably not likely or viable.

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

Response: Facilities and services are adequate for this development. JUC had some concerns on how the development will be laid out but not about their general availability.

Other Comments/Considerations

1. The plat for Shadow Mountain Mobile Estates shows a 7" irrigation easement across this property. Applicants will need to design around that or move it if possible.

JUC Comments:

Public Works: Need a second access

Power: Owner must develop power to the property. Must meet with HC Power to design. Must provide a site plan as to what is needed.

Water: No concerns

Streets: No comments

Sewer: No issues with zone change

Fire: Okay with zone change. They may need to sprinkle the buildings if a second access isn't possible. (The applicant will need to work directly with the Fire District about steps to take to meet Fire Code.)

Engineering: Turning the 500 N/SR-9 interchange into a four way intersection and connecting it to 360 E would be a preferable design.

Phone/Cable: No comment

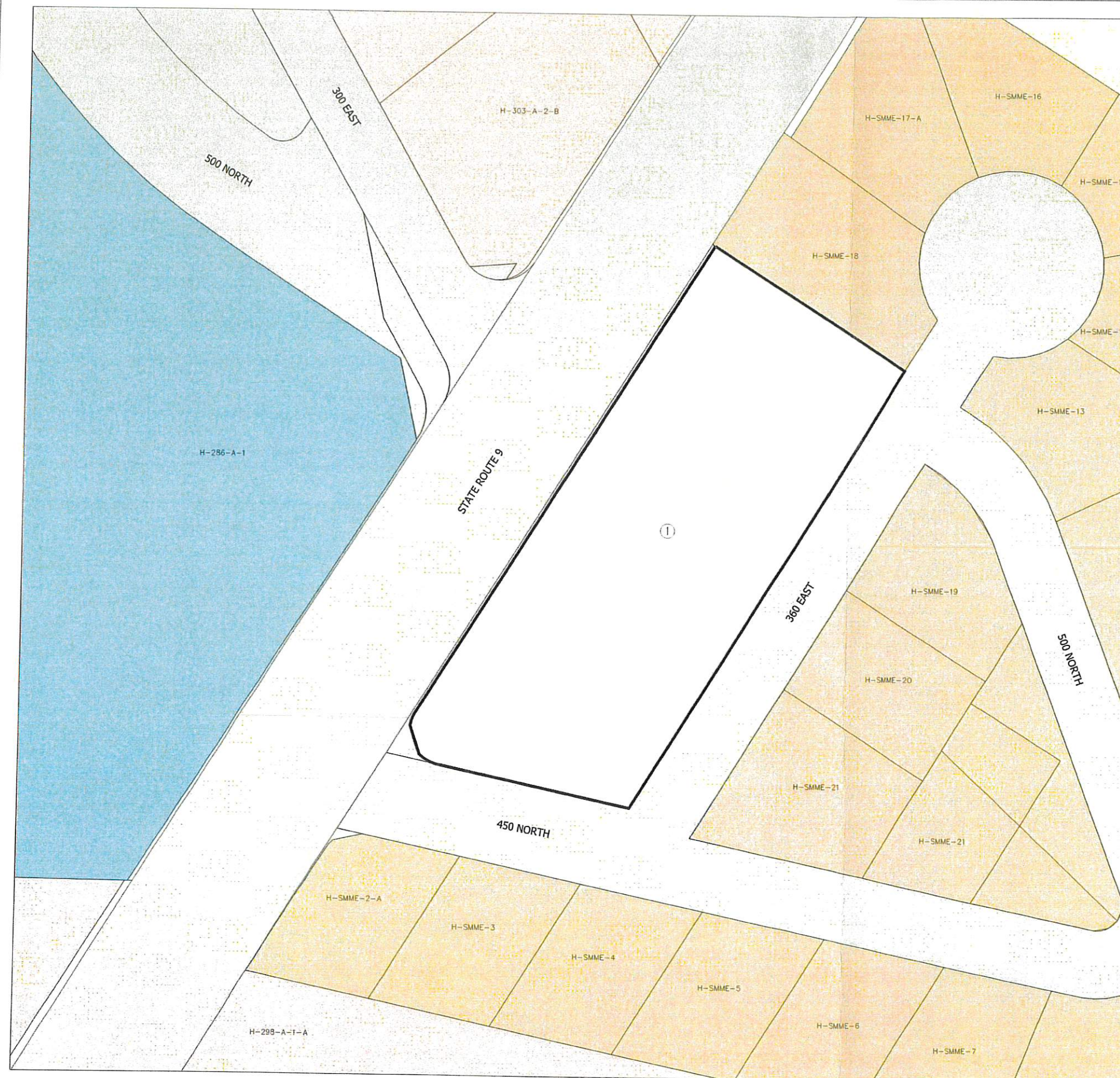
Findings:

Staff makes the following findings:

1. The proposed changes meets the standards of the General Plan and the General Plan Map
2. The proposed change matches the surrounding development in use and zoning.

3. The proposed amendment will have an impact on the area, but the limited number of units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend approval of the proposed zone change to RM-3.



ZONE CHANGE MAP FOR:
PARCEL: H-SMME-1-A

NW COR. NE COR. SEC 35, T 41 S, R 13 W, HURRICANE, UTAH

ZONE CHANGE DESCRIPTIONS:

LOT ONE (1), SHADOW MOUNTAIN MOBILE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON
FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN FEE, FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 9 KNOWN AS PROJECT NO. 0009, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LINT, SHADOW MOUNTAIN MOBILE ESTATES SUBDIVISION, SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MECHANIC THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, AND RUNNING THENCE SOUTH 57°40'52" EAST 2.07 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1 TO A POINT 42.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 62+06.91, THENCE SOUTH 32°19'34" WEST 278.09 FEET PARALLEL TO SAID CENTERLINE, THENCE SOUTHWESTERLY 35.27 FEET, MORE OR LESS, ALONG THE ARC OF A 4042'-FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 32°34'34" WEST 35.27 FEET) CONCENTRIC WITH SAID CENTERLINE, THENCE SOUTH 32°57'07" WEST 17.75 FEET, THENCE SOUTHWESTERLY 8.23 FEET ALONG THE ARC OF A 1950'-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 20°59'29" WEST 8.17 FEET); THENCE SOUTH 18°26'53" EAST 17.92 FEET, THENCE SOUTHEASTERLY 10.90 FEET ALONG THE ARC OF A 1950'-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 61°48'48" EAST 10.76 FEET) TO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, THENCE NORTH 77°49'32" WEST 29.71 FEET ALONG SAID BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 32°19'08" EAST 359.91 FEET ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECTION FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION

PARCEL CONTAINS: 1.06 ACRES.

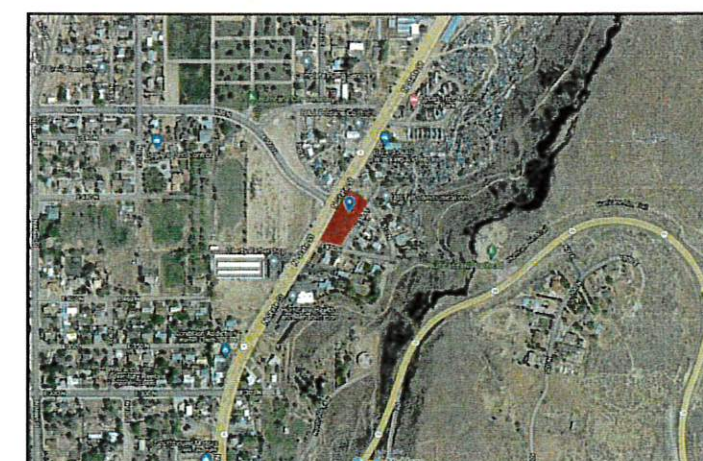
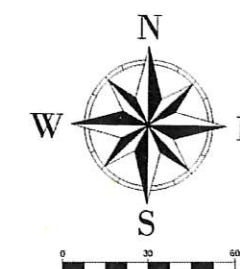
ZONE CHANGE PARCEL OF INTEREST:

- ① H-SMME-1-A
NATHANIEL STEPHENSON

EXISTING ZONE: HC
PROPOSED ZONE: RM-3

ZONE LEGEND:

- | | |
|---|------------------------------------|
|  | ZONE: MOBILE HOME - RV |
|  | ZONE: HIGHWAY COMMERCIAL |
|  | ZONE: RECREATIONAL RESORT |
|  | ZONE: R1-10 (1 UNIT PER 10,000 SF) |



VICINITY MAP


INTERSTATE ROCK

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

DESIGNED BY

DRAWN BY KKS

CHECKED BY CS

INTERSTATE ROCK PRODUCTS, INC.

ZONE CHANGE FOR:

PARCEL: H-SMME-1-A

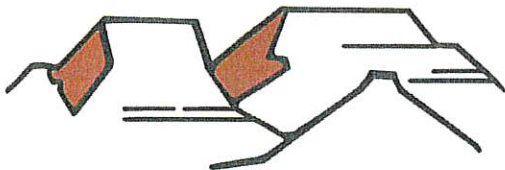
HURRICANE UTAH

[illegible]

DATE	02/08/2
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SCALE 1"=30'

PROJ. #	PAGE #
3000-1500	7C1



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-05

Receipt No. 8165792

Name: Fairway Vista Estates Telephone: 435-463-2400

Address: P.O. Box 160, Hurricane UT 84737 Fax No. _____

Email: kenneth.knudson@hnmweb.com Agent Email: mwb@allianceconsulting.us

Agent (If Applicable): Alliance Consulting (Mike Bradshaw) Telephone: 435-673-8060

Address/Location of Subject Property: Lot 15 - 3652 S Cypress Point Rd., Hurricane UT, 84737

Lot 14 - 3653 S Cypress Point Rd., Hurricane UT, 84737

Tax ID of Subject Property: H-CLF-1-15 & H-CLF-1-14-PT-A Number of Lots: 2

Subdivision Name: Cliff View Estates at Copper Rock Phase: 1

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:	02/23/2023
Application Number:	2023-AFP-05
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Fairway Vista Estates
Agent:	Alliance Consulting (Mike Bradshaw)
Request:	Approval of an Amended Final Plat
Location:	3652 and 3653 S Cypress Point Rd
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

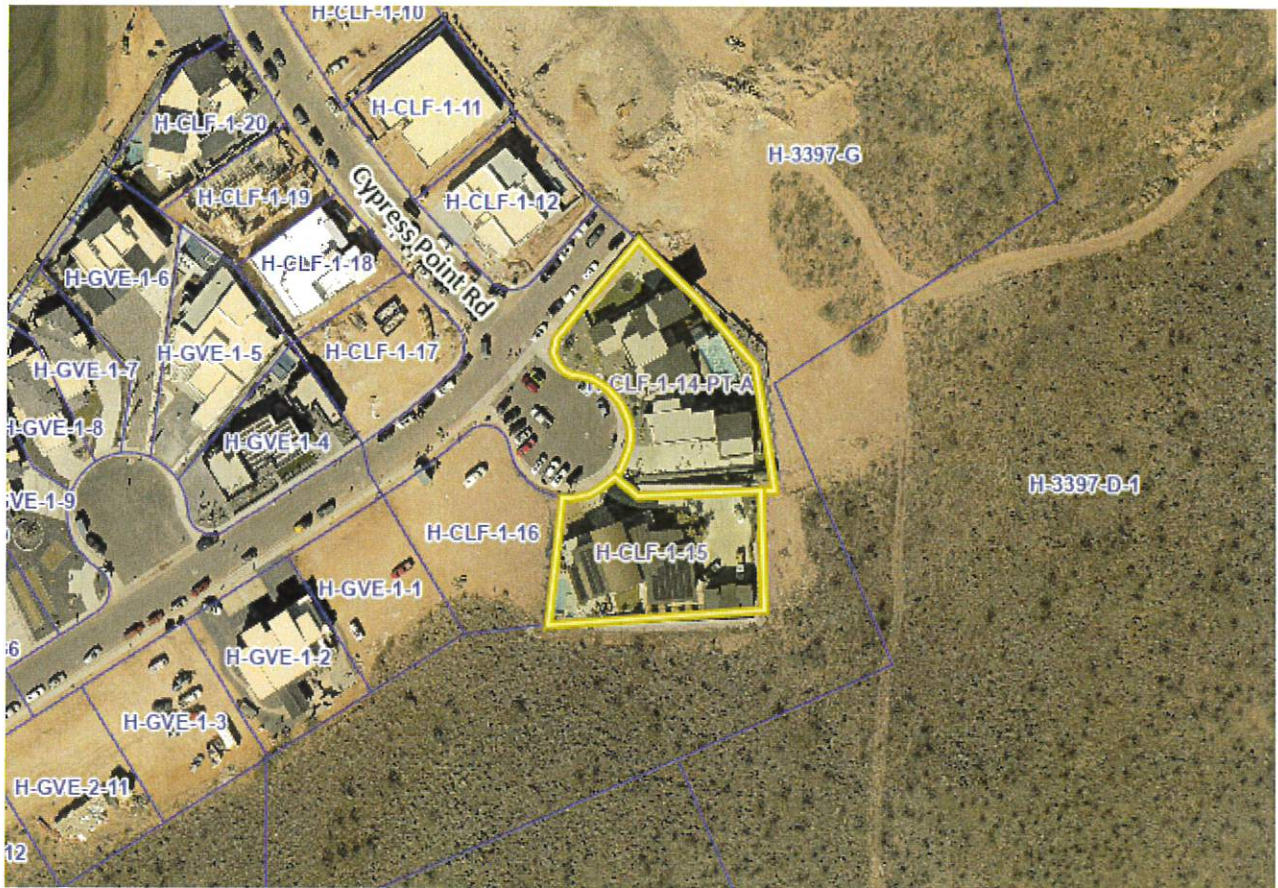
Discussion: The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to adjust the lot lines between Lots 14 and 15 to match the location of the driveway and a rock wall. Any lot line changes within a recorded subdivision requires an amended final plat.

JUC Comments

1. **Public Works:** No comments
2. **Power:** No comments received
3. **Water:** Okay
4. **Streets:** Okay
5. **Sewer:** No comments received
6. **Engineering:** No comments received
7. **Fire:** Okay
8. **Cable/Phone/Gas/Water Conservancy/Parks:** 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. The applicant is not the owner of Lot 14 an owner's dedication for them will need to be added



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 subject to staff and JUC comments.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into public streets and easements to be known hereafter as

"CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT B"

For good and valuable consideration received, the owner does hereby dedicate and convey to City of Hurricane for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted of shown. The owner does hereby warrant to the City of Hurricane, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this ____ day of _____, 2021.

Fairway Vista Estates LC
a Utah Limited Liability Company
P.O. Box 160
Hurricane, UT 84737-160

by Kenneth C Knudson, Manager

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LC

STATE OF _____ S.S.
COUNTY OF _____

On the ____ day of _____, 2021, personally appeared before me, KENNETH C KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, LC, a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSION NUMBER: _____

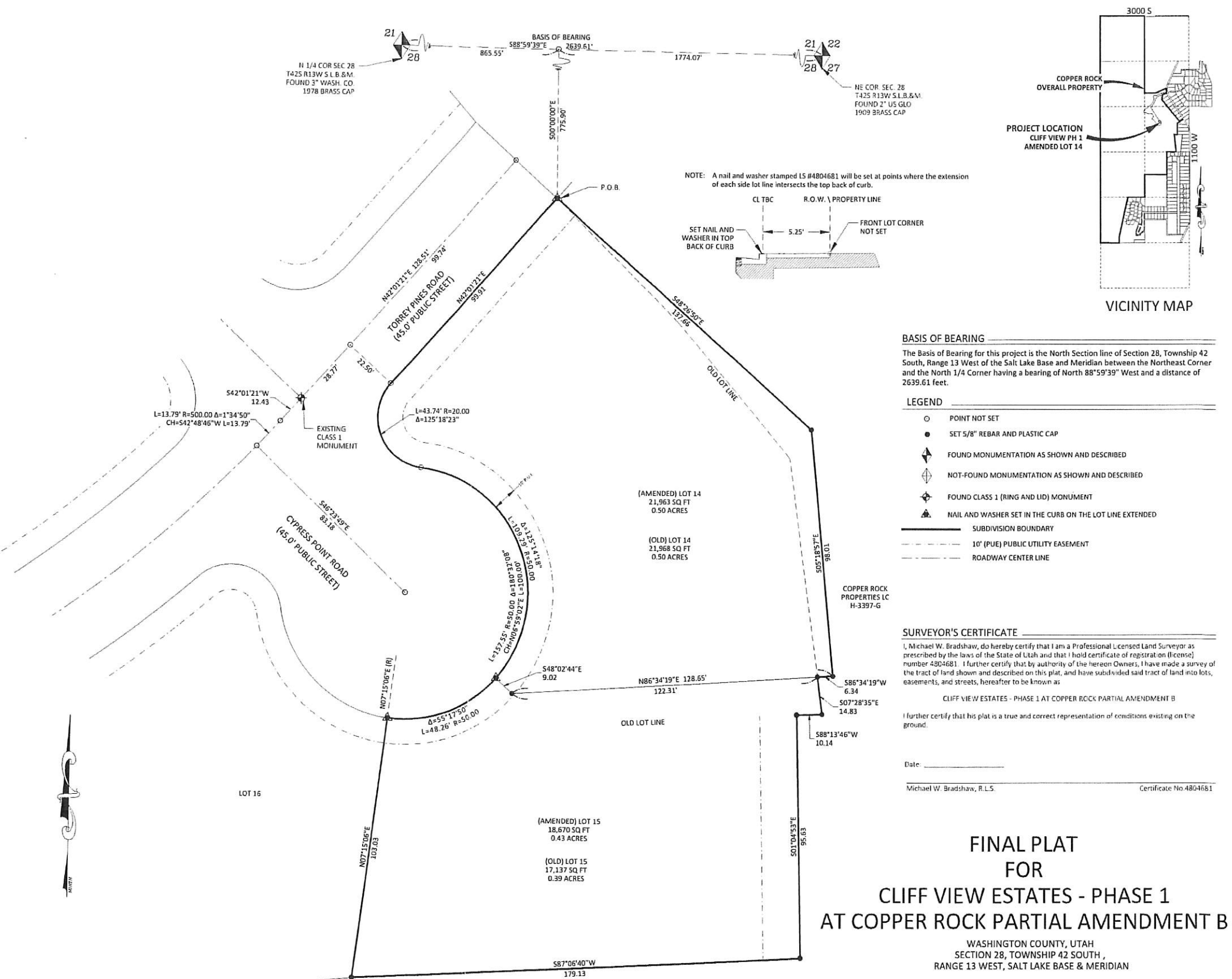
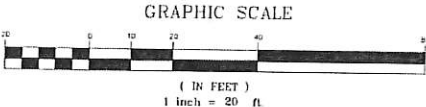
BOUNDARY DESCRIPTION

Beginning at a point which is South 88°59'39" East 865.55 feet along the North section line and South 00°00'00" East 775.90 feet from the North 1/4 corner of Section 28 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence South 48°26'50" East 137.66 feet; thence South 05°18'37" East 98.01 feet; thence South 86°34'19" West 6.34 feet; thence South 07°28'35" East 14.83 feet; thence South 88°13'46" West 10.14 feet; thence South 01°04'53" East 95.63 feet; thence South 87°06'40" West 179.13 feet; thence North 07°15'06" East 103.03 feet to a point on the arc of a non-tangent curve to the left having a radius of 50.00 feet; thence Northeasterly 157.55 feet along the arc of said curve through a central angle of 180°32'08", the radial direction bears North 07°15'06" East, to the point of reverse curvature of a curve to the right having a radius of 20.00 feet; thence Northwesterly 43.74 feet along the arc of said curve through a central angle of 125°18'23" to the point of tangency; thence North 47°01'21" East 99.91 feet to the point of beginning.

Contains 0.93 acres.

NARRATIVE

The purpose of this plat is to adjust the boundary of Amended Lot 14 as shown on the Cliff View Estates - Phase 1 at Copper Rock Partial Amendment A plat and Lot 15 of the Cliff View Estates Phase 1 Subdivision as shown on the official plat thereof recorded as Document No. 20190031455 in the office of the Washington County Recorder in said County in the State of Utah.



BASIS OF BEARING
The Basis of Bearing for this project is the North Section line of Section 28, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the Northeast Corner and the North 1/4 Corner having a bearing of North 88°59'39" West and a distance of 2639.61 feet.

- LEGEND**
- POINT NOT SET
 - SET 5/8" REBAR AND PLASTIC CAP
 - ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◇ NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED
 - ◆ FOUND CLASS 1 (RING AND LID) MONUMENT
 - ▲ NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
 - SUBDIVISION BOUNDARY
 - - - 10' (PUE) PUBLIC UTILITY EASEMENT
 - - - ROADWAY CENTER LINE

SURVEYOR'S CERTIFICATE
I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed 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 and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT B
I further certify that this plat is a true and correct representation of conditions existing on the ground.

Date: _____
Michael W. Bradshaw, R.L.S. Certificate No 4804681

FINAL PLAT
FOR
CLIFF VIEW ESTATES - PHASE 1
AT COPPER ROCK PARTIAL AMENDMENT B

WASHINGTON COUNTY, UTAH
SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL

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 and that I recommend approval.

Special Service District
Hurricane City, Utah

Date: _____

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 ____

Engineer
City of Hurricane

Approval and Acceptance by the
City of Hurricane, Utah

We, the Mayor and City Council of the City of Hurricane, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the ____ day of _____, A.D. 20 ____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

Attest: City Recorder
City of Hurricane

Mayor
City of Hurricane

Approval as to Form

Approved as to Form, this the ____ day of _____, A.D. 20 ____

City Attorney
City of Hurricane

Treasurer Approval

I, Washington County Treasurer, certify on this ____ day of _____, A.D. 20 ____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded Number

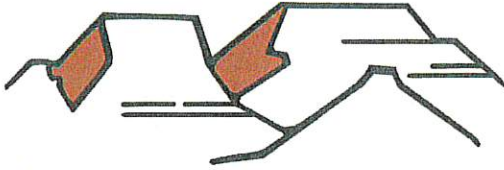
Washington County Recorder

DATE	1-10-22
JOB NUMBER	4387
SCALE	1" = 20'
DRAWN BY	JHC
CHECKED BY	MWB
DATE	
REVISIONS	
FILE NAME	Cliff View Amendment B Plat

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-0060 Fax (435) 673-8095

FINAL PLAT
FOR
CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT B
LOCATED IN
SECTION 28 TOWNSHIP 42 SOUTH, RANGE 13 WEST S.L.B.&M.,
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

SHEET
1
OF 1 SHEETS



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-06

Receipt No. 8165793

Name: Fairway Vista Estates Telephone: 435-463-2400

Address: P.O. Box 160, Hurricane UT 84737 Fax No. _____

Email: kenneth.knudson@hnmweb.com Agent Email: mwb@allianceconsulting.us

Agent (If Applicable): Alliance Consulting (Mike Bradshaw) Telephone: 435-673-8060

Address/Location of Subject Property: Lot 42 - 2041 W Cedar Breaks Dr, Hurricane UT, 84737

Lot 43 - 2027 W Cedar Breaks Dr, Hurricane UT, 84737

Tax ID of Subject Property: H-CRNA-2-42 & H-CRNA-2-43 Number of Lots: 2

Subdivision Name: North Slope at Copper Rock Phase: 2

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:	02/23/2023
Application Number:	2023-AFP-06
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Fairway Vista Estates
Agent:	Alliance Consulting (Mike Bradshaw)
Request:	Approval of an Amended Final Plat
Location:	2041 and 2027 W Cedar Breaks Dr
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Discussion: The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to adjust the lot lines between Lots 42 and 43. Any lot line changes within a recorded subdivision requires an amended final plat.

JUC Comments

1. **Public Works:** No comments
2. **Power:** No comments received
3. **Water:** Okay
4. **Streets:** No comments
5. **Sewer:** No comments received
6. **Engineering:** No comments received
7. **Fire:** Okay
8. **Cable/Phone/Gas/Water Conservancy/Parks:** 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. The two homes being constructed on the lots will still meet setbacks for the R1-10 PDO zoning



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 subject to staff and JUC comments.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into public streets and easements to be known hereafter as

"NORTH SLOPE AT COPPER ROCK PHASE 2 PARTIAL AMENDMENT B
LOTS 42 AND 43"

For good and valuable consideration received, the owner does hereby dedicate and convey to the Hurricane City for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted or shown. The owner does hereby warrant to the Hurricane City, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____ 2022.

Fairway Vista Estates LC
a Utah Limited Liability Company
P.O. Box 160
Hurricane, UT 84737-160

by Kenneth C. Knudson, Manager

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LC

STATE OF _____ S.S.
COUNTY OF _____

On the _____ day of _____ 2022, personally appeared before me, KENNETH C. KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, LC, a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COMMISSION NUMBER: _____

BOUNDARY DESCRIPTION

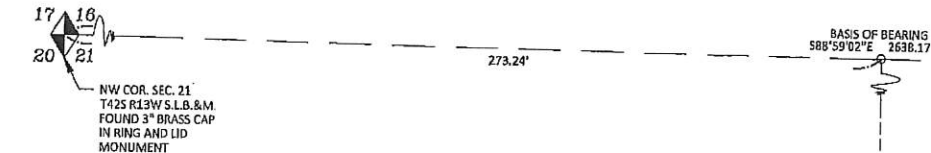
Beginning at the Northeast corner of Lot 43 of the North Slope at Copper Rock Phase 2 Subdivision as shown on the official plat thereof recorded as Document No. 20210030920 in the office of the Washington County Recorder in said County the State of Utah said point being South 88°59'02" East 273.24 feet along the North section line and South 00°00'00" East 2050.70 feet from the Northwest corner of Section 21 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence along the boundary of said Lot 43 and Lot 42 of said North Slope at Copper Rock Phase 2 Subdivision through the following six (6) courses: South 01°01'45" West 139.32 feet; thence North 88°58'55" West 175.11 feet; thence North 20°54'02" East 100.45 feet to a point on the arc of a non-tangent curve to the left having a radius of 50.00 feet; thence Northeast 60.50 feet along the arc of said curve through a central angle of 69°19'40", the radial direction bears North 19°39'12" East, to the point of reverse curvature of a curve to the right having a radius of 25.00 feet; thence Northeast 22.12 feet along the arc of said curve through a central angle of 50°42'13" to the point of tangency; thence South 88°58'15" East 66.96 feet to the point of beginning.

Contains 0.392 acres.

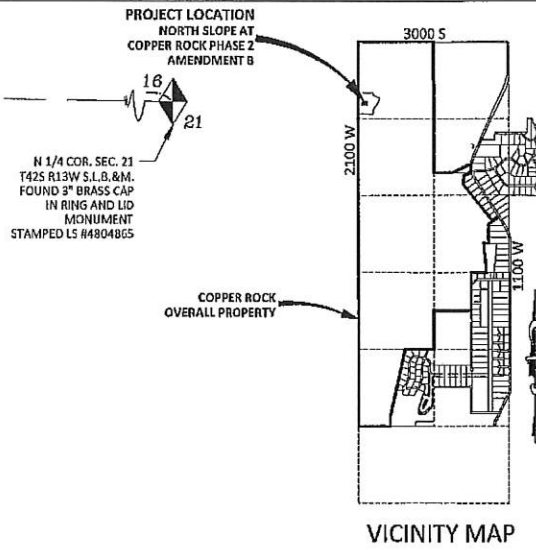
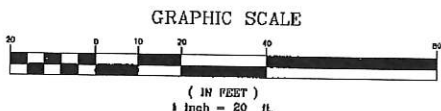
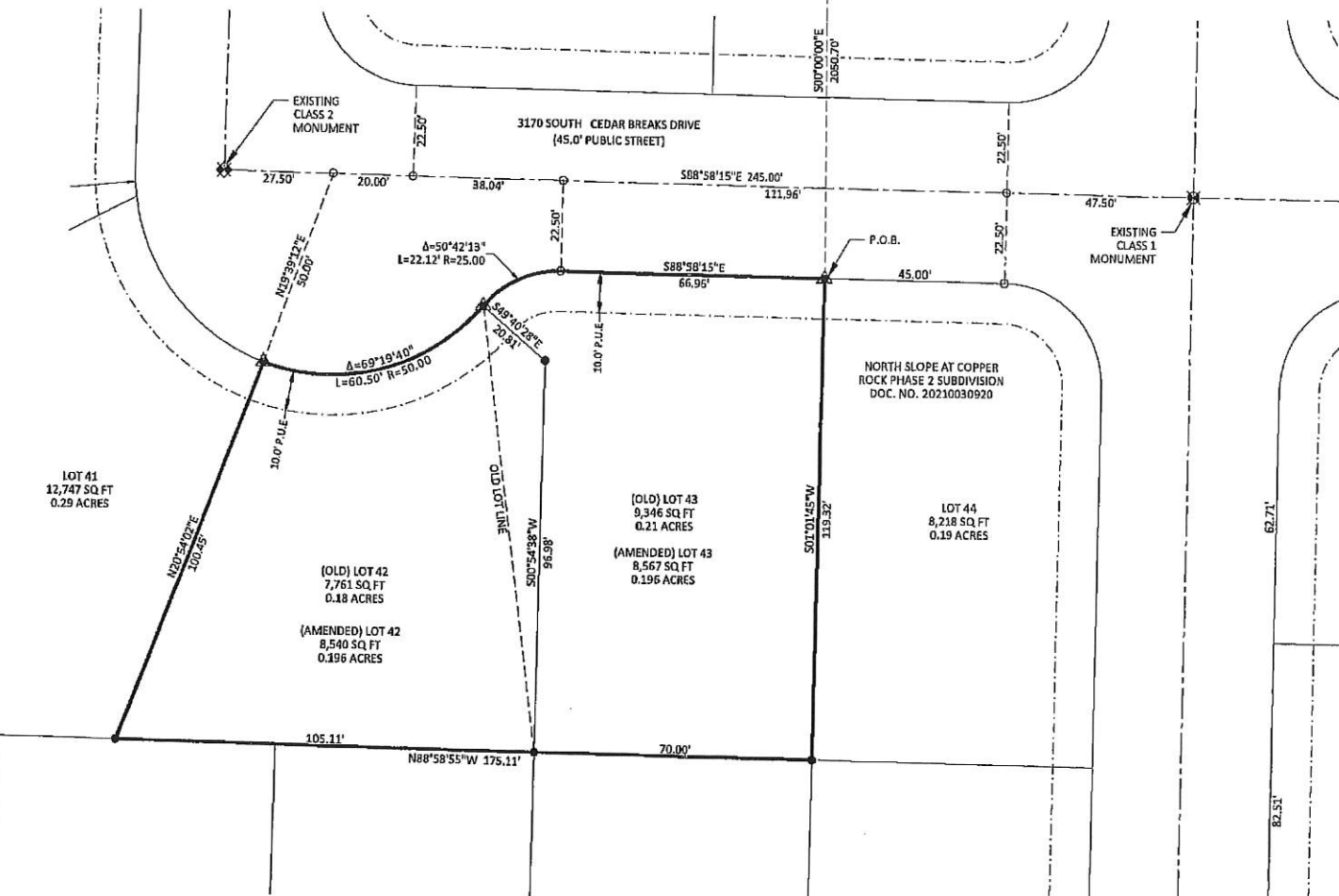
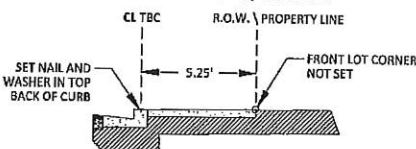


NARRATIVE

The purpose of this plat is to adjust the boundary of Lots 42 and 43 as shown on the North Slope at Copper Rock Phase 2 Subdivision as shown on the official plat thereof recorded as Document No. 20210030920 in the office of the Washington County Recorder in said County in the State of Utah. No other changes have been made or intended.



NOTE: A nail and washer stamped LS #4804681 will be set at points where the extension of each side lot line intersects the top back of curb.



BASIS OF BEARING

The Basis of Bearing for this project is the North Section line of Section 21, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the Northwest Corner and the North 1/4 Corner having a bearing of South 88°59'02" East and a distance of 2638.17 feet.

LEGEND

- POINT NOT SET
- SET 5/8" REBAR AND PLASTIC CAP
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ◇ NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ✱ FOUND CLASS 2 MONUMENT
- ✱ FOUND CLASS 1 MONUMENT
- ▲ NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
- AMENDMENT A BOUNDARY
- - - 10' (PUE) PUBLIC UTILITY EASEMENT
- - - ROADWAY CENTER LINE

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed 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 and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

NORTH SLOPE AT COPPER ROCK PHASE 2 SUBDIVISION PARTIAL AMENDMENT B
LOTS 42 AND 43

I further certify that this plat is a true and correct representation of conditions existing on the ground.

Date: _____

Michael W. Bradshaw, R.L.S.

Certificate No. 4804681

FINAL PLAT
FOR
NORTH SLOPE AT COPPER ROCK
PHASE 2 SUBDIVISION PARTIAL AMENDMENT B
LOTS 42 AND 43

WASHINGTON COUNTY, UTAH
SECTION 21, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL

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 and that I recommend approval.

Special Service District
Hurricane City, Utah

Date: _____

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____

Engineer
City of Hurricane

Approval and Acceptance by the
Hurricane City, Utah

We, the Mayor and City Council of the Hurricane City, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the _____ day of _____, A.D. 20____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

Attest: City Recorder
City of Hurricane

Mayor
City of Hurricane

Approval as to Form

Approved as to Form, this the _____ day of _____, A.D. 20____

City Attorney
City of Hurricane

Treasurer Approval

I, Washington County Treasurer, certify on this _____ day of _____, A.D. 20____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded Number

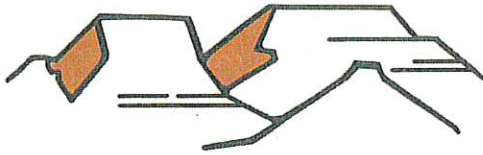
Washington County Recorder

DATE:	4-29-22
JOB NUMBER:	4387
SCALE:	1" = 20'
DRAWN BY:	JHC
CHECKED BY:	MWB
DATE	
REVISIONS	
FILE NAME	Phase 2 North Amendment B Plat

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N. Coast Canyon Blvd. Suite 201, Washington, Utah 84780-0577 Tel: (435) 673-8090 Fax: (435) 673-8065

NORTH SLOPE AT COPPER ROCK - PH 2 PARTIAL AMENDMENT B FINAL PLAT
FOR
LOTS 42 AND 43
LOCATED IN
SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST S.L.B.&M.,
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

SHEET
1
OF 1 SHEETS



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-03
Receipt No. 8165660

Name: Ray Ebert Telephone: 435-668-0785

Address: 780 S Westfield Road, Toquerville, UT 84774 Fax No. _____

Email: ray@sunfarmsllc.com Agent Email: bwalker@civilsience.com

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

Address/Location of Subject Property: 2480 W Old Hwy 91

Tax ID of Subject Property: H-4-1-23-131 Zone District: MH/RV

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The proposed use is for a 21 stall RV park with 7 tent sites to include showers and laundry facility with onsite office.

This application shall be accompanied by the following:

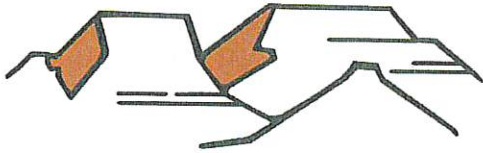
- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
 - ☒ Topography showing 2' contours, identification of 30% or greater slopes;
 - ☒ The layout of proposed uses.
 - ☒ Location of open space when applicable.
 - ☒ Proposed access to the property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

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

(Office Use Only)

Date Received: _____ Received by: _____

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



PLANNING & ZONING
HURRICANE CITY
UTAH

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

SENSITIVE LANDS APPLICATION

For office use only:

File No. 2023-HIL-01

Receipt No. 8-165660

Name: Ray Ebert Telephone: 435-668-0785

Address: 780 S Westfield Road, Toquerville, UT 84774 Fax No. _____

Email: ray@sunfarmsllc.com Agent Email: bwalker@civilscience.com

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

Address/Location of Subject Property: 24801 W Old Hwy 91

Tax ID of Subject Property: H-4-1-23-131 Zone District: MH/RV

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The proposed use is for a 21 stall RV park with 7 tent sites to include showers and laundry facility with onsite office.

Other companion application submitted with the Development Plan:

- ☐ Preliminary Plat
- ☒ xNA Site Plan Review
- ☐ Conditional Use Permit
- ☐ Rezone
- ☐ Other

Submittal Requirements:

Please review the attached Supplemental Information to determine additional information that must be submitted with this application.

DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The following information shall be submitted with the application for Development Plan approval, and may be in addition to information required for a companion application being processed concurrently with the Development Plan:

1. Development plan: The development plan shall clearly show:

- ☒ x a. Two (2) foot contours. The contour map shall be prepared and certified by a licensed professional civil engineer or surveyor drawn at a scale no smaller than one (1) inch equals one hundred (100) feet. Contour maps based on interpolation of maps with larger contour intervals are not acceptable.
- ☒ x b. Field surveys may be required of the applicant by the City to verify the accuracy of the contour lines shown on the contour map.)
- ☒ x c. Slopes having grades of 10-29 percent and natural slopes of thirty (30) percent or greater shall be color shaded clearly showing the difference between the two categories. This contour information shall either be



STAFF COMMENTS

Agenda Date:	02/23/2023
Application Number:	2023-PSP-03 2023-HIL-01
Type of Application:	Preliminary Site Plan and Sensitive Lands Application
Action Type:	Administrative
Applicant:	Ray Ebert
Agent:	Civil Science - Brandee Walker
Request:	Approval of a Preliminary Site Plan and Sensitive Lands Application
Location:	2480 W Old Highway 91
Zoning:	MH/RV
General Plan Map:	Multifamily

Discussion:

The applicant has filed for a preliminary site plan and sensitive lands application for an RV park located north of the existing Quail Lake RV park and the Harrisburg development. They are proposing 21 RV parking sites and seven tent sites. This property is located near the base of some cliffs and has a wash on the property that will need to be addressed. The applicant has submitted a sensitive lands application with geotechnical report and drainage report to begin to address these concerns.



JUC Comments

Public Works: Size culvert to historical flows. Need to remove the large pile of clay. Water line will need to be ductile iron. What about second access?

Power: Rocky Mountain Power area. Submit construction plans directly to Rocky Mountain Power.

Water: Water line needs to be looped. Water line will need to be ductile iron. Individual meters if subdivided.

Streets: No comments

Fire: Need building size. Hydrants spaced no more than 500'. 96' turnaround. Need proper scale to determine if storage/parking lots needs additional hydrants.

Sewer: Proposed sewer agreement connection- Quail Creek RV has a private sewer agreement with Ash Creek. Developer will need permission and an easement to tie into the private system. A private sewer agreement for this project will be needed with Ash Creek.

Engineering: It appears an existing drainage drainage channel hasn't been accounted for. The proposed site is beyond the storm drain master plan. The preliminary storm drain plan should be improved. 90' minimum corridor required for Old Highway 91 outside the UDOT no access fence. UDOT has done a jurisdictional transfer of ROW beyond the fence with Hurricane City. Old Highway 91 is a master planned minor arterial. Hurricane standard 3.6.8.1 " all water meters shall be installed in a public right

of way". Hurricane standard 3.6.4 " water system shall be looped so that a break in any one length of main will put no more than two fire hydrants out of service" three fire hydrants are shown on the plan. This site is subject to a flood hazard, see attached email from Arthur LeBaron. This site may need some reconfiguration.

Gas: No comments

Water Conservancy: No comments

Phone: Existing phone on other side of Old Highway 91. Add Centurylink notes to construction plans.

Cable: Existing cable on the other side of Old Highway 91.

Staff Comments

1. RV parks are a permitted use in MH/RV zoning. It is recommended that RV parks be located *Adjacent to or close to a major collector or arterial road as shown in the city's transportation master plan; (2) Near adequate shopping facilities 10-43-6-A(2b)*. Old Highway 91 is a master planned minor arterial although not fully built out in this area.
 - a. It appears, but not indicated, that the applicant is planning to dedicate additional right-of-way for Old Highway 91. Additional dedication and right-of-way improvements will be required.
2. The cul-de-sac depicted is about 650' long; per city standards a cul-de-sac cannot be longer than 660' without special approval.
3. Per Table 10-43-1: a recreational vehicle park must remain a single parcel. No subdivisions will be allowed.
4. The site plan is under 30 units so no second access is needed
5. Per HCC 10-43-5 (D) **Standards specific to recreational vehicle parks and park model parks:** *Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.* An office area is shown with some parking. Staff does have some concern that there may not be sufficient space for RV's to park to check in.
6. Within the office a showers/laundry area is called out. Per HCC 10-43-6, "*A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each 40 spaces, or fraction thereof.*" One toilet, sink and shower will be required.
 - a. Laundry: Per HCC 10-43-6 (C): *A laundry may be provided for the convenience of residents within a manufactured home park or subdivision, or recreational vehicle park or park model development, but not for the general public.*
7. Due to the proposed driveway being private the parking stalls along the road are acceptable.
8. Parking: one parking space per RV space is required by code, they have provided 16 parking spaces and the spaces are large enough to accommodate additional parking on the lots
9. Landscaping: Open and unpaved areas must be landscaped. A landscaping plan will be required with the final site plan.
10. Minimum size for an RV pad is 1000 sq ft. Size of the pads is not shown on plan but it appears to meet this code.
11. More information is needed about the tent sites per HCC 10-43-6 (D):
 - a. *No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel. However, a site built dwelling unit up to 900 square feet inclusive of covered porches shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the county recorder before January 2020 that is served by an individual water meter and individual power*

meter and that does not result in coverage of more than 50 percent of the lot in structures.

- b. No "park model" units shall be permitted within a recreational vehicle park except a number of park models may be approved in the park to be used as short term vacation rentals. However, a park model development may be approved to allow recreational vehicles but not campers or tents in the development.*
- c. If the tent sites are nothing more than camping sites that may be permitted, however if these are intended to be permanent structures then that will cause issues with this code*

Sensitive Lands

1. The Sensitive Land Application requires the following items

10-24-5: HILLSIDES AND RIDGE AREAS:

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

1. *Slopes over ten percent (10%) which are:*

- a. Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or*
- b. Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)*
- c. A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.*

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

- a. Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.*
- b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.*
- c. Groundwater levels that may affect development and estimated elevation of high groundwater levels.*
- d. Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.*
- e. Slope stability.*
- f. A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable*

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

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

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

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

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

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

(1) Rainfall depth, duration and distribution;

(2) Watershed slope and drainage area delineation;

(3) Land condition of watershed surface;

(4) Topography of drainage area; and

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

(A) Rainfall intensity and duration;

(B) Soil erodibility;

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

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

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

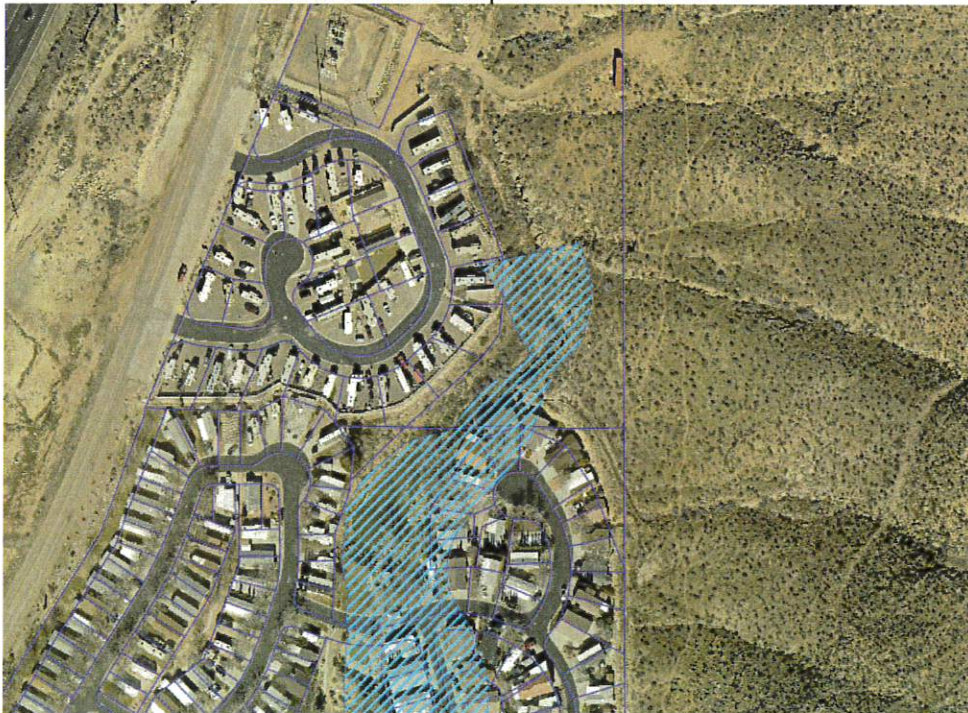
2. City staff has received a topographic map, a slope map, a grading plan, geotech report, and drainage plan. All of these will be reviewed in detail during the construction drawings phase.

3. The steep slopes around Lots 1-5 as well as the office area are clearly manmade, presumably created when the substation next door was built. Staff has no issues with the applicant grading that down.



Large clay pile on the property

4. Applicant has not provided a pad by pad breakdown of the slopes as usually provided. They have provided a slope map of the property. After review, staff finds that the lots, with the exception of Lots 1-5 currently, have met Hurricane City Code
5. The grading plan provided shows some grading throughout the site. The max unretained slop allowed is a 2:1 slop. Each grade will need to meet that standards.
6. The max height of a retaining wall is 16'. All proposed walls on the site plan is 6'-10' feet.
7. As seen below there is a floodway on the property, however their drainage plan indicates there will be no building in this area. The floodplain administrator has expressed concerns about the accuracy of the flood hazard map in this area of town.



Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing or tabling this item so staff and the applicant can work out the layout, drainage and floodplain issues on the property

From: Arthur Lebaron
Sent: Wednesday, February 15, 2023 5:08 PM
To: Jeremy Pickering
Subject: Quail Lake Sunset RV Drainage

Jeremy,

The wash that crosses the Quail Lake Sunset RV project straddles a wash that has a mapped flood plain. The mapped flood plain does not extend all the way to the project, but is in very close proximity downstream. This being the case, it is my duty as the floodplain administrator to require that a hydraulic analysis be performed on the wash for the Quail Lake Sunset RV project to determine the footprint of the flow from the 1% chance flood, and see that no development be allowed in this area. Furthermore, any crossing of the wash will need to meet standard floodplain management standards.

Thanks,

Arthur

Arthur LeBaron, PE, PLS, CFM
Hurricane City Engineer
147 N 870 W
Hurricane, UT 84737
(435)635-2811 x113

January 11, 2023

Hurricane City
Planning & Zoning
147 N 870 W
Hurricane, UT 84737

Project Quail Lake Sunset RV – Drainage Plan

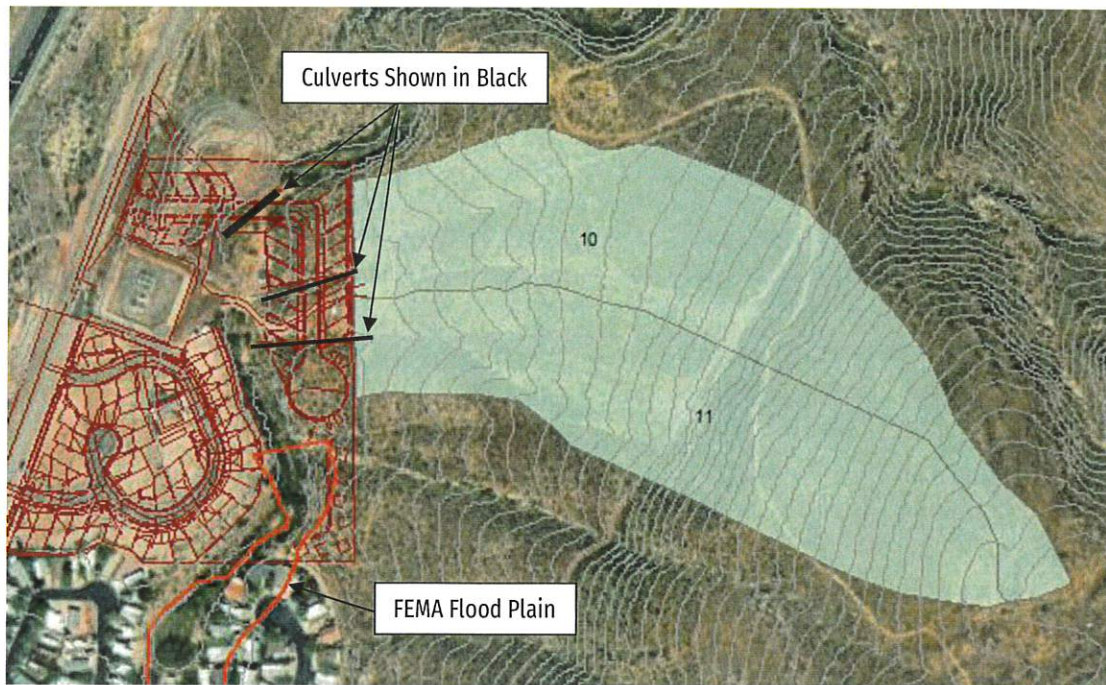
Dear Mr. Stephen Nelson,

Quail Lake Sunset RV is a commercial RV project north of Harrisburg Estates and the KOA campground. The drainage plan for this development will be to pass through upstream runoff and discharge onsite runoff to the existing wash passing through the site from Leeds, Utah.



The large, north-to-south wash from Leeds passes through the site and will require a culvert to safely pass anticipated flows. Flows are attenuated because of a small dam and pond on the south end of Leeds. KOA campground has a 60" corrugated metal pipe culvert into a ditch next to their entrance. The existing triple barrel 24" pipes are the convert under their entrance and allow water to flow over the road in large events. This wash flows into Leeds Wash and Quail Creek, which then flows into Quail Creek Reservoir. We plan on installing a 60" culvert in this location to replace the existing 30" culvert and low flow crossing. Because of the small dam and history of rain events in the area, we matched the downstream infrastructure for capacity.

Onsite stormwater runoff flows to the large wash from both the east and west in current conditions. The existing site is surrounded by BLM land and is in a small valley with steep slopes of several hundred feet to the east. The terrain is comprised of rocky soils with sparse vegetation. Proposed conditions for the development are roll-curb and asphalt for the road and turnaround, then gravel RV pads with full RV utility hook-ups. An office building is planned for the entrance and there are several planned tent sites at the end of the turnaround. There will be a sag in the road over the large wash and at the south end of the turnaround. Each location will have storm inlets to accept runoff into a storm pipe and discharge directly to the wash. Additionally, there are two small channels from the east that will need to be routed through the proposed development and across the proposed pads and road.



The delineated FEMA flood plain is shown with a thick, bright red line. Watersheds 10 & 11 were delineated and analyzed for the 100-year peak flow using the rational method. The time of concentration for each watershed was calculated as over five minutes. Therefore the 5-minute rainfall intensity was used for the runoff calculations.

Name	10	11
C	0.25	0.25
Intensity [in/hr]	6.56	6.56
Area [ac]	7.293	6.956
Q [cfs]	11.96	11.41

Based on Manning's Equation for gravity flow in a pipe, an 18" pipe with a minimum slope of 2.5% should be sufficient for conveying runoff from both watersheds to the wash and bypassing the development.

Respectfully,

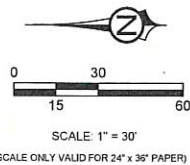
Kelvin C. Smith, P.E.
Project Engineer
Civil Science



Enclosure:

NOAA Atlas 14 Rainfall Intensity Table

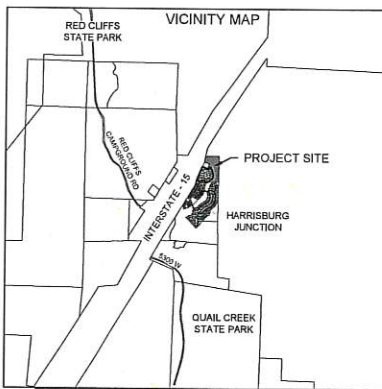
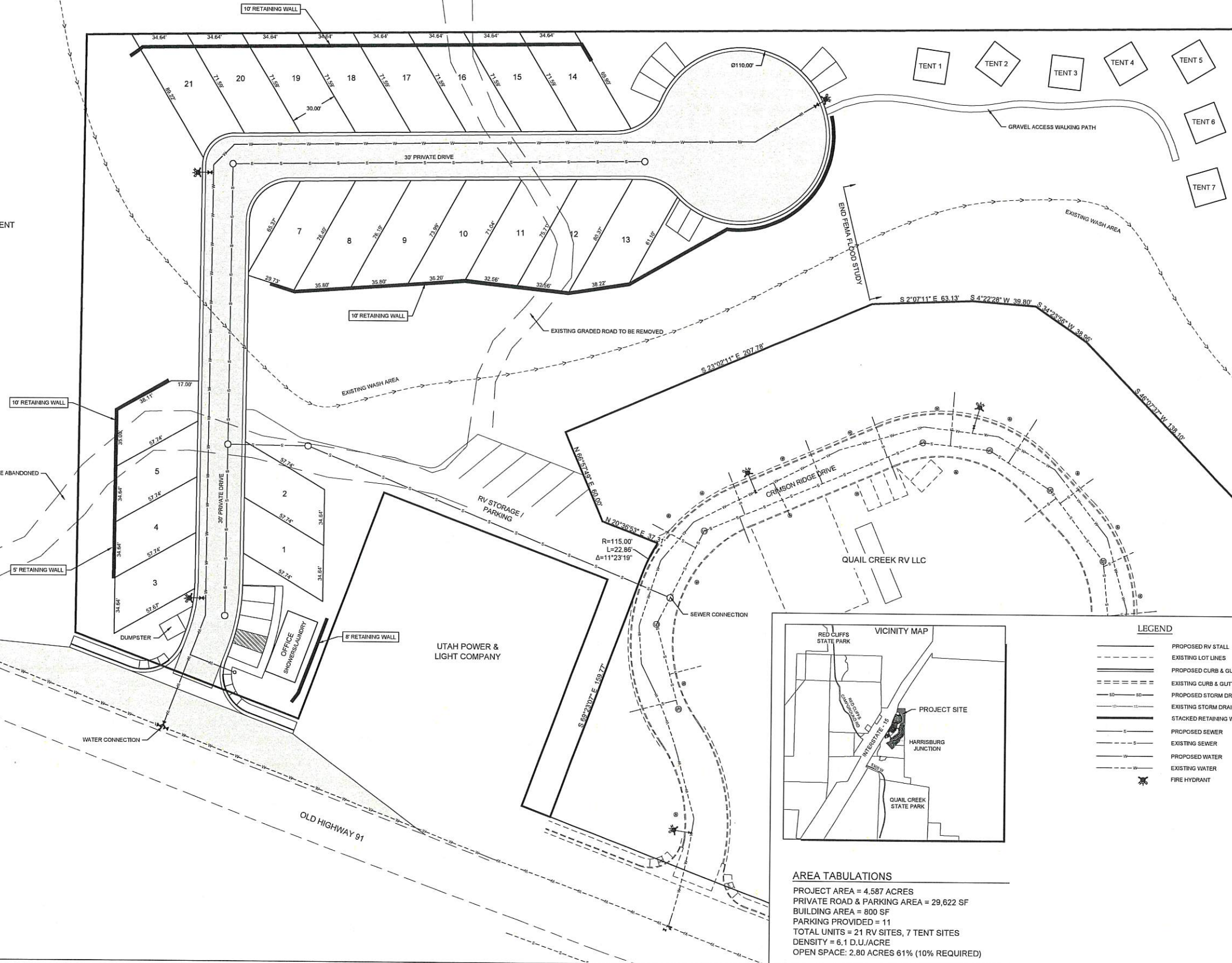
PATH: L:\UTAH\PROJECTS\ACTIVE_2022\F22007.00 - QUAIL LAKE SUNSET RV200 - CALDERSON22 QUAIL LAKE SUNSET RV 1P.DWG



BUREAU OF LAND MANAGEMENT

BUREAU OF LAND MANAGEMENT

HARRISBURG
LAKESIDE ESTATES



LEGEND

- PROPOSED RV STALL
- EXISTING LOT LINES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- STACKED RETAINING WALL (PER DETAIL SHEET)
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED WATER
- EXISTING WATER
- FIRE HYDRANT

AREA TABULATIONS

PROJECT AREA = 4.587 ACRES
PRIVATE ROAD & PARKING AREA = 29,622 SF
BUILDING AREA = 800 SF
PARKING PROVIDED = 11
TOTAL UNITS = 21 RV SITES, 7 TENT SITES
DENSITY = 6.1 D.U./ACRE
OPEN SPACE: 2.80 ACRES 61% (10% REQUIRED)



REVISION		DATE
NO.	DESCRIPTION	BY

PRELIMINARY SITE PLAN

QUAIL LAKE SUNSET RV
LOCATED IN HURRICANE, UTAH

PROJ. #: IF22007.00
DATE: 01/31/2023
DESIGN BY: BLW
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: N/A
SHEET

1 OF 4

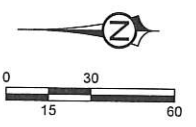


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REVISION		DATE
NO.	DESCRIPTION	BY

SLOPE MAP
QUAIL LAKE SUNSET RV
LOCATED IN HURRICANE, UTAH

PROJ. #:	2022
DATE:	01/09/2023
DESIGN BY:	BLW
CHECKED BY:	KCS
SCALE OF SHEET:	1" = 40'
HOR SCALE:	1" = 40'
VER SCALE:	N/A
SHEET	

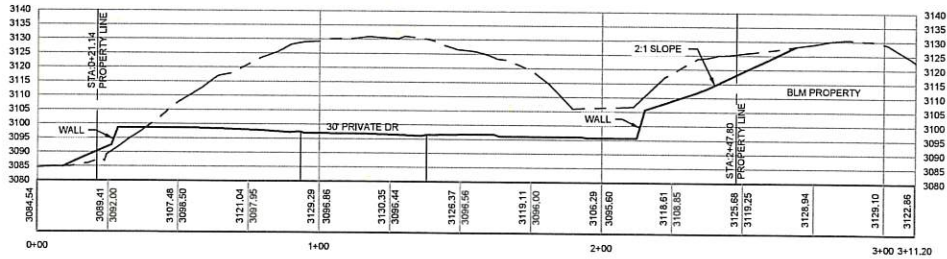


SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

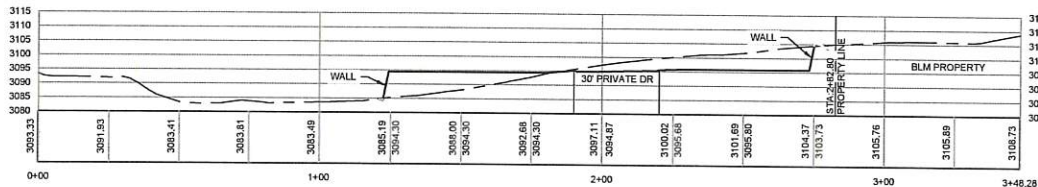
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	9.99%	
2	10.00%	29.00%	
3	30.00%	Vertical	

- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GRADE CONTOUR
 - PROPOSED RV STALL
 - EXISTING LOT LINES
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - DRAINAGE FLOW DIRECTION

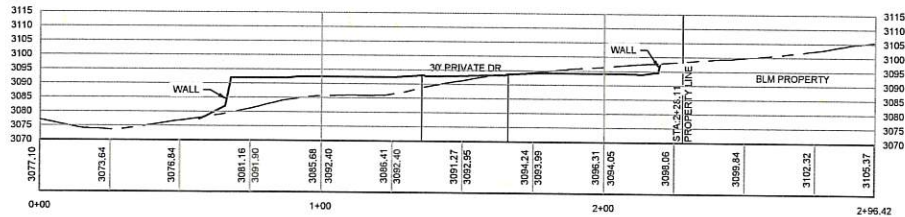
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CROSS SECTION 1
H: 1"=30'
V: 1"=30'
STA: 0+00 TO STA: 3+11



CROSS SECTION 2
H: 1"=30'
V: 1"=30'
STA: 0+00 TO STA: 3+48

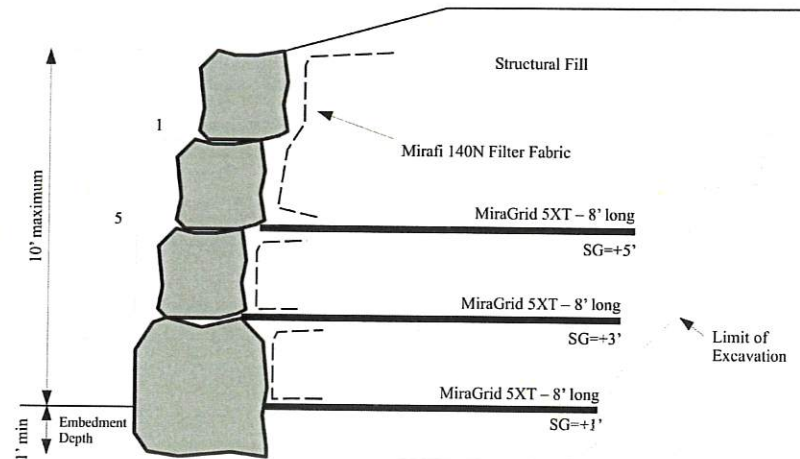


CROSS SECTION 3
H: 1"=30'
V: 1"=30'
STA: 0+00 TO STA: 2+96

- Prior to the placement of the fill, the existing embankment should be excavated to create benches to allow level lifts to key into the existing embankment. Benching is required for all slopes steeper than 6 horizontal to 1 vertical (6H:1V). Benches should be constructed as an incidental part of the placement and compaction of the fills. The maximum bench height should be limited to 3 feet, or less as dictated by conditions encountered during construction. Benching should include both soils and bedrock is encountered.
- The existing soils should be removed from below the base of the rock facing and replaced with structural fill. The removal should extend 1 foot below and to the front of the first level of facing rock.
- All fill should be considered structural fill. Imported fill, for wall backfill, should be granular and consist of USCS classifications GC (clayey gravel), GM (silty gravel), or GW (well-graded gravel). Granular fill should be well-graded, non-expansive, and free of organics and all deleterious materials. Soils used for granular, imported, structural fill should meet the following specifications:

GRADATION	PERCENT PASSING
6-inch	100
3-inch	70-100
No. 200 sieve	5-20
Liquid Limit	30 or less
Plasticity Index	10 or less
Maximum lift thickness	8-inch (loose)
Minimum compaction	95% ASTM D-1557
Compacted Moisture Content	within 2% of optimum
- All structural fill should be evenly spread on a horizontal plane in eight-inch loose lifts. Each eight-inch lift of structural fill material placed at the site should be tested for compliance with the required relative compaction and moisture content prior to proceeding with additional lifts. The type, length, location, and placement of geogrid should also be observed.
- Geogrid reinforcement should be placed as shown in the detail to the right. Geogrid should be placed with the strong direction perpendicular to the face of the wall. Geogrid should be placed flat and level, with a minimum 1-foot overlap between sections of grid.
- The onsite silty sand with gravel (SM) is suitable for use as structural fill if the material contains the required gravel/cobble fraction. In no case shall material containing less than 25 percent gravel be used as structural fill.
- Geogrid should consist of Mirafi Miragrid 5XT, or equivalent. Filter fabric should be Mirafi 140N or equivalent.
- In areas where strongly cemented or bedrock conditions are encountered which limit the length of the geogrid, particularly for the lowest layers of grid, the geotechnical engineer should be notified to allow us to observe the conditions and allowable lengths.
- Facing rock used for the project should be approved prior to its importation to the site. Facing rock should consist of hard, angular, and durable rock that consists of intact blocks without open fractures, foliation, or other planes of weakness. It should have a maximum loss of 10 percent at the end of a 5-cycle sodium soundness test (AASHTO T104). Hard basalt boulders found in the area are generally suitable for use as facing rock. Red sandstone boulders should be tested and approved prior to its use as facing rock as suitable and unsuitable rock is difficult to distinguish.
- The rockery face should be carefully placed to satisfy the following criteria:
 - Base rock should have a minimum dimension of 3 feet, and other facing rock should have a minimum dimension of 2 feet.
 - Base rocks are larger than upper rocks.
 - Rock should be placed with the long dimension in to the fill.
 - Each rock is in contact with at least two rocks below it.
 - The first contact point between an upper rock and a lower rock is located within 6 inches of the face of the rock.
 - There are no "columns" of rocks; i.e., no continuous vertical seams exist.
 - There are no continuous horizontal planes in the rockery.
 - Rocks are inclined back into the slope at a 1 horizontal to 5 vertical grade.
 - Rocks are free of obvious signs of distress, including significant weathering, fracturing, or disintegration.
 - All voids greater than 150 mm (6 in) are chinked.
 - Chink rocks, where present, cannot be removed by hand.
 - There are no loose cap rocks or rocks that can otherwise be moved by hand.
 - There is no soil spalling or piping through the voids in the facing rock.
- The construction should be observed once per week by the geotechnical engineer to confirm design and construction details are being implemented as specified.

Wall Height (ft)	Geogrid Elevations			Geogrid Length, Feet
	1 ft	3 ft	5 ft	
4	X			8
6	X	X		8
8	X	X	X	8
10	X	X	X	8



One-Tiered Rock Walls
Landmark Project No 220831

Figure D-1



REVISION			
NO.	DESCRIPTION	BY	DATE

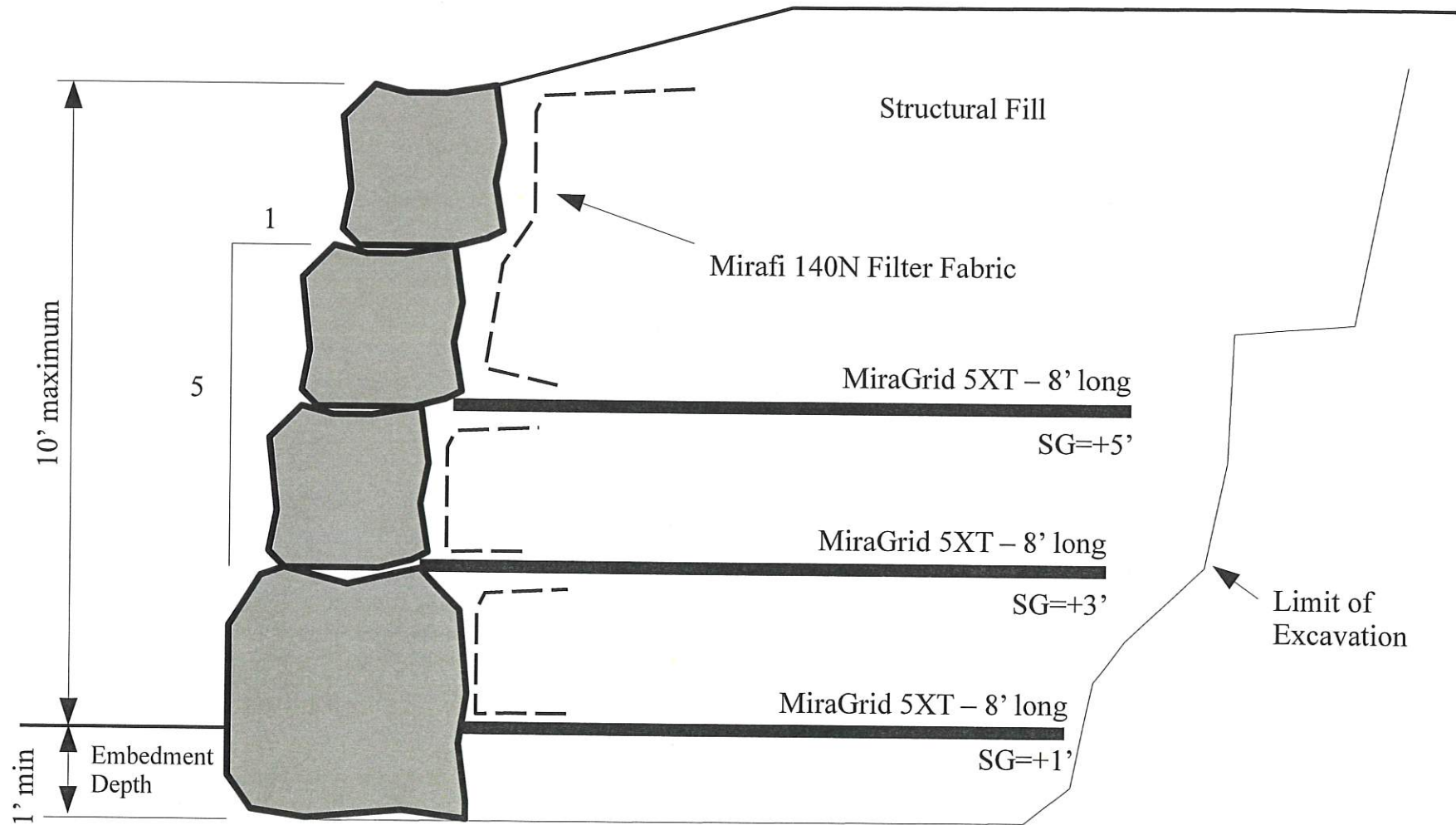
CROSS SECTION DETAILS

QUAIL LAKE SUNSET RV
LOCATED IN HURRICANE, UTAH

PROJ. #: 2022
DATE: 01/09/2023
DESIGN BY: BLW
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: N/A
SHEET

- 1) Prior to the placement of the fill, the existing embankment should be excavated to create benches to allow level lifts to key into the existing embankment. Benching is required for all slopes steeper than 6 horizontal to 1 vertical (6H:1V). Benches should be constructed as an incidental part of the placement and compaction of the fills. The maximum bench height should be limited to 3 feet, or less as dictated by conditions encountered during construction. Benching should include both soils and bedrock is encountered.
- 2) The existing soils should be removed from below the base of the rock facing and replaced with structural fill. The removal should extend 1 foot below and to the front of the first level of facing rock.
- 3) All fill should be considered structural fill. Imported fill, for wall backfill, should be granular and consist of USCS classifications GC (clayey gravel), GM (silty gravel), or GW (well-graded gravel). Granular fill should be well-graded, non-expansive, and free of organics and all deleterious materials. Soils used for granular, imported, structural fill should meet the following specifications:
- | GRADATION | PERCENT PASSING |
|----------------------------|----------------------|
| 6- inch | 100 |
| 3-inch | 70-100 |
| No. 200 sieve | 5-20 |
| Liquid Limit | 30 or less |
| Plasticity Index | 10 or less |
| Maximum lift thickness | 8-inch (loose) |
| Minimum compaction | 95% ASTM D-1557 |
| Compacted Moisture Content | within 2% of optimum |
- 4) All structural fill should be evenly spread on a horizontal plane in eight-inch loose lifts. Each eight-inch lift of structural fill material placed at the site should be tested for compliance with the required relative compaction and moisture content prior to proceeding with additional lifts. The type, length, location, and placement of geogrid should also be observed.
- 5) Geogrid reinforcement should be placed as shown on the detail to the right. Geogrid should be placed with the strong direction perpendicular to the face of the wall. Geogrid should be placed flat and level, with a minimum 1-foot overlap between sections of grid.
- 6) The onsite silty sand with gravel (SM) is suitable for use as structural fill if the material contains the required gravel/cobble fraction. In no case shall material containing less than 25 percent gravel be used as structural fill.
- 7) Geogrid should consist of Mirafi Miragrid 5XT, or equivalent. Filter fabric should be Mirafi 140N or equivalent.
- 8) In areas where strongly cemented or bedrock conditions are encountered which limit the length of the geogrid, particularly for the lowest layers of grid, the geotechnical engineer should be notified to allow us to observe the conditions and allowable lengths.
- 9) Facing rock used for the project should be approved prior to its importation to the site. Facing rock should consist of hard, angular, and durable rock that consists of intact blocks without open fractures, foliation, or other planes of weakness. It should have a maximum loss of 10 percent at the end of a 5-cycle sodium soundness test (AASHTO T104). Hard basalt boulders found in the area are generally suitable for use as facing rock. Red sandstone boulders should be tested and approved prior to its use as facing rock as suitable and unsuitable rock is difficult to distinguish.
- 10) The rockery face should be carefully placed to satisfy the following criteria:
- Base rock should have a minimum dimension of 3 feet, and other facing rock should have a minimum dimension of 2 feet.
 - Base rocks are larger than upper rocks.
 - Rock should be placed with the long dimension in to the fill.
 - Each rock is in contact with at least two rocks below it.
 - The first contact point between an upper rock and a lower rock is located within 6 inches of the face of the rock.
 - There are no "columns" of rocks; i.e., no continuous vertical seams exist.
 - There are no continuous horizontal planes in the rockery.
 - Rocks are inclined back into the slope at a 1 horizontal to 5 vertical grade.
 - Rocks are free of obvious signs of distress, including significant weathering, fracturing, or disintegration.
 - All voids greater than 150 mm (6 in) are chinked.
 - Chink rocks, where present, cannot be removed by hand.
 - There are no loose cap rocks or rocks that can otherwise be moved by hand.
 - There is no soil spalling or piping through the voids in the facing rock.
- 11) The construction should be observed once per week by the geotechnical engineer to confirm design and construction details are being implemented as specified.

Wall Height (ft)	Geogrid Elevations			Geogrid Length, Feet
	1 ft	3 ft	5 ft	
4	X			8
6	X	X		8
8	X	X	X	8
10	X	X	X	8



One-Tiered Rock Walls
Landmark Project No 220831

Figure D-1

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:
File No. 2022-PP-08
Receipt No. 8155190

Name: Bright Ideas REI Telephone: 801-979-8633

Address: 1173 S 240 W #504 Fax No. _____

Email: Todd@brotherskeeperutah.com

Agent (If Applicable): Adam Allen Telephone: 435-680-6711

Address/Location of Subject Property: Approx 1400S 4300W

Tax ID of Subject Property: H-4-2-12-1102 Zone District: R-1-8

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

Single Family Lots - 135 Lots Total

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

- X 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- X a. The proposed name of the subdivision.
 - X b. The location of the subdivision, including the address and section, township and range.
 - X c. The names and addresses of the owner or subdivider, if other than the owner.
 - X d. Date of preparation, and north point.
 - X e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- X 2. Existing Conditions: The preliminary plat shall show:
- X a. The location of the nearest monument.
 - X b. The boundary of the proposed subdivision and the acreage included.
 - X 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.)
 - X 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.
 - X 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.
 - X f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

PRELIMINARY SITE PLAN REVIEW APPLICATION

City of Hurricane

147 North 870 West

Hurricane, UT 84737

(435) 635-2811

FAX (435) 635-2184

Fee \$200.00

For Office Use Only:

File No. 2022-858-05

Receipt No. 8196190

Name: BRIGHT IDEAS REI Telephone: 801-979-8633

1173 S 250 W #250

Address: ST GEORGE, UTAH 84770 Fax No. _____

Agent (If applicable): ADAM ALLEN Agent's Phone: 435-680-6711

Email: adam@alcsgr.com

Address/Location of Subject Property: approx 1400 S 4300W

Tax ID of Subject Property: H-4-2-12-1102 Zone District: R-1-8

Proposed Use: (Describe, use extra sheet if necessary) _____

135 Single Family Lots

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

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: _____

From: Jared Madsen <jaredmadsen@alphaengineering.com>
Sent: Tuesday, February 7, 2023 2:16 AM
To: Fred Resch
Cc: Rhett Beazer
Subject: Preliminary Plat Renewal

Fred:

We were made aware that the approval of the Preliminary Plat for Red Slate Estates (previously referred to as Elim Estates) is about to expire. Could you please extend the approval? The construction drawings for the first phase have been completed and are currently undergoing the City's review process. Let us know if this is acceptable, what the extended time frame is, and whether any further actions are required. Thanks!

Jared Madsen
Alpha Engineering Company

Sent from my iPhone



STAFF COMMENTS

Update 2/23/2023: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. The property has changed hands and a different ownership group now owns the project who has changed the name of the development to "Red Slate Estates." This ownership change, along with slow progress in the buildout of the Gateway to Sand Hollow PID, has been the source of the delay. The current applicant for the project has recently submitted construction drawings for the first phase of the development. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	02/10/2022
Application Number:	2022-PP-08
Type of Application:	Preliminary Plat and Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Bright Ideas REI
Agent:	Adam Allen
Request:	Preliminary Plat and Preliminary Site Plan Application
Location:	Approximately 1400 S 4300 W
Zoning:	R1-8
General Plan Map:	Planned Community

Discussion:

The applicant is seeking preliminary plat and preliminary site plan approval for a subdivision containing 135 lots located within the Sand Hollow Gateway PID for the Elim Estates subdivision. This property is due east of the existing Marla at the Elim Valley development. This property requires extensive PID infrastructure to be put in and is planned to be served by several PID roadways. Construction drawings for the PID are still under review. Any approval should be conditioned on sufficient buildout of the Sand Hollow Gateway PID infrastructure

JUC Comments

The following items will need to be addressed:

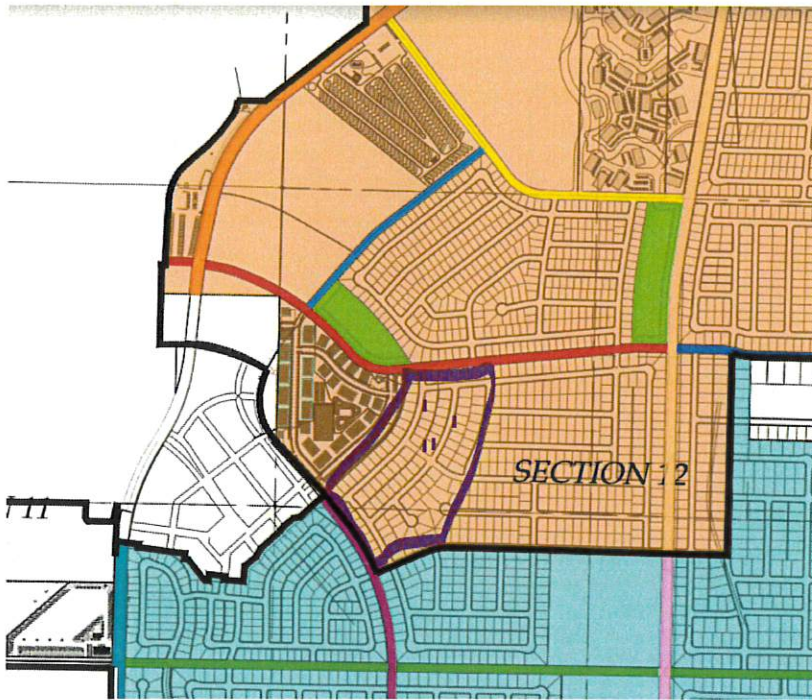
1. **Power:** Need Bash Parkway to be put in for power
2. **Sewer:** Need PID improvements
3. **Streets:** Need to get infrastructure to it

02/23/2023

2022-PP-08
2022-PSP-05

-

Page 145 of 172



Elim Estates on Gateway at Sand Hollow PID Map. Boundaries are approximate

Staff Comments: Preliminary Plat

1. Zoning is R1-8. Staff would recommend that the average lot size be put on a note on the plat. 3.31 units an acre is less dense than the maximum density in R1-8.
2. The plat shows the future roadways and utilities in the area, but currently, these services do not exist.
3. The applicant has noted that the property isn't located in a desert tortoise take area.
4. All block lengths meet city standards
5. Road N is a 60' right of way. Houses are allowed to front 60' right of ways. Generally speaking, staff recommends that collector roadways have limited driveway access.
6. Staff appreciates the connections to the property to the east. There are no planned connections to the property to the west, but that area is zoned Recreation Resort with a planned parking lot along the border and thus may not be desirable for connections.
7. There is no open space planned within this development. None is required by code; however, there is a PID planned park to the north of this development.
8. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided
9. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site to the JUC, but these plans are in the review process and have not received approval at the time of this report. Hurricane City Code states the following:

10-37-4: ADEQUATE PUBLIC FACILITIES:

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds

02/23/2023

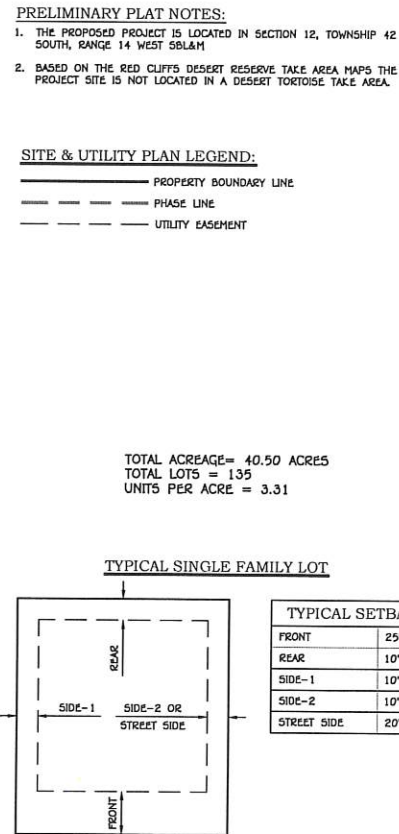
2022-PP-08

2022-PSP-05

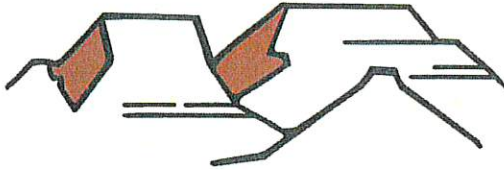
acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

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

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



P.1.2			
SHEET:	2	of	5



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-07

Receipt No. 8-166011

Name: Fairway Vista Estates Telephone: 435-463-2400

Address: P.O. Box 160, Hurricane UT 84737 Fax No. _____

Email: kenneth.knudson@hnmweb.com Agent Email: mwb@allianceconsulting.us

Agent (If Applicable): Alliance Consulting (Mike Bradshaw) Telephone: 435-673-8060

Address/Location of Subject Property: Lot 6 - 3557 S Cypress Point Rd., Hurricane UT, 84737

Tax ID of Subject Property: H-CLF-1-06 Number of Lots: 1

Subdivision Name: Cliff View Estates at Copper Rock Phase: 1

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:	02/23/2023
Application Number:	2023-AFP-07
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Fairway Vista Estates
Agent:	Alliance Consulting (Mike Bradshaw)
Request:	Approval of an Amended Final Plat
Location:	3557 S Cypress Point road
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Discussion: The applicant has applied to amend the final plat for Cliff View Estates within the Copper Rock development to add an additional five feet to the northeast property line. A building permit was submitted for this lot and was rejected because it did not meet setbacks, so they are moving the property line so they can meet setbacks and still build the size house they want. Any lot line changes within a recorded subdivision requires an amended final plat.

JUC Comments

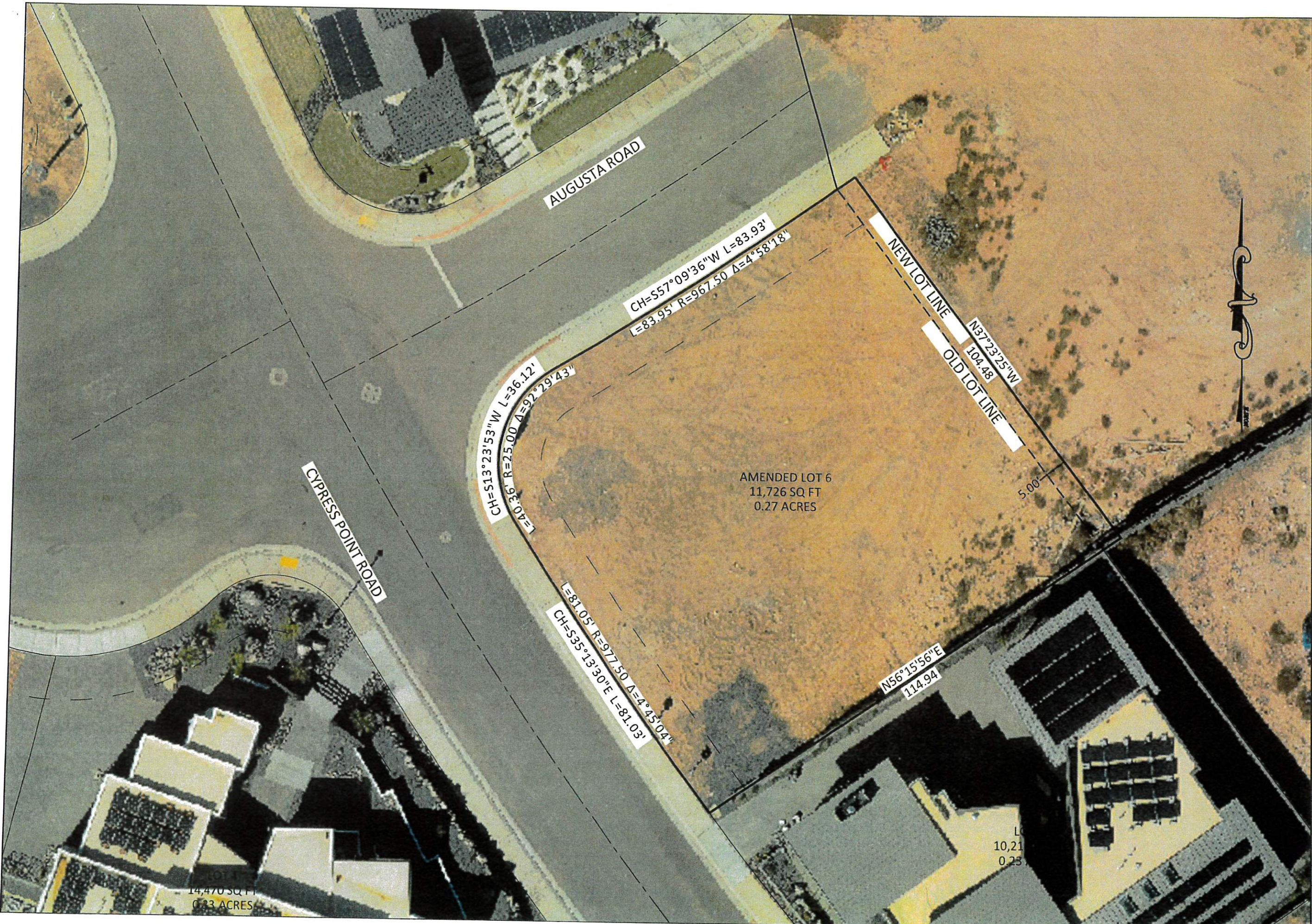
1. **Public Works:** No comments received
2. **Power:** No comments received
3. **Water:** No comments received
4. **Streets:** No comments received
5. **Sewer:** No comments received
6. **Engineering:** No comments received
7. **Fire:** No comments received
8. **Cable/Phone/Gas/Water Conservancy/Parks:** 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. An owner's dedication for Copper Rock Properties LLC may need to be added.



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 subject to staff and JUC comments.



DATE:	1-31-23
JOB NUMBER:	4387
SCALE:	1" = 20'
DRAWN BY:	JHC
CHECKED BY:	MWB

ALLIANCE CONSULTING
A Planning and Engineering Firm



2303 N Coral Canyon Blvd., Suite 201
Washington, Utah 84780-0577
Tel (435) 673-8060
Fax (435) 673-8065

CLIFF VIEW LOT 6 - LOT LINE ADJUSTMENT EXHIBIT
FOR
COPPER ROCK
LOCATED IN SECTION 28
TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB&M
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DRAWING NAME:
NAME
SHEET

1

NO comment TDS of 2/17/23

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into public streets and easements to be known hereafter as

"CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT AND EXTENDED C"

For good and valuable consideration received, the owner does hereby dedicate and convey to City of Hurricane for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted of shown. The owner does hereby warrant to the City of Hurricane, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____, 2023.

Fairway Vista Estates LC
a Utah Limited Liability Company
P.O. Box 160
Hurricane, UT 84737-160

by Kenneth C Knudson, Manager

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LC

STATE OF _____
COUNTY OF _____ S.S.

On the _____ day of _____, 2023, personally appeared before me, KENNETH C KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, LC, a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COMMISSION NUMBER: _____

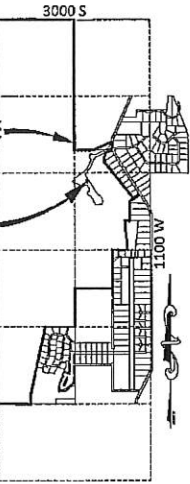
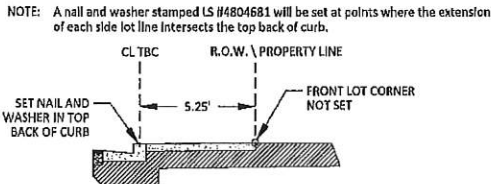
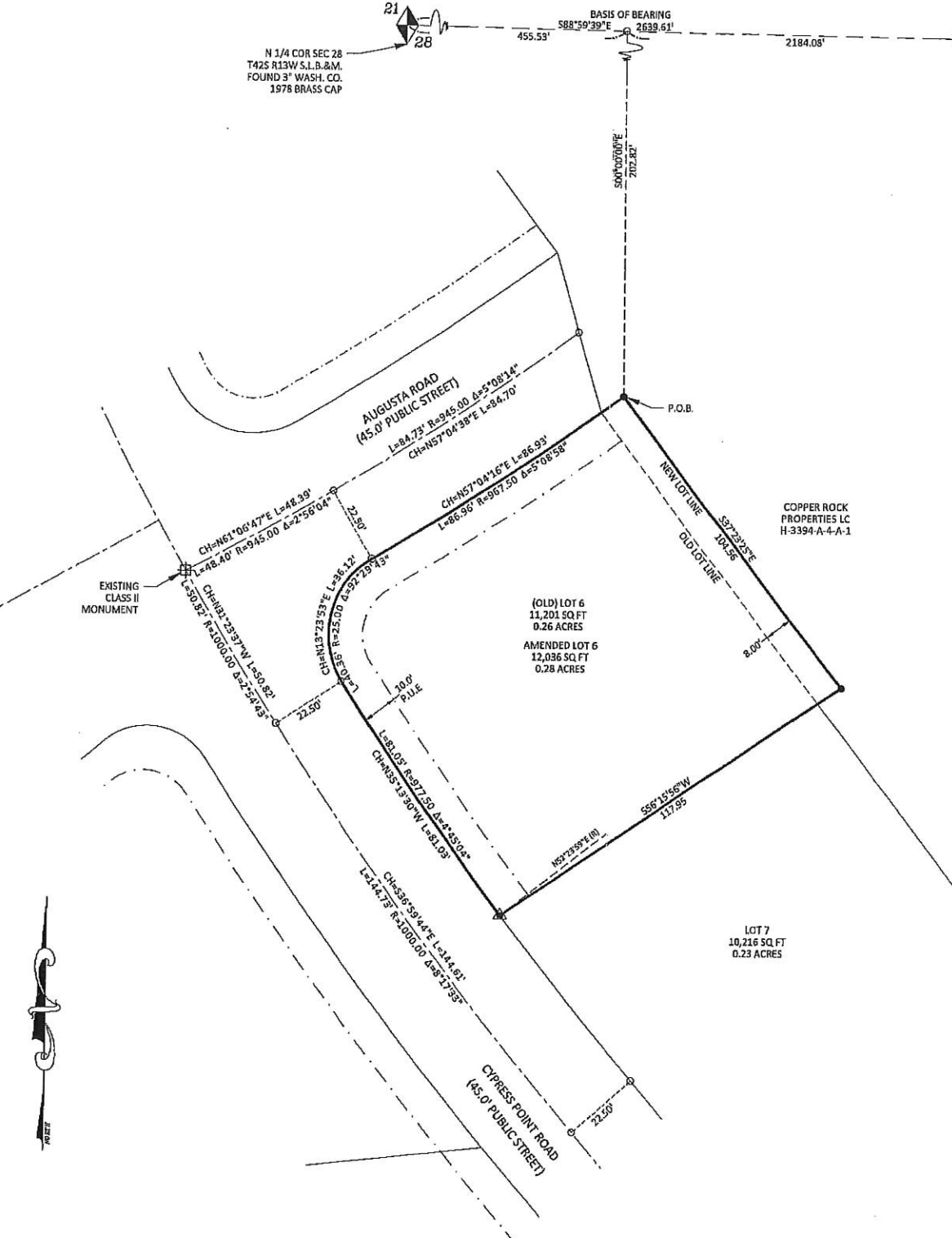
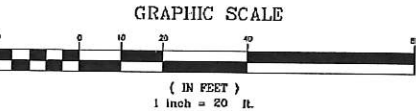
BOUNDARY DESCRIPTION

Beginning at a point which is South 88°59'39" East 455.53 feet along the North section line and South 00°00'00" East 202.82 feet from the North 1/4 corner of Section 28 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence South 37°23'25" East 104.56 feet; thence South 56°15'56" West 117.95 feet to a point on the arc of a non-tangent curve to the right having a radius of 977.50 feet; thence Northwesterly 81.05 feet along the arc of said curve through a central angle of 04°45'04", the radial direction bears North 52°23'59" East, to the point of compound curvature of a curve to the right having a radius of 25.00 feet; thence Northwesterly 36.12 feet along the arc of said curve through a central angle of 92°29'43" to the point of reverse curvature of a curve to the left having a radius of 967.50 feet; thence Northwesterly 86.93 feet along the arc of said curve through a central angle of 05°08'58" to the point of beginning.

Contains 0.28 acres.

NARRATIVE

The purpose of this plat is to adjust the boundary of Lot 6 of the Cliff View Estates Phase 1 Subdivision as shown on the official plat thereof recorded as Document No. 2019003455 in the office of the Washington County Recorder in said County in the State of Utah.



VICINITY MAP

BASIS OF BEARING

The Basis of Bearing for this project is the North Section line of Section 28, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the North 1/4 Corner and the Northeast Corner having a bearing of South 88°59'39" East and a distance of 2639.61 feet.

LEGEND

- POINT NOT SET
- SET 5/8" REBAR AND PLASTIC CAP
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ◇ NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ FOUND CLASS II MONUMENT
- ▲ NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
- SUBDIVISION BOUNDARY
- - - 10' (PUE) PUBLIC UTILITY EASEMENT
- - - ROADWAY CENTER LINE

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed 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 and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

CLIFF VIEW ESTATES - PHASE 1 AT COPPER ROCK PARTIAL AMENDMENT AND EXTENDED C

I further certify that this plat is a true and correct representation of conditions existing on the ground.

Date: _____

Michael W. Bradshaw, R.L.S.

Certificate No. 4804681

FINAL PLAT
FOR
CLIFF VIEW ESTATES - PHASE 1
AT COPPER ROCK
PARTIAL AMENDMENT AND EXTENDED C

WASHINGTON COUNTY, UTAH
SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL

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 and that I recommend approval.

Special Service District
Hurricane City, Utah

Date: _____

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____

Engineer
City of Hurricane

Approval and Acceptance by the
City of Hurricane, Utah

We, the Mayor and City Council of the City of Hurricane, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the _____ day of _____, A.D. 20____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.

Attest: City Recorder
City of Hurricane

Mayor
City of Hurricane

Approval as to Form

Approved as to Form, this the _____ day of _____, A.D. 20____

City Attorney
City of Hurricane

Treasurer Approval

I, Washington County Treasurer, certify on this _____ day of _____, A.D. 20____ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded Number

Washington County Recorder

FINAL PLAT
FOR
CLIFF VIEW ESTATES - PH 1 AT COPPER ROCK PARTIAL AMEND & EXTEND C
LOCATED IN
SECTIONS 28 TOWNSHIP 42 SOUTH, RANGE 13 WEST S&B&M,
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

SHEET

1

OF 1 SHEETS

ALLIANCE CONSULTING
A Planning and Engineering Firm
2003 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel: (435) 673-8060 Fax: (435) 673-8065



DATE:	2-1-23
JOB NUMBER:	4387
SCALE:	1" = 20'
DRAWN BY:	JHC
CHECKED BY:	MWB
DATE	
REVISIONS	
FILE NAME:	Cliff View Amend and Extend C Plat

Planning Commission Land Use Application Deadlines:

Each application must be submitted according to the timeframe below to be reviewed at the next available Planning Commission Meeting

Application Type	Days Prior to Meeting
Zone Change	14 Days
Zone Change with PDO	20 Days
Preliminary Site Plan	20 Days
Preliminary Plat	20 Days
Sensitive Lands	20 Days
Final Site Plan	10 Days
Amended Final Plat	14 10 Days
Conditional Use Permit	10 Days
Land Use Code Amendment	14 Days
All Other Land Use Application requiring Review by the Planning Commission	14 Days

Note: Days are calendar day

All applications must be completed upon submission to meet the above deadlines.

The Planning Director may make exceptions from this schedule for an application based on the surrounding circumstances.

Any substantial additions or amendments to the application must be submitted at least seven days before the next scheduled Planning Commission Meeting.

**Hurricane Planning Commission
Meeting Minutes
January 26, 2023**

Minutes of the Hurricane City Planning Commission meeting held on January 26, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

5:15 p.m. - Planning Commission Business:

Members Present: Mark Sampson, Shelley Goodfellow, Rebecca Bronemann, Paul Farthing (joined 5:36), Brad Winder (joined 5:39)

Members Excused: Michelle Cloud, Ralph Ballard, and Kelby Iverson

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

1. Discussion of parking standards in Recreation Resort communities

Brent Moser shared his point of view for offsite parking standards for Recreation Resort communities. He suggested starting a discussion to create an area by the lake that is managed either publicly or privately for parking and transportation. Stephen Nelson presented the offsite parking standards within the code. The Planning Commission has the authority to approve offsite parking with certain standards as outlined in the ordinance. Mr. Moser has talked with the WCWCD and they have been working on a master plan with their land surrounding the reservoir. One of the challenges with their property is all of their wells. It's going to be limited to something like a parking lot or event center that would allow events to take place but not affect the wells. There has been discussion about the corner of Dixie Springs Drive and Sand Hollow Road being event parking. If the parking lot was City owned they would reap the benefits of events. This would be toy trailer parking, not overnight RV parking. Shelley Goodfellow hesitates with the City to do something like this to cater to resorts with residents having to fork out the bill of the parking. Paul Farthing asked if extra parking is needed, doesn't that mean you don't have enough parking within your project? Mr. Moser stated he can create enough parking that'll meet our current code, that's not the issue. It's the size of trailers taking up 4-5 regular parking spaces because that is where they fit. Dayton Hall shared that what he is hearing is that the required parking isn't adequate for the type of activities the developments are attracting, the designs of the parking lots could address this within developments, our standards are just minimums.

6:00 p.m. - Call to Order

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

Members Excused: Michelle Cloud

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

Roll Call

Pledge of Allegiance led by Brad Winder

1
2 Prayer and/or thought by invitation led by Shelley Goodfellow

3
4 Declaration of any conflicts of interest

5
6 *Shelley Goodfellow motioned to move old business item #1 to the end of the agenda. Ralph Ballard*
7 *seconded the motion. Unanimous.*

8
9 **OLD BUSINESS**

10
11 **1. 2023-LUCA-01: Discussion and consideration of a recommendation to the City**
12 **Council on a Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and**
13 **Screening to make updates to water conservation standards. Hurricane City Applicant.**
14 Moved to the end of the agenda.

15
16 **2. 2022-PP-26: Discussion and consideration of a recommendation to the City Council**
17 **on a preliminary plat for Desert Sky Estates, a 73-lot residential subdivision located at 2100 W**
18 **and 3350 S. Desert Sky Estates Applicant. Ben Wilits and Tony Carter Agents.**

19 Ralph Ballard stated that the amount of drainage and runoff is a lot more than what they are thinking.
20 We met with the WCWCD this morning talking about water. Something he has come to realize is that we
21 have looked at things like pressure but you have to start with putting water in the pipes. There have
22 been talks of California taking 10% of the water within the Virgin River. One of the things we talk about is
23 the quality of life. We have to seriously look at this and the reductions talked about is just one step. We
24 have over planned and over promised. There are multiple issues with this. Dayton Hall stated that the
25 applicant was invited by the City Council to come back and reapply. Shelley Goodfellow stated that to
26 have this come back without absolutely no changes in services, seems reckless to her. For her, nothing
27 has changed but it sounds to her like the City Council wants some other kind of decision on the project.
28 Todd shared that he thinks there are adequate services for this small project but if everything already
29 approved were to go and build out all at the same time, there wouldn't be. Mrs. Goodfellow thinks it's a
30 really good idea to have good drainage. Tony Carter shared that they need to channel drainage on their
31 property.

32
33 *Brad Winder motioned to send a recommendation of denial of 2022-PP-26 because of items 2 and 3*
34 *within the staff report. Shelley Goodfellow seconded the motion. Roll call. Unanimous.*

35
36 **3. 2022-PP-20 2022-PSP-38: Discussion and Consideration of a recommendation to**
37 **the City Council of a preliminary plat for Southern Dunes Townhomes, a recreation resort 345**
38 **townhome development located at 2600 W and 4200 S. Southern Dunes Townhomes Applicant.**
39 **Bush & Gudgell, Inc Agent**

40 Stephen Nelson reminded the commissioners about this project. There were initial concerns about site
41 layout but they have all been addressed. There has been a water model reviewed by the water
42 department. The main issue is going to be the power services. The City Council invited the applicant to
43 reapply. Bob Hermandson would like to use this time to work everything out so there isn't anything left
44 so they are good to go once they are cut loose.

45
46 *Paul Farthing motioned to send a recommendation of denial of 2022-PP-20 and 2022-PSP-38 based on*
47 *inadequate services, specifically power. Rebecca Bronemann seconded the motion. Roll call.*
48 *Unanimous.*

49
50 **NEW BUSINESS**
51

1 **1. 2023-PP-01: Discussion and consideration of a recommendation to the City Council**
2 **on a preliminary plat for Dixie Meadows, a 238-lot single family subdivision, located at**
3 **approximately 4392 W 2400 S. Western Mortgage and Realty Co-Brent Moser Applicant. ProValue**
4 **Engineering-Karl Rasmussen Agent.**

5 Stephen Nelson shared that one concern is that we do have is there is a small sliver that is owned by
6 the Water Conservancy that will need to be addressed. Karl Rasmussen stated that it has been
7 addressed and fixed. Mr. Nelson stated that another issue was with the transportation master plan but it
8 has been addressed. If this wasn't within a PID, we wouldn't treat this any differently but because of that,
9 it just depends on who is funding the development. Mr. Nelson shared that the difference is there are
10 adequate services in the area whereas there aren't in others. We have done thorough studies in the
11 south bench lake area that shows we do not have the adequate services.

12
13 *Ralph Ballard motioned a recommendation of approval of 2023-PP-01 based on the findings that we*
14 *have a letter from the engineer stating the power is at capacity and subject to staff and JUC comments.*
15 *Kelby Iverson seconded the motion. Unanimous.*
16

17 **2. 2023-FSP-02: Discussion and consideration of a possible approval of an amended**
18 **final site plan for the Car Barn located at 1550 W State St. Jonathan West Applicant.**

19 Stephen Nelson shared that the applicant is the owner of the car barn. The past couple years, they have
20 started selling sheds and have added some nightly rentals on the property. The issues arose when the
21 applicant came in to renew their business license. There are some concerns about impacting their
22 services without paying upgraded impact fees as well as not getting building permits for the units but the
23 final site plan is the first step to addressing the issues. Shelley Goodfellow asked how many units there
24 are. Mr. Nelson stated there are four. Kelby Iverson asked what their future is for this business.
25 Jonathan West shared that he bought a shed and decided he could start selling them. He eventually
26 posted it online and they haven't had any vacancies in the last 3 years. Mr. Nelson shared that there are
27 a couple other issues. One concern is possibly parking. There aren't any concerns with current parking
28 but there could be if there was an expansion. Mrs. Goodfellow stated that with four or more units, they
29 would have to have onsite management 24/7. She went over the other issues within the staff comments
30 that need to be addressed.

31
32 *Shelley Goodfellow motioned to approve 2023-FSP-02 subject to staff and JUC comments. Ralph*
33 *Ballard seconded the motion. Unanimous.*
34

35 **3. 2023-CUP-03: Discussion and consideration of a possible approval of a conditional**
36 **use permit for a greater height wall located at 4898 W 3150 S. Dixie Power-Russ Condie**
37 **Applicant. Alliance Consulting Agent.**

38 Stephen Nelson shared that Dixie Power is building a substation. Our code requires a conditional use
39 permit for a greater height wall. With the national standards around a substation, it is good practice to
40 have an 8' wall.

41
42 *Kelby Iverson motioned to approve 2023-CUP-03 subject to staff comments. Paul Farthing seconded the*
43 *motion. Unanimous.*
44

45 **OLD BUSINESS**

46 **1. 2023-LUCA-01: Discussion and consideration of a recommendation to the City**
47 **Council on a Land Use Code Amendment request to Title 10 Chapter 32: Landscaping and**
48 **Screening to make updates to water conservation standards. Hurricane City Applicant.**

49 Stephen Nelson met with the water district this week to discuss the concerns of the commission from
50 last time. One of the updates would prohibit the expansion of golf courses or adding new golf courses.
51 This could potentially be an issue for Copper Rock. It would also prohibit the creation of waterparks

1 using city, canal, or irrigation water with the exception of recreational resort zones. Kelby Iverson wants
2 to make sure the agriculture exemptions are there. Dayton Hall shared that the district board passed a
3 resolution for existing development water use and new development water use rates. The
4 commissioners seemed to agree with the state recommendation of 15% instead of the 8% the water
5 district is recommending. It was mentioned that adopting it with the 15% would still allow residents to
6 request a rebate at a state level but would not allow them to apply for it through the water conservancy,
7 whereas the 8% would allow them to apply for both rebates.

8
9 *Paul Farthing motioned a recommendation of approval of 2023-LUCA-01. Rebecca Bronemann*
10 *seconded the motion. Before final roll call was taken and after further discussion, Paul Farthing withdrew*
11 *his motion.*

12
13 *Shelley Goodfellow motioned a recommendation of denial of 2023-LUCA-01 because she thinks the*
14 *state recommendation at 15% rather than 8% provides a better quality of life for our existing residence*
15 *and it seems the restrictions are being used to excel development and that it is too restrictive and rather*
16 *than being focused on the few remaining areas that will yield large water savings, it is laden with*
17 *minutiae that significantly increase administrative costs while providing little or no conservation benefit.*
18 *Brad Winder seconded the motion. Roll call. Paul Farthing, Ralph Ballard (he appreciates the attempt to*
19 *preserve historical water rights), Rebecca Bronemann, Shelley Goodfellow, Brad Winder, Kelby Iverson*
20 *(he appreciates the exemption of the Hurricane Canal area) – aye. Mark Sampson – nay (it is inevitable*
21 *to avoid this). Motion carries.*

22 23 **NEW BUSINESS**

24 **4. Presentation and discussion on growth in Hurricane in 2022.**

25 Fred Resch went over a presentation about growth Hurricane saw in 2022. He shared how many
26 different types of housing units were approved. He shared how many building permits were issued and
27 the types of permits.

28
29 *Kelby Iverson motioned to adjourn. Rebecca Bronemann seconded the motion. Unanimous.*
30

31 **Adjournment**

**Hurricane Planning Commission
Meeting Minutes
February 9, 2023**

Minutes of the Hurricane City Planning Commission meeting held on February 9, 2023, at 6:08 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Michelle Cloud, Rebecca Bronemann, Brad Winder, Ralph Ballard, Kelby Iverson (joined at 6:08 p.m.)

Members Excused:

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Rebecca Bronemann

Prayer and/or thought by invitation led by Mark Sampson

Declaration of any conflicts of interest

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

Public Hearings

1. A Zone Change Amendment request located approximately Gould's Wash Road and Hwy 59 from R1-10, residential one unit per 10,000 square feet, to R1-8/PDO, residential one unit per 8,000 square feet with a Planned Development Overlay, to create a subdivision containing approximately 3083 units.

No comments

2. A Zone Change Amendment request located at 663 W 400 S from R1-8, residential one unit per 8,000 square feet, to RM-1, multifamily 6 units per acre, to build a duplex.

Joan Solagy reported that the property sits directly behind her property. The amount of traffic on 400 south has increased, and On January 7th, there was a car accident behind her house. There needs to be more parking on 400 south for the existing residence, and the corner of 700 West is also very busy in the morning. She is concerned about the safety of the existing residents and whether there will be adequate parking.

NEW BUSINESS

1 **1. 2023-ZC-02 2023-PSP-03: Discussion and consideration of a recommendation to**
2 **the City Council on a zone change amendment request located at approximately the intersection**
3 **of SR-59 and Gould's Wash Road from R1-10, single family residential one unit per 10,000 sq ft,**
4 **to R1-8 PDO, residential one unit per 8,000 sq ft with a Planned Development Overlay. Todd**
5 **Smith Applicant. Mike Wagstaff Agent.**

6 Stephen Nelson explained that this parcel is along Hwy 59. The was zoned R1-10 in 2008. The applicant
7 is requesting R1-8, which slightly increases the density. The general plan map has this area set aside for
8 planned community development. The plan presented by the applicant is in line with the general plan.
9 The staff's primary concern is utilities to the site. The Water Conservancy District has reported that the
10 water supply could be depleted within five years. Due to that information, staff has discussed not
11 approving additional master-planned communities and recommends denial of the application.

12 Mike Wagstaff reported that he understands the staff's concerns. He emphasized that they tried to
13 present an application consistent with Hurricane City's general plan. They feel a PDO and R1-8 zoning
14 will create a better community. This is the first stage in development, and they are only applying for a
15 zone change. They agree with staff concerns regarding the lack of infrastructure and are willing to work
16 with the Planning Commission to address staff concerns.

17 Todd Smith introduced his company, My Brother's Keeper. The name was chosen to represent the goals
18 of the company. The land prices in Southern Utah are unaffordable, and their goal is to increase supply
19 to drive prices down. They plan to build two hundred units with a price in the mid-two hundred thousand.
20 He knows there is a water issue, but he does believe the water district will find a way to resolve that, and
21 the utility and traffic concerns will be addressed.

22 Dayton Hall reported that developers asked for upzoning of their property in the past, and there is now
23 an issue with bringing services to that location. The proper way to approach this is to apply the four
24 factors of a zone change. Mr. Nelson reported that even under the rationale of approving this to allow
25 the developer to address the utilities, water supply concerns are critical. Michelle Cloud is impressed
26 with the present report and is not opposed to the density, and she feels that building more housing is the
27 only way to solve the housing issue. However, this does not meet the fourth criteria. Mr. Wagstaff
28 reported that they do not have all the data to fairly state they don't have adequate services.

29 Brad Winder agrees that this does not meet the fourth criteria. Paul Farthing thinks this is a great idea.
30 However, he feels this is premature based on the lack of utilities. Kelby Iverson likes the product, but
31 granting the zone change to R1-10 before the services were available was a mistake. The Planning
32 Commission could favor this if the developer figures out a way to get the services to the location. Mr.
33 Wagstaff feels the Planning Commission is making requirements beyond the ordinance. Mr. Farthing
34 cited the ordinance in question. Rebecca Bronemann asked if the Utah Department of Transportation
35 approved the accesses off Hwy 59. Mr. Wagstaff reported that this would come later in the process.
36 After meeting with the Water Conservancy District, Ralph Ballard does not like this plan. He has yet to
37 see a developer adhere to their promise of affordable housing. He likes the R1-10 zoning, and he does
38 not want increased density.

39 Mr. Nelson reported that the applicant has preliminary utility plans. However, the area is very isolated,
40 making it challenging to bring utilities to the location. He reiterated his other concern regarding the
41 overall water supply in the county. He noted that the City does need commercial development and
42 adequate housing. However, isolated master planned communities are not going to satisfy those needs.
43 Especially when there are other locations in town closer to services and easier to develop. Mr. Ballard
44 reported that the aquifer is depleting, and he does not think the water from Apple Valley can be deferred
45 this far down. His opinion is that continuing to increase density aggravates the situation. Mr. Smith

1 reported that they are exploring options to provide the necessary water. They are working to reuse the
2 secondary services from a packaging plant. He reiterated that his primary goal is contributing to the
3 community and providing affordable housing. Mr. Nelson explained that the best practice for affordable
4 units is to build in an area with infrastructure.

5 *Kelby Iverson motioned a recommendation of denial of 2023-ZC-02 and 2023-PSP-03 due to a lack of*
6 *services and infrastructure. With the encouragement that Brothers Keepers continues to work to address*
7 *the issues. Paul Farthing seconded the motion. Brad Winder, Paul Farthing, Mark Sampson, Kelby*
8 *Iverson, and Ralph Ballard - aye, Michelle Broneman - nay, she feels this item should be tabled.*
9 *Rebecca Bronemann - nay, for the reasons listed by Michelle Bronemann. Motion carries.*

10 **2. 2023-ZC-03: Discussion and consideration of a recommendation to the City Council**
11 **on a zone change amendment request located at 663 W 400 S from R1-8, single family residential**
12 **one unit per 8,000 sq ft to RM-1, multifamily six units per acre. Jeremy Black Applicant.**

13 Stephen Nelson explained that it is currently zoned single-family, and the house on the property has
14 some issues. The applicant would like to rezone to RM-1 to build a duplex. Mr. Nelson reported that the
15 property is in a floodplain, and the floodplain administrator will make a recommendation to address this.
16 Rebecca Bronemann reported that proper parking was a concern during the public hearing. Mr. Black
17 reported that each duplex will have a two-car garage with driveways in front.

18 *Rebecca Bronemann motioned a recommendation of 2023-ZC-03 based on the findings, this will*
19 *improve the property and provide adequate parking. Brad Winder seconded the motion. Unanimous.*

20 **3. 2023-AFP-03: Discussion and consideration of a recommendation to the City**
21 **Council on an amended final plat for Quail Lake Estates Lots 10 and 11 located at 4400 W State**
22 **St #10 and #11. Darrell and Christine Leigh Applicant. Ryan Scholes/Alpha Engineering Agent.**

23 Fred Resch III reported that the current lot line goes through a building., and the applicant is changing
24 the lines to match the existing improvements on the site.

25 *Kelby Iverson motioned a recommendation of approval of 2023-AFP-03 subject to staff and JUC*
26 *comments. Rebecca Bronemann seconded the motion. Unanimous.*

27 **4. 2023-CUP-04: Discussion and consideration of a possible approval of a conditional**
28 **use permit for a building of greater height and size located at 444 S 1530 W. Jason Putnam**
29 **Applicant.**

30 Jason Putnam explained that he is building a shop behind the house. The building will be blocked by the
31 house and not visible from the street. Mr. Putnam stated that the siding of the building matches his
32 home.

33 *Paul Farthing motioned to approve 2023-CUP-04 subject to staff comments with the clarification that the*
34 *exterior materials will match the house. Michelle Cloud seconded the motion. Unanimous.*
35

36 **5. 2023-AFP-04: Discussion and consideration of a recommendation to the City**
37 **Council on an amended final plat for Dixie Springs Lot F41 and F42, located at 2829 S 3200 W**
38 **and 3203 W 2830 S. Heather Hugie Applicant. Mike Hugie Agent.**

39 Mike Hugie reported when the driveway was poured across their property line. Fred Resch III noted that
40 the applicant needs to submit the final plat in plat format.

1 *Kelby Iverson motioned a recommendation of approval of 2023-AFP-04 subject to changing the format*
2 *to plat format. Brad Winder seconded the motion. Unanimous.*

3 **6. 2023-FSP-03: Discussion and consideration of a possible approval of a final site**
4 **plan for Hurricane Equipment Rentals, an equipment rental company located at 504 W State St.**
5 **Brad Holt Applicant.**

6 Trevor Swyers reported that the office building is made of wood. Fred Resch III reported that the
7 presented landscaping presented meets the code. However, it is not on site. Mr. Swyers reported that
8 Brad Holt is requesting an expectation for the landscaping because the location is temporarily leased.
9 Dayton Hall stated that the Planning Commission can approve a deviation from the landscaping
10 ordinance if the deviation is consistent with the intent of the chapter, is justified by site constraint, and is
11 of comparable quality to what is otherwise required without a deviation. Mr. Resch III reported that the
12 business license had been revoked. Dusky Goulding stated that they received permission to operate
13 from Mike Vercimack. Kelby Iverson understands the hesitancy of putting in the landscaping. Mr. Swyers
14 reported that landscaping blocks the view from the roadway.

15 *Rebecca Bronemann motioned to continue 2023-FSP-03 to allow the applicant to update the*
16 *landscaping plan and meet the condition of the conditional use permit. Michelle Cloud seconded the*
17 *motion. Unanimous.*

18 **7. 2023-FSP-04: Discussion and consideration of a possible approval of a final site**
19 **plan for Dixie Power Sand Hollow Substation, a public utility station located at 4898 W 3150 S.**
20 **Dixie Power (Russ Condie) Applicant. Alliance Consulting LLC Agent.**

21 Russel Condie reported that the conditional use permit for the eight-foot wall was approved in the last
22 meeting.

23 *Rebecca Bronemann motioned to approve 2023-FSP-04 subject to staff comments. Kelby Iverson*
24 *seconded the motion. Unanimous.*

25 **8. 2023-CUP-05: Discussion and consideration of a possible approval of a conditional**
26 **use permit for a building of greater height located at 745 S 840 W. Interstate Homes, LLC**
27 **Applicant**

28 Amanda Pectal stated that this RV garage is twenty-one feet tall and will look exactly like the home.

29 *Kelby Iverson motioned to approve 2023-CUP-05 subject to staff comments. Paul Farthing seconded the*
30 *motion. Unanimous.*

31 **9. 2021-PP-35: Discussion and consideration of a possible approval of a final plat**
32 **extension for Ridge at Zion Vista Phase 2, a 19-lot single family subdivision located at 840 S 1580**
33 **W. Alan Wheatley Applicant**

34 Dayton Hall reported that the agenda list this as an extension of a final plat, but this is a request for an
35 extension of the preliminary plat. Fred Resch III reported that the preliminary plat was approved subject
36 to the applicant reducing the subdivision by four lots. Chase Stratton acknowledged the reduction of four
37 lots as initially approved by the City Council. Ralph Ballard asked what the estimated time frame is for
38 moving forward. Mr. Stratton reported that 840 South is under construction for a water line and access
39 road, and construction drawings are underway for the development.

1 *Kelby Iverson motioned to grant a one-year extension of 2021-PP-35 with the understanding of the*
 2 *removal of four lots, subject to all other staff and JUC comments. Rebecca Bronemann seconded the*
 3 *motion. Unanimous.*

4 **10. City Council Recap**

Approved	Denied	Continued	Tabled
Preliminary Plat for Desert Sky. Conditional upon amendment of the development agreement to allow for the review and comment, and the construction drawings will not be approved until city staff determines the public facilities are adequate.		Short term rental ordinance update	
Preliminary Plat for Southern Dune Townhomes is conditional upon amendment of the development agreement to allow for the review and comment. The construction drawings will be approved once city staff determines the adequate public facilities.		Landscaping code.	
Preliminary Plat for Benchlake Townhomes to allow for the review and JUC comments. Signatures can only be given on construction drawings once services are adequate. However, they did approve the signatures and construction of 1100 West.		Water Conservancy Restrictions Ordinance update	
Code change for conditional use permits for reception centers in agriculture zones.			
Preliminary Plat for Dixie Meadows			

5 Kelby Iverson cited item C within the development agreement on these zone changes, which states that
 6 the applicant cannot make any other request until services are available. He expressed concern that the
 7 applicant was invited to reapply, and the City Council approved the application, directing staff to amend
 8 the development agreement.

9 **11. Discussion of amending the model home ordinance**

10 Fred Resch III explained that an applicant requested to build a model industrial building, and staff denied
 11 the application. The City Council denied the applicant's appeal. Mayor Billings requested that the
 12 Planning Commission review the ordinance, and Mr. Resch III reviewed the changes suggested by the
 13 staff. Dayton Hall stated that after speaking with staff, they think the model home requirement should be
 14 more restrictive. It is problematic to allow a model home to be built before the completion of a
 15 subdivision. The Planning Commission asked staff to add the amendment to the next Planning
 16 Commission meeting.

17 **Approval of Minutes:**

1 **1. June 23, 2021**

2 *Paul Farthing motioned to approve the minutes from June 23, 2021. Unanimous.*

3 *Paul motioned to adjourn the meeting. Brad Winder seconded the motion. Unanimous.*

4 **Adjournment**

DRAFT