



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Michelle Cloud
Paul Farthing
Rebecca Bronemann
Ralph Ballard
Shelley Goodfellow
Mark Sampson
Penny James-Garcia
Dayton Hall, Chair*

Hurricane Planning Commission Meeting Agenda

January 26, 2022

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at **6:00 p.m. in 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

Access code: 2632 882 4836

Host PIN: 9461

A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation. Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West

6:00 p.m. - Call to Order

Public Hearings:

1. A Zone Change Request located at 4700 S and 2600 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel numbers: H-3-2-32-330 and H-3-2-32-321
2. A Zone Change Request located at approximately 4800 S and 1500 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay, to add to the existing Solaroca PDO. Parcel numbers: H-3403-E-1, H-3403-E-3, H-3403-H, H-3403-A
3. A Zone Change Request located at approximately 3300 W and 600 N from R1-6, residential one unit per 6,000 square feet, to R1-6 with a PDO, planned development overlay. Parcel numbers: H-3-1-30-320 and H-3-1-30-321

New Business:

1. 2022-ZC-01: Discussion and consideration of a recommendation of a proposed zone change located at 4700 S and 2600 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel numbers: H-3-2-32-330 and H-3-2-32-321. Calypso Ridge Properties Applicant. Karl Rasmussen Agent.
2. 2022-ZC-02: Discussion and consideration of a recommendation for a Zone Change Request located at approximately 4800 S and 1500 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay, to add to the existing Solaroca PDO. Parcel numbers: H-3403-E-1, H-3403-E-3, H-3403-H, H-3403-A. The Will Group Applicant. Tyson Williamson Agent.
3. 2022-ZC-03: Discussion and consideration of a recommendation for a Zone Change request located at approximately 3300 W and 600 N from R1-6, residential one unit per 6,000 square feet, to R1-6 with a PDO, planned development overlay. Parcel numbers: H-3-1-30-320 and H-3-1-30-321. Perry Development, LLC Applicant. Greg Sant Agent.
4. 2022-PP-03 2022-HIL-01 Discussion and consideration of a recommendation for a preliminary plat for Mountain View Estates Preliminary Plat, a 37 lot subdivision, located at 1300 W 650 S. Craig Engel, RAC Inc Applicant. Marc Brown Agent.
5. 2022-PP-04: Discussion and consideration of a recommendation for a preliminary plat for Gateway at Sand Hollow Commercial, a 6 lot commercial subdivision, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.
6. 2022-PSP-02: Discussion and consideration of approval of a preliminary site plan for storage units located at 600 N and 3100 W. James Cheney Applicant.
7. 2022-PP-05 2022-HIL-02: Discussion and consideration of a recommendation for a preliminary plat for Mesa Cove, a 91 lot residential subdivision, located at 1117 W 600 N. GVS Holdings LLC Applicant. Dwain Schallenberger Agent

Planning Commission Business:

1. Planned Commercial
2. Site Plan Design
3. Accessory Dwelling Units

Adjournment

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2022-ZC-01

Receipt No. 8154844

Name: Calypso Ridge Properties Telephone: 801-648-8229

Address: 5500 S Holiday Blvd, Holiday, UT 84117 Fax No. _____

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

Email: matt@lowe.companies.com Agent Email: Karl@pv-eng.com

Address/Location of Subject Property: Approx. 4700 S + 2600 W

Tax ID of Subject Property: H-3-2-32-320 Existing Zone District: RA-1

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

To change zoning to R1-10 to build a residential neighborhood

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 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 STAFF COMMENTS
UTAH

Agenda Date:	01/26/2022
Application Number:	2022-ZC-01
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Calypso Ridge Properties
Agent:	Karl Rasmussen
Request:	A Zone Change Request from RA-1 to an R1-10 Zone.
Location:	4700 S and 2600 W
Zoning:	RA-1
General Plan Map:	Single Family

Discussion:

The applicant is seeking a zone change on 45 acres from RA-1 zoning to R1-10 zoning. The applicant came in last year to get a zone change on the two parcels immediately to the north from RA-1 to R1-10 subject to a development agreement that limits the applicant's ability to develop the project until utilities are available on the property; this would be an addition to that development. This would bring the Calypso Ridge development from 103 acres to 148 acres.

	Zoning	Adjacent Land Use
North	R1-10 and R1-10 PDO	Undeveloped. Calypso Ridge and Silver Flats are planned to the north. Sand Hollow Mesa further north and to the west
East	R1-10 and R1-10 PDO	Undeveloped. Silver Flats and Solaroca planned.
South	None	Outside of city limits. Undeveloped BLM Land
West	None	Outside of city limits. Undeveloped BLM Land

Zone Change Consideration

To change the zoning on any parcel of land within the City of Hurricane, the following questions need to be addressed:

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:

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?

Response: The [General Plan Map](#) shows this area as a future Single Family Residential:

Residential neighborhoods characterized by single-family homes. These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

The applicant is proposing an R1-10 zone, which complies with the General Plan Map. There are limited utilities and other “supporting community uses” in the area that are planned to be brought in with other phases of the development.

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

Response: Most of the area is undeveloped, but most of the surrounding area is planned for developments of similar density and nature including the development to the north that this is a planned addition to.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, it will have some impact on the area. However, the planned impact will be minimal compared to the impacts of the other developments in the area including the other parts of this development.

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

Response: There are currently almost no services in the area. Several larger developers in the area, including Calypso Ridge, have a number of plans for getting utilities into this area. Staff would recommend that the previously approved Calypso Ridge Development Agreement be updated to include these parcels.

JUC Comments:

1. **Power:** Limited power in the area and this will add on to it. No lines in the area
2. **Water:** No water in the area. Might depend on PID
3. **Streets:** No access currently
4. **Sewer:** No lines in the area
5. **Engineer:** Property lines do not match other property lines in the area, possible illegal subdivision
6. **Fire:** No access, need roadways, water etc.
7. **Phone:** No comments
8. **Water Conservancy:** No comments

Findings:

Staff makes the following findings:

1. The proposed amendment is generally compatible with the current General Plan's map for future use, but any development on the property would not be located around supporting use for a few years.
2. The proposed amendment is generally in harmony with the overall character of the proposed surrounding development, but right now there is almost no development adjacent to the property.
3. The proposed amendment will have an impact on the area, but the City has anticipated about 4 units an acre in the area.
4. The services are currently not adequate for the development, and would only become adequate after surrounding properties, including the earlier approved parts of this development, install and construct significant offsite improvements.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend the city approve this zone change with the condition the Calypso Ridge Development Agreement is amended to include these parcels.

**DEVELOPMENT AGREEMENT
FOR
CALYPSO RIDGE ZONE CHANGE**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the ____ day of _____, 2021 (the "Effective Date"), by and between the CITY OF HURRICANE, a Utah municipal corporation, hereinafter referred to as "City," and Calypso Ridge Properties, a Utah limited liability company, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 103.38 acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On November 4, 2021, the City Council approved a zone change as shown in Exhibit B with the conditions laid out within this agreement.

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

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

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

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

G. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

H. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the

rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

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

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

AGREEMENT

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

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.
2. Zoning. The Property shall be developed in accordance with (i) the requirements of an underlying zone of shown on EXHIBIT B and (ii) this Agreement. The Developer shall not seek to develop the Property in a manner that deviates from the zoning approved in EXHIBIT B as permitted by the aforementioned zoning designations for the Property. Except as otherwise approved in writing by City.
3. Construction Standards and Requirements. All construction on the Property at the direction of the Developer shall be conducted and completed in accordance with the City Ordinances and Design Standards, including, but not limited to infrastructure construction, setback requirements, minimum lot sizes, building height requirements, lot coverage requirements and all other zoning requirements.
 - a. Owner/Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property are not currently available and have not been extended to the Property, (b) the granting of this zone change does not in any way guarantee or warrant the availability and extension of power and water utility services to the Property, (c) no application for any permit requiring the availability and extension of power or water service, and no other request requiring the availability and extension of power and water services, shall be filed or made until such time that such services are available and have been extended to the Property, and (d) Owner/Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.
 - b. Adequate Public Facilities. The City may deny any land use application for any development on the property, including but not limited to preliminary

plats, building permits, zone changes, and preliminary site plans by finding that utilities and roadways are 1) inadequate to support the proposed development or 2) services are not in the vicinity of the proposed application. The City may consider approval of a project if the applicant can show that current utility and roadway systems are adequate to meet the demand for the project and the applicant can provide a plan on how to reasonably connect utilities and roadways to the proposed development according to Hurricane City standards.

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

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

5. Vested Rights and Reserved Legislative Powers.

- a. Vested Rights. As of the Effective Date, Developer shall have the vested right to develop and construct the Project in accordance with the uses, maximum permissible densities, intensities, and general configuration of development established in the Approval Documents, subject to compliance with the City Ordinances in existence on the Effective Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509.

- i. Examples of Exceptions to Vested Rights. Notwithstanding the foregoing, the Parties understand and agree that the Project will be required to comply with future changes to City Laws that do not limit or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the City that would be applicable to the Project:
 1. Developer Agreement. Future laws that Developer agrees in writing to the application thereof to the Project;
 2. Compliance with State and Federal Laws. Future laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
 3. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare; or,
 4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.
 5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.
 6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.
- b. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right

as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Notwithstanding the foregoing, the City reserves the right to enact an ordinance in accordance with Utah Code Ann. §10-9a-504 establishing a temporary land use regulation for any part or all of the area within the municipality, including area within the Project, which prohibits or regulates issuance of any building permit or the erection, construction, reconstruction or alteration of any building or structure or any subdivision approval if the City Council makes a finding of compelling countervailing public interest in accordance with Utah and federal law after notice to Developer and an opportunity to be heard.

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

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

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

material uncured Default has occurred and is continuing, City may thereafter pursue the remedy of termination through an appropriate judicial proceeding.

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

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

To the Developer:

To the City: City of Hurricane
 Attention: Fay Reber, City Attorney
 68 S. 700 W.
 Hurricane, UT 84737

10. General Term and Conditions.

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

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

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its

successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

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

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

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

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

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

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

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

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

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

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

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

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

a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.

- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

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

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

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

15. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

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

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

CITY:

CITY OF HURRICANE

ATTEST:

By: _____
City Recorder

By: _____
Mayor

DEVELOPER:

By: _____
Name: _____
Title: _____

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

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

Notary Public
Residing at:

ZONE CHANGE FOR:
CALYPSO RIDGE PROPERTIES

LOCATED IN SECTION 32, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

LEGEND

PROPERTY LINE

RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
(PROPOSED ZONE CHANGE FROM RA-1 TO R1-10)
R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.

A CALYPSO RIDGE PROPERTIES LLC - PARCEL: H-3-2-32-310
B CALYPSO RIDGE PROPERTIES LLC - PARCEL: H-3-2-32-320
C CALYPSO RIDGE PROPERTIES LLC - PARCEL: H-3-2-32-330
D CALYPSO RIDGE PROPERTIES LLC - PARCEL: H-3-2-32-321
E TWIN VENTURES LLC - PARCEL: H-3401-A
F COPPER ROCK PROPERTIES LC - PARCELS: H-3-2-32-100
G FIREBIRD LLC - PARCEL: H-3402

NARRATIVE

THE PURPOSE OF THIS ZONE CHANGE IS TO CHANGE PARCELS H-3-2-32-310 & H-3-2-32-320 FROM ZONE RA-1 TO ZONE R1-10.

H-3-2-32-310 DESCRIPTION

BEGINNING AT A POINT S1°08'24"W, 135.16 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 32, T42S, R13W, SLB&M, RUNNING THENCE S88°44'22"E, 2571.55 FEET; THENCE S0°59'20"W, 937.11 FEET; THENCE N88°59'25"W, 2574.03 FEET TO A POINT ON THE WEST LINE OF SECTION 32; THENCE N1°08'24"E, 948.38 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 2,409,010.99 SQ. FT. OR 55.68 ACRE.

REFERENCED FROM WARRANTY DEED, DATED 9/03/2021, PARCEL H-3-2-32-310, FILE 20210058835

ZONE CHANGE IS REQUESTED BY CALYPSO RIDGE PROPERTIES TO BE REZONED FROM RA-1 (RESIDENTIAL AGRICULTURAL-1 UNIT PER ACRE) TO R1-10 (RESIDENTIAL-1 UNIT PER 10,000 SQ. FT.).

H-3-2-32-320 DESCRIPTION

BEGINNING AT A POINT S1°08'24"W, 1083.52 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 32, T42S, R13W, SLB&M, RUNNING THENCE S88°59'25"E, 2574.03 FEET; THENCE S0°59'20"W, 806.87 FEET; THENCE N88°59'25"W, 2576.16 FEET TO A POINT ON THE WEST LINE OF SECTION 32; THENCE N1°08'24"E, 806.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,077,812 SQ. FT. OR 47.70 ACRE.

REFERENCED FROM WARRANTY DEED, DATED 8/31/2021, PARCEL H-3-2-32-320, FILE 20210057877

ZONE CHANGE IS REQUESTED BY CALYPSO RIDGE PROPERTIES TO BE REZONED FROM RA-1 (RESIDENTIAL AGRICULTURAL-1 UNIT PER ACRE) TO R1-10 (RESIDENTIAL-1 UNIT PER 10,000 SQ. FT.).

H-3-2-32-330 DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, T42S, R13W, SLB&M, RUNNING THENCE N1°08'24"E, 760.52 FEET ALONG THE SECTION LINE; THENCE S88°59'25"E, 1143.20 FEET; THENCE S1°06'01"W, 760.52 FEET TO A POINT ON THE SOUTH LINE OF SECTION 32; THENCE N88°59'25"W, 1143.73 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 869,457 SQ. FT. OR 19.96 ACRE.

REFERENCED FROM WARRANTY DEED, DATED 9/7/2021, PARCEL H-3-2-32-330, FILE 20210059119

ZONE CHANGE IS REQUESTED BY CALYPSO RIDGE PROPERTIES TO BE REZONED FROM RA-1 (RESIDENTIAL AGRICULTURAL-1 UNIT PER ACRE) TO R1-10 (RESIDENTIAL-1 UNIT PER 10,000 SQ. FT.).

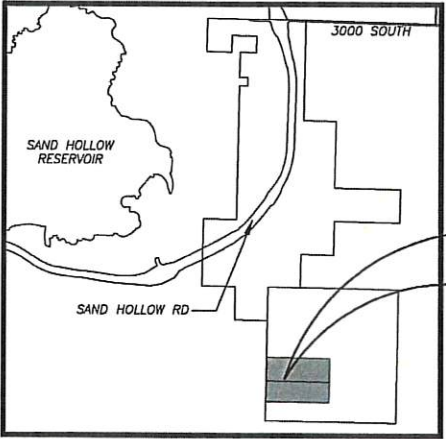
H-3-2-32-321 DESCRIPTION

BEGINNING AT A POINT N88°59'25"W, 62.00 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 32, T42S, R13W, SLB&M, RUNNING THENCE N88°59'25"W, 1434.44 FEET ALONG THE SECTION LINE; THENCE N1°06'01"E, 760.52 FEET; THENCE S88°59'25"E, 1432.96 FEET; THENCE S0°59'20"W, 760.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,077,812 SQ. FT. OR 47.70 ACRE.

REFERENCED FROM WARRANTY DEED, DATED 9/3/2021, PARCEL H-3-2-32-321, FILE 20210058815

ZONE CHANGE IS REQUESTED BY CALYPSO RIDGE PROPERTIES TO BE REZONED FROM RA-1 (RESIDENTIAL AGRICULTURAL-1 UNIT PER ACRE) TO R1-10 (RESIDENTIAL-1 UNIT PER 10,000 SQ. FT.).



PROJECT
LOCATION



NO.	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 South 800 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 648-8007



ZONE CHANGE FOR:
CALYPSO RIDGE PROPERTIES
5500 S HOLIDAY BLVD. HOLLADAY, UT 84117
LOCATED IN SECTION 32, T42S, R13W, S.L.B.&M.

DATE: 9-13-2021
SCALE: 1"=500'

JOB NO.
642-C03

SHEET NO.
1

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2022-2C-02

Receipt No. 8

Name: The Will Group Telephone: 801-210-0370

Address: 1780 W. 700 N. Ste. 40 Lindon, UT 84042 Fax No. _____

Agent (If Applicable): Tyson Williamson Telephone: 801-786-9809

Email: tyson@thewillgroup.us Agent Email: _____

Address/Location of Subject Property: Approx. 4800 S. and 1500 W

Tax ID of Subject Property: H-3403-E-1, H-3403-E-3,
H-3403-H, H-3403-A Existing Zone District: RA-1

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

See attached.

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 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: _____



STAFF COMMENTS

Agenda Date:	1/26/2022
Application Number:	2022-ZC-02
Type of Application:	Zone Change and PDO
Action Type:	Legislative
Applicant:	The Will Group
Agent:	Tyson Williamson
Request:	A Zone Change Request from RA-1 to an R1-10 PDO Zone.
Location:	4800 South and 1500 West
Zoning:	RA-1
General Plan Map:	Rural Residential

Discussion:

The applicant is seeking zone change on 40 acres from RA-1 to R1-10 PDO to add to the already approved Solaroca PDO. On October 21, 2021 the Hurricane City Council approved a zone change for 280 acres to the south, east and west of this property and this zone change would add on to that. This would change the Solaroca PDO from 280 acres and approximately 700 units to 320 acres and approximately 800 units.

	Zoning	Adjacent Land Use
North	RA-1 and County	Undeveloped and Sky Ranch
East	R1-10 PDO	Already approved Solaroca PDO
South	R1-10 PDO	Already approved Solaroca PDO
West	R1-10 PDO	Already approved Solaroca PDO

Preliminary Site Plan

A separate preliminary site plan application was not submitted. Due to one being submitted already for the rest of the development, and based on the information provided, this requirement has been waived and analyzed as if one had.

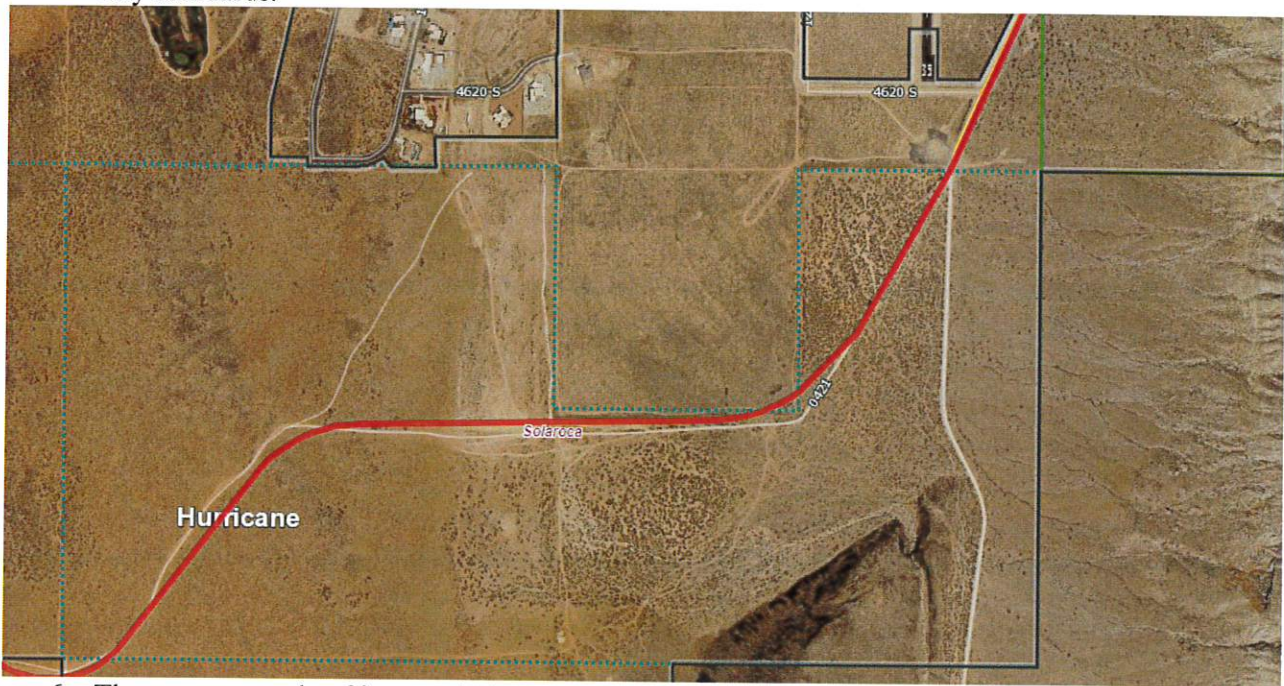
JUC Comments

1. **Power:** Limited power in the area. Less units the better until more power can be brought in.
2. **Water:** Nothing in the area. Future water tank planned in the area, have had some discussions with the applicant
3. **Streets:** Limited access
4. **Engineering:** Needs to build Transportation Master Planned roads. 1100 W has some traffic concerns that are better addressed now than later. Limited infrastructure to deal with drainage but not a big concern in this area.
5. **Fire:** Good when water and access are there
6. **Phone:** No comments
7. **WCWCD:** No comments

Staff Comments

1. Applicant is asking for an R1-10 PDO on an additional 40 acres. The applicant in August filed a zone change and PDO application on the property for an R1-10 PDO. On the September 9th, 2021 Planning Commission meeting the Commission voted to table this item until the applicant feels appropriate. The main concerns were the density of the property and the lack of utilities in the area. The applicant then resubmitted this proposal, originally to rezone the area to RA-1 to R1-10 with a PDO, to rezone this area from RA-1 to R1-15 with a PDO. They lowered the density from 3.5 units an acre to 2.5 units an acre for a total of approximately 700 units. Though the request changed based on the feedback from the Planning Commission, the official advertisement remained the same. The Planning Commission made a positive recommendation on the lower density of 2.5 units an acre. The City Council, on October 21, 2021, approved an R1-10 PDO with a max density of 2.5 units an acre.
2. **Density:** The site plan provided says 40 acres at 2.5 units an acre for a total of 100 new units. The site plan appears to show 86. The site plan shows the majority of the area in question will be quarter-acre lots with one-acre lots on the northern section.
 - a. Their applicant has conflicting densities listed. One section of the application states that the application is seeking 2.5 units an acre, but another sheet states that they are asking for 3.5 units an acre. This needs to be corrected to ensure there is no conflicting information.
3. An amenity area is proposed in the middle of the addition.
4. There are some inconsistencies on the site plan with regards to the previously approved portion of this development
 - a. The approved density for the development was approximately 2.5 units an acre
 - i. It should be noted the layout appears unchanged from the approved version.
 - b. Vacation rentals are not an approved use in their planned development

5. There is a Transportation Master Planned Road along the southern boundary of this property. During the approval of the rest of the development, the applicant did agree to build the road to city standards.



6. There are a couple of items missing from the preliminary site plan as follows:
- a. Topography showing 2' contours, identification of 30% or greater slopes:
 - b. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities
 - c. A phased development plan

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

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

Serves as transition from agricultural to traditional neighborhoods or commercial uses. Appropriate densities for this land use include from one unit/40 acres to RA-.5 and RA-1.

2.5 units per acre is a bit denser than intended for Rural Residential, however, the City Council approved the other portions of the development at the same density as this is considered a transition zone into the BLM areas to the south. 2.5 units an acre is also less dense than most of the other developments approved in that part of town.

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

Response: Most of the area is currently undeveloped. Almost the entirety of the surrounding property has received zone changes to similar zoning and is planned to be similar developments.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, it will have some impact on the area. Utilities in the area are sparse and the area is currently undeveloped however, this is an addition to an already approved development that will have a larger overall impact on the character of the area.

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

Response: There are currently almost no services in the area. Copper Rock, Romney Group, and Cordero are working to bring services to the area through a PID, but staff anticipates that it may be a number of years until services are adequate to serve the proposed development. Hurricane City code states the following:

10-37-4: ADEQUATE PUBLIC FACILITIES:

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

The City has generally interpreted this statement to not apply to zone change applications, but then require a more detailed plan with subdivision plats. The City did require the Romney Group with Sand Hollow Mesa to provide more detailed utility information for their PDO zone change. With this development's proximity to Sky Ranch and Copper Rock utilities are closer for this property than some of the other approved developments in the area.

Their proposed road alignments generally match the transportation master plan, which they will need to comply with.

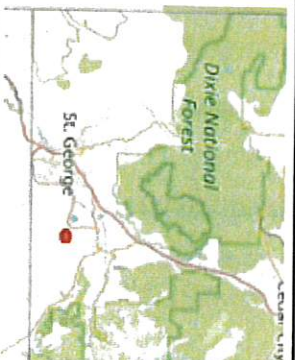
Findings:

Staff makes the following findings:

1. The proposed amendment is not generally compatible with the current General Plan's map and goals but it is very close to it.

2. The proposed amendment is generally in harmony with the overall character of the proposed development in the area.
3. The proposed amendment will have an impact on the area, however on a smaller scale than already approved development in the area.
4. The services are currently not adequate for the development, and would only become adequate after surrounding properties develop or the applicant install and construct significant offsite improvements.
5. There are a couple of items missing from the preliminary site plan, as listed above.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend getting answers from the applicant about density and site layout before making a decision. Staff would recommend approval if these answers are received.



- Legend**

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

Notes

WGS_1984_Web_Mercator_Auxiliary_Sphere

1,504.7 0 752.33 1,504.7 Feet

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.

Legal Descriptions

Parcel: H-3403-E-1

S: 33 T: 42S R: 13W NW1/4 NW1/4 SE1/4 SEC 33 T42S R13W

Parcel: H-3403-E-3

S: 33 T: 42S R: 13W NE1/4 NW1/4 SE1/4 SEC 33 T42S R13W

Parcel: H-3403-H

S: 33 T: 42S R: 13W SW1/4 NW1/4 SE1/4 SEC 33 T42S R13W

Parcel: H-3403-A

S: 33 T: 42S R: 13W S1/2 NW1/4 SE1/4 SEC 33 T42S R13W

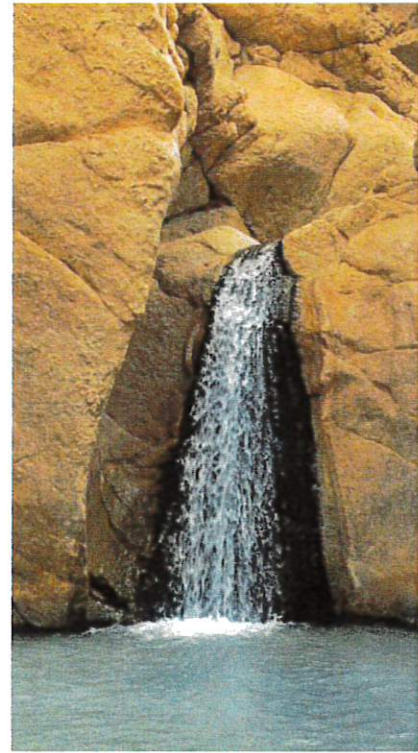
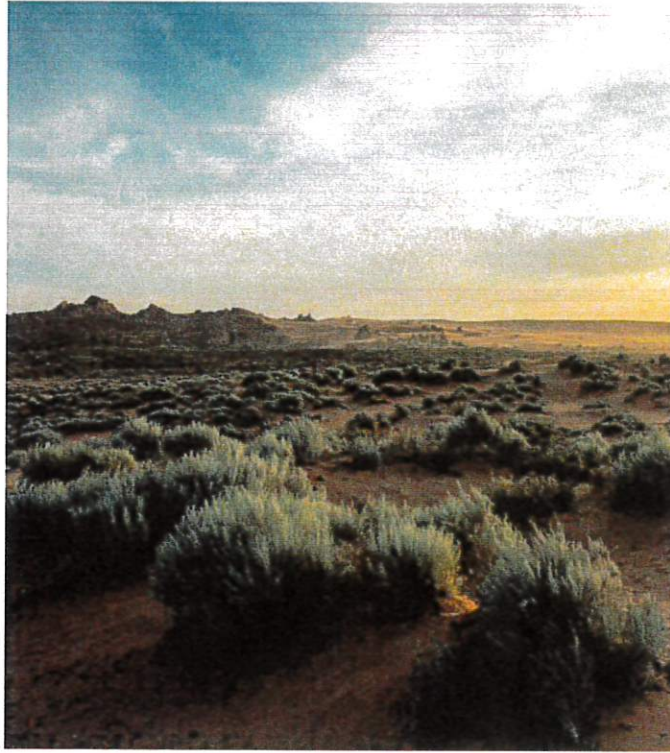
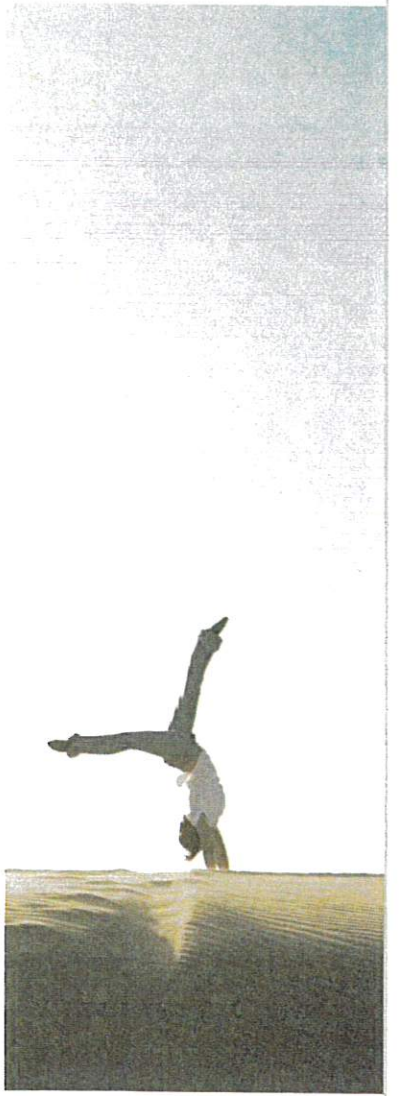
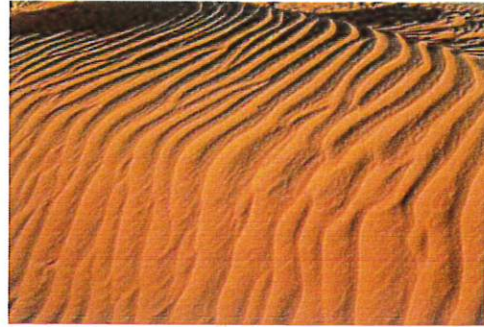
Abutting Property Zoning/Uses

	Abutting Property Zoning	Abutting Property Use
North	R1-10 (Copper Rock) RA-1 (Sky Ranch)	Single Family Homes and Recreation Resort
West	R1-10	Recently rezoned. Future Master Planned Community.
South	R1-10	Recently rezoned. Future Master Planned Community.
East	R1-10	Recently rezoned. Future Master Planned Community.

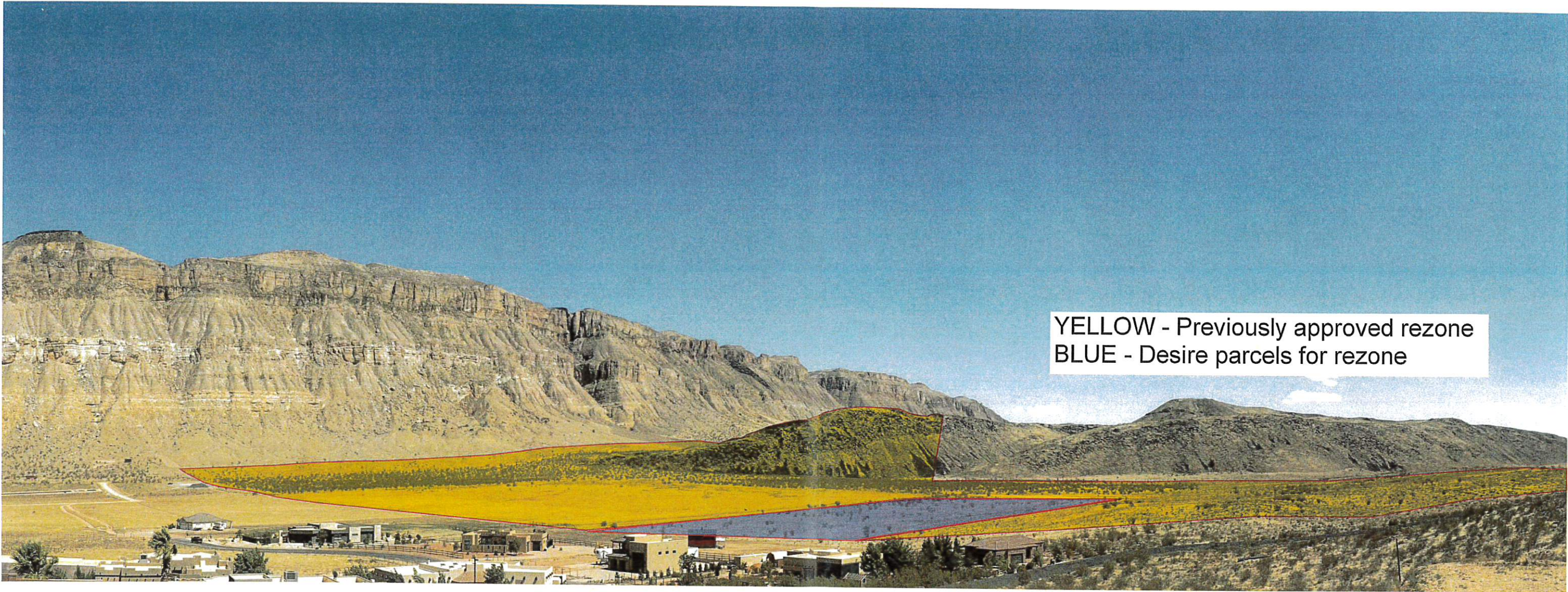
solaroca

Rezoning Application

January 5, 2022

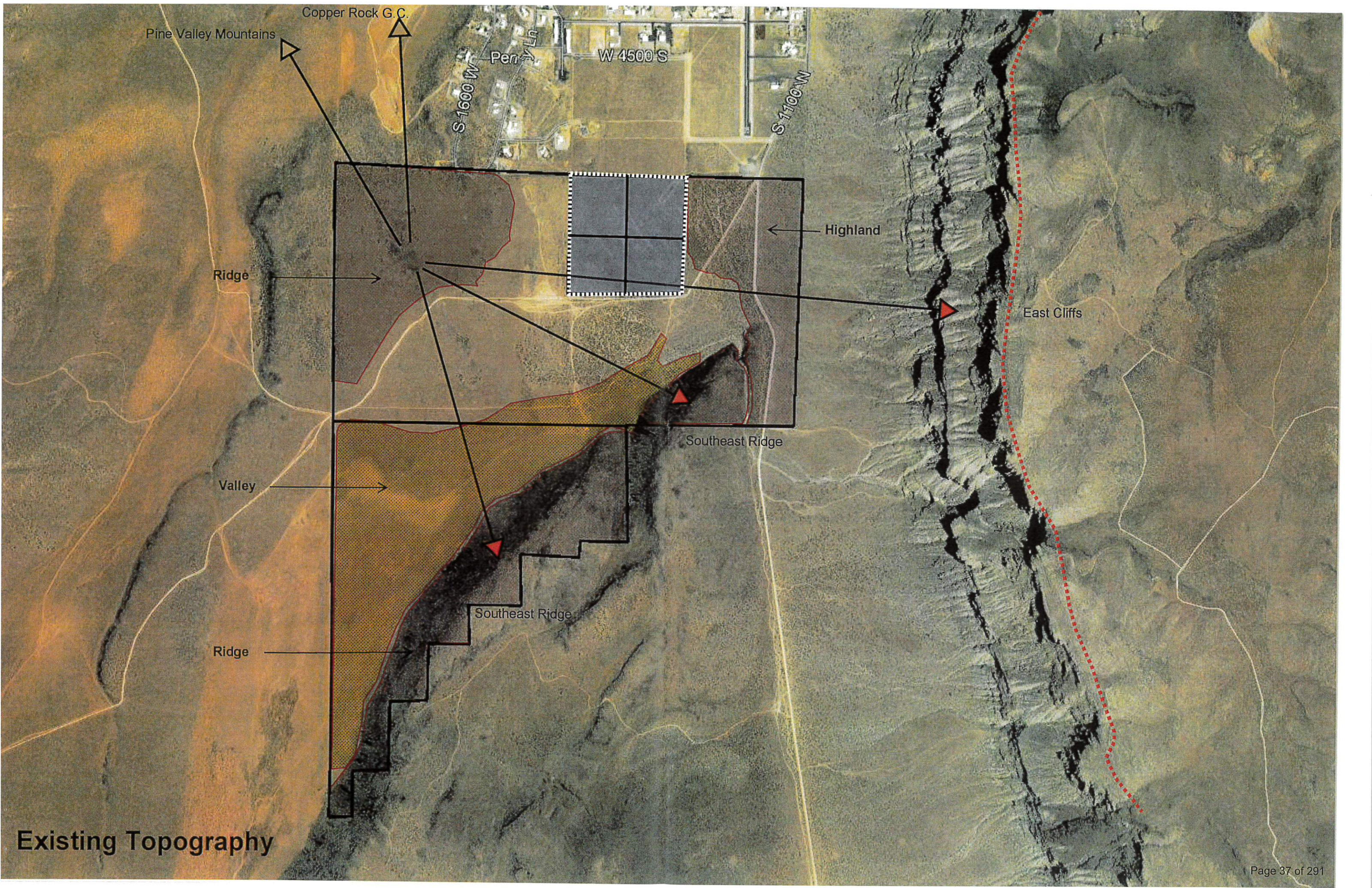


THE
WILL
GROUP
methodstudio

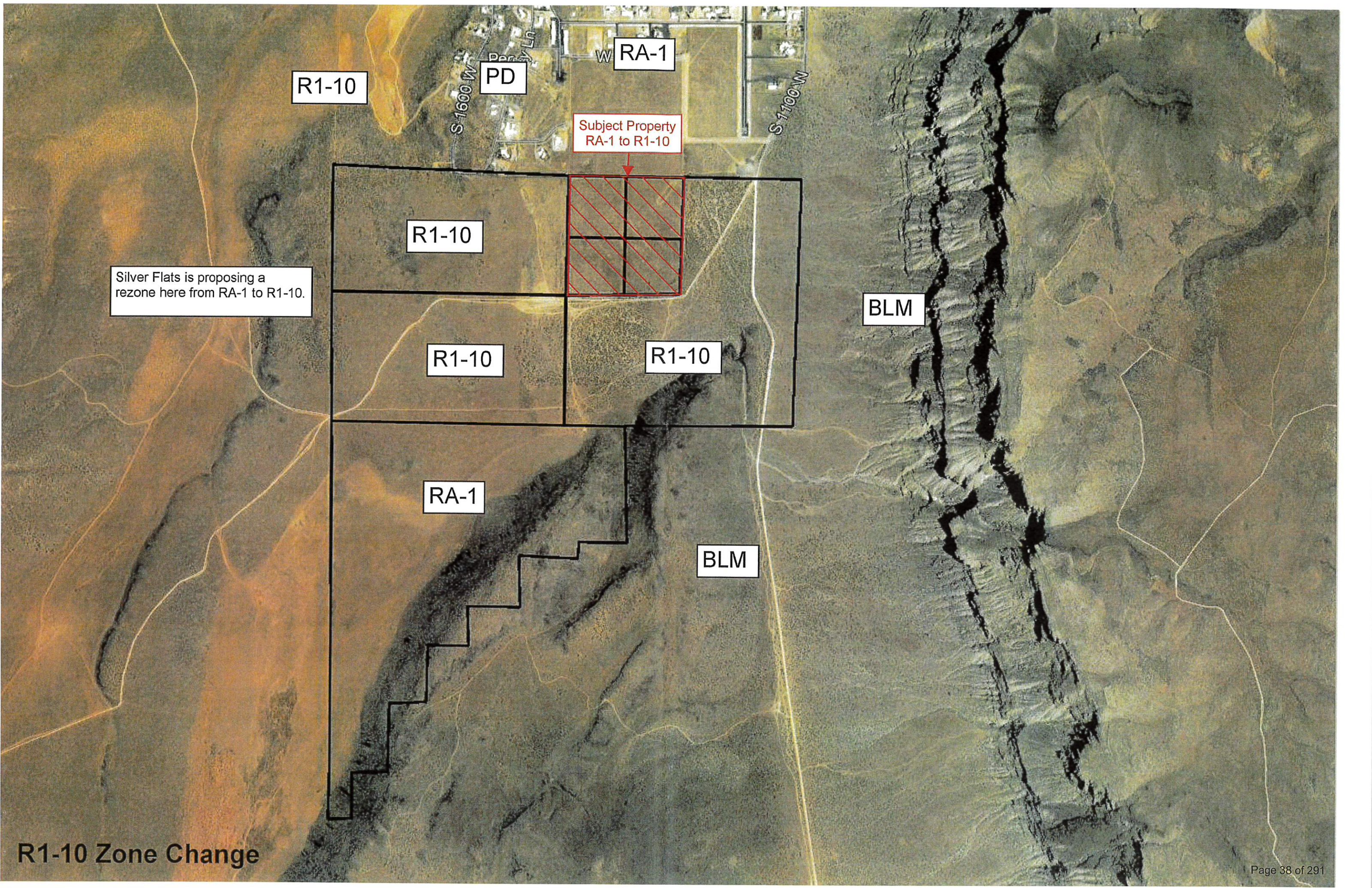


inherent characteristics

the ideals for the new development are rooted in the natural elements defining the landscape. Natural light, views, textures and colors are examined to understand the visual nature surrounding the building sight. By taking the time to understand the character of the surrounding site, we take the first step at enhancing the sense of place



Existing Topography



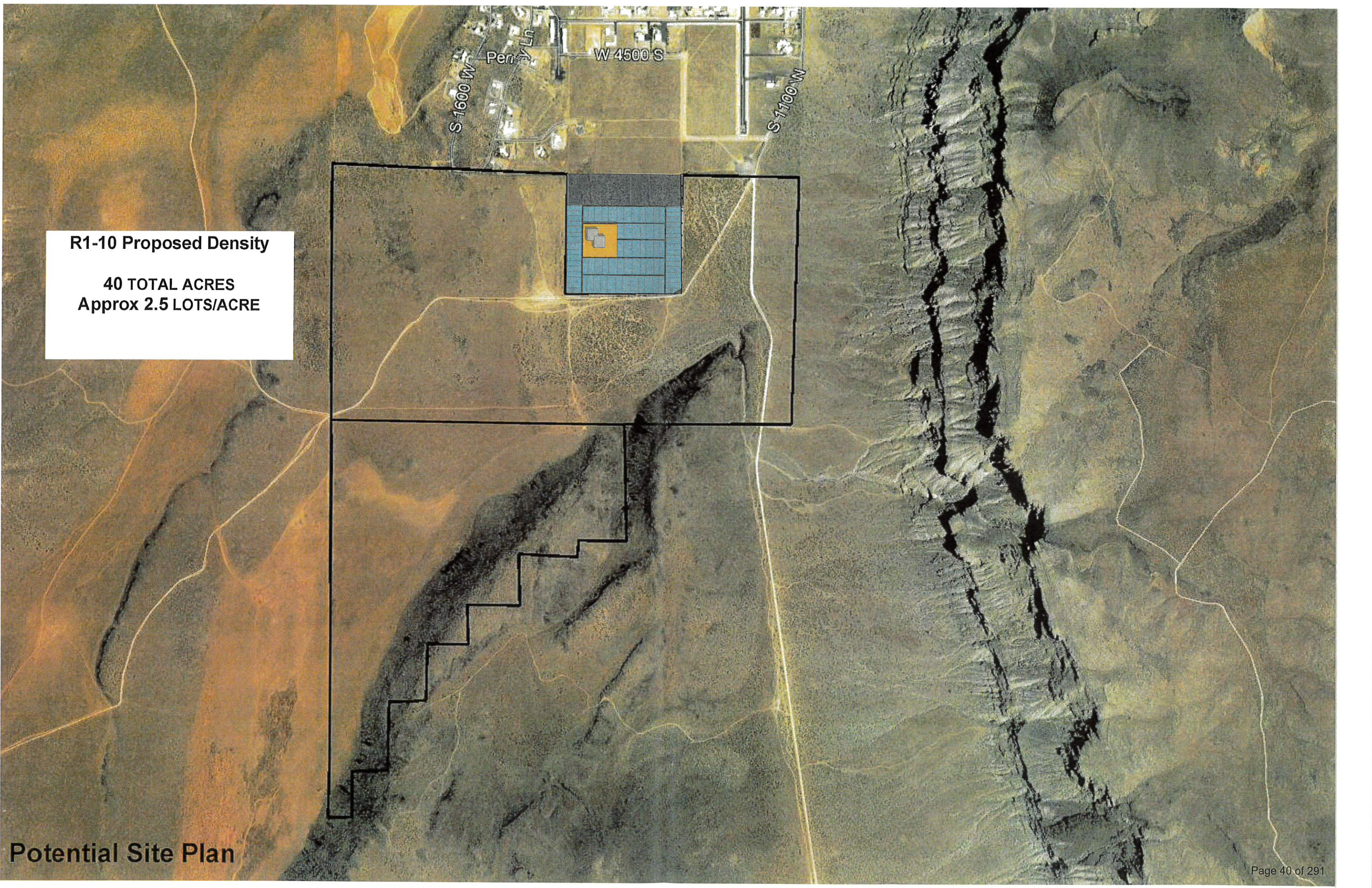
Silver Flats is proposing a rezone here from RA-1 to R1-10.

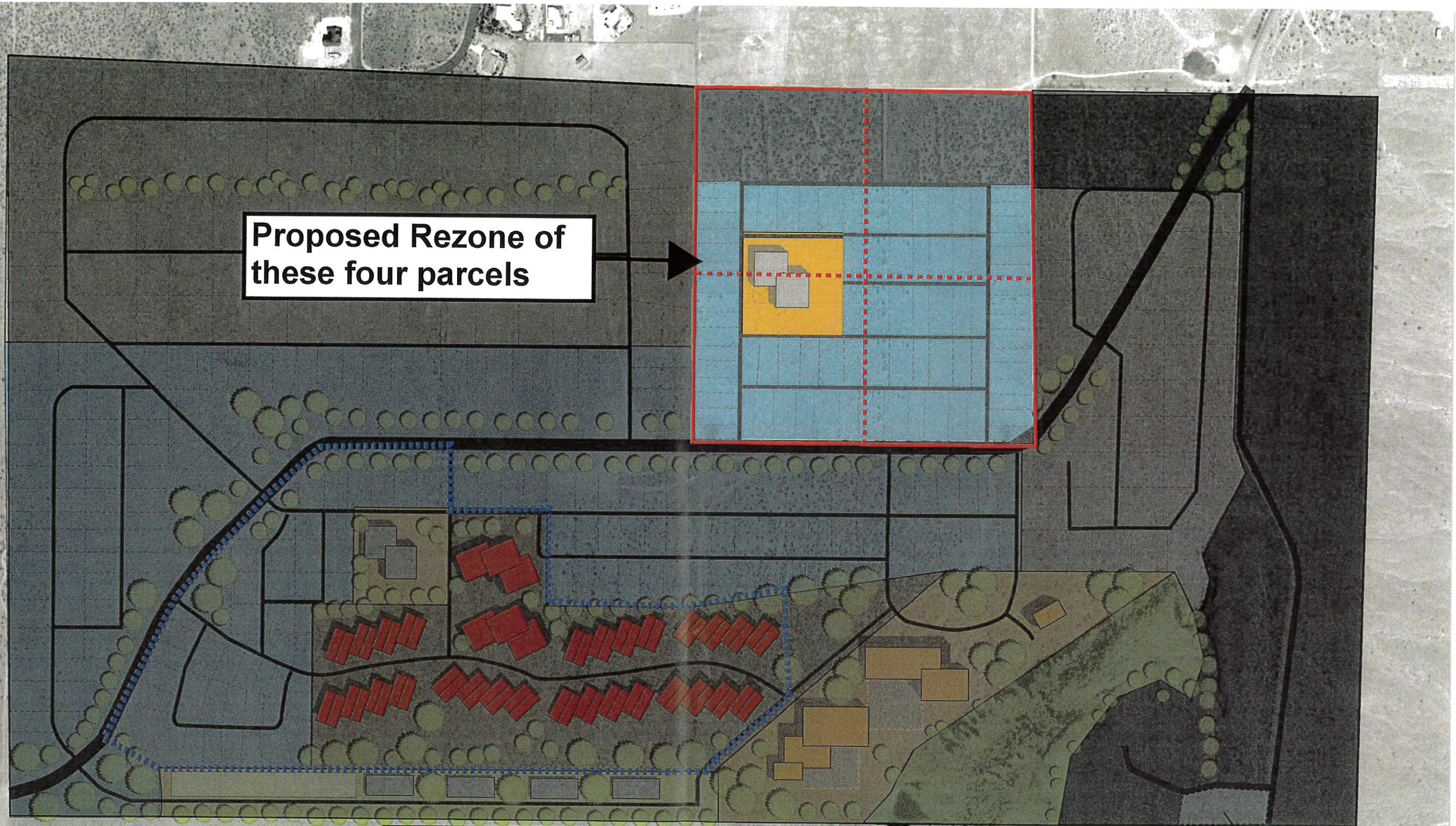
Subject Property
RA-1 to R1-10



R1-10 Proposed Density

**40 TOTAL ACRES
Approx 2.5 LOTS/ACRE**



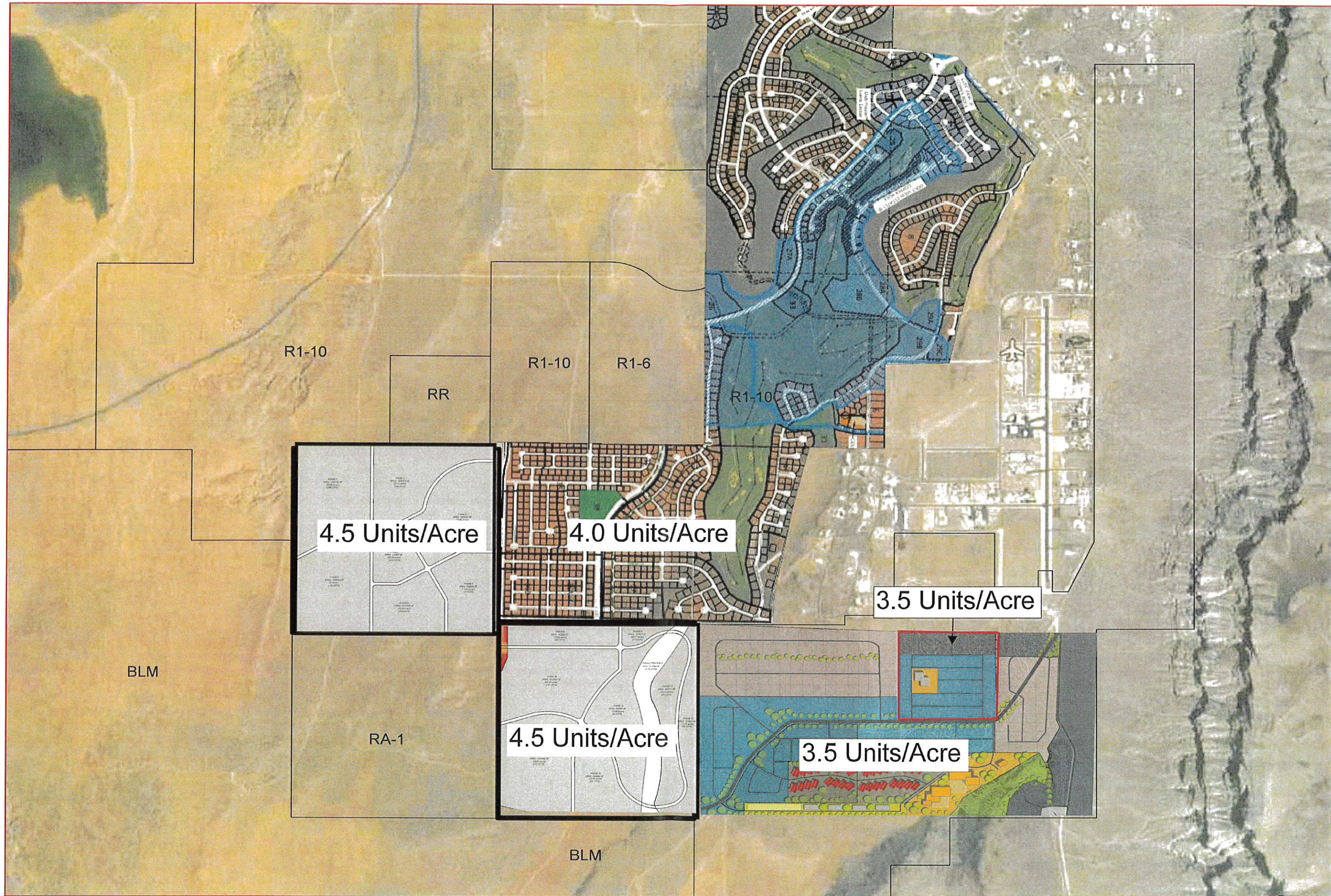


**Proposed Rezone of
these four parcels**

- open space
 - amenity zone
 - storage zone
 - multi family zone
 - 1/4 acre zone
 - 1/2 acre zone
 - 1 acre zone
- 2.5 units per acre
- Nightly rental zone. One property management through Solaroca. Portion will be held by Solaroca and some will be sold.

The cluster of four parcels would follow the same rezone procedure as previously submitted and approved by Hurricane City on 10/21/21.

ATV/UTV parking



ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:
File No. 2022-ZC-03
Receipt No. _____

Name: Perry Development, LLC Telephone: 435-251-9090

Address: 2250 N Coral Canyon Blvd #215, Washington, 84780 Fax No. N/A

Agent (If Applicable): Greg Sant - Perry Homes Utah Telephone: 435-414-4444

Email: greg.perryhomesutah@gmail.com Agent Email: greg.perryhomesutah@gmail.com

Address/Location of Subject Property: Approximately 3300 West 600 North

Tax ID of Subject Property: H-3-1-30-320 and H-3-1-30-321 Existing Zone District: M-1 and R-1-6

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

We are requesting a PDO Zone over the existing zoning. The purpose for this is to change the setbacks to match to those that are in Peregrine Pointe phases 1-4. Those setbacks would be 7.5 ft. on sides, 10 ft. on the rear and 19 ft. from the garage door.

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 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: _____



STAFF COMMENTS

Agenda Date:	01/26/2022
Application Number:	2022-ZC-03
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Perry Development LLC
Agent:	Greg Sant
Request:	A zone change from R1-6 to R1-6 with a PDO
Location:	Approximately 3300 W and 600 N
Zoning:	R1-6
General Plan Map:	Single Family

Discussion:

This area was approved for a zone change in December 2020 to R1-6. As the applicant has been working on their plans they decided to request a Planned Development Overlay, like the other portions of Peregrine Pointe, in order to reduce the front setbacks so slightly larger homes can be built. Setbacks in R1-6 are 25 feet from the front, 10 feet from the rear, and 8 feet on the side. In a PDO the setbacks are 19 feet from the back of the curb (14 feet from the back of the property line in this development) for the house and 20 feet from the back of the sidewalk for the garage, and 15 feet total on the sides. This would also allow the homes along the southern boundary to be slightly farther away from the overhead power lines. The applicant is proposing 80 units on 30.89 acres.

Zoning

Adjacent Land Use

01/26/2022

2022-ZC-03

3. Will the proposed amendment affect the adjacent property?

Response: The applicant has said that they only want a PDO to reduce the setbacks. This change from the previously approved plan would have no effect on neighboring properties.

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

Response: Yes, most utilities already exist in the area as part of other developments.

JUC Comments

1. **Power:** Hesitant to be okay with anything until power line issue is resolved
2. **Sewer:** No concerns
3. **Streets:** No concerns
4. **Water:** No concerns
5. **Engineering:** Setbacks from the garage should be 25 feet, concerns about 20 feet. Rear setback along 600 N needs to be addressed.
6. **Fire:** Needs to meet fire code
7. **Gas:** Nothing in the area
8. **WCWCD:** Concerned about access to line along 600 N

Items to Consider

The following are key items to consider:

- At the previous Planning Commission meeting, the Commission looked at and recommended approval to the City Council of a preliminary plat for the property. The applicant has requested that the application be tabled while this application moves forward and negotiations continue with the power department.
- While a PDO would grant the applicant greater flexibility regarding housing types and lot sizes, the applicant has submitted the current preliminary plat as the PDO site plan, except for the reduced setbacks, the applicant has proposed no changes.
- There is an overhead power line that runs along 600 N and the southern boundary of this property. Hurricane City Power has some concerns about access when homes are being built so close to the power lines. The applicant believes that reducing the front setbacks so homes can be built farther away from the poles will help that situation. The applicant is in negotiations with Hurricane City Power over the situation.

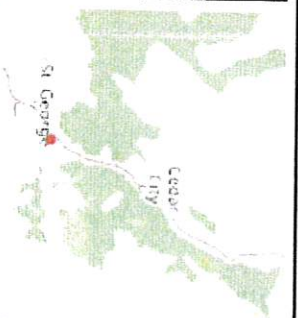
Findings:

Staff makes the following findings:

1. The proposed zone change is generally compatible with the current General Plan Map and goals.
2. The proposed zone change is generally in harmony with the overall character of the existing development, as growth continues in this area that will be even more true.
3. The proposed zone change will not have an impact on the area if this current plan is followed.

4. The services are adequate for the development.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff recommends approval of this zone change subject to staff and JUC comments and subject to the issue of the power lines along 600 N being resolved

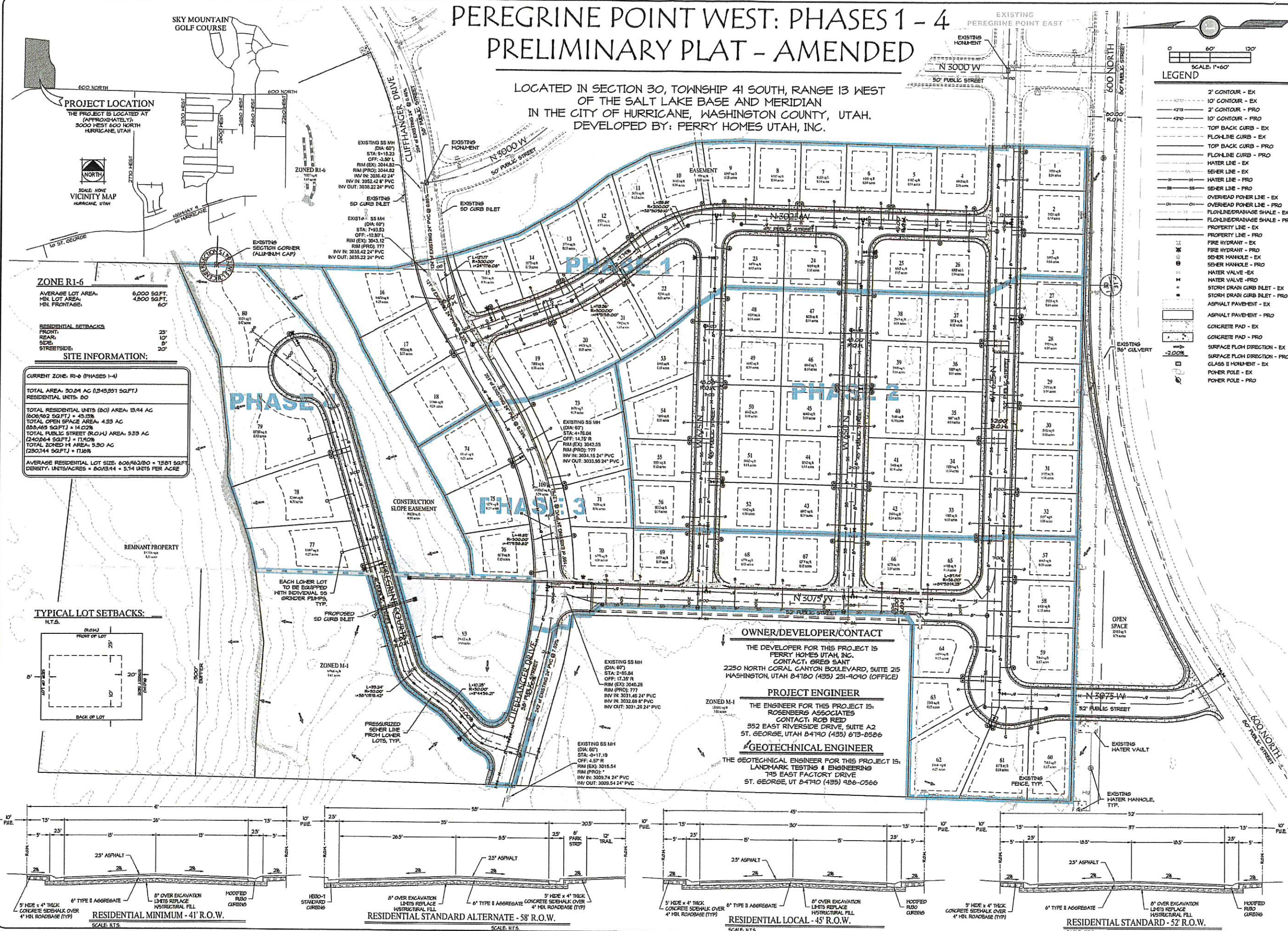


- ## Notes

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.

PEREGRINE POINT WEST: PHASES 1 - 4 PRELIMINARY PLAT - AMENDED

LOCATED IN SECTION 30, TOWNSHIP 41 SOUTH, RANGE 13 WEST
OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: PERRY HOMES UTAH, INC.



DATE: 01/2/2022
JOB NO.: 11450-20
DESIGNED BY: DSH
CHECKED BY: RAR
DWG: Preliminary Plat

ROSENBERG
A S S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive
Suite A2
St. George, Utah 84790
Ph (435) 673-0586 Fx (435) 673-0397
www.rosco.com

PRELIMINARY PLAT - AMENDED
FOR
PEREGRINE POINT WEST: PHASES 1-4
3000 WEST 600 NORTH
HURRICANE, UTAH

STATE OF UTAH
ROBERT A. REID
PROFESSIONAL ENGINEER

SHEET
1.0
1 OF 1 SHEETS

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:

File No. 2022-PP-02
Receipt No. _____

Name: TAMMY ENGEL
Craig Engel, PAC INC Telephone: 435-229-7366

Address: 1267 No. 1390 W St. George Fax No. _____

Email: racinc19@gmail.com Agent Email: marc@browncivil.com

Agent (If Applicable): MARC BROWN BCE Telephone: 435-628-4700

Address/Location of Subject Property: 1300 W, 650 South

Tax ID of Subject Property: H-3-2-4-124 Zone District: R-1-10

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

37 Lot, 10,000 s.f. min residential sub.

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.

1-4-22

1 of 4

SENSITIVE LANDS APPLICATION

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

Fee: \$

For Office Use Only:
File No. 2022-HIL-01
Receipt No. _____

Name: RAC INC Craig Engel Telephone: 1-435-229-7360

Address: 1267 NO 1390 N St. George Fax No. _____

Agent (If Applicable): MARC BROWN BROWN CONSULTING Telephone: 435-628-4700

Email: racinc19@gmail.com Agent Email: marc@brownrcivil.com

Address/Location of Subject Property: 1300 W. 650 So.

Tax ID of Subject Property: H-3-2-4-124 Zone District: R-1-10

Proposed Use: (Describe, use extra sheet if necessary) 32-10,000 sq. ft. min.

Residential subdivision

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.

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



STAFF COMMENTS

Agenda Date:	01/26/2022
Application Number:	2022-PP-02 2022-HIL-01
Type of Application:	Preliminary Plat and Hillside Application
Action Type:	Administrative
Applicant:	Marc Brown
Agent:	Marc Brown
Request:	Approval of a Preliminary Plat and Sensitive Lands
Location:	1380 W 825 S
Zoning:	R1-10
General Plan Map:	Single-Family

Discussion:

The applicant has submitted a preliminary plat application for 14.19 acres preliminary subdivision plat containing 37 lots. This application was approved by the Planning Commission last year but the applicant decided to resubmit as they found a way to reconfigure the layout in order to get five more lots. This application requires extensive connections with neighboring properties such as Hillside Estates and Collina Tinta. The subdivision is located on hillsides of slopes greater than 10% and has submitted an updated Sensitive Lands/Hillside Application.

JUC Comments

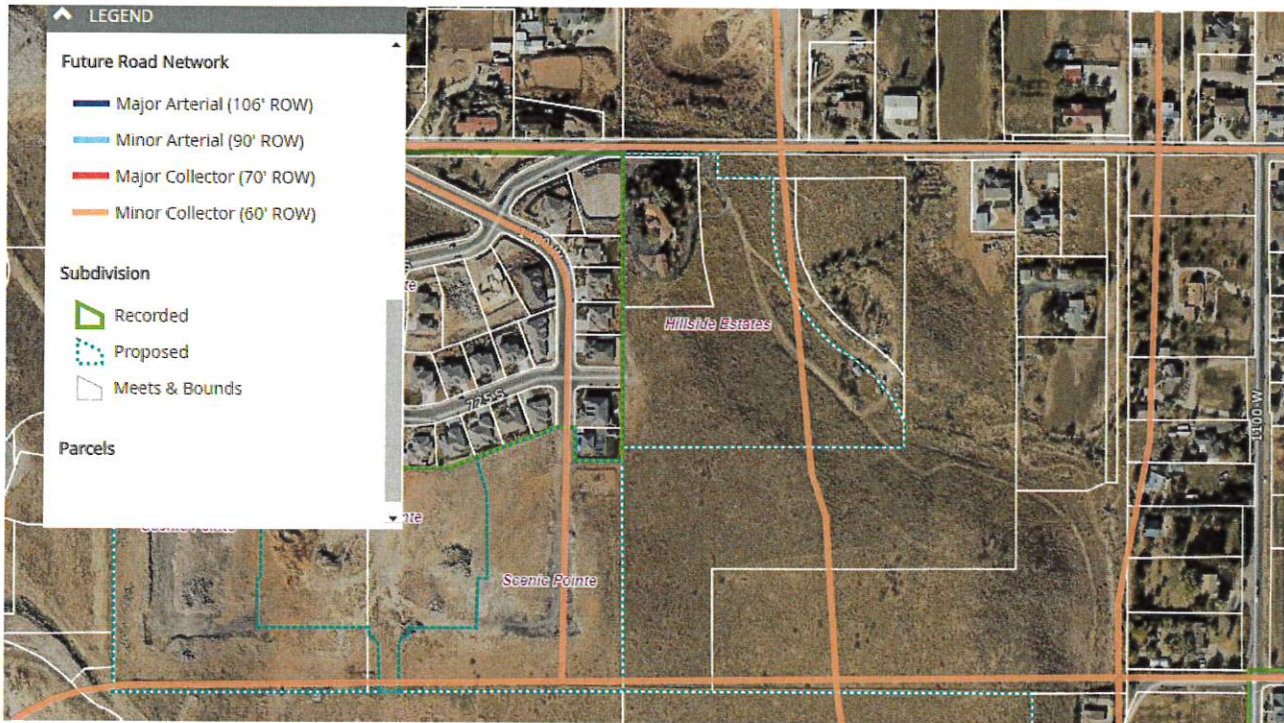
1. **Power:** Power has reviewed construction drawings. Power will be off 650 S. Power can serve the property
2. **Sewer:** A will serve letter has been sent
3. **Streets:** Need to comply with the master plan roadways
4. **Water:** Water is on 650 S. Will need to loop through Hillside Estates and Scenic Pointe to make the water loop work.
5. **Fire:** Make sure there are two access points for over 30 units. Roads that are over 10% grade will need to sprinkle the homes that access off that road. Off-site turnaround will require an agreement with the neighboring property owner
6. **Gas:** Good, two inch line in 650 S, just need it looped.
7. **Water Conservancy:** No comments

Staff Comments: Preliminary Plat

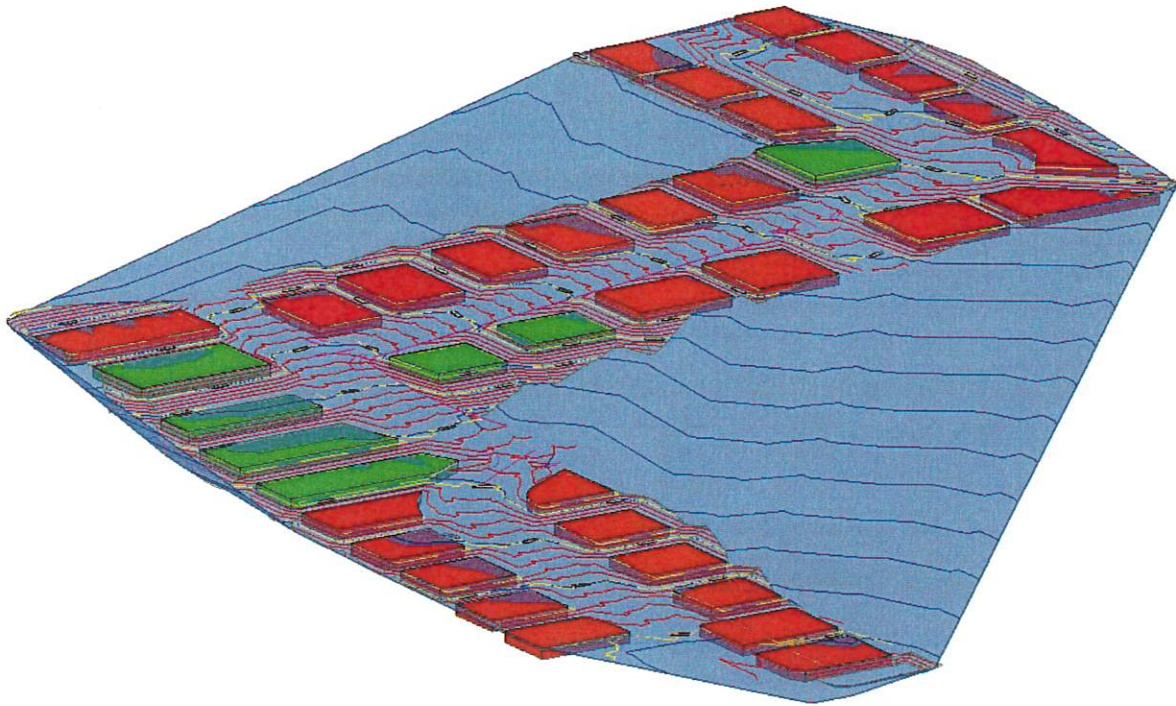
01/26/2021

2022-PP-02
2022-HIL-01

1. Zoning is R1-10, and the lots comply with the underlying zone. Several of the lots along proposed 825 W do not meet city standards for sensitive lands and will require an exception. These issues are address in the following section.
2. Staff believes a canal goes through the property as shown on the Hillside Estates Preliminary Plat (recently approved to the north). The applicant will need to investigate the location of this water line and ensure proper steps are taken.
3. There is a 60' master plan roadway that goes north and south that the applicant is providing, if at a slightly different alignment.



4. The City has not received a letter from the local culinary water provider indicating service availability, but they have indicated services are in the area.
5. A geotechnical and drainage report were submitted for the first submittal on this project. Staff will not require another one at this stage
6. Plat shows the east to west street to be "825 West" this should be "825 South"
7. The applicant is proposing a fire turnaround within property of the Collina Tinta development; an agreement will have to be made with the developers for that turnaround to be valid.
8. The applicant has noted that the property isn't located in a desert tortoise take area.
9. The plat is planned to be developed in a single phase.



Sensitive Lands

1. Update: The applicant is wishing to create five additional lots by splitting the lots shown above in green. The initial application was approved on Nov 29, 2021 by the City Council. The new lots are 28-32 and 7-10. As will be mention below, these lots do not comply with the sensitive lands table minimum lot size for the slop. Staff has talked to the applicant's engineer and requested a letter to address the above exception. See [HCC 10-24-6. - Hillsides and ridge areas; general development standards.](#)
2. The Sensitive Land Application is complete. The applicant has provided an updated sloping map and has shown the slope of each lot . The applicant also provided a geotechnical report, drainage Plan, and grading plan with the previous application.

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.*

01/26/2021

2022-PP-02
2022-HIL-01

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

a. *Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.*

b. *Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.*

c. *Groundwater levels that may affect development and estimated elevation of high groundwater levels.*

d. *Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.*

e. *Slope stability.*

f. *A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.*

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

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

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

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

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

(1) *Rainfall depth, duration and distribution;*

(2) *Watershed slope and drainage area delineation;*

(3) *Land condition of watershed surface;*

(4) *Topography of drainage area; and*

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

(A) *Rainfall intensity and duration;*

(B) *Soil erodibility;*

- (C) Land slope and length of slope or topography;
- (D) Condition of the soil surface and land management practices in use; and
- (E) Surface cover, grass, pavements, etc.

3. Staff has reviewed each lot and the slopes. Each of the newly created lots, 28-32 and 7-10 will require a size exception. These lots were made smaller to accommodate more lots

10-24-5 (C)(1) d. To determine required minimum lot size (subsection 10-24-6B of this chapter) the average natural grade of each proposed parcel shall be calculated, and indicated on the development plan. The average grade shall be determined by calculating the grade of the natural slope between two (2) opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty feet (150') apart, nor greater than seventy five feet (75') from an existing or proposed property line. Small washes or rock outcrops which have slopes distinctly different from surrounding property may be excluded from slope determination, if the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this chapter, as reasonably determined by the zoning administrator.

The Planning Commission can approve an exception to the lot sizes based on the criteria listed below:

10-24-3: DETERMINATION OF APPLICABILITY:

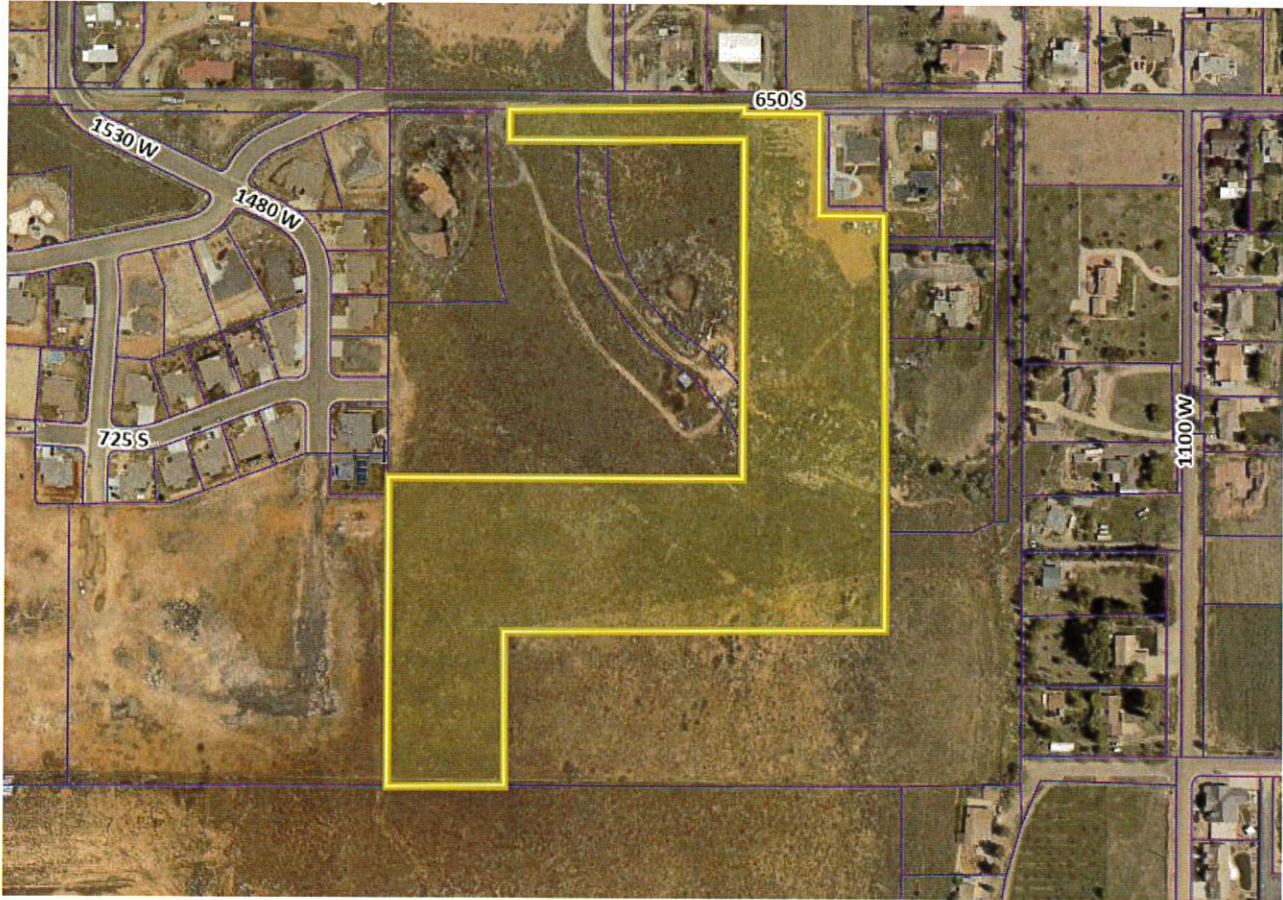
G. Exceptions: Exceptions to the provisions of this chapter may be granted by the city council upon recommendation from the planning commission when:

1. An alternative solution is proposed for the protection of the sensitive land, based on sound and generally accepted engineering and land development principles, and said alternative will result in equal or better protection than development under the standards of this chapter; and is consistent with the purposes of this chapter. The alternative shall also be consistent with the general plan policies affecting sensitive lands;

2. The size of the parcel existing before the effective date of the adoption of this chapter is determined by the planning commission to be too small to effectively apply the provisions of this chapter, and conditions can be added to the project to minimize safety and general welfare concerns.

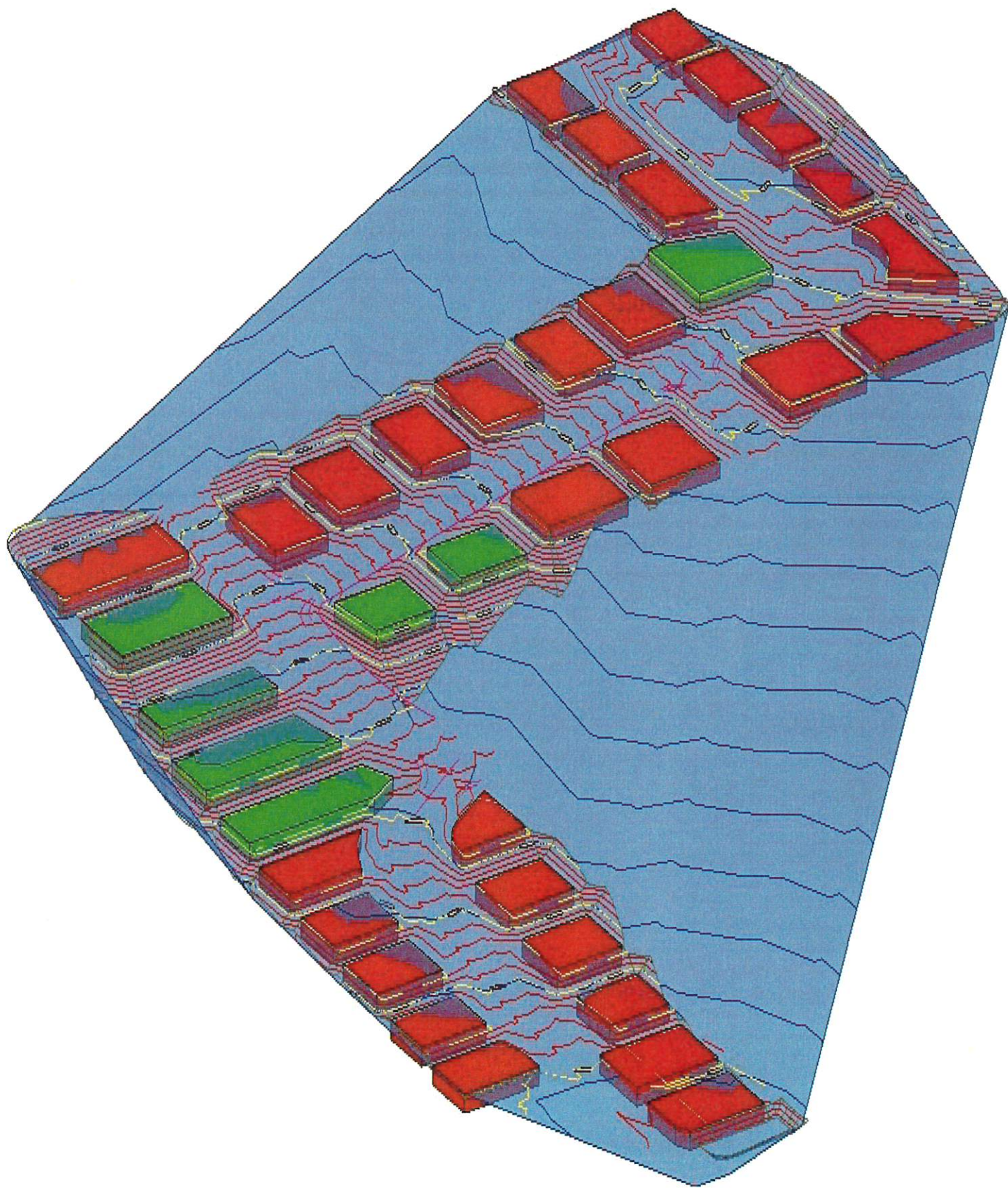
3. The parcel is zoned for a nonresidential use and the planning commission determines the site requires grading inconsistent with the provisions of this chapter, and conditions can be added to the project to minimize safety and general welfare concerns. (Ord. 2014-6, 5-1-2014)

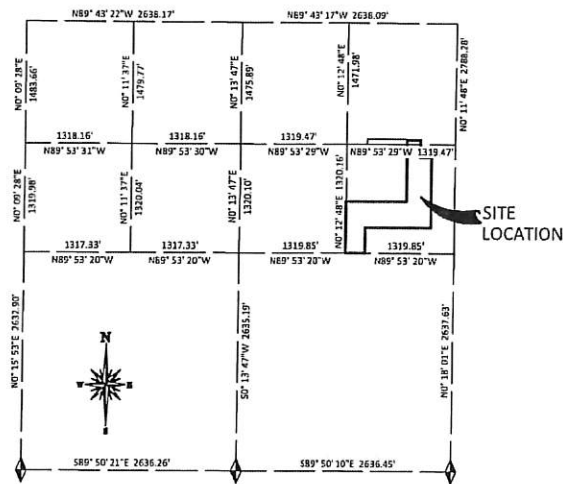
Staff has talked to the applicant's engineer and requested a letter to address the above exception. Each lot asking for an exception is under 20% slope. The City has typically allowed exceptions for lots under 20% based on a sound grading plan. 10%-20% slope is considered moderate slope for home construction.



4. The applicant has submitted a grading plan. Grading Plan generally complies with Hurricane Standards with the following notes:
- Slops maximums need to be 2:1. Lot 7 east side and Lot 12 southwest side does not seem to comply.
 - Any walls must be under 16 ft within a run of 50' area.
 - No walls should be placed in PUE. None are shown on the preliminary grading plan.
 - The full grading plan will be reviewed with construction drawings by JUC.
 - Grading Plan Notes 1 appears to be incomplete.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would like to review the statement from the applicant's engineer before making a full recommendation on the updated preliminary plat.

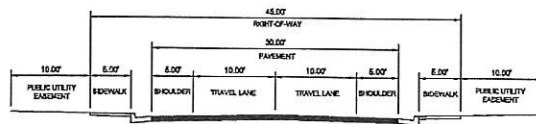




PROJECT LOCATION
SEC. 4 T42S R13W, SLB&M
NOT TO SCALE

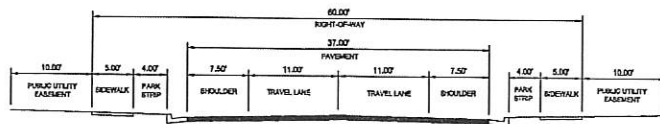
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.45'	90°05'54"	20.03'
C2	122.50'	42.27'	19°46'21"	21.35'
C3	100.00'	34.51'	19°46'21"	17.43'
C4	77.50'	26.74'	19°46'21"	13.51'
C5	77.50'	23.74'	17°33'15"	11.97'
C6	77.50'	3.00'	2°13'06"	1.50'
C7	100.00'	34.51'	19°46'21"	17.43'
C8	122.50'	24.39'	11°24'21"	12.23'
C9	122.50'	17.89'	8°22'00"	8.96'
C10	77.50'	82.30'	60°50'36"	45.51'
C11	100.00'	106.19'	60°50'36"	58.72'
C12	122.50'	40.01'	18°42'53"	20.19'
C13	122.50'	90.07'	42°07'43"	47.18'
C14	430.00'	34.20'	4°33'23"	17.11'
C15	15.00'	22.32'	85°14'31"	13.80'
C16	15.00'	22.35'	85°21'44"	13.83'
C17	400.00'	57.04'	8°10'12"	28.57'
C18	370.00'	157.70'	24°25'14"	80.07'
C19	400.00'	170.49'	24°25'14"	86.56'
C20	430.00'	36.93'	4°55'16"	18.48'
C21	430.00'	93.11'	12°24'25"	46.74'
C22	430.00'	53.23'	7°05'32"	26.65'
C23	15.00'	23.56'	90°00'00"	15.00'
C24	15.00'	23.56'	90°00'00"	15.00'
C25	15.00'	23.56'	90°00'00"	15.00'
C26	15.00'	23.56'	90°00'00"	15.00'
C27	60.00'	29.57'	28°14'29"	15.09'
C28	52.50'	55.74'	60°50'02"	30.82'
C29	52.50'	76.90'	83°55'11"	47.20'
C30	60.00'	21.80'	20°49'13"	11.02'
C31	60.00'	6.18'	5°54'19"	3.09'
C32	54.00'	84.62'	89°47'12"	53.80'
C33	31.50'	49.36'	89°47'11"	31.38'

RESIDENTIAL LOCAL

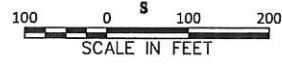
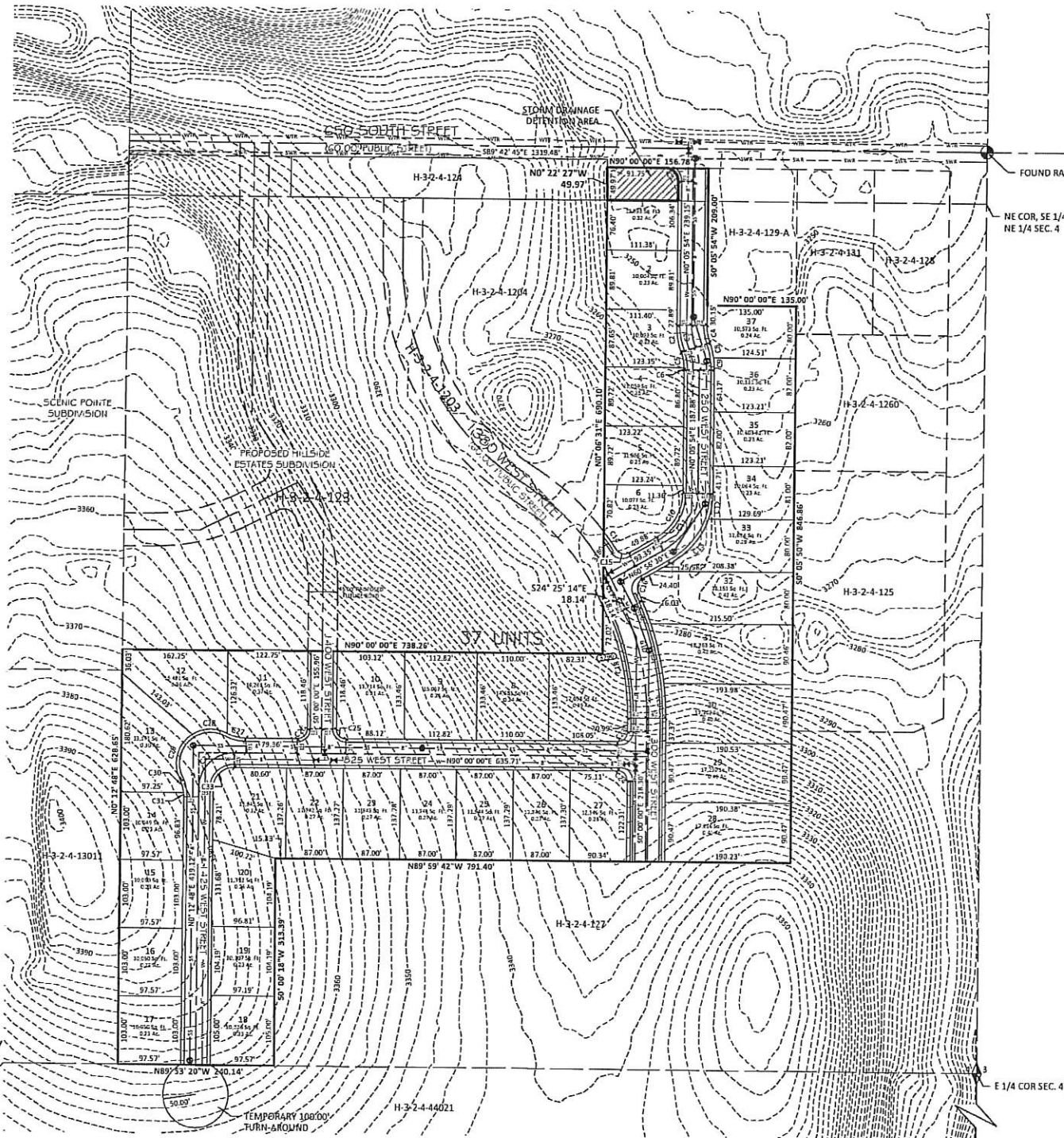


45' STREET CROSS SECTION
1"=10'

RESIDENTIAL STANDARD ALTERNATE



60' STREET CROSS SECTION
1"=10'



LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING CONTOUR, MAJOR
---	EXISTING CONTOUR, MINOR
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE

PROJECT DATA

SINGLE FAMILY HOMES	PARCEL = 14.15 ACRES
PARCEL ID	H-3-2-4-124
PROJECT ADDRESS	1250 W 650 SOUTH
PROJECT	37 SINGLE FAMILY HOMES
ZONE	R-1-10

LEGAL DESCRIPTION

COMMENCING AT THE EAST 1/4 SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°53'20" WEST, ALONG THE CENTER SECTION LINE A DISTANCE OF 1079.71 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-127 AND DOCUMENT #2017002484, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 89°53'20" WEST, A DISTANCE OF 240.14 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-13011 AND DOCUMENT #20150044905, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 00°12'48" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 628.65 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-123 AND DOCUMENT #20210041725, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 738.26 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°06'31" EAST, ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-1204, H-3-2-4-1203, AND DOCUMENT #20170014334, OFFICIAL WASHINGTON COUNTY RECORDS, A DISTANCE OF 690.10 FEET, TO THE NORTHEAST CORNER OF H-3-2-4-1204 PARCEL; THENCE NORTH 89°53'29" WEST, ALONG THE NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-1203, AND H-3-2-4-123 AND DOCUMENT #20210041725, OFFICIAL WASHINGTON COUNTY RECORDS, A DISTANCE OF 486.99 FEET; THENCE NORTH 00°12'38" EAST, A DISTANCE OF 61.64 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 650 SOUTH STREET; THENCE SOUTH 89°59'16" EAST, ALONG SAID LINE, A DISTANCE OF 486.49 FEET; THENCE SOUTH 00°00'00" EAST, ALONG THE RIGHT OF WAY LINE, A DISTANCE OF 12.50 FEET; THENCE NORTH 90°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 156.78 FEET, TO THE NORTHWEST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-129 AND DOCUMENT #20210024540, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 00°05'54" WEST, A DISTANCE OF 209.00 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 135.00 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-129; THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 846.85 FEET, TO A POINT ON THE BOUNDARY LINE OF THAT PARCEL SHOWN BY SAID TAX ID # H-3-2-4-127 AND DOCUMENT #2017002484, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 89°59'42" WEST, ALONG SAID LINE, A DISTANCE OF 791.40 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 00°00'18" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 313.39 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT FOR
MOUNTAIN VIEW ESTATES
SUBDIVISION

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SLB&M

DEVELOPER/OWNER INFORMATION

RAC INC. / CRAIG ENGEL
1267 N 1390 W
ST. GEORGE, UT 84770
435-229-7360
CRAIG_ENGEL@MSN.COM

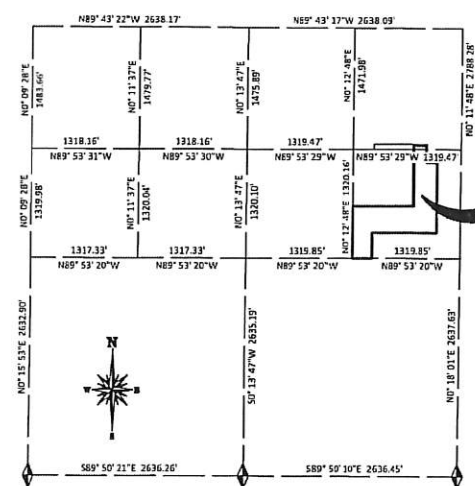
REVISIONS		DATE	BY
NO.	DESCRIPTION		

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
183 WEST 800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

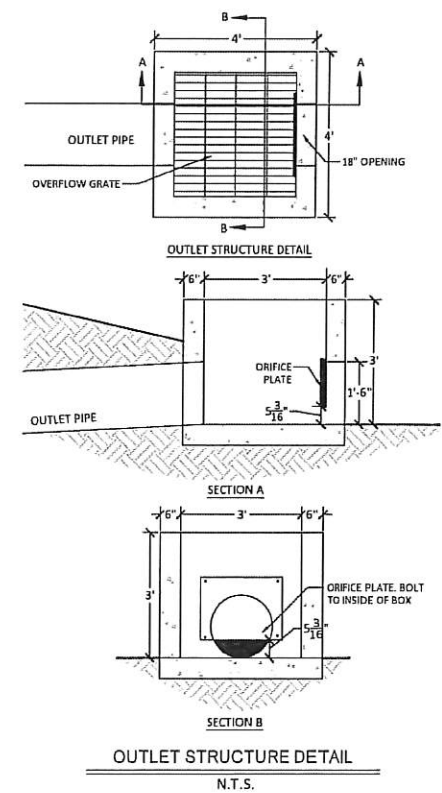
PRELIMINARY PLAT FOR MOUNTAIN VIEW ESTATES
FOR
RAC INC.
LOCATED IN THE NE 1/4, SEC 4, T42NS R13W S.L.B.&M.
HURRICANE CITY, UTAH

CHECKED BY: MB
DRAWN BY: TF
DATE: JANUARY 2022
JOB NO.: 21-138

SCALE: 1"=100'
SHEET NO.: P-1



PROJECT LOCATION
SEC. 4 T42S R13W SLB&M
NOT TO SCALE



CONTACT INFORMATION
CRAIG ENGEL
1267 NORTH 1390 WEST
ST. GEORGE, UT 84770
PHONE (435)229-7360



Know what's below.
Call before you dig.

NOTICE!

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

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH HURRICANE CITY STANDARDS

GRADING PLAN NOTES:

1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY THE "UTAH UNIFORM STANDARD ACT RULES", APPENDIX "K", AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY ???
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. A DRAINAGE CONTROL PLAN AND REPORT HAS BEEN PREPARED FOR THIS DEVELOPMENT BY BROWN CONSULTING ENGINEERS.
4. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE CHANNEL AND THE ONSITE DETENTION BASINS.
5. NO GRADING BEYOND PROPERTY LINE.
6. CONTRACTOR SHALL VERIFY ELEVATION IN THE FIELD.

CONSTRUCTION NOTES

- 1 GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- 2 NEW STORM DRAIN CATCH BASIN
- 3 NEW 12"Ø HDPE STORM DRAIN PIPE
- 4 STANDARD 8" CROSS GUTTER PER HURRICANE STD DETAIL #CG100
- 5 PROPOSED STORM WATER DETENTION AREA.
- 10 NEW 2 1/2" ASPHALT OVER 6" TYPE II AGGREGATE BASE
- 11 CONSTRUCT NEW 5' SIDEWALK PER HURRICANE CITY STD. DWG #120

EARTHWORK

ESTIMATED EARTHWORK VOLUMES
PHASE 1 BUILDING SITE:
CUT = 40,951 c.y.
FILL = 40,985 c.y.
NET = 34 c.y. (FILL)

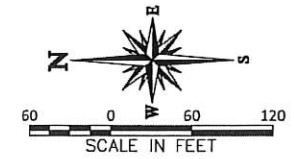
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTH WORK VOLUMES. VOLUMES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT ESTIMATED VOLUMES BETWEEN EXISTING AND FINISHED SURFACES.

ALL GRADING ACTIVITY SHALL COMPLY WITH APPENDIX "K" SECTION 33 GUIDELINES.

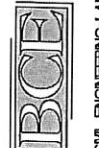
NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING BUILDING PERMIT.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR, MAJOR
- EXISTING CONTOUR, MINOR
- PROPOSED CONTOUR, MAJOR
- PROPOSED CONTOUR, MINOR
- PROPOSED PAD
- PROPOSED TBC STATION 7 ELEVATION
- PROPOSED WALL



NO.	REVISIONS DESCRIPTION	DATE	BY

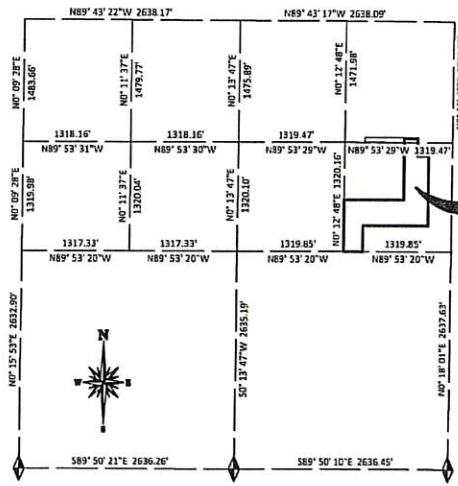


BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
183 WEST 1800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

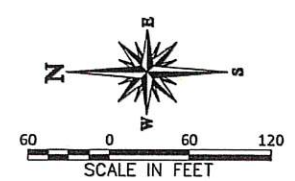
GRADING PLAN
MOUNTAIN VIEW ESTATES
FOR
RAC INC.
LOCATED IN THE NE 1/4, SEC. 4, T42NS R13W S.L.B.&M.
HURRICANE CITY, UTAH



CHECKED BY: MB
DRAWN BY: TF
DATE: JANUARY 2022
JOB NO.: 21-138
SCALE: 1"=60'
SHEET NO.: C-G2



PROJECT LOCATION
SEC. 4 T42S R13W, SLB&M
NOT TO SCALE



SCALE IN FEET

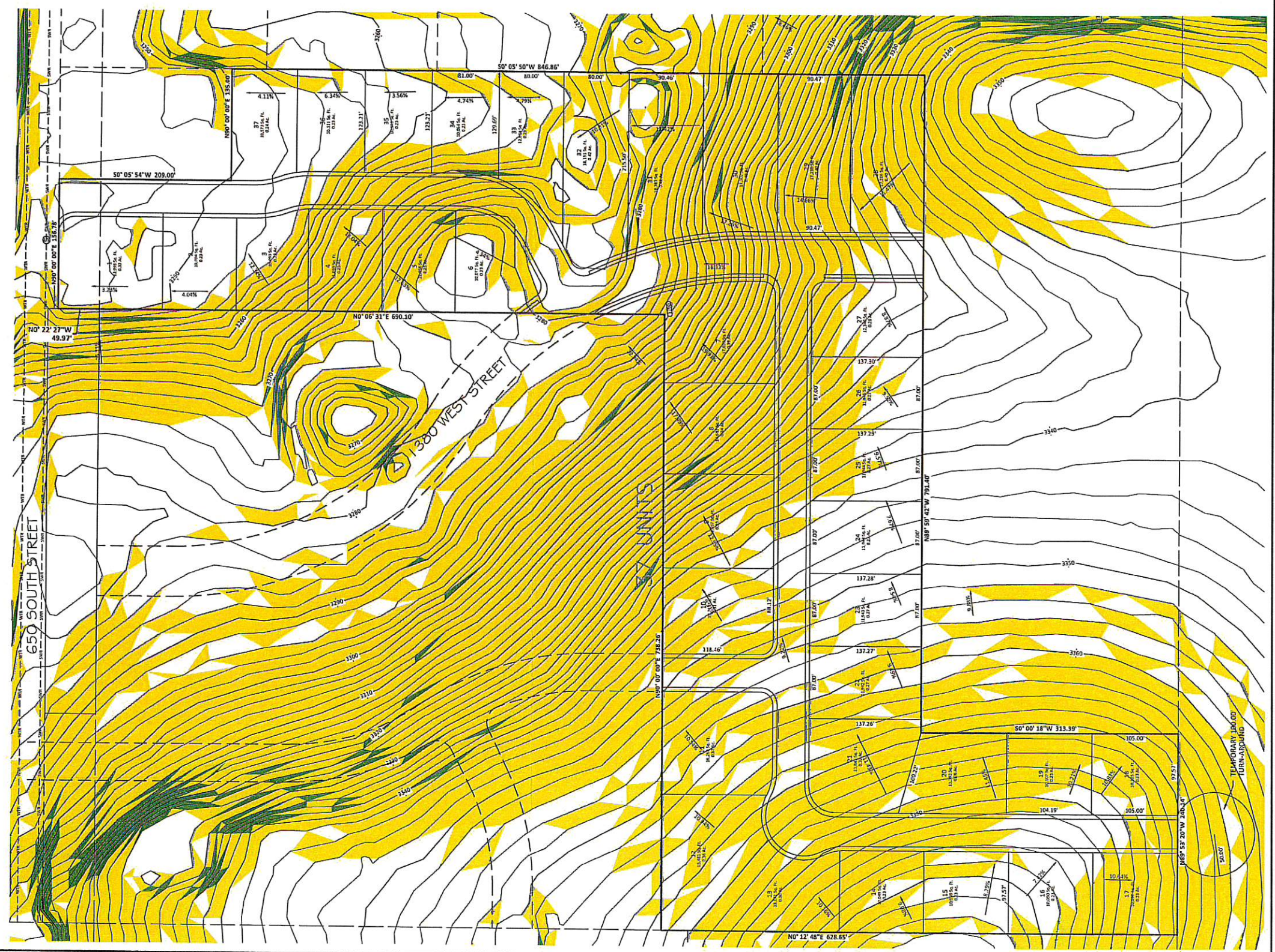
LEGEND			
---	PROPERTY LINE		
---	ADJACENT PROPERTY LINE		
---	EXISTING CONTOUR MAJOR		
---	EXISTING CONTOUR MINOR		

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



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

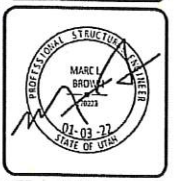
NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT HURRICANE CITY STANDARDS



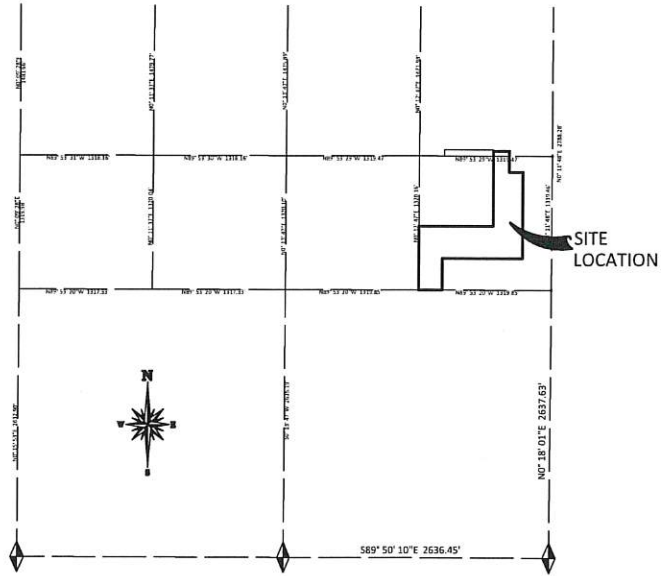
REVISIONS		
NO.	DESCRIPTION	DATE

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
183 WEST 1800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

SLOPE DISPLAY MAP
MOUNTAIN VIEW ESTATES
FOR
RAC INC.
LOCATED IN THE NE 1/4, SEC 4, T42NS R13W S.L.B.&M.
HURRICANE CITY, UTAH

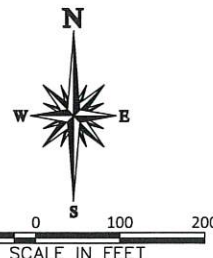
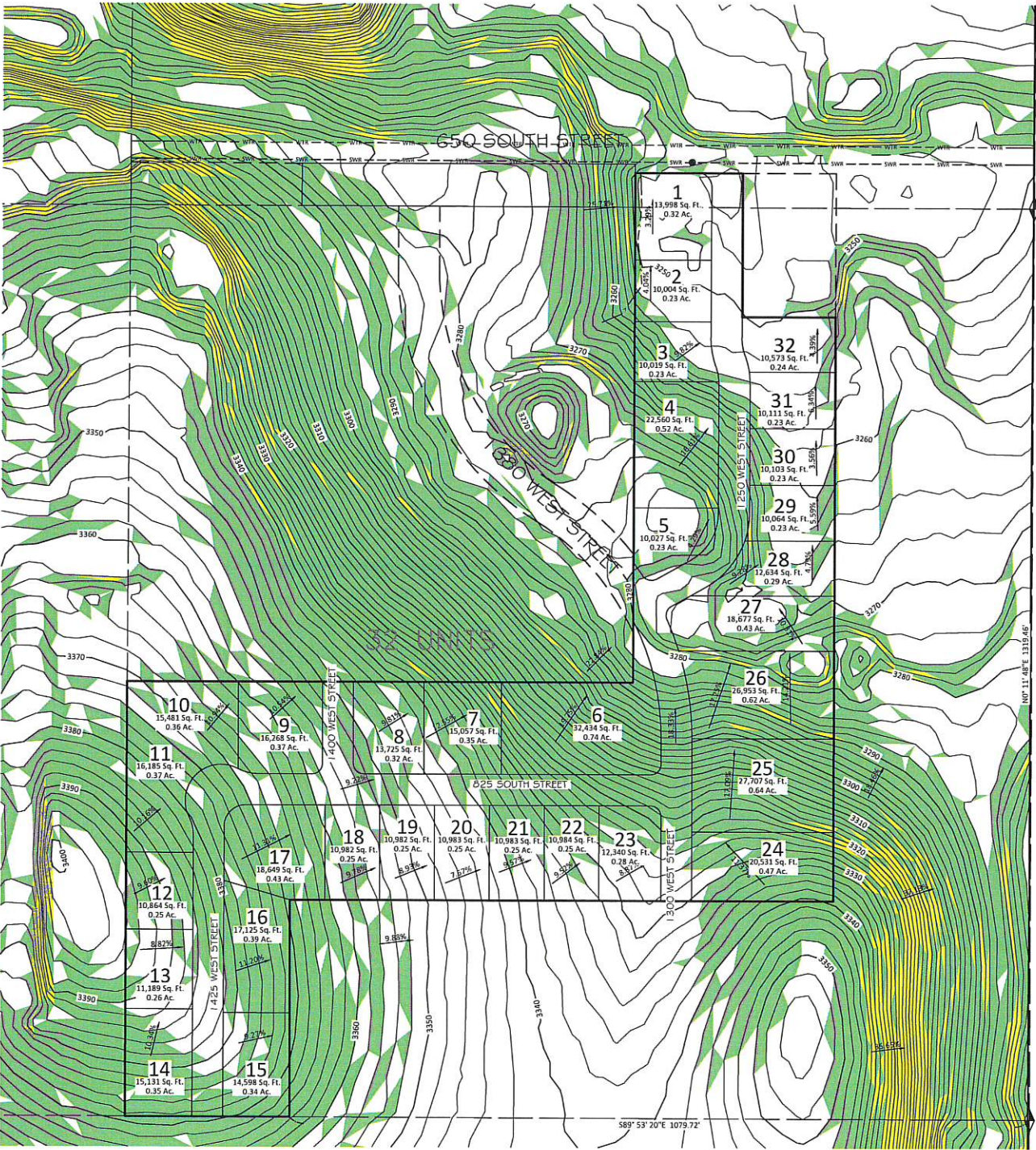


CHECKED BY: MS
DRAWN BY: TF
DATE: JANUARY 2022
JOB NO.: 21-138
SCALE: 1"=60'
SHEET NO.: C-G1



PROJECT LOCATION
SEC. 4 T42S R13W,
SLB&M
NOT TO SCALE

Original Submittal



LEGEND

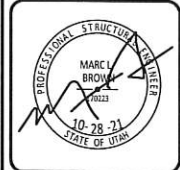
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---	ADJACENT PROPERTY LINE
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR

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

REVISIONS		DATE	BY
DESCRIPTION			
NO.			

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
1000 WEST 1000 SOUTH
SALT LAKE CITY, UTAH 84119
(435) 628-4700 FAX (435) 628-4725

SLOPE DISPLAY MAP
MOUNTAIN VIEW ESTATES
FOR
RAC INC.
LOCATED IN THE NE 1/4, SEC 4, T42NS R13W S.L.B.&M.
HURRICANE CITY, UTAH

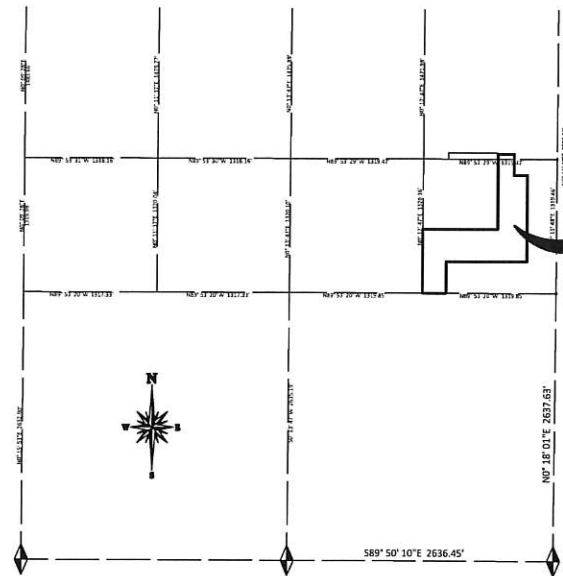


CHECKED BY: MB
DRAWN BY: SWB
DATE: SEPTEMBER 2021
JOB NO.: 20-54

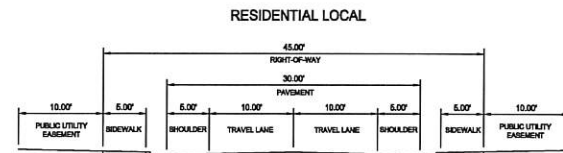
SCALE:
1"=100'

SHEET NO.:
C-G1

Original Submittal



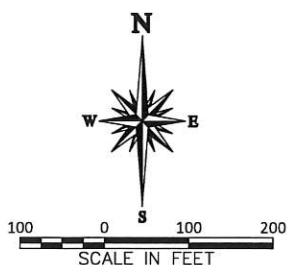
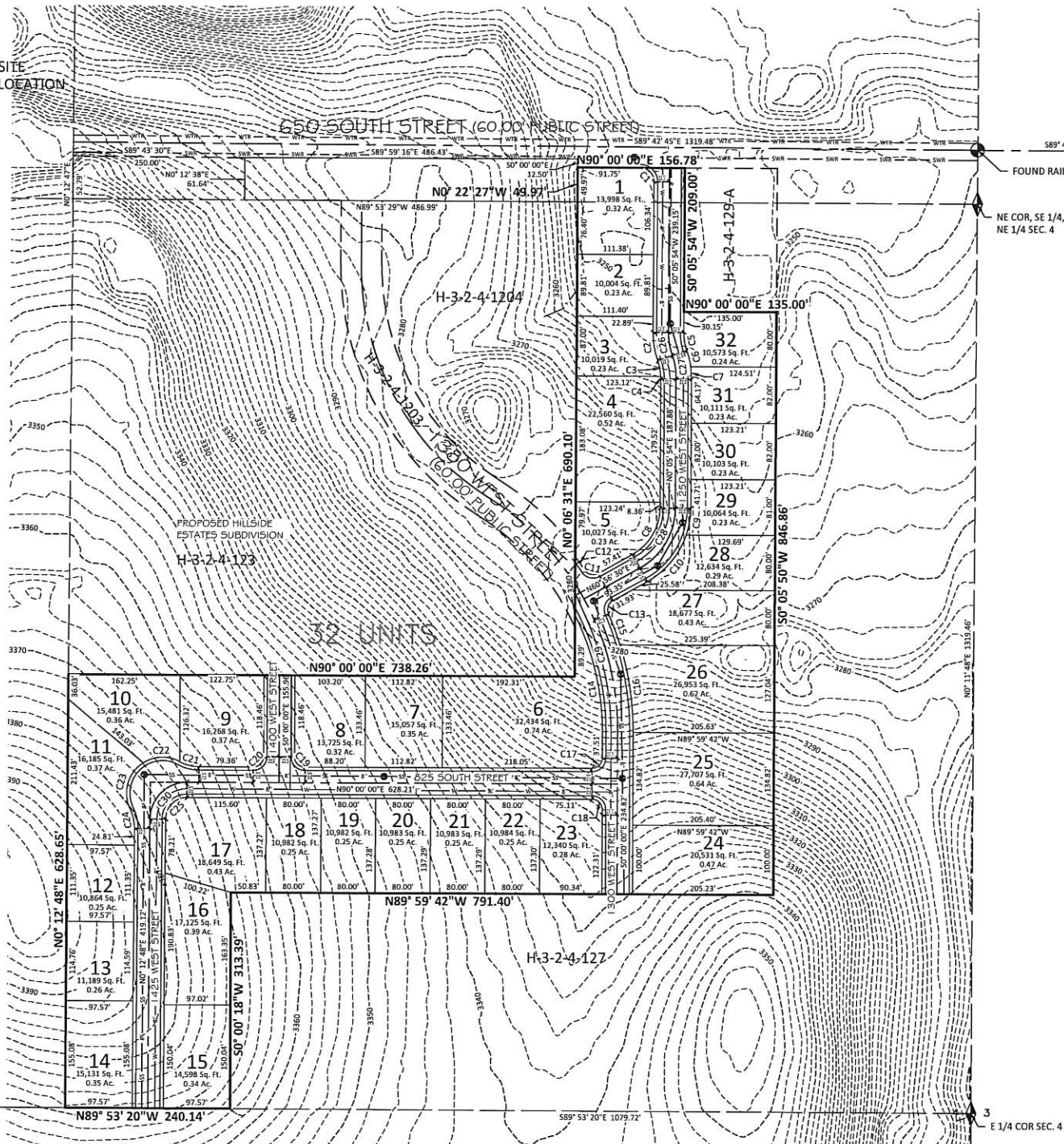
PROJECT LOCATION
SEC. 4 T42S R13W,
SLB&M
NOT TO SCALE



45' STREET CROSS SECTION

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.45'	90°05'54"	20.03'
C2	122.50'	42.27'	19°46'21"	21.35'
C3	77.50'	23.18'	17°08'04"	11.68'
C5	77.50'	26.74'	19°46'21"	13.51'
C6	122.50'	24.39'	11°24'21"	12.23'
C7	122.50'	17.89'	8°22'00"	8.96'
C8	77.50'	82.30'	60°50'36"	45.51'
C9	122.50'	40.01'	18°42'53"	20.19'
C10	122.50'	90.07'	42°07'43"	47.18'
C11	15.00'	22.32'	85°14'21"	13.80'
C12	430.00'	23.46'	3°07'35"	11.73'
C13	15.00'	22.25'	85°00'21"	13.75'
C14	377.50'	176.62'	26°48'24"	89.96'
C15	422.50'	48.44'	6°34'08"	24.25'
C16	422.50'	129.01'	17°29'42"	65.01'
C17	15.00'	23.56'	90°00'00"	15.00'
C18	15.00'	23.56'	90°00'00"	15.00'
C19	15.00'	23.56'	90°00'00"	15.00'
C20	15.00'	23.56'	90°00'00"	15.00'
C21	60.00'	29.57'	28°14'29"	15.09'
C22	52.50'	55.74'	60°50'02"	30.82'
C23	52.50'	76.90'	83°55'11"	47.20'
C24	60.00'	27.99'	26°43'33"	14.25'
C25	31.50'	49.36'	89°47'12"	31.38'
C26	100.00'	34.51'	19°46'21"	17.43'
C27	100.00'	34.51'	19°46'21"	17.43'
C28	100.00'	106.19'	60°50'36"	58.72'
C29	400.00'	227.52'	32°35'26"	116.93'
C30	54.00'	84.62'	89°47'12"	53.80'

N89° 53' 20" W 1319.85'
CENTER 1/4 COR SEC. 4



LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE

PROJECT DATA	
SINGLE FAMILY HOMES	PARCEL = 14.19 ACRES
PARCEL ID	H-3-2-4-124
PARCEL ADDRESS	650 SOUTH
PROJECT	32 SINGLE FAMILY HOMES
ZONE	R-1-10

LEGAL DESCRIPTION
COMMENCING AT THE EAST 1/4 SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°53'20" WEST, ALONG THE CENTER SECTION LINE A DISTANCE OF 1079.71 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-127 AND DOCUMENT #20170002484, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 89°53'20" WEST, A DISTANCE OF 240.14 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-13011 AND DOCUMENT #20150044906, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 00°12'48" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 628.65 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-123 AND DOCUMENT #20210041725, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 738.26 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 00°03'31" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-1204, H-3-2-4-1203, AND DOCUMENT #20170014334, OFFICIAL WASHINGTON COUNTY RECORDS, A DISTANCE OF 690.10 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL AND THE NORTH LINE OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-1203, AND H-3-2-4-123 AND DOCUMENT #20210041725, OFFICIAL WASHINGTON COUNTY RECORDS, A DISTANCE OF 486.99 FEET; THENCE NORTH 00°12'38" EAST, A DISTANCE OF 61.64 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 650 SOUTH STREET; THENCE SOUTH 89°59'16" EAST, ALONG SAID LINE, A DISTANCE OF 486.43 FEET; THENCE SOUTH 00°00'00" EAST, ALONG THE RIGHT OF WAY LINE, A DISTANCE OF 12.50 FEET; THENCE NORTH 90°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 156.78 FEET, TO THE NORTHWEST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-129 AND DOCUMENT #20210024540, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 00°05'54" WEST, A DISTANCE OF 209.00 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 135.00 FEET, TO THE SOUTHEAST CORNER OF THAT PARCEL SHOWN BY TAX ID # H-3-2-4-129; THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 846.86 FEET, TO A POINT ON THE BOUNDARY LINE OF THAT PARCEL SHOWN BY SAID TAX ID # H-3-2-4-127 AND DOCUMENT #20170002484, OFFICIAL WASHINGTON COUNTY RECORDS; THENCE SOUTH 89°59'42" WEST, ALONG SAID LINE, A DISTANCE OF 791.40 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 00°00'18" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 313.39 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT FOR
MOUNTAIN VIEW ESTATES
SUBDIVISION

LOCATED IN SECTION 4, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SLB&M

DEVELOPER INFORMATION
RAC INC. / CRAIG ENGEL
1267 N 1390 W
ST. GEORGE, UT 84770
435-229-7360
CRAIG_ENGEL@MSN.COM

OWNER INFORMATION
W.V. ASHTON FAMILY TRUST, DATED JUNE 6, 2007
C/O RORY & WENDY BRINGHURST
6202 MYRTLE HILL RD
VALLEY CITY, OH 44280

REVISIONS	
NO.	DESCRIPTION

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
183 WEST 800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

PRELIMINARY PLAT
MOUNTAIN VIEW ESTATES
FOR
RAC INC.
LOCATED IN THE NE 1/4, SEC 4, T42S R13W S.L.B.&M.
HURRICANE CITY, UTAH

CHECKED BY: MB
DRAWN BY: SWB
DATE: SEPTEMBER 2021
JOB NO.: 21-138

SCALE:
1"=100'

SHEET NO.:
P-1

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:

File No. 2022-PP-04

Receipt No. 8-154843

Name: Western MTG & Realty Co. Telephone: _____

Address: 66610 W Court St. Pasco, WA 99302 Fax No. _____

Email: thippett@westernmort.com Agent Email: enhancedhomesofutah@gmail.com

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

Address/Location of Subject Property: Sand Hollow Rd.

Tax ID of Subject Property: See Attached Zone District: See Attached

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

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

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

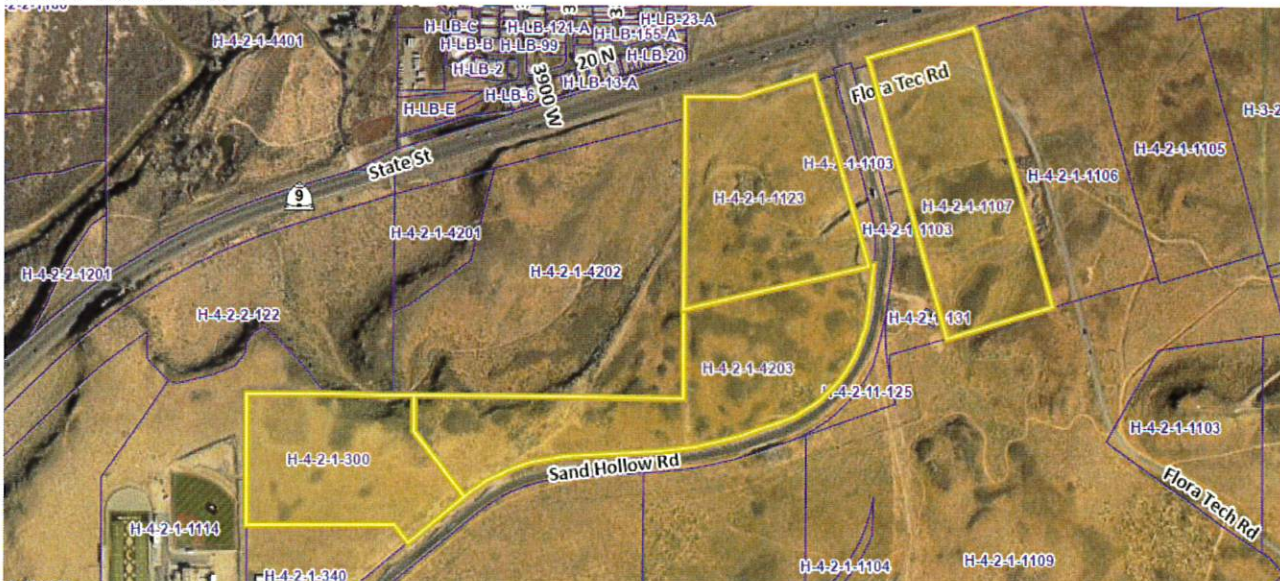


STAFF COMMENTS

Agenda Date:	01/26/2022
Application Number:	2022-PP-04
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western MTG & Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	Between SR-9 and Sand Hollow Road
Zoning:	HC and GC
General Plan Map:	General Commercial

Discussion:

The applicant has filed a preliminary plat for the Gateway at Sand Hollow Commercial District. This area is currently proposed as six commercial lots all fronting Sand Hollow Road. A preliminary site plan for part of the property was approved in December and now the applicant is going to subdivide the property. This project will be highly dependent on utilities and road connections from the Gateway at Sand Hollow PID.



Map is approximate.

JUC Comments

The following items will need to be addressed:

1. **Power:** This area borders the line between Hurricane City Power and Dixie Power so both entities will have to work together. Overhead power lines are in the area. Will need a survey
2. **Sewer:** Need to build out a lot of sewer based on current PID sewer drawings prior to development.
3. **Street:** No comments
4. **Water:** Served off the Dixie Springs tank. Whole system will need a water loop for fire protection at least, likely through PID.
5. **Engineering:** Lot 3 and 4 abut property owned by UDOT. UDOT needs to be notified and review the plans.
6. **Fire:** Water needs to be there.
7. **Phone:** No comments
8. **Gas:** No comments
9. **WCWCD:** No comments

Staff Comments: Preliminary Plat

1. There is no proposed use yet for any lot except for Lot 3. Lots 5 and 6 are zoned Highway Commercial and Lots 1 through 4 are zoned General Commercial.
2. This property may be subdivided further and city staff would prefer that is indicated on the plat
3. A 10 foot setback is required for all properties bordering the UDOT owned parcel located to the north and west of this property
4. Lot 1, located on parcel H-4-2-1-300 is not owned by the applicant and the property owner has not signed off on the application. This will need to be resolved before this application can move forward.
5. Access points between Lots 1 and 2 will need to be properly spaced.
6. There are two cliffs on the property. The Sensitive Lands code states that sensitive lands are defined as:
 - a. *Any area where there is a change in elevation which is equal to or greater than ten percent (10%) (1 foot of vertical grade change for every 10 feet of horizontal run) for a distance of one hundred feet (100') or more, and where said grade change covers an area of at least two (2) contiguous acres, or an entire parcel if said parcel is less than two (2) acres. (See section [10-24-9](#), appendix diagram A of this chapter.)*
 - b. *Any area within one hundred feet (100') of the edge of a bluff. The "edge of a bluff" means an area where there is a substantial abrupt change in slope along the edge of a predominantly flat area of land. The slope of the land below the abrupt edge typically has a grade that is near or exceeds thirty percent (30%) or greater, and has a vertical elevation change of at least one hundred feet (100') or greater, and lies within sensitive lands described in subsection A of this section. (See section [10-24-9](#), appendix diagram B of this chapter.)*
 - c. *The boundaries of all areas within one hundred (100) vertical feet of a ridgeline. A "ridgeline" means the junction of a rising steep slope on one side and a descending slope*

that may be gentle or steep on the opposite side. (See section [10-24-9](#), appendix diagram C of this chapter.)

- d. From Washington County GIS it appears that less than 2 acres of the property are cliff face so no sensitive lands application is required. Applicant will need to keep all buildings at least 25 feet from the cliff face.
- e. The contours on the plat do not appear to fully match the contours shown on the Washington County GIS. Staff will use the county data for their analysis.



- 7. Utilities are not available to the property but will be with the PID buildout. Construction drawings will not be accepted for this property until PID construction drawings are approved.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends the item is continued until the applicant is able to provide the signature of the other property owner. If the applicant is able to provide signoff information from the other property owner, staff would recommend approval based on staff and JUC comments and sufficient build out of PID infrastructure.

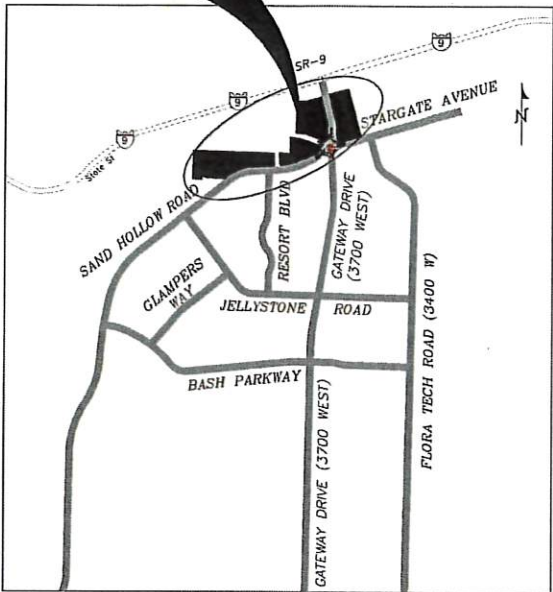
PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

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

GATEWAY COMMERCIAL AT SAND HOLLOW DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N1°24'34"E 2310.43 FEET; THENCE N1°24'34"E 97.33 FEET TO THE POINT OF BEGINNING; THENCE S83°40'58"W 12.51 FEET; THENCE N89°25'51"W 22.89 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1616.32 FEET AND A RADIAL BEARING OF N05°17'42"W, A DISTANCE OF 72.41 FEET, THROUGH A CENTRAL ANGLE OF 02°34'01" (LONG CHORD BEARS: S85°59'19"W 72.41 FEET); THENCE S87°16'22"W 80.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N47°43'38"W 27.58 FEET); THENCE S84°31'13"W 52.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET AND A RADIAL BEARING OF S87°16'22"W, A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S42°16'22"W 27.58 FEET); THENCE S87°16'22"W 249.86 FEET; THENCE WESTERLY ALONG THE ARC OF A 826.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 501.64 FEET, THROUGH A CENTRAL ANGLE OF 34°46'31" (LONG CHORD BEARS: S69°53'07"W 493.97 FEET); THENCE S52°28'51"W 313.79 FEET; THENCE N37°19'49"W 33.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 208.67 FEET AND A RADIAL BEARING OF S47°15'52"W, A DISTANCE OF 168.22 FEET, THROUGH A CENTRAL ANGLE OF 46°11'20" (LONG CHORD BEARS: N65°49'48"W 163.70 FEET); THENCE N88°51'09"W 265.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.51 FEET, THROUGH A CENTRAL ANGLE OF 41°57'43" (LONG CHORD BEARS: N67°52'17"W 20.05 FEET); THENCE WESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N80°03'34"W 54.71 FEET), CENTER POINT LIES S43°06'34"W THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: S33°36'09"W 54.71 FEET), CENTER POINT LIES S23°13'43"E THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE N88°40'59"W 199.69 FEET; THENCE N01°31'31"E 591.26 FEET; THENCE S88°16'22"E 765.18 FEET; THENCE S88°27'47"E 947.23 FEET; THENCE S88°30'21"E 52.14 FEET; THENCE S88°27'11"E 224.48 FEET; THENCE N01°24'29"E 378.60 FEET; THENCE N02°17'47"E 90.13 FEET; THENCE N01°17'31"E 880.34 FEET; THENCE S88°43'14"E 254.45 FEET; THENCE N74°26'03"E 348.01 FEET; THENCE N74°35'29"E 248.68 FEET; THENCE N74°46'22"E 500.00 FEET; THENCE S15°13'38"E 1306.80 FEET; THENCE S74°46'24"W 476.08 FEET; THENCE S77°30'55"W 77.72 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND A RADIAL BEARING OF N17°28'13"W, A DISTANCE OF 24.40 FEET, THROUGH A CENTRAL ANGLE OF 15°31'55" (LONG CHORD BEARS: S80°17'45"W 24.32 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.91 FEET AND A RADIAL BEARING OF N01°53'21"W, A DISTANCE OF 20.25 FEET, THROUGH A CENTRAL ANGLE OF 12°54'20" (LONG CHORD BEARS: N85°26'11"W 20.21 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.92 FEET AND A RADIAL BEARING OF N11°00'04"E, A DISTANCE OF 29.91 FEET, THROUGH A CENTRAL ANGLE OF 19°03'40" (LONG CHORD BEARS: N69°28'06"W 29.78 FEET); THENCE N59°56'46"W 15.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.43 FEET AND A RADIAL BEARING OF N30°53'43"E, A DISTANCE OF 29.07 FEET, THROUGH A CENTRAL ANGLE OF 16°34'58" (LONG CHORD BEARS: N50°48'47"W 28.86 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 88.83 FEET AND A RADIAL BEARING OF N48°34'15"E, A DISTANCE OF 33.42 FEET, THROUGH A CENTRAL ANGLE OF 21°33'34" (LONG CHORD BEARS: N30°18'58"W 33.23 FEET); THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET AND A RADIAL BEARING OF N69°51'22"E, A DISTANCE OF 158.43 FEET, THROUGH A CENTRAL ANGLE OF 15°44'57" (LONG CHORD BEARS: N12°16'09"W 158.93 FEET); THENCE S87°08'40"W 96.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 378.12 FEET AND A RADIAL BEARING OF S89°56'48"E, A DISTANCE OF 42.34 FEET, THROUGH A CENTRAL ANGLE OF 06°24'55" (LONG CHORD BEARS: S03°09'16"E 42.32 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 105.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S18°04'24"W 86.87 FEET), CENTER POINT LIES S83°38'18"W THROUGH A CENTRAL ANGLE OF 48°52'14" A DISTANCE OF 88.56 FEET; THENCE S42°30'35"W 15.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.38 FEET, THROUGH A CENTRAL ANGLE OF 41°02'42" (LONG CHORD BEARS: S63°01'56"W 80.63 FEET); THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S88°18'00"W 47.15 FEET), CENTER POINT LIES N06°26'43"W THROUGH A CENTRAL ANGLE OF 09°29'25" A DISTANCE OF 47.21 FEET; THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N80°49'54"W 60.80 FEET), CENTER POINT LIES N03°02'42"E THROUGH A CENTRAL ANGLE OF 12°14'48" A DISTANCE OF 60.92 FEET; THENCE S17°13'22"W 72.11 FEET; THENCE S74°36'08"E 15.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 82.00 FEET AND A RADIAL BEARING OF S14°08'43"W, A DISTANCE OF 158.96 FEET, THROUGH A CENTRAL ANGLE OF 111°04'17" (LONG CHORD BEARS: S20°19'08"E 135.21 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 588.93 FEET AND A RADIAL BEARING OF N52°39'11"W, A DISTANCE OF 92.54 FEET, THROUGH A CENTRAL ANGLE OF 09°00'12" (LONG CHORD BEARS: S41°50'55"W 92.45 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 714.11 FEET AND A RADIAL BEARING OF N38°54'42"W, A DISTANCE OF 265.23 FEET, THROUGH A CENTRAL ANGLE OF 21°16'50" (LONG CHORD BEARS: S61°43'43"W 263.71 FEET); THENCE S72°04'43"W 22.72 FEET; THENCE S72°07'26"W 105.95 FEET; THENCE WESTERLY ALONG THE ARC OF A 1619.45 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 243.83 FEET, THROUGH A CENTRAL ANGLE OF 08°37'35" (LONG CHORD BEARS: S76°25'49"W 243.60 FEET); THENCE WESTERLY ALONG THE ARC OF A 1618.82 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S82°06'02"W 76.59 FEET), CENTER POINT LIES N09°15'18"W THROUGH A CENTRAL ANGLE OF 02°42'40" A DISTANCE OF 76.60 FEET TO THE POINT OF BEGINNING.

PROJECT LOCATION



VICINITY MAP

N.T.S.

GEOLOGICAL HAZARDS

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

GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Qbv. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Qbv) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (Qbv) SOUTHWEST OF HURRICANE, DIVISIBLE INTO THREE SEPARATE FLOWS (BieK, 2003a, 2003b); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 404/394y AGES OF 0.289 ± 0.024 Ma AND 0.353 ± 0.045 Ma, RESPECTIVELY (SANCHEZ, 1995). IN ACCORD WITH K-Ar AGES OF 0.289 ± 0.024 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 m) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 km) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 m) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 m) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES, YOUNGER DEPOSITS (Qae) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Qbv) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 m) THICK.

ADDITIONAL NOTES

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

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

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

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

OWNER:

WESTERN MTE & REALTY CO
6610 WEST COURT STREET
PASCO, WASHINGTON 99302
(509) 521-9354

LAND USE SUMMARY

TOTAL LOTS: 6
AVERAGE LOT SIZE: 454,036 SQ FT (10.42 AC)

PRELIMINARY PLAT FOR:

GATEWAY COMMERCIAL AT SAND HOLLOW

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

DATE: 1/24/2022
SCALE: N/A

JOB NO.
336-002

SHEET NO.
1 OF 2

NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8501



PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

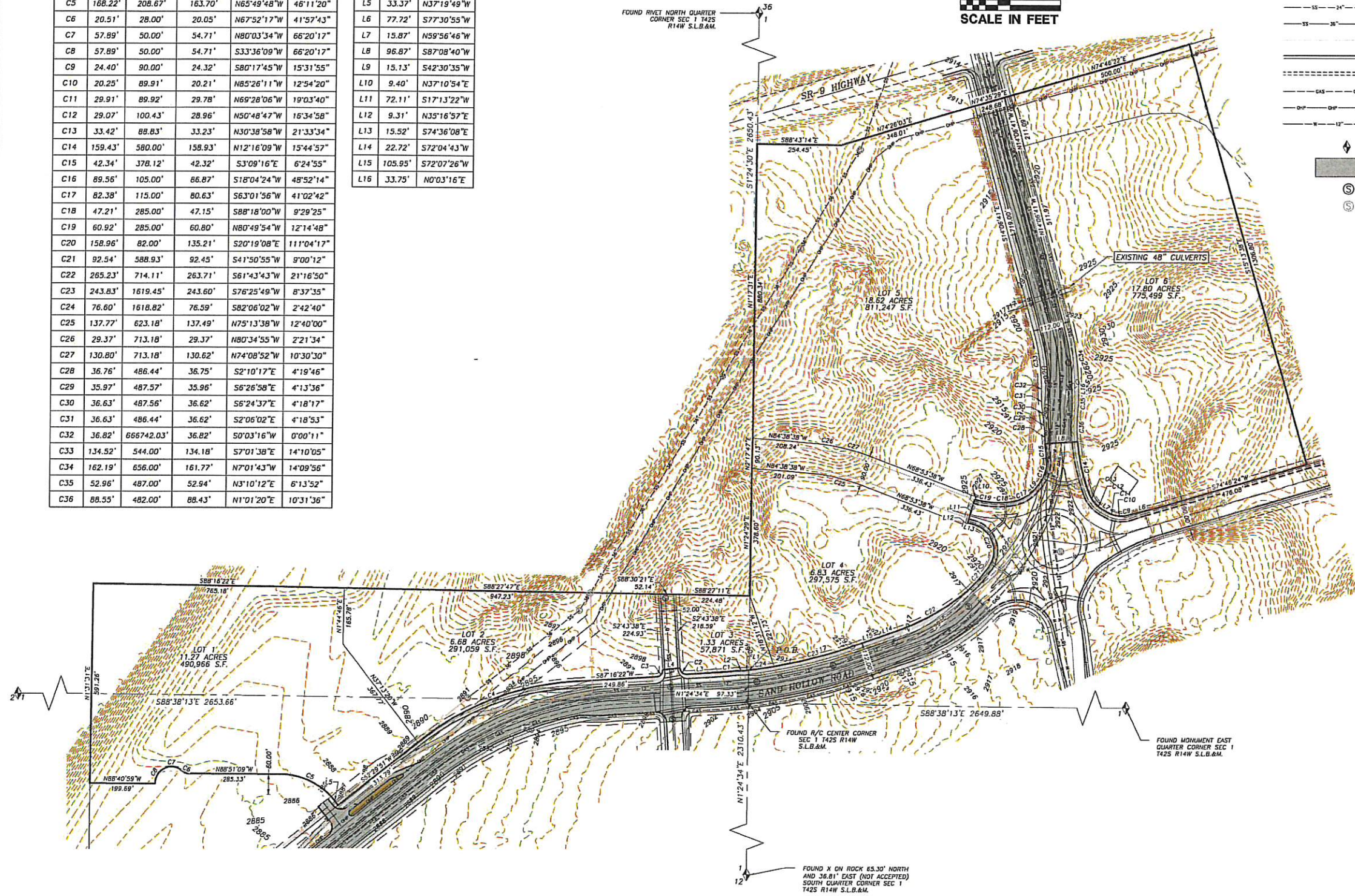
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	72.41'	1616.32'	72.41'	S85°59'19"W	2°34'01"
C2	30.63'	19.50'	27.58'	N47°43'38"W	90°00'00"
C3	30.63'	19.50'	27.58'	S42°16'22"W	90°00'00"
C4	501.64'	826.50'	493.97'	S69°53'07"W	34°46'31"
C5	168.22'	208.67'	163.70'	N65°49'48"W	46°11'20"
C6	20.51'	28.00'	20.05'	N67°52'17"W	41°57'43"
C7	57.89'	50.00'	54.71'	N80°03'34"W	66°20'17"
C8	57.89'	50.00'	54.71'	S33°36'09"W	66°20'17"
C9	24.40'	90.00'	24.32'	S80°17'45"W	15°31'55"
C10	20.25'	89.91'	20.21'	N85°26'11"W	12°54'20"
C11	29.91'	89.92'	29.78'	N69°28'06"W	19°03'40"
C12	29.07'	100.43'	28.96'	N50°48'47"W	16°34'58"
C13	33.42'	88.83'	33.23'	N30°38'58"W	21°33'34"
C14	159.43'	580.00'	158.93'	N12°16'09"W	15°44'57"
C15	42.34'	378.12'	42.32'	S3°09'16"E	6°24'55"
C16	89.36'	105.00'	86.87'	S18°04'24"W	48°52'14"
C17	82.38'	115.00'	80.63'	S63°01'56"W	41°02'42"
C18	47.21'	285.00'	47.15'	S88°18'00"W	9°29'25"
C19	60.92'	285.00'	60.80'	N80°49'54"W	12°14'48"
C20	158.96'	82.00'	135.21'	S20°19'08"E	111°04'17"
C21	92.54'	588.93'	92.45'	S41°50'55"W	9°00'12"
C22	265.23'	714.11'	263.71'	S61°43'43"W	21°16'50"
C23	243.83'	1619.45'	243.60'	S76°25'49"W	8°37'35"
C24	76.60'	1618.82'	76.59'	S82°06'02"W	2°42'40"
C25	137.77'	623.18'	137.49'	N75°13'38"W	12°40'00"
C26	29.37'	713.18'	29.37'	N80°34'55"W	2°21'34"
C27	130.80'	713.18'	130.62'	N74°08'52"W	10°30'30"
C28	36.76'	486.44'	36.75'	S2°10'17"E	4°19'46"
C29	35.97'	487.57'	35.96'	S6°26'58"E	4°13'36"
C30	36.63'	487.56'	36.62'	S6°24'37"E	4°18'17"
C31	36.63'	486.44'	36.62'	S2°06'02"E	4°18'53"
C32	36.82'	666742.03'	36.82'	S0°03'16"W	0°00'11"
C33	134.52'	544.00'	134.18'	S7°01'38"E	14°10'05"
C34	162.19'	656.00'	161.77'	N7°01'43"W	14°09'56"
C35	52.96'	487.00'	52.94'	N3°10'12"E	6°13'52"
C36	88.55'	482.00'	88.43'	N1°01'20"E	10°31'36"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	12.51'	S83°40'58"W
L2	22.89'	N89°25'51"W
L3	80.70'	S87°16'22"W
L4	52.06'	S84°31'13"W
L5	33.37'	N37°19'49"W
L6	77.72'	S77°30'55"W
L7	15.87'	N59°56'46"W
L8	96.87'	S87°08'40"W
L9	15.13'	S42°30'35"W
L10	9.40'	N37°10'54"E
L11	72.11'	S17°13'22"W
L12	9.31'	N35°16'57"E
L13	15.52'	S72°36'08"E
L14	22.72'	S72°04'43"W
L15	105.95'	S72°07'26"W
L16	33.75'	N0°03'16"E

LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING 20' SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SEWER LINE, SIZE SHOWN
- PROPOSED 36" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB INSTALLED WITH PID ROADS
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER
- EXISTING WATER LINES, SIZE SHOWN
- SECTION CORNER AS DESCRIBED
- PROPOSED PAVEMENT
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE



REVISIONS

NO.	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84731
Phone: (435) 668-0367

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

DATE: 10/4/2022
SCALE: 1"=150'

JOB NO.
336-007

SHEET NO.
2 OF 2

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

Fee \$200.00

For Office Use Only:
 File No. 2022-PSP-62
 Receipt No. 81641902

Name: James Cheney Telephone: (435) 216-8764

Address: 2785 S 3930 W, Hurricane Fax No. _____

Agent (If applicable): _____ Agent's Phone: _____

Email: rocksolid76@gmail.com Agent Email: _____

Address/Location of Subject Property: 600 North St near Coronado Ph 4 Subdivision

Tax ID of Subject Property: H-3-1-31-423 Zone District: NC

Proposed Use: (Describe, use extra sheet if necessary) Storage Unit Facility

This application shall be accompanied by the following:

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

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

***** (Office Use Only)

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



STAFF COMMENTS

Agenda Date:	01/26/2022
Application Number:	2022-PSP-02
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	James Cheney
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	600 N and 3100 W
Zoning:	NC
General Plan Map:	Single Family

Discussion:

The applicant has filed a preliminary site plan for storage units to be built on 600 N and 3100 W to the east of the Coronado Ridge development. The applicant is planning 146 storage units in varying sizes. There is a utility access easement on the western side that the applicant will be required to maintain.

JUC Comments

The following items will need to be addressed:

1. **Power:** Power is available. Must maintain existing easement
2. **Sewer:** Line in utility easement
3. **Street:** Turn lanes and other improvements needed on 600 N
4. **Water:** Water line is in the easement, could tie into 600 N for water looping
5. **Engineering:** Need a two way left turn lane there. Will likely need to close utility access once another access is available
6. **Fire:** Utility access needs to remain open until development to the south and east is complete.
7. **Phone:** No comments
8. **Gas:** No comments



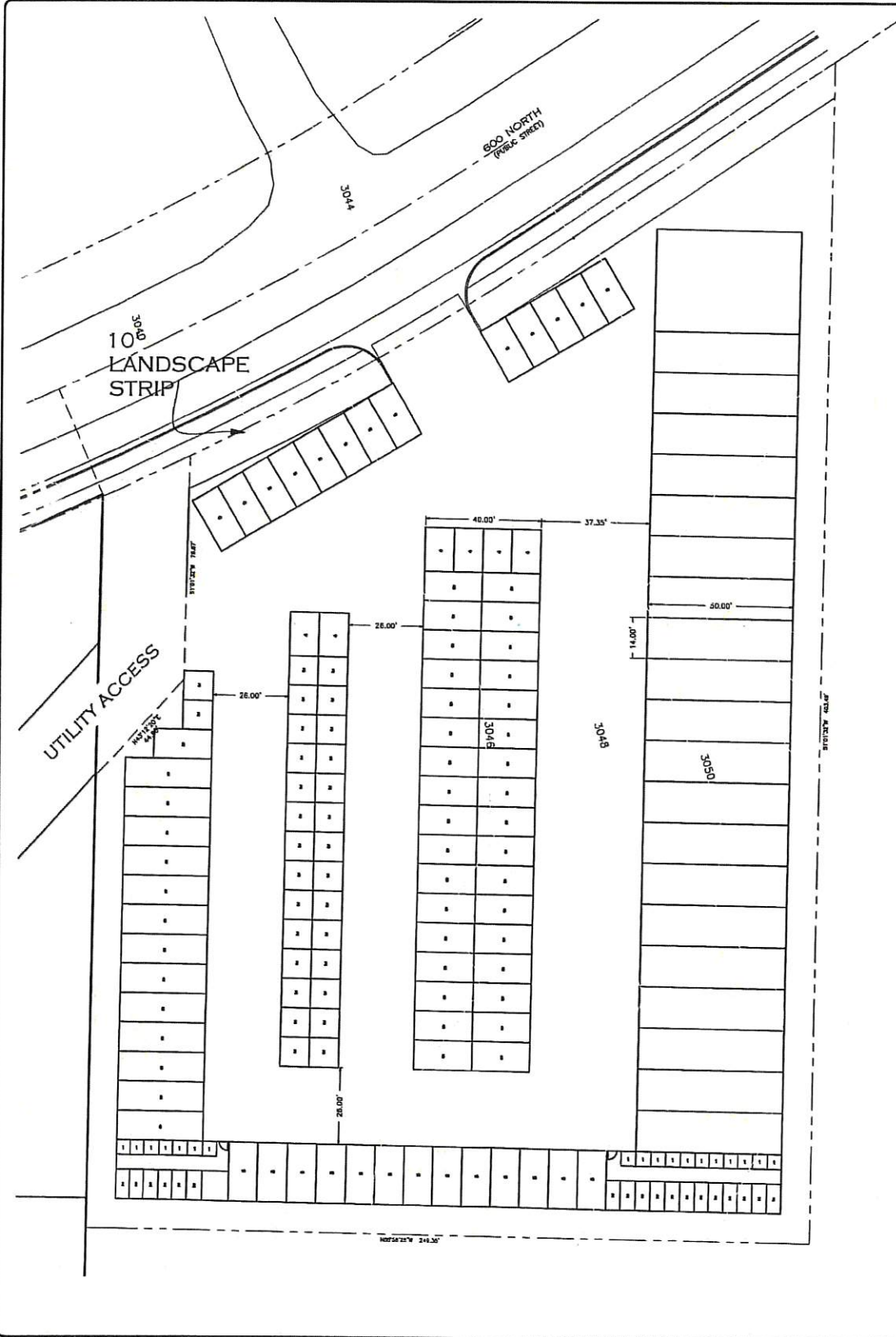
Staff Comments: Preliminary Site Plan

1. The property is zoned Neighborhood Commercial. Neighborhood Commercial zoning is designed 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.*” (HCC 10-11-2) This zone does allow for storage units
2. The site plan indicates several different sizes for storage units:
 - a. 18: 5’x5’
 - b. 18: 5’x10’
 - c. 30: 10’x10’
 - d. 6: 10’x15’
 - e. 61: 10’x20’
 - f. 13: 10’x30’
3. The plan does not indicate where or if there will be any office space within this development.
4. The site plan does not indicate parking: Parking is required at a calculation of: “*1 space per employee on highest employment shift*”
5. The plan does not show what the surrounding uses are, which is required. It is important in this case because the development is completely surrounded by residential uses.
6. The applicant will need to leave the utility access open at least until the second access for Sky Valley Townhomes is completed
7. The applicant has not submitted a preliminary utility plan for the project. There are utilities in the area, including in the utility access easement shown on the plan that the applicant could likely connect to.
8. Setbacks are not shown on the plan. The setbacks for Neighborhood Commercial are as follows:
 - a. Front: 20’
 - b. Side Adjacent to Residential: 10’
 - c. Rear Adjacent to Residential: 10’

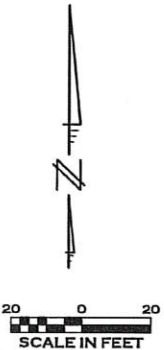
It does appear the site complies with all proposed setbacks, but staff would recommend that the plan label each one.

9. The applicant has not submitted any contour lines or details for the project. However, this property is relatively flat compared to the neighboring properties. Staff does not have any concerns about sensitive lands.
10. The main access off of 600 N is a concern for staff. On the curve and the hill, there will likely be limited sights at the intersection. Staff would recommend that during construction drawings that the applicant submit a full study on the main access point and make any improvements necessary to comply with Hurricane City standards.
11. *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. The site plan is missing a few items normally required, however, after review staff does not believe that these items would materially affect the site plan. Staff has sent these review comments to the applicant for their review. If the applicant address the above comments, staff would recommend approval of the preliminary site plan.



UNIT	QTY.	SIZE
1	18	5'x5'
2	18	5'x10'
3	30	10'x10'
4	6	10'x15'
5	61	10'x20'
6	13	10'x30'



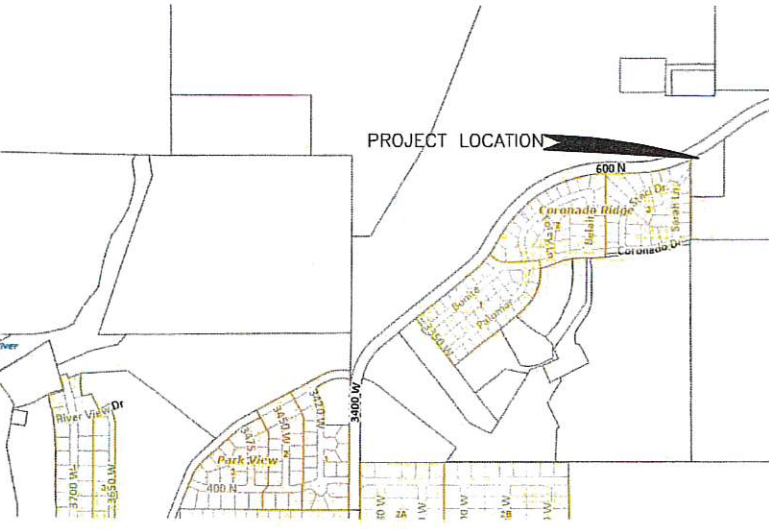
SITE PLAN

JAMES CHENEY
STORAGE UNITS
CITY OF HURRICANE, WASHINGTON
COUNTY, UTAH

PARCEL: H-3-1-31-413
AREA: 1.84 ACRE

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY "DESIGN STANDARDS & SPECIFICATIONS", AND ASH CREEK SPECIAL SERVICES DISTRICT CONSTRUCTION STANDARDS, AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. FROM DAMAGE, ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF HURRICANE, AND ASH CREEK SPECIAL SERVICES DISTRICT AND THE CITY AND ALL APPLICABLE AGENCIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR ingress and egress TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.



NO.	DATE	APPROVED BY	REVISIONS

RAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1,000 WEST, SUITE 3 - HURRICANE, UTAH 84737
PAX: (435) 635-5785 TEL: (435) 635-5328

**SITE PLAN
STORAGE UNITS
FOR
JAMES CHENEY**
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

FILE NAME:
DATE: 1/14/2022
CHECKED:
SCALE:

SHEET
1
OF 1

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:

File No. 2022-PP-05

Receipt No. 8.15.1961

Name: GVS Holdings LLC

Telephone: 435-313-6700

Address: 748 W. Morby St., Washington, UT 84780

Fax No. -

Email: Dwain@redrockrealestate.com

Agent Email: Dwain@redrockrealestate.com

Agent (If Applicable): Dwain Schallenberger

Telephone: 435-313-6700

Address/Location of Subject Property: 1117 W. 600 N.

Tax ID of Subject Property: H-3-1-34-4400

Zone District: PUD (RM-2 & R1-10)

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

PD Overlay with RM-2 at the north end, R1-10 at the south end, and open space between.

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.

SENSITIVE LANDS APPLICATION

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

Fee: \$

For Office Use Only:

File No. 2022-HIL-02
Receipt No. 8154961

Name: GVS Holdings LLC Telephone: 435-313-6700

Address: 748 W. Morby St., Washington, UT 84780 Fax No. --

Agent (If Applicable): Dwain Schallenberger Telephone: 435-313-6700

Email: Dwain@redrockrealestate.com Agent Email: Dwain@redrockrealestate.com

Address/Location of Subject Property: 1117 W. 600 N.

Tax ID of Subject Property: H-3-1-34-4400 Zone District: PUD (RM-2 & R1-10)

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

PD Overlay with RM-2 at the north end, R1-10 at the south end, and open space between.

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.

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



STAFF COMMENTS

Agenda Date:	01/26/2022
Application Number:	2022-PP-05 and 2022-HIL-02
Type of Application:	Preliminary Plat and Sensitive Lands Application
Action Type:	Administrative
Applicant:	GVS Holdings LLC
Agent:	Dwain Schallenberger
Request:	Approval of a Preliminary Plat and Sensitive Lands Application
Location:	1117 W 600 N
Zoning:	R1-10 and RM-2 PDO
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary plat for the Mesa Cove subdivision. A zone change was passed for this property in November 2021 under the name of the property's owners "GVS Holdings". They are proposing 91 total lots on 19.3 acres with the northern half being townhomes and the southern half being single-family homes. As part of the zone change, the city council approved it at R1-10 instead of the proposed R1-6. Plat includes some community amenities and vital connection points for traffic flow through the city.

JUC Comments

The Joint Utility Committee had the following comments:

1. **Power:** There is a transmission line on the east property line that the power department is looking to redo. Rocky Mountain Power has a powerline easement that needs to be maintained
2. **Sewer:** Line on 1150 W will be difficult for drainage, might need to loop around to 870 W.
3. **Street:** Access on 600 N will need to be reviewed.
4. **Water:** 600 N line needs to be extended to 870 W. The line will be 12" ductile iron. Secondary irrigation in the area. Each townhome will need its own meter. Need a second access for water looping
5. **Engineering:** The 52' right of way on the local streets within the development can be lowered to 45'. Will need turn lanes on 600 N. Will need to review slope of 1150 W, should be fine since there are other accesses. The City and the developer need to review drainage and both participate in the construction. Lot 2 will be allowed to access 1150 W

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6. **Fire:** Will need to review construction drawings. Will need a fire hydrant near Lot 2
7. **Cable:** No concerns.
8. **Phone:** No comments
9. **WCWCD:** No comments

Staff Comments: Preliminary Plat

01/26/2022



5. Proposed 1150 W will have a grade of 18%. This is steeper than usually permissible, however, the Planning Commission and City Council can grant an exception. After review with the City Engineer, they have found it acceptable because emergency access and access in inclement weather can be rerouted down 870 W.
 - a. 1150 W is also a Master Planned Roadway with plans to connect the road from 600 N all the way to the south end of town
6. Site lines at the proposed corner of 1150 W and 600 N are poor, as shown in the picture below; this will have to be resolved in construction drawings by moving the intersection slightly or rerouting traffic to the eastern boundary.



7. Lot 2 is a flag lot. By code, flag lots are generally to be avoided. City design standards allow for driveway access on 60' right of ways like 1150 W, so the flag lot could potentially be eliminated; otherwise, the design standards for flag lots would apply. Flag Lot standards can be found at the end of this report. After review, staff and JUC felt either option could be acceptable.
8. Details on the community amenities would be appreciated
9. A will serve letter has been provided by Hurricane City Water and Ash Creek Sewer District
10. A sensitive lands application has been provided. Lots 17 and 16 both have unbuildable areas that need to be clearly labeled on the preliminary plat.

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:*

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2022-PP-05
2022-HIL-02

a. Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or

b. Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)

c. A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.

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

a. Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.

b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.

c. Groundwater levels that may affect development and estimated elevation of high groundwater levels.

d. Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.

e. Slope stability.

f. A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.

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

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

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

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

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

(1) *Rainfall depth, duration and distribution;*
(2) *Watershed slope and drainage area delineation;*
(3) *Land condition of watershed surface;*
(4) *Topography of drainage area; and*
(5) *Soil descriptions in watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the universal soil loss equation or equivalent. Data to be provided should include factors of:*

- (A) *Rainfall intensity and duration;*
- (B) *Soil erodibility;*
- (C) *Land slope and length of slope or topography;*
- (D) *Condition of the soil surface and land management practices in use; and*
- (E) *Surface cover, grass, pavements, etc.*

2. City staff has received a topographic map, a slope map, a grading plan, soil map, and drainage plan
3. Generally, the steep slopes have remained in open space, and the housing is on relatively flat areas.
4. A grading plan has been provided. Retaining walls are staying under the minimum of 16' tall and the grading appears to be workable.
5. Lots 17 and 16 both have unbuildable areas that need to be clearly labeled on the preliminary plat.
6. Public Utility Easement along the front will need to be accessible and no retaining walls are allowed.
7. Retaining walls are shown on the plan. They are labeled as 3'-10' in height. This meets our code for size. More details on each of these walls will need to be shown on the construction drawings.
8. A slope map has been provided. Several of the lots in the lower section require exceptions for lower size.

10-24-3: DETERMINATION OF APPLICABILITY:

G. Exceptions: Exceptions to the provisions of this chapter may be granted by the city council upon recommendation from the planning commission when:

1. *An alternative solution is proposed for the protection of the sensitive land, based on sound and generally accepted engineering and land development principles, and said alternative will result in equal or better protection than development under the standards of this chapter; and is consistent with the purposes of this chapter. The alternative shall also be consistent with the general plan policies affecting sensitive lands;*

2. *The size of the parcel existing before the effective date of the adoption of this chapter is determined by the planning commission to be too small to effectively apply the provisions of this chapter, and conditions can be added to the project to minimize safety and general welfare concerns.*

3. *The parcel is zoned for a nonresidential use and the planning commission determines the site requires grading inconsistent with the provisions of this chapter, and conditions can be added to the project to minimize safety and general welfare concerns. (Ord. 2014-6, 5-1-2014)*

Staff has reach out to the applicant's engineer and requested a letter to address the above exception. Each lot asking for an exception is under 20% slope except for lot 17 at 24.5%. The City has typically allowed exceptions for lots under 20% based on a sound grading plan. 10%-20% slope is considered moderate slop for home construction. Slopes over 20% are more severe and deserve a high level of scrutiny for any exception based on the grading report. Lots 23 and 24 are. Lot 19 is just over 19% slope, and the grading along the east side is very steep.

Lots 7, 14, 19, 22, 23, and 24	These lots are under 15% slope and staff do not have any concern about the grading as shown
Lot 19	Just over 19% slope, and the grading along the east side is very steep. There is a retaining wall, but the grade of the slope should be labeled on the map of the sensitive lands to ensure it will not exceed 2:1.
Lots 17 and 16	Lot 17 is at 24.58% and Lot 16 is at 19.52%. Each lot has an area that is over 30% slope and should be labeled as a non-buildable area. Staff believes the site engineer needs to address each lot beyond what the grading plan has shown before the City may grant any type of exception. Based on city code, slopes over 30% do not count toward the slop of the lot since these areas are to remain undisturbed unless height and size of the slope is minimal.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would like more information for lots 16, 17, and 19 before approval should be granted.

Sec. 10-37-10. Flag lots.

A flag lot for one single-family dwelling may be allowed to accommodate the development of property that otherwise could not reasonably be developed under the regulations contained in this title or other titles adopted by the City. The primary purpose of this section is not to make development of property easier and more profitable. Rather, it is to serve as a "last resort" for property which may not otherwise be reasonably developed.

A. Factors. When property is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:

- 1. More than two flag lots with contiguous staffs should be avoided;*
- 2. Whether development of the property in question under normal City land use and subdivision regulations is reasonable and practical; and*

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3. *Creation of a flag lot should not foreclose the possibility of future development of other large interior parcels that are not developable unless a street is extended to them across other adjacent properties.*

B. *Development standards. When flag lots are permitted, they shall be subject to the following conditions:*

1. *A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion.*

2. *The staff portion of the lot shall front on and be contiguous to a public street. The minimum width of the staff portion at any point shall be 26 feet. However, a greater staff width for lots within the sensitive lands overlay zone may be required. The maximum length of a staff shall be 500 feet. The maximum grade of a staff shall not exceed 12 percent.*

3. *The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located. Sufficient turnaround space per the fire code shall be provided.*

4. *No building or structure shall be located within the staff portion of a flag lot.*

5. *The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located.*

6. *A main building shall be located no more than 250 feet from a fire hydrant, measured along a public or private right-of-way or along the staff portion of a flag lot. An easement for any fire hydrant located on private property shall be provided to the City for access to and maintenance of the hydrant.*

7. *Upon review the City may require installation of curb, gutter and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.*

8. *Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right-of-way.*

9. *The new residential structure to be constructed on a flag lot shall be no higher than the average height of all residential structures within a 300-foot radius of the proposed structure.*

10. *Before a flag lot is approved the joint utility committee must approve the design and location of all facilities needed to accommodate a single-family dwelling. Construction of the approved facilities must be complete before a building permit will be issued for the lot.*



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

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

ashcreek@infowest.com

January 3, 2022

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

RE: GVS - Parcel H-3-1-34-4400

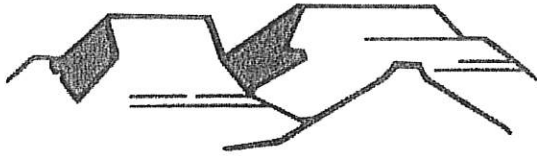
Stephen,

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

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

Sincerely,

Amber Gillette, PE
Engineering Tech
Ash Creek Special Service District



HURRICANE CITY UTAH

*Water Department
Ken Richins, Superintendent*

December 30, 2021

To Whom It May Concern:

A will serve letter has been requested for residential subdivision on Parcel H-3-4-34-4400 located at approximately 600 N at 1117 W in Hurricane, Utah.

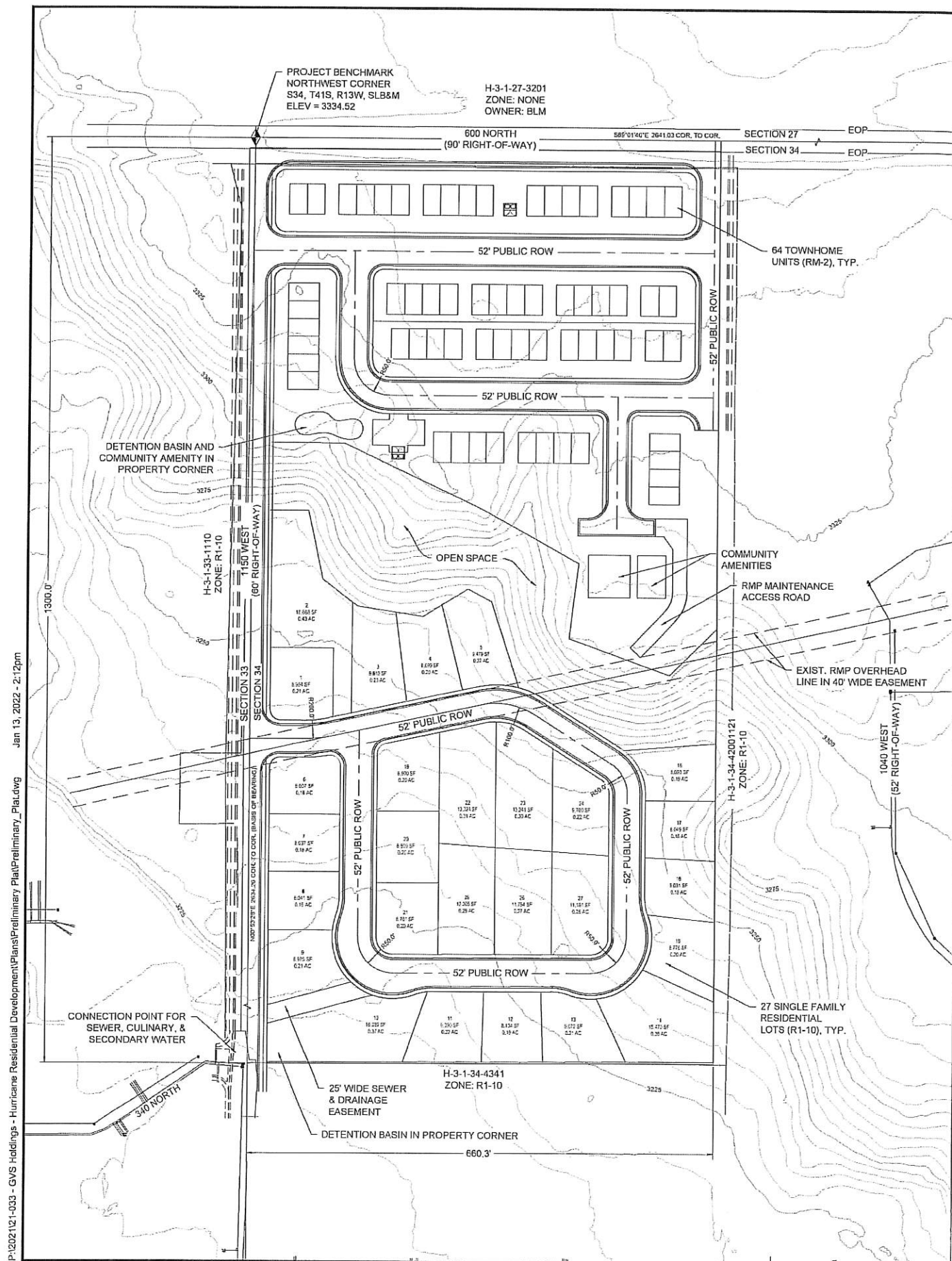
Yes, we do have culinary water in the area of 600 N 1117 W in Hurricane, Utah.

A hydraulic water study may be required to ensure the waterline will deliver the required fire flows. A looped water system may be required

Sincerely,

Hurricane City Water – Dallan Wadsworth

P:\2021\21-033 - GVS Holdings - Hurricane Residential Development\Plans\Preliminary Plat\Preliminary Plat.dwg Jan 13, 2022 - 2:12pm



PRELIMINARY PLAT OF MESA COVE SUBDIVISION

JANUARY, 2022

PLAT DATA

LOCATION & BOUNDARY: THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN LESS THE FOLLOWING:
ALL OF THE NORTH 37.50 FEET OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE NORTH LINE OF SAID SECTION NORTH 89°51'47" EAST 660.29 FEET, THENCE SOUTH 00°14'22" EAST 37.50 FEET TO A POINT ON A LINE 37.50 FEET DISTANT AND PARALLEL TO SAID NORTH SECTION LINE, THENCE ALONG SAID PARALLEL LINE SOUTH 89°51'47" WEST 660.31 FEET TO A POINT ON THE WEST LINE OF SAID SECTION, THENCE ALONG SAID WEST LINE NORTH 00°12'38" WEST 37.50 FEET TO THE POINT OF BEGINNING.

PARCEL IDS: H-3-1-34-4400
ZONING: PUD WITH RM-2 (NORTH) AND R1-10 (SOUTH)
PARCEL AREA: 19.16 ACRES
PLATTED AREA: 19.16 ACRES
TOTAL LOTS: RM-2 (NORTH): 64 UNITS
R1-10 (SOUTH): 27 LOTS
TOTAL: 91 UNITS/LOTS

BENCHMARK: NORTHWEST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M, AN EXISTING STONE AT ELEVATION 3334.52.
CURRENT OWNERSHIP: NELSON STERLING D & RANDI C
9447 MECKALEE CV
SANDY, UT 84084-3682

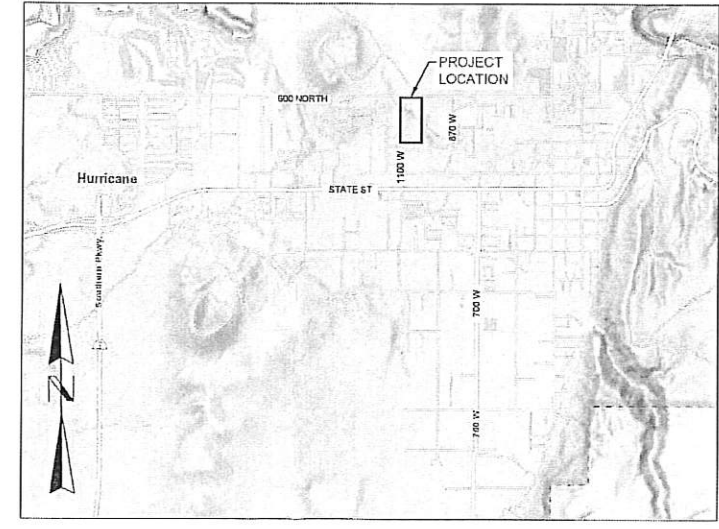
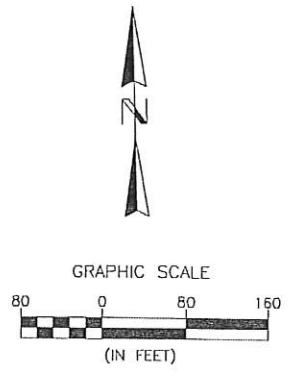
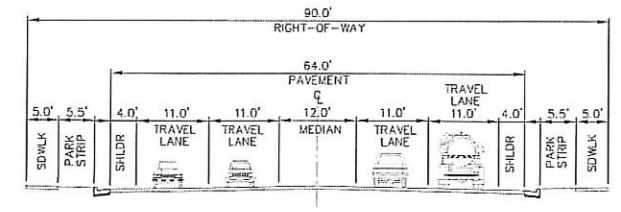
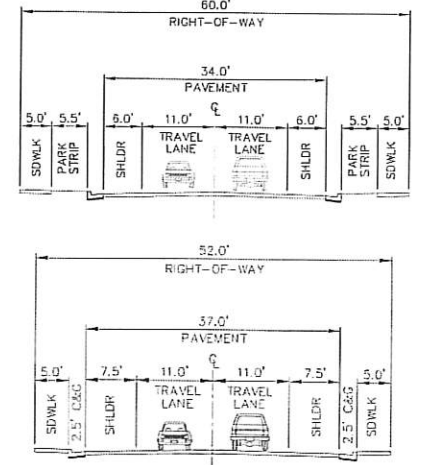
TORTOISE: THE ENTIRE PARCEL LIES WITHIN DESERT TORTOISE TAKE AREA 7 OF THE RED CLIFFS DESERT RESERVE.
GEOTECH: ACCORDING TO HURRICANE CITY GIS MAPPING, THE SUBJECT PARCEL HAS A SIGNIFICANT AMOUNT OF SHALLOW BEDROCK AND CALICHE. THERE ARE NO OTHER ANTICIPATED GEOTECHNICAL CHALLENGES. A FULL GEOTECHNICAL INVESTIGATION WILL BE COMPLETED AND ALL RECOMMENDED MITIGATION WILL BE INCORPORATED IN TO THE CONSTRUCTION DRAWINGS.

DRAINAGE: ALL STORM WATER FOR THE RM-2 SECTION WILL DRAIN TO A DETENTION BASIN IN THE SOUTHWEST CORNER OF THE TOWNHOMES AND STORM WATER IN THE R1-10 SECTION WILL DRAIN TO A DETENTION BASIN IN THE SOUTHWEST CORNER OF THE PROPERTY.

EASEMENTS: A 10' PUBLIC UTILITY EASEMENT WILL BE ASSIGNED ALONG ALL STREET-SIDE PROPERTY LINES. THIS EASEMENT WILL BE RESERVED FOR BOTH PUBLIC UTILITY AND COMMUNICATIONS INFRASTRUCTURE. A PUBLIC SEWER AND STORM DRAIN EASEMENT WILL BE RECORDED BETWEEN LOTS 9 & 10. 1150 WEST WILL HAVE A MAXIMUM GRADE OF 18% AS COORDINATED WITH HURRICANE VALLEY FIRE. ALL INTERNAL ROADS FRONTING HOMES WILL HAVE A MAXIMUM GRADE OF 10% OR LESS FOR EMERGENCY SERVICE ACCESS.

HURRICANE CANAL COMPANY: THERE ARE NO HURRICANE CANAL FACILITIES WITHIN THE LIMITS OF THE PROJECT. THERE ARE NO KNOWN WELLS OR SEEPS ON THE PROPERTY.

WATER AND SEWER SERVICE: THE PROPERTY CAN BE SERVED BY HURRICANE CITY FOR WATER AND ASH CREEK SPECIAL SERVICE DISTRICT FOR SEWER BASED ON THE INITIAL JUC COMMENTS RECEIVED IN CONJUNCTION WITH THE ZONE CHANGE IN EARLY DECEMBER, 2021.



PROJECT	MESA COVE	DATE	1/13/22	DRAWN BY	TAR	CHECKED BY	PBG	BY	DATE
CLIENT	N/A	MAINLINE PROJ. #	21-033						
SHEET NAME	PRELIMINARY PLAT								
SHEET	PRELIM								

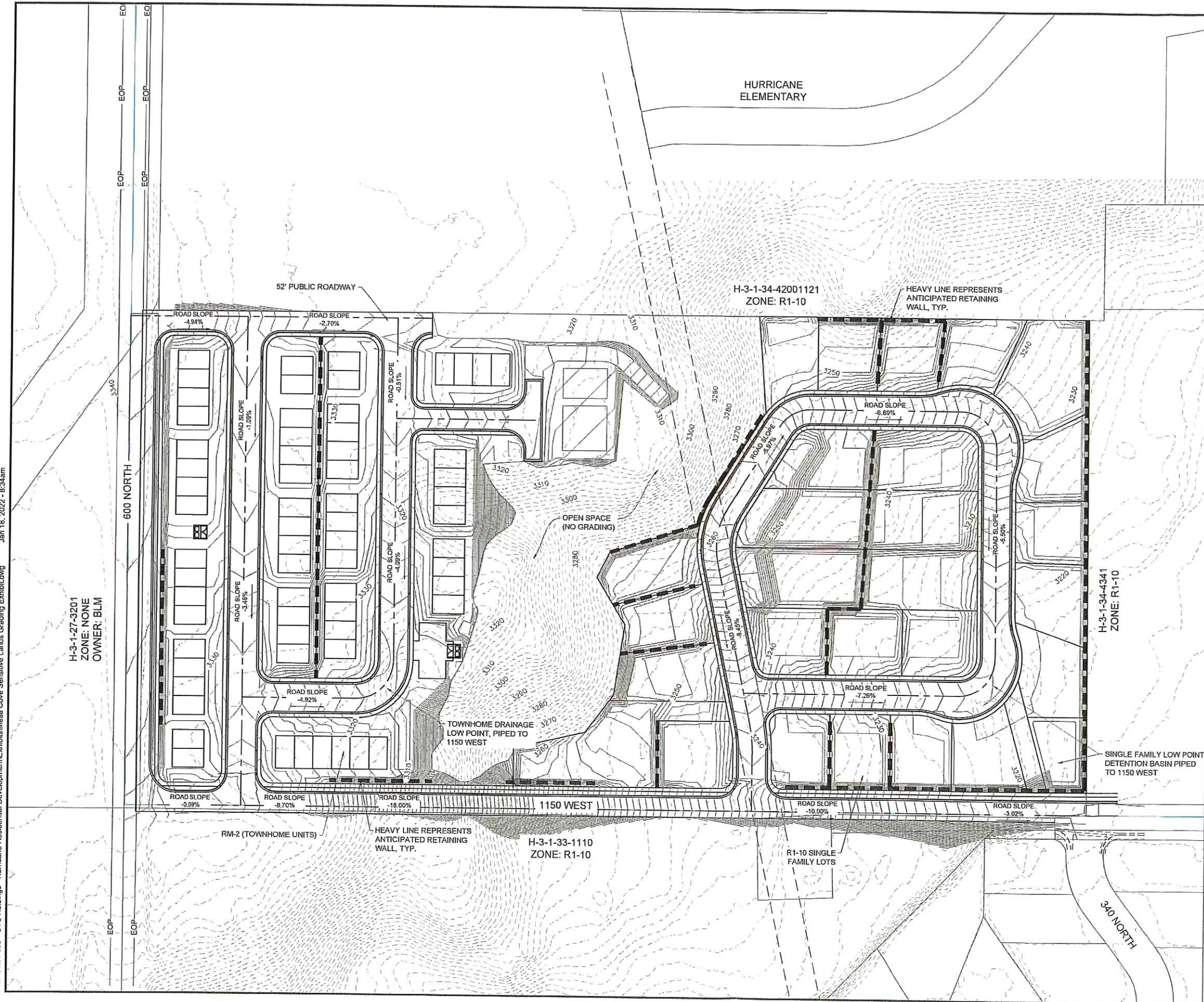
ME MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
ST. GEORGE, UT 84790

GVS HOLDINGS LLC
PARCEL H-3-1-34-4400
NELSON STERLING D & RANDI C
9447 MECKALEE CV
SANDY, UT 84084-3682

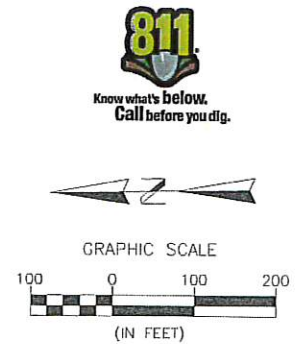
REVISIONS

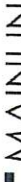
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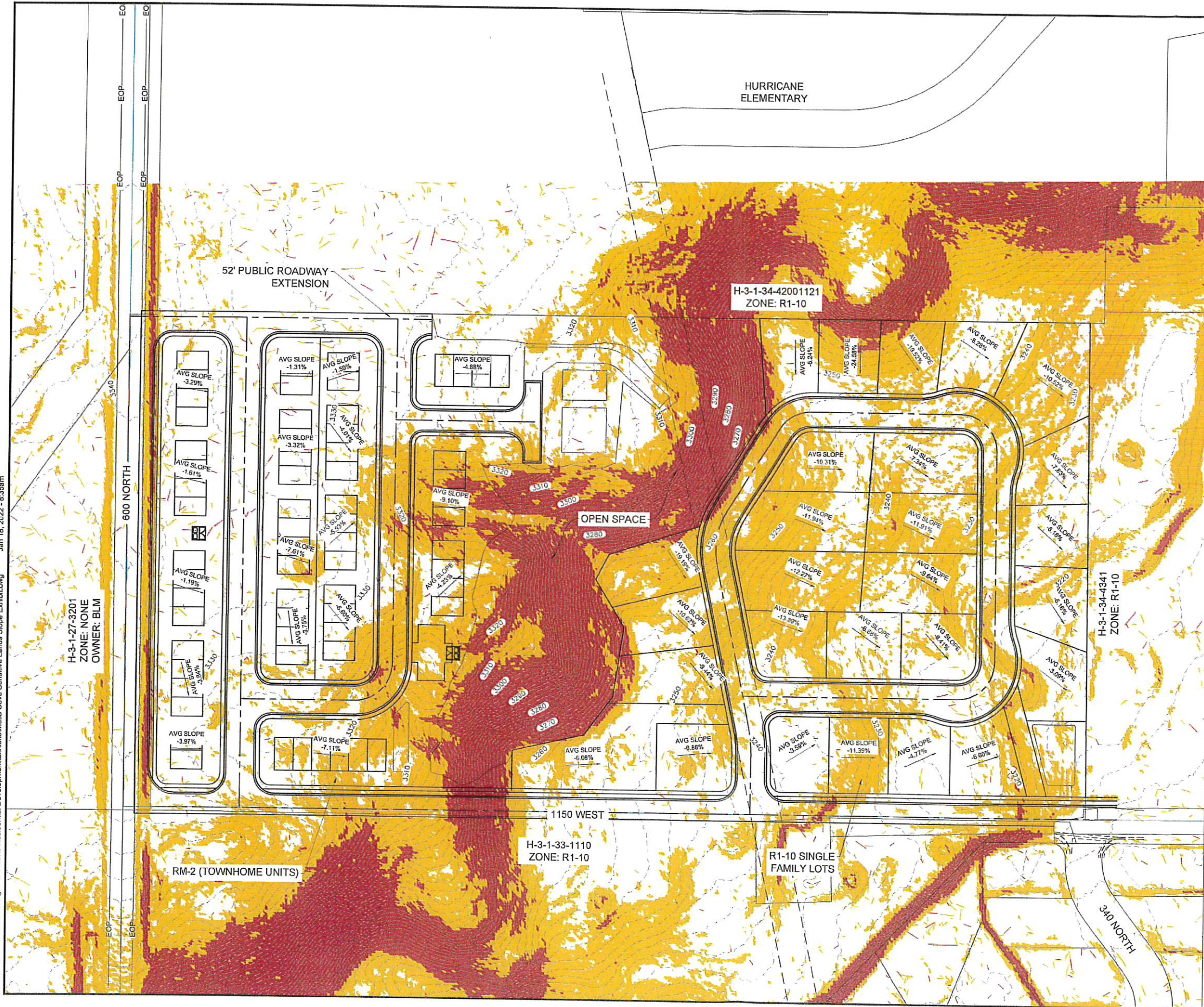


LEGEND

---	ANTICIPATED RETAINING WALL (HEIGHT VARIES 3'-10')
MINIMUM ROAD GRADE	0.50%
MAXIMUM ROAD GRADE (1150 WEST)	18.00%
MAXIMUM ROAD GRADE FOR EMERGENCY VEHICLE ACCESS	10.00%



PROJECT		MESA COVE		DATE	1/18/22	DRAWN BY	TAR	CHECKED BY	PBG	 MAINLINE ENGINEERING GRV HOLDINGS LLC PARCEL H3-134-4400 DWAYN SCHALENBERGER 748 W. MORRIS ST. WASHINGTON, UT 84790 MAINLINE ENGINEERING 321 NORTH MALL DRIVE SUITE 1101 ST. GEORGE, UT 84790			
CLIENT PROJ. #		N/A		21-033									
SHEET NAME		SENSITIVE LANDS GRADING EXHIBIT											
SHEET		EXHIBIT											
										NO.	REVISIONS	BY	DATE



LEGEND

SLOPES 10% - 29%

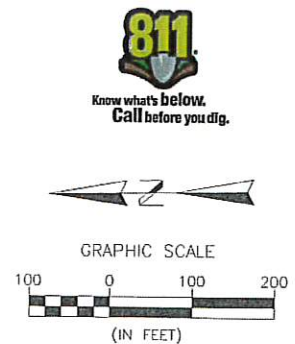
SLOPES > 30%

AVERAGE GRADE ACROSS ENTIRE = 9.54%
PARCEL NORTH TO SOUTH

AVERAGE GRADE ACROSS NORTH = 2.54%
SECTION (RM-2) NORTH TO SOUTH

AVERAGE GRADE ACROSS SOUTH = 9.19%
SECTION (R1-10) NORTH TO SOUTH

MINIMUM LOTS SIZE BASED ON SLOPES < 10% IS UNDERLYING ZONE PER 10-24-6B OF THE SENSITIVE LAND ORDINANCE.



PROJECT		MESA COVE		DATE	1/18/22	DRAWN BY	TAR	CHECKED BY	PBG	 ME MAINLINE ENGINEERING MAINLINE ENGINEERING 100 SOUTH HALL DRIVE SUITE 111 ST. GEORGE, UT 84790 GVS HOLDINGS LLC PARCEL: H-3-1-34-4200 744 W. MOORE AVENUE ST. GEORGE, UT 84790 WASHINGTON, UT 84790		NO.	REVISIONS	BY	DATE	
CLIENT PROJ. #		N/A		MAINLINE PROJ. #		21-033										
SHEET NAME		SENSITIVE LANDS SLOPE EXHIBIT		 <i>Taylor Reeves</i> PROFESSIONAL ENGINEER												

10-11-2: ZONE PURPOSES:

D. 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.

4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of ~~destination-oriented~~ business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.

10-15-1: PURPOSE:

See section [10-11-2](#) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-2: SC10-15-1: PURPOSE:

See section [10-11-2](#) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

SCOPE:

The provisions of this chapter shall apply to any real property located in a commercial zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-3: USES ALLOWED:

A. Permitted And Conditional Uses: Permitted and conditional uses allowed within commercial zones shall be as set forth in [table 10-15-1](#) of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on [table 10-15-1](#) of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection [10-7-18E](#)4 of this title.

TABLE 10-15-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

	Zones				
Use	NC	GC	HC	PC	POC

Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	N	N	N	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P

Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P

Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P

Family child daycare facility ²	P	N	N	<u>P</u> N	N
Family child group daycare facility ²	P	N	N	<u>P</u> N	N
Family child residential certificate care facility ²	P	N	N	<u>P</u> N	N
Family childcare center	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N

Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	<u>PN</u>	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	<u>NP</u>	N
Repair service	P	P	P	<u>CP</u>	P
Research service	N	P	P	<u>NP</u>	N
Restaurant, fast food	P	P	P	P	P

Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	<u>CP</u>	N
Vehicle and equipment rental or sale	N	P	P	<u>CP</u>	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	<u>CP</u>	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5 , table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N

Wholesale and warehousing, general	N	N	N	P	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.

4. In the area designated as Downtown District on the General Plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 Zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-2 Zone would apply. No new residential uses are permitted.

(Ord. 2016-11, 11-17-2016; amd. Ord. 2017-14, 8-17-2017)

B. Accessory Uses: Permitted and conditional uses set forth in [table 10-15-1](#) of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established. (Ord. 2017-14, 8-17-2017)

3. Accessory uses in commercial zones shall include, but not be limited to, the following:

Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.

Accessory dwelling units for security and maintenance personnel.

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Refreshment stands and food and beverage sales located in uses involving public assembly.

Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this title. (Ord. 2012-8, 10-18-2012; amd. Ord. 2017-14, 8-17-2017)

C. Conditional Uses

1. Conditional uses may be considered by the Planning Commission if the use fits with the surrounding uses and will not cause any objectionable conditions as laid out in 10-15-7
2. For a repair service, transportation service, or vehicle and equipment rental or sale these uses should be near major roadways and have sufficient setback from residential parts of the development

Commented [1]: Probably need an exact number but no idea what that should be

Commented [2]: Should be moved to 10-15-7

Commented [3R3]: But leave cross-reference in the footnote so it is clear where to go to look for the standards.

10-15-4: DEVELOPMENT STANDARDS:

Development standards within commercial zones shall be as set forth in [table 10-15-2](#) of this section.

TABLE 10-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development Standard	Zones				
	NC	GC	HC	PC	POC

Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres

Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - front yard:					
All buildings ²	20 feet	20 feet	20 feet	<u>10' corner lots 20' 20 feet</u>	20 feet
Setback standards - rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Accessory building					
Setback standards - interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Accessory building					
Setback standards - street side yard:					

Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1. Except as otherwise permitted by subsection 10-15-7A of this chapter.
2. Except as modified by the provisions of subsection 10-37-12F, "Setback Measurement", of this title.
3. An area less than five acres may be zoned for Planned Commercial use if the City Council finds that the zoning meets the following:
 - a. The zone change meets the standards within Hurricane City Code 10-7-7.
 - b. The property is sufficiently incorporated into an existing commercial or multi-family development, and the proposed change will further the purpose of the Planned Commercial Zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-5: REGULATIONS OF GENERAL APPLICABILITY:

The use and development of real property in commercial zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

- A. Design and compatibility standards: See chapter 33 of this title.
- B. Landscaping and screening: See chapter 32 of this title.
- C. Motor vehicle access: See chapter 35 of this title.
- D. Natural resource inventory: See chapter 31 of this title.
- E. Off street parking: See chapter 34 of this title.
- F. Signs: See chapter 36 of this title.
- G. Supplementary development standards: See chapter 37 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-6: REGULATIONS FOR SPECIFIC USES:

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-7: SPECIAL REGULATIONS:

A. Increased Height: Notwithstanding the height limitations shown in section [10-15-4](#), table [10-15-2](#) of this chapter a greater building height may be allowed in a commercial zone for a commercial use pursuant to a conditional use permit.

B. Use Within An Enclosed Building: Each use specified in section [10-15-3](#), table [10-15-1](#) of this chapter shall be conducted completely within a completely enclosed building, except for the parking of motor vehicles and services to persons therein.

C. Dust, Odor, Smoke, Noise, And Vibration: Each use specified in section [10-15-3](#), table [10-15-1](#) of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.

D. Highway Commercial Zone Location: For property abutting SR-9, the Highway Commercial Zone shall begin at the highway right-of-way line and shall extend a distance of five hundred feet (500') from the State highway right-of-way line.

E. Vendor Carts: Vendor carts, as defined below, are subject to the following definitions, rules and limitations:

10-15-8: Planned Commercial Standards

A. Planned Commercial Developments shall incorporate elements of commercial and residential within each zoned area and development.

B. Mix Use Types: Planning Commercial Developments shall incorporate both commercial and residential uses.

a. Horizontal Mix Use: Development that combines single-use buildings on district parcels in a range of land uses in a planned development project.

A-b. Vertical Mixed Use: Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.

C. A preliminary site plan shall be submitted with every zone change to Planned Commercial. Site plan shall have:

a. A minimum of 20% of floor area shall be used for uses as commercial use listed within table 10-15-1. A minimum of 20% of floor area shall be used for long-term residential use as listed within table 10-15-1.

1. The Planning Commission may approve a lower percentage of housing for developments that are adjacent to multi-family development.
2. The Planning Commission may approve a lower percentage for commercial development if the project is located within or adjacent to existing commercial property.
- 4.3. Each project shall have a mixture of use, including commercial and housing.
4. Residential Density: Residential Units shall not exceed 20 units an acre for residential areas.
 - a. Horizontal Mix Use: Residential areas shall be calculated based on the footprint of residential buildings or sections of buildings, parking, amenities, and roadways that primarily serve residential areas.
 - b. Horizontal Mix Use: When Residential
 - c. Shared Uses:
 - d. Residential Areas shall not exceed 20 units an acre. Residential areas shall be defined on the preliminary site plan and shall include all areas including residential buildings, parking, roadways, open space and amenities. Total site shall not exceed 12 units an acre.

b. A development agreement between the city and the applicant may be required by the city council and executed before the zoning designation shall be effective.

C. Each Planned Commercial development shall provide a preliminary site and final site plan as required in Hurricane City Code 10-7.

D. Landscaping: Landscaping within a Planned Commercial development shall follow the following standards:

1. Street trees are required for every 50' of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way.
2. The applicant shall comply with Hurricane City Standards for landscaping.
3. In lieu of a 10' landscaping buffer along the right-of-way frontage, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability.
4. Parking lots and parking courts shall remain buffered by a 10' landscape area with one tree and three shrubs for every 35' linear feet.

Commented [4]: Potential alternative language: "Residential density of the residential areas shall not exceed the density of the RM-3 zoning. Commercial areas shall not count toward residential density limitations."

Commented [5]: Buffered from what? From the street?

E. Off Street Parking: Parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking courts located to the side or behind buildings that front the right-of-way. Buildings may be located behind parking lots if other buildings are fronting onto the right-of-way, and a pedestrian path can be used to access the building from the right-of-way.

F. A Developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may~~must~~ approve a different street~~new~~ cross-section with a recommendation from the Planning Commission.

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
17	740,520.00	255	340
18	784,080.00	270	360
19	827,640.00	285	380
20	871,200.00	300	400

Commercial Building Size	Sq. ft.	Lot Size	SQ FT
Rooster Run	5,362.00		
Lonny Boys Complex	10,930.00	1.9	82756.5
Abry	3,573.00	0.7	30492
1000 W 100 N	7,280.00	1.02	44431
1000 W 100 N	4,784.00	1.02	44431
Wendy's	3,350.00	0.78	33976
Cedar Post Pawn	3,200.00	0.1	4356
Maverik	3,940.00	1.44	62726
21 E State	4,284.00	0.19	8276.4
Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	Net Units An Acre 15
4,356.00	N/A	13.50
8,712.00	N/A	27.00
13,068.00	N/A	40.50
17,424.00	N/A	54.00
21,780.00	10,890.00	67.50
26,136.00	13,068.00	81.00
30,492.00	15,246.00	94.50
34,848.00	17,424.00	108.00
39,204.00	19,602.00	121.50
43,560.00	21,780.00	135.00
47,916.00	23,958.00	148.50
52,272.00	26,136.00	162.00
56,628.00	28,314.00	175.50
60,984.00	30,492.00	189.00
65,340.00	32,670.00	202.50
69,696.00	34,848.00	216.00
74,052.00	37,026.00	229.50
78,408.00	39,204.00	243.00
82,764.00	41,382.00	256.50
87,120.00	43,560.00	270.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

Net Units An Acre 20	Units a Sq. ft. 15	Units a Sq. ft. 20
18	0.00	0.00
36	0.00	0.00
54	0.00	0.00
72	0.00	0.00
90	0.00	0.00
108	0.00	0.00
126	0.00	0.00
144	0.00	0.00
162	0.00	0.00
180	0.00	0.00
198	0.00	0.00
216	0.00	0.00
234	0.00	0.00
252	0.00	0.00
270	0.00	0.00
288	0.00	0.00
306	0.00	0.00
324	0.00	0.00
342	0.00	0.00
360	0.00	0.00

Use	Zones			
	NC	GC	HC	PC
Residential uses:				
Building, accessory	P	N	N	P
Dwelling, multiple-family ⁴	N	N	N	P
Dwelling, single-family ⁴	N	N	N	P
Dwelling, temporary	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P
Manufactured home	N	N	N	N
Manufactured/mobile home	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P
Residential facility for elderly	P	N	N	P
Residential facility for persons	P	N	N	P
Residential facility for troubled	N	N	N	N
Transitional housing facility	N	N	N	N
Public and civic uses:				
Auditorium or stadium	N	P	P	P
Bus terminal	N	P	P	P
Cemetery	P	P	P	P
Church or place of worship	P	P	P	P
Club or service organization	P	P	P	P
Convalescent care facility	N	P	P	P
Cultural service	P	P	P	P
Golf course	P	P	P	P
Government service	N	P	P	P
Hospital	N	P	P	P
Operations center	N	P	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	C	P	P	P
Utility, major ³	N	N	N	C
Utility, minor ³	P	P	P	P
Utility substation ³	P	P	P	P
Commercial uses:				
Agricultural sales and service	N	P	P	P
Animal hospital	P	P	P	P
Bail bond service	N	P	P	P
Bank or financial institution	P	P	P	P
Bed and breakfast, home	N	N	N	N

Bed and breakfast inn	P	P	P	P
Business equipment rental,	P	P	P	P
Car wash	P	P	P	P
Club, private	N	P	P	P
Construction sales and service	N	P	P	N
Convenience store	P	P	P	P
Family child daycare facility2	P	N	N	N
Family child group daycare	P	N	N	N
Family child residential	P	N	N	N
Family childcare center	P	P	P	P
Funeral home	N	P	P	P
Garden center	P	P	P	P
Gas and fuel, storage and	N	N	C	N
Gasoline service station	P	P	P	P
Hostel	N	P	P	P
Hotel	N	P	P	P
Kennel	C	P	C	C
Kennel, residential	P	N	N	N
Laundry or dry cleaning, limited	P	P	P	P
Liquor store	N	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	N	P	P	P
Medical service	P	P	P	P
Motel	N	P	P	P
Office, general	P	P	P	P
Parking garage, public	N	P	P	P
Parking lot, public	N	P	P	P
Pawnshop	N	N	P	P
Personal care service	P	P	P	P
Personal instruction service	P	P	P	P
Printing and copying, limited	P	P	P	P
Printing, general	N	P	P	P
Produce stand	P	P	P	N
Recreation and entertainment,	P	P	P	P
Recreation and entertainment,	N	P	P	P
Recreational vehicle park	N	N	P	N
Repair service	P	P	P	C
Research service	N	P	P	N
Restaurant, fast food	P	P	P	P
Restaurant, general	P	P	P	P
Retail, general	P	P	P	P
Secondhand store	P	P	P	P

Shopping center	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N
Tattoo establishment	P	P	P	N
Tavern	N	P	P	P
Temporary trailer	P	P	P	P
Transportation service	N	P	P	C
Vehicle and equipment rental	N	P	P	C
Vehicle and equipment repair,	N	P	P	N
Vehicle repair, limited	N	P	P	N
Veterinary service	P	P	P	N
Warehouse, self-service	P	P	N	N
Wireless telecommunication	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:				
Laundry services	N	N	N	P
Wholesale and warehousing,	N	N	N	P
Wholesale and warehousing,	N	N	N	N

POC

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10-3-4: DEFINITIONS OF WORDS AND PHRASES

OPEN SPACE: Generally unobstructed land such as, but not limited to, landscaped buffers and yards, parks, trails, meadows, forested areas, pastures, and farm fields, excluding parking areas.

10-13-5: REGULATIONS OF GENERAL APPLICABILITY:

The use and development of real property in Residential Zones shall conform to regulations of general applicability as set forth in the following chapters of this title:

- A. Design and compatibility standards: See chapter 33 of this title.
- B. Landscaping and screening: See chapter 32 of this title.
- C. Motor vehicle access: See chapter 35 of this title.
- D. Natural resource inventory: See chapter 31 of this title.
- E. Off street parking: See chapter 34 of this title.
- F. Signs: See chapter 36 of this title.
- G. Supplementary development standards: See chapter 37 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-13-7: SPECIAL REGULATIONS:

- A. Animals: Within R1, RM, and MH/RV Zones, where permitted by the zone, the keeping of animals shall normally be simultaneous with occupied residential use. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)
- B. Larger Accessory Buildings: Notwithstanding the maximum building size limitation shown in section [10-13-4](#), [table 10-13-2](#) of this chapter, the maximum size of an accessory building may be increased pursuant to a conditional use permit in accordance with the standards in section [10-7-9](#) of this title.
- C. Increased Height: Notwithstanding the height limitations shown in section [10-13-4](#), [table 10-13-2](#) of this chapter a greater building height may be allowed in Residential Zones pursuant to a conditional use permit in accordance with the standards in section [10-7-9](#) of this title.
- D. Separation: To buffer the dwelling areas and provide site safety, multi-family projects shall be separated from different land uses by means of a landscape barrier, a berm, a wall, or other means approved by the Planning Commission during final site plan. The commission will consider adjacent land uses and zoning when determining an acceptable separation design. (Ord. 2018-09, 9-6-2018)

~~E. Open Space: In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)~~

Commented [1]: This is redundant

10-33-5: SITE PLAN DESIGN:

A. General Considerations: Site layout should help create a coherent and unified project. The impact of site design on surrounding property owners should be taken into consideration. Projects should be designed to minimize negative impacts on adjoining property.

B. Loading And Service Bays: Landscaped areas and walls should be used to decrease noise levels. Service and loading bays (automotive, service, tire, etc.) shall be oriented away from neighboring residential areas and major public streets.

C. Natural Features: Prominent natural features of land, as shown on a natural features inventory, such as hillsides, views or other features should be considered when designing the site. The design should seek to preserve significant natural features and avoid site design problems associated with floodplains, steep slopes, drainage areas, or other similar features.

D. Noise Impact: Site design shall include provisions for limiting noise, particularly as to adjacent residential property. The occupants of a development should be protected from noise from both outside and within the site through screening, berming, setbacks, and building materials. Noise generating equipment should be located and buffered to minimize impact on adjacent residential uses or districts.

E. ~~Open Space~~: Open space should be used as a buffer between adjacent properties.

Commented [2]: Add a tree calculation, like one tree for every 1,000 sq. ft. of open space.

1. The open space within a development should be integral to the development, not small leftover pieces of land.

Commented [3]: Maybe define Open Space if it is not already.

a. One tree shall be planted for every 1,000 square feet of landscaped open space

2. Courtyard areas should be designed as usable space.

3. Recreation and outdoor activity areas should be provided to accommodate all users. Development projects oriented toward elderly users should be provided with passive activities.

4. Amenities within a development project should be proportional to the size of the project.

5. Open space should be an integral part of a development project, connecting recreational facilities with other areas utilizing continuous common areas.

6. Private open spaces such as patios and balconies are encouraged. Patios and balconies should be a minimum sixty (60) square feet in area and have a minimum narrow dimension of six feet (6').

7. In Multiple-Family Residential Zones and multifamily areas of Planned Developments, open landscaped space shall be at least 20% of the total land space of the development.

1. Areas with sensitive lands can only count towards this open space if some feature or amenity is added such as a trail in order to make the land usable.
2. Townhome developments with backyards extending at least 10 feet from the back of houses shall only be required to have 15% open space.
3. Duplex developments with backyards extending at least 10 feet from the back of houses shall only be required to have 10% open space.
4. Open and common space must contain some kind of amenities as laid out below

<u>Number of units</u>	<u>Number of amenities</u>
<u>0-15</u>	<u>0</u>
<u>16-50</u>	<u>1</u>
<u>51-100</u>	<u>3</u>
<u>101-200</u>	<u>4</u>
<u>201-300</u>	<u>5</u>

- a. Developments above 300 units shall add one amenity for every 50 units.
- b. Amenities may include but are not limited to pools of at least 1500 sq ft, ~~hot tubs,~~ health or fitness facilities, playgrounds, community gardens, sport courts, and club houses.
- c. Open landscaped space and amenities shall be centrally located within the development or otherwise easily accessed by all residents within the development. Amenities shall be maintained by a common ownership or deeded to the city.
- d. Amenity plans shall be submitted with preliminary site plans and shall be approved or denied by the Planning Commission based on the Commission's determination of whether the number, nature, and size of the proposed amenities in the amenity plan satisfies the requirements and purposes of this chapter.

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Commented [5]: Define what can count towards this 20%.

Commented [6]: Areas with sensitive lands can count towards this open space if some feature or amenity is added.

Commented [7]: Follow up with St. George to see if they like this code.

Commented [8]: Including "hot tubs" as its own category suggests that 5 hot tubs for 300 units might be sufficient.

Commented [9]: Define that these should be Under some sort of common ownership. ex: "Maintained and owned by the HOA or the City."

Commented [10]: Should we consider a priority list, like in the RR zone?

e. Planning Commission may lower the amount of open landscaped space or amenities required if the development is within one-quarter mile of a city park

common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

F. Outdoor Lighting: Lighting should limit its impact on adjacent properties and adhere to general dark sky principles. Only lighting that is needed should be installed.

—1. The exterior lighting of a project should provide for the illumination of buildings and grounds for safety purposes, but that utilizes only the amount of light necessary for the purpose. Lighting should be fully cut off according to National Dark Sky Association standards, focused downward, hooded so that no light source is visible, and placed and screened so that it does not cause light trespass on any adjoining properties.

—2. Fixtures used in exterior lighting should be fully shielded, light only the area where light is needed, be no brighter than necessary, and minimize blue light emissions.

—3. Walkway lighting should be fully shielded and no more than one hundred (100) lumens.

—4. All new lighting shall have a color temperature of three thousand (3,000) K or less, with a temperature of two thousand seven hundred (2,700) K preferred.

—5. Lighting that can be programmed to dim or shut off when it is safe to do so is preferred, such as one-half ($\frac{1}{2}$) hour after business closing or after twelve o'clock (12:00) midnight.

—6. Light levels at the property line should not exceed 0.1 foot-candles (fc) adjacent to business properties, and 0.05 foot-candles at residential property boundaries.

—7. Gas canopy and drive up cover lighting shall be down lighting and recessed so no part of any light fixture or lens extends below the lower surface of the canopy frame.

—8. Residential lighting: Lighting should be shielded, focused downward, and placed and screened so that light does not cause light trespass on or spill onto any adjoining properties. Motion lights focused away from neighboring properties rather than lights that are always on are preferred. (Ord. 2019-04, 5-2-2019)

F: Outdoor Lighting Plan: All final site plans~~plan~~ shall submit an outdoor lighting plan that complies with Hurricane outdoor lighting standards.

Commented [11]: Moved to a new section below

G. Outside Storage: Approved outside storage areas shall be screened from street view and nearby residence, office, and commercial areas. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

H. Pedestrian Circulation: A network of convenient, safe, and raised or textured pedestrian paths should connect areas within the project, and the project to adjacent properties and transit facilities.

1. The location and number of access points to a site, the interior circulation pattern, and the separation between pedestrians and vehicles should be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.

2. Trails should be at least 10 feet wide unless they are so marked on the Active Transportation Master Plan. Trails indicated on the Active Transportation Master Plan shall be at least 12 feet wide

4. For multifamily developments or Planned Developments a pedestrian circulation plan shall be submitted with the Preliminary Plat application. Pedestrian circulation plan shall contain:

- a. Location of walkways
- b. Width of walkways
- c. Connection points between adjacent properties
- d. Location of Active Transportation Master Plan trails, if any, in the vicinity of the property and any internal pathways connections to these trails
- e. Connections between residential buildings and amenities
- f. Street crossings and crosswalks which shall be clearly marked

~~52. Internal Walkways shall be well lighted with lights no higher than three feet (3') high that are fully shielded to provide visibility, security and a pleasant environment and prevent glare and light trespass. (Ord. 2019-04, 5-2-2019)~~

5. Covered or locked bicycle storage should be provided in all multifamily developments at a rate on one space per two units

I. Privacy: Site design and floor plan layouts should be organized to provide privacy for the proposed project and surrounding uses. Window and door placement, and patio/balcony areas should not directly overlook adjacent properties.

J. Security: A site should be designed to avoid creating conditions which may invite criminal activity.

Commented [12]: The following should be added:

- 1. Trail width standards.
- 2. Master Plan
- 3. Ped Plan should be submitted with the preliminary plat. Should show the following:
 - a) Location of walkways
 - b) width of walkways
 - c) Connection points.
 - d) Location of Master Plan Trails
 - e) Connection with homes and amenities
 - f) Street crossings and crosswalks.
- 4. Show connections into adjacent developments.

Commented [13]: _Marked as resolved_

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1. Buildings, windows, and landscaping should be located to maximize surveillance of entryways, pathways, and parking lots.

2. Adequate lighting should be provided throughout the development.

K. Solar Exposure: An energy efficient design which reduces summer heat gain and winter heat loss and encourages outdoor usable areas should be incorporated into the site plan.

1. An energy efficient design to reduce summer heat gain through window and door placement, and landscaping, use of innovative construction materials, or building orientations is encouraged.

2. Providing shade for outdoor activity areas such as picnic areas and courtyards is encouraged.

L. Trash And Refuse Collection Areas: Areas which generate noise and odors shall be located to minimize the impact on adjacent property owners or users. Such areas shall be screened from view. Refuse enclosures at highly visible locations should be six feet (6') high, constructed of materials to match main buildings on the site, and provide latching gates for screening the opening to the enclosure.

M. Walls: Different projects and uses should be physically separated to minimize the impact of unattractive or noisy areas and provide a buffer between properties.

1. Walls which front on a public street should be designed to include colors, materials, forms, and architectural accents compatible with the main building.

2. Minimum requirements for screening walls: See chapter 37 of this title.

N. Auxiliary Equipment: Generators and other large auxiliary equipment should be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for occupants of neighboring properties.

1. Equipment should be kept low to the ground.

2. Walls, landscaping, and other materials shall be used to screen auxiliary equipment.

O. Minimum Site Plan Requirements: See applicable base and overlay zone standards (chapters 11 to 30) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-33-7: OUTDOOR LIGHTING

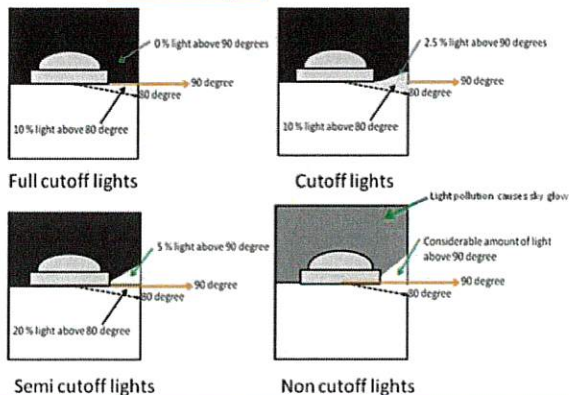
The purpose of this section is to encourage lighting practices that minimize light pollution, glare, light trespass, and sky glow in order to preserve the night sky and the rural character of our community

1. Scope: All exterior lighting installed after the effective date of this ordinance shall conform to the requirements of this section.
2. Requirements: Only lighting that is needed shall be installed.
 - a. For commercial and industrial properties: exterior lighting shall be fully cut off, focused downwards, and fully shielded so that no light source is visible, and placed and screened so that it does not cause light trespass on any adjacent properties.
 - i. Fully cut off lighting shall be defined as lighting fixtures that have completely opaque tops and sides, such that light can only escape from the bottom and is aimed towards the ground with no light aiming upwards
 - b. All new exterior lighting shall have a color temperature of three thousand (3,000) K or less, with a temperature of two thousand seven hundred (2,700) K preferred.
 - c. Walkway lighting within multifamily developments and planned developments shall be fully shielded and no more than one thousand (1000) lumens and no more than three feet above the ground
 - d. Motion sensor lighting shall not be on for more than five minutes a time
 - e. Gas canopy and drive-up cover lighting shall be down-lighting and recessed so no part of any light fixture or lens extends below the lower surface of the canopy frame.
 - f. Recreational facilities shall be required to have full cutoff light fixtures and not have light trespass onto adjacent properties except for where it is unavoidable
 - g. Light poles with floodlights in parking lots and other such facilities shall not exceed eighteen (18) feet in height and shall adhere to all other requirements of this chapter
 - h. Signs: Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting.
3. Exceptions:
 - a. Lighting that has a brightness of less than one thousand (1,000) lumens or one sixty (60) watt bulb

- b. Floodlights with external shielding of the light source and is angled towards the ground at 30 degrees or less
 - c. Temporary lighting by emergency services
 - d. Lighting for the United States of America and State of Utah flags
 - e. ~~Motion sensing lighting that are on for less than five minutes at a time, and are not used for extended lighting~~
 - f. Lighting for public or private outdoor events provided the lighting is turned off by 12:00 am and the event is in compliance with all other city ordinances
 - g. Holiday lighting: Any decorative lighting put up on a temporary time period for the celebration of a special event or holiday
 - h. The lighting of telecommunication towers to meet Federal Aviation Administration regulations:
 - i. Runway lighting at airports that are only turned on when necessary
 - j. Lighting used only for recreational lighting when all reasonable measures have been taken to minimize the lighting of surrounding properties. Any adjacent luminaires surrounding the recreational facility, such as lighting for sidewalks, are not exempt.
 - k. Motion sensor lights that are on for less than five minutes at a time.
4. Nuisance lighting: Light trespass from all commercial and industrial properties to residential properties in a way that causes a nuisance is prohibited.
5. Diagrams and exhibits: Guidelines for outdoor lighting are below

Commented [16]: redundant

a. Cutoff lights



Examples of Acceptable / Unacceptable Lighting Fixtures



4-2-2: ENUMERATION OF NUISANCES:

A. Specified: Nuisances shall include, but shall not be limited to, the following:

1. Rubbish: Keeping or depositing on, about or over property or premises, or maintaining or allowing to remain on said property or premises, any of the following:

a. Rubbish, refuse, junk, trash or debris.

b. Abandoned, discarded or unused furniture, equipment, automobiles, stoves, refrigerators, freezers, construction materials, cans, containers or other objects not being used.

2. Befouling Water: Befouling water in any spring, stream, well or water source supplying water for culinary purposes.

3. Privies, Cesspools: Allowing any privy vault or cesspool, or other individual wastewater disposal system, to become a menace to health or a source of odors or contamination to air or water.

4. Garbage Containers, Offensive: Permitting any garbage container to remain on the premises when it has become unclean and offensive.

5. Garbage Accumulation: Allowing vegetable waste, garbage, litter, filth or refuse of any nature to accumulate within or upon any property, except when it is temporarily deposited for immediate removal.

6. Manure Accumulation: Permitting the accumulation of manure in any stable, stall, corral, feed yard, yard or in any other building or area in which any animals are kept.

7. Slaughterhouses, Feed Yards: Permitting any slaughterhouse, market, meat shop, stable, feed yard or other place or building wherein any animals are slaughtered, kept, fed or sold to remain unclean or in any state or condition detrimental to health or creating a nuisance because of odors, or which is conducive to the breeding and proliferation of flies or rodents.

8. Discharging Offensive Water Or Liquid Waste: Discharging or placing any offensive water, chemical spray, liquid waste or refuse of any kind into any street, alley, sidewalk, gutter, stream, wash, natural watercourse, ditch, canal or any vacant lot or which, as the result of continued discharge, will render the place of discharge offensive or likely to become so.

9. Collecting Grease, Offensive Matter: Keeping or collecting any stale or putrid grease or other offensive matter.

10. Flies And Mosquitos: Having or permitting upon any premises any fly or mosquito producing condition.

11. Public Drinking Vessels: Keeping any drinking vessel for public use without providing a method of decontamination between uses.

12. Ablutions Near Drinking Fountain: Permitting or performing any ablutions in or near any public drinking fountain.

13. Dwellings Or Places Of Employment; Sanitary Condition: Failing to furnish any dwelling house, boarding house, factory, office or other place of employment with such privy vaults, water closets, sinks or other facilities as may be required to maintain the same in sanitary condition.

14. Refusal To Clean Septic Tanks: Neglecting or refusing to discontinue use of, clean out, disinfect and fill up all septic tanks, privy vaults and cesspools or other individual wastewater disposal systems within twenty (20) days after notice from an enforcement officer or official of the city.

15. Stagnant Water; Offensive Substances: Permitting any lot or excavation site to become the repository of stagnant water or any decaying or offensive substances.

16. Obstructing Public Ways, Watercourses, Parks: Obstructing or tending to obstruct or interfere with or render dangerous to passage or travel any street or sidewalks, lake, stream, drainage, canal or basin, or any public park without first obtaining the written permission of the city council..

17. Lighting: Light trespass from a commercial or industrial property to a nearby residential property. Excessive light trespass from one residential property to another

10-34-8: PARKING LOT DESIGN AND CONSTRUCTION:

A. Parking Plans: Plans for any proposed parking lot shall be submitted to the Zoning Administrator. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed development.

B. Access To Public Street: Except for parking for a single- family or two-family dwelling and townhouses access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot shall have access to a public street. Such access may be provided through platted or recorded easements, reciprocal arrangements, or other guaranteed means.

C. Private Driveway: Parking for single-family and two-family dwellings may be accessed from a public street via a private driveway unless such access is a violation of the City's access management plan and other access is possible. Parking for townhouses may be accessed from a public street with a functional classification of "residential local" via a private driveway. Parking for townhouses on streets with a higher functional classification must provide parking that is accessed from a parking lot aisle and not directly from the public street. (Ord. 2018-03, 4-5-2018)

D. Backing Space: Backing space shall be provided for all parking lots so that cars will not back onto a public street. Public sidewalks shall not be used as a part of the required backing area. Separate exits shall be provided for angled and one-way parallel parking so a vehicle will not exit by backing onto a public street.

E. Curb Cuts: Curb cuts and driveways allowing access to a public street shall conform to the requirements of chapter 35 of this title.

F. Internal Circulation: Each parking lot shall provide for traffic circulation on the property adequate to access all parts thereof without the necessity of exiting onto a public street.

G. Landscaping: Parking lots shall be landscaped as provided in chapter 32 of this title.

H. Lighting: Parking lots used at night shall be adequately lighted, utilizing hooded light sources. Parking lot lights shall be arranged to reflect light away from adjoining residential premises.

I. Paving: Unless expressly provided otherwise in this title, every parking lot required by this title shall:

1. Be paved with asphalt, concrete or some other all weather surfacing material;
2. Maintained to eliminate dust or mud; and

3. Be graded and drained to dispose of all surface water. Such surface water drainage shall not cross a public sidewalk. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

J. Diagonal and perpendicular street parking is permitted in all nonindustrial zones but shall comply with the following standards:

1. Shall only be located on local or residential roadways
2. Shall be maintained by a homeowners association or other private entity and shall be paved with concrete. Public parking for parks or other City amenities shall be maintained by Hurricane City and may be asphalt.
3. After every 10 spaces, there shall be a bulb-out that is a minimum of 20' in length and landscaped with shrubs no higher than two feet, and at least a single tree pruned and located to ensure proper line of sight is maintained.
4. Parking shall not cross the sidewalk, and sidewalks shall wrap around the outside of parking areas.
5. Parking areas shall be located fifty feet (50') away from any intersection of public roadways.
6. The City Engineer must approve the proposed cross-section during the preliminary plat process