



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

March 9, 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 Inclusionary Zoning and the Planned Development Overlay ordinance
2. Discussion on the model home 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 approximately 5700 W Regional Park Dr from OS, open space, to PF, public facility, to provide additional public facilities and amenities.

2. A Zone Change Amendment request located approx. between 2600 W and 2100 W and 3600 S from RA-1, residential agricultural one unit per acre, to an R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay.

NEW BUSINESS

1. 2023-ZC-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 5700 W Regional Park Dr from OS, open space, to PF, public facility, to provide additional public facilities and amenities. Washington County Applicant. Jeff Mathis Agent.
2. 2023-PSP-01 and 2023-HIL-02: Discussion and consideration of a recommendation to the City Council on a Preliminary Site Plan and Sensitive Lands Application for Washington County Parks and Emergency Operations Center, an office and storage building located at approximately 5700 W Regional Park Road. Washington County Applicant. Jeff Mathis Agent.
3. 2023-ZC-06 2023-PSP-05: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approx. between 2600 W and 2100 W and 3600 S from RA-1, residential agricultural one unit per acre, to an R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcels H-3385, H-3393, and H-3385. Mesa Vista Applicant. Adam Allen Agent.
4. 2023-AFP-08: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Gateway North Industrial Lot 3F, located at 421 N 5500 W. Tad Porter Applicant.
5. 2023-PSP-04: Discussion and consideration of a possible approval of a preliminary site plan and a parking plan modification for Mixed Greens, a restaurant located at 282 W State St. Ryan Anderson Applicant. Matthew Metcalf Agent.
6. 2023-CUP-06: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 180 W 500 N. Michael McCormick Applicant.
7. 2021-PP-32: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Red Sands at Desert Sands, formerly known as Desert Sands Area "G", a 125 lot single family subdivision located at 3000 S Sand Hollow Road. The Hollows LLC Applicant. Brett Burgess Agent.

Adjournment



**Habitat
for Humanity**
of Southwest Utah

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Inclusionary Housing Ordinance Highlights

Purpose:

- (A) Promote additional homeownership opportunities to residents of Washington City
- (B) Provide funds for and promote housing that is affordable and accessible to the community's residents and workforce;
- (C) Retain opportunities for people that work in the city to also live in the city;
- (D) Maintain a balanced community that provides housing for people of all income levels, and;
- (E) Ensure that housing options continue to be available for low income, moderate income, and middle-income residents, for retired seniors and special needs populations and for a significant portion of those who work or live in the city.

Inclusionary Housing Fee:

- (A) New residential construction within Washington City will incur an inclusionary housing fee in accordance with section (B) and (C) herein. The fee shall be due no later than the issuance of the first residential building permit.
- (B) Any residential development containing twenty-five (25) or more residential dwelling units to be marketed "for sale" to the end user shall pay an Inclusionary Housing Fee as follows:
 - a. The Greater of (1) or (2) for each dwelling unit:
 - i. \$25,000; or
 - ii. The difference between the estimated final sales price of a market rate unit and the final sales price of an affordable unit multiplied by 0.10%

An affordable unit is a unit which is attainable by an end user whose income level is eighty percent (80%) of Washington County Area Median Income (AMI) or lower.

- (C) Any development of residential dwelling units to be marketed primarily for "rental" housing shall pay an Inclusionary Housing Fee equal to ten percent (10%) of the final unit count as follows:
 - a. The Inclusionary Housing Fee shall be determined based on the number of bedrooms in each dwelling unit:
 - i. 0 Bedrooms = \$10,000
 - ii. 1 Bedrooms = \$12,000
 - iii. 2 Bedrooms = \$14,000
 - iv. 3+ Bedrooms \$18,000

Inclusionary Housing Ordinance Highlights

Satisfaction of Inclusionary Housing Ordinance:

- (A) No inclusionary Housing Fee shall be required for developments containing less than 25 “For Sale” units, or rental developments containing 3 or fewer “rental” dwelling units
- (B) Sale Developments that include at least ten percent (10%) of the total units as Affordable Units.
- (C) Rental Developments that include at least (20%) of the total units as Affordable Units.
- (D) Dedication of land to Not-for-Profit Housing Organization that equates to 5% of the total land inventory for the Development.

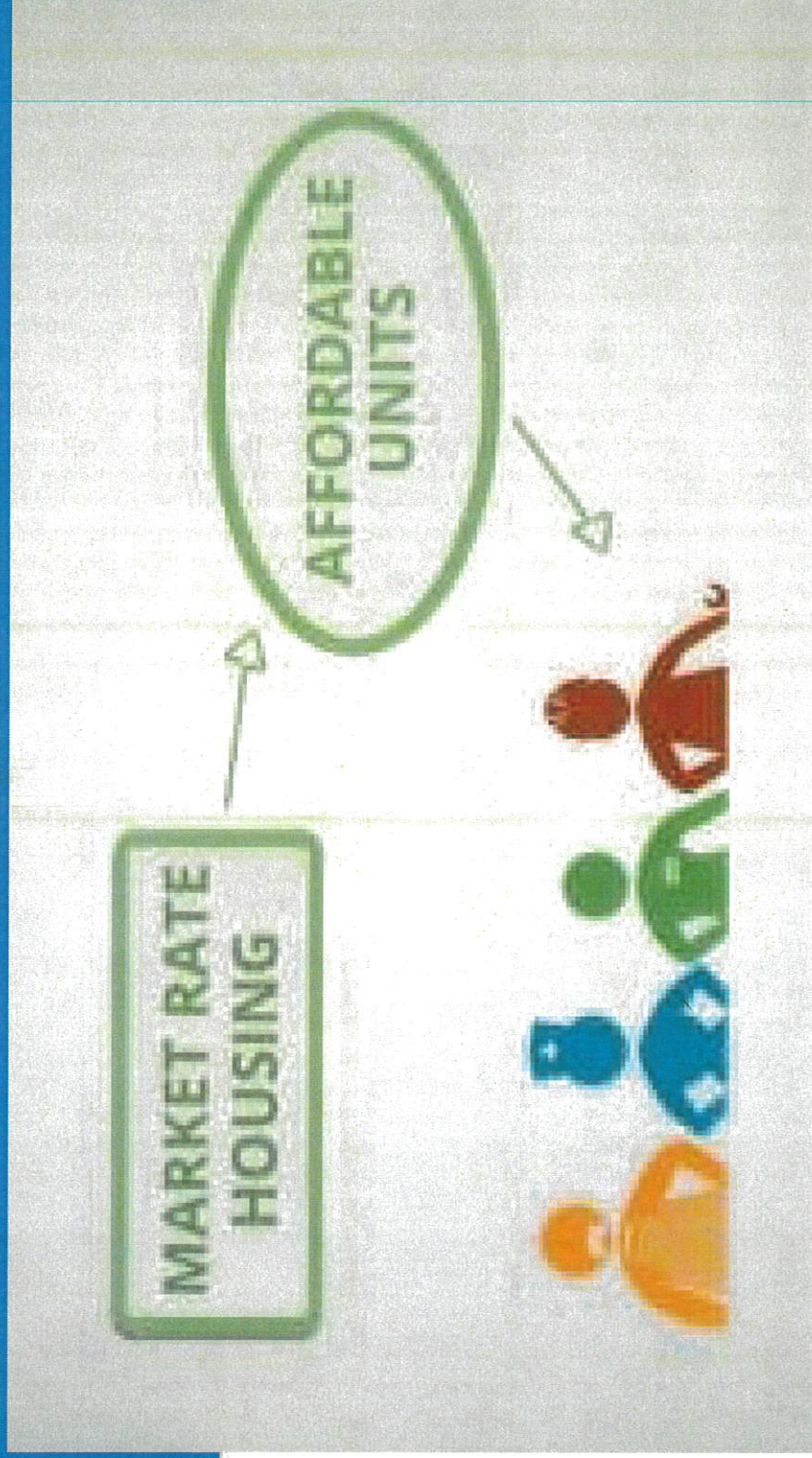
Incentives

- (A) Persons providing dedicated land or on-site affordable units, or meet (100%) of their Inclusionary Housing Fee obligation shall be eligible for the following: (i) a waiver of fifty (50%) of plan review and building permit fees associated with the development of affordable units; and (ii) a rebate of (50%) of any use tax paid in relation to the development of affordable units.
- (B) The city will waive impact fees for the development of Affordable units.
- (C) Dedication of land can result in bonus density zoning change in Development

Inclusionary Zoning and PDO

What is Inclusionary Zoning?

- *Inclusionary zoning refers to a range of policies and practices that mandate or provide incentives for the inclusion of affordable housing units in new developments to encourage mixed-income neighborhoods and increase the supply of affordable housing.*
- 2022 Moderate Income Housing Plan recommends that we implement zoning incentives for moderate income units in new developments



Policy Recommendations of 2022 Moderate Income Housing Plan

- Evaluate an inclusionary zoning incentive for new developments to build affordable housing for those making 80%, 50%, and 30% of Washington County AMI
 - Add density bonus for PDO for affordable units
 - Create incentives for developers to pay into a housing fund for the creation of affordable units
- Evaluate density bonus incentives in Planned Commercial
- Look at allowing Transfer of Development Rights (TDRs)
- Encourage or require a variety of housing types in Master Planned Communities

Implementation Schedule for 2022 Moderate Income Housing Plan

Inclusionary Zoning policy to be implemented by Summer of 2023

Updates required to be submitted to the State in October of 2023

State Law

Section 535 Moderate income housing. (Effective 5/4/2022)

Effective 5/4/2022

10-9a-535. Moderate income housing.

- (1) A municipality may only require the development of a certain number of moderate income housing units as a condition of approval of a land use application if:
 - (a) the municipality and the applicant enter into a written agreement regarding the number of moderate income housing units; or
 - (b) the municipality provides incentives for an applicant who agrees to include moderate income housing units in a development.
- (2) If an applicant does not agree to participate in the development of moderate income housing units under Subsection (1)(a) or (b), a municipality may not take into consideration the applicant's decision in the municipality's determination of whether to approve or deny a land use application.
- (3) Notwithstanding Subsections (1) and (2), a municipality that imposes a resort community sales and use tax as described in Section 59-12-401, may require the development of a certain number of moderate income housing units as a condition of approval of a land use application if the requirement is in accordance with an ordinance enacted by the municipality before January 1, 2022.

Enacted by Chapter 355, 2022 General Session

Primary Considerations

- Mandatory or incentive based
- Inclusionary Housing Fee
- Waiving plan review or impact fees
- Density bonuses by right in most zonings

Planned Development Overlay

Per HCC 10-23-1: 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.

The General Plan recommends that all developments over 20 acres have a Planned Development Overlay

Recommendations and changes are currently in progress and have not been fully reviewed by Planning or Legal staff

Major Changes

- Added a density bonus provision for affordable units
- Made some development standards more readable
- Clarify commercial uses and short-term rentals in PDOs

Density Bonus

Current system: Density is based on underlying zone and applicant may ask for and receive density bonuses based on design theme and building design.

Proposed system: Refocus density bonus categories on open space, amenities, and affordable units. Remove ambiguous “up to” language. Possibly make some categories “by right”

Development Standards

- Made the setback standards much more clear - all setbacks from property line
- Addressed accessory buildings

Commercial Uses and Short-Term Rentals

- Requires commercial areas be called out on site plans and limits approved uses to Neighborhood Commercial or Planned Commercial
- Requires resorts within PDO meet all standards of a recreation resort including amenities and onsite management.
- Limits short-term rentals to approved areas within PDOs, except for residential hosting

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.

Commented [1]: Stout PDO approved 16 Acres of Farm Ground. Add farm ground for an incentive.

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 (PDQ)."

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 [2]: 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 [3]: 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 [4]: 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 [5]: 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 [6]: 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 [7]: 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 plan 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 [8]: 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 FOR RESIDENTIAL USES

<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: 10 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-1 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:

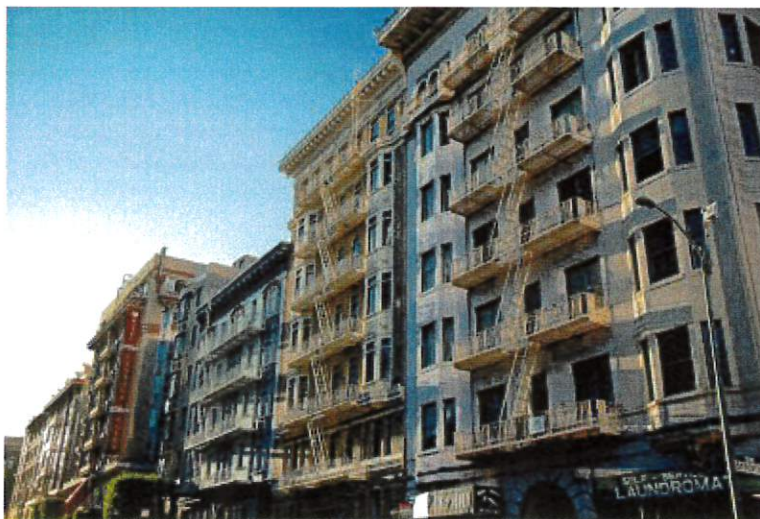
1. An architectural control committee shall approve plans for all buildings proposed for erection, placement, or alteration with the planned development. The City may require that building permit applications show evidence that the architectural control committee has approved each building plan.

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.

What Is Inclusionary Zoning?

Read Time: 6 minutes

Inclusionary zoning refers to a range of policies and practices that mandate or provide incentives for the inclusion of affordable housing units in new developments to encourage mixed-income neighborhoods and increase the supply of affordable housing.



Francesca Cappa / Flickr

Inclusionary zoning (IZ) is a planning tool intended to ensure economic diversity and inclusivity in the housing market. Inclusionary zoning policies can include both mandatory requirements or voluntary incentives for the inclusion of affordable, deed-restricted housing units in new or renovated developments. Meant to counteract the effects of **exclusionary zoning**, the main purpose of inclusionary zoning policies is to desegregate the housing market by ensuring the ongoing production of affordable housing. In theory, the intended outcomes of inclusionary zoning would offer low- and moderate-income households the opportunity to live closer to transit, job centers, and other amenities, but debate continues about the effectiveness of the policies in achieving these goals.

The first inclusionary zoning policy in the United States, drafted in Fairfax County Virginia in 1971, fought its way through state courts and paved the way for others, such as the historic **Moderately Priced Dwelling Unit** (MPDU) program established in Montgomery County, Maryland in 1972. One of the first statewide inclusionary zoning policies was the affordable housing requirement enacted by the **California Coastal Act** of 1976, which stipulated that "it is important for the commission to encourage the

protection of existing and the provision of new affordable housing opportunities for persons of low and moderate income in the coastal zone." California continues to issue affordable housing [mandates](#) to cities with [mixed success](#).

The [U.S. Department of Housing and Urban Development](#) (HUD) identifies over 400 localities with inclusionary housing policies, while the [Grounded Solutions Network](#), which monitors inclusionary zoning across the country, has identified more than 860 jurisdictions in 25 states with "some type of inclusionary housing policy." The states with the most programs are Massachusetts, New Jersey, and California.

New York City's [Mandatory Inclusionary Housing](#) (MIH) program, enacted in 2016, requires new buildings in areas "rezoned to allow construction of more residences than current rules allow" to include affordable housing, offering multiple options for how developers can achieve the required thresholds. MIH follows a voluntary program, known as [VIH](#), that provided tax abatements and other developmental benefits in exchange for the inclusion of affordable units. Prior to the enactment of MIH, which also mandates that affordable units share the same entrances and be spread out throughout the building's floors, developers would frequently include affordable housing units with separate entrances and common areas, a phenomenon dubbed "[poor doors](#)." In Portland, Oregon, an inclusionary zoning program [enacted in 2017](#) has produced what some call an [underwhelming](#) number of new affordable housing units that doesn't keep up with the rising demand for housing in the city. Other recently enacted policies include those in [Los Angeles County](#), [Washington, D.C.](#), [Santa Monica](#), [Boston](#), and [Atlanta](#).

Largely left to local decision makers, inclusionary zoning policies vary widely in a variety of ways:

- whether a program is mandatory or voluntary
- the percentage of affordable housing required (generally 10-30%)
- types of applicable housing and exclusions, minimum size of applicable buildings
- eligibility of tenants and income limits
- the price deemed "affordable"
- term limits (i.e., how long the units must remain affordable)
- alternatives and opt-outs for developers (e.g. fees, options for off-site units)
- incentives (e.g. [density](#) bonuses, expedited/reduced cost permitting)

Although some states have statewide affordable housing mandates, these are often applied and [enforced unevenly](#), if at all. In [some cases](#), state legislatures have hindered the enactment of inclusionary zoning laws. In 2017, 11 states had statutes that prevented localities from enacting inclusionary zoning policies.

Supporters of statewide inclusionary zoning policies assert that creating broad, regional policies will reduce costs for municipalities and provide equitable opportunities for all residents. More recently, movements to strengthen and standardize policies across [state](#) or [countywide](#) jurisdictions have gained increasing support, not without pushback from localities who want to maintain control of [land use](#) regulations. Although most state policies allow for some [flexibility](#) based on local conditions, regional and statewide inclusionary zoning is sometimes criticized as a "one-size-fits-all," [top-down approach](#) that steamrolls over local concerns, fails to take into account unique local conditions, and imposes blanket policies that can destroy the character of historic neighborhoods.

Opponents of mandatory inclusionary zoning argue that [manipulating the housing market](#) is [detrimental to development](#) and [discourages](#) much-needed new construction, calling for an approach that encourages more market-rate construction through voluntary programs and incentives, which can ease housing pressures and thus increase affordability through market forces.

In lieu of or in addition to mandatory requirements, some cities use incentives such as [density bonuses](#) or expedited permit approval in exchange for compliance with affordable housing requirements. A density bonus gives developers the right to build more units and/or taller or bigger buildings than normally permitted in an area if they meet certain affordable housing thresholds. Some housing advocates approve of this tactic as a way to increase density and thus raise the total number of housing units on the market.

Studies have found that, for the most part, inclusionary zoning policies have had small but measurable [positive effects](#) on new affordable housing construction, and that the policies have the strongest positive impacts in higher-income areas, which means more units reserved for low-income households in high-opportunity zones. Thus, efforts to require affordable housing must be balanced with ensuring that mandates don't discourage development altogether and must include oversight and enforcement mechanisms that ensure compliance at the local level. A [2020 report](#) from the Manhattan Institute found that New York's MIH program led to the creation of 2,065 affordable units, less than a quarter of the number created through the program's voluntary predecessor, VIH, in the same timeframe. The variations in how IZ programs are set up and the local conditions seem to have an effect on the outcome of such policies. A [2008 report](#) from NYU's [Furman Center](#) for Real Estate and Urban Policy found that in San Francisco, "nearly all" IZ programs led to the production of at least some affordable units, while close to half of suburban Boston communities with IZ programs had failed to build any new affordable housing at all. A [HUD study](#) that assessed the effects of the two oldest inclusionary zoning programs in the country (Fairfax County and Montgomery County) concluded that clearly delineated, consistent,

and predictable requirements help keep developers engaged and invested in areas with IZ ordinances. When it comes to economic integration, according to [research](#) published by the [Urban Institute](#) in 2019, "the limited literature evaluating IZ policies' effects on integration suggests that they do generally improve economic integration and provide low-income residents access to high-opportunity neighborhoods."

Supporters of inclusionary zoning claim that doing more to legalize multi-family housing, increase density, and require affordable units in high-opportunity neighborhoods will help [reduce inequalities](#) and "make it easier for people of all walks of life to live and thrive" in U.S. cities. Inclusionary zoning can be most effective when coupled with other non-zoning strategies that distribute the cost of affordable housing, enforce fair housing laws, and enhance opportunities for low-income households.

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. - *Slippery slope.*
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)

- Need to worry about 2nd Access.

(Supp. 1, Update 9)

- Concern about once we issue a building permit, we might not be able to issue a CO.

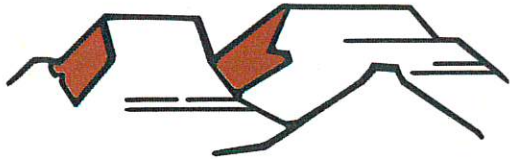
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1. It is the position of the power dept. to completely do away with the "Model Home" ordinance. with the explanation that developers and home-owners do not understand the operating procedures of the city, unknowingly requesting utilities to the model well before power is even installed. ~~the~~
2. if we must keep the ordinance ~~as stand currently~~, power requests there be no change and that there be placed even strict policy that the model must still comply to operating procedures as stands.
3. To further explain, by allowing Commercial, Industrial, or everyone to create a model unit we will compound our problems and frustration. Developers are relentless when in a crunch or losing money. Often times Lobbying Council members / mayor / staff and taking time that we don't have because they need a favor.

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

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 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)



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. _____

Receipt No. _____

Name: Washington County, Utah Telephone: 435-634-5700

Address: 111 East Tabernacle St., St. George UT 84770 Fax No. _____

Email: nicholle.felshaw@washco.utah.gov Agent Email: jm@mrwdesign.com

Agent (If Applicable): Jeff Mathis, MRW Design Associates Telephone: 435-619-6613

Address/Location of Subject Property: Approx. 5700 W Regional Park Dr., Hurricane UT

Tax ID of Subject Property: H-4-2-3-430 & H-4-2-3-1202 Existing Zone District: OS (open space)

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Proposed new Zoning is PF (public facility). Due to the proximity of this property to Legacy Park and with the current, and future plans, by the County to provide additional public facilities and amenities in these areas adjacent to the Park we request the Zone be changed to PF.

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

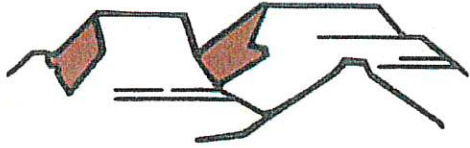
- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

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



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only. \$200.00 Fee

File No. 2023-PSP-01

Receipt No. _____

Name: Washington County Telephone: 435-634-5714

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

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

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

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

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

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

Wash. co. Fairgrounds EOC/Parks Building

This application shall be accompanied by the following:

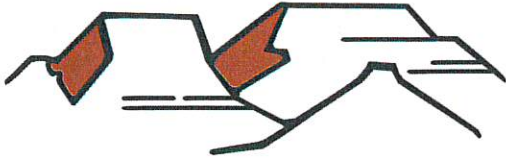
- X 1. A vicinity map showing the general location of the project.
- X 2. Three (3) copies of a site plan showing:
- X Topography showing 2' contours, identification of 30% or greater slopes.
 - X The layout of proposed uses.
 - X Location of open space when applicable.
 - X Proposed access to the property and traffic circulation patterns.
 - X Adjoining properties and uses.
 - X Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- X 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- X 4. Tables showing the number of acres in the proposed development and a land use summary; and
- X 5. A phased development plan if applicable.
- X 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- X 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. _____
Receipt No. _____

Name: Washington County, Utah Telephone: 435-634-5700

Address: 111 E Tabernacle St., St. George UT, 84770 Fax No. _____

Email: nicholle.felshaw@washco.utah.gov Agent Email: jm@mrwdesign.com

Agent (If Applicable): Jeff Mathis Telephone: 435-619-6613

Address/Location of Subject Property: Approx. 5700 W Regional Park Dr., Hurricane UT

Tax ID of Subject Property: H-4-2-3-1202 Zone District: Currently OS
Re-zone to PF

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Emergency Operations Center,
Search & Rescue Storage, Legacy Park Maintenance Storage

Other companion application submitted with the Development Plan:

- ☐ Preliminary Plat
- ☐ 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:

☒ 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.

☒ 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.)

☒ 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:	03/09/2023
Application Number:	2023-ZC-05 2023-PSP-01 2023-HIL-02
Type of Application:	Zone Change, Preliminary Site Plan, Sensitive Lands Application
Action Type:	Legislative
Applicant:	Washington County
Agent:	Jeff Mathis
Request:	A Zone Change from Open Space to Public Facility
Location:	5700 W Regional Park Road
Zoning:	OS
General Plan Map:	Public

Discussion:

Washington County is wanting to build a new parks building and emergency operations center on property owned by the county across from the Washington County Fairgrounds. They had previously applied for a preliminary site plan for the building however that was tabled because the proposed use of office and storage buildings are not permitted in the Open Space zoning. They are now coming in with a zone change for the property as well as a sensitive lands application. This property is located at the base of the Purgatory Cliffs and has some sloping concerns on the property.

	Zoning	Adjacent Land Use
North	RA-1, PF, M-1	Purgatory Cliffs, Industrial Park further north
East	PF	Washington County Fairgrounds and other public buildings
South	PF, M-1	Washington County Fairgrounds and Quail Creek Industrial Park
West	RA-1	Purgatory Cliffs

03/09/2023

2023-ZC-05
2023-PSP-01
2023-HIL-02

the larger Fairgrounds area. It is important to note that this zone change would open up a larger area for future development which may have a larger effect.

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

Response: Yes. JUC had no major concerns.

JUC Comments

Some comments from prior submission

Public Works: How will access be provided to the property?

Power: Must extend the main feeder from the closest switch in front of the Fairgrounds. Must make 6" tie in with Dennett property. Must provide Power Dept with power needs and details. County must hire Hurricane City Power pre qualified electrical contractors.

Water: No comments on zone change. They show a water meter but no water connection

Streets: Okay with zone change and site plan

Sewer: Coordinate with Dennett Construction for connection to the pump station

Engineering: Ownership of Regional Park Road, between SR-9 and Quail Creek Industrial Park Phase 4 is ambiguous. It appears that jurisdiction of the public right of way that covers Regional Park Road has never been conveyed to the City. Clarity somewhere through this application process would be appreciated

Fire: No comment

Cable: No comments

Site Plan and Sensitive Lands Comments

1. Staff finds that the proposed uses are permitted uses in the Public Facility Zone as substantially similar to "Post Office" and "Protective Service" as laid out in HCC 10-17
2. Parking Requirements:

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

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

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. The site plan does appear to show this area as well as 18% of the site being landscaped.

Sec. 10-32-5. Required landscaping.

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

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

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
- 4. The address on the site plan is incorrect. The actual address is approximately 5700 W Regional Park Road.*

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.*

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2023-PSP-01
2023-HIL-02

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 grading plan provided shows some grading throughout the site. The max unretained slope allowed is a 2:1 slope. Each grade will need to meet that standard.
4. The drainage plan proposes a drainage ditch around the outside of the site to direct stormwater to Regional Park Road; this plan has not been reviewed by Engineering at this time.
5. While there are some steep slopes on the property as a whole this section of the property the slopes are fairly isolated, more of a “rolling hills” type slope as seen below



Example of the slopes on the property

6. This property falls under HCC 10-24-7:
 - a. 3. Area C. The Virgin Anticline ridges on both the west and east sides of Quail Lake and either side of the valley extending to the south, and south of SR-9. Additional standards for this area are:
 - a. The top two-thirds of the slope below the ridge shall be left undisturbed. The slope is considered to be any land where the grade is ten percent or greater. Density based on subsections 10-24-6C and D of this chapter may be transferred as allowed by subsection 10-24-6D of this chapter. The minimum lot size requirement of subsection 10-24-6B of this chapter on slopes ten percent or greater, are not applicable on the lower one-third of the slope.
 - b. Development located on the lower one-third of the slope shall be processed as a planned development pursuant to [chapter 23](#) of this title.
 - b. This property is within the lower one-third of the slope. The Planned Development Overlay is only intended for residential developments so subsection (b) wouldn't apply.

Findings: Staff makes the following findings:

03/09/2023

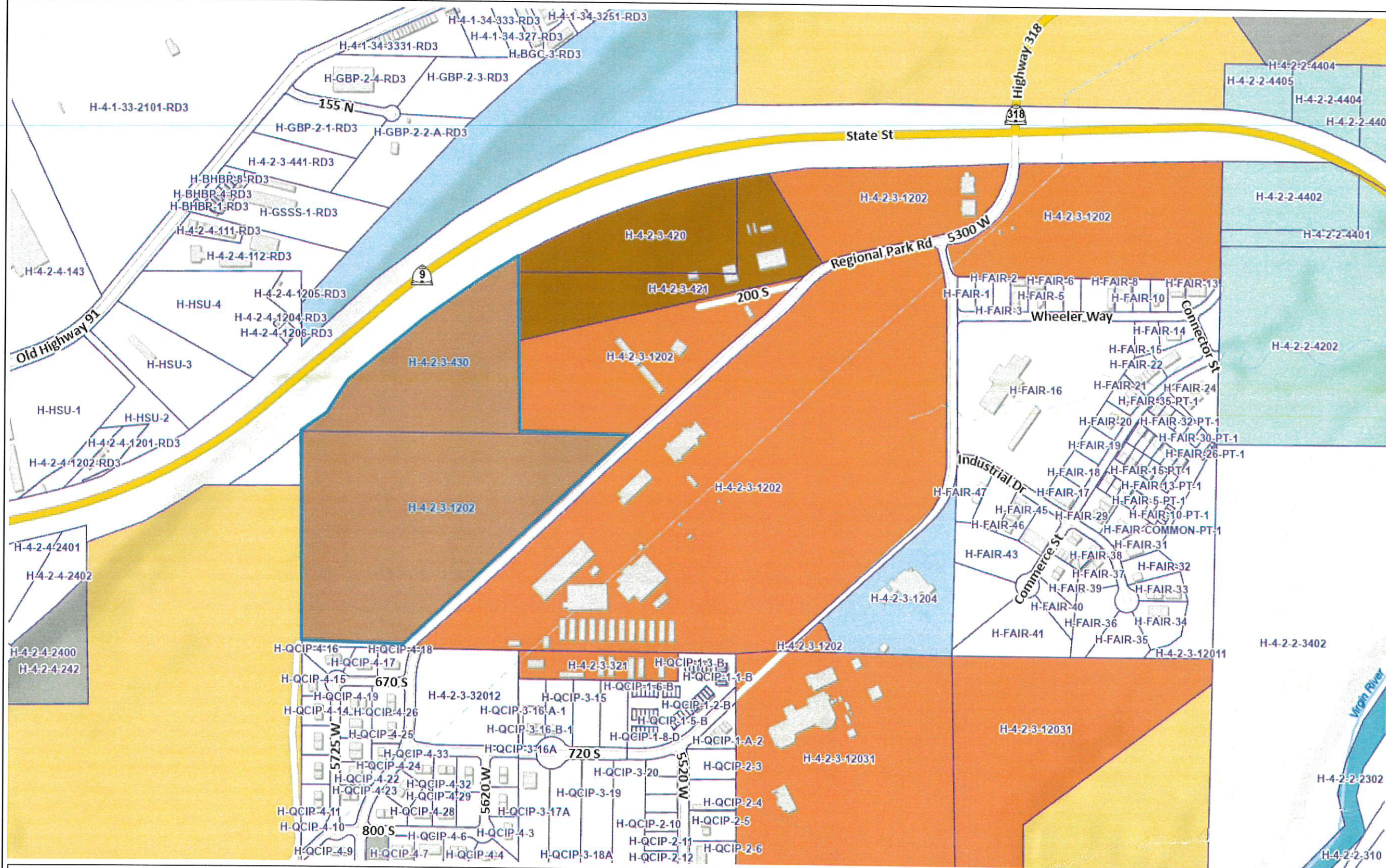
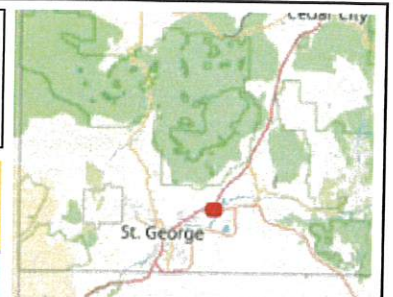
2023-ZC-05
2023-PSP-01
2023-HIL-02

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will affect adjacent property but not as much as typical commercial and residential uses.
4. Public facilities are adequate.
5. Staff finds the preliminary site plan and sensitive lands application to meet city standards

Recommendation: Staff recommends the Planning Commission review this application and the zone change amendment standards as well as take into consideration the comments from residents that will be made in the public hearing before making a recommendation to the City Council. Staff recommends approval of all items.



Title



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



WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Notes

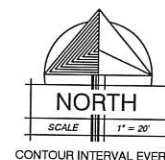
[illegible]

NTS

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

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

(IN FEET)
1 inch = 20 ft.



PROJECT INFORMATION	
ZONING - MT	
MASTER PLAN - MANUFACTURING	
NEW BUILDING HEIGHT: 23'-2"	
OCCUPANCY TYPE: A-3.5-1	
CONSTRUCTION TYPE: V-B	
BUILDING WILL BE FIT WITH AUTOMATIC FIRE SPRINKLER	
TOTAL SITE AREA: 2.18 ACRES, 95,028 sq. ft.	
MAIN FLOOR BUILDING AREA (FOOTPRINT)	15,000 SQ. FT. 16% OF SITE
PARKING/IMPERVIOUS AREA	63,280 SQ. FT. 66% OF SITE
LANDSCAPE/COMMON AREA	17,400 SQ. FT. 18% OF SITE
PARKING DATA	
OFFICE AREA 3,976 SQFT. @ (1 PER 250 SQFT.) = 15 SPACES	
WAREHOUSE AREA 10,724 SQFT. @ (1 PER 1,000 SQFT.) = 10 SPACES	

3,529 (C) CU. YD. CUT
5,236 (F) CU. YD. FILL

1,706 (C) CU. YD. NET CUT

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO
EVALUATE THE ONSITE SOILS, REVIEW THE
GEOTECHNICAL INVESTIGATION AND DETERMINE
THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

MRW DESIGN ASSOCIATES INC.	7-18-22
	DATE:
	21050
	JOB NUMBER:
	1" = 20'
	SCALE:
	R.N.
	DRAWN:
	J.J.M.
	CHECKED:



DESIGN
ASSOCIATES INC
ARCHITECTURE &
CONSULTING ENGINEERS

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

SENEITIVE LANDS PLAN

SENSITIVE LANDS PLAN

WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING

AT LEGACY PARK

HURRICANE CITY, UTAH

SL1.1
OF SHEETS



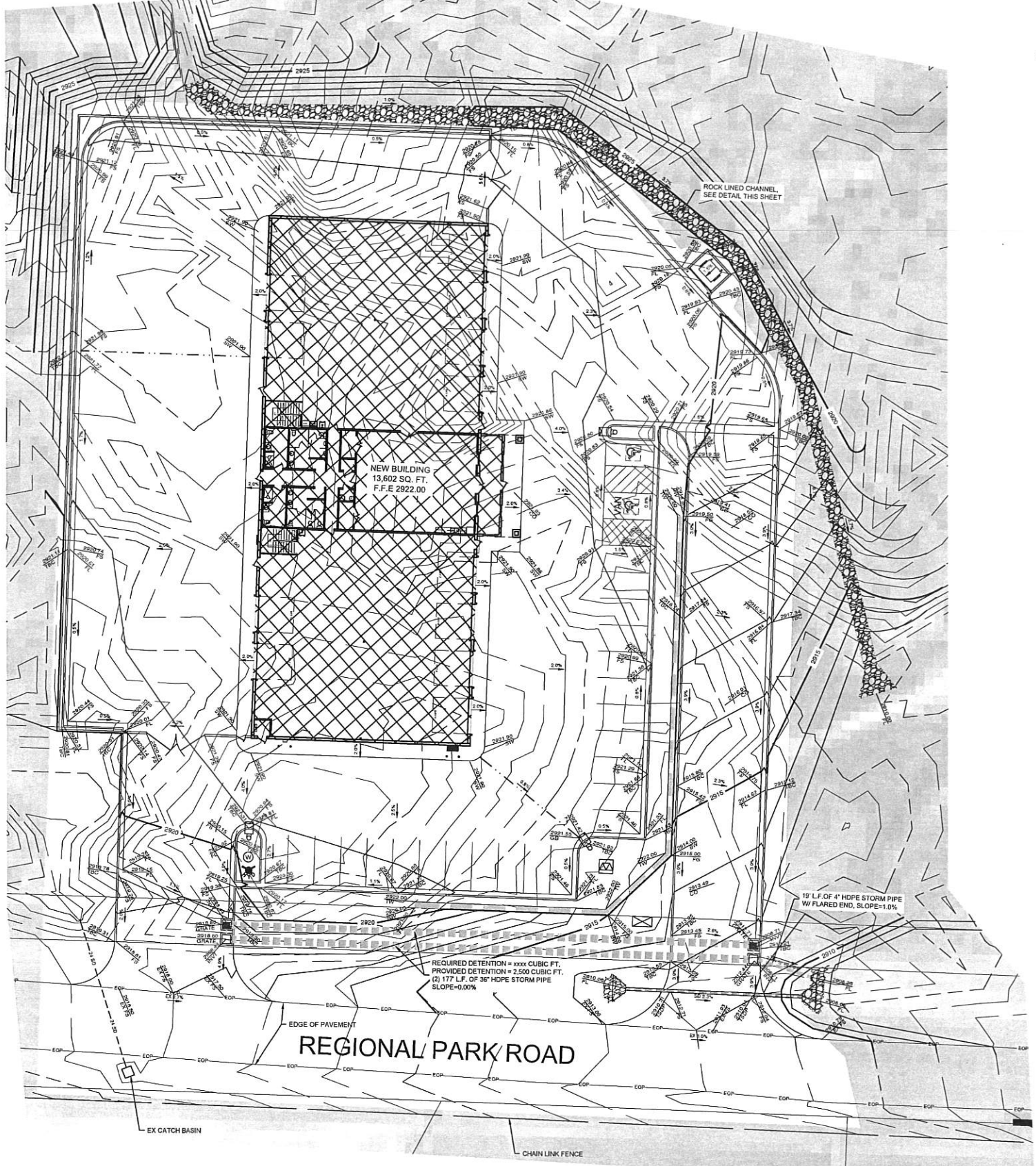
N.T.S.

ZONING - M1	
MASTER PLAN - MANUFACTURING	
NEW BUILDING HEIGHT: 23'-2"	
OCCUPANCY TYPE: A-3-S-1	
CONSTRUCTION TYPE: V-B	
BUILDING WILL BE FIT W/AUTOMATIC FIRE SPRINKLER	
TOTAL SITE AREA:	2.18 ACRES; 95,028 sq. ft.
MAIN FLOOR BUILDING AREA (FOOTPRINT)	15,000 SQ. FT. 15% OF SITE
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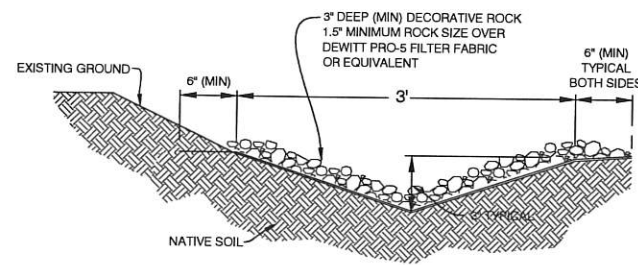
C2.1

OF SHEETS

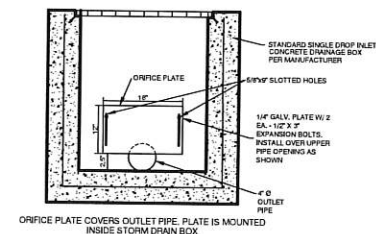
Page 134 of 278



GRADING PLAN
SCALE: 1" = 20'



ROCK LINED CHANNEL



STORM DRAIN BOX #2
ORIFICE DETAIL

- *NOTES:
- 1.) ALL EXTERIOR EXIT DISCHARGE DOORS TO HAVE LEVEL EXTERIOR LANDING WITH A 2% MAX SLOPE (SEE GRADING PLAN SHEET C4)
 - 2.) ALL ACCESSIBLE PARKING STALLS, ACCESS AISLE & EGRESS ROUTE TO HAVE A 2% MAX SLOPE AND CROSS SLOPE (SEE GRADING PLAN SHEET C4)
 - 3.) VAN ACCESSIBLE PARKING STALLS HAVE BEEN LABELED ON THE PLAN ALL VAN ACCESSIBLE STALLS ARE TO BE 18' DEEP X 9' WIDE, WITH A STRIPED AREA THAT IS 18' DEEP X 8' WIDE PER ICC A117.1-09 SECTION 502.
 - 4.) ALL ACCESSIBLE ACCESS ROUTES ARE TO BE A MINIMUM OF 5' WIDE AND HAVE A 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE (SEE GRADING PLAN SHEET C4)

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

Call
before you
Dig
1-800-662-4111

BLUE STARRED LOCATION CENTER 833-046

STORM DRAIN DATA

#	TYPE	TBC	GRATE	INV IN	INV IN ADDITIONAL	INV OUT
1	DROP INLET (2) 4' x 4' BOXES	2907.43	2905.93	N/A	N/A	(2) 30' (EAST) 2899.43
2	DROP INLET (2) 4' x 4' BOXES	2905.93	2905.43	(2) 30' (WEST) 2899.43	12' (NORTH) 2899.43	4' (SOUTH) 2899.43
3	DROP INLET 2' x 2' BOX	N/A	2908.80	N/A	N/A	12' (SOUTH) 2905.30

*SEE DETENTION OUTLET STRUCTURE DETAIL ON THIS SHEET

LEGEND

- 81.30 TBC = TOP BACK OF CURBING ELEV.
- 81.30 FG = TOP OF ASPHALT (FINISHED GRADE)
- ← = DIRECTION OF FLOW
- 2781 = EXISTING 1' CONTOUR
- 2780 = EXISTING 5' CONTOUR
- 2781 = PROPOSED 1' CONTOUR
- 2780 = PROPOSED 5' CONTOUR
- = ACCESSIBLE ROUTE TO BE A MINIMUM OF 5' WIDE AND HAVE A 2% MAX CROSS SLOPE AND 5% MAX RUNNING SLOPE
- = NEW CONCRETE BLOCK WALL (SEE GEOTECH ENGINEER DESIGN)
- TW=60.5
BW=53.5 = TOP & BOTTOM OF WALL ELEVATIONS

GRADING PLAN NOTES

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY APPENDIX K OF THE "INTERNATIONAL BUILDING CODE," 2003 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.
2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
3. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL STRUCTURAL FILL SHALL BE PLACED IN 8 INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
4. ALL EXCAVATIONS, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
5. OWNER IS RESPONSIBLE FOR ALL ON SITE DRAINAGE AND DETENTION.

EARTHWORK QUANTITIES

3,529 (C) CU. YD. CUT
5,236 (F) CU. YD. FILL
1,706 (C) CU. YD. NET CUT

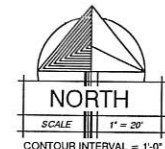
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THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

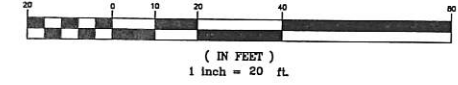
THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

DRAINAGE NOTES

1. ALL DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE DRAINAGE STUDY.



GRAPHIC SCALE



7-18-22
DATE:

21050
JOB NUMBER:

1" = 20'
SCALE:

R.N.
DRAWN:

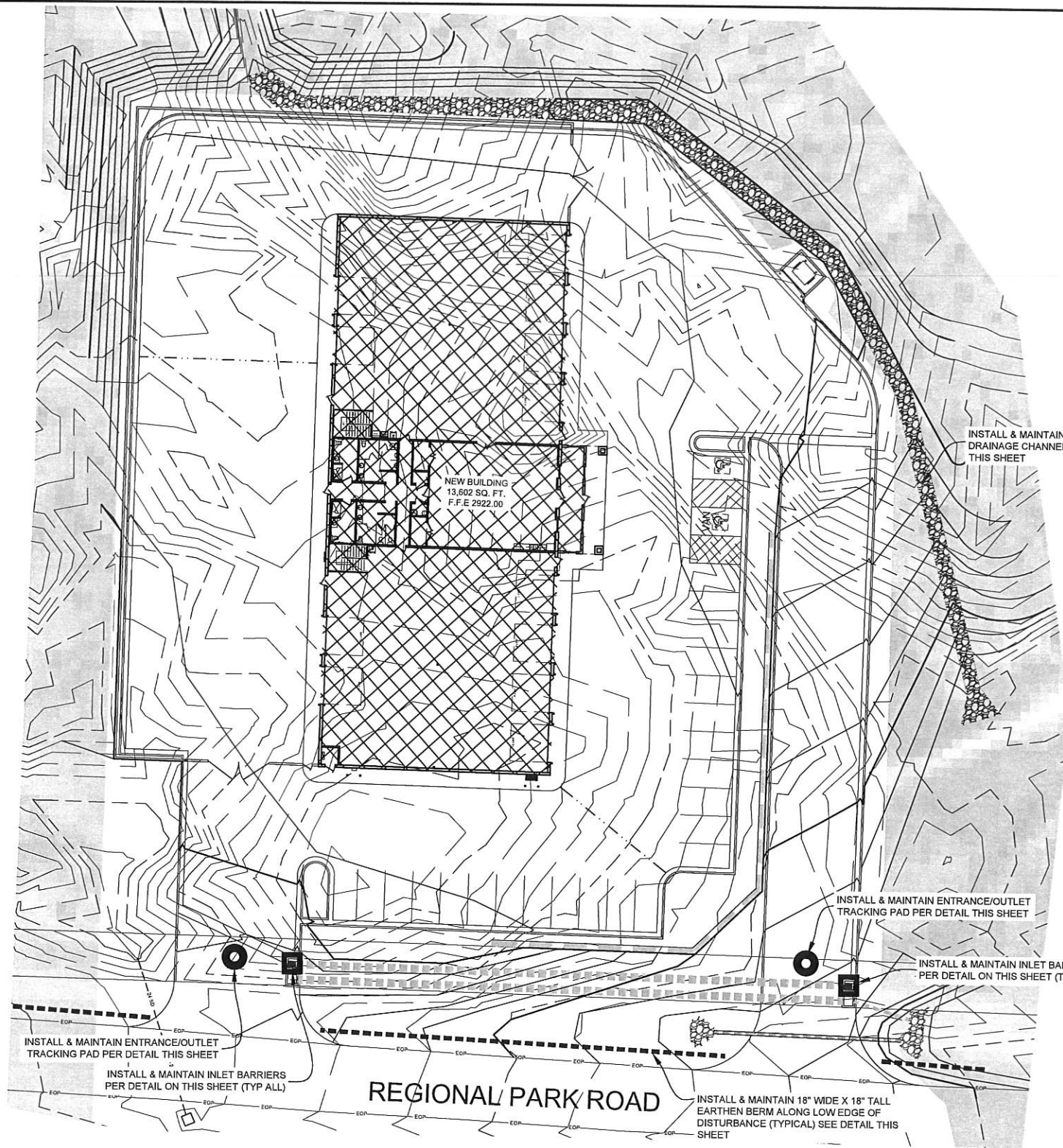
J.J.M.
CHECKED:

DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
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www.mrwdesign.com

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

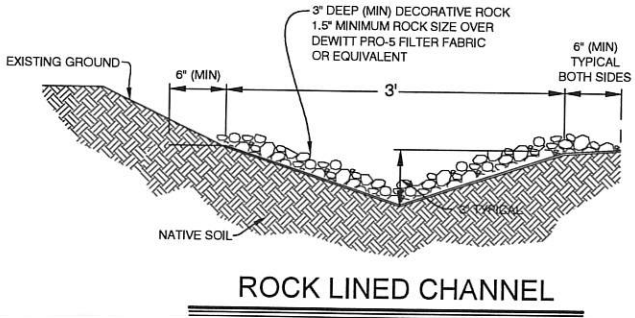
C2.3
OF SHEETS



EROSION CONTROL PLAN, SWPPP
SCALE: 1" = 20'

LEGEND

- ← = DIRECTION OF FLOW
- - - - - 2783 = EXISTING 1' CONTOUR
- - - - - 2785 = EXISTING 5' CONTOUR
- - - - - 2781 = PROPOSED 1' CONTOUR
- - - - - 2780 = PROPOSED 5' CONTOUR
- = INLET BARRIERS (SEE DETAIL ON THIS SHEET)
- = GRAVEL TRACKING PAD (SEE DETAIL ON THIS SHEET)
PLEASE NOTE, THAT DAILY STREET SWEEPING MAY BE USED AS AN ALTERNATIVE TO THE TRACKING PAD
- = EARTHEN BERM (SEE DETAIL ON THIS SHEET)



BMP FIELD REVISIONS

BMP #	REVISION MADE	NAME	DATE

MAINTENANCE

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED.
B) TRACKING STRAW PERPENDICULAR TO SLOPES.
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET.

EROSION CONTROL NOTES

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH GOVERNING AGENCIES.

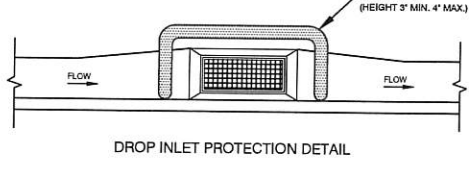
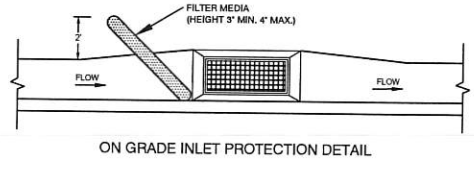
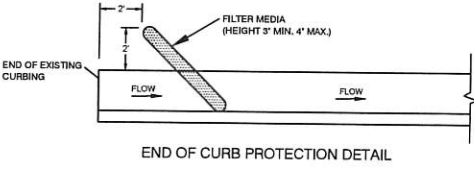
DUST CONTROL NOTES

EARTH MOVING ACTIVITIES:

1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND / OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENT PENETRATION.
3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
4. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

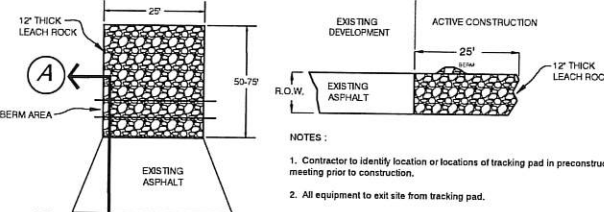
DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
2. INSTALL FENCE BARRIER AND / OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

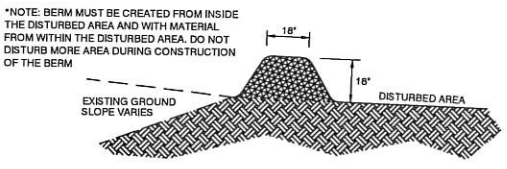


1. PLACE INLET BARRIERS AS SHOWN AROUND THE INLET OPENING.
2. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOP OF THE INLET BARRIER IS NOT HIGHER THAN THE ADJACENT ROADWAY.
3. MAINTAIN A PROPERLY FUNCTIONING INLET BARRIERS THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

INLET BARRIERS



GRAVEL TRACKING PAD

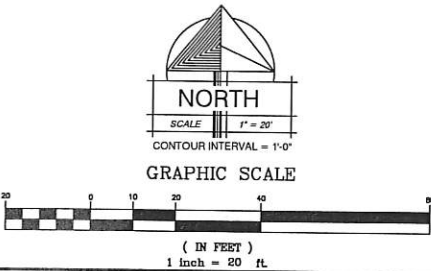


EARTHEN BERM

LOCATED AT TOP OF SLOPE ON LOW SIDE OF PROJECT

EROSION CONTROL NARRATIVE

1. INSTALL CURB INLET BARRIER PER DETAILS ON THIS SHEET. AROUND ALL PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETE. TYPICAL ALL PROPOSED & NEARBY EXISTING CATCH BASINS.
2. INSTALL ROCK SOCK SEDIMENT CONTROL IN ALL ADJACENT EXISTING CURBING, AND WATERWAYS WHERE NEEDED.
3. APPLY WATER FOR DUST CONTROL IN QUANTITIES AND LOCATIONS AS DIRECTED BY ENGINEER. DUST CONTROL MAY BE REQUIRED AT ANY TIME. DON'T WASTE WATER.
4. WATER WILL BE USED FROM THE EXISTING CITY FIRE HYDRANTS WITH USE OF A CITY OWNED WATER METER.



7-18-22
DATE

21050
JOB NUMBER

1" = 20'
SCALE

R.N.
DRAWN

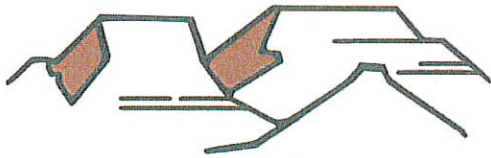
J.J.M.
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DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

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P.O. BOX 2775
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(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

EROSION CONTROL PLAN, SWPPP
WASHINGTON COUNTY FAIRGROUNDS EOC/PARKS BUILDING
AT LEGACY PARK
HURRICANE CITY, UTAH

C3.1
OF SHEETS



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-05

Receipt No. 8166087

Name: MESA VISTA Telephone: 435.680.3090

Address: S 90 E. ST. GEORGE BLVD Fax No. N/A
ST. GEORGE, UTAH 84710

Email: kenfriz@gmail.com Agent Email: adam@alcsg.com

Agent (If Applicable): ADAM ALLEN Telephone: 435.680.6711

Address/Location of Subject Property: BETWEEN 2600 WEST AND 2100 WEST

Tax ID of Subject Property: 11-3385, 11-3393, 11-3395 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) TOWNHOMES: 185 UNITS
GARDEN HOMES: 191 UNITS, R-1-8+ SINGLE FAMILY HOMES: 108 UNITS.
HIGHWAY AND NEIGHBORHOOD COMMERCIAL, CIVIC/RELIGIOUS USES.

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

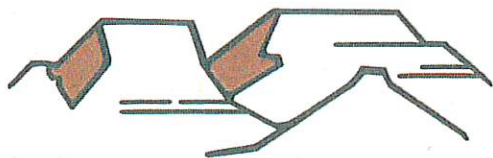
- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property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

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

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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



PLANNING & ZONING HURRICANE CITY UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2023-PSP-04
Receipt No. 8-166686

Name: MEGA VISTA Telephone: 435-680-3090

Address: 590 E. ST. GEORGE BLVD. Fax No. N/A
ST. GEORGE, UTAH 84770

Email: Kent.Henrich@gmail.com Agent Email: adam@alcsg.com

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

Address/Location of Subject Property: BETWEEN 2100 WEST AND 2100 WEST

Tax ID of Subject Property: 4-3385, 4-3393, 4-3397 Zone District: RA-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) TOWNHOMES: 185 Units

GARDEN HOMES: 191 Units R-18 SINGLE FAMILY HOMES: 108 Units. Highway AND NEIGHBORHOOD COMMERCIAL, CIVIC/RELIGIOUS USES.

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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



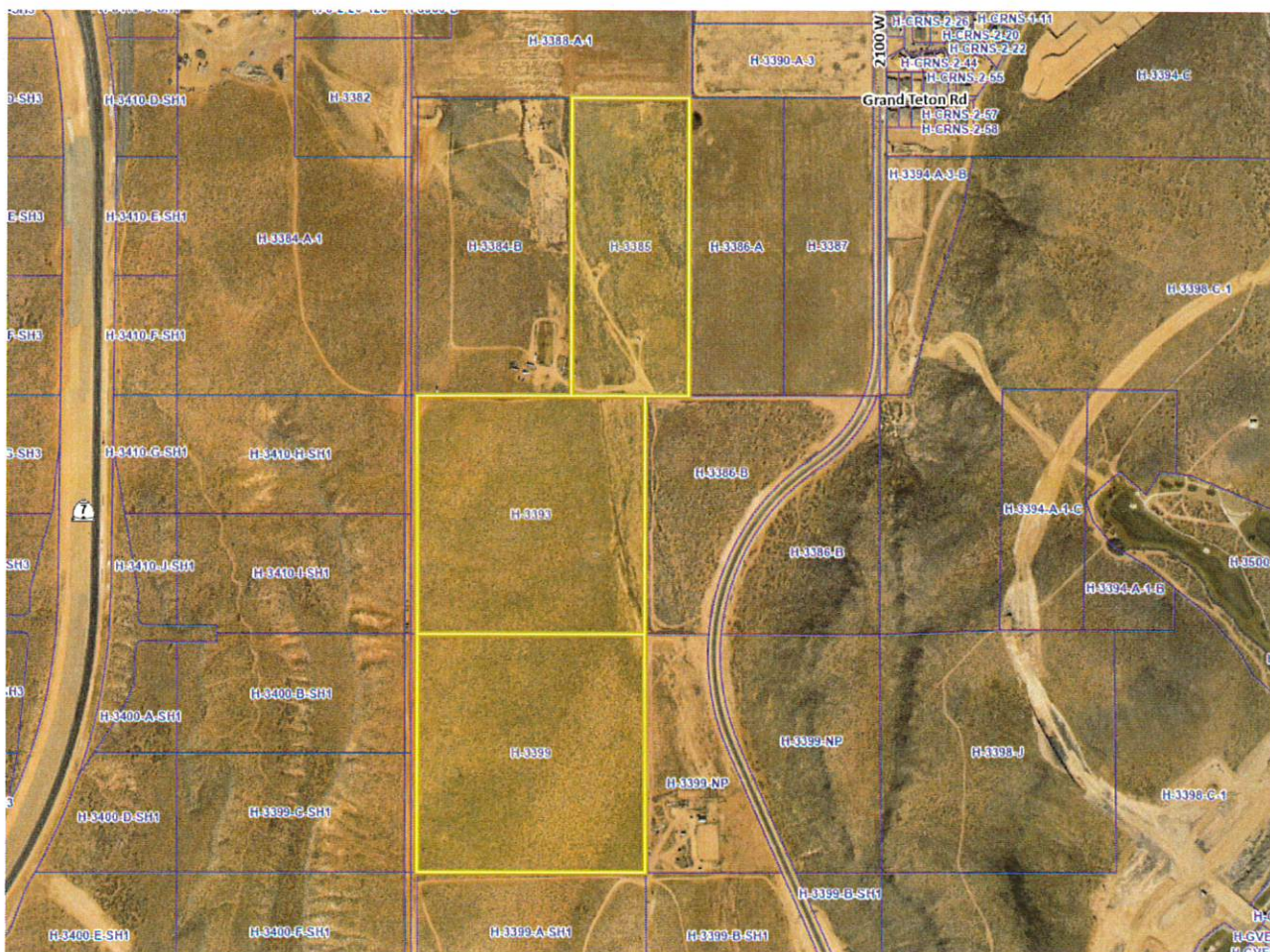
STAFF COMMENTS

Agenda Date:	03/09/2023
Application Number:	2023-ZC-06 2022-PSP-05
Type of Application:	Zone Change and Preliminary Site Plan Approval
Action Type:	Legislative
Applicant:	Mesa Vista
Agent:	Adam Allen
Request:	A Zone Change and Preliminary Site Plan approval from RA-1 to R1-8 PDO
Location:	Between 2400 W and 2100 W
Zoning:	RA-1
General Plan Map:	Planned Community

Discussion:

The applicant has submitted an application for the Mesa Vista development. This is located on 105 acres located between 2400 W and 2100 W north of the Cordero development. They are proposing 185 townhomes, 191 garden/patio homes, 108 single family homes, commercial and civic/religious areas. The commercial areas will be off the future 3700 S interchange and the residential areas will surround it. The applicant has met with staff a number of times about this project and is aware of the utility issues in this area, the applicant has told staff they are willing to sign a development agreement similar to what other developments in this area have signed.

	Zoning	Adjacent Land Use
North	RA-1	Undeveloped Property
East	R1-8 PDO, RA-1	Undeveloped Property, Future Desert Sky Estates single family homes
South	R1-10 PDO	Undeveloped Property, Future Sand Hollow Mesa development
West	R1-10 PDO, RA-1	Undeveloped Property, Future Sand Hollow Mesa development



10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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:

03/09/2023

2023-ZC-06

2023-PSP-05

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

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

The General Plan has this area mapped as Planned Community. The General Plan defines Planned Community as:

Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

The proposed development matches the General Plan map in terms of uses and zoning. The applicant is offering a mixture of housing types as well as commercial and civic uses as called for in the General Plan. The General Plan also supports creating new commercial centers in different areas of the city and approving a wider variety of housing options.

The following are some quotes for the General Plan that apply to this development:

Support mix uses developments in key areas to support future commercial growth. Require a minimum percentage of those developments be retained as commercial space. p. 96

As the City develops, it will be important to ensure that development patterns and the mix of land uses continue to support the objectives of the General Plan, and to work to balance residential and commercial land uses to maintain financial sustain-ability. p 78

Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. p 42

Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options. p 42

Housing developments should include a mix of housing types and densities to support households from a wide range of incomes. p 42

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

There is no existing development in the immediate vicinity of this development. The zone change proposal is harmonious with the approved developments in terms of uses and zoning, so when this area is eventually built out it will be harmonious.

3. Will the proposed amendment affect the adjacent property?

Changing the zoning from RA-1 to R1-8 PDO will affect the adjacent properties; however many of the adjacent properties are currently zoned and in the process of being developed. This new development will add to the demand of infrastructure, but could also provide additional resources to develop needed facilities.

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

There are public facilities (power lines, water lines etc.) in the vicinity of this property brought in by the Cordero development. However, there are concerns from the power department on capacity in this area until a substation is completed and transmission lines can be brought to the area. There are also concerns from the water department on water pressures and looping in this area until a well and tank site can be established south of Sky Ranch. Both of these utilities will need to have regional infrastructure completed prior to additional development in the area.

This property is in the annexation area for the Bench Lake Public Infrastructure District but has not joined the PID at this time.

Sec. 10-37-4. - Adequate public facilities.

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

Preliminary Site Plan Review

JUC Comments:

Power:

Water: Water model required

Streets:

Sewer:

Fire:

Engineering: 3350 S is a major collector with a planned trail on the north side, typical cross section is 77' wide. Desert Sky Estates and Mesa Vista must agree to street and drainage channel locations along shared property lines. Applicants must take note of planned roadway stubs Hurricane City standards restrict block lengths to 800' and Desert Sky has not proposed a drainage channel location. Sand Hollow Mesa has a road planned along this property's southern border. 3700 S is a master planned major collector with 12' trails on both sides; a typical cross section is 84' wide. 2400 W is a master planned major collector with a 12' trail on the west side, typical cross section is 77' wide. Coordinate proposed roadway spacing on 2400 W with Sand Hollow Mesa PID, it appears the PID has proposed a roadway on the 1/16" section line. It appears a 250' by 350' has been coordinated for a power substation in the southwest corner of that intersection. Traffic Impact study required. Besides obvious restrictions on power and water, coordination with neighbors for access management and drainage seem to be the only notable concerns which can be resolved at preliminary plat.

Gas:

Phone:

Cable:

Staff Comments:

1. **Density:** The applicant is requesting an R1-8 PDO. R1-8 PDO zoning typically allows for up to 4.5 units per acre. The applicant is proposing 485 units over 104.72 acres for a density of 4.63 units per acre. Staff has requested the applicant provide some justification for the additional density.
2. **Transportation Master Plan:** The 2019 Transportation Master Plan depicts this area in the picture below

4. Services are not adequate to serve the property.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff believes there are a few options available for the City to consider.

1. Denial of the application. The proposed area of the development is located in an area that the City currently does not have adequate facilities to support additional development. The main concerns are for power, water, and storm drainage. The applicant has committed to design the project with those limitations in mind, but there are major pieces of infrastructure that need to be put in place that would exceed the scope of this one development. This includes **Water:** a well, tank(s) and transmission lines. **Power:** new substation and transmission lines. **Stormwater:** needs to coordinate drainage with surrounding property owners. There are also the concerns raised by the Washington County Water Conservancy District (WCWCD) about future water shortage county wide in the next five years. The City is doing some research and discussing these items internally and with the district and there is no clear indication of the proper steps forward at the time of this report. As stated in the previous report for another development, staff has concerns about long term developments in isolated areas due to the limited water supply and warnings from the WCWCD.

The General Plan also recommends that *“Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers.”* Many of these facilities are planned for this area, but are not currently built.

The applicant also needs to justify the proposed number of units in greater detail.

2. Approval subject to a development agreement. The application does comply with the first three considerations of a zone change, and also provides a mix of uses recommended for this area. The applicant has acknowledged that some of the facilities are limited and the applicant has stated to staff that they are not planning on developing in the near future, but want to get entitlements to justify investing in additional study, water modeling, and design work. The applicant has told staff they would be interested in signing a development agreement similar to others in the area.

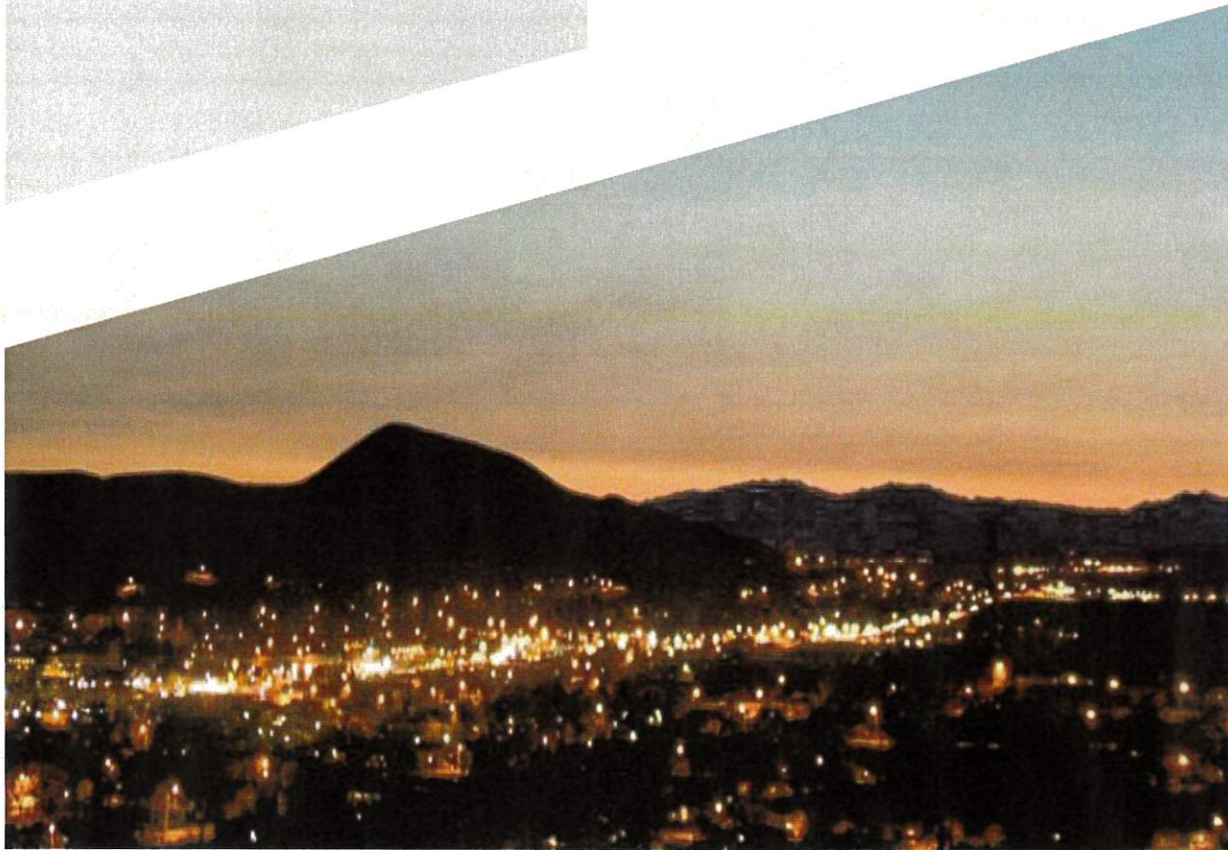
If the Planning Commission would like to make this recommendation, they should state clearly what terms they would like to see to as part of any development agreement, including that no land use applications may be filed until services in the area are adequate to support the development.

3. Approval of the proposal. The City can also approve the development without a development agreement. There are provisions within the code that the City can deny these applications in the

future without a development agreement. There is also some possibility that some of the concerns could be resolved by time they would want to develop.



MESA VISTA AREA ZONING PLAN



PREPARED BY:

American Land Consulting LLC.
1173 South 250 West Suite-504 St. George, Utah 84770

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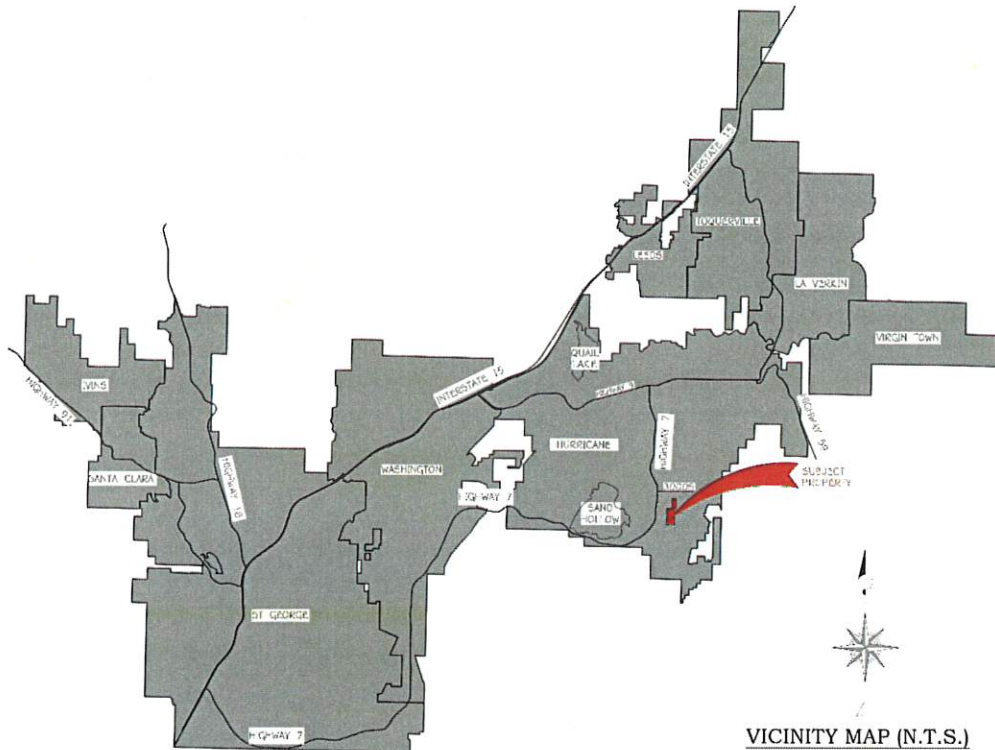
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1.0 INTRODUCTION

Mesa Vista (the "Project") is a proposed 105-acre mixed-use development in Hurricane, Utah. Mesa Views will include 7 development areas that have commercial, church/civic, and a mix of residential products. Mesa Views lies between 2600 West and 2100 West streets with the proposed 3700 South Street splitting the middle of this development. There is a proposed interchange off Southern Parkway at 3700 South giving this Project great Access. The site location is depicted on the vicinity map below.



With this development, the owners desire to fulfill a variety of existing needs in Hurricane Valley. The development will consist of many well-planned uses, there will be 3 Areas of commercial, 3 areas of residential (Low through Medium High Density), as well as an area for civic/church uses. This variety within the development will provide several housing options that will allow any potential buyer and family to grow within the same neighborhood. The needed commercial services to support the community's residents and visitors will be in the neighborhood, negating the need to travel into the city center, and helping with traffic across the valley. This Precisely Crafted Community will provide designated open spaces and other community-enhancing amenities to create a diverse and very desirable living environment.

The Project is divided into seven areas or development pods. These areas may correspond with project phasing. The "Area Plan" (Exhibit-1) shows the delineation of these seven areas. The Project is 104.77 acres in total, and is divided as follows:

Areas Table:

Residential Areas:

Area 2 – Townhomes:	185 Units	19.49 AC	9.45 DU. AC.
Area 3: - Garden Homes / R-1-6:	191 Units	27.72 AC	6.90 DU. AC.
Area 7: - R-1-8+ Homes:	108 Units	30.81 AC	3.51 DU. AC.

Commercial/Civic/Other Areas:

Area 1 – Gen./Highway Commercial:	4.45 AC		
Area 4 - Neighborhood Commercial:	6.06 AC		
Area 5 - Neighborhood Commercial:	6.70 AC		
Area 6 – Civic / Religious:	3.79 AC		
Master Planned Roadways:	5.70 AC		
Totals:	485 Units	104.72 AC	4.63 DU. AC.

Use Table:

Residential:	4.45 AC	74.52%
Commercial:	6.06 AC	16.43%
Civic/Church	6.70 AC	3.62%
Master Planned Roadways:	5.70 AC	5.44%
Totals:	104.72 AC	100.00%

The current site is still in its natural state until public infrastructure is installed to serve this project.

The proposed development is conducive to the growth in the Hurricane Valley area and fulfills many of the needs of the city. The "Programming Concept Plan" (Exhibit-2) shows the current conceptual layout of the site. The Vicinity Map on the previous page shows the project location relative to the Southern Parkway and neighboring subdivisions.

Area Zoning Plan Note: Imagery and typical details used throughout this Area Zoning Plan are intended to portray conceptual design elements and may not represent all requirements as outlined within this Area Zoning Plan unless otherwise noted.



AREA TABLE:

AREA 1:	4.45 ACRES
AREA 2:	19.49 ACRES
AREA 3:	27.72 ACRES
AREA 4:	12.76 ACRES
AREA 5:	3.79 ACRES
AREA 6:	30.81 ACRES
ROADS:	5.70 ACRES
TOTAL:	104.72 ACRES

COMMERCIAL: 17.21 AC. / 16.43%

CIVIC/CHURCH: 3.79 AC. / 3.62%

RESIDENTIAL: 78.07 AC. / 74.52%

MASTER ROADS: 5.70 AC. / 5.44%

TOTAL: 104.72 AC. / 100.0%

UNIT TABLE

186 TOWNS

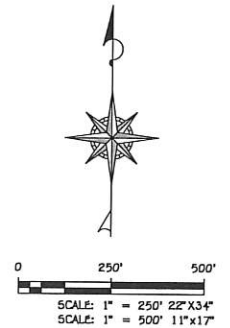
191 SMALL LOTS (PADS TO R-1-6)

108 LARGER LOTS (R-1-B+)

485 UNITS/4.64 DU/AC (@104.72 AC)

LAND USE LEGEND

[Red Box]	AREA 1: COMMERCIAL 4.45 AC
[Pink Box]	AREA 2: TOWNHOMES 19.49 AC
[Green Box]	AREA 3: GARDEN HOMES/R-1-6 27.72 AC
[Orange Box]	AREA 4: NEIGHBORHOOD COMMERCIAL 6.06 AC
[Light Orange Box]	AREA 5: NEIGHBORHOOD COMMERCIAL 6.70 AC
[Teal Box]	AREA 6: CIVIC/CHURCH 3.79 AC
[Blue Box]	AREA 7: R-1-B & LARGER 30.81 AC



DATE:	01/23/2023
JOB #	22-019
DRAWN BY:	ASA
CHECKED BY:	ASA

AREA EXHIBIT
FOR
MESA VISTA
HURRICANE UTAH
SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:1
SHEET: 1 of 6

2.0 GENERAL PROVISIONS

2.1 Preservation of Features

The development shall be compatible with the existing topography of the land and shall preserve any unusual topography or natural features. Requests to waive this standard will be accompanied by a professionally prepared feasibility report indicating why the proposed change is a significant need that transcends the need to preserve the topography and/or other features.

2.2 Interconnectivity of Land Use/Phases

Each phase of the project shall not be isolated from an adjacent phase of land development. The Areas developed thereafter within the Project will have at least two access points to public roads, shared among the phases. See "Access Management Plan" (Exhibit-3)

2.3 General Private Covenants

The entire planned development shall be made subject to appropriate covenants, conditions, and restrictions that shall be recorded as running with the land to ensure the continuance and maintenance of the planned development by the approved plans and approved uses. A copy of the covenants, conditions and restrictions will be recorded at or before the approval of the first amendment of the Project plan.

2.4 Owner/Developer Responsibilities

Development and maintenance of general common areas shall be accomplished through the establishment of an appropriate owners' association. The owner/developer will also be responsible for the development of the management plan including management association setup and related responsibilities to ensure that ownership and management standards are met in full.

2.5 Utility Services

Utility Services Note:

The owner/developer understands that the current utilities in the area are inadequate to provide the needed utility infrastructure for this project.

The owner/Developer understands that adequate utility service to the site is one of the 4 General Requirements for a zone change in Hurricane City. The Owners feel that they will need to know what potential units they have from the zoning to make sure that Adequate Infrastructure is installed, and how the cost of that infrastructure can be spread across the project in a financial sense.

The owner/developer is looking into joining the potential Bench Lake PID (Public Infrastructure District), the owner/developer has not yet decided if this Project will be participating in this PID. As development moves forward in this area, the owner/developer would like the option to participate in the Bench Lake PID if it makes

reasonable sense to the owner/developer as well as the city. If the Owners choose to join the Bench Lake PID, they will need to know how many units are allowed to understand the contribution to the PID, and the Master Utility Sizing for the PID. The owner/developer would also welcome other strategies that may be presented by the city that would better serve all the landowners and developers in this region.

In Recognition of this, The Owner/Developer would like to enter into a formal development agreement with Hurricane City, with the understanding that the Zone Plan in this booklet requires more utilities that will need to be brought to the site.

Water: Water will be provided to the development via Hurricane City water facilities in coordination with the Washington County Water Conservancy District (WCWCD).

Sewer: Sewer service shall be provided by connecting to the Ash Creek Special Service District sewer systems when they become available.

Power: Power service will be provided by the Hurricane City Power Department when it becomes available.

Drainage Study: A Drainage Study will be completed by American Land Consulting It uses a combination of a regional detention facility and on-site detention for each Area. This study will be amended as each area is developed. The Master Drainage Study in this area shows a large drainage ditch running along the east line of Area's 1 and Area 2. American land consulting has discussed this with public works, as the current evidence does not seem to support such a large drainage channel. The owner/developer understands that a large drainage study needs to be completed to determine the sizing of the storm drain infrastructure in the area, and that it may affect the number of units that can be put in area. This study will be completed before a preliminary plat is submitted to the city to ensure that there are no complications.

2.6 Amendments to the Project Plan

The City may consider approval of amendments to the Project Plan. Each area, **EXCEPT** Areas 2, 3, and 7 (which have been submitted with this zoning booklet), shall be brought before the City Council to be amended and will include full details of the site, including the exact building renderings with colors and materials and a site layout to be considered for approval by Hurricane City as to the compliance of this area Zoning Plan.

3.0 GENERAL AREA DESCRIPTIONS

3.1 Area 1 General Commercial (GC) or Highway Commercial (HC)

Commercial Zones: Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained, and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the

city. Details of this area will be submitted to the city for review once a user and tenant are found for this site. The allowed uses are outlined **Permitted Uses Table on Page 15**

3.2 Area 2 Townhomes

This Area is in the northern portion of the Project and will consist of townhomes. This is a potential affordable housing option within the Project designed to provide adequate quality housing for many, including the workforce community in the Hurricane Valley. The benefits of townhome living are many! Lower maintenance allows for more time with family and friends. The quaint backyards find a great balance between no yard and a large yard that requires hours of maintenance every week as well as a greater demand for irrigation water. These units will provide enough elbow room to live comfortably, while not burdening the occupant with large payments and excessive upkeep.

Area 2 sits on 19.49 acres. Currently, there are 185 townhome units. This results in an overall density for Area 2 of 9.54 dwelling units per acre.

Amenities: These townhomes will have an amazing set of amenities to enhance the living experience of their residents and visitors. They will comply with the new amenity requirements of Title 10-33-5: Site Plan Design by providing 10 amenities, double the requirement. There will be a pool and hot tub to provide hours of entertainment in the warm Hurricane Valley sun. Residents both young and old will be able to enjoy the 4 pickleball courts, 2 basketball hoops, a playground for the kids, covered picnic table areas, a soccer field, a jogging track, and an outdoor volleyball court.

Land coverage: 25.5% of the 19.49 acre site will be covered by the townhome buildings themselves. The 20' ± deep Private Backyards will cover approximately 16.84% of the land. Landscaped Open Space and Amenities will be approximately 23.5% of the land to create a beautiful and pleasant atmosphere for all who reside here. The roads will all be public roads.

Parking: The parking facilities have been appropriately designed for convenience to the apartments themselves and for ease of access to the many amenities that are found on the property. Each Unit will have a 2 Car Garage and a Minimum 2 Car Driveway that is 20' Deep by 18' Wide. Some End units will have a 3 Car Driveway to provide more parking for those units. There are also 56 separate Guest Parking Spots. In total, there will be 796 parking spots servicing the townhomes for a total of 4.3 parking stalls per unit.

Building Heights: The 185 units will be housed in 3, 6, and 8-plex buildings. These buildings have been thoughtfully designed so that they are large enough to provide exceptional views of the beautiful Hurricane Valley scenery yet kept within the heights required by the Hurricane City code so that their size and presence are pleasing to the eye. The buildings will be a Maximum of 35 feet tall.

Submittal: The Overall details of Area 2 have been submitted along with this Zone Booklet for City Review.

Architect Renderings of Modern Designed Townhomes



Architect Renderings of Southwestern Designed Townhomes**3.3 Area 3 Garden Homes and R-1-6 Homes**

In this area, approximately 156 Garden homesites and 35 R-1-6 Lots will be developed. This area will provide a more traditional home setting than townhomes.

Garden Homes are a version of Patio homes. Patio homes have the stigma of being a Single Story, very small house that has no yard of their own. Garden homes will be 1-2 Stories, starting at about 1300 SF, and going all the way up to 2,500 SF or 3,000 SF

depending on the footprint chosen. Currently, the pads will be between 25-35' wide and 50' deep, with the 25' and 30' pads being exclusively 2 stories. The 35' pad may be a single story at about 1300 SF or a Two Story up to 3,000 SF. All the units will have a Two Car Garage and a minimum of a 10' deep backyard, with the possibility to have up to a 20' deep backyard. This housing will be a great option for those who want a single-family unit and a two-car garage and who either cannot afford a larger lot or do not want a larger lot. The garden homes will be a mix of units that are Single and 2 Story, with a 2-car garage and a small private area directly behind the houses.

What helps to set our garden homes apart is the dedication put into every home, from the inside to the private backyard and beyond. Each home is unique, and you'll find the perfect home for your family and your future life—one that's filled with backyard barbecues, birthday parties, beautiful landscapes, and evenings spent looking up at the stars. A garden home is more than just a house. It's an experience that you and your family can share, today, tomorrow, and for years to come.

Residents will be attracted to the smaller size R-1-6 lots for those who desire to take care of less yard, but still, want a full lot to themselves that they can fence and call their own. The houses that are built on these lots will have 2 car garages and will be smaller, more affordable houses than will be found in area 7.

This area will have about 21.0% total Landscaped Open Space and Pool Amenity.

This area is 27.72 acres. The 191 homes developed will result in a density of 6.90 dwelling units per acre. A final Garden Home pad mix of the 25'-35' wide pads will be provided at preliminary plat. There shall not be more than 158 Garden Home Pads Permitted.

3.4 Areas 4 & 5 Neighborhood Commercial (NC)

Areas 4, and 5 will be neighborhood retail/commercial centers for the Project. These areas will provide much-needed services near the residential development areas. The broad variety of products and services will greatly enhance the living experience within the Project.

Details of this area will be submitted to the city for review once a user and tenant are found for this site. The allowed uses are outlined on the **Permitted Uses Table on Page 17**.

3.5 Area 6 Civic / Church Site

Area 6 is a proposed 3.79-acre site to be used as a church or civic site. This use will also complement the immediate area with additional opportunities to unify the community. The details of the development of this area will come later as the development progresses and the needs of the neighborhood are assessed as to what will be the best benefit to the area.

3.6 Area 7 Single-Family Lots: (R-1-8+)

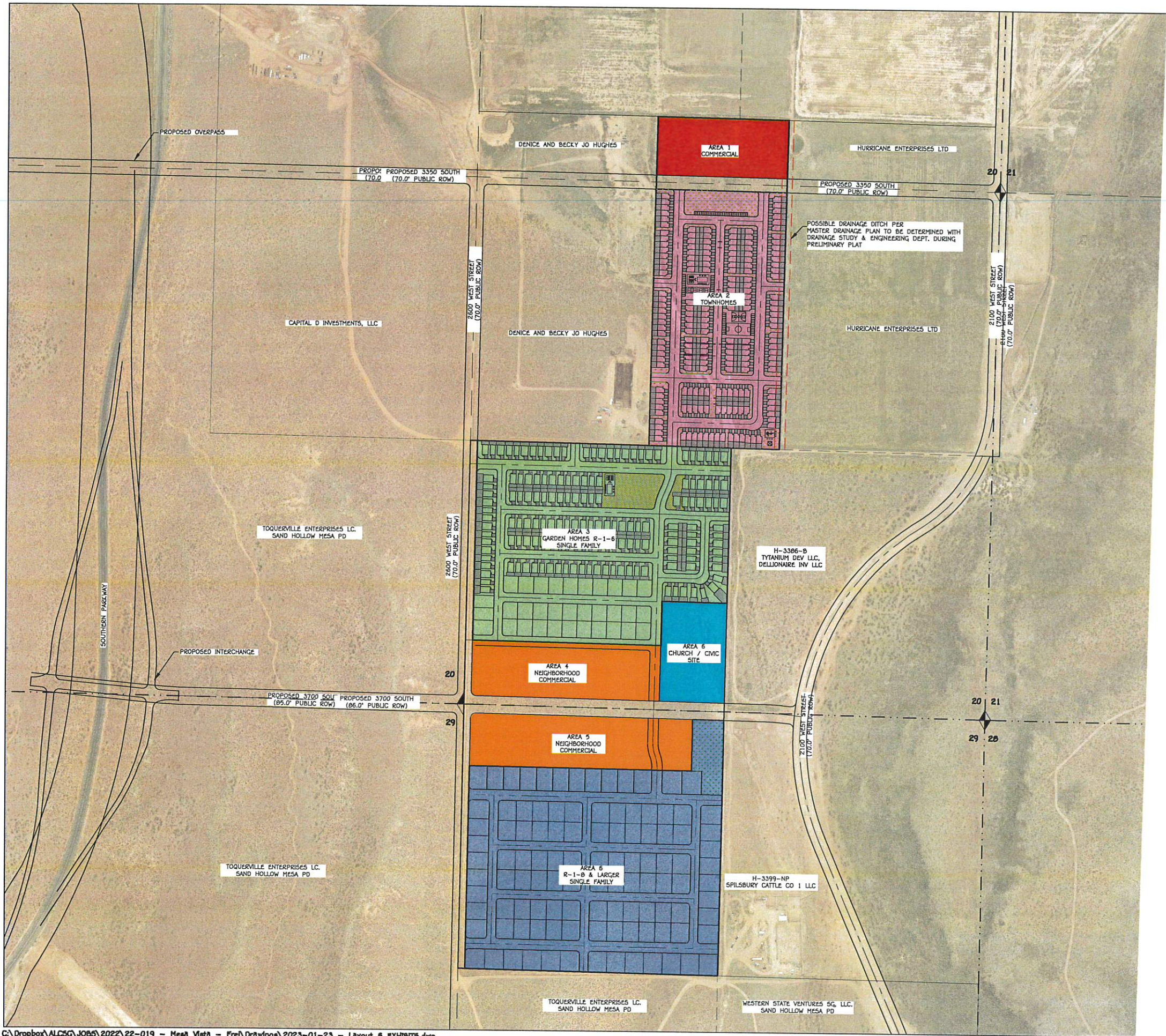
These lots will vary in size, but the average lot size will be about 8000+ square feet each. This area again adds to the variety of the Project and allows for a diverse set of options for the residents. Residents interested in these houses will most likely be families who want to provide a larger yard for their children or have more space for outside projects. This will likely be the most expensive housing option within the Project. It will provide a beautiful setting for full-size homes and appropriate landscaping. This 30.81-acre area will have 108 units for a density of 3.50 dwelling units per acre.

Architect Renderings of Southwestern Single-Family Designs

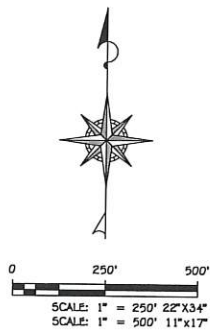


Architect Renderings of Modern Single-Family Designs





- LAND USE LEGEND**
- AREA 1: COMMERCIAL 4.45 AC
 - AREA 2: TOWNHOMES 19.49 AC
 - AREA 3: GARDEN HOMES/R-1-6 27.72 AC
 - AREA 4: NEIGHBORHOOD COMMERCIAL 6.06 AC
 - AREA 5: NEIGHBORHOOD COMMERCIAL 6.70 AC
 - AREA 6: CIVIC/CHURCH 3.79 AC
 - AREA 7: R-1-B & LARGER 30.81 AC



DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

PROGRAMMING CONCEPT EXHIBIT

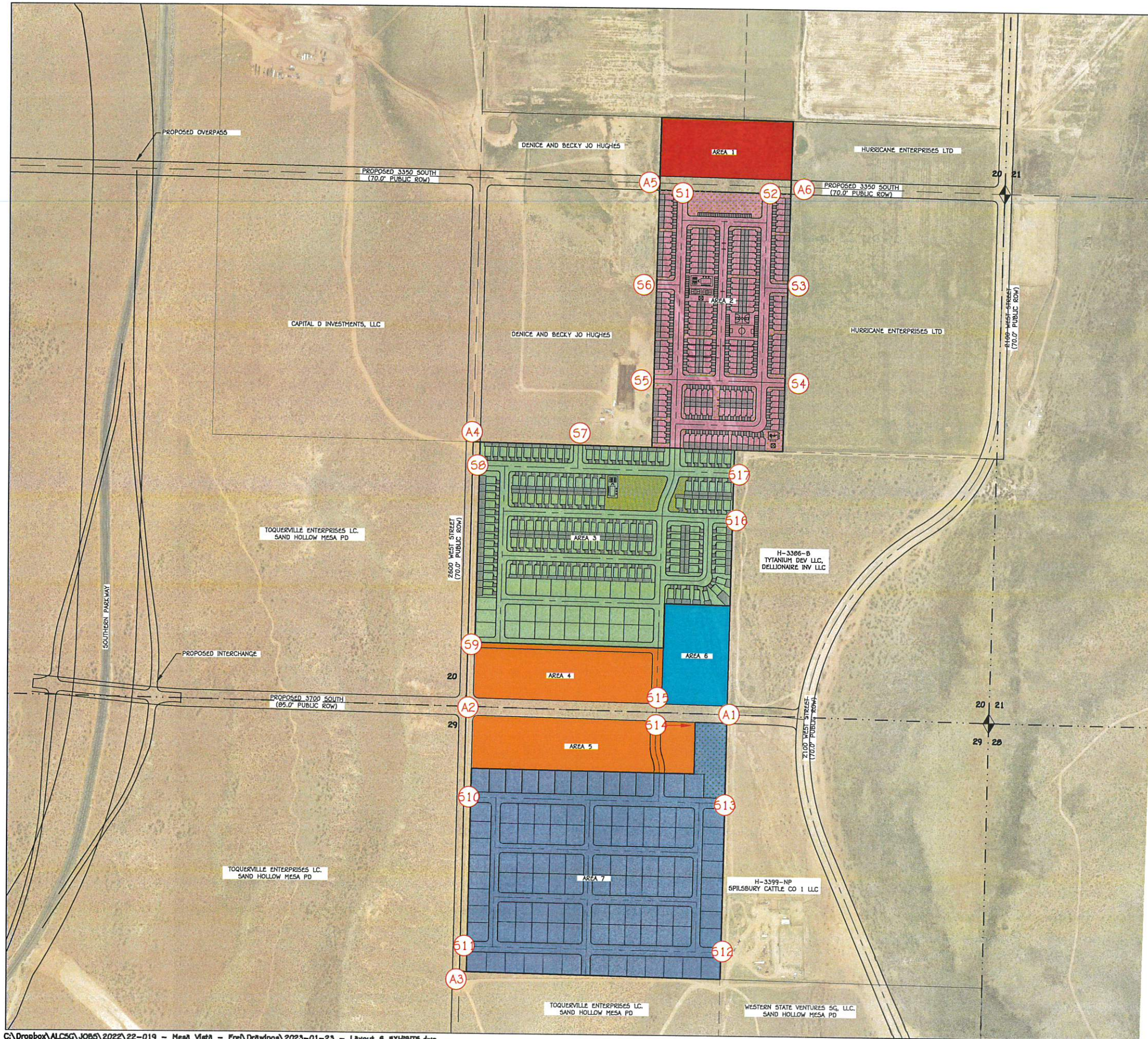
FOR
MESA VISTA

HURRICANE UTAH

SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST S1B & M

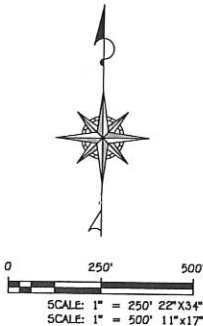
EX:2

SHEET: 2 of 6



ACCESS LEGEND

- (A1) ACCESS #1
- (A2) ACCESS #2
- (A3) ACCESS #3
- (A4) ACCESS #4
- (A5) ACCESS #5
- (A6) ACCESS #6
- (51) SECONDARY ACCESS #1
- (52) SECONDARY ACCESS #2
- (53) SECONDARY ACCESS #3
- (54) SECONDARY ACCESS #4
- (55) SECONDARY ACCESS #5
- (56) SECONDARY ACCESS #6
- (57) SECONDARY ACCESS #7
- (58) SECONDARY ACCESS #8
- (59) SECONDARY ACCESS #9
- (510) SECONDARY ACCESS #10
- (511) SECONDARY ACCESS #11
- (512) SECONDARY ACCESS #12
- (513) SECONDARY ACCESS #13
- (514) SECONDARY ACCESS #14
- (515) SECONDARY ACCESS #15
- (516) SECONDARY ACCESS #16
- (517) SECONDARY ACCESS #17



DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

ACCESS MANAGEMENT EXHIBIT

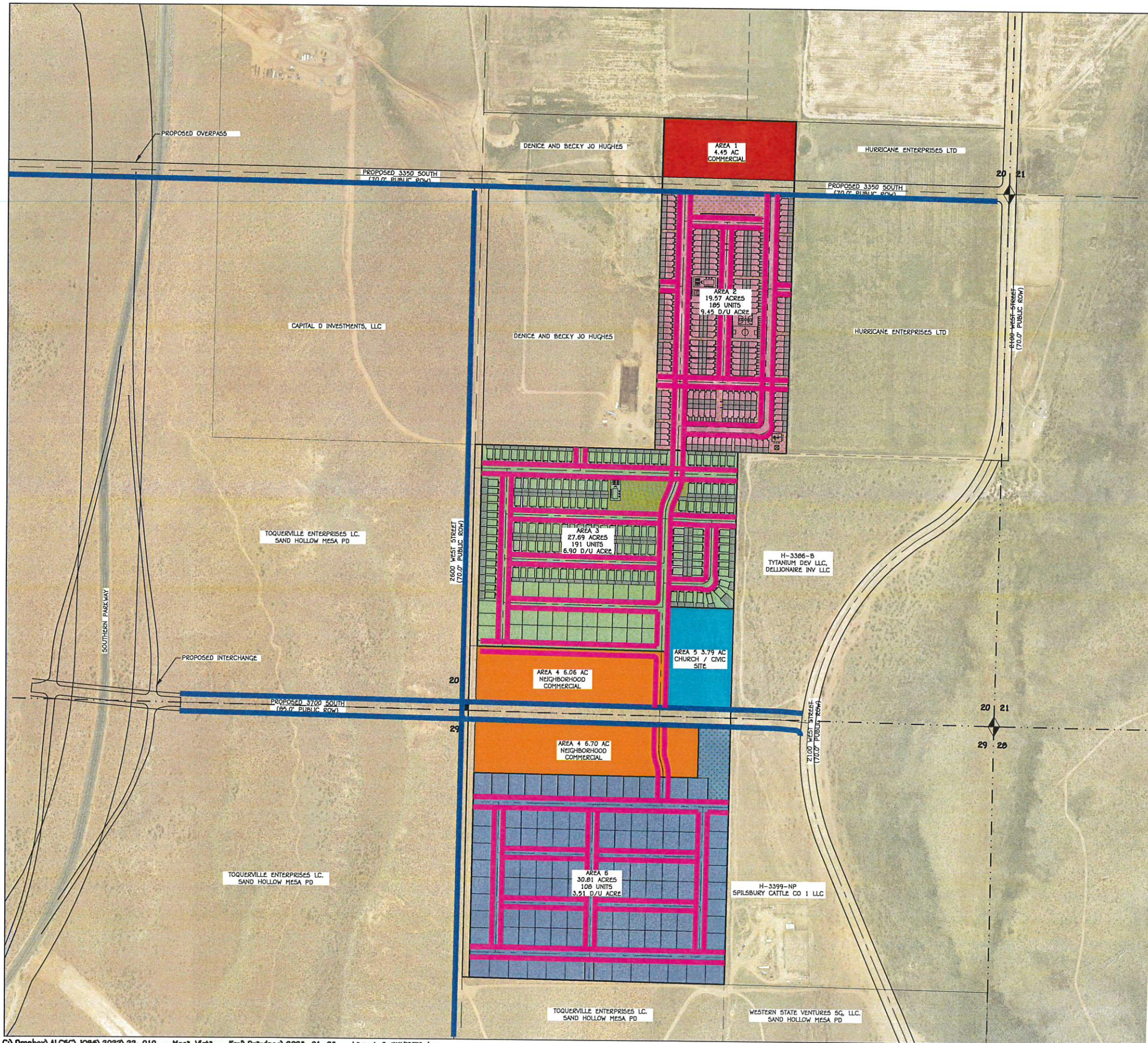
FOR
MESA VISTA

HURRICANE UTAH

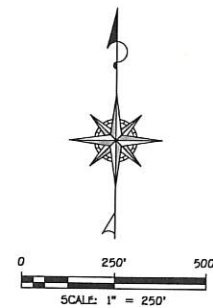
SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:3

SHEET: 3 of 6



MASTER PLAN TRAIL
SIDEWALKS



DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

MASTER TRAIL PLAN
FOR
MESA VISTA
HURRICANE UTAH

SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:4

SHEET: 4 of 6

4.0 ZONING

4.1 Commercial

Commercial zones are areas of a city, township, or other municipality specifically set aside for commercial businesses. They are separate from agricultural, industrial, and residential zones as far as land use is concerned. We would like to highlight three specific commercial zones for this Project. General Commercial (GC), Highway Commercial (HC), and Neighborhood Commercial (NC) Zones.

The purpose of the NC zone is to provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development. General Commercial (GC) and Highway Commercial (HC) Zones: provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained, and protected. These Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the city.

Development Standard:	NC Zone	GC/HC Zone
LOT STANDARDS:		
Min Lot Area	No Requirements	No Requirements
Min Lot Width	No Requirements	No Requirements
BUILDING STANDARDS:		
Max Height Main Building	35 feet	35 feet
Max Height Accessory Building	20 feet	20 feet
SETBACK STANDARDS—FRONT YARD:		
All Buildings	20 feet	20 feet
SETBACK STANDARDS—REAR YARD:		
Main Building & Accessory Building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirements	
SETBACK STANDARDS—INTERIOR SIDE YARD:		
Main Building & Accessory Building	New building on a lot abutting an existing agricultural or residential use: 10 feet. Otherwise: No requirements	
SETBACK STANDARDS—STREET SIDE YARD:		
Main Building	20 feet	20 feet
Accessory Building	Not Permitted	Not Permitted

4.2 Residential

Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of

desirable new residential development and protect existing residential uses. The uses will be provided using the Planned Development Overlay zone.

4.3 Planned Development Overlay Zone

Purpose and objectives.

- A. **Purpose:** The planned development overlay zone is a floating zone that is unmapped until applied to specific properties by 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 zone include:
 - a. Create more attractive and desirable environments within the city.
 - b. Allow a variety of housing types in one development project.
 - c. Encourage variety in physical development patterns, including flexibility in building location.
 - d. Preserve open space for visual enjoyment and recreational use.
 - e. Encourage development on a large scale, since the purposes of a planned development can be best realized in large-scale developments.
- C. **Amenities:** Amenities may include, but are not limited to, pools of at least 1,500 square feet, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sports courts, and clubhouses. All amenities shall be built to commercial standards.
- D. **Request:** We are requesting the use of the Planned Development Overlay Zone with a Base Zoning of R-1-8. Our density of 4.6 DU an acre is consistent with R-1-8 Zoning and with 15% of the site reserved for Roadways.

Setback Table - Residential	
Area Size	104.77 AC
BUILDING SETBACKS:	
Front setback	14' House / 20' Garage
Side setback	5' to Lot Line / 10' to Buildings
Street side setback	14' House / 20' Garage
Rear setback	10
Max Building Height	35'

5.0 PERMITTED USES:

Residential:

Residential Building uses in this development follow the permitted uses by the Hurricane City Code, and any other uses that may be approved by the Land Use Authority as they see fit.

Commercial:

The proposed building uses shall follow the guidelines as described in the table below. Any other uses may be approved by the land use authority as they see fit.

Permitted Uses - Commercial	NC	GC/HC
Rehabilitation/Treatment Facility	N	P
Residential Facility for Elderly Persons	P	P
Residential Facility for Persons with Disabilities	P	P
Cemetery	P	P
Church or Place of Worship	P	P
Club or Service Organization	P	P
Cultural Service	P	P
Park	P	P
Post Office	P	P
Protective Service	P	P
Reception Center	C	P
Animal Hospital	P	N
Bank or Financial Institution	P	P
Car Wash	P	P
Convenience Store	P	P
Family Child Day Care Facility	P	N
Family Child Group Day Care Facility	P	N
Family Child Residential Certificate Care Facility	P	N
Family Child Care Center	P	P
Garden City	P	P
Gasoline Service Station	P	N
Laundry or Dry Cleaning Limited	P	P
Media Service	P	P
Medical Service	P	P
Office, General	P	P
Personal Care Service	P	P
Personal Instruction Service	P	P
Printing and Copying, Limited	P	P
Produce Stand	P	P
Recreation and Entertainment, Indoor	P	P
Repair Service	N	P
Restaurant, Fast Food	P	P

Restaurant, General	P	P
Retail, General	P	P
Secondhand Store	P	P
Shopping Center	P	P
Tattoo Establishment	P	N
Temporary Trailer	P	P
Vehicle Repair, Limited	N	P
Veterinary Service	P	N

Note:

NC = Neighborhood Commercial

GC = General Commercial

HC = Highway Commercial

P = Permitted Use

C = Conditional Use

N = Not Permitted

6.0 PROJECT SIGNAGE

6.1 Purpose

The purpose of the sign regulations outlined in this chapter is intended to:

- A. Eliminate potential hazards to motorists and pedestrians by requiring that signs are designed, constructed, installed, and maintained in a manner that promotes the public health, safety, and general welfare of the citizens of the city. If there is a conflict with this section, the city code will override the request.
- B. Encourage signs that, by their design, are integrated with and harmonious with the buildings and sites, including landscaping, which they occupy.
- C. Encourage sign legibility through the elimination of excessive and confusing sign displays.
- D. Preserve the appearance of the city as a place in which to live and work and create an attraction for nonresidents to come to visit or trade.
- E. Allow each business to identify itself and the nature of its business in such a manner as to become the hallmark of the business which will create a distinctive appearance and enhance the City's character.
- F. Safeguard and enhance property values and protect public and private investment in buildings and open space.

6.2 General Requirements

The following general requirements shall apply to all signs and outdoor advertising structures which may be erected or maintained within the project.

- A. **Sign approval:** Except as otherwise provided, it shall be illegal to erect or maintain any sign or outdoor advertising structure in the City without first obtaining the approval of the City for the said sign or advertising structure, the granting of which shall be based upon the provisions of this chapter.

Approval shall not be required for temporary nonelectrical walls and nonelectrical freestanding signs of less than six square feet in area.

- B. **Permits:** The approval of the City shall be evidenced by a permit issued by the Zoning Administrator by the provisions of section 10-7-15, sign permit, of this title.
- C. **Animated signs:** No strobing, flashing, or rotating signs are permitted.
- D. **Sound or emissions:** No sign shall be designed for emitting sound, smoke, or steam.

- E. **Movable and temporary freestanding signs:** Except as otherwise provided in this code, all off-premises, movable, and temporary freestanding signs, including, but not limited to, movable, freestanding, A-frame signs, are prohibited. This prohibition shall include signs mounted or painted upon vehicles or trailers which are parked in any location to call attention to or advertise a person, place, or thing. "Temporary" shall be construed to mean a period not to exceed 30 days.

Movable A-frame signs displaying a menu or special message in front of a place of business to be displayed during open hours of the business may be approved subject to a maximum size of 30 inches by 36 inches. Such signs require a permit and must be stored inside the place of business outside of regular business hours and may not obstruct the flow of pedestrian traffic on the sidewalk or be placed on the street.

- F. **Off-premises billboard signs and off-premises outdoor advertising structures:** Off-premises billboard signs and off-premises outdoor advertising structures are not permitted in any location within this project.
- G. **Roof signs:** Roof signs are not permitted in this project.
- H. **Canopy signs:** Signs painted on or affixed to canopies that are part of the building shall be considered part of the total allowed area of wall signs for the wall from which the canopy projects. Signs painted on or affixed to freestanding canopies shall be considered part of the total allowable area of freestanding signs for that use. Signs suspended under canopies (marquees) that project over public rights-of-way shall be limited to six square feet. Signs with a changeable copy (reader boards) located on marquees of theaters or similar public assembly uses may combine the total allowable area for all building faces as permitted by the City so long as there are no wall signs placed upon building faces other than the face to which the marquee is attached.
- I. **Banner signs:** Banner signs will be permitted under the following conditions:
- a. The sign must be mounted or displayed on the face of a building or affixed to supporting poles or on a permanent fence in such a manner as to prevent displacement by wind or other causes. The location of the banner sign must be such that safe-sight distances are maintained for pedestrian and vehicular traffic.
 - b. A sign may not be larger than 100 square feet.
 - c. For grand opening promotions, banner signs may be displayed for 60 consecutive days (only one such display per business location).
 - d. For new businesses without permanent signs, a banner sign may be permitted for up to six months. One six-month extension may be granted by the Planning Commission.

- e. For bankruptcy or going-out-of-business promotions, banner signs may be displayed for 60 consecutive days (only one such display per business license).
 - f. For all other sales and events, banner signs may be displayed for a maximum of 30 days per quarter (three months).
 - g. Banner signs which become tattered, worn, or in a state of disrepair must be immediately removed, regardless of time limits. However, a replacement banner sign with the same message may be erected for the remainder of the time limit.
- J. **Floating signs:** Such signs may be permitted for temporary use for special events, sales, or similar occasions for a period not exceeding 21 days. One such 21-day period may be approved every three months.
- K. **Illumination:** Lighting fixtures used to illuminate any sign shall be mounted on the top of the sign structure and shielded to prevent the emission of light beyond the sign.
- L. **Location:** No sign shall be constructed or erected in such a location or manner that it obstructs or unreasonably interferes with an existing sign.

6.3 Sign development standards

- a. Monument signs are encouraged in all planned commercial zones and commercial zones located along the commercial corridor of SR-9.
- b. Monument signs are required in all other zones including planned developments, project entrances, historical zones, and park, church, and school sites.
- c. Wall signs shall be so placed as to utilize existing architectural features of a building without obscuring them. Wall signs shall be oriented toward pedestrians or vehicles within proximity to the sign.

The area of the wall sign shall be no greater than 20 percent of the total square footage of the wall where it is located. Marquee, canopy, and roof signs shall be considered part of the 20 percent area limit.

No part of any such sign shall extend above the top level of the wall upon, or in front of, which it is located.

No such sign, including any lightbox or structural part, shall project more than 18 inches from the face of the part of the building to which it is attached. No copy is permitted on the sides of any such sign.

- d. Freestanding signs. There may be one such sign for every 200 feet of frontage of the property, plus one additional sign for each additional 200-foot frontage. In the

case of a parcel of property having multiple occupancies with a common frontage, the frontage shall be deemed to be that of the entire commonly used parcel of property and not the frontage of individual businesses or occupancies.

Such signs shall not exceed 35 feet in height.

No such sign shall project more than 15 feet into any required front yard.

e. New buildings or clusters of buildings having more than one tenant or use shall provide a sign plan for the entire structure or project. The sign plan must be designated so that it establishes a common theme or design, uses similar construction methods, and has compatible colors, lettering, lettering styles, scale, symbols, and sizes of signs and backgrounds. Only one freestanding sign may be allowed, if permitted by this chapter, for clusters of buildings. Individual businesses may be identified on the same sign. The Planning Commission may approve a sign more than the maximum size permitted by this chapter when considering the overall sign plan.

f. Signs which become tattered, worn, or in a state of disrepair must be removed if not repaired within 21 days of written notice by the city to sign the owner.

6.4 Special purpose signs

In addition to any other permitted signs, signs for special purposes outlined in this section shall be permitted as provided herein:

For sale, rent, or lease signs: In all zoning districts, signs may be erected to advertise the sale, rent, or lease of property upon which said signs are placed. Said signs shall be limited to one sign per street face unless otherwise provided by the zoning provisions and shall not exceed an area of six square feet in residential zones or 25 square feet in nonresidential zoning districts. Said signs shall be exempt from project plan approval.

Directory signs: In all districts where group occupancies in office buildings, commercial buildings, or industrial buildings are permitted, directory signs may be erected displaying the names of occupants of a building who are engaged in a particular profession, business, or industrial pursuit. Said sign shall be situated at least 15 feet inside the property line and shall not exceed 12 feet in height. Said sign shall not exceed an area of 100 square feet and shall not be placed within a clear vision area of a corner lot as outlined in this title.

Construction project signs: Signs may be erected in conjunction with construction projects and used to publicize the future occupants of the building, architects, engineers, and construction organizations participating in the project; and such other information as may be approved by the Zoning Administrator. In residential districts, no such sign shall exceed 100 square feet in area. In other districts, no such sign shall

exceed an area of 200 square feet, and no freestanding sign shall exceed 12 feet in height. All such signs shall be removed before the final inspection.

Directional signs: Directional signs may be erected to facilitate or control the efficient or safe movement of pedestrians or vehicles on or into private property. If a directional sign is not located on the property or properties to which it pertains, it may not be located on another property that contains more than one other directional sign. Consent of the other property owner, lessee, or occupant is required. No such sign shall exceed 16 square feet.

Open house signs: Open house signs advertising real estate open for inspection for a prospective sale may be placed on private property in all districts with the consent of the owner, lessee, or occupant. Such signs may state the name of the person or firm sponsoring the open house. Such signs shall not exceed six square feet. No more than two such signs may be placed on any one parcel of private property at the same time.

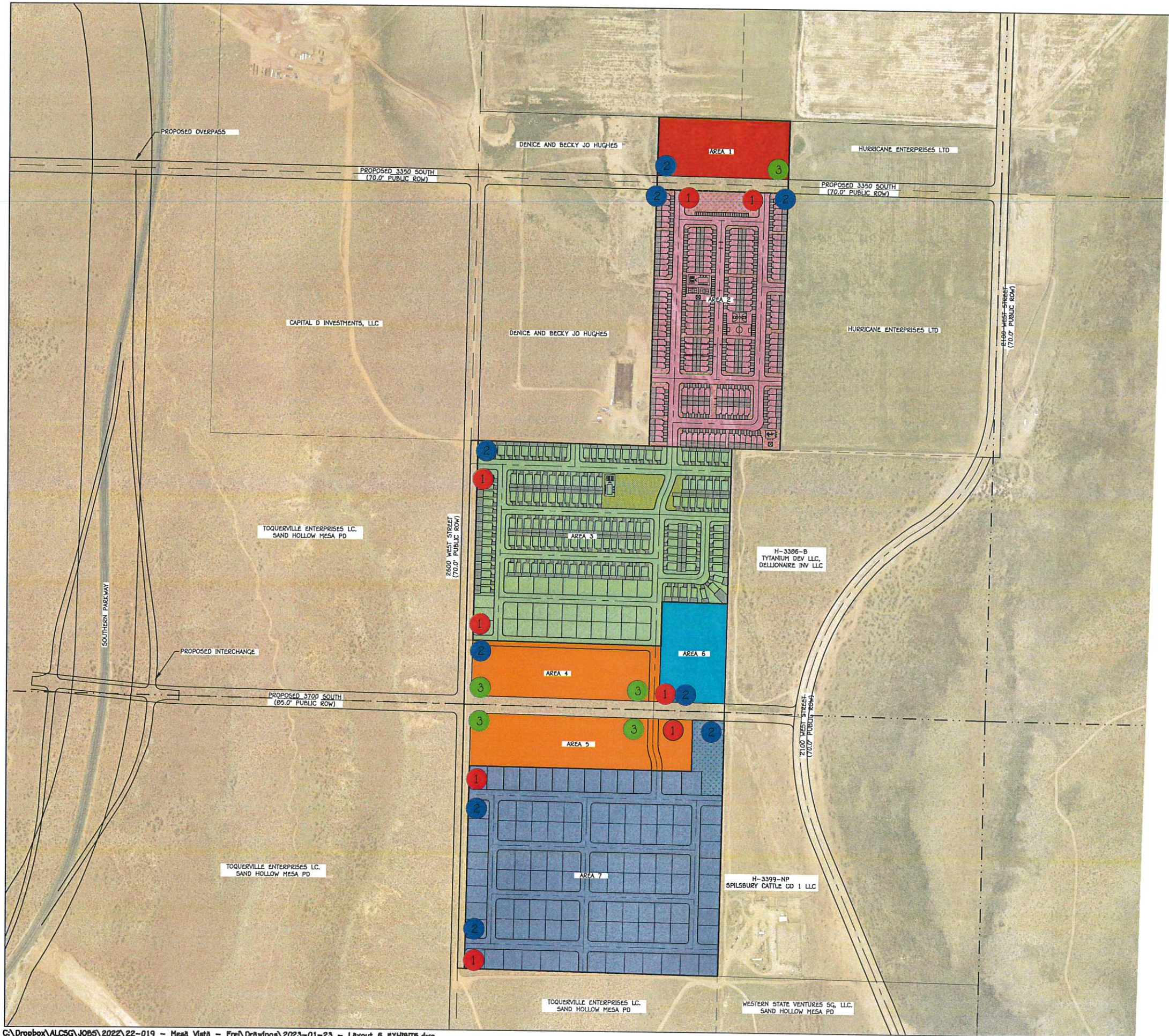
Church, quasi-public organizations, and apartment house identification signs: In all districts, a church or quasi-public organization may erect one wall sign on the premises to identify the name of the organization and announce activities thereof. Apartment houses of five or more dwelling units may erect one wall sign on the premises to identify only the name of the apartment complex and to indicate a vacancy. Said wall sign shall not exceed an area of 32 square feet, and may be mounted upon a freestanding, ornamental structure if approved by the Zoning Administrator.

Bus bench signs: In all zones, bus bench signs are prohibited.

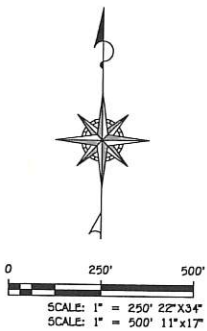
Development of promotional and directional signs: Two development promotional signs facing different directions may be placed on the premises of each subdivision, planned development, or condominium project having five or more lots or approved dwelling units. Said promotional sign may have an area of 64 square feet. Two additional promotional signs facing different directions may be placed on the premises of each subdivision, planned development, or condominium project having two or more separate, major points of access at each major access point. All the above signs shall be removed not later than 30 days following the sale of all lots in said development.

Yard/garage sale signs: Such signs may be posted only for those sales conducted in compliance with the subsection of this title.

Entry feature sign: Such signs may be constructed at entrances of residential or commercial projects subject to all the safety and visibility provisions of this title.



- SIGN LOCATION LEGEND
- 1 ENTRANCE SIGN
 - 2 MONUMENT SIGN
 - 3 30' FREE STANDING SIGN



DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

MASTER SIGNAGE EXHIBIT

FOR
MESA VISTA

HURRICANE UTAH

SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:5

SHEET: 5 of 6

7.0 OUTDOOR LIGHTING

Quality street and parking lot lighting are integral to enhancing the overall experience within the project after dark and providing a safe and inviting environment to gather, shop, dine, and socialize. Sustainable lighting choices that are night sky-friendly are strongly encouraged. All lighting within the project shall be by the Hurricane City Code found in Title 10, Chapter 33-7.

In addition to functional uses, lighting fixtures also provide an aesthetic enhancement to public areas and add to the pedestrian experience. Well-planned lighting is an integral part of the streetscape. Street and Parking Lot Lighting selection and placement shall include the following:

- A. Night sky-friendly fixtures are required.
- B. Fixtures that maintain a consistent level of illumination
- C. Light fixtures that are durable and well-constructed
- D. Fixtures that are styled to enhance the character of the site.
- E. Pedestrian-scale lighting when in pedestrian-oriented areas
- F. Low-level pedestrian lighting such as bollards that are utilized and spaced appropriately.
- G. Adequate lighting for safety and security in parking lots and public spaces
- H. All outdoor lighting associated with commercial uses shall be designed to not adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed toward residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not include lighting that blinks, flashes, oscillates, or is of unusual brightness or intensity. Outdoor lighting shall be directed downward to preclude negative effects on surrounding property owners.
- I. Quality lighting shall be provided within public spaces and places such as plazas, parks, paths and trails, and other public gathering spaces throughout the project. Quality lighting practices shall be implemented to:
- J. Increase safety in areas that people use.
- K. Aid in geographic orientation, as people can use well-lit focal points (fountains, buildings, bridges, towers, sculptures, et al.) as landmarks to help them find their way.
- L. Highlight the identity and uniqueness of an area.

7.1 Transit Stop Lighting

Lighting shall be emphasized at transit locations for public safety as well as to draw attention to and encourage the use of such amenities.

7.2 Entrance Lighting

Careful evening lighting around building entrances contributes to the safety of use more than the indiscriminate use of bright lighting that is not focused on areas of use.

7.3 Architectural Lighting

Lighting entrances, archways, cornices, columns, and so forth can call attention to the uniqueness of a building, place, or district and bring a sense of drama to the experience of walking at night.

7.4 Signage Lighting

Well-lit maps, along with directional and informational signage, are essential to providing orientation at night.

7.5 Residential Area Lighting

Street lighting in residential areas shall be by Hurricane City Code and done in a way to promote safety and enhance the beauty of the areas. It will also be designed to coordinate with and complement the lighting in the commercial/retail areas to create a pleasing and seamless flow throughout the development.

8.0 LANDSCAPE AND OPEN SPACE STANDARDS

This Section sets forth Landscape Standards for the development of the Project. The requirements of the landscape ordinance apply per Hurricane City Code Title 10 Chapter 32 or as amended unless otherwise stated in this zoning plan.

8.1 Purpose

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

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

8.2 Landscaping Plan

Whenever a landscaping plan is required, such plan shall demonstrate compliance with the provisions of this chapter and shall show the following information:

1. Landscaping materials.
2. Location and spacing of existing and proposed plantings.
3. Plant sizes.
4. Proposed treatment of ground surfaces.
5. Irrigation or watering plan.
6. Visual obstructions. Landscape plans shall conform to the visual obstruction requirements.

8.3 Deviation from Strict Compliance

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.
2. Accompanied by a written description of the proposed deviation showing how the intent will be met by the proposed plan.

Findings required: The Planning Commission may authorize a landscape plan deviation only if it finds the deviation. This is consistent with the intent of this chapter. Is justified by site constraints; and is of comparable quality to what would otherwise be required without a deviation.

8.4 Required Landscaping

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.

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 horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.
4. Parking strip landscaping. All parking strips shall be landscaped.

Parking Lot Landscaping: Every parking lot consisting of more than ten spaces and 3,500 square feet of the area shall contain internal landscaped areas as follows:

1. Multiple-family residential. A minimum of ten percent of the total parking lot area.
2. Office and commercial. A minimum of seven percent of the total parking lot area.
3. Industrial and warehouse. A minimum of five percent of the total parking lot area.
4. For every ten required parking spaces, or a portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.
5. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.

Landscape islands should be in the following priority:

1. To define major drives and accessways.
2. To delineate ends of parking rows.
3. At aisle intersections.
4. Within parking rows.

Foundation landscaping: Landscaping shall be provided adjacent to the wall of a building that has frontage on a public street as follows:

1. The required percentage of the building frontage shall be landscaped; and
2. The minimum width of the landscaped area shall be three feet.

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

Plant material standards:

- A. **Plant characteristics:** Plant materials used to provide landscaping should be:
 - 1. Drought tolerant.
 - 2. Have noninvasive growth habits.
 - 3. Have low maintenance characteristics; and
 - 4. Be commercially available.
- B. **Plant quality:** Plants installed under this chapter shall conform to or exceed the plant quality standards of the most recent edition of the American Standard for Nursery Stock published by the American Nursery and Landscape Association.
- C. **Artificial plants:** No artificial plants shall be used to meet any standard of this chapter except by special permission of the Planning Commission.
- D. **Tree diameter and height:**
 - 1. Trees planted to satisfy the standards of this chapter shall have a minimum caliper (diameter) of two inches measured at ground level.
 - 2. Evergreen trees planted to satisfy the standards of this chapter shall have a minimum height of four feet.
 - 3. Shrubs planted to satisfy the standards of this chapter shall have a minimum height of 18 inches at the time of planting.
- E. **Ground treatment:** The ground area within a required landscape area shall be landscaped and present a finished appearance upon completion of landscaping. Additional ground cover may consist of plant materials characterized by horizontal as well as vertical growth, generally not exceeding 18 inches in height. Up to 85 percent of additional ground cover may consist of inert material such as decomposed granite, gravel, crushed rock, bark chips, or other similar material. Porous landscape fabric shall be required under these types of ground cover.

Installation, irrigation, and maintenance: Any required landscaping shall be installed, irrigated, and maintained by the following standards:

- A. **Installation:** All landscaping shall be installed according to accepted nursery practices.
- B. **Verification of installation:** Before issuing a certificate of occupancy, the Zoning Administrator shall verify that required landscaping and screening have been installed in compliance with the approved landscape plan.

- C. **Irrigation:** Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation.
- D. **Maintenance:** Landscape areas, including park strips, shall be maintained in a healthy, neat, and orderly condition as follows:
1. Landscaped areas shall be free of weeds and litter.
 2. Landscape structures (e.g., walls, fences) shall be repaired or replaced in a structurally sound condition consistent with the original appearance; and
 3. The city may require that any dead trees, shrubs, and plants be replaced within the current or next planting season.

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

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

Site feature buffering and screening: The following site features shall be screened as provided below:

- A. **Trash receptacles:** Trash receptacles in a multiple-family residential, commercial, public facility, business/manufacturing park, or professional office zone shall be screened from view by a wall or fence that:
1. Is at least six feet in height.
 2. Provides complete visual screening of the receptacle; and
 3. Is compatible in material and color with the main building on the lot.
- B. **Permitted outdoor storage:** Outdoor storage areas permitted by this title shall be screened from view by an opaque fence or wall. Nonopaque fencing, such as powder or vinyl-coated chain-link, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.

C. Ground-mounted utility boxes, meters, and mechanical equipment:

Ground-mounted utility boxes, meters, and mechanical equipment shall be screened from view by landscaping or architectural elements compatible in material and color with the primary structure(s) on the premises. This requirement shall not apply to:

1. Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and
2. Development in agricultural and single-family residential zones.

8.5 General Conditions

All trees, shrubs, and ground cover external to structures or not hidden and within enclosed yards or courtyards shall be chosen in keeping with the style of the development. The style may be loosely defined as indigenous mixed with traditional exotics.

No invasive alien plants will be allowed anywhere in the development. Non-invasive lawn species shall be used. The use of plants used traditionally in desert landscapes is encouraged.

All plants must be hardy and able to withstand the micro-climate they may be within. Planters must be irrigated. All trees must be well-suited to urban conditions and confined spaces. Flowering shrubs, grasses, and eye-catching perennials are encouraged for planters and beneath trees.

Trees: Trees are a critical landscape component of the Project and should be a priority on any site. Trees are critical to providing shade and cooling effects, providing a sense of enclosure, providing definition and scale to the street, protection from wind, separation from automobile traffic, and reducing airborne dust and pollutants.

Shrubs: The shrubbery used in the Project is to be diverse. Shrubs in front yards will primarily be loose and natural looking. Shrubs at the foundations of buildings may be more organized and done in a more classic/formal style.

Ground Covers: Ground covers are an effective way to cover vast areas of soil and are to be used extensively in the Project instead of turf grass visually and environmentally. Many ground covers are acceptable, but the preferred types are native or drought-tolerant plants that provide seasonal interest and cover.

Lawns: Vast areas of manicured grass are not desirable in Project. The water requirement, maintenance, and regular fertilization that is required by lawns are incongruent with the environmentally sensitive nature of the development.

However, lawns are still permitted but are limited to small areas approved by the owner's association and the City Parks Department.

Street/Landscape Trees: Street trees are essential for creating beauty and improving the quality of the Project. Street trees shall conform to the landscape standards as established in the Hurricane City Code Title 10 Chapter 32 or as amended unless otherwise specified in the landscape standards of this Zone Plan. Street trees shall be in various locations throughout the Project including:

1. Within the 10' Landscape Buffer.
2. In parking areas to provide shade for vehicles and to break up expanses of asphalt
3. In Open Areas and Spaces
4. Adjacent to buildings

Street trees within the Landscape Buffer shall be provided by the Developer or builder of that Parcel fronting the Landscape Buffer and shall be species that are suitable for the area. The soil within the Landscape Buffers shall be amended to an appropriate depth based on plant material selection to assist plants' root growth and foster the leaching of salts in the water system. Plant species shall be selected for a particular location based on the following considerations:

- A. The ultimate growth, height, and spread of the tree canopy to allow for unrestricted growth and as appropriate for the site condition.
- B. The density of the canopy, ultimate shape, and branching pattern. Trees will provide varying degrees of shade due to branching habits and size and type of leaf.
- C. Access to adequate sunlight and rainwater. Micro-climatic limitations, such as reflected light sources from surface pavements and buildings and increased wind and snow load caused by building design should be considered when locating trees either on the street or as part of a site plan development.
- D. The location of existing and proposed utilities to allow uninhibited growth without disturbance to the tree crown or root zone.
- E. Maintenance requirements of street trees include watering, fertilizing, pruning, and repair of damage caused naturally and by humans, i.e., removal of bark and broken branches.
- F. Height of the tree canopy to protect sight lines along the street for both motorists and pedestrians.
- G. Tree litter such as berries or seed pods may be inappropriate for high-traffic areas.

- H. The ability to withstand harsh conditions. Trees located on sidewalks, plazas, or other hard surface areas will require adequate tree pits and surface grates that allow for air, water, and regular maintenance.

It shall be the property owner's responsibility to ensure that erosion does not deposit soil or other material on sidewalks or in the street. Materials such as bark, shredded plant material, compost, and decomposed granite, may be used as water-conserving mulch for plants and may also be used as the only material in portions of a park strip.

Gravel, rocks, and landscape cobble up to four-inch (4") in diameter may be used in landscaping. Large-diameter rocks and boulders are permitted. Organic mulch shall be used near street trees to protect them from mowers.

All park strip plant selection and design must meet Hurricane City site triangle visibility standards at intersections. Median and park strip planting design shall also incorporate passive surveillance measures when selecting and placing plant materials.

Street Frontage: This zone is one of the most important areas for landscaping. The Street Frontage sets the tone for the entire development. As this area will be viewed both by pedestrians and bypassing cars, its scale must be appropriate for each.

The Street Frontage landscape is typically to be highly detailed and organized plantings of herbs, ground covers, perennials, annuals, small shrubs, ornamentals, and trees in dedicated planters and landscape areas. Trees in the Street Frontage must have clear trunks to eight feet (8').

Guidelines for street frontage landscaping:

- A. Hardscape features are encouraged if the details and workmanship match the architecture and design of the commercial structure.
- B. Street Frontage mulch is to be either: soil pep, shredded bark, or landscape cobble rock sized as appropriate for plantings.
- C. Street Frontage shall have improved soils as required. Where topsoil has been removed as part of grading, organic material is to be amended before planting.
- D. Lighting that is not required for the Parking Lots is restricted to step lights, wall sconces, or decorative cap lights on pilasters.
- E. Plants in this zone must not excessively screen the structures from view.
- F. Plants in this zone should not include varieties that send out long runners or have thorns unless they can be easily maintained and do not create a hazard.

Open Space Standards and Requirements: Common open space in the Project is an important element in providing resting and gathering places, recreation areas, aesthetic

complements, stormwater percolation areas, and other purposes. Open space for this Project shall be defined as a portion of a lot or other area of land associated with and adjacent to a building or group of buildings about which it serves to provide light and air, scenic, recreational, resting, or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the buildings with which it is associated, and at times to the general public. Open space may include a limited proportion of space so located and treated to enhance the amenity of development by providing landscaping features, screening, buffering for occupants or adjacent landowners, or a general appearance of openness.

Naturally Occurring Open Areas: Naturally occurring open areas are untouched or undeveloped areas existing in their natural states, such as riparian areas, floodplains, and washes. The qualification of naturally occurring areas in proposed developments is via the recommendation of the land use authority and approval of the Hurricane City Council based upon site visits, maps, drawings, pictures, etc. Naturally occurring open areas are excluded from the proposed development's total open space and landscaping requirements.

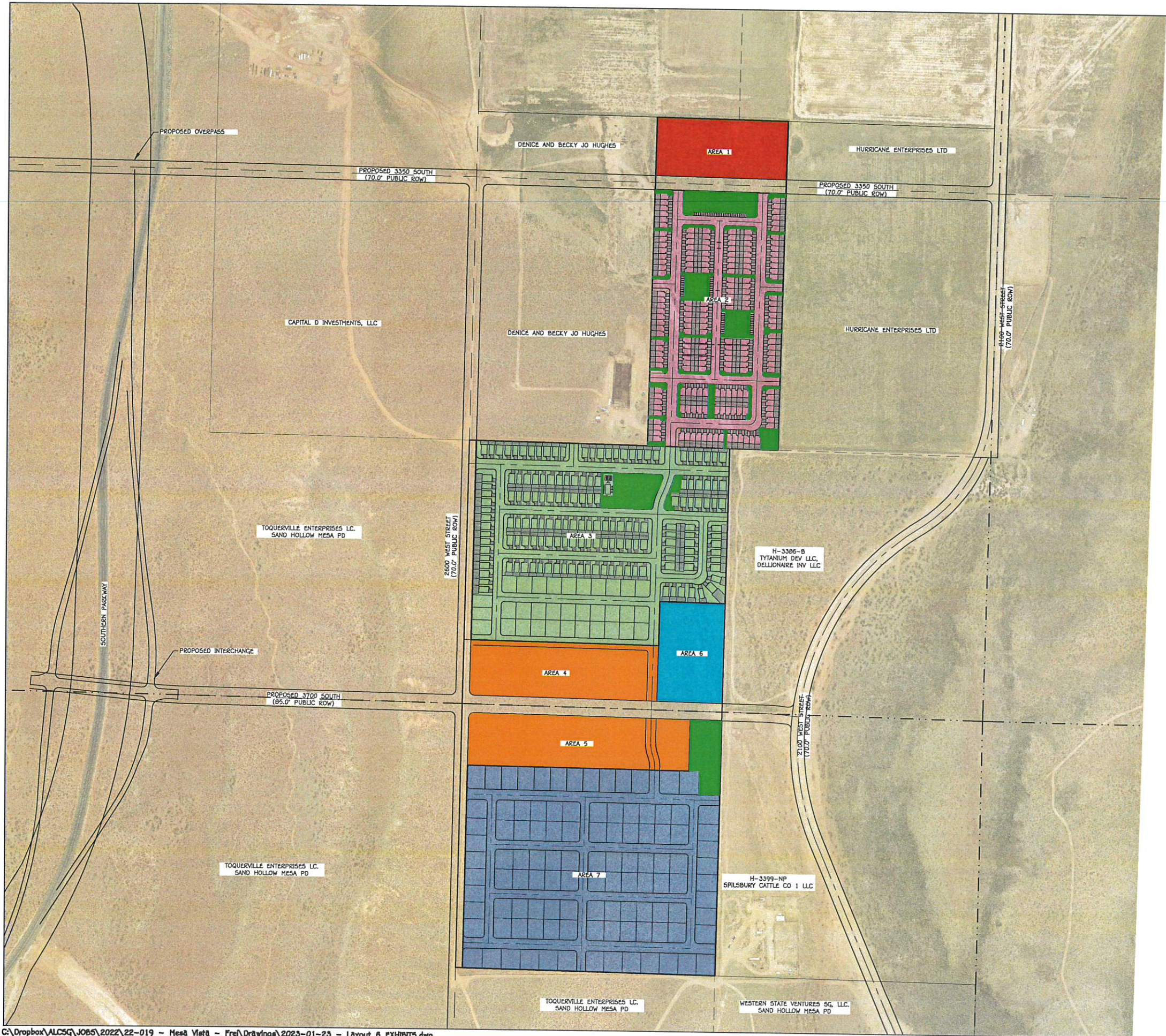
Landscaping and Open Space Requirements Applicable: If naturally occurring areas are deemed appropriate for development, then landscaping and open space requirements as defined herein shall apply.

Open Space Areas: See "Open Space Exhibit" (Exhibit 5) for a depiction of the Open Space/Common areas in this project.

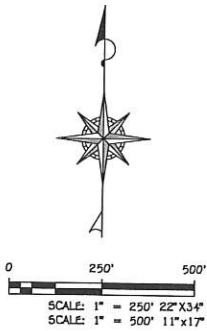
Adjacent Public Open Space: The minimum amount of open space required in the developed area for a PD development may be reduced by an amount determined by the land use authority, if the PD site bounds along at least one property line, a park, or other open active recreation space available and accessible to the public for recreation, relaxation, walking, etc. The adjacent public open space must remain in a perpetual state of open space, properly bound by conservation easements or deed restrictions. The open space should be sufficient in size and scope to provide significant recreational opportunities to those residents living in the project as may be approved by the land use authority.

Open Space Substitutions: Pedestrian and bicycle amenities may be substituted for required open space in the following manner:

- A. **Dedicated walking or bike path.** A dedicated walking or bike path connecting to existing or proposed bike routes or serving the project in general.
- B. **Pedestrian bridges.** Publicly accessible open decks or any other amenities as otherwise approved by the land use authority.



- LAND USE LEGEND**
- AREA 1: COMMERCIAL 4.45 AC
 - AREA 2: TOWNHOMES 19.57 AC
 - AREA 3: GARDEN HOMES/R-1-6 27.69 AC
 - AREA 4: NEIGHBORHOOD COMMERCIAL 6.06 AC
 - AREA 5: NEIGHBORHOOD COMMERCIAL 6.70 AC
 - AREA 6: CIVIC/CHURCH 3.79 AC
 - AREA 7: R-1-B & LARGER 30.81 AC
 - OPEN SPACE
- OPEN SPACE AREA**
12.12 ACRES
528,122 SQ FT
11.57% OPEN SPACE
- MINIMUM 10' BETWEEN GARDEN & TOWNHOME BUILDINGS OF OPEN SPACE



DATE: 01/23/2023
JOB #: 22-019
DRAWN BY: ASA
CHECKED BY: ASA

OPEN SPACE EXHIBIT

FOR
MESA VISTA

HURRICANE UTAH

SECTIONS 20&29, TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB & M

EX:6

SHEET: 6 of 6

9.0 FENCES AND WALLS

Height of fences and walls: No fence, wall, or similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this chapter unless by a conditional use permit.

Retaining walls: When a retaining wall protects a cut below natural grade and is located on a line separating lot, a such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at such location if no retaining wall existed.

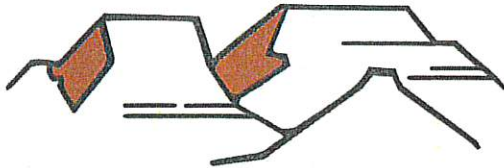
Fences in front or side yards: No opaque fence or wall or other similar structure exceeding 48 inches in height shall be erected within the front yard except upon written permission from the Planning Commission.

Swimming pools: Swimming pools of permanent construction not enclosed within a building shall be surrounded by a fence or wall having a lockable self-closing gate and a height of at least six feet which conforms to building code barrier requirements or provide another means of protection from accidental drowning which conforms to building code requirements.

Visual obstructions: To avoid creating a visual obstruction and promote public safety, a fence, wall, or other similar structure or landscaping located in a required front yard shall meet the following requirements:

No opaque fence, wall, or other similar structure, or landscaping that exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street property line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street property line, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.

In all zones which require a front yard, no fence, wall, or other similar structure, or landscaping that exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.



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-08

Receipt No. 8-166309

Name: TAD Parker Telephone: 435-619-0846

Address: 2127 E Circle Ridge Dr Fax No. _____

Email: PCH1995@OUTlook.com Agent Email: same

Agent (If Applicable): same Telephone: same

Address/Location of Subject Property: 421 N 5500 W

Tax ID of Subject Property: H-6NIP-3-F Number of Lots: _____

Subdivision Name: Gateway North Industrial Park Phase: 1

Submittal Requirements:

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

1. The final plat shall show:

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

STAFF COMMENTS

Agenda Date:	03/09/2023
Application Number:	2023-AFP-08
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Tad Porter
Agent:	
Request:	Approval of an Amended Final Plat
Location:	421 N 5500 W
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion: The applicant has applied to amend the final plat for Gateway North Industrial Park Phase 1 Lot 3F. The applicant is in the process of building five warehouse/office buildings on the property and now wishes to condominiumize the buildings into their own lots.

JUC Comments

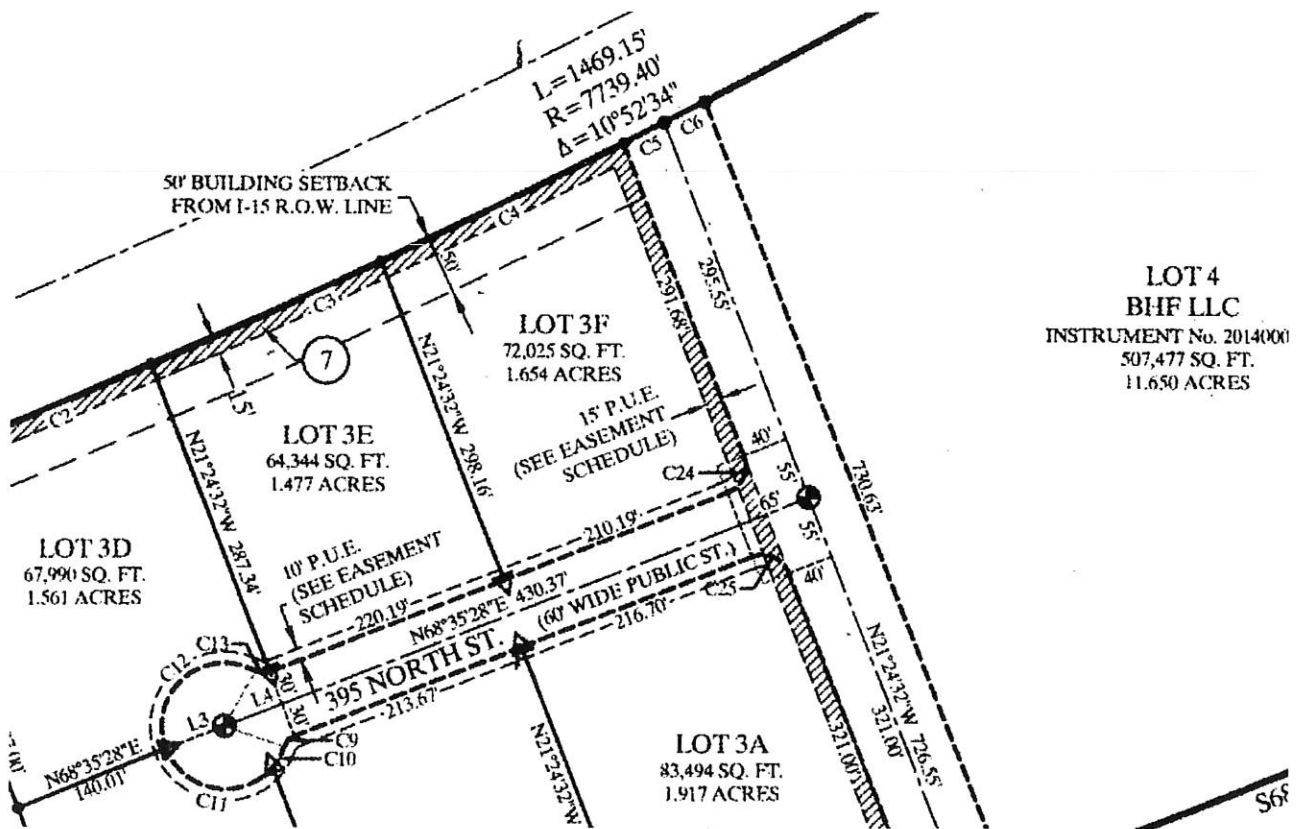
1. **Public Works:** No comments
2. **Power:** No comments
3. **Water:** No comments
4. **Streets:** No comments
5. **Sewer:** No comments
6. **Engineering:** Show existing encumbrances from recorded plat: 50' building setback, public utility easements. Match labels with dedications. Check survey details. Suggested name: "Gateway North Industrial Phase 1 2nd Amended and Extended partial Amendment "A" Lot 3F"
7. **Fire:** No comments received
8. **Cable/Phone/Gas/Water Conservancy/Parks:** No comments

Staff Comments

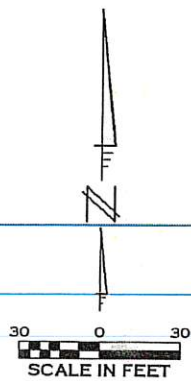
1. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2022. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended
 - b. Includes a plat name distinguishing the amended plat 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. The plat needs to include the easements and 50' I-15 Setbacks that have been previously recorded on the property (shown below). The previously recorded plats have been attached to this packet.





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.



INTERSTATE 15

$\angle = 77.3840^\circ$
 $\Delta = 12.2448'$
 $L = 7235.93'$

LOT 4

5500 WEST STREET
(60' WIDE PUBLIC STREET)

395 NORTH STREET
(60' WIDE PUBLIC STREET)

LOT 3A

LOT 3B

LOT 3D

LOT 3E

LOT 3F

BUILDING #1
6000.00 sq. ft.

BUILDING #2
6000.00 sq. ft.

BUILDING #3
6000.00 sq. ft.

BUILDING #4
6000.00 sq. ft.

BUILDING #5
4500.00 sq. ft.

W1/4 COR. SEC. 34,
T. 41 S., R. 14 W.,
SLB&M 1018 B.L.M.
BRASS CAP

BASE OF BEARINGS
N01°01'34"E
2872.46' (MEASURED)
2872.64' (RECORD)

CORNER SECTIONS 3, 4, 33 & 34
T. 41 S., R. 14 W., SLB&M 1074
WASH. CO. BRASS CAP

NOTES

1. THIS SUBDIVISION CONTAINS PRIVATE DRIVES AS LABELED. PRIVATE DRIVES ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF HURRICANE.
2. ALL COMMON AND PRIVATE DRIVE AREAS SHOWN ON THIS PLAN ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF HURRICANE TO REQUIRE THE HOMEOWNER'S ASSOCIATION TO ASSESS THE MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES. (SEE DECLARATION)
3. ALL POWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF HURRICANE UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF HURRICANE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
5. IN ADDITION TO THE ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR THE MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THE SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.
6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, COMMUNICATIONS, WATER, AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

SURVEYOR'S CERTIFICATE

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS (UNITS), EASEMENTS, AND COMMON AREA, HEREAFTER TO BE KNOWN AS:
"GATEWAY NORTH INDUSTRIAL PARK PHASE 1 3RD AMENDED LOT 3F"
AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:

GEROLD E. PRATT
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF LOT 3F OF THE GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED AND EXTENDED AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 07°01'54" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND THE WEST 1/4 CORNER OF SECTION 34, 2872.46 FEET TO THE NORTH.

NARRATIVE/PLANNING NOTES

THE PURPOSE OF THIS AMENDED PLAT IS TO PROVIDE FOR FURTHER DIVIDING THE PARCEL 3F OF THE GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED AND EXTENDED INTO UNITS AS ALLOWED BY HURRICANE CITY ORDINANCES. NO OTHER CHANGES ARE INTENDED WITH THIS PLAT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS (UNITS), EASEMENTS, AND COMMON AREA TO BE HEREAFTER KNOWN AS:
"GATEWAY NORTH INDUSTRIAL PARK PHASE 1 3RD AMENDED LOT 3F"
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND EASEMENTS AS NOTED OR SHOWN, TO THE CITY OF HURRICANE.

WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF ____, A.D. 2023.

TAD PORTER
ROCKY C RANCH PROPERTIES, LLC

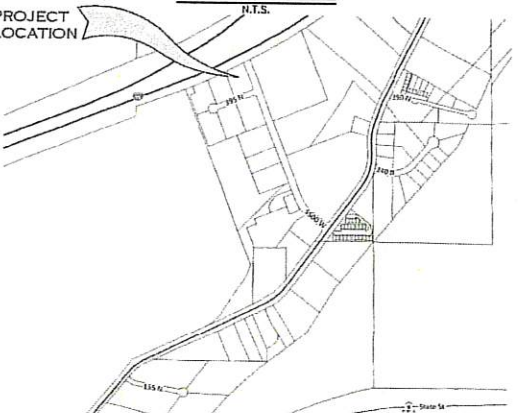
ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____
ON THIS ____ DAY OF _____, A.D. 2023, PERSONALLY APPEARED BEFORE ME, TAD PORTER, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF ROCKY C RANCH PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF ROCKY C RANCH PROPERTIES, LLC, AND HE DID FOR HIMSELF DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
NOTARY PUBLIC _____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

LEGEND

- FOUND CENTERLINE MONUMENT
- SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED "PRATT ENGINEERING PC # 6P 176247"
- FOUND 5/8" X 20" REBAR PIN
- SET MAG NAIL IN CURB, WALL OR ASPHALT
- FOUND REFERENCE MAG NAIL AND WASHER IN WALL, ROCK OR CURB
- PRIVATE AREAS
- COMMON AREAS

VICINITY MAP



GATEWAY NORTH INDUSTRIAL PARK PHASE 1 3RD AMENDED LOT 3F

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

PRATT ENGINEERING, P.C. CIVIL ENGINEERING AND LAND SURVEYING 51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737 FAX: (435) 635-5765 TEL: (435) 635-2329	CITY ENGINEER'S APPROVAL THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 2023. DATE: _____ HURRICANE CITY ENGINEER	APPROVAL OF ASH CREEK SPECIAL SERVICE DIST. I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ____ DAY OF ____, A.D. 2023. SUPERINTENDENT, SSD	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH BY THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THEREON THIS ____ DAY OF ____, A.D. 2023. ATTEST: CITY RECORDER HURRICANE, UTAH NANCY BILLINGS, MAYOR HURRICANE, UTAH	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF ____, A.D. 2023. HURRICANE CITY ATTORNEY	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____, A.D. 2023 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	ACCEPTANCE OF COUNTY RECORDER WASHINGTON COUNTY RECORDER	FILE NAME: 206-697, FORKNER DATE: FEB. 02, 2023 SHEET 1 OF 1
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SURVEYOR'S CERTIFICATE

I, JAMES E. STUERCKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE No. 4953, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND PUBLIC STREETS HEREAFTER TO BE KNOWN AS:

GATEWAY NORTH INDUSTRIAL PARK PHASE 1

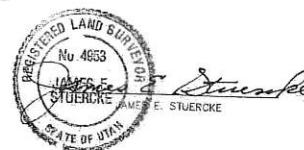
BOUNDARY DESCRIPTION

ALL THAT PORTION OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;
THENCE N 00°09'30" E, 1715.87 FEET ALONG THE WEST LINE OF SAID SECTION 34;
THENCE EAST, 1072.41 FEET TO THE POINT OF BEGINNING;
THENCE N 21°24'32" W, 1392.41 FEET TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 7739.40 FOOT RADIUS;
SAID CURVE ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 15 HIGHWAY;
THENCE NORTHEASTERLY, 1469.12 FEET ALONG THE ARC OF SAID CURVE FROM A RADIAL LINE WHICH BEARS N 21°24'32" W THROUGH A CENTRAL ANGLE OF 10°52'34";
THENCE S 21°24'32" E, 827.67 FEET;
THENCE S 68°35'28" W, 655.34 FEET;
THENCE S 21°24'32" E, 884.90 FEET TO A CURVE CONCAVE NORTHEASTERLY AND HAVING A 445.00 FOOT RADIUS;
THENCE SOUTHEASTERLY, 242.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'01";
THENCE S 52°40'33" E, 159.93 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING A 40.00 FOOT RADIUS;
THENCE SOUTHEASTERLY, 62.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00" TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 91 REALIGNMENT;
THENCE S 52°40'33" E, 100.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 91;
THENCE S 37°19'27" W, 204.83 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 89°59'23" W, 125.77 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SAID HIGHWAY 91;
THENCE N 37°19'27" E, 121.11 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE WESTERLY AND HAVING A 40.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 62.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00";
THENCE N 52°40'33" W, 159.93 FEET TO A CURVE CONCAVE NORTHEASTERLY AND HAVING A 525.00 FOOT RADIUS;
THENCE NORTHWESTERLY, 286.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'01";
THENCE N 21°24'32" W, 181.13 FEET;
THENCE S 68°35'28" W, 725.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.400 ACRES MORE OR LESS.

8/11/94
DATE



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREAFTER KNOWN AS: GATEWAY NORTH INDUSTRIAL PARK - PHASE 1, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS; ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS, LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS, MENT DISTRICT, DATED OCTOBER 29, 1993, AS ENTRY No. 448154, IN BOOK 768, AT PAGES 396-400, AND RECORDED OCTOBER 29, 1993, SAID DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, OFFICIAL WASHINGTON COUNTY RECORDS, SAID DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS IS HEREBY INCORPORATED, AND MADE PART OF THIS PLAT.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS 22nd DAY OF August, 1994.

WINDING RIVER ASSOCIATES
A UTAH LIMITED PARTNERSHIP

H.C. Cannon

BY: WINDING RIVER PROPERTIES, A UTAH CORPORATION GENERAL PARTNER

H.C. CANNON, LIMITED POWER OF ATTORNEY

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Washington

ON THE 22nd DAY OF August, 1994, BEFORE ME PERSONALLY APPEARED H.C. CANNON, WHOSE IDENTITY IS PERSONALLY KNOWN TO OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE HAS LIMITED POWER OF ATTORNEY FOR WINDING RIVER PROPERTIES, A UTAH CORPORATION, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT CORPORATION BY AUTHORITY OF ITS BYLAWS OR OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED BEFORE ME THAT THE CORPORATION EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE CORPORATION FOR ITS STATED PURPOSE.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF August, 1994.

MY COMMISSION EXPIRES 08-20-95

2 Debra P. Quinn
Notary Public, Residing At:
St. George, UT

GATEWAY NORTH INDUSTRIAL PARK PHASE 1

RECORDED #477171

STATE OF UTAH, COUNTY OF WASHINGTON
RECORDED AND FILED AT THE REQUEST OF:

SOUTHERN UTAH TITLE CO.

DATE 8-29-94 TIME 15:16 PM BOOK 846 PAGE 306

34.00
FEE \$

Russell Shirts
COUNTY RECORDER

GENERAL NOTES

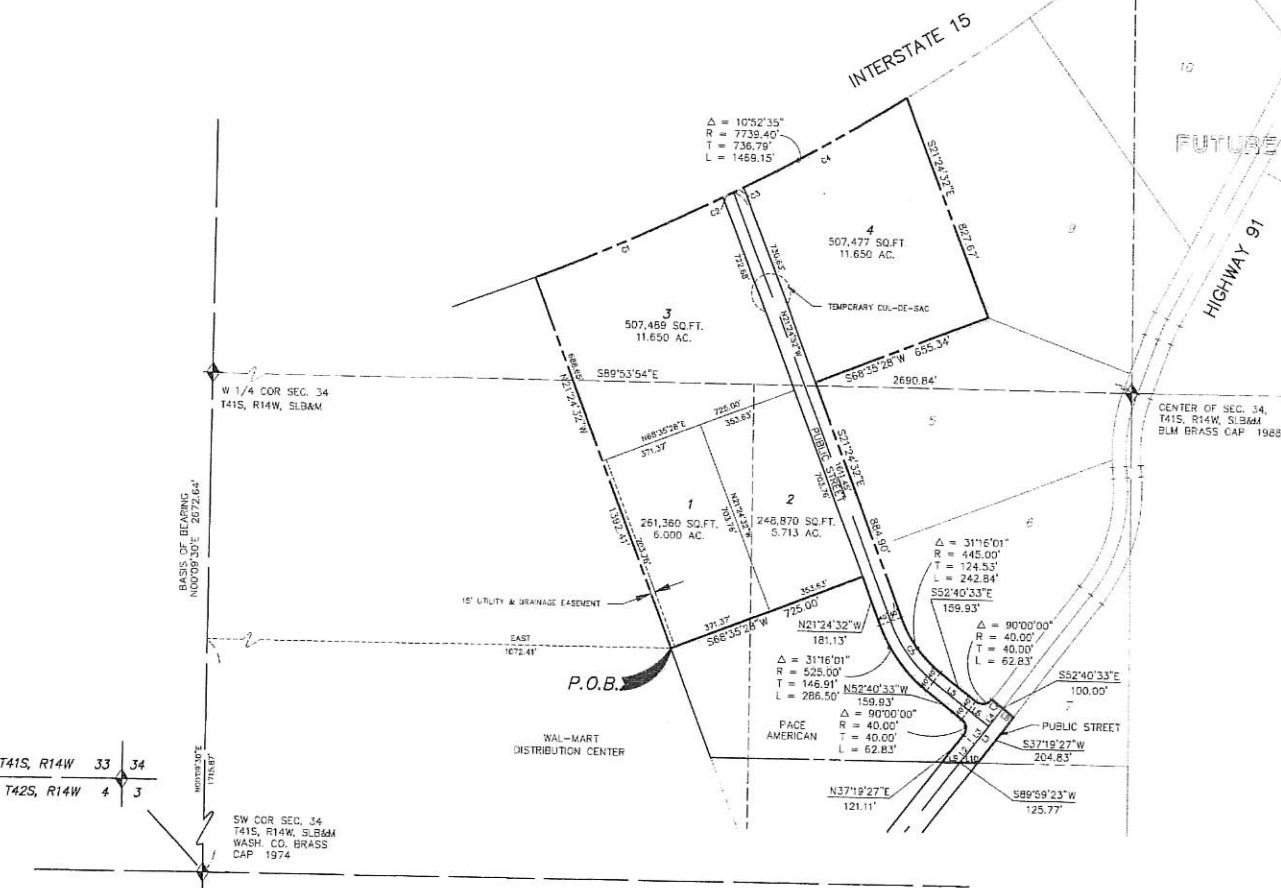
- LOT 1 OF THIS SUBDIVISION HAS NO ACCESS TO PUBLIC ROADS. LOT 1 IS ESTABLISHED IN ANTICIPATION OF SALE TO THE ADJACENT OWNER TO THE SOUTH WHICH WILL PROVIDE ACCESS TO LOT 1. IN THE EVENT THAT LOT 1 IS NOT SOLD TO THE ADJACENT OWNER TO THE SOUTH THE DECLARANT WILL CONVEY, WITH LOT 1, AN EASEMENT FOR ACCESS ACROSS LOT 2.
- ALL PUBLIC STREETS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER MAIN IMPROVEMENTS.

CURVE	RADIUS	LENGTH	ARC CHORD	CHORD BEARING	DELTA
C1	7739.40'	1715.87'	363.32'	N89°59'23"W	107°24'32"
C2	7739.40'	1072.41'	26.39'	N52°40'33"E	00°09'30"
C3	7739.40'	1392.41'	40.21'	N21°24'32"W	00°09'30"
C4	7739.40'	827.67'	21.19'	N68°35'28"W	00°09'30"
C5	445.00'	242.84'	3.71'	N52°40'33"E	10°52'34"
C6	445.00'	159.93'	1.59'	N52°40'33"E	10°52'34"
C7	40.00'	62.83'	0.63'	N37°19'27"W	31°16'01"
C8	40.00'	100.00'	1.00'	N37°19'27"W	31°16'01"
C9	40.00'	121.11'	1.21'	N37°19'27"W	31°16'01"
C10	40.00'	125.77'	1.26'	N37°19'27"W	31°16'01"
C11	40.00'	204.83'	2.05'	N37°19'27"W	31°16'01"
C12	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"
C13	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"
C14	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"
C15	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"
C16	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"
C17	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"
C18	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"
C19	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"
C20	40.00'	286.50'	2.87'	N37°19'27"W	31°16'01"

LEGEND

- SECTION MONUMENT
- FND FOUND
- (R) RECORD
- (M) MEASURED

N
SCALE: 1"=300'



ALPHA
ENGINEERING
COMPANY

CITY ENGINEER'S CERTIFICATE

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 11th DAY OF August, 1994.

CITY ENGINEER

PLANNING COMMISSION

APPROVED THIS 15th DAY OF August, A.D. 1994.

CHAIRMAN, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED THIS DAY OF A.D. 1994.

CITY PLANNER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 4th DAY OF August, A.D. 1994.

ROA REPRESENTATIVE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 22nd DAY OF August, A.D. 1994.

CITY ATTORNEY

ACCEPTANCE OF CITY

PRESENTED TO THE WASHINGTON CITY COUNCIL ON THE 4th DAY OF August, A.D. 1994.

CITY RECORDER

MAYOR

CURVE	BEARS	LENGTH	TANGENT	CHORD	BEARING	DATA
1	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
2	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
3	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
4	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
5	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
6	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
7	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
8	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
9	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
10	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
11	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
12	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
13	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
14	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
15	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
16	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
17	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
18	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
19	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
20	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
21	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
22	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
23	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
24	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
25	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
26	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
27	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
28	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
29	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
30	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
31	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
32	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
33	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
34	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
35	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
36	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
37	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
38	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
39	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
40	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
41	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
42	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
43	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
44	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
45	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
46	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
47	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
48	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
49	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
50	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
51	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
52	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
53	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
54	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
55	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
56	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
57	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
58	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
59	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
60	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
61	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
62	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
63	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
64	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
65	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
66	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
67	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
68	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
69	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
70	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
71	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
72	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
73	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
74	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
75	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
76	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
77	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
78	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
79	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
80	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
81	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
82	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
83	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
84	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
85	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
86	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
87	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
88	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
89	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
90	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
91	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
92	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
93	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
94	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
95	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
96	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
97	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
98	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
99	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"
100	7739.40'	1715.87'	46.19'	45.10'	N63°04'21"E	05°00'00"

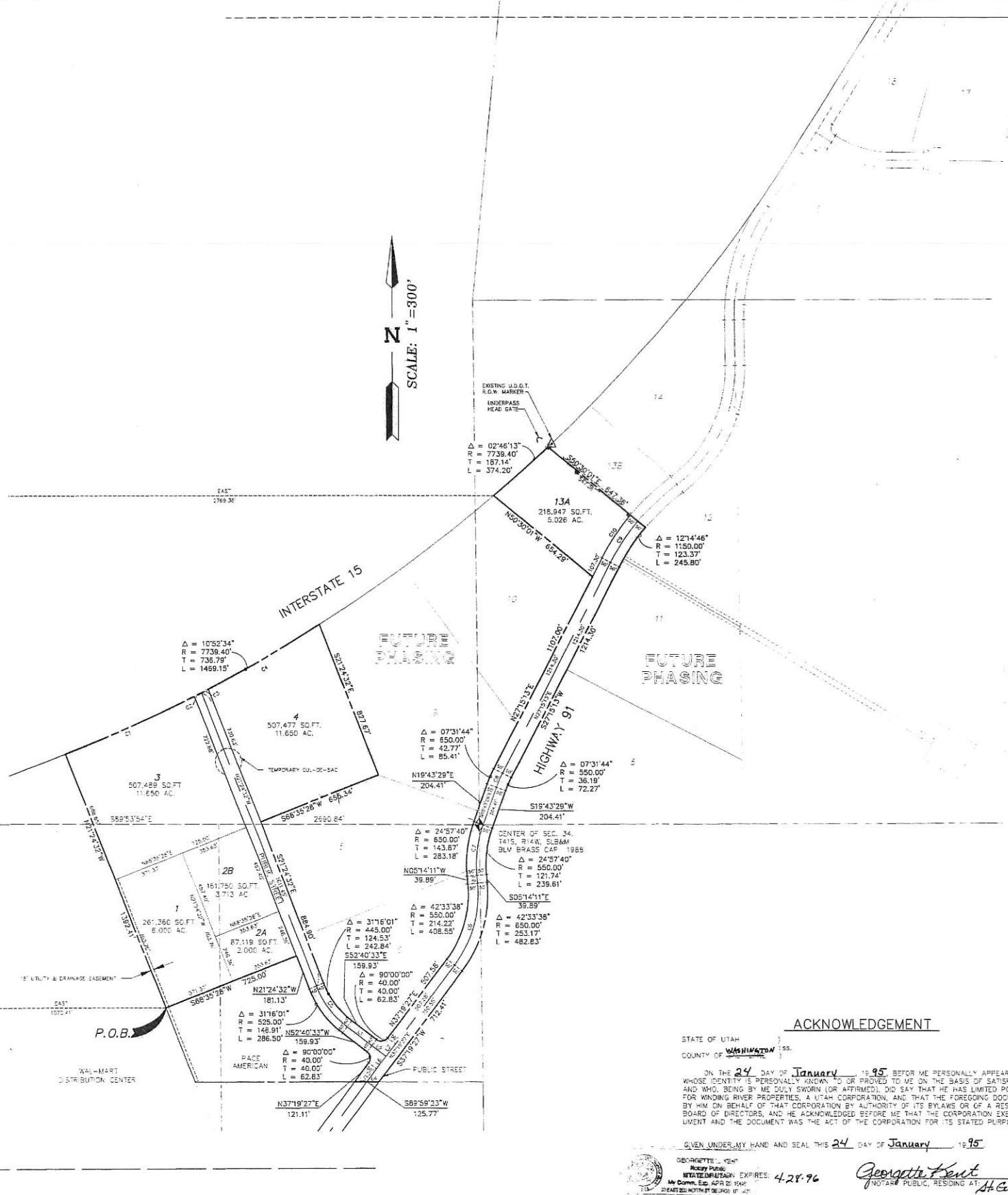
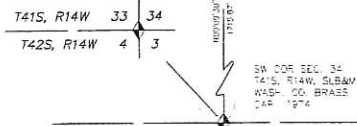
GENERAL NOTES

1. LOT 1 OF THIS SUBDIVISION HAS NO ACCESS TO PUBLIC ROADS. LOT 1 IS ESTABLISHED IN AN ORDER OF SALE TO THE ADJACENT OWNER TO THE SOUTH. THE CITY WILL PROVIDE ACCESS TO LOT 1 IN THE EVENT THAT LOT 1 IS NOT SOLD TO THE ADJACENT OWNER TO THE SOUTH. THE DECLARANT WILL CONVEY WITH LOT 1 AN EASEMENT FOR ACCESS ACROSS LOT 2.
2. ALL PUBLIC STREETS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF STREET MAIN IMPROVEMENTS.

LEGEND

- SECTION MONUMENT
- FOUND
- RECORD
- MEASURED

RECORDER'S NOTE:
SEE AFFIDAVIT 500467.
REGARDING OWNERS DEDICATION.



ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON

ON THE 24 DAY OF January, 1995, before me personally appeared H.C. Cannon, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he has limited power of attorney for WINDING RIVER PROPERTIES, A UTAH CORPORATION, and THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THAT CORPORATION BY AUTHORITY OF ITS BYLAWS OR OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE ACKNOWLEDGED BEFORE ME THAT THE CORPORATION EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE CORPORATION FOR ITS STATED PURPOSE.

GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF January, 1995.

Notary Public, Residing at St. George, UT

SURVEYOR'S CERTIFICATE

I, JAMES E. STUERCKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 4853, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF "THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND PUBLIC STREETS HEREAFTER TO BE KNOWN AS

GATEWAY NORTH INDUSTRIAL PARK PHASE 1 - AMENDED

BOUNDARY DESCRIPTION

ALL THAT PORTION OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;
THENCE N 00°09'30" E, 1715.87 FEET ALONG THE WEST LINE OF SAID SECTION 34;
THENCE EAST, 1072.41 FEET TO THE POINT OF BEGINNING;
THENCE N 21°24'32" W, 1392.41 FEET TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 7739.40 FOOT RADIUS;
SAID CURVE ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 15 HIGHWAY;
THENCE NORTHEASTERLY, 1489.15 FEET ALONG THE ARC OF SAID CURVE FROM A RADIAL LINE WHICH BEARS N 21°24'32" W THROUGH A CENTRAL ANGLE OF 105°23'41";
THENCE S 21°24'32" E, 827.67 FEET;
THENCE S 88°35'28" W, 655.34 FEET;
THENCE S 21°24'32" E, 884.90 FEET TO A CURVE CONCAVE NORTHEASTERLY AND HAVING A 445.00 FOOT RADIUS;
THENCE SOUTHEASTERLY, 242.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'01";
THENCE S 32°40'33" E, 159.93 FEET TO A CURVE CONCAVE NORTHERLY AND HAVING A 40.00 FOOT RADIUS;
THENCE SOUTHEASTERLY, 62.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 91 REALIGNMENT;
THENCE N 37°19'27" E, 507.58 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 408.55 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 42°33'38";
THENCE N 05°14'11" W, 39.89 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 283.18 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 24°57'40";
THENCE N 18°43'29" E, 204.41 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 85.41 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 07°31'44";
THENCE N 27°15'13" E, 1107.00 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE N 50°30'01" W, 654.29 FEET TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 7739.40 FOOT RADIUS;
SAID CURVE ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15 HIGHWAY;
THENCE NORTHEASTERLY, 374.20 FEET ALONG THE ARC OF SAID CURVE FROM A RADIAL LINE WHICH BEARS N 40°33'02" W THROUGH A CENTRAL ANGLE OF 02°44'35";
THENCE S 50°30'01" E, 647.38 FEET TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 1150.00 FOOT RADIUS;
SAID CURVE ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 91 REALIGNMENT;
THENCE SOUTHWESTERLY, 245.80 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE FROM A RADIAL LINE WHICH BEARS S 50°30'01" E THROUGH A CENTRAL ANGLE OF 121°4'46";
THENCE S 27°15'13" W, 1214.30 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE SOUTHWESTERLY, 72.27 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 07°31'44";
THENCE S 18°43'29" W, 204.41 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE SOUTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE SOUTHWESTERLY, 239.61 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 24°57'40";
THENCE S 05°14'11" E, 39.89 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE NORTHWESTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE SOUTHWESTERLY, 482.83 FEET ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 42°33'38";
THENCE S 37°19'27" W, 712.41 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE S 88°35'28" W, 125.77 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID HIGHWAY 91;
THENCE N 37°19'27" E, 121.11 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CURVE CONCAVE WESTERLY AND HAVING A 40.00 FOOT RADIUS;
THENCE NORTHEASTERLY, 62.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00";
THENCE N 52°40'33" W, 159.93 FEET TO A CURVE CONCAVE NORTHEASTERLY AND HAVING A 550.00 FOOT RADIUS;
THENCE NORTHWESTERLY, 286.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'01";
THENCE N 21°24'32" W, 181.13 FEET;
THENCE S 88°35'28" W, 725.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.333 ACRES MORE OR LESS.



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE-DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO BE HEREINAFTER KNOWN AS: GATEWAY NORTH INDUSTRIAL PARK - PHASE 1 - AMENDED, FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF THE PLANNED UNIT DEVELOPMENT AGREEMENT AND ESTABLISHMENT OF PUD DESIGN AND DEVELOPMENT DISTRICT, DATED OCTOBER 29, 1993, EXECUTED BY GATEWAY PROPERTY MANAGEMENT, INC. AND RECORDED OCTOBER 29, 1993, AS ENTRY NO. 448154, IN BOOK 768, AT PAGES 396-400, OFFICIAL WASHINGTON COUNTY RECORDS, SAID DECLARATIONS OF COVENANTS, INCORPORATED, CONDITIONS AND RESTRICTIONS IS HEREBY INCORPORATED, AND MADE PART OF THIS PLAT.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS 24th DAY OF JANUARY, 1995.

H.C. Cannon
BY: WINDING RIVER PROPERTIES, A UTAH CORPORATION GENERAL PARTNER
H.C. CANNON, LIMITED POWER OF ATTORNEY

SURVEYOR'S CERTIFICATE:

I, Michael R. Draper, Professional Land Surveyor Number 7706445-2201, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described herein in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat. I further certify that by authority of the herein Owners, I have made a survey of the tract of land shown on this plat and have subdivided the same tract into lots, public streets and easements to be hereinafter known as:

**GATEWAY NORTH INDUSTRIAL PARK PHASE 1
2ND AMENDED & EXTENDED**

That the same has been correctly surveyed and points established on the ground in accordance with the herein legal description.



Michael R. Draper

Certificate No. 7706445-2201

BOUNDARY DESCRIPTION:

A subdivision located in Section 34, Township 41 South, Range 14 West, Salt Lake Base and Meridian. the boundary of said subdivision being more particularly described by metes and bounds as follows:

Beginning at a point that is North 00°09'30" East 1,715.87 feet along the section line and East 1,072.41 feet from the section corner common to Sections 3, 4, 33 and 34, Township 41 S & 42 South, Range 14 West, Salt Lake Base and Meridian. Said point of beginning also being the Southwest corner of Lot 1, Gateway North Industrial Park Phase 1 Amended, according to the official plat thereof, on file as Instrument No. 490680 in the Office of the Washington County, Utah Recorder. Thence continuing along the Westerly, Northerly and Easterly boundaries of said described subdivision plat the following twenty-seven (27) courses as follows:

Thence North 21°24'32" West 1,292.41 feet to a point on the Southeasterly right-of-way line of Interstate 15;
thence Northeasterly, a distance of 1,469.15 feet along said right-of-way line and the arc of a 7,739.40 foot radius, non-tangent curve to the left (Radius bears North 21°24'32" West), through a central angle of 10°25'24";
thence leaving said right-of-way line and running South 21°24'32" East 827.67 feet;
thence South 80°25'28" West 655.34 feet;
thence South 21°24'32" East 864.90 feet to a point of curvature;
thence Southeasterly, a distance of 242.84 feet along the arc of a 445.00 foot radius curve to the left, through a central angle of 31°16'01" to a point of tangency;
thence South 52°40'23" East 159.83 feet to a point of curvature;
thence Easterly, a distance of 62.83 feet along the arc of a 40.00 foot radius curve to the left through a central angle of 90°00'00" to a point of tangency;
thence North 37°19'27" East 507.58 feet to a point of curvature;
thence Northerly, a distance of 408.55 feet along the arc of a 550.00 foot radius curve to the left through a central angle of 42°33'38" to a point of tangency;
thence North 00°14'11" West 39.89 feet to a point of curvature;
thence Northerly, a distance of 283.17 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 24°57'40" to a point of tangency;
thence North 19°43'29" East 284.41 feet to a point of curvature;
thence Northeasterly, a distance of 85.41 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 07°31'44" to a point of tangency;
thence North 27°15'13" East 1,007.00 feet;
thence North 80°30'01" West 654.29 feet returning to the Southeasterly right-of-way line of Interstate 15;
thence Northeasterly, a distance of 374.20 feet along said right-of-way line and the arc of a 7,739.40 foot radius, non-tangent curve to the left (Radius bears North 40°33'02" West), through a central angle of 02°40'13";
thence leaving said right-of-way line and running South 09°00'01" East 147.34 feet along a radial line;
thence Southeasterly, a distance of 245.80 feet along the arc of a 1,150.00 foot radius curve to the left (Radius bears South 50°30'01" East), through a central angle of 12°14'46" to a point of tangency;
thence South 27°15'13" West 1,214.30 feet to a point of curvature;
thence Southeasterly, a distance of 72.27 feet along the arc of a 550.00 foot radius curve to the left through a central angle of 07°31'44" to a point of tangency;
thence South 19°43'29" West 294.41 feet to a point of curvature;
thence Southerly, a distance of 229.61 feet along the arc of a 550.00 foot radius curve to the left through a central angle of 24°57'40" to a point of tangency;
thence South 00°14'11" East 39.89 feet to a point of curvature;
thence Southerly, a distance of 482.83 feet along the arc of a 650.00 foot radius curve to the right through a central angle of 42°33'38" to a point of tangency;
thence South 37°19'27" West 712.41 feet to a point on the East-West 1/16 line of the Southwest Quarter of Section 34, Township 41 South, Range 14 West, Salt Lake Base and Meridian;
thence South 89°59'23" West 125.77 feet along said 1/16 line to a point on the Northwesterly line of the Highway 91 Realignment Roadway Dedication Plat, according to the official plat thereof, on file as Instrument No. 579372 in the Office of the Washington County, Utah Recorder;
thence South 37°19'27" West 535.85 feet along said Northwesterly line to the Southeast corner of that parcel owned by the Bottling Group LLC, as described in Utah Patent No. 19381 and also recorded as Instrument No. 695344 in the Office of the Washington County, Utah Recorder;
thence North 00°14'34" West 351.74 feet along the East line of said patent to the Northeast corner thereof;
thence South 89°45'17" West 364.91 feet along the North line of said patent to the Northwest corner thereof;
thence South 00°14'34" East 631.00 feet along the West line of said patent to its intersection with the Northwesterly line of said Highway 91 Realignment Roadway Dedication Plat;
thence South 65°23'54" West 620.29 feet along said Northwesterly line to a curve;
thence Northeasterly, a distance of 295.09 feet along the arc of a 550.00 foot radius curve to the left (Radius bears North 24°36'06" West), through a central angle of 38°47'00" to a point of tangency;
thence North 34°39'28" East 391.30 feet to a point of curvature;
thence Northeasterly, a distance of 213.91 feet along the arc of a 550.00 foot radius curve to the left through a central angle of 22°17'02";
thence North 21°24'32" West 667.73 feet to the Point of Beginning.

Containing approximately 2,884,726 Square Feet or 66.22 Acres.

OWNERS' DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of the said described tract of land having caused the same to be subdivided into lots, public streets, and easements to be hereinafter known as:

**GATEWAY NORTH INDUSTRIAL PARK PHASE 1
2ND AMENDED & EXTENDED**

for good and valuable consideration received, do hereby dedicate and convey to Hurricane City, Utah, for the perpetual use of the public, all parcels of land shown on this plat as public streets, and public easements. All lots, streets, easements and dedications are noted or shown. The owners do hereby warrant to Hurricane City, Utah and its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.
With the exclusion of Lots 2A, 2B, 2C, 4 and 13A, all other lots shown on this plat are subject to the Declaration of Covenants, Conditions and Restrictions (CC&R's), recorded in the office of the Washington County Recorder on the _____ day of _____, 20____, as Entry No. _____, said Declaration of Covenants, Conditions and Restriction is hereby incorporated and made part of this plat.

In witness whereof we have hereunto set our hands this _____ day of _____, 20____.

TRUCKPRO, L.C.

TRUCKPRO, L.C., a Utah limited liability company

BY: James Warner, Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah

County of Salt Lake) S.S.

On the 18 day of May, 2019, personally appeared before me James Warner who being by me duly sworn did say that he is the Manager of TRUCKPRO, L.C., a Utah limited liability company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

FULL NAME SIGNATURE: Martha Galvan

FULL NAME PRINT: Martha Galvan

COMMISSION NO.: 692025

EXPIRATION DATE: 10-24-2020

A NOTARY COMMISSIONED

IN THE STATE OF: Utah

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

PAUL & TODD ENTERPRISES, LLC

BY: Todd Pendleton Paul R. Olsen

PAUL & TODD ENTERPRISES, LLC, a Utah limited liability company

BY: Todd Pendleton Paul R. Olsen

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah

County of Washington) S.S.

On the 21st day of May, 2019, personally appeared before me Todd Pendleton & Paul R. Olsen who being by me duly sworn did say that he is the President & Vice President of PAUL & TODD ENTERPRISES, LLC, a Utah limited liability company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

FULL NAME SIGNATURE: Nicole E. Black

FULL NAME PRINT: Nicole E. Black

COMMISSION NO.: 698005

EXPIRATION DATE: Nov 14, 2021

A NOTARY COMMISSIONED

IN THE STATE OF: Utah

(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

THE ADAMS REVOCABLE TRUST

BY: Janice E. Adams

THE ADAMS REVOCABLE TRUST, under agreement dated February 28, 2019

BY: ROBERT P. ADAMS

State of Utah

County of Washington) S.S.

On the 21st day of May, 2019, personally appeared before me Robert P. & Janice E. Adams who being by me duly sworn did say that they are the Trustees of THE ADAMS REVOCABLE TRUST, under agreement dated February 28, 2019, and that the foregoing instrument was signed in behalf of said Trust by authority of the terms of the Trust Agreement and they acknowledged to me that said Trust executed the same for the purposes stated therein.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

State of Utah

County of Washington) S.S.

On the 21st day of May, 2019, personally appeared before me Robert P. & Janice E. Adams who being by me duly sworn did say that they are the Trustees of THE ADAMS REVOCABLE TRUST, under agreement dated February 28, 2019, and that the foregoing instrument was signed in behalf of said Trust by authority of the terms of the Trust Agreement and they acknowledged to me that said Trust executed the same for the purposes stated therein.

FULL NAME SIGNATURE: Nicole E. Black

FULL NAME PRINT: Nicole E. Black

COMMISSION NO.: 698005

EXPIRATION DATE: Nov 14, 2021

A NOTARY COMMISSIONED

IN THE STATE OF: Utah

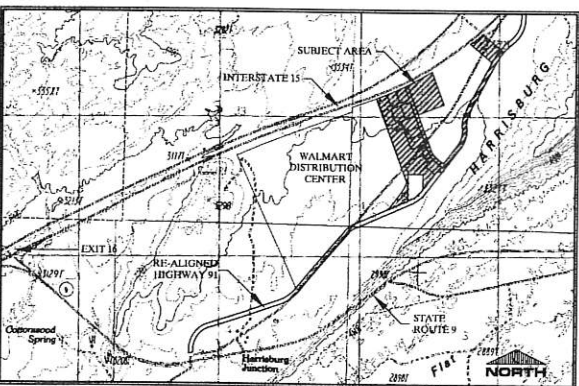
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16(6))

AMENDMENT NARRATIVE:

The intent of this Plat amendment is to merge the acreage of Lots 1, 2B and 3 of Gateway North Industrial Park Phase 1 Amended with 4 adjacent or contiguous parcels to the South and re-subdivide the combined area into 15 new lots as shown on Sheet 2 of this plat. The existing plat for Gateway North Industrial Park Phase 1 Amended can be found in the Office of the Recorder in Washington County, Utah. The owners of existing Lots 2A, 4 and 13A are not participating in the dedication of this plat.

VICINITY MAP - HURRICANE, UTAH INDUSTRIAL PARK:

SCALE: 1" = 200'



SCHEDULE OF EXISTING EASEMENTS, NOTES, RESERVATIONS & INTERESTS

1. Subject to an Easement in favor of DIXIE POWER COMPANY, a UTAH CORPORATION, for a perpetual easement and right of way to erect and maintain telephone and electric light and power transmission wires over and poles with necessary fixtures to support said wires, and rights incidental thereto, as set forth in Right of Way Deed recorded January 8, 1931, as Entry No. 33467, in Book R-3, at Page 213, Official Washington County Records.
(General Easement - Affects the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), Section 34, and also affects other property)
2. An Easement for perpetual Telephone and Electric light and power transmission wires, over and poles with necessary fixtures, etc., and rights incidental thereto, in favor of Dixie Power Company, a Utah Corporation, as recorded January 8, 1931, as Entry No. 33430, in Book S-2, at Page 52, Official Washington County Records.
(Replaces the entire NE1/4SW1/4 of Sec. 34)
3. Reservation and Rights of Way as contained in the Patents from the U.S.A. recorded August 9, 1977, as Entry No. 186126, in Book 223, at Page 778, Official Washington County Records, as follows: "Reserving from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States, also, Easements and Reservations to the United States all the Oil and Gas in the Lands so patented and to its persons authorized by it the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 589)
4. Subject to a Right of Way Easement, dated July 19, 1993, from Winding River Association, as GRANTOR, to Hurricane City, as GRANTEE, for a temporary easement with the right, to erect, construct, install, and lay, and thereafter, a perpetual easement to use, operate, inspect, repair, maintain, replace or remove a roadway and public utilities, over, across and through said land, as recorded August 5, 1993, as Entry No. 440407, in Book 747, at Pages 234-236, and duplicate recording on same date as Entry No. 440408, in Book 747, at Pages 237-239, Official Washington County Records.
(Note: The 66.0 foot portion about the Easement line of the property herein described and is a 66.0 foot "permanence" and a 100.0 foot wide "temporary" easement, "together with the right of ingress and egress over the adjacent lands.")
Surveyor's Note: This easement lies entirely within 5500 West Street and is not depicted graphically herein.
5. Subject to a Utility Easement Dedication, dated May 15, 2007, executed by Richard T. Murmet and Carolyn C. Murmet, recorded May 15, 2007, as Doc. No. 20070034899, Official Washington County Records.
Surveyor's Note: Utility Easement Dedication conveys "to all public utility agencies, their successors and assigns, a permanent easement" "for construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use."
6. Subject to a Right of Way and Easement Grant, in favor of Quaker Gas Company, its successors and assigns, for a right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, and rights incidental thereto, recorded April 18, 2013, as Doc. No. 20130014672, Official Washington County Records.
7. Subject to a Public Utility Easement, dated October 11, 2013, in favor of CITY OF HURRICANE, a Utah municipal corporation, for a perpetual easement to use, install, operate, maintain, repair, remove, relocate and replace public utilities, and rights incidental thereto, recorded October 14, 2013, as Doc. No. 20130036403, Official Washington County Records.
8. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Official Plat of "GATEWAY NORTH INDUSTRIAL PARK PHASE 1 AMENDED", Official Washington County Records.

Note:
The final plat for Gateway North Industrial Park Phase 1 Amended dedicated a 15 foot wide Utility & drainage easement that affects the Westerly line of Lot 1 as shown.
The plat also granted an easement to Ash Creek Special Service District per Item 2 of the General Notes as follows:
"ALL PUBLIC STREETS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER MAIN IMPROVEMENTS."

**ADDITIONAL EASEMENTS GRANTED HEREON OR WITH
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

1. Lots 1, 2A, 2B, 2C, 3A, 3F, 5, 6, 7, 8, 9 and 10 are subject to a 15 foot wide Public Utility and Drainage Easement dedicated herein. The easement is perpetual and shall be 15 feet in width, parallel with and along all lot lines fronting 5500 West Street and Highway 91 as shown.
2. Lots 3A, 3B, 3C, 3D, 3E and 3F are subject to a 10 foot wide Public Utility and Drainage Easement dedicated herein. The easement is perpetual and shall be 10 feet in width, parallel with and along all lot lines fronting 385 North Street as shown.
3. The Declaration of Covenants, Conditions & Restrictions for the Gateway North Industrial Association subjects the lots to a number of easements pertaining to Utilities, Access, Ingress & Egress, Obstruction, Construction, Encroachment and Common Utilities. Refer to the Declaration of Covenants, Conditions & Restriction for details of the duration and affect of these easements.

NOTES:

1. Lots 3D, 3F and 3F of this subdivision are subject to a 50 foot building setback from the Interstate 15 right of way line. This building setback is intended to accommodate a future interstate off ramp. No permanent structures are allowed in this setback.

**FINAL PLAT FOR
GATEWAY NORTH INDUSTRIAL PARK PHASE 1
2ND AMENDED & EXTENDED**

AN AMENDMENT OF AND ADDITION TO GATEWAY NORTH INDUSTRIAL PARK PHASE 1 AMENDED
RECORDED AS WASHINGTON COUNTY, UTAH INSTRUMENT No. 490680
LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2



184-17.004 AMENDED PLAT FILE NUMBER:	05/16/2019 DATE:	M.R.D. DRAWN:
184-17.004 JOB NUMBER:	N/A SCALE:	M.R.D. CHECKED:

ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL:

The herein subdivision has been reviewed and is approved in accordance with information on file in this office, this 16th day of May, 2019.

Michael J. Shultz
SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

CITY ENGINEER'S APPROVAL:

The herein subdivision has been reviewed and is approved in accordance with information on file in this office, this 16th day of May, 2019.

John D. Johnson 5-16-19
CITY ENGINEER
HURRICANE CITY, UTAH

**APPROVAL AND ACCEPTANCE
by HURRICANE CITY, UTAH:**

We the mayor and city council of Hurricane City, Utah have reviewed the above subdivision plat and by authorization of said City Council recorded in the minutes of its meeting of the 23rd day of May, A.D. 2019, hereby accept said subdivision with all commitments and all obligations pertaining thereto.

John D. Johnson
MAYOR
HURRICANE CITY, UTAH
Janice E. Adams
ATTORNEY
HURRICANE CITY, UTAH

APPROVAL as to FORM:

Approved as to form, this 21st day of May, A.D. 2019.

Janice E. Adams
CITY ATTORNEY
HURRICANE CITY, UTAH

TREASURER APPROVAL:

I, Washington County Treasurer, have reviewed the above subdivision plat and all taxes, special assessments, and fees payable by the subdivision plat have been paid in full.

Janice E. Adams
WASHINGTON COUNTY TREASURER

RECORDED NO:

DOC # 20190021844
This conveyance was filed with the County Recorder's Office on 05/16/2019 at 1:52 PM for \$122.00 by CHRISTINE E. CURRIE
Russell Shultz
FEE
COUNTY RECORDER
WASHINGTON COUNTY, UTAH

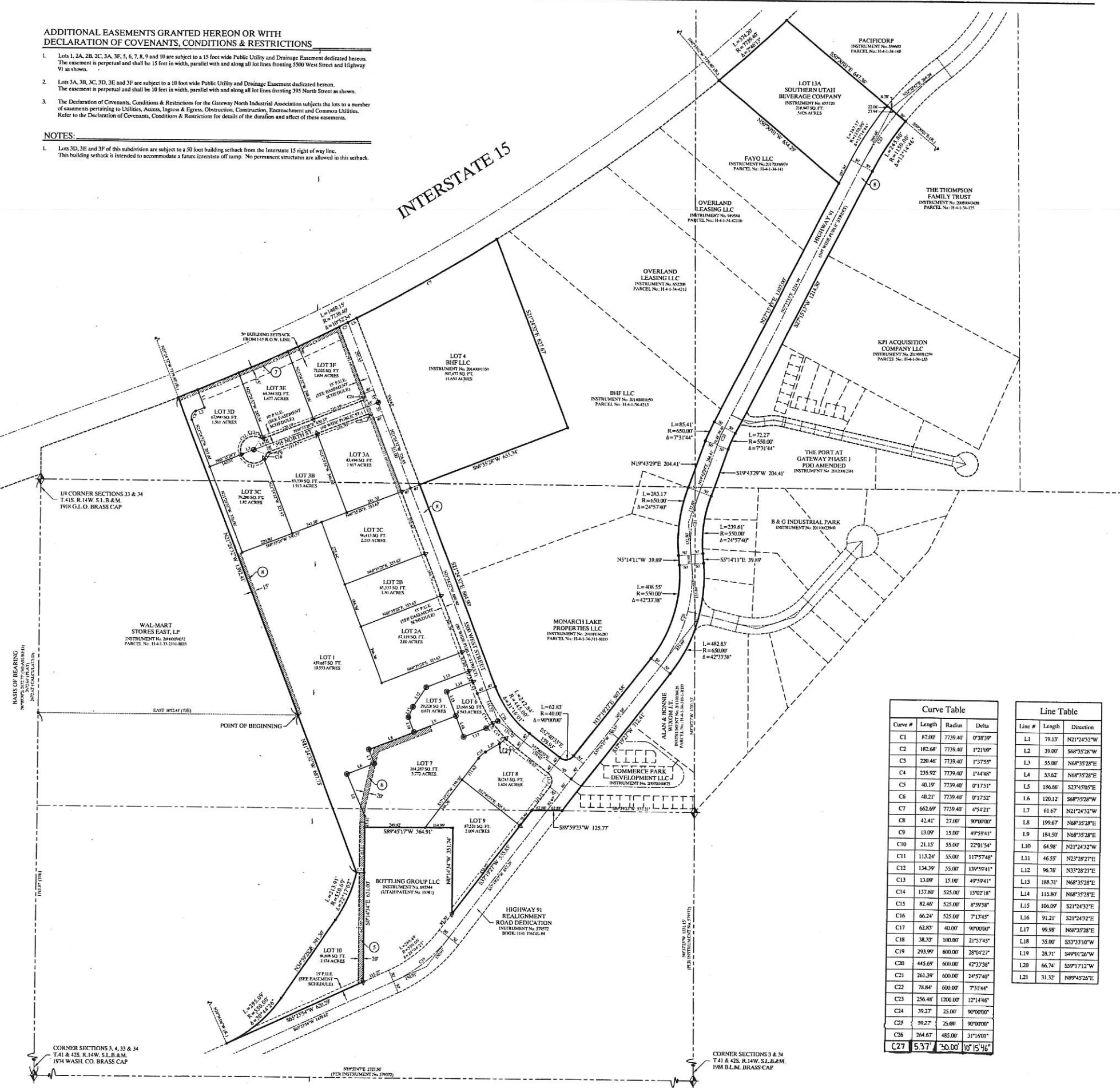
SCHEDULE OF EXISTING EASEMENTS, NOTES, RESERVATIONS & INTERESTS

1. Subject to an Easement in favor of DIXIE POWER COMPANY, A UTAH CORPORATION, for a perpetual easement and right of way to erect and maintain telephone and electric light and power transmission wires, over and poles with necessary fixtures, etc., and rights incidental thereto, as set forth in Right of Way Deed recorded January 8, 1951, as Entry No. 33487, in Book R-3, at Page 233, Official Washington County Records.
(General Easement - Affects the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4), Section 34 and also affects other property)
2. An Easement for perpetual Telephone and Electric light and power transmission wires, over and poles with necessary fixtures, etc., and rights incidental thereto, in favor of Dixie Power Company, a Utah Corporation, as recorded January 8, 1951, as Entry No. 33487, in Book R-3, at Page 233, Official Washington County Records.
(Roots the entire NE1/4SW1/4 of Sec. 34)
3. Reservations and Rights of Way as contained in the Patents from the U.S.A. recorded August 9, 1977, as Entry No. 186126, in Book 223, at Page 738, Official Washington County Records, as follows: "Reserving from the lands hereby granted a right of way thereon for ditches or canals construction by the authority of the United States. Also, Excepting and Reserving to the United States all the Oil and Gas in the Lands so patented and to any persons authorized by it the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 599)."
4. Subject to a Right of Way Easement, dated July 19, 1993, from Winding River Associates, as GRANTOR, to Hurricane City, as GRANTEE, for a temporary easement with the right, to erect, construct, install, and lay, and thereafter, a perpetual easement to use, operate, inspect, repair, maintain, replace or remove a roadway and public utilities, over, across and through said land, as recorded August 5, 1993, as Entry No. 440407, in Book 747, at Pages 234-236, and duplicate recording on same date as Entry No. 440408, in Book 747, at Pages 237-239, Official Washington County Records.
(Note: The 66.0 foot portion about the Eastern line of the property herein described and is a 66.0 foot "permanent" and a 100.0 foot wide "temporary" easement, "together with the right of ingress and egress over the adjacent lands.")
Surveyor's Note: This easement lies entirely within 5500 West Street and is not depicted graphically herein.
5. Subject to a Utility Easement Dedication, dated May 15, 2007, executed by Richard T. Mursci and Carolyn C. Mursci, recorded May 15, 2007, as Doc. No. 20070024899, Official Washington County Records.
Surveyor's Note: Utility Easement Dedication conveys "to all public utility agencies, their successors and assigns, a permanent easement" for construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use.
6. Subject to a Right of Way and Easement Grant, in favor of Questar Gas Company, its successors and assigns, for a right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities, and rights incidental thereto, recorded April 18, 2013, as Doc. No. 20130014072, Official Washington County Records.
7. Subject to a Public Utility Easement, dated October 11, 2013, in favor of CITY OF HURRICANE, a Utah municipal corporation, for a perpetual easement to use, install, operate, maintain, repair, remove, relocate and replace public utilities, and rights incidental thereto, recorded October 14, 2013, as Doc. No. 20130038403, Official Washington County Records.
8. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Official Plat of "GATEWAY NORTH INDUSTRIAL PARK PHASE 1, AMENDED", Official Washington County Records.
Note:
The final plat for Gateway North Industrial Park Phase 1, Amended dedicated a 15 foot wide Utility & drainage easement that affects the Western line of Lot 1 as shown.
The plat also granted said easement to Ash Creek Special Service District per Item 2 of the General Notes as follows:
"ALL PUBLIC STREETS SHALL HAVE AN EASEMENT GRANTED HEREON TO ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER MAIN IMPROVEMENTS.

- ADDITIONAL EASEMENTS GRANTED HEREON OR WITH DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
1. Lots 1, 2A, 2B, 2C, 3A, 3F, 5, 6, 7, 8, 9 and 10 are subject to a 15 foot wide Public Utility and Drainage Easement dedicated hereon. The easement is perpetual and shall be 15 feet in width, parallel with and along all lot lines fronting 5500 West Street and Highway 91 as shown.
 2. Lots 3A, 3B, 3C, 3D, 3E and 3F are subject to a 10 foot wide Public Utility and Drainage Easement dedicated hereon. The easement is perpetual and shall be 10 feet in width, parallel with and along all lot lines fronting 395 North Street as shown.
 3. The Declaration of Covenants, Conditions & Restrictions for the Gateway North Industrial Association subjects the lots to a number of easements pertaining to Utilities, Access, Ingress & Egress, Obstruction, Construction, Encroachment and Common Utilities. Refer to the Declaration of Covenants, Conditions & Restrictions for details of the duration and affect of these easements.

NOTES:

1. Lots 3D, 3E and 3F of this subdivision are subject to a 30 foot building setback from the Interstate 15 right of way line. This building setback is intended to accommodate a future Interstate off ramp. No permanent structures are allowed in this setback.



LEGEND:

- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ⊙ SET PARKER KALON NAIL & WASHER
- NOTHING SET OR FOUND
- ▲ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊙ RING & LID SURVEY CONTROL MONUMENT TO BE SET IN CONJUNCTION WITH THIS PLAT
- ▲ SET PARKER KALON NAIL & WASHER IN CURB ON EXTENSION OF LOT LINE

EXISTING EASEMENT
(REFER TO EASEMENT SCHEDULE)

Curve Table			
Curve #	Length	Radius	Delta
C1	87.00	7739.40	0°38'39"
C2	182.68	7739.40	1°21'09"
C3	220.40	7739.40	1°37'55"
C4	235.92	7739.40	1°44'46"
C5	40.19	7739.40	0°17'51"
C6	48.21	7739.40	0°17'52"
C7	662.69	7739.40	4°54'21"
C8	42.41	27.00	90°00'00"
C9	13.09	15.00	49°59'41"
C10	21.15	55.00	22°01'54"
C11	113.24	55.00	11°57'48"
C12	134.39	55.00	13°55'41"
C13	13.09	15.00	49°59'41"
C14	137.80	525.00	15°02'18"
C15	82.40	525.00	8°59'58"
C16	66.24	525.00	7°13'45"
C17	62.85	40.00	90°00'00"
C18	38.33	100.00	21°57'45"
C19	293.99	600.00	28°04'22"
C20	445.69	600.00	42°33'38"
C21	261.39	600.00	24°57'40"
C22	78.84	600.00	7°31'44"
C23	256.48	1200.00	12°14'48"
C24	39.27	25.00	90°00'00"
C25	39.27	25.00	90°00'00"
C26	264.67	485.00	31°16'01"
C27	53.77	50.00	10°15'46"

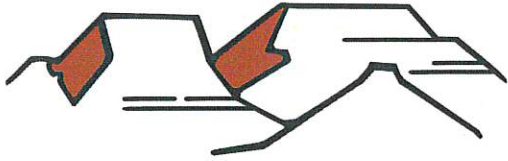
Line Table		
Line #	Length	Direction
L1	79.13	N21°24'32"W
L2	39.00	S68°35'28"W
L3	55.00	N68°35'28"E
L4	53.62	N68°35'28"E
L5	186.66	S23°45'05"E
L6	120.12	S68°35'28"W
L7	61.67	N21°24'32"W
L8	199.67	N68°35'28"E
L9	184.50	N68°35'28"E
L10	64.98	N21°24'32"W
L11	46.55	N23°38'27"E
L12	96.78	N33°28'27"E
L13	168.31	N68°35'28"E
L14	115.89	N68°35'28"E
L15	106.09	S21°24'32"E
L16	91.21	S21°24'32"E
L17	99.98	N68°35'28"E
L18	35.00	S53°33'10"W
L19	28.71	S49°01'26"W
L20	66.74	S59°17'12"W
L21	31.32	N89°45'28"E



ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-250, George, Utah 84790
Ph (435) 673-8586 Fax (435) 673-8397 - www.RACIVIL.COM

1994-17-004 AMENDED PLAT	05/16/2019	M.R.D.
FILE NUMBER:	DATE:	DRAWN:
1994-17-004	1" = 200'	M.R.D.
JOB NUMBER:	SCALE:	CHECKED:



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. _____

Receipt No. _____

Name: Ryan Anderson Telephone: (435) 703-0223

Address: 599 Cynthia LN, Santa Clara, UT 84765 Fax No. _____

Email: ryananderson73@gmail.com Agent Email: mattmetcalfarch@gmail.com

Agent (If Applicable): Matthew Metcalf, Architect Telephone: (435) 229-6849

Address/Location of Subject Property: 282 W State St, Hurricane, UT 84737

Tax ID of Subject Property: H-172-A Zone District: HC - Highway Commercial

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

New exterior renovation, main level restaurant space, upper level apartment unit, utilities upgrades as needed

This application shall be accompanied by the following:

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

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

.....
(Office Use Only)

Date Received: _____ Received by: _____

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



STAFF COMMENTS

Agenda Date:	03/09/2023
Application Number:	2023-PSP-04
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Ryan Anderson
Agent:	Matthew Metcalf
Request:	Approval of a Preliminary Site Plan
Location:	282 W State St
Zoning:	HC
General Plan Map:	Downtown

Discussion:

The applicant has filed a preliminary site plan for a Mixed Greens location. Mixed Greens is a salad restaurant that currently has one location in Santa Clara. They are looking to occupy the Old Red Barn Building near the corner of 300 W and State St. This building has sat in an abandoned and somewhat dilapidated state for several years, in discussions with staff the applicant is still undecided on whether the whole building needs to be torn down or if parts of it can be renovated but it appears regardless they will be using the original buildings footprint.

JUC Comments

The following items will need to be addressed:

1. **Power:** Need to provide power needs to the power department. Need to move current conduit away from the building. New transformer location off the building at least 10'. Existing three phase vault near building to the north.
2. **Water:** Okay with site plan. Water meter on the southeast corner of the building.
3. **Street:** Check parking
4. **Sewer:** No comments
5. **Engineering:** Where will the dumpsters be located? Verify property boundary has been drawn correctly, the latest transfer deed suggests the depth of the property is 153'. The Transportation Master Plan states "the minimum throat length for a minor commercial property is 50'" Parking stalls within this space shouldn't be allowed see how Cyprus credit union extended curb into their lot to increase throat length. Is there a cross access agreement between the lots?

6. **Fire:** Code analysis required.
7. **Phone:** No comment
8. **Gas:** No comment



Staff Comments: Preliminary Site Plan

1. The proposed restaurant use is a permitted use in the Highway Commercial zoning. The applicant is proposing an accessory dwelling unit on the second floor of the building. Staff believes our Downtown Master Plan will recommend a code change allowing for more of this type of mixed use development in the meantime it will fall under the following code:
 - a. **HCC 10-15-4: Development standards**
 - i. *Accessory uses in commercial zones shall include, but not be limited to, the following:*
 1. *Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.*
 2. *Accessory dwelling units for security and maintenance personnel.*
2. Parking Requirement: Per HCC 10-34-10

Restaurant, general	1 space per 100 square feet of gross floor area	
Dwelling, multiple-family:		
Studio and 1 bedroom units	1.5 spaces per dwelling unit	

They are proposing a one bedroom apartment and 1,936 square feet of restaurant space which would equal 21 parking spots. There are 17 existing parking spots on the site including driveway and garage spaces. Per HCC 10-34-9: *Existing commercial buildings. The Planning Commission may authorize modified parking requirements for new commercial uses in existing commercial buildings in order to foster economic development.*

a. The Planning Commission should also consider

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

b. The Planning Commission has granted a similar modification of the parking requirements for the renovation of the former China Buffet, now Pizza Hut building that this site shares a parking lot and cross access agreement with. Staff would recommend granting the parking requirement modification at this stage rather than later in the process.

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way.

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.

a. A full landscape plan will be required with the final site plan. The ten foot landscape buffer is not shown because the current site does not have one. They are showing landscape areas in other portions of the property.

4. The lot is flat and the staff does not have any concerns about slopes on the property.

5. Building renderings have been submitted, staff has no concerns with the renderings presented

6. A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))

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

SITE INFORMATION

PARCEL #: H-172-A
ZONE: HC (HIGHWAY COMMERCIAL)
SITE AREA: 10,075 SQ. FT (0.23 ACRES)
BLDG FOOTPRINT: 2,521 SQ. FT.

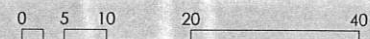
RESTAURANT AREA: 1,936 SQ. FT.
ADU AREA: 1,080 SQ. FT. (1-BED)

PARKING
RESTAURANT REQ'D: 19.36 STALLS (1/100 SF)
ADU REQ'D: 1.5 (1.5/STUDIO & 1 BED UNITS)
TOTAL REQ'D: 21 STALLS
TOTAL PROV'D: 17 STALLS
(14 RESTAURANT, 2 DRIVEWAY, 1 GARAGE)

LANDSCAPING PROV'D: 1,308 SQ. FT. (13%)



SCALE: 1" = 10'-0"



RED ROCK BICYCLES
H-172-C

H-172-C

65.00' N89°51'57"E

H-172-A

PROPOSED
DRIVEWAY
(2 STALLS)

PROPOSED
ACCESS

LOWER LEVEL

UPPER LEVEL

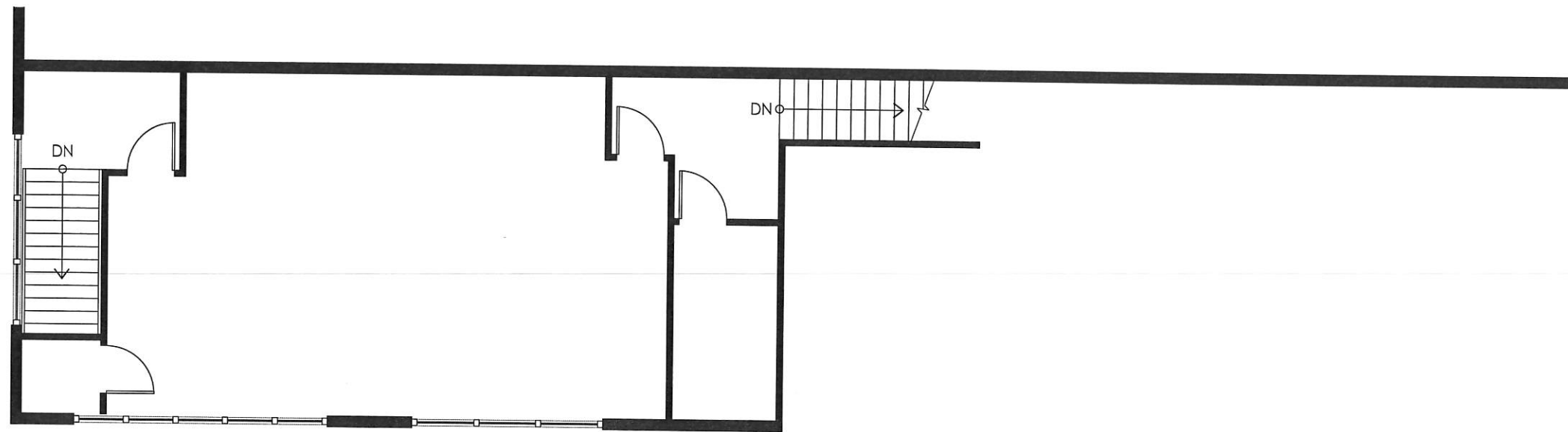
PROPOSED OUTDOOR
DINING

ECONOLODGE
H-171-B

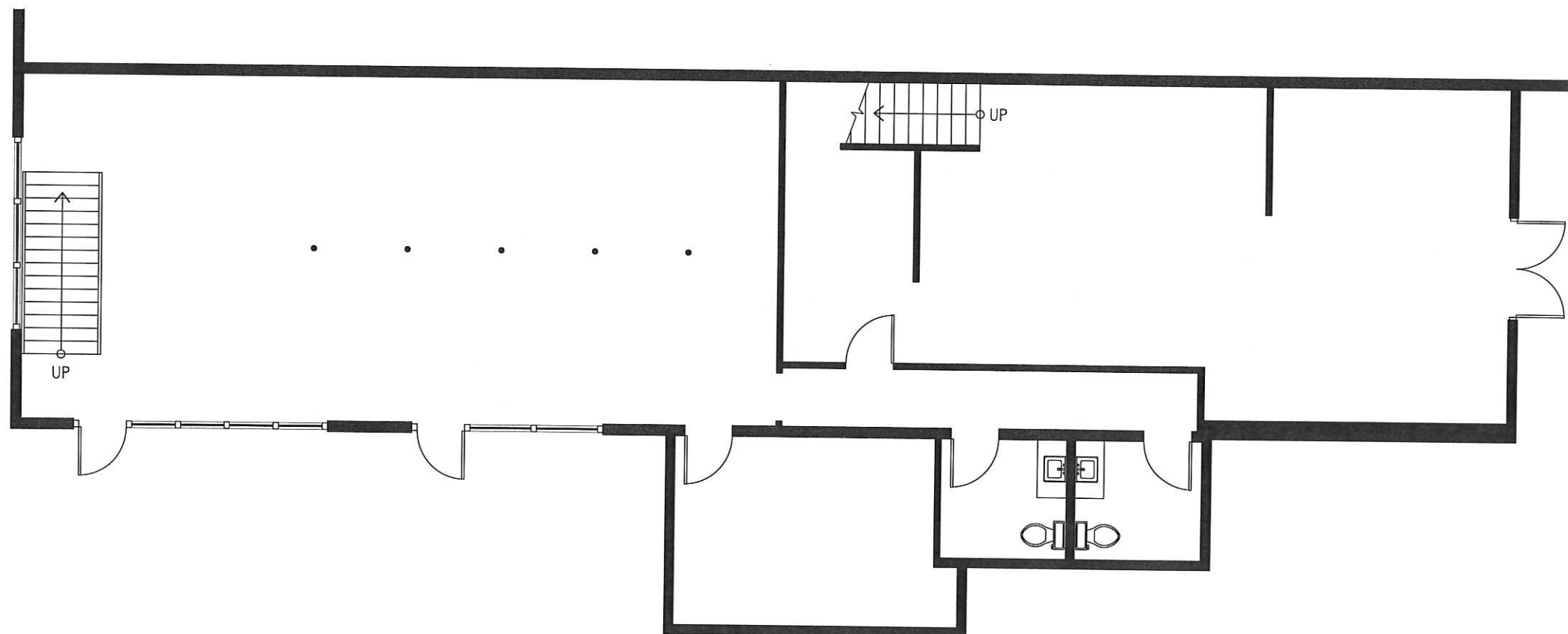
65.00' N89°51'57"E

STATE STREET

H-173
CYPRUS CREDIT UNION
H-173



EXISTING SECOND LEVEL FLOOR PLAN
1,080 SQ. FT.

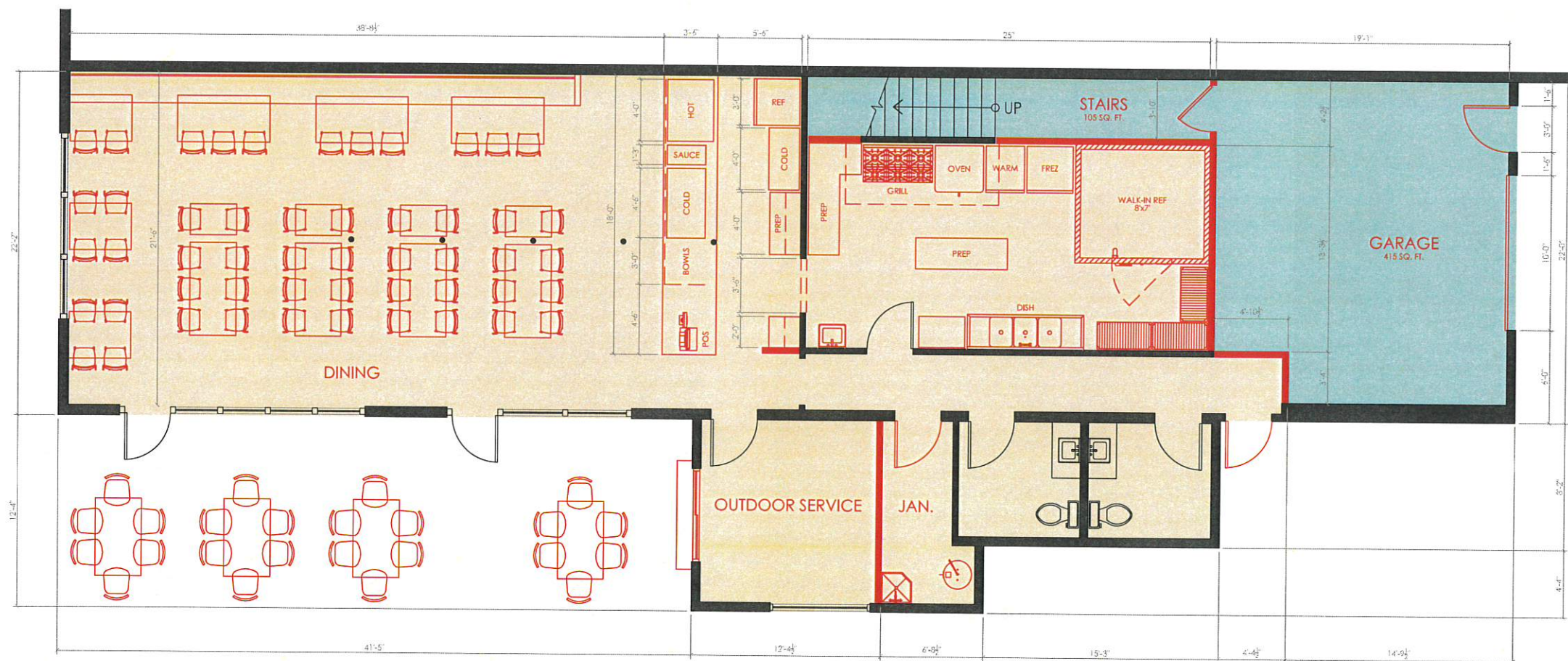
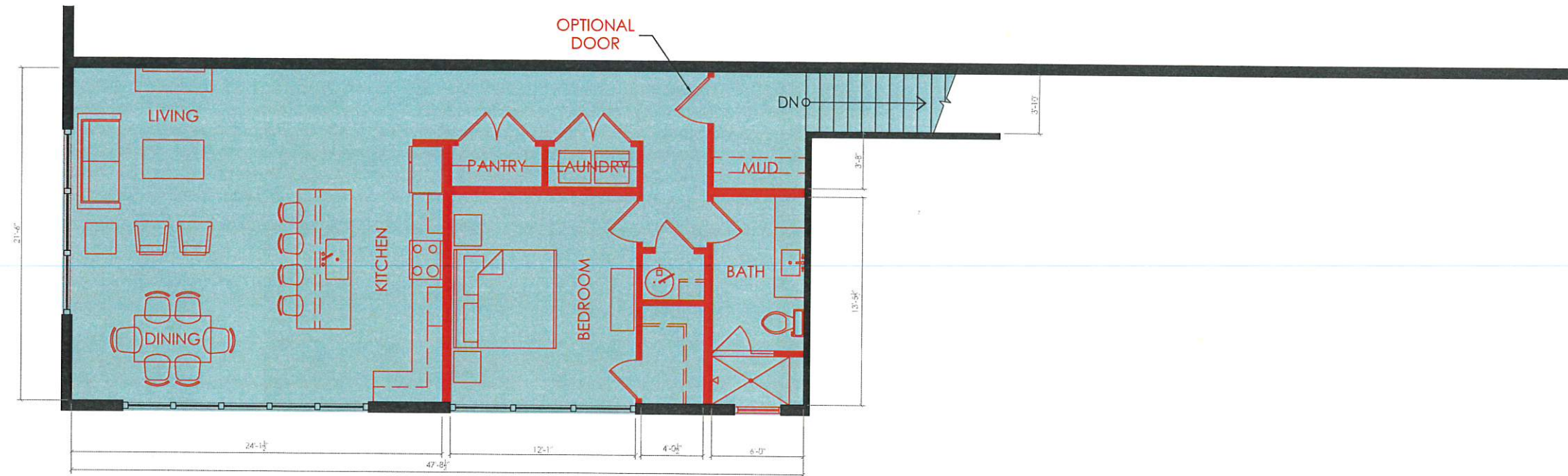


EXISTING MAIN LEVEL FLOOR PLAN
2,458 SQ. FT.



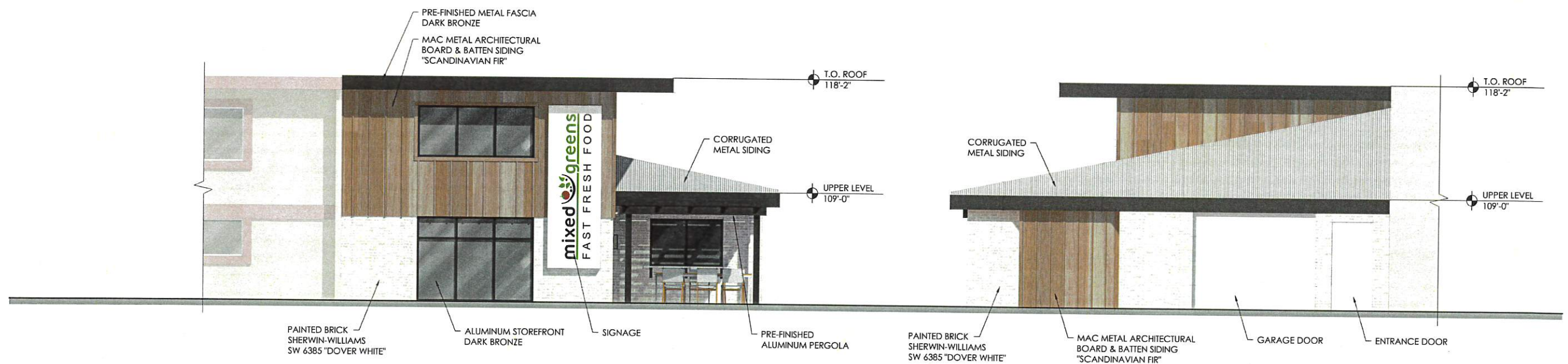
SCALE: 3/16" = 1'-0"

0 2 4 8 16 24



SCALE: 3/16" = 1'-0"





PROPOSED EXTERIOR ELEVATIONS

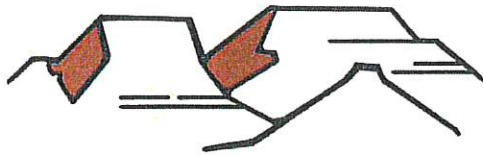
SCALE: 3/16" = 1'-0"

0 2 4 8 16 24

2023.2.14







PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE 435.635.2811 FAX 435.635.2184

CONDITIONAL USE PERMIT

For office use only: \$250.00 Fee

File No. 2023-CUP-06

Receipt No. 8-166484

APPLICATION & SUBMITTAL CHECKLIST

Name: Michael McCormick Telephone: 760 315-7222
Address: 180 N. 500 N Hurricane Fax No. _____
Email: mroadglide2000@aol.com Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Agent email: _____
Address of Subject Property: 180 W 500 N, Hurricane
Tax ID of Subject Property: 1106410 Zone District: 03
Proposed Conditional Use: (Describe, use extra sheet if necessary) garage

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

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

Agenda Date:	3/9/2023
Application Number:	2023-CUP-06
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Michael McCormick
Agent:	
Request:	A conditional use permit for a metal building
Location:	180 W 500 N
Zoning:	MH/RV
General Plan Map:	N/A

Discussion: The applicant proposes constructing a metal accessory building 1200 sq. ft. and 12' tall. Hurricane City Code (HCC) 10-43-6 allows the maximum height of an accessory building to be 12' tall. This property is zoned Mobile Home/Recreational Vehicle despite having a single family home on the property, which is permitted in MH/RV zoning so the standards are slightly different than metal buildings in other zones. For example there is no maximum size of an accessory building in this zone. A property owner may apply for a conditional use permit to be able to build a metal building. The standards to obtain a conditional use permit are as follows:

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

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

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. (Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)

Findings:

1. The proposed building is 12' tall, a metal building is not allowed to exceed 12', and therefore this building complies.
2. No information on what colors and materials are proposed
3. It is not clear that setbacks are being met with this building. HCC 10-43-6 requires a 20 foot separation between structures.

Recommendation: Based on the above findings, staff recommends the conditional use permit for the proposed accessory building be tabled until a more detailed site plan and color and material information is required.

QUALITY STEEL BUILDINGS

BEATING OUR COMPETITION, MAKING HIGH QUALITY BUILDINGS IS OUR MISSION

Quality Carports Inc
1048 W 170 N

Payson, Utah 84057

info@highqualitycarports.com

801-406-9508

UTAH LICENSE 10441146-5501

Engineered by A & A Engineering

SPECIFICATION SHEET

Michael McCormick

180 W 500 N Hurricane Utah 84736

30' x 40' x 12'

GROUND SNOW LOAD

40 Lbs per Sq. Ft

ROOF LIVE LOAD

27 Lbs per Sq. Ft

WIND LOAD

Exposure C - 115 MPH

ANCHORS

1/2" x 7" LG Strong Bolt Expansion Anchor

FRAME

STRUCTURAL 14 GA. Tubing 2 1/4 x 2 1/4

SHEET METAL

29 GA Corrugated Galvanized or Painted Steel

ROOF PITCH

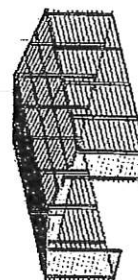
3/12 Pitch Peak

WALL ENCLOSURES

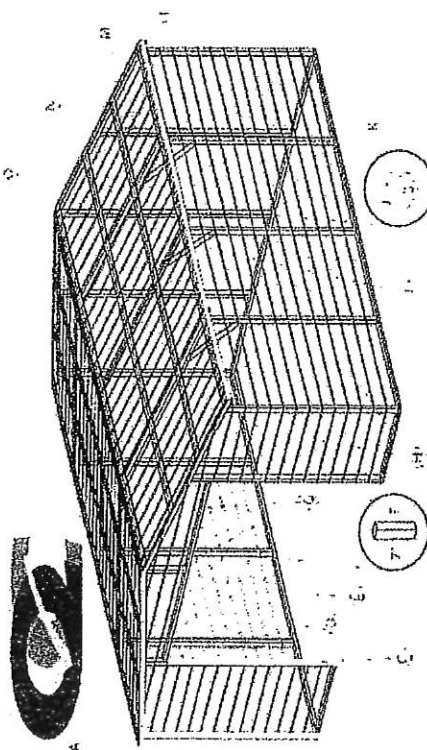
Fully Enclosed

DOOR OPTIONS

(2) 10' x 10' Roll up doors (1) Walk in door
Windows (2) 30" x 36"



SALES: Megan - 1295 E Red Hills Parkway St George Utah 84770 -435-708-1926

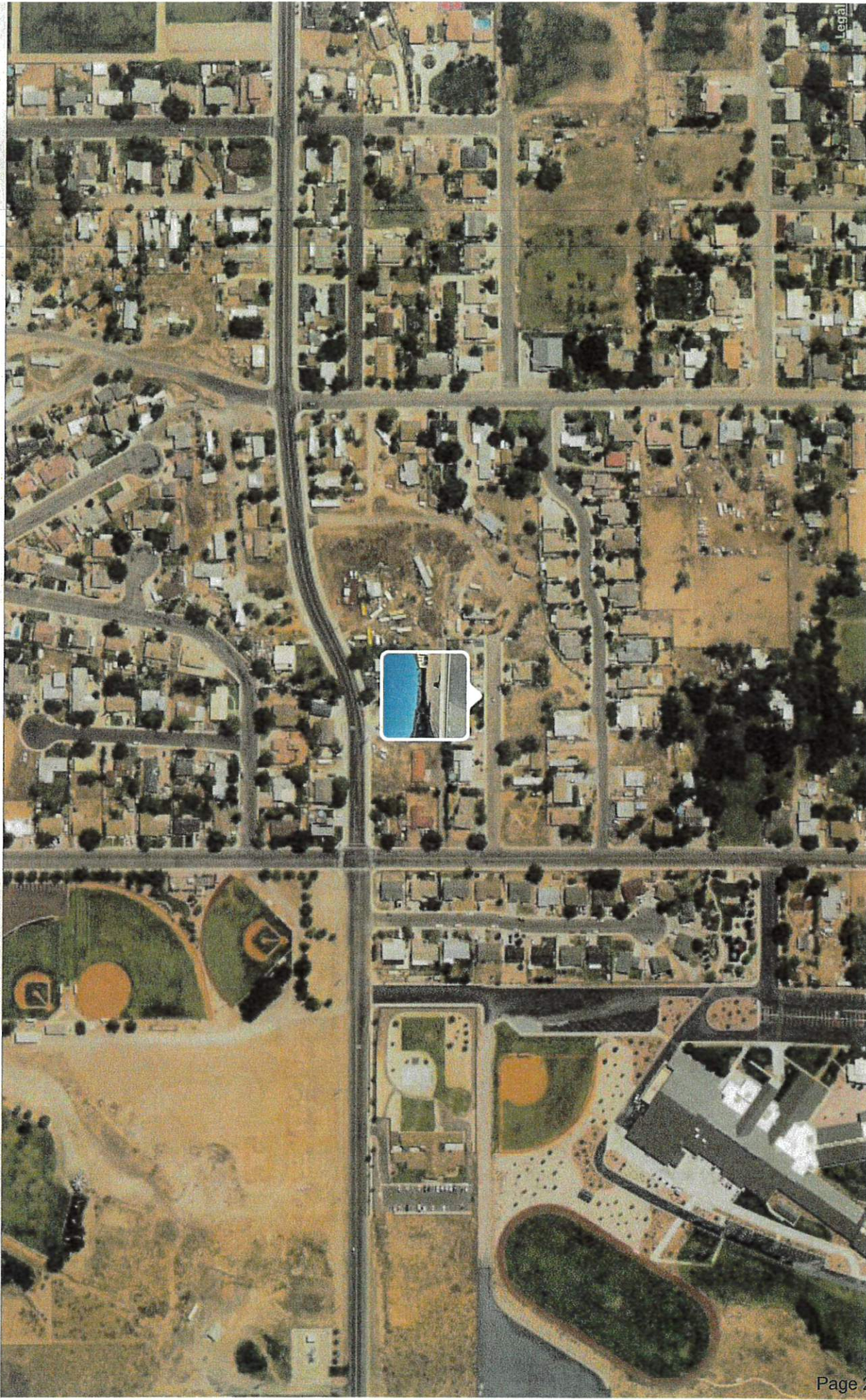


QUALITY STEEL BUILDINGS

BEATING OUR COMPETITION. MAKING HIGH QUALITY BUILDINGS IS OUR MISSION.

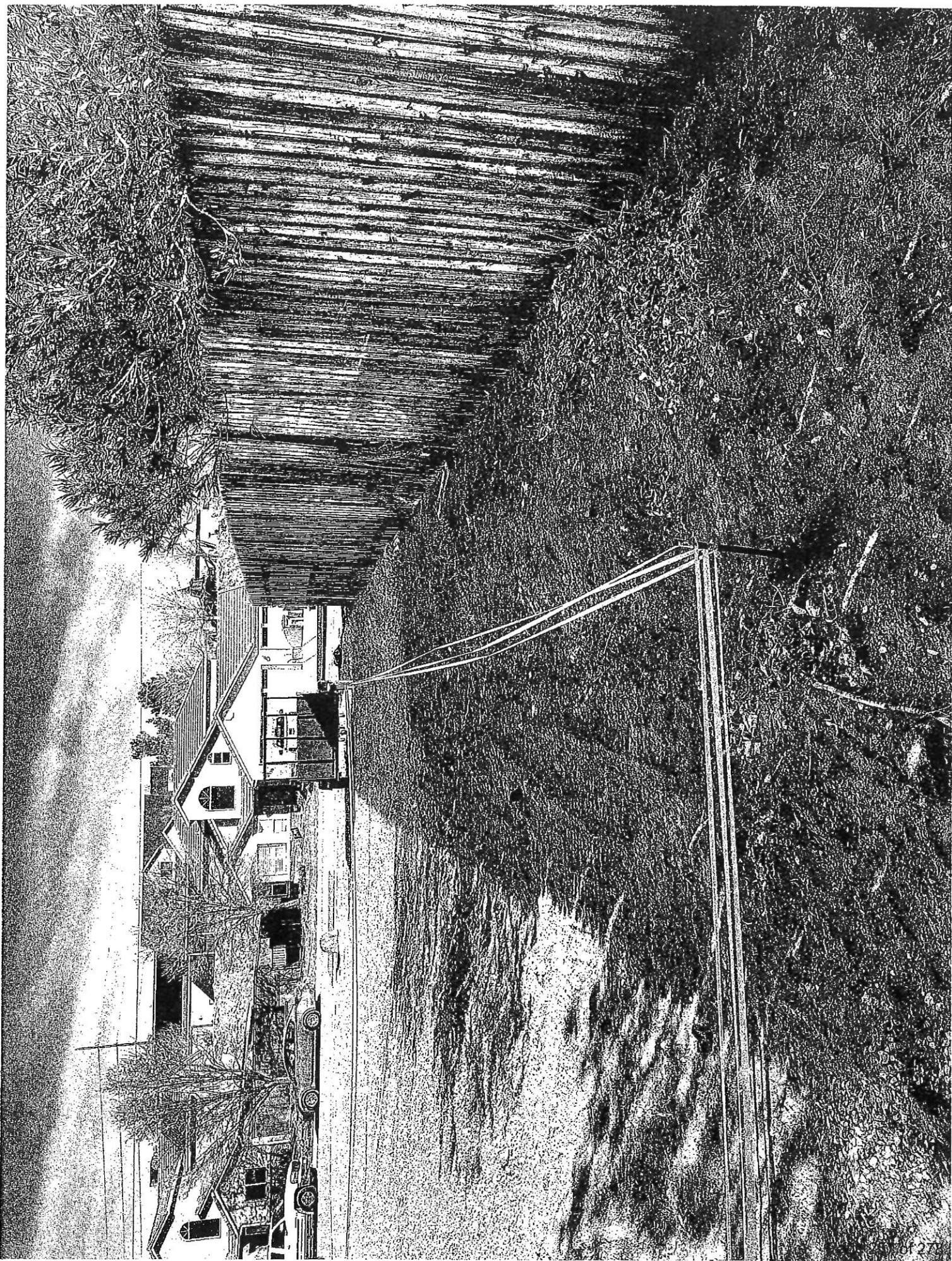
OUR CONSTRUCTION

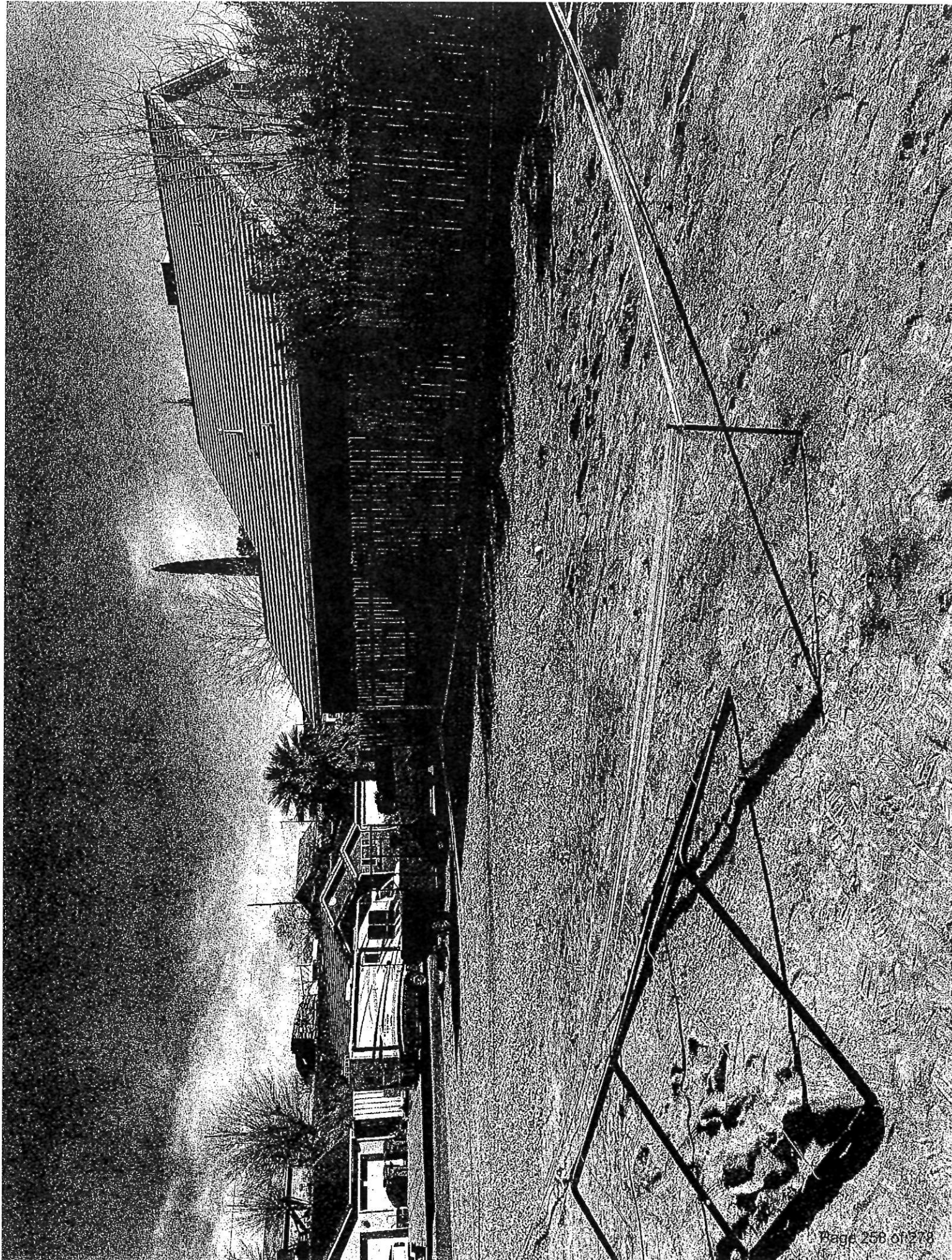
- (A) (B) (C) (L) "L-trim": Is used on Regular Styles that are open or with a horizontal end(s), A-Frame & Lean-to Style buildings that are open with vertical roof, horizontal roof & side(s). It is also used in all frame openings (ex., overhead, roll-up and walk-in doors), on windows "J-trim" is used.
- (B) "Corner trim" is used on enclosed A-Frame & Lean-to Style buildings with vertical roof, side(s) and end(s) instead of the L-trim.
- (D) (K) Post (uprights) can be 14 ga. or 12 ga. galvanized square tubing, they come in lengths of 5' up to 18'.
- (E) (F) Bottom rails are made from our standard 20' long 14 ga. galvanized square tubing included are 7" pre-welded inserts (sleeves) by our production department, these are made of 14 ga. (either 2" or 2 1/4") galvanized square tubing that connect the post to the bottom rail; with optional extensions of 5' to achieve the length desired.
- (G) Header bars and vertical supports for overhead doors, roll-up doors are made of 14 ga. either 2" or 2 1/4" galvanized square tubing, these are used to install the door tracks and the electric opener system on overhead doors.
- (H) 29 ga. panels come standard on 13 different colors for the roof, sides and ends (26 ga. special order panels are also available with a 20-year warranty.)
- (I) 18 ga. 2 1/2" x 1 1/2" channels are used as knee braces on buildings up to 30' wide and as peak braces on buildings up to 19' wide.
- (J) "L" Brackets are installed to join two pieces of square tubing together where there will not be a pre-welded connection or sleeve.
- (M) Trusses (bows) are pre-fab of galvanized square tubing 14 ga. or 12 ga., the size varies by the width of the building and they can range from 8' wide up to 30' wide.
- (N) 4 1/4" x 1 1/2" 18 ga. hat channels are used on a-frame styles with vertical roof & sides and on regular style with the vertical end option.
- (O) 11' Ridge cap trim is used only on a-frame with vertical roof style.



[Show Nearby Photos](#)







[Back](#)

Map Grid

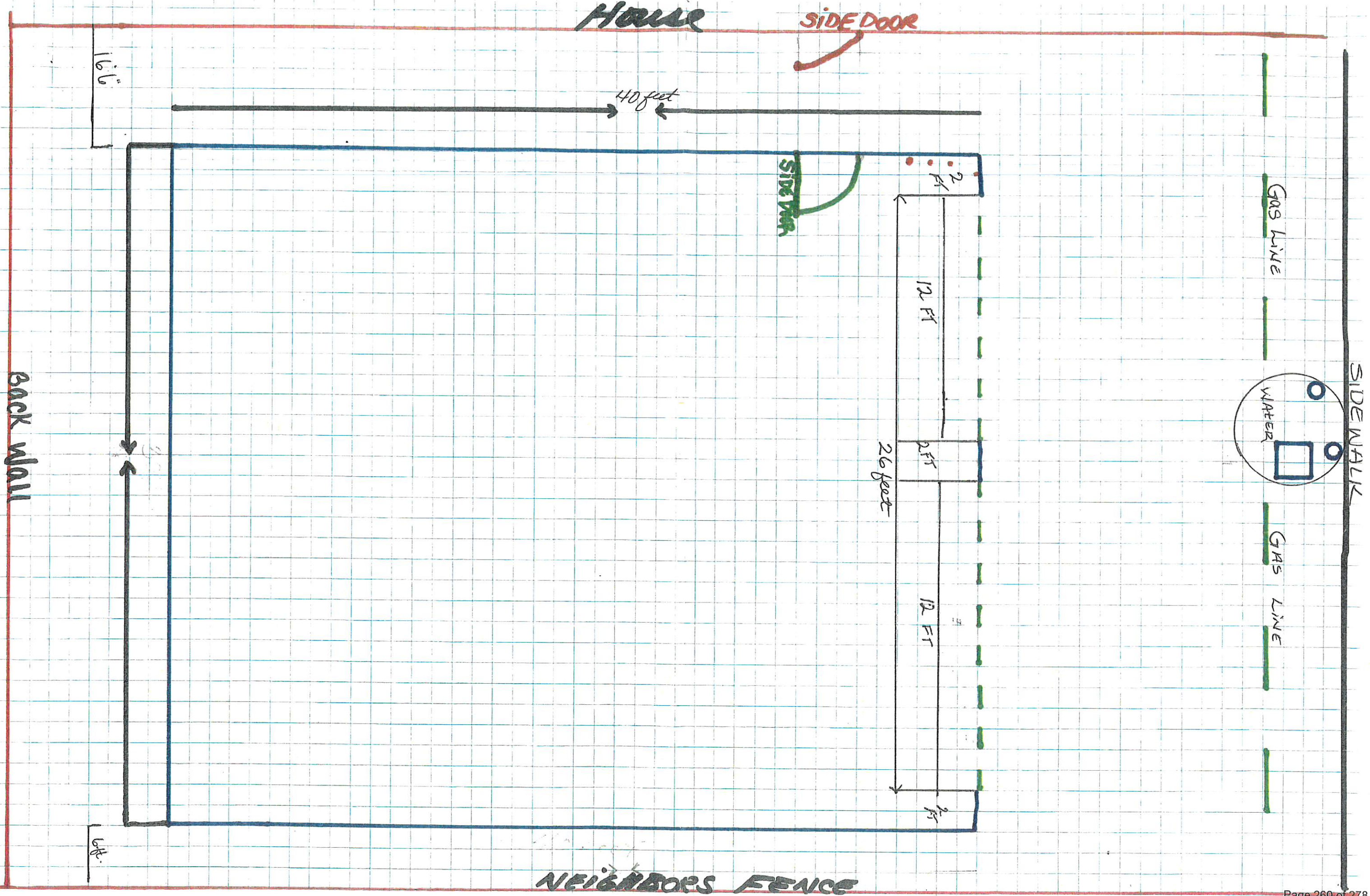


[Adjust](#)



Show Nearby Photos





From: logan@dsgcivil.com
Sent: Wednesday, March 1, 2023 11:53 AM
To: Fred Resch
Cc: 'Brett Burgess'
Subject: RE: Desert Sands Area "G" Preliminary Plat

Fred,

Brett forwarded me this Email.

We have signed construction plans for this preliminary plat, but have not submitted a final plat. The construction plans were called Red Sands at Desert Sands Phases 1 - 6 and were signed on November 16, 2022.

We won't be able to have a final plat submitted by March 3rd.

We would like to request a one year extension for the preliminary plat be placed on the Planning Commission Agenda For March 9th.

Thanks

Logan Blake, PE
Civil Engineer



DSG Engineering
113 East 200 North Suite 2
St. George, UT 84770
(435) 628-2121 x 103 – office
logan@dsgcivil.com

From: Brett Burgess <bretteburgess@gmail.com>
Sent: Wednesday, March 1, 2023 11:35 AM
To: logan@dsgcivil.com
Subject: Fwd: Desert Sands Area "G" Preliminary Plat

Sent from my iPhone

Begin forwarded message:

From: Fred Resch <fred@cityofhurricane.com>
Date: March 1, 2023 at 10:25:33 AM MST
To: bretteburgess@gmail.com
Subject: Desert Sands Area "G" Preliminary Plat

Brett,

The preliminary plat for Desert Sands Area "G" was approved by the City Council on March 3, 2022. Per Hurricane City Code 10-39-6:

After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

We have not received a final plat application for this project yet, and we can't accept an application until construction drawings are signed. If you would like to be granted an extension from the Planning Commission, we must receive the request in writing by March 3, 2023 to be on the Planning Commission agenda on March 9th. Let me know what your plans are.

Thanks,

Fred Resch III
Assistant City Planner/Code Enforcement
Hurricane City
P: (435) 635-2811 x 110
E: fred@cityofhurricane.com



PLANNING & ZONING
HURRICANE CITY
UTAH

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:
File No. 2021-PP-32
Receipt No. _____

Name: The Hollows, LLC. Telephone: (435) 673-9336

Address: 1472 East 3950 South St. George, UT 84790 Fax No. _____

Email: bretteburgess@gmail.com Agent Email: _____

Agent (If Applicable): Brett Burgess Telephone: (435) 673-9336

Address/Location of Subject Property: 3000 South Sand Hollow Rd

Tax ID of Subject Property: H-4136-D-STL, H-4-2-23-411-STL Zone District: R1-8

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

Residential Subdivision - 125 lots

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

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



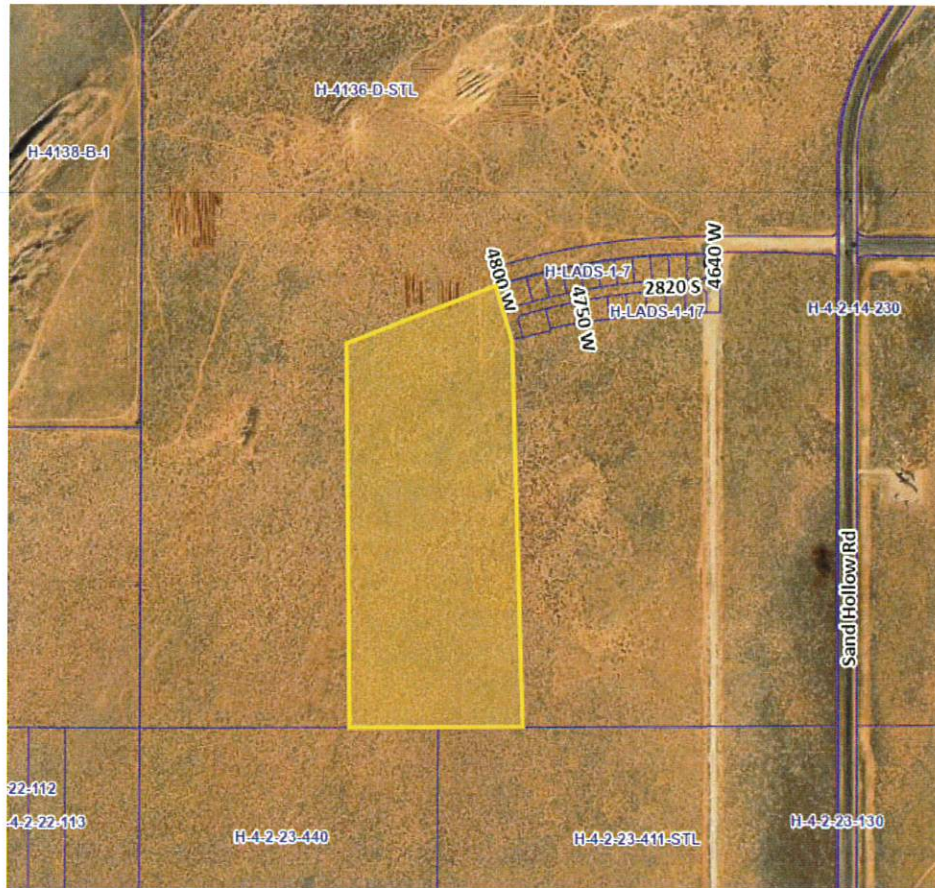
STAFF COMMENTS

Update 3/9/2023: 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 applicant has signed construction drawings for the first phase of the development, "Red Sands at Desert Sands" and expects to submit a final plat soon. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	2/23/2022
Application Number:	2021-PP-32
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Brett Burgess
Request:	Approval of a Preliminary Plat
Location:	3000 South Sand Hollow Rd
Zoning:	R1-8 PDO
General Plan Map:	Planned Community

Discussion:

This application was initially filed in November of 2021, due to issues with the alignment of the master planned roadway Dixie Springs Drive through the property the applicant asked that this application be tabled until they had new plans. This new plan resolves that issue. The applicant has filed a preliminary plat for Area G of Desert Sands, a 36.8 acre parcel with an additional 125 units. This area is immediately to the west of the Lakeside at Desert Sands and Sedero at Desert Sands areas that are currently under construction and is under the jurisdiction of the Desert Sands PDO application.



Map is approximate

JUC Comments

The following items will need to be addressed:

1. **Power:** Dixie Power area. Add on to existing power. Need improvements on Dixie Springs Drive. Preferably on both sides of the road this time. Need easements for power
2. **Sewer:** Have a line in Dixie Springs Drive and 4800 W
3. **Street:** Might need second access on Dixie Springs Drive
4. **Water:** Not clear what's happening with the existing water line. Would prefer it to be in a roadway but that can be negotiated in construction drawings.
5. **Engineering:** Check block lengths. Need second access sooner rather than later through to 3150 S. Need resolution for the water line. Need right turn lane on Sand Hollow Road
6. **Fire:** Second access and temporary fire turnarounds needed
7. **Cable/Phone/Gas/WCWCD:** No comments

Staff Comments: Preliminary Plat

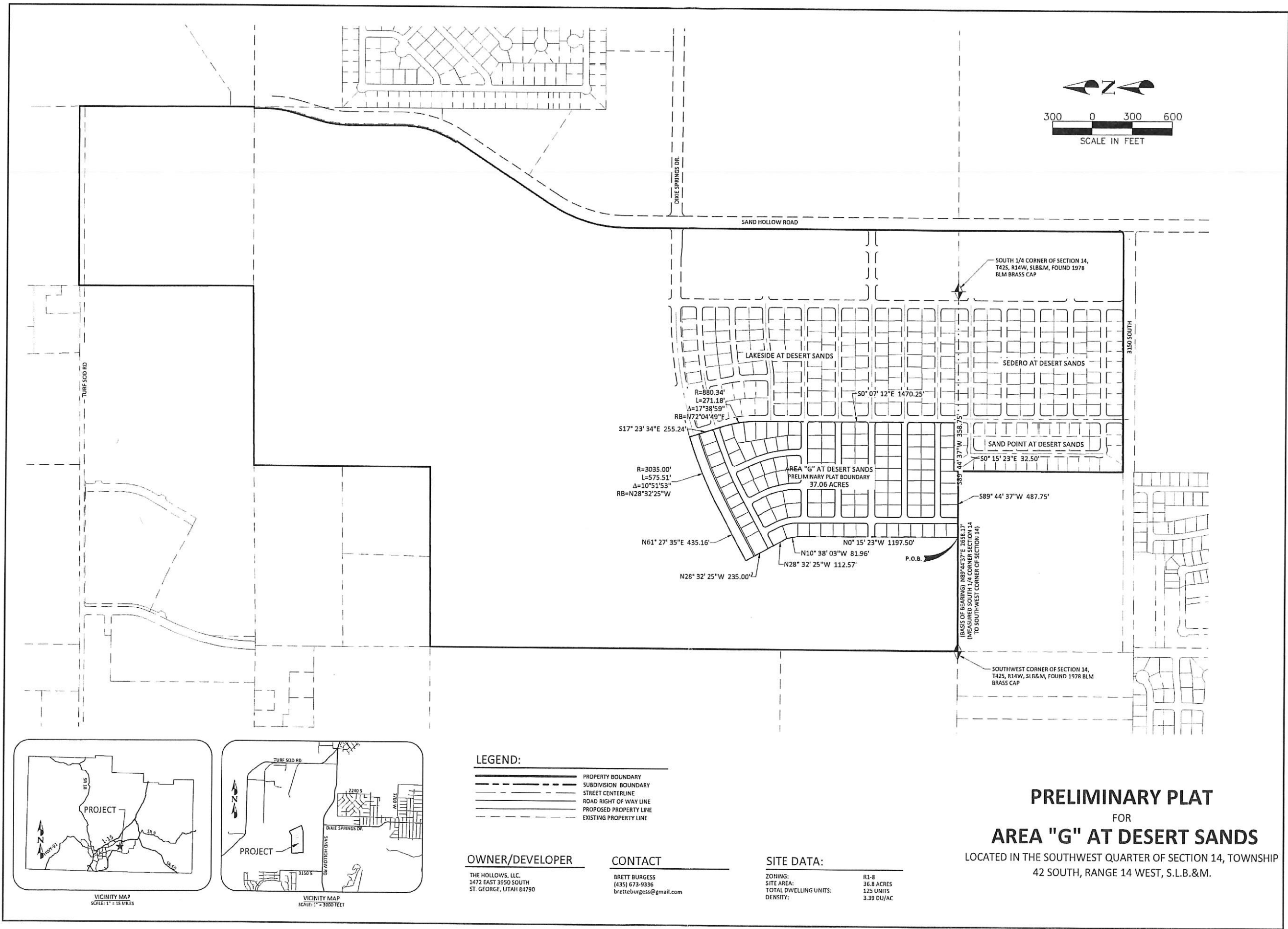
1. All lots comply with R1-8 PDO zoning and the preliminary site plan with the following exceptions
 - a. The realignment of Dixie Springs Drive

- b. Preliminary Site Plan indicates the area will be 140 units and 3.72 units per acre while this plat shows 125 units and 3.39 units per acre
2. The northern boundary of this plat is Dixie Springs Drive. Staff asked the applicant to realign the roadway to match the master plan and the applicant appears to have done so.



3. Road cross sections will need to be approved in the construction drawings process and match the cross sections approved for earlier phases of the development.
4. The recorded subdivision of Lakeside at Desert Sands shows 4800 W as a 45' public street but this plat shows it as a 52' public street. It is on the Transportation Master Plan as a 60' public street. This discrepancy will need to be resolved. Planning staff is currently discussing the issue with engineering.
5. All block lengths appear to meet city standards
6. A second access will be required for this subdivision. Either 4800 W should be extended through to 3150 S or 2950 S needs to be extended to Sand Hollow Road
7. Plat indicates property is not in a tortoise take area
8. Will serve letters have been provided by the culinary and sanitary water providers.
9. Park strips along Dixie Springs Drive will need to be landscaped. Staff recommends that street trees are planted every 50'.

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



NO.	DESCRIPTION	DATE	APPD.

PROJECT NAME:
AREA "G" AT DESERT SANDS
HURRICANE SITLA PROPERTY
4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH

SHEET NAME:
COVER SHEET

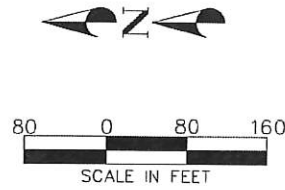
DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE: JAN 2022
PR: BB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: LB
PROJECT NO.: 20-024
SCALE: 1" = 300'
SHEET NUMBER:

CS-1

1 OF 5 TOTAL



LEGEND:

- PROPERTY BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE

OWNER/DEVELOPER

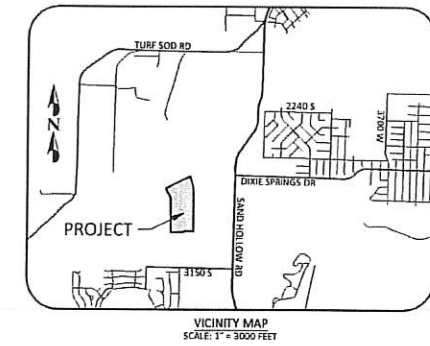
THE HOLLOWS, LLC
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84750

CONTACT

BRETT BURGESS
(435) 673-8336
bretteburgess@gmail.com

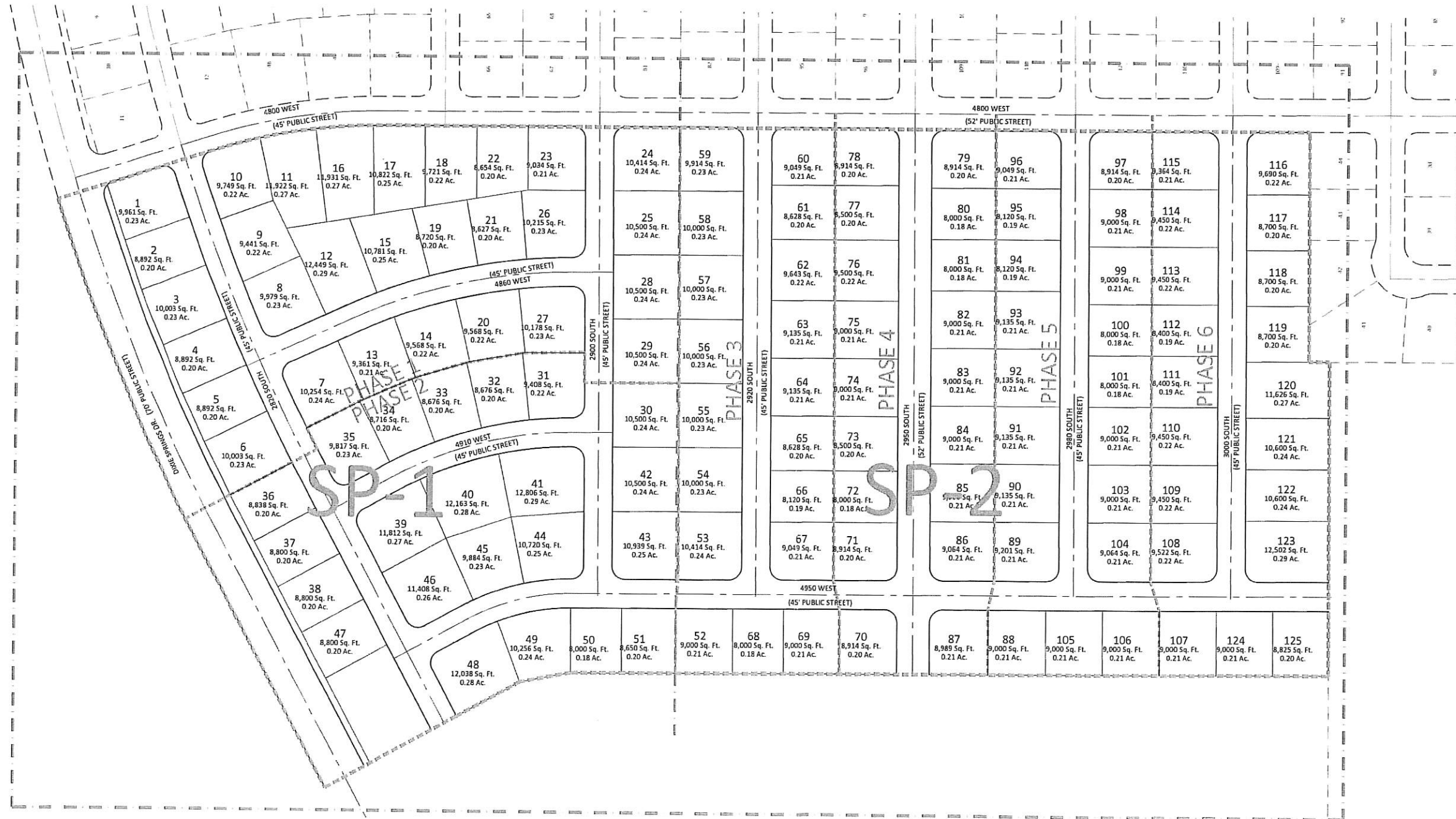
SITE DATA:

ZONING: R1-8
SITE AREA: 36.8 ACRES
TOTAL DWELLING UNITS: 125 UNITS
DENSITY: 3.39 DU/AC



NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. THIS SITE IS NOT LOCATED WITHIN A DESERT TORTOISE TAKE AREA



APP'D	DATE	DESCRIPTION	NO.

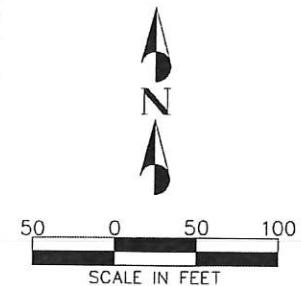
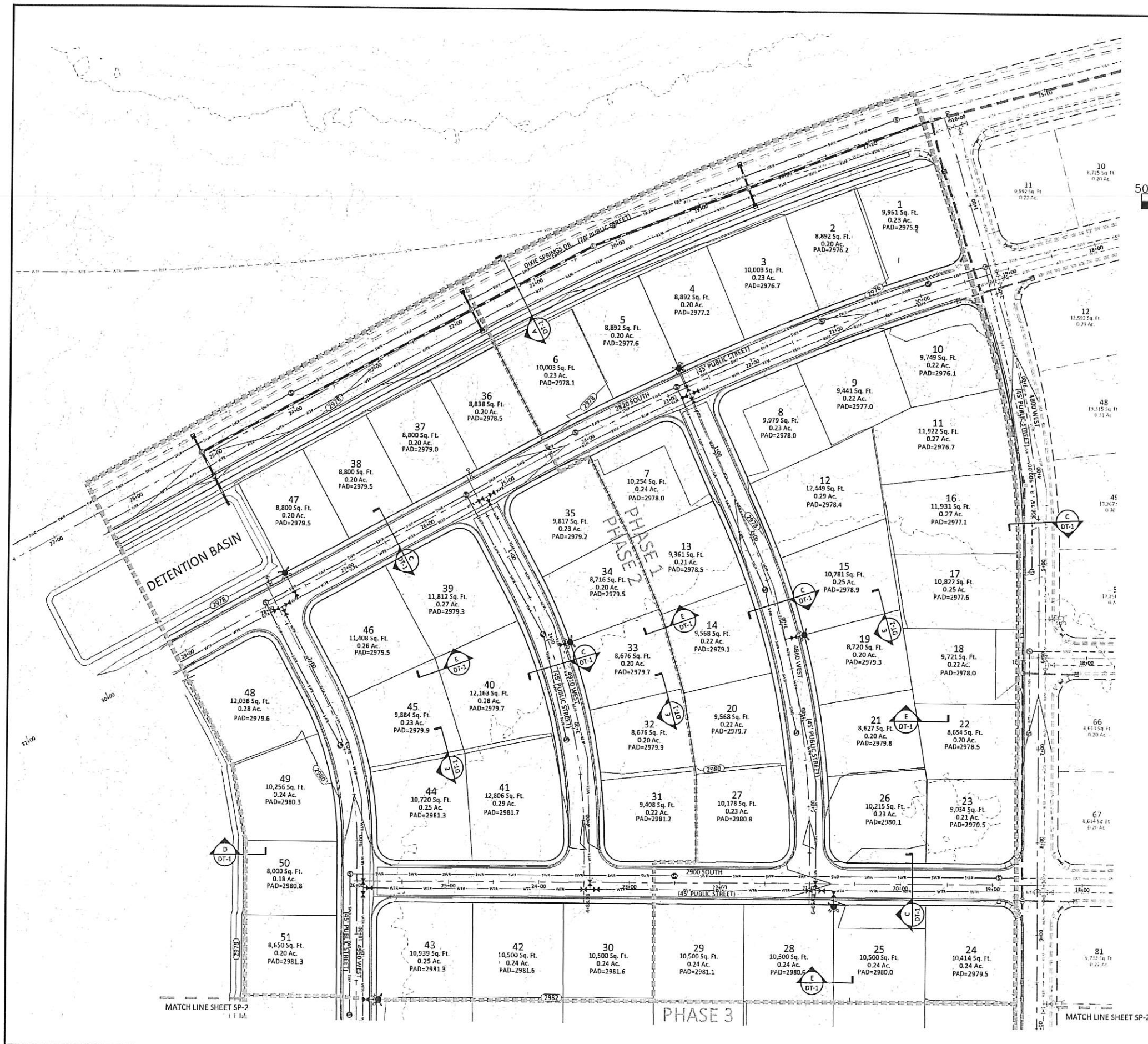
PROJECT NAME:
AREA "G" AT DESERT SANDS
HURRICANE SITLA PROPERTY
4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS



DATE: JAN 2022
PM: BB
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: LB
PROJECT NO.: 20 024
SCALE: 1" = 80'

SHEET NUMBER:
SL-1
2 OF 5 TOTAL



LEGEND:

- PROPERTY BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING WATER VALVE



NO.	DESCRIPTION	DATE	APPROVED

PROJECT NAME: AREA "G" AT DESERT SANDS
HURRICANE SITLA PROPERTY
4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH
SHEET NAME: SITE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121

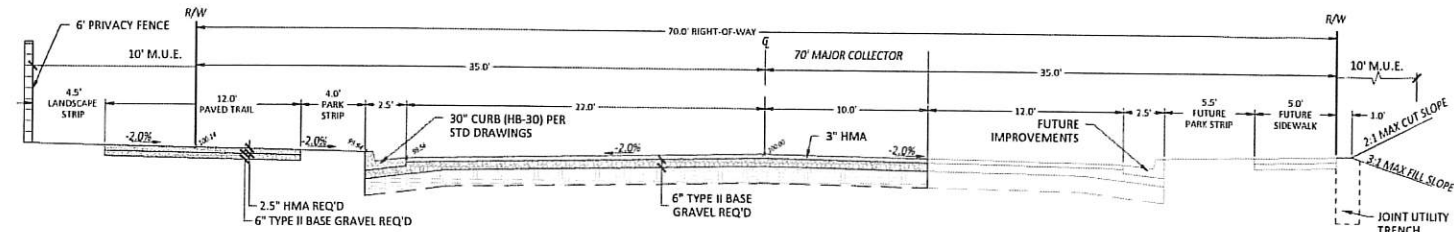


DATE:	JAN 2023
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	20-024
SCALE:	1" = 50'
SHEET NUMBER:	

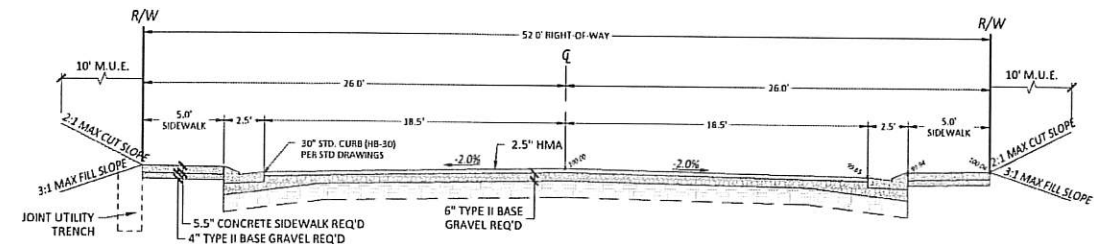
SP-1
3 OF 5 TOTAL



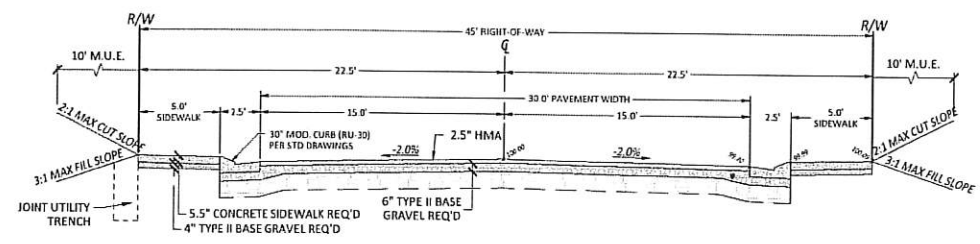
		PROJECT NAME : AREA "G" AT DESERT SANDS HURRICANE SITLA PROPERTY 4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH			
		SITE PLAN			
PROJECT NAME : AREA "G" AT DESERT SANDS HURRICANE SITLA PROPERTY 4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH		PROJECT NAME : AREA "G" AT DESERT SANDS HURRICANE SITLA PROPERTY 4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH		PROJECT NAME : AREA "G" AT DESERT SANDS HURRICANE SITLA PROPERTY 4800 WEST DIXIE SPRINGS DR HURRICANE, UTAH	
DSG ENGINEERING, INC. LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS 113 East 200 North Suite #2 St. George, UT 84770 Office (435) 628-2121		DATE : JAN 2022		DATE :	
DESIGNED BY :		DESIGNED BY :		DESIGNED BY :	
CHECKED BY :		CHECKED BY :		CHECKED BY :	
PROJECT NO. :		PROJECT NO. :		PROJECT NO. :	
SCALE :		SCALE :		SCALE :	
SHEET NUMBER :		SHEET NUMBER :		SHEET NUMBER :	
SP-2		SP-2		SP-2	
4 OF 5 TOTAL		4 OF 5 TOTAL		4 OF 5 TOTAL	



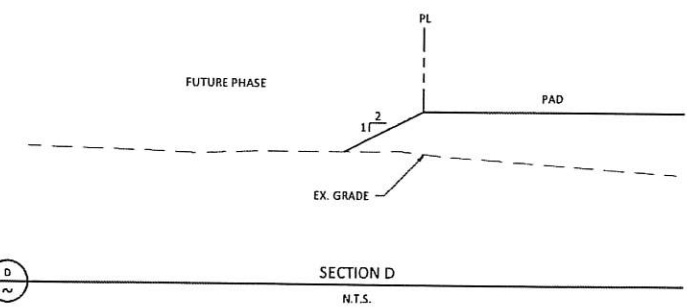
A
MAJOR COLLECTOR - TYPICAL SECTION (70' PUBLIC STREET)
SCALE 1" = 5'



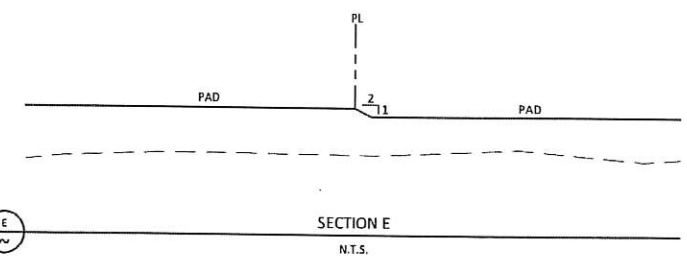
B
RESIDENTIAL STANDARD TYPICAL SECTION (52' PUBLIC STREET)
SCALE 1" = 5'



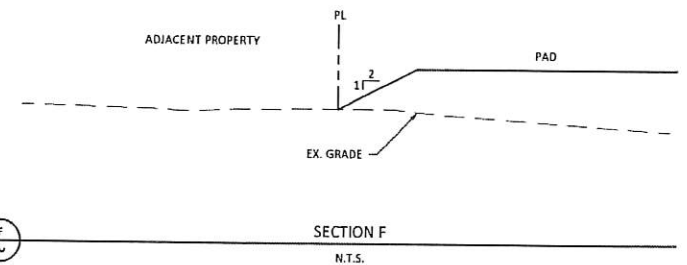
C
RESIDENTIAL LOCAL TYPICAL SECTION (45' PUBLIC STREET)
SCALE 1" = 5'



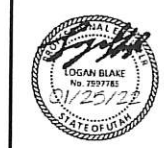
D
SECTION D
N.T.S.



E
SECTION E
N.T.S.



F
SECTION F
N.T.S.



NO.	DESCRIPTION	DATE	APPROVED

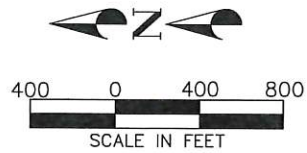
DESERT SANDS
HURRICANE SITLA PROPERTY
3000 SOUTH SAND HOLLOW RD HURRICANE, UTAH
SHEET NAME: DETAILS AND SECTIONS

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	JAN 2022
PM:	DB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	20-024
SCALE:	1" = 50'
SHEET NUMBER:	

DT-1
5 OF 5 TOTAL

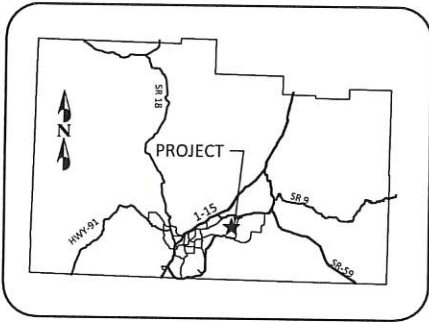


OWNER/DEVELOPER

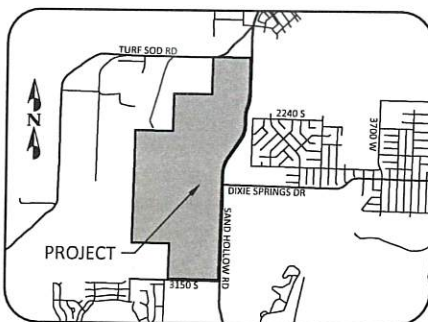
THE HOLLOWES, LLC
1472 EAST 3950 SOUTH
ST. GEORGE, UTAH 84790

CONTACT

BRETT BURGESS
(435) 673-9336
bretteburgess@gmail.com



VICINITY MAP
SCALE: 1" = 15 MILES



VICINITY MAP
SCALE: 1" = 3000 FEET

LEGEND

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- AREA BOUNDARY LINE
- PROPOSED MULTI-USE TRAIL
- PAVED / UNPAVED
- LOW DENSITY SINGLE FAMILY RESIDENTIAL
1-3 UNITS/ACRE
- HIGH DENSITY SINGLE FAMILY RESIDENTIAL
4-8 UNITS/ACRE
- MULTI-FAMILY RESIDENTIAL
6-15 UNITS/ACRE
- NEIGHBORHOOD COMMERCIAL
- NATURAL OPEN SPACE

LAND USE TABLE

AREA	ACRES	UNITS	DUA	USE
A	35.8	127	3.55	SINGLE FAMILY
B	29.4	118	4.01	SINGLE FAMILY
C	11.4	44	3.86	SINGLE FAMILY
D	6.6	*	*	NEIGHBORHOOD COMMERCIAL
E	11.9	*	*	NEIGHBORHOOD COMMERCIAL
F	23.9	94	3.93	SINGLE FAMILY
G	37.6	140	3.72	SINGLE FAMILY
H	34.9	140	4.01	SINGLE FAMILY
I	17.3	138	7.98	MULTI FAMILY / RESORT
J	18.1	108	5.97	MULTI FAMILY
K	31.6	189	5.98	MULTI FAMILY
L	44.4	355	8.00	MULTI FAMILY / RESORT
M	36.2	140	3.87	SINGLE FAMILY
N	87.8	175	2.02	SINGLE FAMILY
OS	33.2	*	*	OPEN SPACE
TOTAL	460.1	1770	3.85	

PLANNED DEVELOPMENT
OVERLAY ZONE
FOR

DESERT SANDS

LOCATED IN THE SOUTH HALF SECTION 14
AND NORTH HALF OF SECTION 23,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M.

DESERT SANDS
PLANNED DEVELOPMENT
LOCATED IN HURRICANE, UTAH
LAND USE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS

113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-1121



DATE:	MARCH 2021
PM:	BB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	XX
PROJECT NO.:	20-024
SCALE:	1" = 400'
SHEET NUMBER:	

LUP-1

1 OF 1 TOTAL