



# HURRICANE CITY

UTAH

**Mayor**

Nanette Billings

**City Manager**

Kaden DeMille

## Planning Commission

*Mark Sampson, Chair  
Shelley Goodfellow, Alternate Chair  
Ralph Ballard  
Paul Farthing  
Rebecca Broneman  
Michelle Cloud  
Brad Winder  
Kelby Iverson*

### Hurricane Planning Commission Meeting Agenda

January 25, 2024  
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. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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#### 6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

#### OLD BUSINESS

1. CUP23-23: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 840 N Main St. Kyden Hansen, Applicant.

#### NEW BUSINESS

1. 2022-PP-20: Discussion and consideration of a possible approval of a preliminary plat extension for Southern Dunes Townhomes, a 345 unit townhome recreation resort development located at 2600 W 4200 S. Bush & Gudgell, Applicant.
2. PP24-01 PSP24-01: Discussion and consideration of a possible approval of a preliminary site plan and recommendation to the City Council on a preliminary plat

for Trails at Sand Hollow, a 673 unit multifamily development located at 4000 W Sand Hollow Road. Brad Mabey, Applicant. Karl Rasmussen, Agent.

3. FSP24-01: Discussion and consideration of a possible approval of a final site plan for Goulding home, an additional multifamily unit located at 220 W 200 N. Outdoor Kitchens & More (Ben Sorenson), Applicant.
4. CUP24-01: Discussion and consideration of a possible approval of a conditional use permit for greater size located at 198 S 1230 W. Rebecca and Darin Grondel, Applicany. Mike Jensen, Agent.
5. Discussion on the proposed R1-4 zoning classification

**Approval of Minutes:**

1. December 14, 2023
2. January 3, 2024
3. January 11, 2024

**Adjournment**



**HURRICANE CITY** Hurricane City  
UTAH

**Application**

Application Accepted Date: 12/14/2023

Type of Improvement: Conditional Use Permit

Description: \_\_\_\_\_

Tenant / Project Name: 840 n Main Street shop

Bldg. Address: 840 N Main St hurricane utah

City: Hurricane City State: UT Zip: 84737

Subdivision: 840 N Main street Phase: \_\_\_\_\_

Block: \_\_\_\_\_ Lot #: \_\_\_\_\_ Parcel #: NA

Property Owner: Kyden Hansen

Permit Contact: Kyden Hansen P:(435) 709-1190

Email: kytay1212@gmail.com

**CONTACT INFORMATION**

General Contractor: Kyden Ross Hansen

License #: \_\_\_\_\_ P: (435) 709-1190

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: kytay1212@gmail.com

**APPLICATION DETAILS**

# of Units: 0 custom text: \_\_\_\_\_

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	150.00
Planning Fee	\$	150.00
<b>Sub Total:</b>	\$	<b>150.00</b>
<b>Permit Total:</b>	\$	<b>150.00</b>
<b>Amount Paid:</b>	\$	<b>0.00</b>
<b>Remaining Due:</b>	\$	<b>150.00</b>

APPROVALS		DATE	INFO
DR			
<b>Setbacks</b>	Front:	Rear:	Left:
Min.	_____	_____	_____
Actual:	_____	_____	_____
APPLICATION NUMBER:			
PLANCUP23-23			
<p>This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.</p>			
<p>Applicant Name: Kyden Hansen Signature of Applicant/Authorized Agent or Owner: Date:</p>			
<p>Application Approved By: Date:</p>			
<p>Application Issued By: Date:</p>			
<p>Receipt #: 8.174976-12/14/23</p>			



PLANNING & ZONING  
**HURRICANE CITY**  
**UTAH**

STAFF COMMENTS

<b>Agenda Date:</b>	1/25/2024
<b>Application Number:</b>	CUP23-23
<b>Type of Application:</b>	Conditional Use Permit
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Kyden Hansen
<b>Agent:</b>	
<b>Request:</b>	A conditional use permit for a metal building
<b>Location:</b>	840 N Main St
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	N/A

**Update 1/25/2024:** This item was tabled on January 11th, 2024 due to the applicant not being present, as well as missing details on the colors and materials of the building. These items have been received and the applicant has requested to be placed back on the agenda.

Staff recommends approval.

**Discussion:** The applicant proposes constructing a metal accessory building 1200 sq. ft. and 16' tall. Hurricane City Code (HCC) 10-13-4 allows the maximum height of an accessory building to be 16' tall and the size of an accessory building to be 1200 sq ft. A property owner may apply for a conditional use permit to be able to build a metal building. The standards to obtain a conditional use permit are as follows:

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

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

*2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (section h applies):*

*h. Standards for metal buildings:*

*(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.*

*(2) The building must meet the following design standards:*

*(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.*

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.  
(Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)



### Findings:

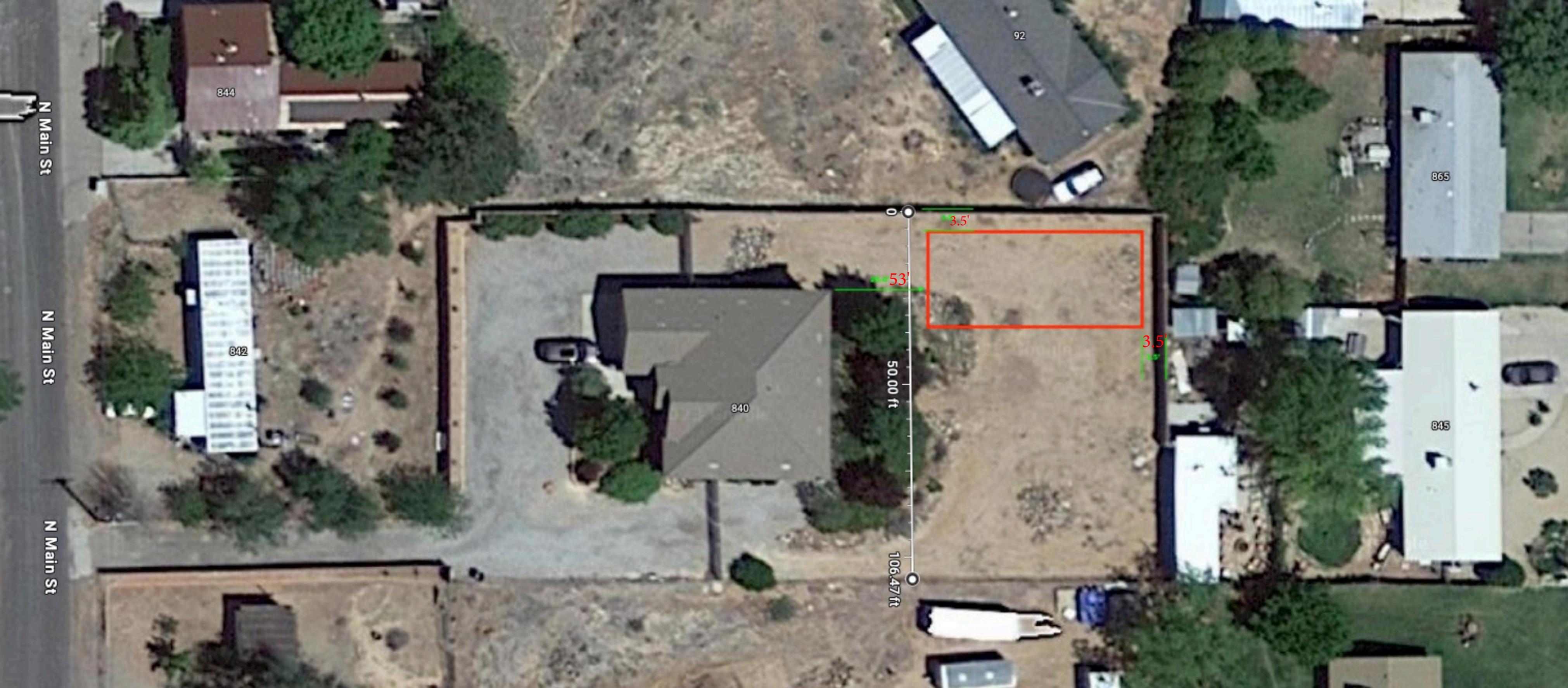
1. The proposed building is 16' tall, a metal building is not allowed to exceed 16', and therefore this building complies.
2. No information on what colors and materials are proposed.
3. Setbacks are being met.

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



will be white, and black. It will look alot like this building.

This is also my formal request to be put back on the docket for the next meeting on the 25th my apologies for missing the last one.

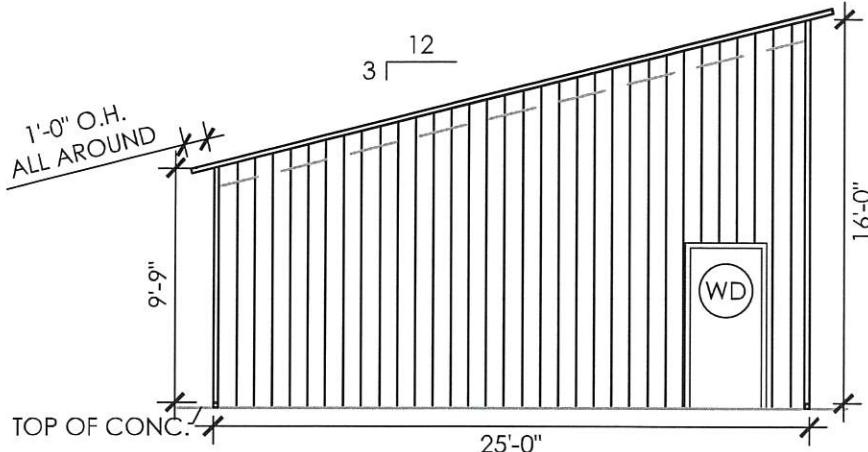


SHEET NO: 2 OF 7	
PROJECT NO: 228-23-3197	
DRAWN BY: S.O.	DATE: 12/8/2023
840 N MAIN STREET HURRICANE, UT 84737	

## ELEVATIONS

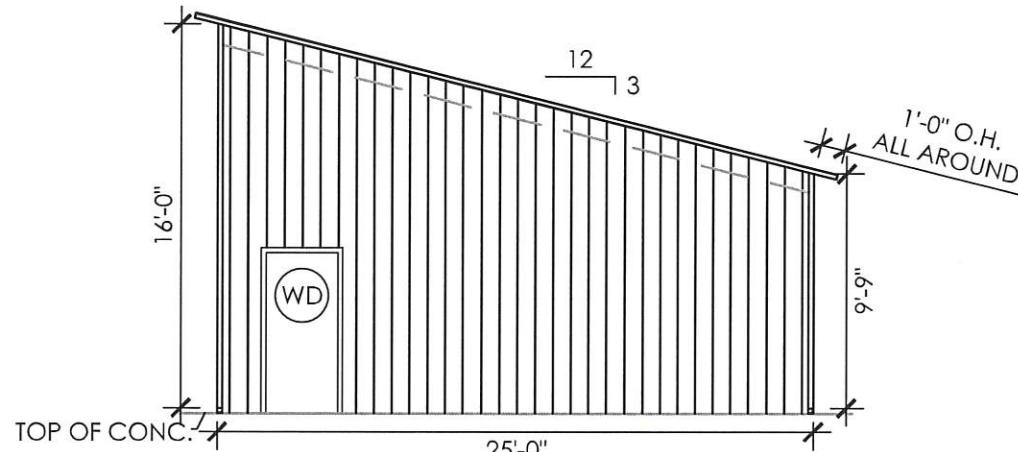
LOCATION:

840 N MAIN STREET  
HURRICANE, UT 84737



FRONT END WALL ELEVATION

SCALE: 1/8" : 1"



BACK END WALL ELEVATION

SCALE: 1/8" : 1"

## DESIGN NOTES

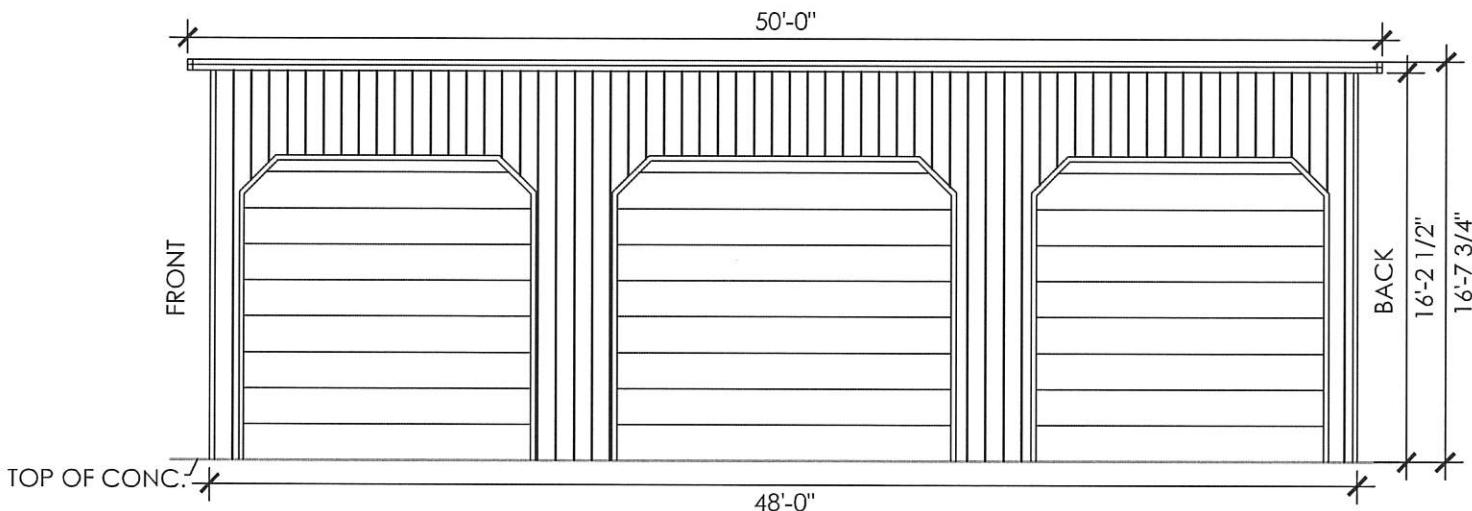
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" RIB HT - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
4. ALL EXT WALL SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" RIB HT - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
5. SHEATHING CONNECTIONS SHALL BE #12-14 X 3/4" SDS. NEOPRENE WASHERS ARE REQUIRED.

## LEGEND

(WD) WALK-IN DOORS (REF DOOR MFG)

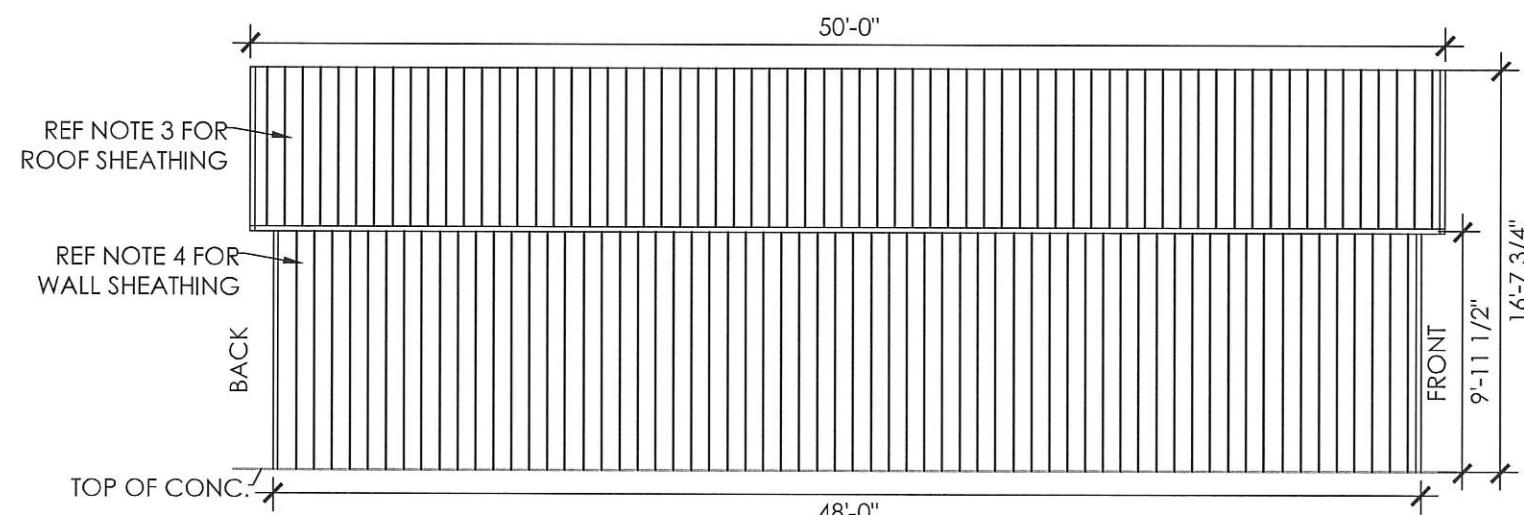
NOTE 1: ANY DOOR DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

NOTE 2: LOC OF WALK-IN DOORS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).



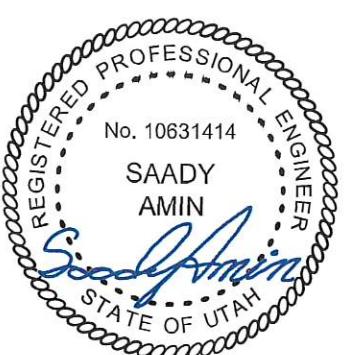
RIGHT SIDE WALL ELEVATION

SCALE: 1/8" : 1"



LEFT SIDE WALL ELEVATION

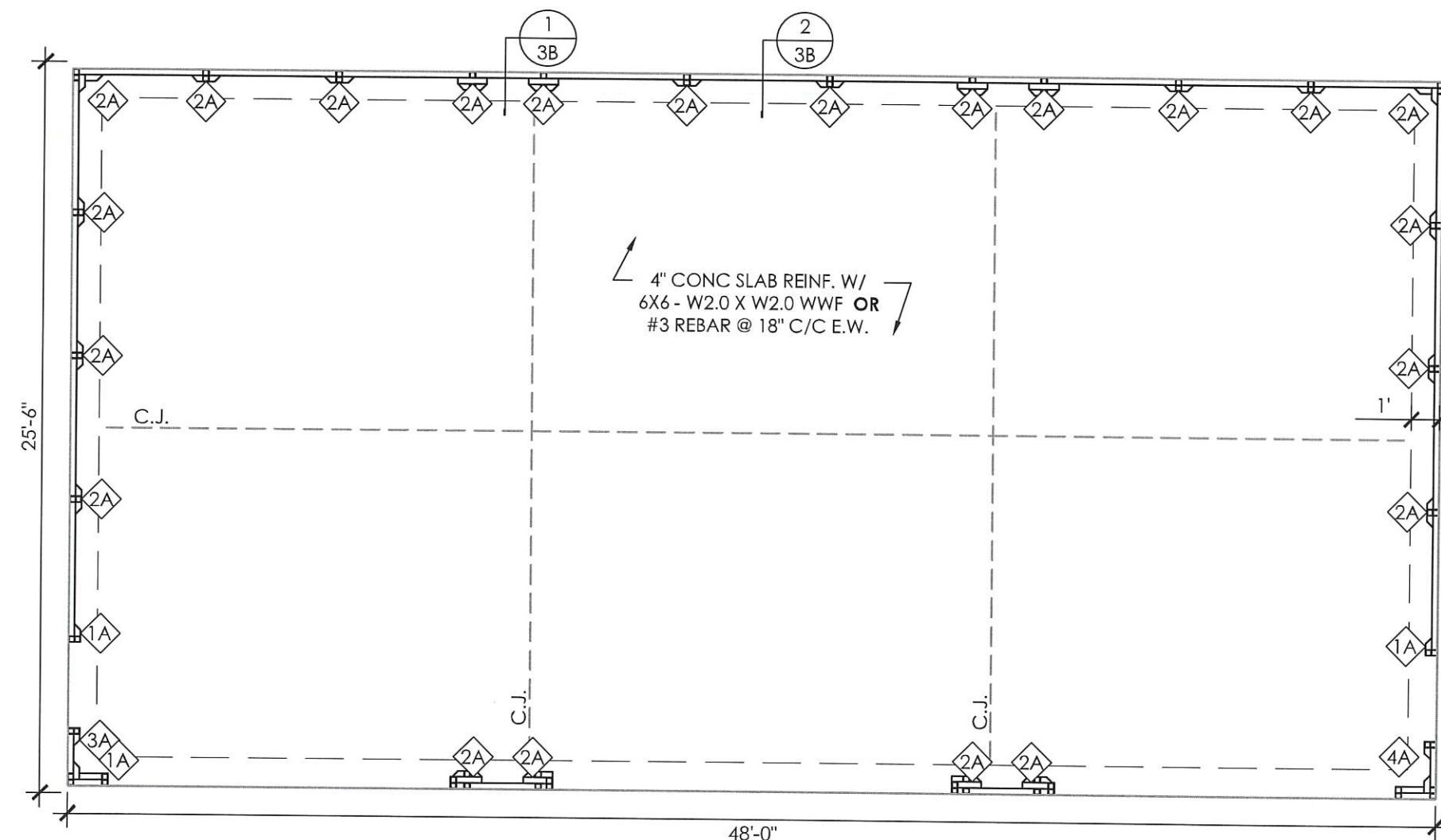
SCALE: 1/8" : 1"



EXPIRES: 3/31/2025

SIGNED: DEC 08 2023

SHEET NO: <b>3A OF 7</b>	
PROJECT NO: <b>228-23-3197</b>	
DRAWN BY: <b>S.O.</b>	DATE: <b>12/8/2023</b>
LOCATION: <b>840 N MAIN STREET HURRICANE, UT 84737</b>	
<b>FOUNDATION PLAN &amp; NOTES</b>	
SHEET TITLE: <b>FOUNDATION PLAN</b>	PROJECT TITLE: <b>KYDEN HANSEN</b>
MATERIALS: <b>METAL BUILDING MANUFACTURER</b>	QUALITY CARPORTS, Inc. 441 E 1750 N, Suite A Vineyard, UT 84042 Tel: 1-801-406-9508 Fax: 1-877-271-1167



## FOUNDATION PLAN

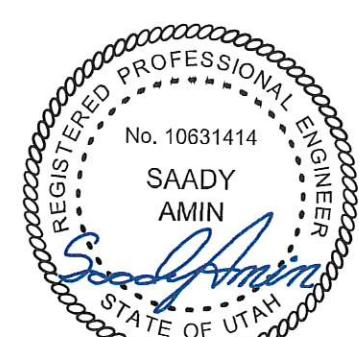
SCALE: 3/16" : 1"

### CONCRETE ANCHORAGE

<b>1A</b>	(1) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
<b>2A</b>	(2) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
<b>3A</b>	(3) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)
<b>4A</b>	(4) 1/2"Ø x 7" LG. STRONG-BOLT 2EXPANSION ANCHOR (PER ESR 3037)

### FOUNDATION NOTES:

1. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
2. CONC ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (2) ANCHOR PER POST.
3. MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS.  
HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.
4. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL.  
SPECIAL INSPECTION OF CONCRETE IS NOT REQUIRED AS STRUCTURAL DESIGN OF FOUNDATIONS IS BASED ON A MIN STRENGTH OF 2500 PSI @ 28 DAYS.



EXPIRES: 3/31/2025

SIGNED: DEC 08 2023

**From:** Ryan Lay <rlay@bushandgudgell.com>  
**Sent:** Thursday, January 11, 2024 4:55 PM  
**To:** Fred Resch  
**Cc:** Bob Hermanson; Rick Meyer  
**Subject:** Southern Dunes Townhomes  
**Attachments:** [Southern Dunes Townhomes Pre Plat.pdf](#)

Fred,

As per our phone conversation, we hereby request an extension of the preliminary plat approval for the Southern Dunes Townhomes (see attached). Please let me know if there is anything else you need from us to make this happen. Also, please let me know which planning commission agenda this will be on.

Thank you!

Ryan

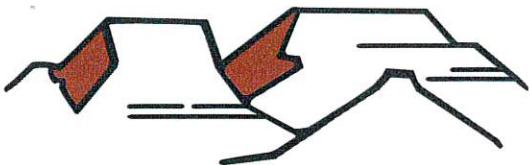
**Ryan Lay**  
Project Manager

**Bush & Gudgell, Inc.**

Engineers :: Planners :: Surveyors



205 East Tabernacle Suite #4  
St. George, Utah 84770  
435-673-2337 Office  
435-773-2403 Mobile  
435-673-3161 Fax  
[www.bushandgudgell.com](http://www.bushandgudgell.com)



PLANNING & ZONING  
**HURRICANE CITY**  
**UTAH**

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

## PRELIMINARY PLAT APPLICATION

*For office use only: \$150.00 Fee*

File No. 2022-PP-20

Receipt No. 8-160765

Name: Southern Dunes Townhomes Telephone: \_\_\_\_\_

Address: 4061 South 2420 East, St. George, UT 84790 Fax No. \_\_\_\_\_

Email: anthonyboc1@gmail.com Agent Email: bobh@bushandgudgell.com

Agent (If Applicable): Bush & Gudgell, Inc. Telephone: 435-673-2337

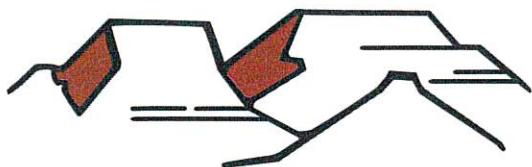
Address/Location of Subject Property: SE 1/4 Section 29, T42S, R13W

Tax ID of Subject Property: H-3400-0 and H-3400-N Zone District: R1-10

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 unplatte parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
  - d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
  - e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
  - f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
  - g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.



PLANNING & ZONING  
**HURRICANE CITY**  
**UTAH**

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

## PRELIMINARY SITE PLAN APPLICATION

*For office use only: \$200.00 Fee*

File No. 2022-PSP-30

Receipt No. 8-160764

Name: Southern Dunes Townhomes Telephone: \_\_\_\_\_

Address: 4061 South 2420 East, St. George, UT 84790 Fax No. \_\_\_\_\_

Email: anthonyboc1@gmail.com Agent Email: bobh@bushandgudgell.com

Agent (If Applicable): \_\_\_\_\_ Telephone: 435-673-2337

Address/Location of Subject Property: SE 1/4 Section 29, T42S, R13W

Tax ID of Subject Property: H-3400-O and H-3400-N Zone District: R1-10

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

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



<b>Agenda Date:</b>	1/25/2024
<b>Application Number:</b>	2022-PP-20 2022-PSP-38
<b>Type of Application:</b>	Preliminary Plat Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Southern Dunes Townhomes
<b>Agent:</b>	Bush & Gudgell, Inc
<b>Request:</b>	Approval of a Preliminary Plat and Site Plan
<b>Location:</b>	2600 W 4200 S
<b>Zoning:</b>	Recreation Resort
<b>General Plan Map:</b>	Planned Community

**Update for 01/25/2024:** The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission.

This application was approved by the City Council after recommendations of denial from staff and the Planning Commission with the condition of a development agreement being signed by the developer allowing the developer to begin the process of construction drawings but agreeing that those construction drawings will not be signed until there is sufficient power capacity in the area. As of this date, construction drawings have not been submitted for this development.

The Hurricane City Power Department has come up with a plan to allow for developers in this region to pay to reroute power capacity to this area of the City. The developer has paid their share into this plan and now has future power capacity reserved for the project, thus resolving staff concerns about power capacity for this development.

Staff recommends approval of the extension of this preliminary plat approval.

**Update 01/26/2023:** The City Council voted on Jan 19, 2023 to allow this application to reapply for preliminary plat approval. This preliminary plat was denied due to insufficient water and power in the area as well as problems with layouts and amenities. The City Council's rationale was that by the time construction drawings were completed then power will be sufficient in the area. Staff and the applicant were able to work out all the concerns with regards to layouts, water, and amenities. Staff recommends that the Planning Commission read the report below and consider the standards of the city ordinances.

Staff still has outstanding concerns with utilities, namely power, throughout the region and still recommend denial of this preliminary plat.

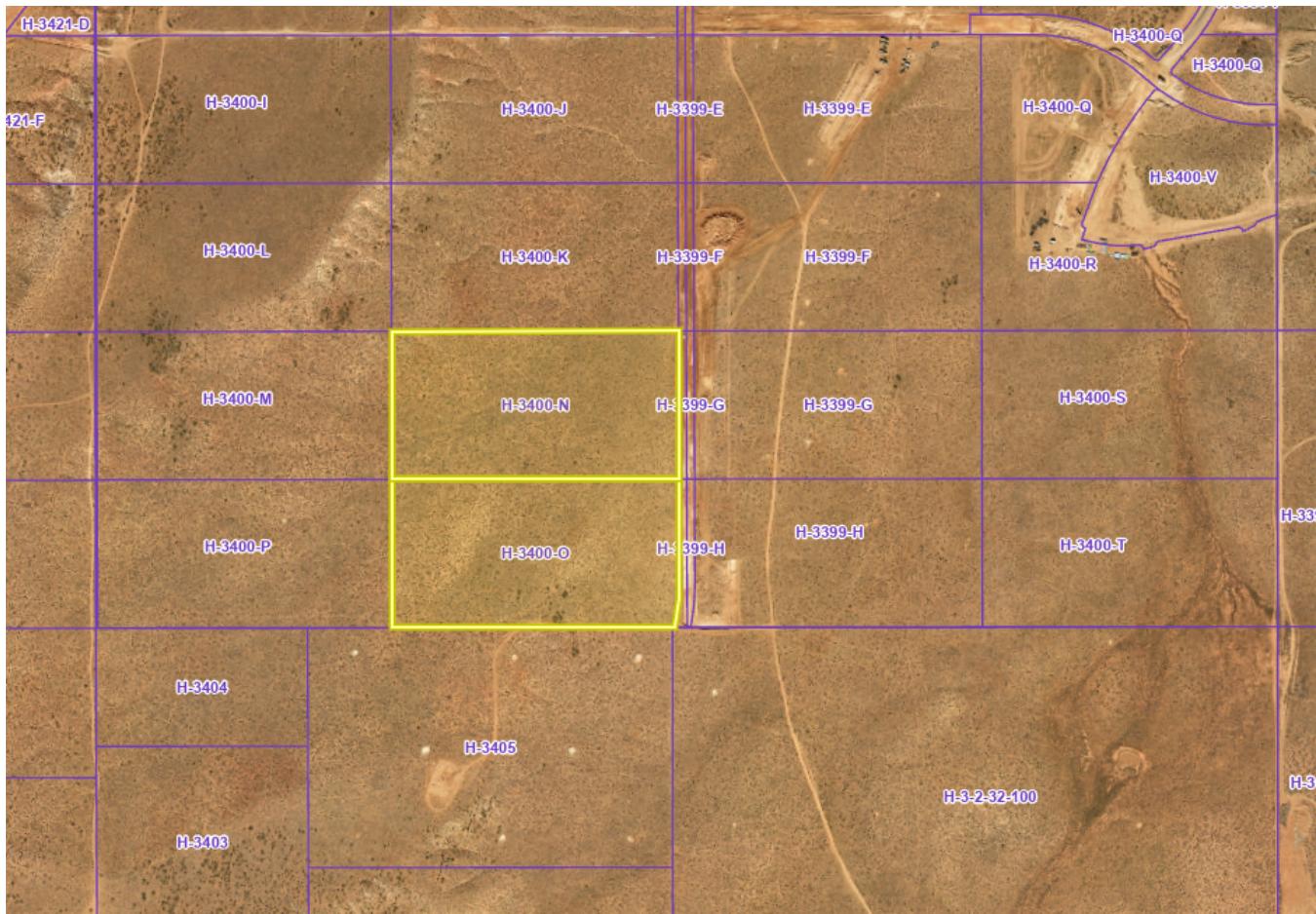
### **Previous Planning Commission Recommendation**

The Planning Commission recommended denial of the application based on the limited amenities, block lengths, and limited availability of power and other utilities (see note from Power and Note 10 in the staff report). All voted in favor of the motion.

The Planning Commission's main concern about power was that they believed that there were too many factors to determine if and when power would become available. Though there is a plan the City is working on increasing power services to the area, there are unknowns about the date of when the service will be available. The applicant has turned in a water model and believes there will be adequate water services.

Several of the Planning Commissioners stated they believed that resorts should be held to the highest standards, and if there is any question about services or compliance, that they should be tabled or denied until all concerns could be resolved.

The applicant stated at the meeting they believed they could address all the comments, with the exception of power, but wished to move forward.



### Discussion:

The applicant has filed a preliminary plat for Southern Dunes Townhomes within the Cordero development. The applicant is proposing 345 resort townhome units for a density of about 8.63 units per acre. The Cordero development, as approved in 2020 is split into three sections with different zonings: the west side is zoned Recreation Resort (Southern Dunes), the middle section is zoned R1-10 (Southern Shores) and the east side is zoned R1-6 (Cordero). A development agreement governs this development that limits the overall unit count to 700 units across all three sections. This preliminary plat will complete the preliminary plat process for the entire development. Utilities are still scarce throughout the region so any approval should be contingent on the developer being able to supply adequate services to the property.

### JUC Comments

The following items will need to be addressed:

- Public Works:** Must dedicate and improve 2600 W. Must obtain full ROW for 2600 W and utilities.
- Power:** “At this time, the City’s power grid is inadequate to support all of the development planned in the area south of 2700 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City’s acquisition of easements and rights-of-way, the availability of

materials, and other limitations. Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development.”

3. **Sewer:** No comments
4. **Street:** Do these units have garages? Driveways for parking? On street parking?
5. **Water:** Water model needed. Public or private streets? Private streets require ductile iron piping
6. **Engineering:** It appears this development is located in the FH110 subbasin of the Hurricane Storm Drain Master Plan and stormwater from this development will eventually drain to the open channel along 2100 W. The drainage study for this development should elaborate on how. Avoid block lengths greater than 800' stub roadways accordingly. Verify corner lot driveways are out of sight distance triangles. 4300 S is a master-planned 84' ROW with trails on the north and south sides. 2600 W is a master-planned 77' ROW with a trail on the west side that will need to be dedicated at this time. For some reason the current ROW dedication for 2600 W shows a curve in the southeast corner of this development; the road needs to be straight through here.
7. **Fire:** Need second access and buildings to be sprinkled
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Gas:** No comments.
10. **Water Conservancy:** No comments

#### **Staff Comments: Preliminary Site Plan and Plat**

1. Zoning is a Recreation Resort and meets the density requirements of that zone.
  - a. A “concept plan” that showed this area was submitted as part of the zone change that happened in 2020, before the requirements of the Recreation Resort zone were changed. Due to the fact that this previous plan was both substantially different than what is being proposed here and was not part of an official application this will be reviewed under HCC 10-26 as amended under Ordinance No. 2021-09
2. The development is partly governed by a development agreement which capped the total number of lots at 700 for the whole area. The development agreement required preliminary plats to list the number of lots that have been approved for the full Cordero development. This table is not provided. However, this plat plus the other approved preliminary plats add up to 691 units.
3. Staff would assume that all streets and alleyways not specifically marked “public” are private. This should be made more clear on the plat.
4. **Parking:** Per HCC 10-26-6: *“Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission.”*
  - a. It appears from the site plan that the townhome units will have garages and driveways such to meet this code but this should be called out
  - b. RV/trailer spaces are also required at a rate of one space per five units. 69 spaces are required and approximately 130 are provided
  - c. On-street parking is shown on Road F and Road G. On-street parking is allowed in Recreation Resort zoning, however the code states, *“Parking areas shall be located 50 feet away from any intersection of public roadways.”* These parking spaces do not meet this standard
  - d. **Street Parking:** The applicant has proposed a few street parking spaces. These spaces are permitted with the following conditions.
    - i. They need to be spaced at least 50' from the intersection.

- ii. They are limited to 10 spaces for each section.
  - iii. Will need to be signed off by the City Engineer.
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A couple of recommendations would be to have Road B connect all the way through the project. Have Road F make a connection to the North. Have Road D connect to the west.

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*Southern Dunes Townhomes location superimposed on the approved Sand Hollow Mesa site plan*

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An approval or denial of a preliminary plat application needs to be supported by evidence in the record. City staff's recommendation of denial is based on the following evidence: (1) a report prepared by Intermountain Consumer Professional Engineers, Inc., together with the Power Department's analysis, concluding that "addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels"; (2) a Limited Distribution Capacity analysis for water service levels in the area prepared by Alpha Engineering; and (3) the uncertainty and unknown timeline as to when power and water infrastructure will be installed to raise service levels to acceptable standards. If the Planning Commission or City Council finds (determines) that the necessary public facilities "will be timely provided" to address the inadequate facilities, that finding needs to be supported by evidence in the record.

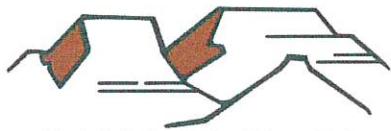
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After a preliminary plat is approved by the City Council, the development typically never returns to the Council for further approval. After preliminary plat approval, the next phase is the preparation of detailed construction drawings, which are reviewed and approved by members of the city's Joint Utility Committee. After construction drawings are approved and a final plat application is filed with staff, the developer is permitted to move forward with actual construction of the development. The recording of a final plat is the final step and is approved by the City Engineer, the Mayor, and the City Attorney. If a development that lacks adequate public facilities is approved at the preliminary plat stage, then it leaves members of staff to determine whether construction drawings should be approved to allow the development to begin construction. When reviewing construction drawings, members of staff are also constrained by the requirements of HCC sections 9-6-3 and 10-37-4. Therefore, it would be ideal if the City Council and staff were aligned on when development with inadequate public facilities should be permitted to proceed. If a proposed development cannot be approved pursuant to City ordinances, the City Council would be the preferred body to make that determination—instead of letting it fall to individual utility departments and staff members.

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The adequacy of public facilities is a factor at every phase of development, beginning with zone change applications. A key policy driving this approach is to avoid a situation where a developer believes that a development is entitled to proceed, but the City is unable to provide the necessary services to the development without jeopardizing service to existing residents. Also, developers invest additional funds into a project at each phase of development. Therefore, the further along that the City allows development to occur without adequate public facilities, the larger the potential legal claim against the City if the developer ultimately cannot connect to the City's utility systems for lack of capacity. If the City Council determines that the necessary public facilities are not currently available but "will be timely provided" to serve the development, the City Council should only approve the preliminary plat on the condition that the owner execute a development agreement limiting the developer's rights and outlining the procedure for handling the project, all in a form approved by the City Attorney.

**Recommendation:** Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff would recommend the City Council take into consideration the recommendation by the Planning Commission and items within this report. Though the applicant can likely address most comments within this report, adequate power is outside the control of the applicant. Staff would recommend the City Council discuss if they believe if “existing infrastructure is in place or will be timely provided to service proposed development”. In addition, staff would not recommend the Council consider approval until they address the other issues within this report.



PLANNING & ZONING

# HURRICANE CITY

UTAH

## STAFF COMMENTS

<b>Agenda Date:</b>	2/2/2023
<b>Application Number:</b>	2022-PP-20 2022-PSP-38
<b>Type of Application:</b>	Preliminary Plat Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Southern Dunes Townhomes
<b>Agent:</b>	Bush & Gudgell, Inc
<b>Request:</b>	Approval of a Preliminary Plat and Site Plan
<b>Location:</b>	2600 W 4200 S
<b>Zoning:</b>	Recreation Resort
<b>General Plan Map:</b>	Planned Community

### Planning Commission Recommendation

The Planning Commission recommended denial of the preliminary plat finding that there are inadequate facilities to serve the property.

**Update 01/26/2023:** The City Council voted on Jan 19, 2023 to allow this application to reapply for preliminary plat approval. This preliminary plat was denied due to insufficient water and power in the area as well as problems with layouts and amenities. The City Council's rationale was that by the time construction drawings were completed then power will be sufficient in the area. Staff and the applicant were able to work out all the concerns with regards to layouts, water, and amenities. Staff recommends that the Planning Commission read the report below and consider the standards of the city ordinances. Staff still has outstanding concerns with utilities, namely power, throughout the region and still recommend denial of this preliminary plat.

### Previous Planning Commission Recommendation

2/2/2023

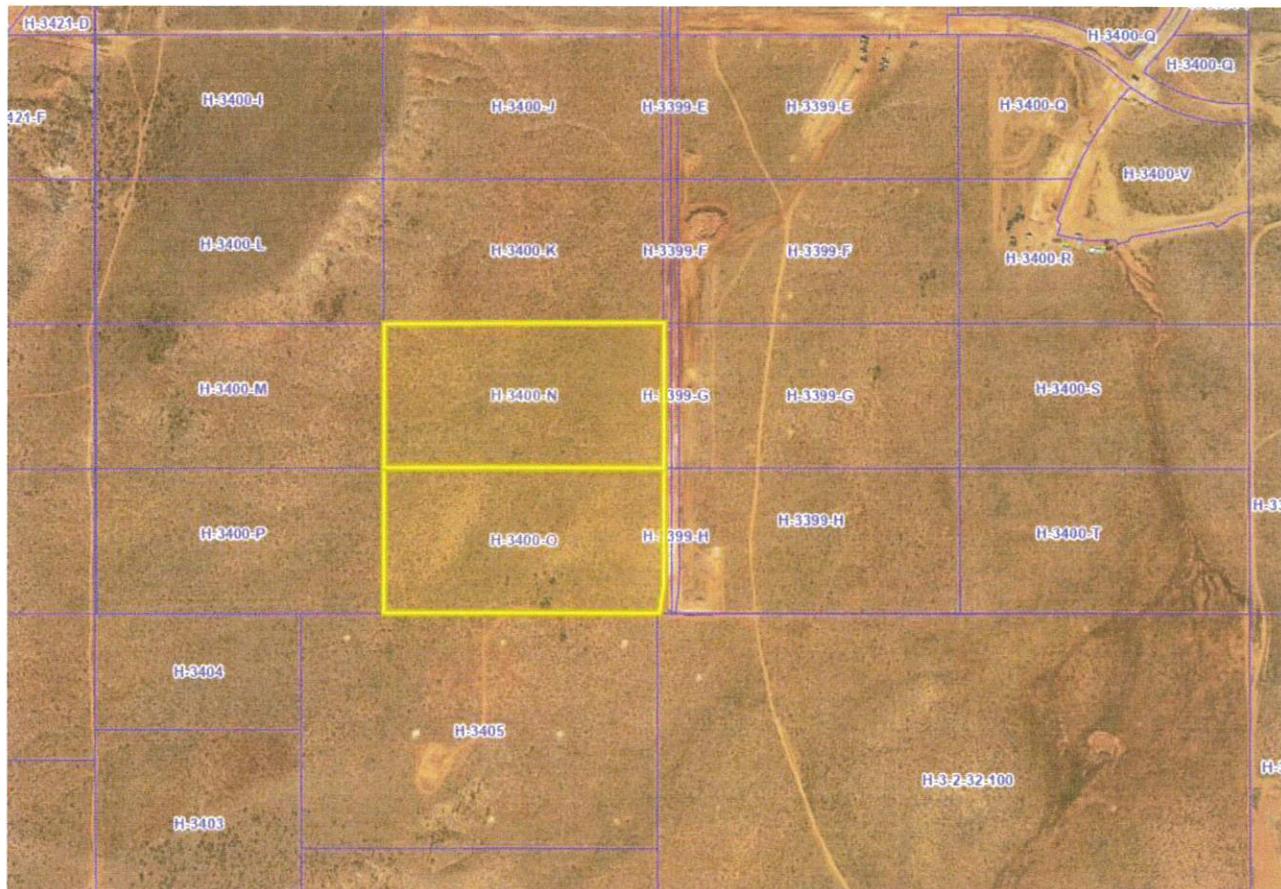
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The Planning Commission recommended denial of the application based on the limited amenities, block lengths, and limited availability of power and other utilities (see note from Power and Note 10 in the staff report). All voted in favor of the motion.

The Planning Commission's main concern about power was that they believed that there were too many factors to determine if and when power would become available. Though there is a plan the City is working on increasing power services to the area, there are unknowns about the date of when the service will be available. The applicant has turned in a water model and believes there will be adequate water services.

Several of the Planning Commissioners stated they believed that resorts should be held to the highest standards, and if there is any question about services or compliance, that they should be tabled or denied until all concerns could be resolved.

The applicant stated at the meeting they believed they could address all the comments, with the exception of power, but wished to move forward.



### **Discussion:**

The applicant has filed a preliminary plat for Southern Dunes Townhomes within the Cordero development. The applicant is proposing 345 resort townhome units for a density of about 8.63 units per acre. The Cordero development, as approved in 2020 is split into three sections with different zonings: the west side is zoned Recreation Resort (Southern Dunes), the middle section is zoned R1-10 (Southern Shores) and the east side is zoned R1-6 (Cordero). A development agreement governs this development that limits the overall unit count to 700 units across all three sections. This preliminary plat will complete the preliminary plat process for the entire development. Utilities are still scarce throughout the region so any approval should be contingent on the developer being able to supply adequate services to the property.

#### **JUC Comments**

The following items will need to be addressed:

1. **Public Works:** Must dedicate and improve 2600 W. Must obtain full ROW for 2600 W and utilities.
2. **Power:** “At this time, the City’s power grid is inadequate to support all of the development planned in the area south of 2700 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City’s acquisition of easements and rights-of-way, the availability of materials, and other limitations. Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development.”
3. **Sewer:** No comments
4. **Street:** Do these units have garages? Driveways for parking? On street parking?
5. **Water:** Water model needed. Public or private streets? Private streets require ductile iron piping
6. **Engineering:** It appears this development is located in the FH110 subbasin of the Hurricane Storm Drain Master Plan and stormwater from this development will eventually drain to the open channel along 2100 W. The drainage study for this development should elaborate on how. Avoid block lengths greater than 800’ stub roadways accordingly. Verify corner lot driveways are out of sight distance triangles. 4300 S is a master-planned 84’ ROW with trails on the north and south sides. 2600 W is a master-planned 77’ ROW with a trail on the west side that will need to be dedicated at this time. For some reason the current ROW dedication for 2600 W shows a curve in the southeast corner of this development; the road needs to be straight through here.
7. **Fire:** Need second access and buildings to be sprinkled
8. **Cable:** Add Centurylink fiber optic notes for construction drawings
9. **Gas:** No comments.
10. **Water Conservancy:** No comments

#### **Staff Comments: Preliminary Site Plan and Plat**

1. Zoning is a Recreation Resort and meets the density requirements of that zone.
  - a. A “concept plan” that showed this area was submitted as part of the zone change that happened in 2020, before the requirements of the Recreation Resort zone were changed. Due to the fact that this previous plan was both substantially different than what is being proposed here and was not part of an official application this will be reviewed under HCC 10-26 as amended under Ordinance No. 2021-09

2. The development is partly governed by a development agreement which capped the total number of lots at 700 for the whole area. The development agreement required preliminary plats to list the number of lots that have been approved for the full Cordero development. This table is not provided. However, this plat plus the other approved preliminary plats add up to 691 units.
3. Staff would assume that all streets and alleyways not specifically marked “public” are private. This should be made more clear on the plat.
4. **Parking:** Per HCC 10-26-6: “*Within recreational resorts, an application shall provide two parking spaces per unit or one space per bedroom, whichever is higher. Tandem parking spaces are permitted only if approved as part of the preliminary site plan by the Planning Commission.*”
  - a. It appears from the site plan that the townhome units will have garages and driveways such to meet this code but this should be called out
  - b. RV/trailer spaces are also required at a rate of one space per five units. 69 spaces are required and approximately 130 are provided
  - c. On-street parking is shown on Road F and Road G. On-street parking is allowed in Recreation Resort zoning, however the code states, “*Parking areas shall be located 50 feet away from any intersection of public roadways.*” These parking spaces do not meet this standard
  - d. **Street Parking:** The applicant has proposed a few street parking spaces. These spaces are permitted with the following conditions.
    - i. They need to be spaced at least 50' from the intersection.
    - ii. They are limited to 10 spaces for each section.
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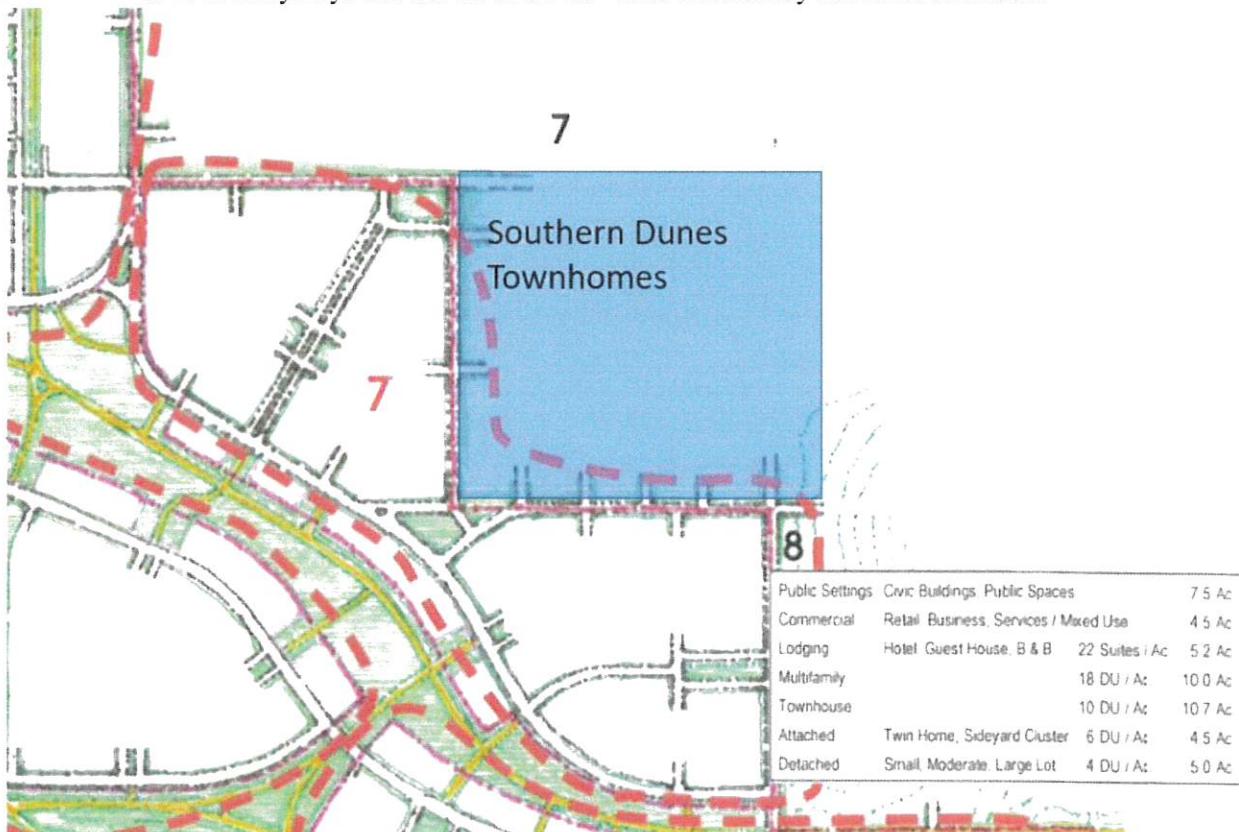
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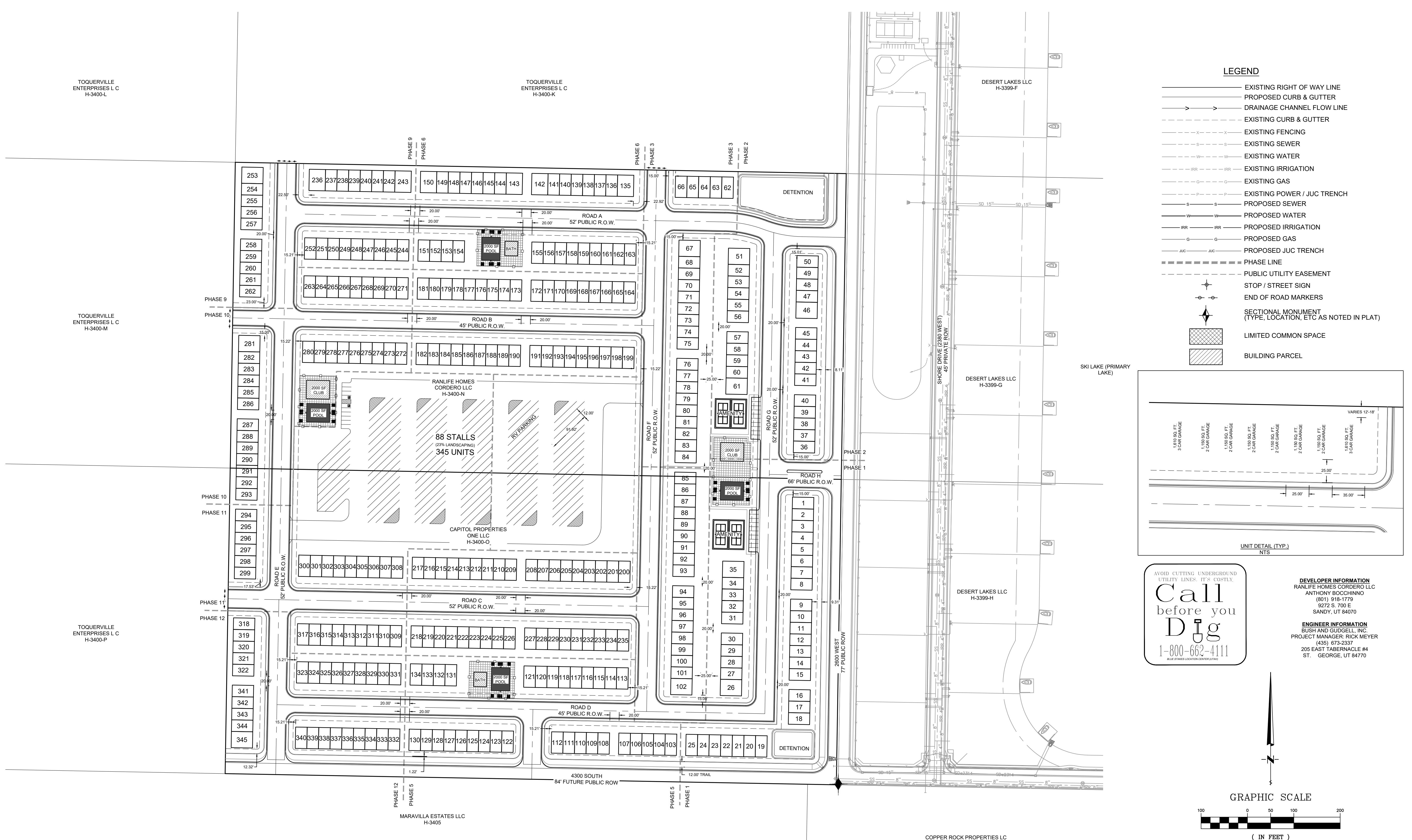
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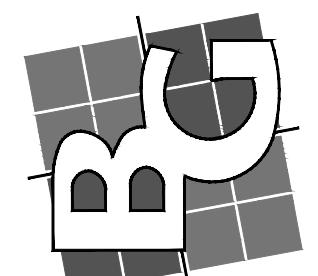
Staff recommends denial of the proposed development finding that there is inadequate facilities.



**SITE & UTILITY PLAN**  
SOUTHERN DUNES TOWNHOMES  
LOCATED IN HURRICANE, UTAH

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors

205 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone (435) 673-2331 / Fax (435) 673-3161  
www.bushandgudgell.com

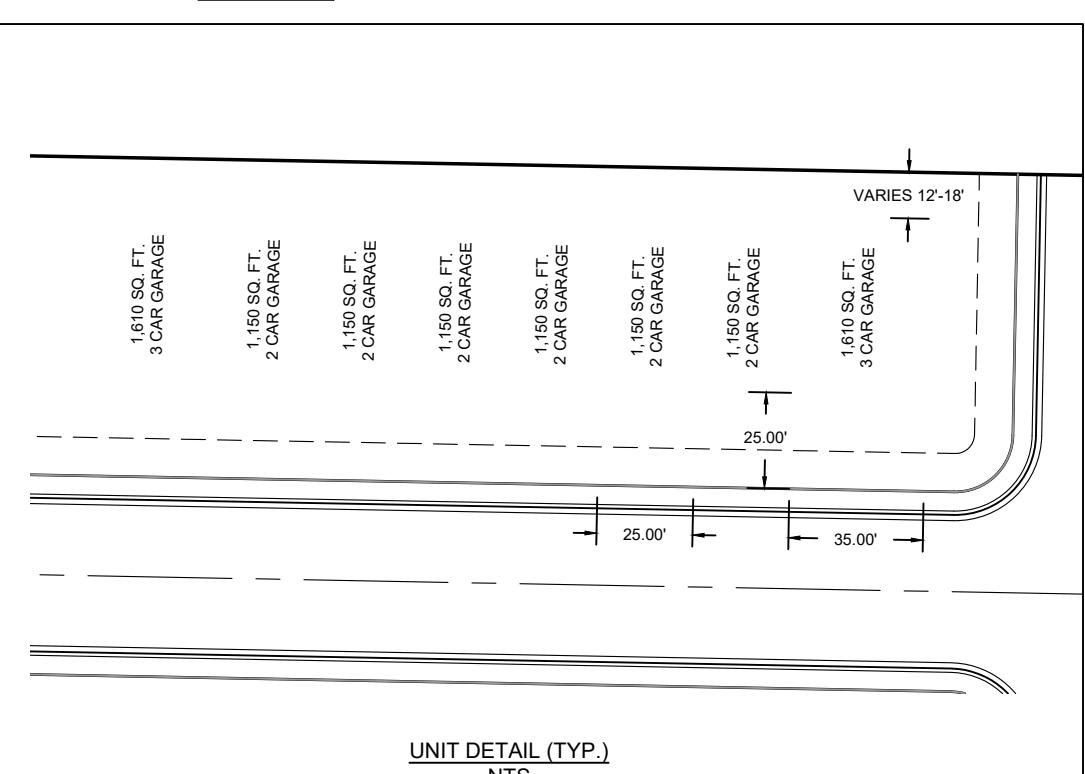


DATE: OCT 2022  
DRAWN: CB/CL  
APPROVED: WFM  
SCALE: 1:100  
JOB NO: 221077

No.	Date	By	Revision

**LEGEND**

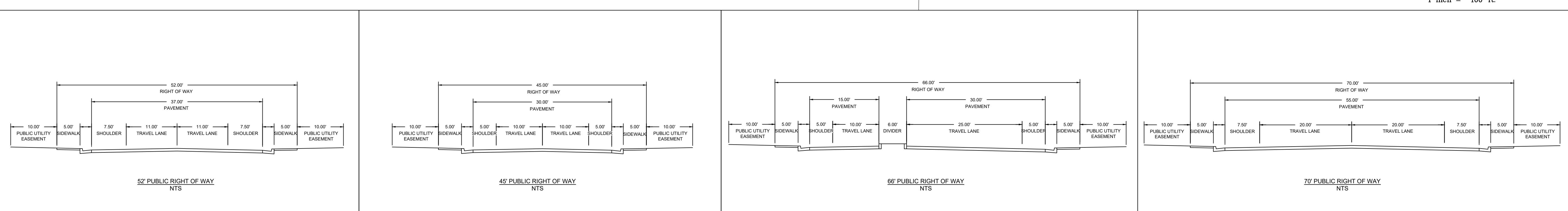
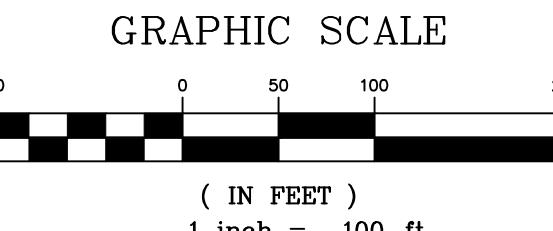
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- DRAINAGE CHANNEL FLOW LINE
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- EXISTING SEWER
- EXISTING WATER
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- STOP / STREET SIGN
- END OF ROAD MARKERS
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- LIMITED COMMON SPACE
- BUILDING PARCEL

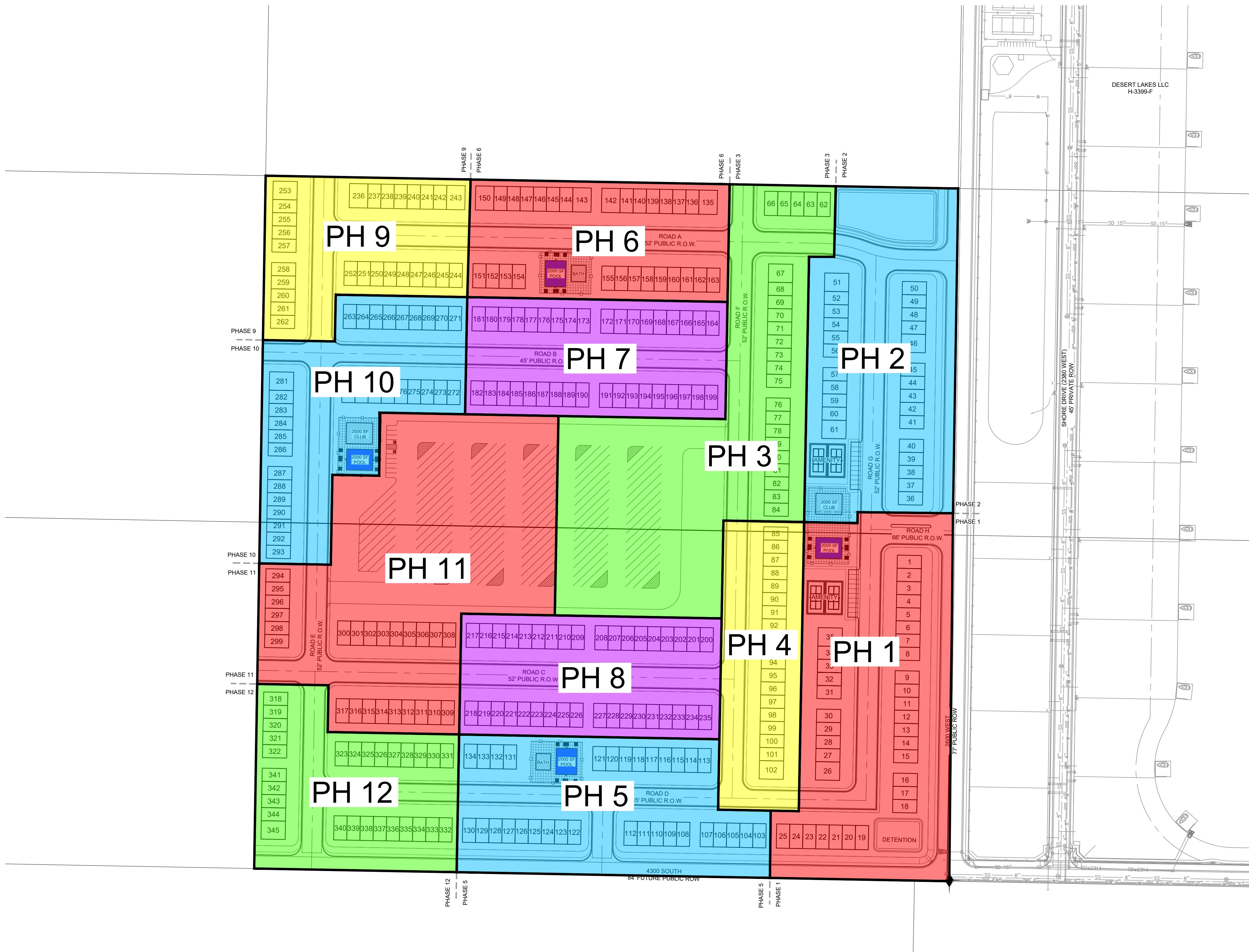


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SANDY, UT 84070

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PROJECT MANAGER: RICK MEYER  
(435) 673-2331  
205 EAST TABERNACLE #4  
ST. GEORGE, UT 84770





**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors

205 East Tabernacle Suite #4  
St. George, Utah 84770  
Phone (435) 673-2337 / Fax (435) 673-3161  
www.bushandgudgell.com

SHEET 5 OF 5 SHEETS  
FILE: 21077-1 PRELIMINARY PLAT

**PHASING EXHIBIT**  
**SOUTHERN DUNES TOWNHOMES  
LOCATED IN HURRICANE, UTAH**

DATE: OCT 2002  
DRAWN: CBWCL  
APPROVED: WFM  
SCALE: 1=100'  
JOB NO.: 22077

## **The Cordero Subdivision**

### **1.0 INTRODUCTION & PURPOSE:**

The original Cordero Subdivision is a 200-acre residential development located at Copper Rock Parkway and 2100 West. An 80-acre parcel has been sold for the Southern Shores Ski Lake Community, which has been designed, approved, and is under construction with 56 lots. The remaining 120-acres has been divided into the east 80-acres (299 units) consisting of single-family lots zoned R1-6, and west 40-acres (345 units) which is zoned Recreational Resort and planned for vacation rentals. The total combined unit count for the 200-acres is 700 units. The purpose of this report is to demonstrate that the proposed water distribution system can meet the anticipated peak water demands that it may come subject to. The State of Utah stipulates that public water systems be sized adequately to deliver the high flows associated with the periods of peak use and for fire flow emergencies. (See applicable Utah codes R309-105, R309-510, and R309-511 along with the International Fire Code). Typically, these peak usage events occur during the hottest period of the summer, when outdoor watering is at its highest.

- The Peak Day Demand (PDD) for a system is defined as the maximum volume of water used on any given day during the year, including water used for irrigation.
- Peak Instantaneous Demand (PID) is defined as the maximum amount of water used in a single hour, in any given day, including water used for irrigation.
- The Fire Flow Demand (FFD) is the flow rate expected at any given fire hydrant within the system and is determined by the Fire Marshall in accordance with building codes.

Delivery of these peak flows are to be provided while simultaneously keeping residual pressures within the system above certain levels. Flow tests performed on the new fire hydrant located at the 2100 W and Copper Rock Parkway intersection (also known as Ex.FH3 in the water model labeling system) by City Staff, provided information on what types of pressures the model needed to meet. The fire hydrant elevation is 3338 feet. The static pressure of the hydrant was 95 psi. According to State Code, Public Water Systems are to ensure that distribution systems maintain a ***minimum*** residual system pressure of:

- (a) at least 40 psi during a *peak day demand* condition;
- (b) at least 30 psi during a *peak instantaneous demand* condition; and
- (c) at least 20 psi during *fire flow conditions* **and** that this fire demand be experienced concurrently with a *peak day demand* condition.

### **1.1 WATER SYSTEM DESIGN CRITERIA:**

State of Utah Admin Code Section R309R-510 was used to calculate the Peak Day Demand for each residential lot. Both indoor use and irrigation use together was analyzed to calculate the PDD. For indoor use, Table 510-1 of State code lists a PDD of 800 gallons per day per residence. This equates to 0.556 gallons per minute. Table 510-3 lists a PDD of 4.90 gallons per minute per irrigated acre within Map Zone 6, which this project falls within. We determined this project will have an average

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**HURRICANE CITY** Hurricane City  
Application

Application Accepted Date: 12/21/2023

Type of Improvement: Subdivision (Preliminary Plat)

Description:

Tenant / Project Name: Trails at Sand Hollow

Bldg. Address: 4000 West Sand Hollow Road

City: Hurricane City State: UT Zip: 84737

Subdivision: Trails at Sand Hollow Phase:

Block: Lot #: Parcel #: H-4-2-1-324-GS1 AND

Zone: RM-3 H-4-2-1-322-GS1

Property Owner: Simply Land LLC

Permit Contact: Karl Rasmussen P:(435) 680-0816

Email: karl@pv-eng.com

**CONTACT INFORMATION**

Engineer of Record: Karl Rasmussen

Email: karl@pv-eng.com P: (435) 680-0816

General Contractor: Brad Mabey

License #: TBD P: (801) 910-9910

Address: 2135 W 6800 S

City: BENJAMIN State: UT Zip: 84660

Email: karl@pv-eng.com

**APPLICATION DETAILS**

Valuation	\$	0.00
-----------	----	------

**PERMIT FEES**

Planning Fee	\$	150.00
Planning Fee	\$	150.00
<b>Sub Total:</b>	\$	<b>150.00</b>

**Permit Total:** \$ 150.00

**Amount Paid:** \$ 0.00

**Remaining Due:** \$ 150.00

APPROVALS	DATE	INFO
Plan Review Finalized:	Yes	01/09/24 Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

**APPLICATION NUMBER:** PENDPP24-01

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Jeffrey G Thomas

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

01/09/2024

Application Issued By: Date:

Receipt #: 8.175163-12/21/23



**HURRICANE CITY** Hurricane City  
Application

Application Accepted Date:	12/21/2023				
Type of Improvement:	Site Plan (Preliminary)				
Description:					
Tenant / Project Name:	Trails at Sand Hollow				
Bldg. Address:	4001 West Sand Hollow Road				
City:	Hurricane City	State:	UT	Zip:	84737
Subdivision:	Trails at Sand Hollow	Phase:			
Block:	Lot #:	Parcel #:	H-4-2-1-324-GS1 AND		
Property Owner:	SIMPLY LAND LLC		H-4-2-1-322-GS1		
Permit Contact:	Karl Rasmussen		P:(435) 680-0816		
Email:	karl@pv-eng.com				

**CONTACT INFORMATION**

Engineer of Record:	Karl Rasmussen				
Email:	karl@pv-eng.com P:(435) 680-0816				
General Contractor:	Brad Mabey				
License #:	TBD P:(801) 910-9910				
Address:	2135 W 6800 S				
City:	BENJAMIN	State:	UT	Zip:	84660
Email:	brad.mabey@academymortgage.com				

**APPLICATION DETAILS**

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	200.00
Planning Fee	\$	200.00
<b>Sub Total:</b>	\$	<b>200.00</b>

<b>Permit Total:</b>	\$	200.00
<b>Amount Paid:</b>	\$	0.00
<b>Remaining Due:</b>	\$	<b>200.00</b>

APPROVALS	DATE	INFO
Plan Review Finalized:	Yes	01/09/24 Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

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This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

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Date:

01/09/2024

Application Issued By:

Date:

Receipt #: 8.175163-12/21/23

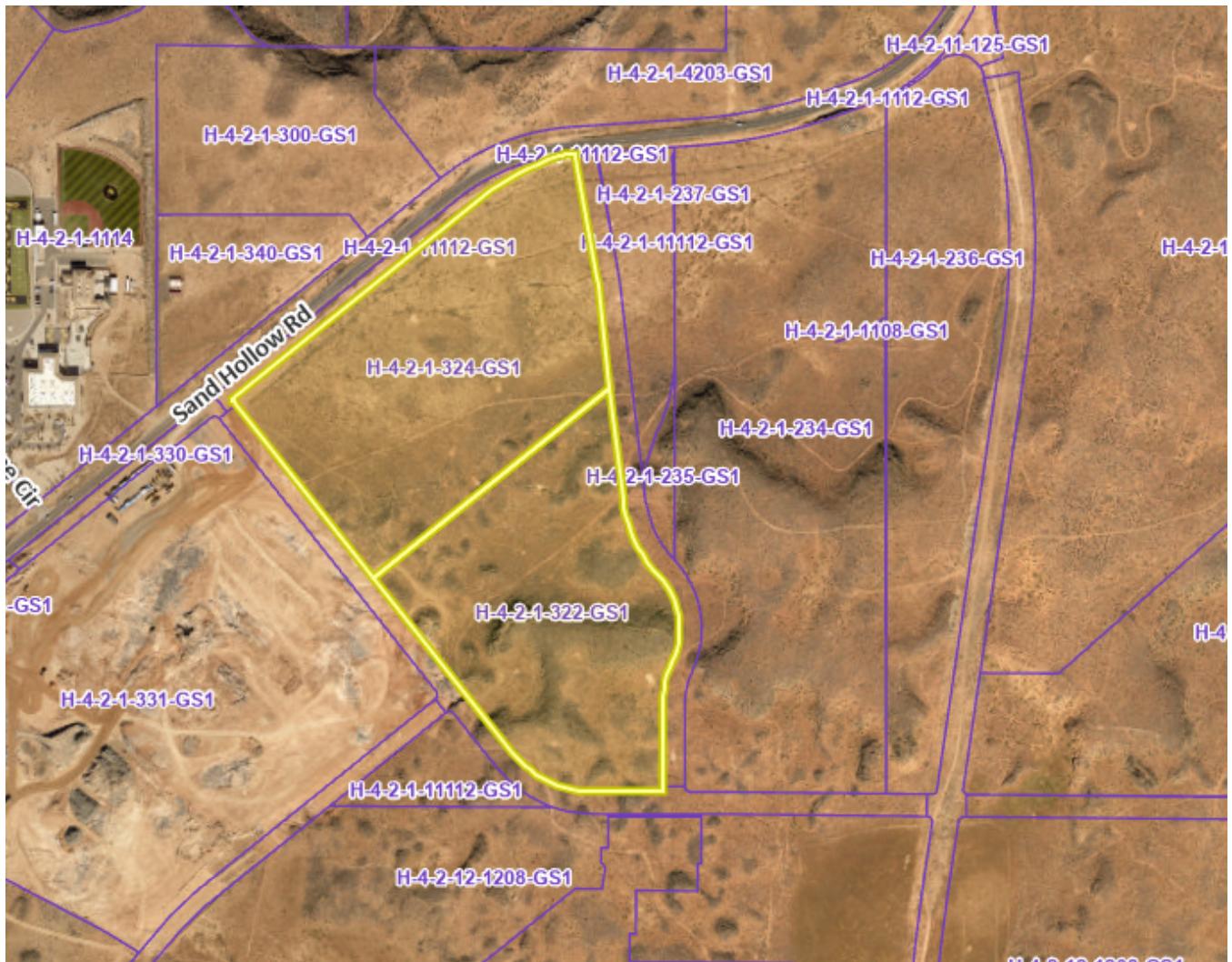


## STAFF COMMENTS

<b>Agenda Date:</b>	01/25/2024
<b>Application Number:</b>	PP24-01 PSP24-01
<b>Type of Application:</b>	Preliminary Plat and Site Plan Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Simply Land LLC-Brad Mabey
<b>Agent:</b>	Karl Rasmussen
<b>Request:</b>	Approval of a Preliminary Plat and Site Plan
<b>Location:</b>	4000 W Sand Hollow Road
<b>Zoning:</b>	RM-3
<b>General Plan Map:</b>	<a href="#">Planned Community</a>

### Discussion:

The applicant has filed a preliminary plat and site plan for Trails at Sand Hollow, a 673 unit multifamily development located within the Gateway at Sand Hollow Public Infrastructure District. The property is located northeast of the Glampers Inn RV park. The project consists of a 252 unit apartment complex, 211 townhomes, and 210 condos. A previous development proposal on this property was approved in 2021; this application is for a new proposal.



### JUC Comments

The following items will need to be addressed:

- Public Works:** Road layout at private and public roads is too dense. Traffic congestion. Parking will quickly become an issue.
- Power:** Dixie Power area. No comments.
- Sewer:** No comments.
- Street:** Is only one basin sufficient to handle stormwater? Roads to access property not completed at this time.
- Water:** No comments.
- Engineering:** Legal description needs updating. The preliminary plat should show the proposed cross section for the 26' private drives. Private streets are subject to typical cross sections unless approval to deviate is approved by the City Council. Where will public maintenance and private maintenance begin? Engineering would encourage employing the residential standard alternate within the development for on-street parking. The nearest internal intersections should have the same separation curb line to curb returns. Applicant should clarify the tentative storm water plan

on the plat. The existing grade seems to split the subdivision into two sub-basins. Block length and access from Jellystone Road and Resort Drive. Phasing plan? Traffic impact study should determine the need for a deceleration lane from Sand Hollow Road to Road F. Dead end public roads longer than 150' should include a cul-de-sac or a hammerhead turnaround in the public right of way. Road C (Hillside Dr) is a 45' street on the other side of Resort Dr. Applicant should show all "existing" accesses and streets.

7. **Fire:** No comments.
8. **Cable:** No comments.
9. **Gas:** No comments.

**10. Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

#### **Staff Comments: Preliminary Site Plan and Plat**

1. Zoning is RM-3 which has a maximum density of 15 units per acre. The property is 43 acres and they are counting an additional four acres of roadway for 47 acres and 673 units. Per the most recent zone change in this area, the RM-3 zoning only extends to the center line of Resort Drive and Jellystone Road. This will need to be clarified
2. **Parking:** Parking is required at a rate of 1.5 spaces for single bedroom/studio units and 2 spaces for all other units. Information on bedroom breakdown for the units has not been provided. The apartment area shows 467 parking spaces for 252 units which would mean some of those apartment units would need to be single bedroom or studio, all units appear to be the same size.
  - a. The applicant's agent has told staff that the 26' private drives shown throughout the townhome/condo area of the plat are intended to be accesses for garages for each unit. This should be indicated on the site plan.
3. **Open Space and Amenities:** Per HCC 10-33-5(9), open landscaped space shall be 20% of the development. No information is given regarding the amount of open landscaped space, a note on the plat indicates that the stormwater pond in the northwest corner will be parkspace.
  - a. A development of this size requires 12 amenities, and the type of amenity shall generally vary. The site plan shows 14 amenities including eight pickleball courts, two swimming pools, a clubhouse, and three picnic pavilion areas.
4. All park strips will need to be landscaped and have the proper improvements.
5. A note indicating whether or not the property is in a tortoise take area has been provided.
6. **Sensitive Lands:** The southern portion of this property has a small number of rock outcroppings, during a previous attempt at developing this property the Zoning Administrator at that time determined that these rock formations do not meet the intent of the Sensitive Lands code and are exempt from the requirements of that chapter. Even with the change in development plan staff maintains that assessment (see attached email dated March 16, 2022)
7. Hurricane City Code 10-37-4 states:

- a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
  - b. While this development is not as isolated from existing services as other approved developments within the Gateway to Sand Hollow PID area, the PID or the developer will need to provide significant infrastructure improvements before this development could fully build out.
8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its 673 units are already accounted for within Hurricane City's tracking data. Studies have shown that multifamily developments use significantly less water on a per-capita basis which will mitigate the additional water use.

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. More information is needed to determine the adequacy of parking, openspace and amenities, road standards, and provision of adequate public facilities. Staff recommends that this item be tabled until the required information is provided by the applicant.

**From:** Adam Allen <Adam@alcsg.com>  
**Sent:** Wednesday, March 16, 2022 7:16 PM  
**To:** Stephen Nelson; Jared Madsen; Jon Sorensen  
**Cc:** Fred Resch  
**Subject:** RE: Sensitive Lands

Thank you for the update. We appreciate it

Thank You,

Adam Allen  
President  
American Land Consulting  
(435)-680-6711 Cell

Sent from my smartphone

----- Original message -----

From: Stephen Nelson <[stephen@cityofhurricane.com](mailto:stephen@cityofhurricane.com)>  
Date: 3/16/22 5:06 PM (GMT-07:00)  
To: Adam Allen <[Adam@alcsg.com](mailto:Adam@alcsg.com)>, Jared Madsen <[jaredmadsen@alphaengineering.com](mailto:jaredmadsen@alphaengineering.com)>, Jon Sorensen <[jons@desertsagehomesutah.com](mailto:jons@desertsagehomesutah.com)>  
Cc: Fred Resch <[fred@cityofhurricane.com](mailto:fred@cityofhurricane.com)>  
Subject: Sensitive Lands

Adam and Jared,

I was glad we were able to meet last week to walk to the property and talk about if an application would require sensitive lands application for the Quail Hollow area. There are some hillsides with steep slopes but mostly limited to a few rock outcrops and washes different from the surrounding area. After review, I have found that the area in question is not sensitive lands, and protecting it does not help fulfill the purpose of the code listed within 10-24-1. Therefore, a sensitive lands application will not be required for the development of this property. However, any grading on the property will still need to meet the grading standards of the City for roadways, remaining hillsides, and retaining walls; and a complete geotechnical and drainage plan needs to be submitted with construction drawings. Staff would also recommend that the property's natural slope be incorporated into the design as much as possible.

The following section of code and criteria are all quoted from [10-24 Sensitive Lands](#) and are used to help determine if a sensitive lands application would be required.

#### ***Sec. 10-24-2. Sensitive lands defined.***

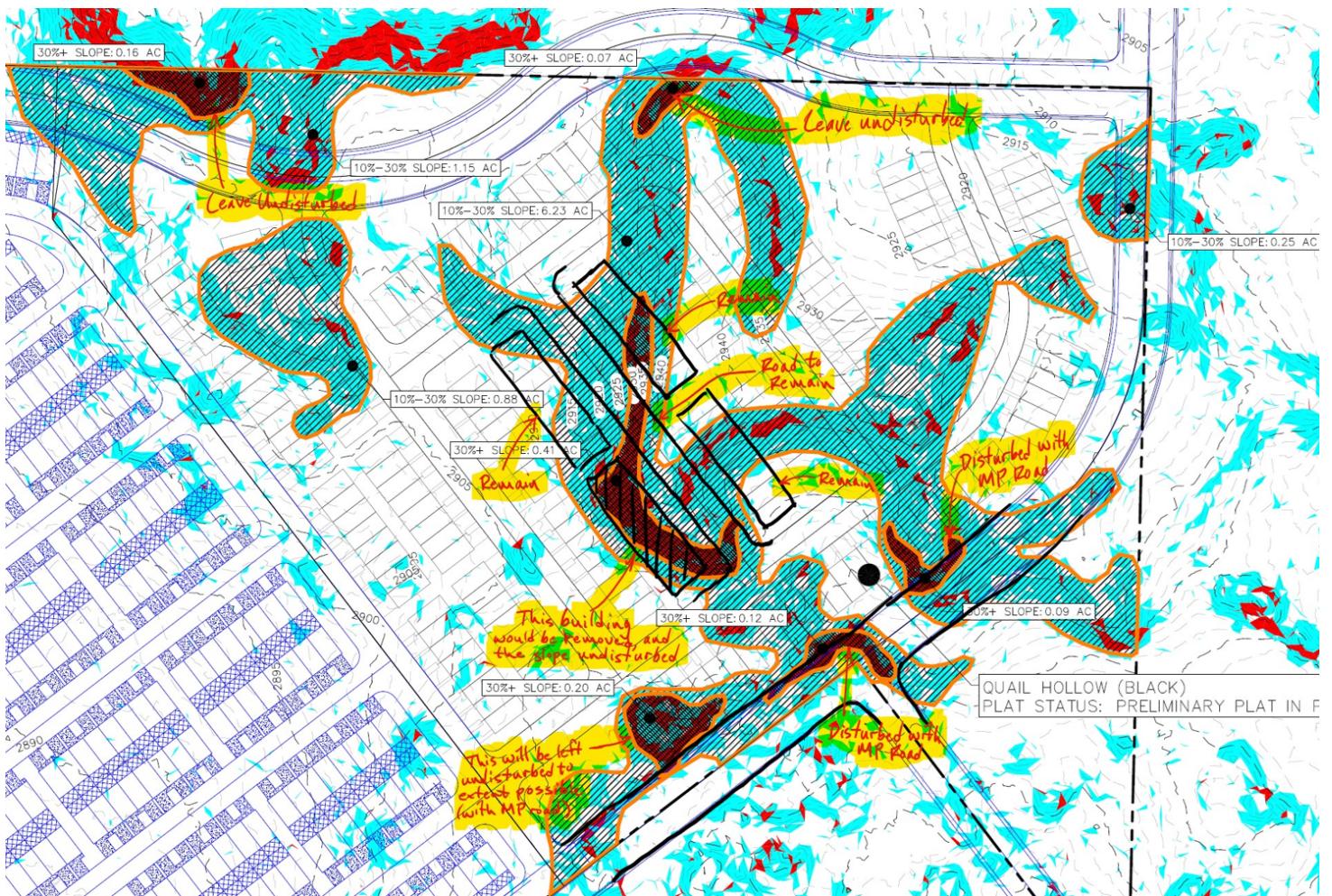
*For the purposes of this chapter, the following lands are "sensitive lands" and shall be subject to the requirements of this chapter:*

*Any area where there is a change in elevation which is equal to or greater than ten percent (one foot of vertical grade change for every ten feet of horizontal run) for a distance of 100 feet or more, and where said grade change covers an area of at least two contiguous acres, or an entire parcel if said parcel is less than two acres (see section 10-24-9, appendix diagram A of this chapter).*

Also, it states:

**Sec. 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 which are:*
    - a. *Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two-foot contour interval accuracy; or*
    - b. *Established by profile lines drawn perpendicular to contour lines at intervals no greater than 150 feet apart, when the slope, measured along any 100-foot segment of the profile line is ten percent 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 or greater exceeds two acres, or if the site is less than one acre and the entire site is ten percent or greater.*
  2. *Lands located within 100 vertical feet of a ridgeline measured perpendicular from the ridgeline; and*
  3. *Lands located within 100 feet of an edge of a bluff.*

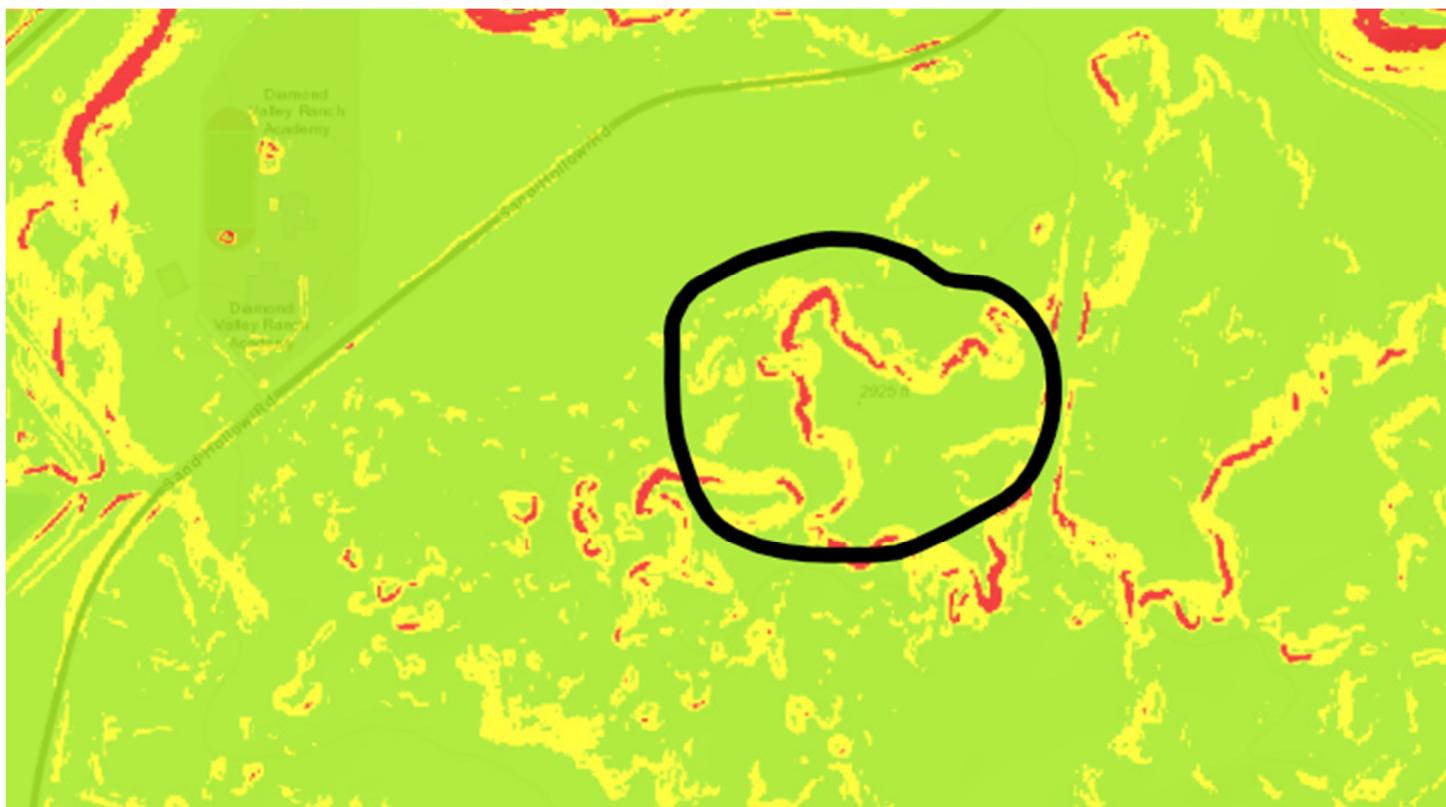


On the maps provided, it is clear that it meets these criteria.

Within Section C.1.d under the Development Plan Submittal for lot development, it states:

*The average grade shall be determined by calculating the grade of the natural slope between two opposing property lines, based on profiles taken perpendicular to the contours, no less than 150 feet apart, nor greater than 75 feet 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.*

This latter section of code allows for the zoning administrator not to waive the requirement of the sensitive lands application but allows exceptions from some of the requirements. The mapping of the surrounding area seems to be a small rock outcropping and will not impact the conditions of 10-24-1, as seen in the map below.





Finally, the code allows the Zoning Administrator to determine if the application will affect sensitive lands within the City take all the above into consideration.

### **Sec. 10-24-3. Determination of applicability.**

- B. *Support information.* An applicant may provide information to support a determination that the project is not located on sensitive lands. Further on site investigation from licensed professionals may be necessary to conclude whether or not a project is located on sensitive lands.
- C. *Zoning Administrator determination.* If additional information is provided by an applicant, the Zoning Administrator shall review the information and make a final determination whether or not the project is subject to this chapter. The Zoning Administrator may also review the project on site and may determine the project is not located on sensitive lands and therefore not subject to this chapter. The decision of the Zoning Administrator may be appealed to the Planning Commission.

Please let me know if you have any questions.

*Stephen Nelson, AICP*

*Hurricane City  
Planning Director  
(435) 635-2811*





# UTILITY PLAN FOR: TRAILS AT SAND HOLLOW

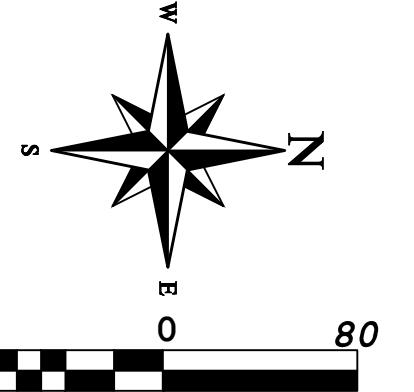
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

SITE DATA		
AREA	43	ACRES
TOTAL AREA	1,870,703	SQ.FT.
TOTAL LOTS/UNITS	645	
UNITS PER ACRE	15	

APARTMENTS	252
TOWNHOMES	193
CONDOS	200
TOTAL UNITS	645

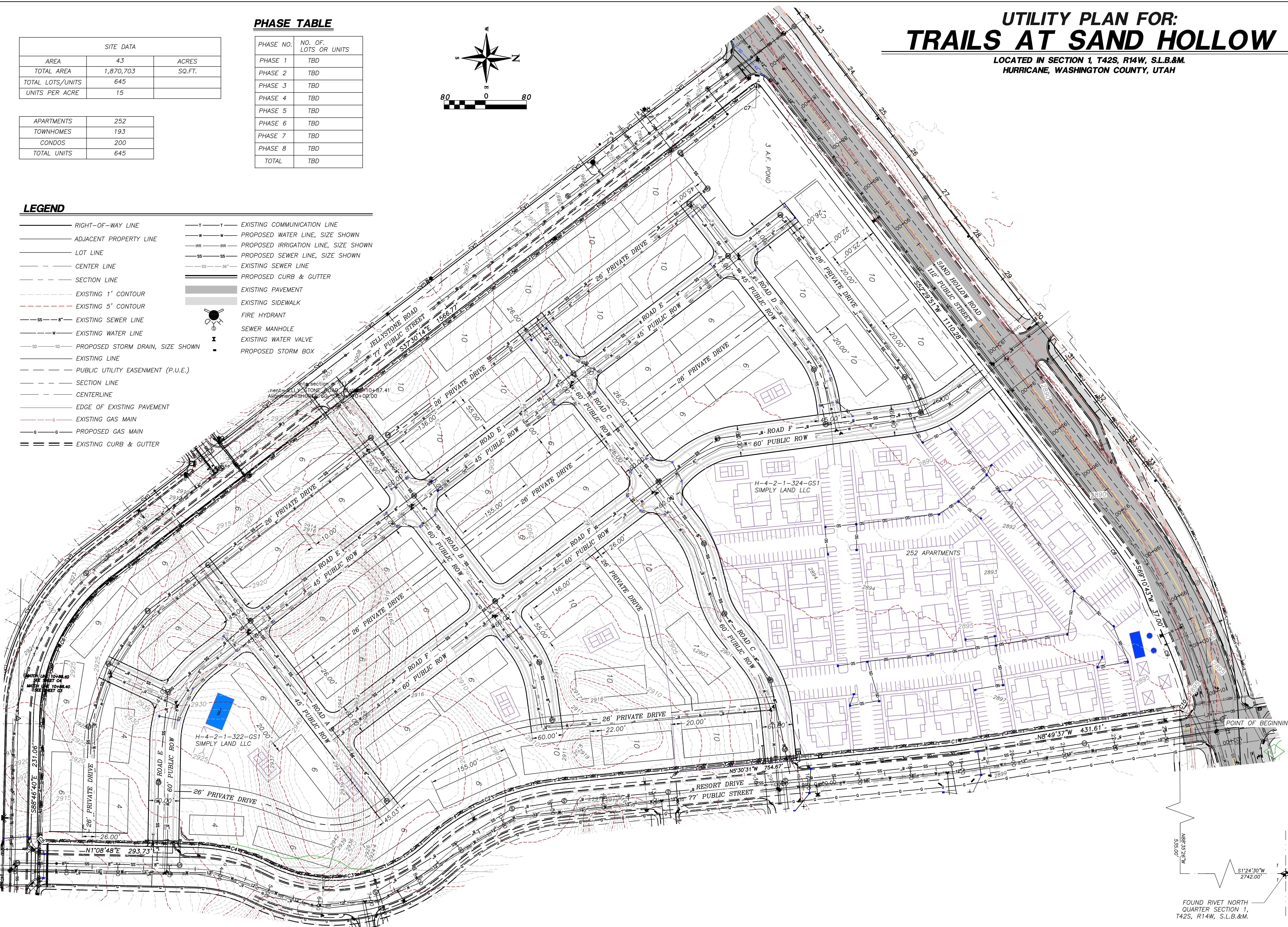
## PHASE TABLE

PHASE NO.	NO. OF. LOTS OR UNITS
PHASE 1	TBD
PHASE 2	TBD
PHASE 3	TBD
PHASE 4	TBD
PHASE 5	TBD
PHASE 6	TBD
PHASE 7	TBD
PHASE 8	TBD
TOTAL	TBD



## LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED STORM DRAIN, SIZE SHOWN
- EXISTING LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION LINE
- CENTERLINE
- EDGE OF EXISTING PAVEMENT
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING COMMUNICATION LINE
- PROPOSED WATER LINE, SIZE SHOWN
- PROPOSED IRRIGATION LINE, SIZE SHOWN
- PROPOSED SEWER LINE, SIZE SHOWN
- EXISTING SEWER LINE
- EXISTING SIDEWALK
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING WATER VALVE
- PROPOSED STORM BOX



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REVISIONS

NO.	DESCRIPTION	DATE	BY
1			

PROVALUE  
ENGINEERING, INC.  
ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
20 South 950 West, Suite 1  
Hurricane City, Utah 84737  
Phone: 435-666-8307



UTILITY PLAN FOR:  
TRAILS AT SAND HOLLOW  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

DATE	12/21/2023
SCALE	1"=80'
JOB NO.	378-002
SHEET NO:	

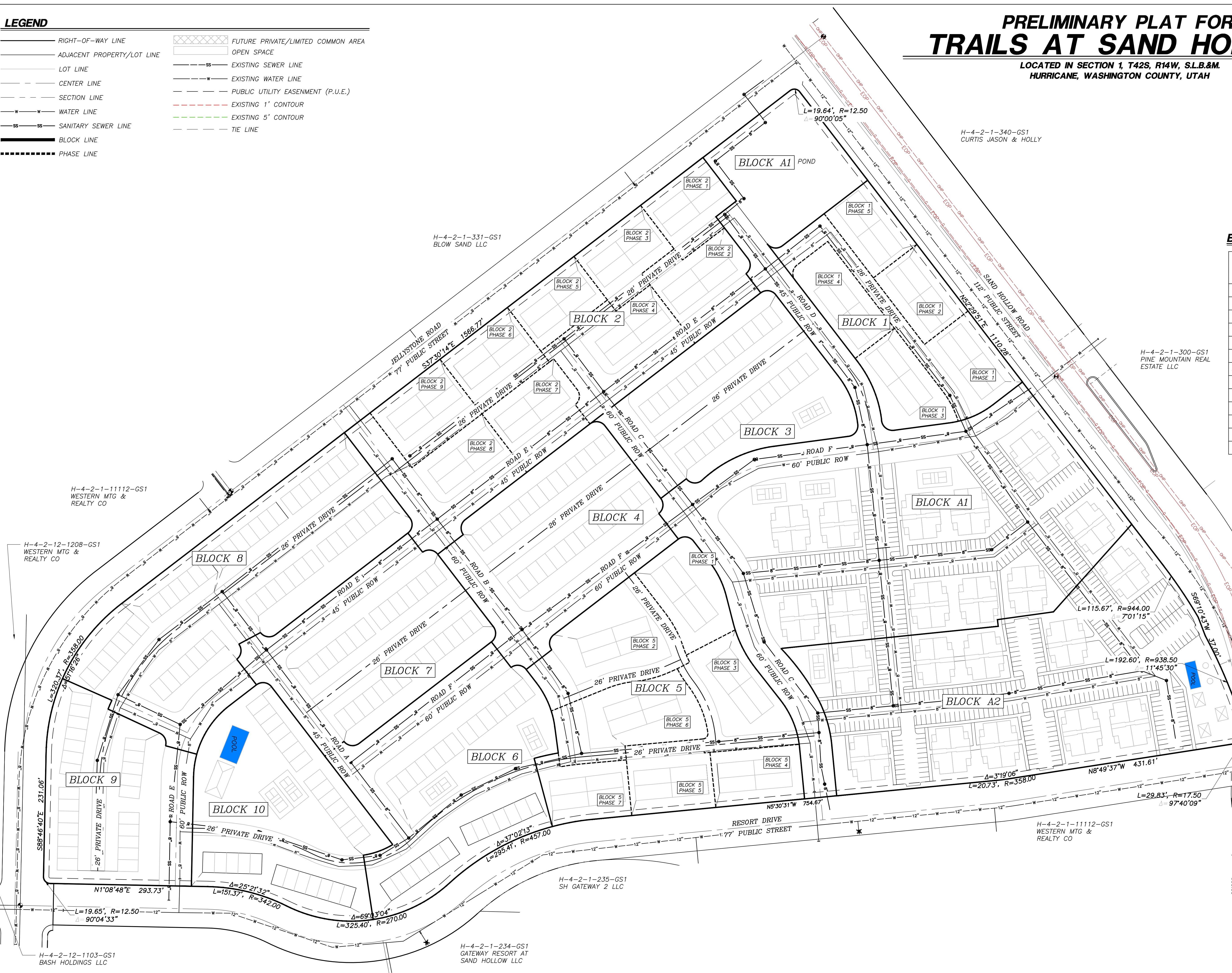
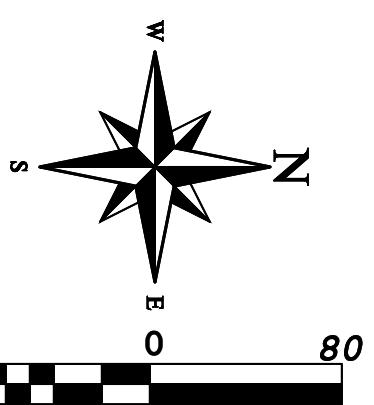
1 OF 1

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW

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

LEGEND	
RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY/LOT LINE	OPEN SPACE
LOT LINE	EXISTING SEWER LINE
CENTER LINE	EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
WATER LINE	EXISTING 1' CONTOUR
SANITARY SEWER LINE	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	

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REVISIONS  
NO. DESCRIPTION DATE BY

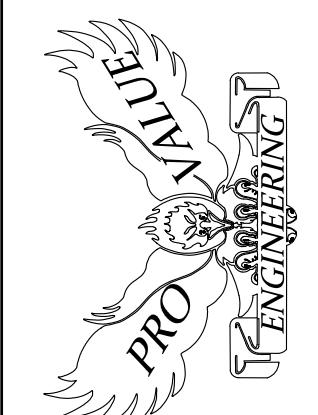


## BLOCK TABLE

BLOCK NO.	NO. OF CONDOS / TOWNHOMES / APARTMENTS
BLOCK 1	50 CONDOS
BLOCK 2	90 CONDOS
BLOCK 3	28 TOWNHOMES
BLOCK 4	28 TOWNHOMES
BLOCK 5	70 CONDOS
BLOCK 6	28 TOWNHOMES
BLOCK 7	28 TOWNHOMES
BLOCK 8	49 TOWNHOMES
BLOCK 9	24 TOWNHOMES
BLOCK 10	26 TOWNHOMES
BLOCK A1	132 APARTMENTS
BLOCK A2	120 APARTMENTS
TOTAL	673

AMENITIES:  
\* 8 PICKLEBALL COURTS  
\* 3 SWIMMING POOLS  
\* 1 CLUB HOUSE  
\* 3 PAVILIONS WITH TABLES  
TOTAL OF 14 AMENITIES

PROVALUE  
ENGINEERING, INC.  
ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: 435-668-8307



PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW

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

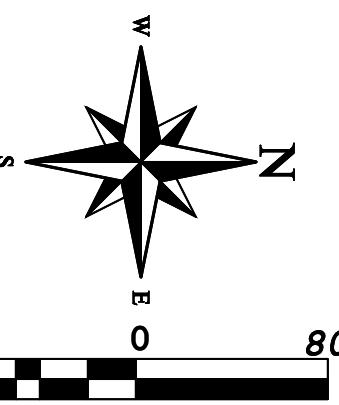
DATE 1/18/2024  
SCALE 1"=80'  
JOB NO. 378-002  
SHEET NO. 1  
73402 TRAILS AT SAND HOLLOW PRELIMINARY PLAT/PG  
FOUNDED RIVET NORTH  
QUARTER SECTION 1,  
T42S, R14W, S.L.B.&M.  
**2 OF 15**

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW

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

## LEGEND

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY/LOT LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SS SANITARY SEWER LINE
- BLOCK LINE
- PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
- OPEN SPACE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE



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REVISIONS	NO	DESCRIPTION	DATE	BY



## BLOCK TABLE

BLOCK NO.	NO. OF CONDOS / TOWNHOMES / APARTMENTS
BLOCK 1	50 CONDOS
BLOCK 2	90 CONDOS
BLOCK 3	28 TOWNHOMES
BLOCK 4	28 TOWNHOMES
BLOCK 5	70 CONDOS
BLOCK 6	28 TOWNHOMES
BLOCK 7	28 TOWNHOMES
BLOCK 8	49 TOWNHOMES
BLOCK 9	24 TOWNHOMES
BLOCK 10	26 TOWNHOMES
BLOCK A1	132 APARTMENTS
BLOCK A2	120 APARTMENTS
TOTAL	673

## PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW

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

DATE	1/18/2024
SCALE	1"=80'
JOB NO.	378-002
SHEET NO.	

2 OF 15

FOUND RIVET NORTH  
QUARTER SECTION 1,  
T42S, R14W, S.L.B.&M.

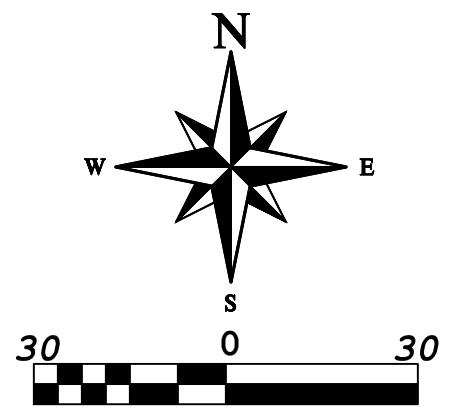
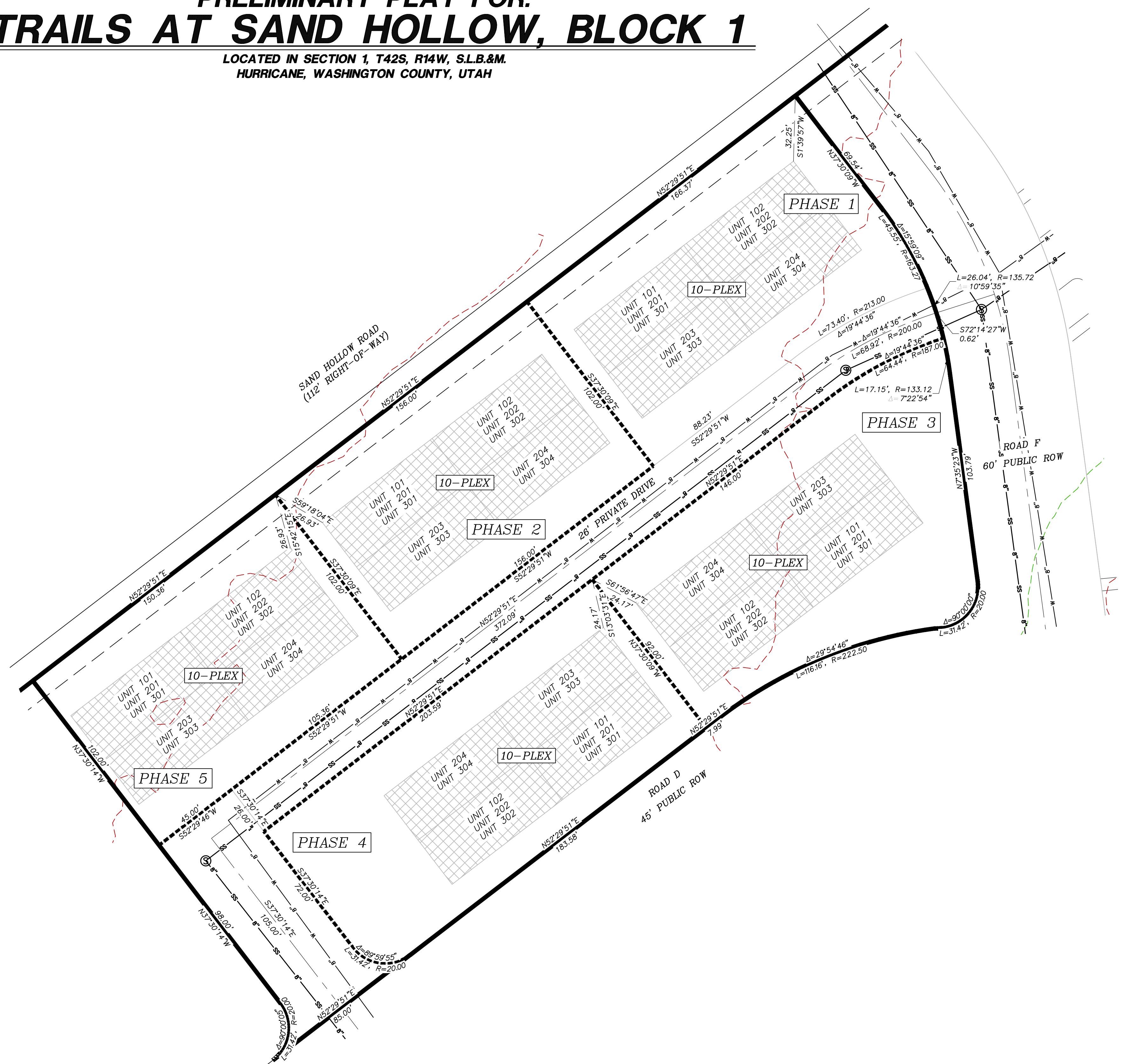
73402 TRAILS AT SAND HOLLOW PRELIMINARY PLAT

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 1

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

## LEGEND

RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
BUILDING LINE	
CENTER LINE	EXISTING SEWER LINE
SECTION LINE	EXISTING WATER LINE
WATER LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
SS-SS SANITARY SEWER LINE	EXISTING 1' CONTOUR
BLOCK LINE	EXISTING 5' CONTOUR
PHASE LINE	TIKE LINE

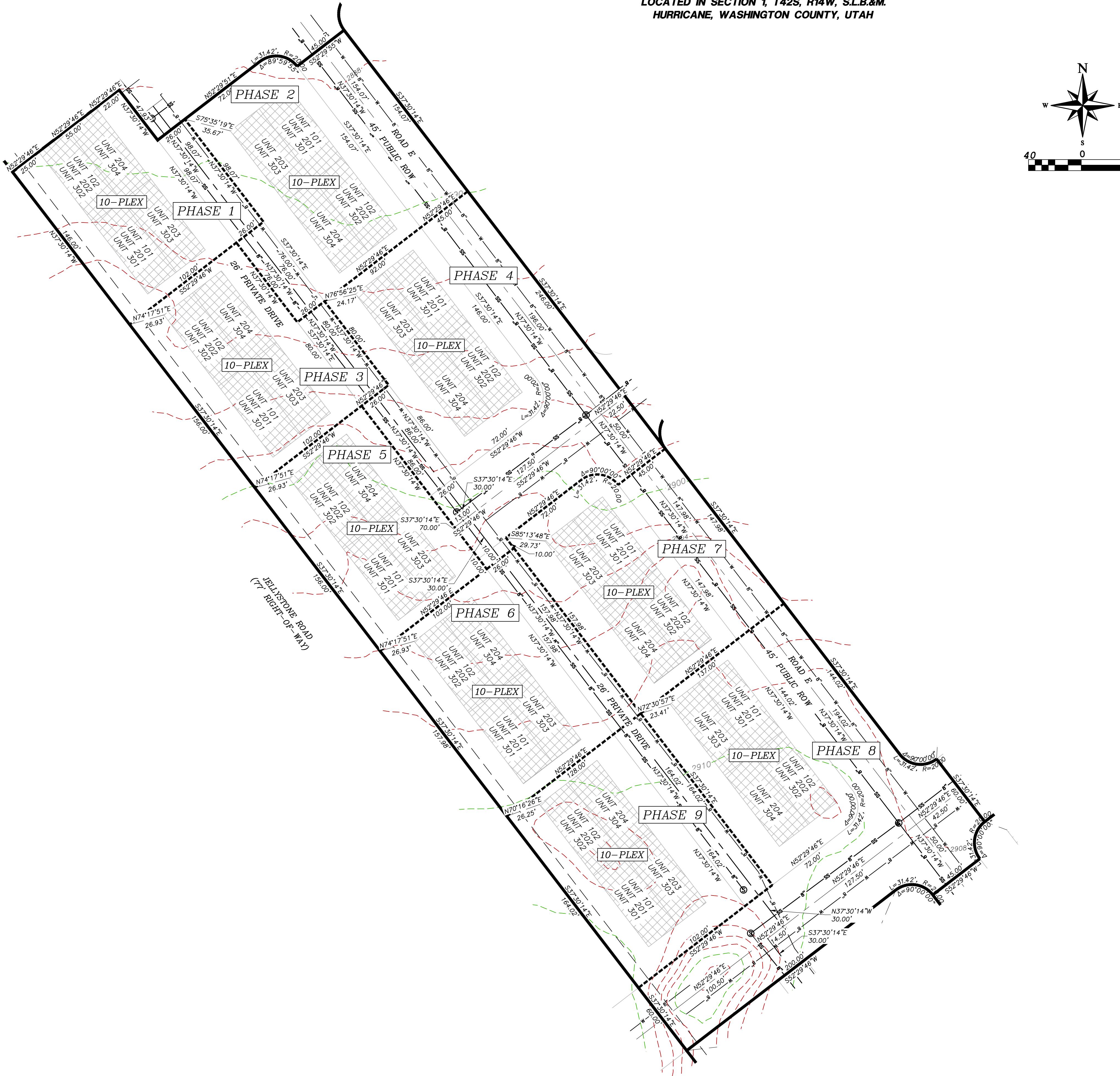


**PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW, BLOCK 2**

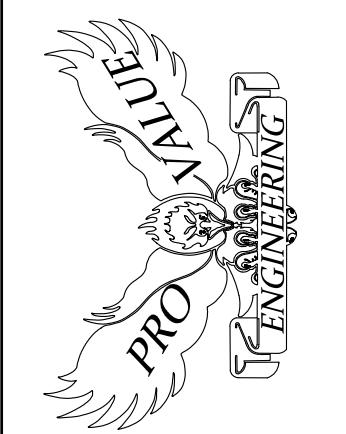
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

**LEGEND**

RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
LOT LINE	EXISTING SEWER LINE
CENTER LINE	EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
WATER LINE	EXISTING 1' CONTOUR
SS-SS SANITARY SEWER LINE	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	



NO	DESCRIPTION	DATE	BY

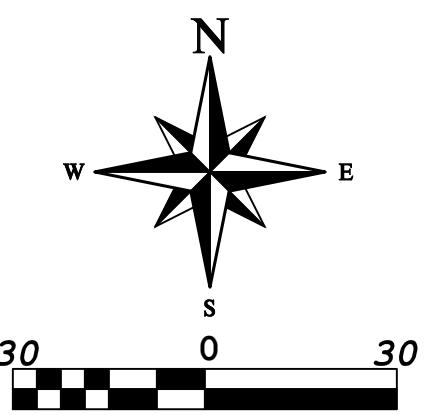


# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 3

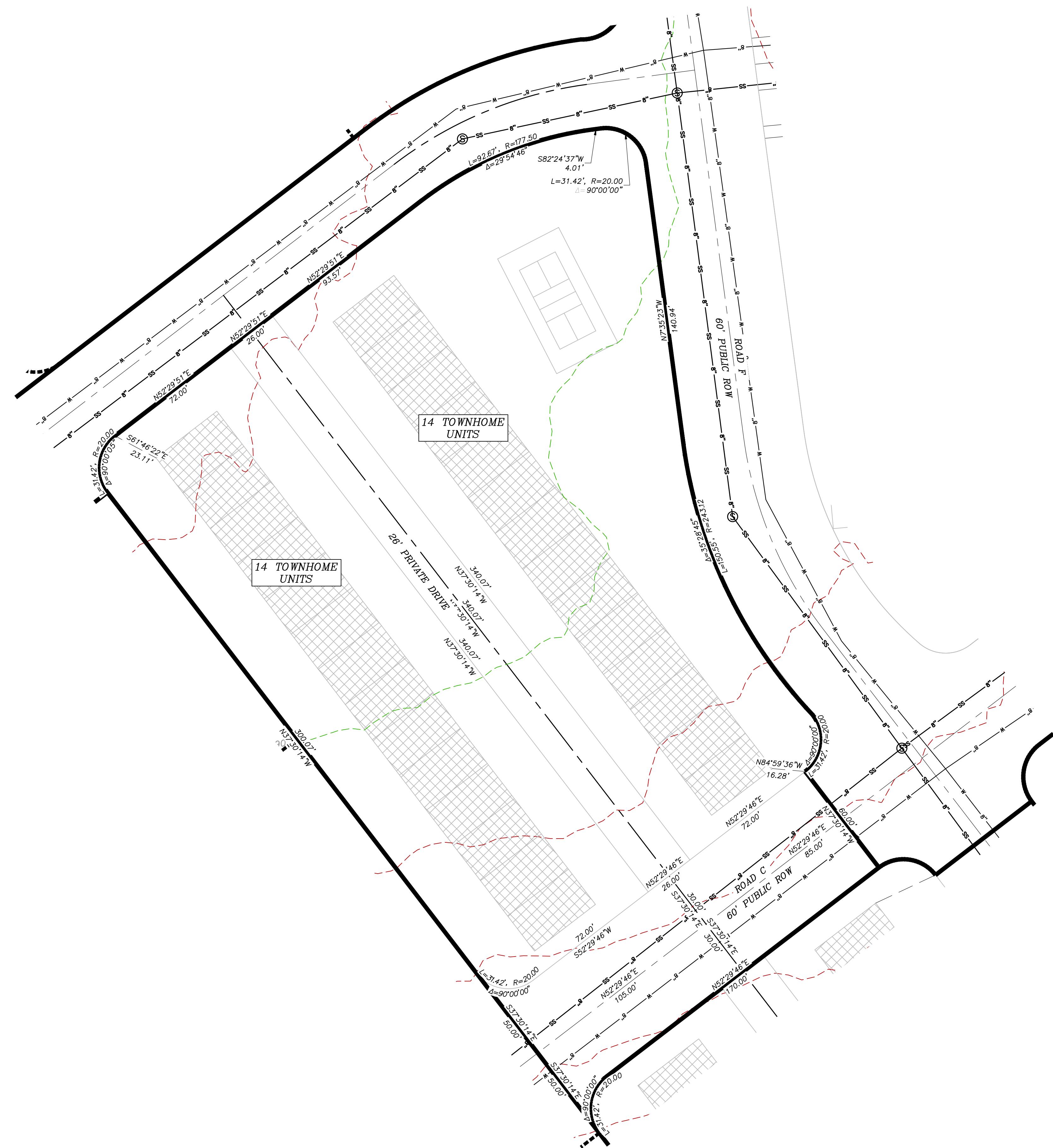
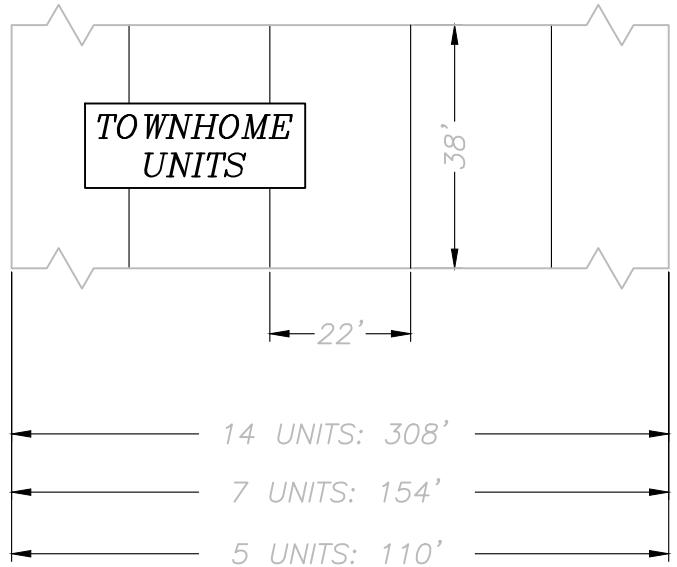
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

## LEGEND

RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE		OPEN SPACE
LOT LINE		
CENTER LINE		
SECTION LINE		
WATER LINE		
SANITARY SEWER LINE		
BLOCK LINE		
PHASE LINE		



## TOWNHOME UNITS TYP.



PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW, BLOCK 3  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 1/18/2024  
SCALE 1"=30'  
JOB NO. 378-002  
SHEET NO. 5 OF 15

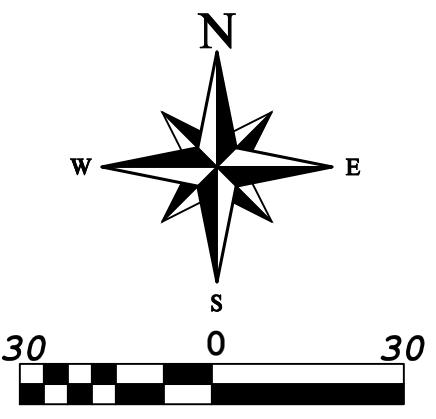
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20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: 435-668-8307

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 4

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

## LEGEND

RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
LOT LINE	EXISTING SEWER LINE
CENTER LINE	EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
W-W	EXISTING 1' CONTOUR
SS-SS	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	

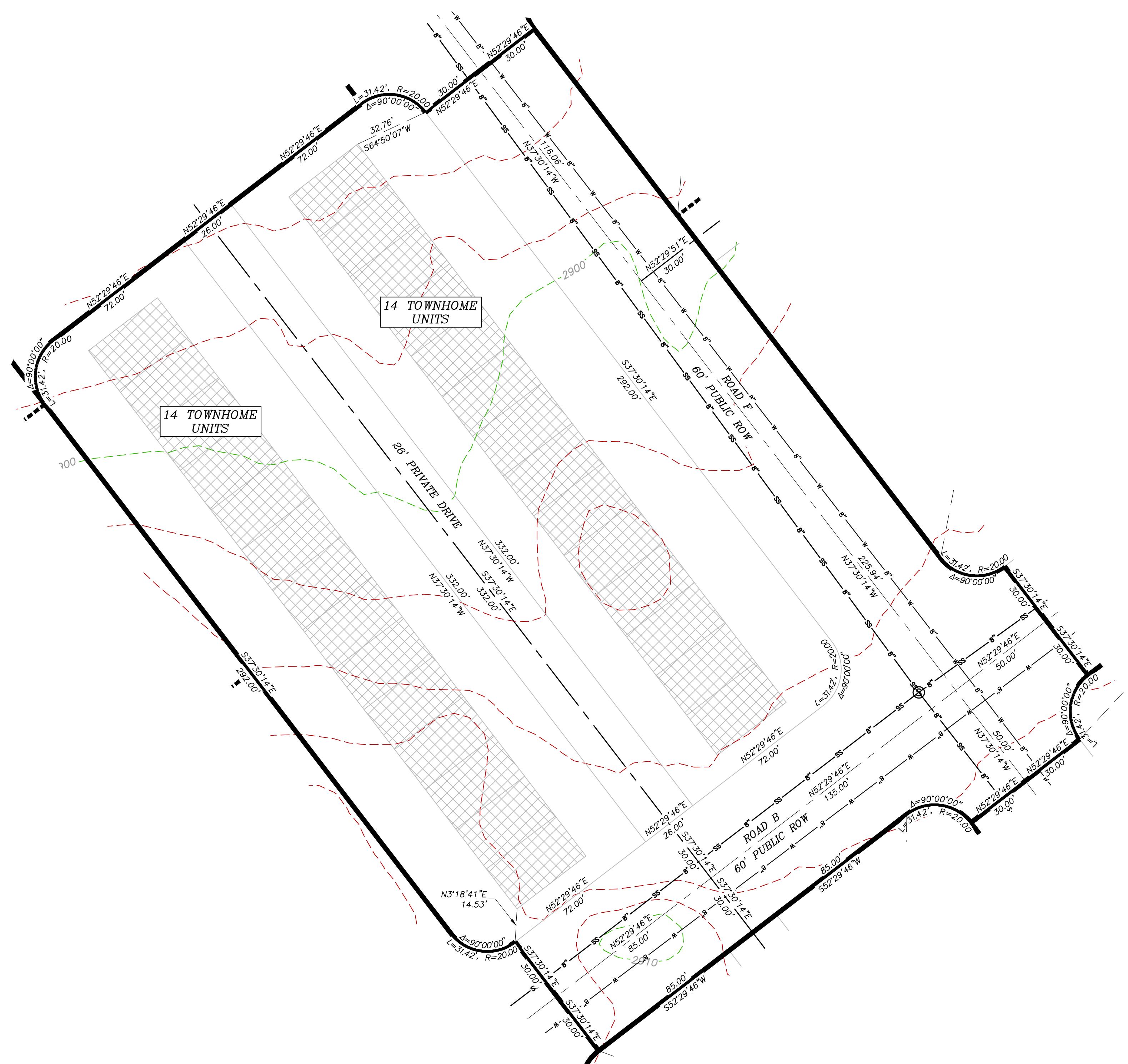
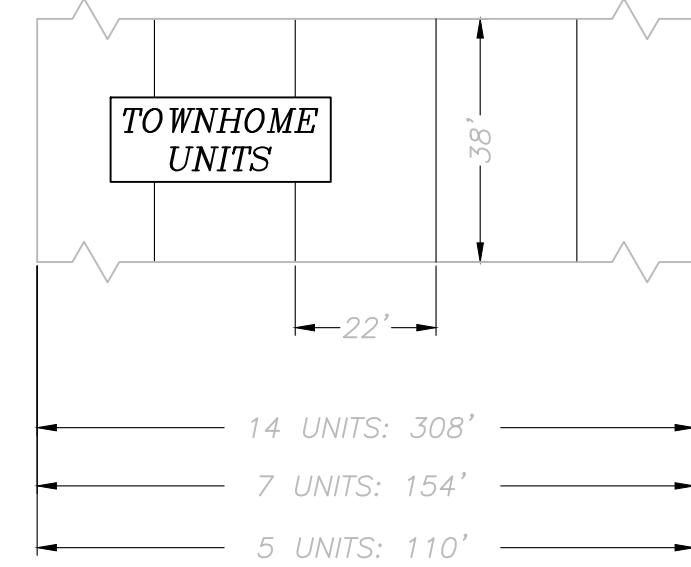


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Phone: 435-668-8307



## TOWNHOME UNITS TYP.



PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW, BLOCK 4  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

73402 TRAILS AT SAND HOLLOW PRELIMINARY PLAT/PG

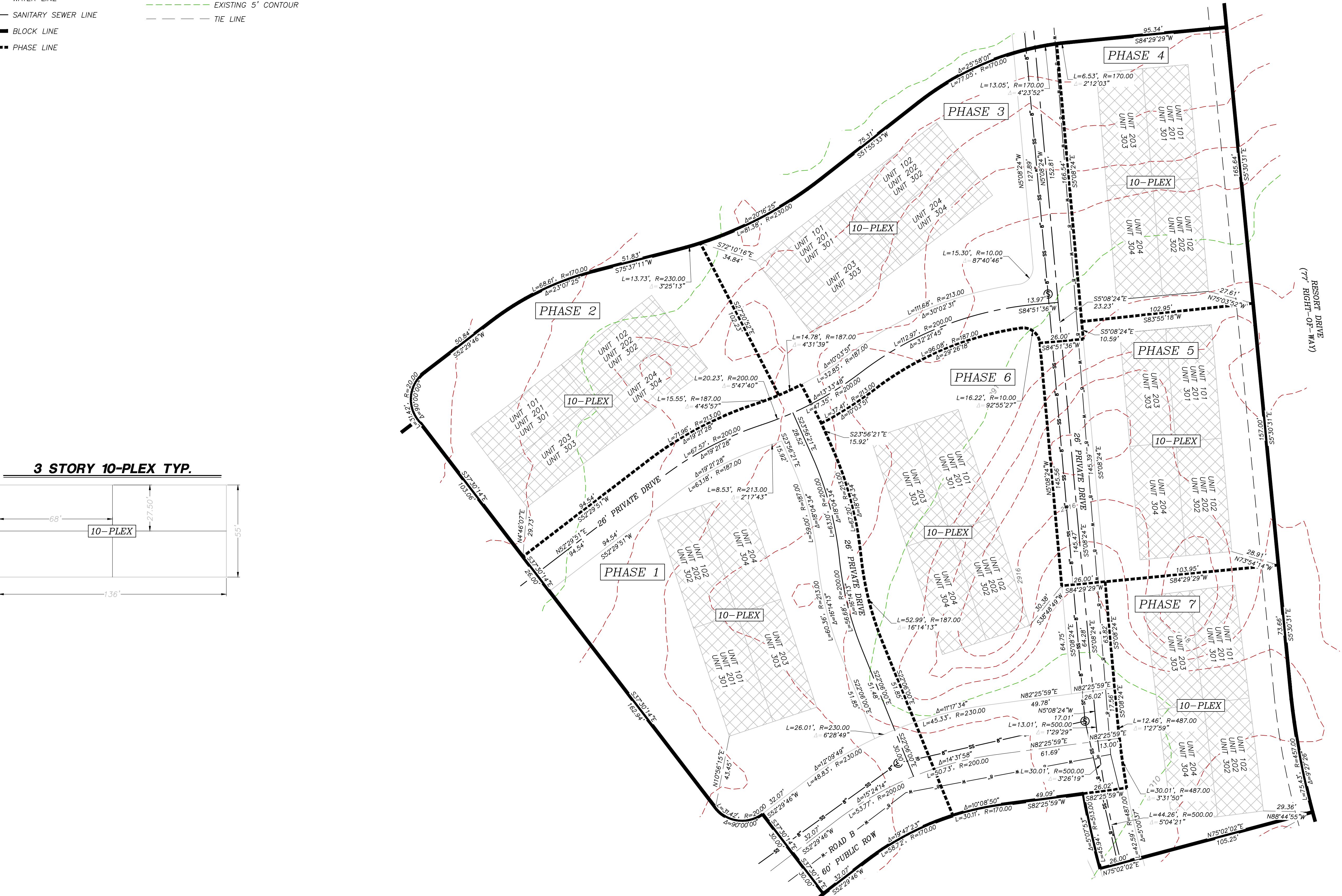
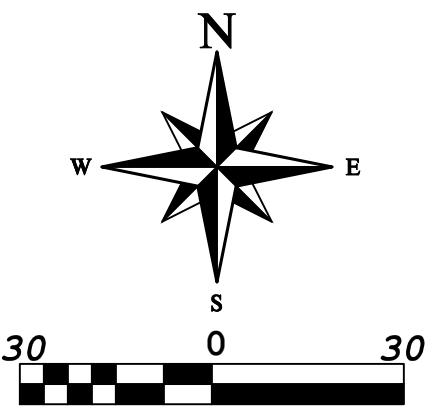
DATE 1/18/2024  
SCALE 1"=30'  
JOB NO. 378-002  
SHEET NO. 6 OF 15

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 5

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

## LEGEND

RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
LOT LINE	EXISTING SEWER LINE
CENTER LINE	EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
WATER LINE	EXISTING 1' CONTOUR
SANITARY SEWER LINE	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	



NO	DESCRIPTION	DATE	BY

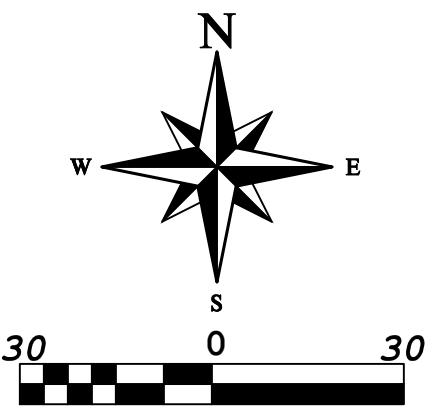


# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 6

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

## LEGEND

RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
LOT LINE	SS EXISTING SEWER LINE
CENTER LINE	W EXISTING WATER LINE
SECTION LINE	— PUBLIC UTILITY EASEMENT (P.U.E.)
W W WATER LINE	— EXISTING 1' CONTOUR
SS SS SANITARY SEWER LINE	— EXISTING 5' CONTOUR
BLOCK LINE	— TIE LINE
PHASE LINE	



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	DATE
	BY

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## PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 6

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	

73402 TRAILS AT SAND HOLLOW PRELIMINARY PLAT PG

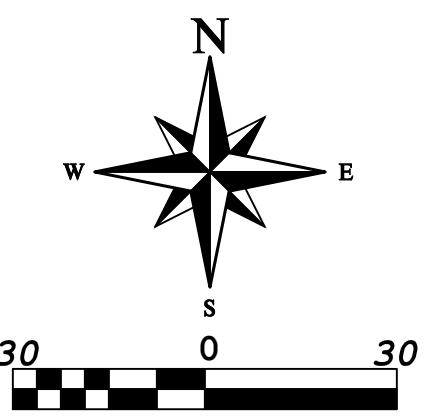
8 OF 15

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 7

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

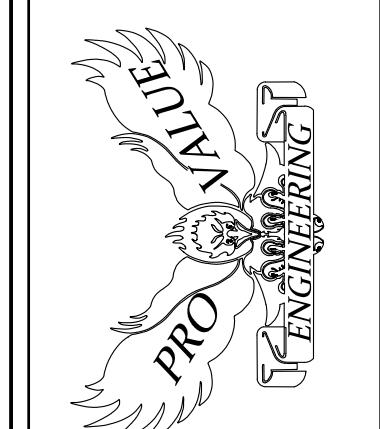
## LEGEND

RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE		OPEN SPACE
LOT LINE		
CENTER LINE		
SECTION LINE		
WATER LINE		
SANITARY SEWER LINE		
BLOCK LINE		
PHASE LINE		



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PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW, BLOCK 7  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

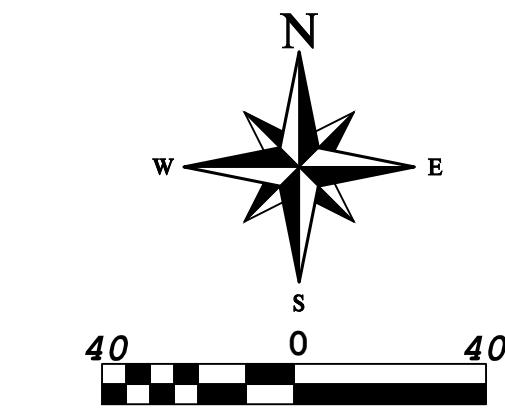
73-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT/PG

DATE 1/18/2024  
SCALE 1"=30'  
JOB NO. 378-002  
SHEET NO. 9 OF 15

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 8

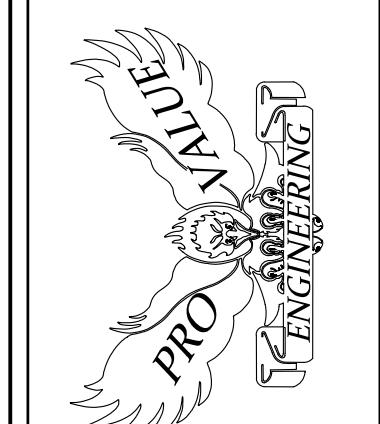
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND	
RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
LOT LINE	EXISTING SEWER LINE
CENTER LINE	EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
WATER LINE	EXISTING 1' CONTOUR
SANITARY SEWER LINE	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	



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## PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 8

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

DATE	1/18/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	

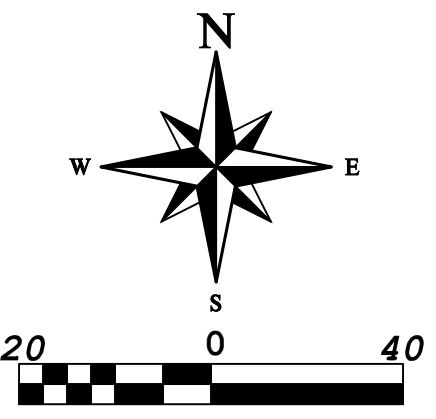
10 OF 15

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 9

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

## LEGEND

RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE		OPEN SPACE
LOT LINE		EXISTING SEWER LINE
CENTER LINE		EXISTING WATER LINE
SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
WATER LINE		EXISTING 1' CONTOUR
SANITARY SEWER LINE		EXISTING 5' CONTOUR
BLOCK LINE		TIKE LINE
PHASE LINE		



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	DATE
	BY

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PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW, BLOCK 9  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

73-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT DWG

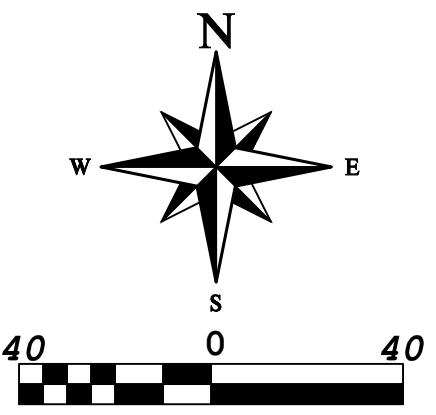
DATE	1/18/2024
SCALE	1"=20'
JOB NO.	378-002
SHEET NO.	

11 OF 15

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 10

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

LEGEND	
RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
LOT LINE	EXISTING SEWER LINE
CENTER LINE	EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
WATER LINE	EXISTING 1' CONTOUR
SANITARY SEWER LINE	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	



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REVISIONS	DATE	BY

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PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW, BLOCK 10  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

73-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG	DATE	1/18/2024
	SCALE	1"=30'
	JOB NO.	378-002
	SHEET NO.	

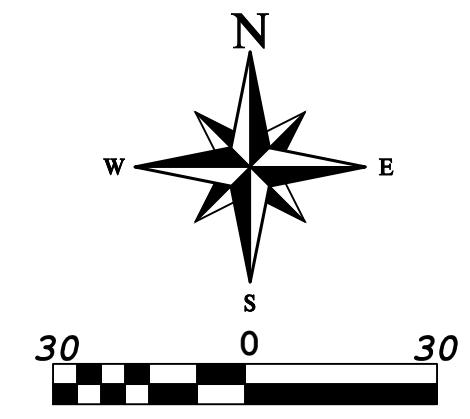
12 OF 15

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK A1

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

## LEGEND

RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
LOT LINE	EXISTING SEWER LINE
CENTER LINE	EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
WATER LINE	EXISTING 1' CONTOUR
SANITARY SEWER LINE	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	CURB/SIDEWALK LINE



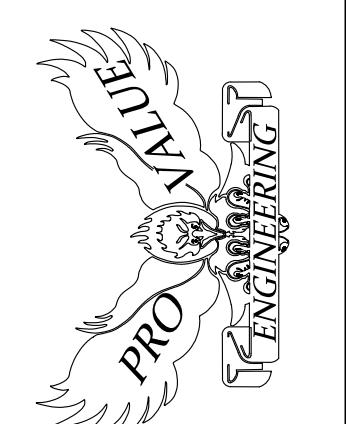
73402 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW, BLOCK A1  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

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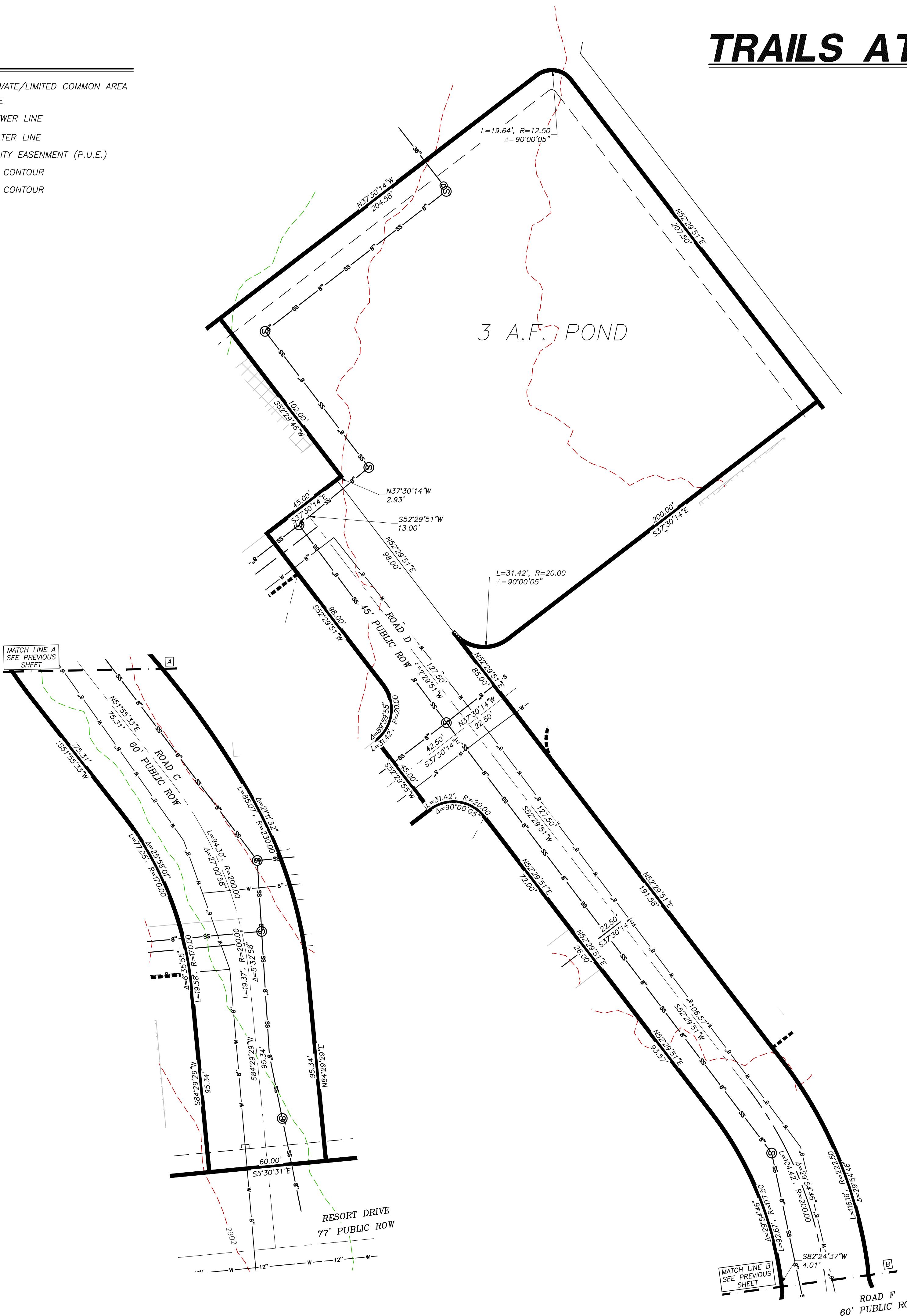


DATE 1/18/2024  
SCALE 1"=30'  
JOB NO. 378-002  
SHEET NO:  
13 OF 15

# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK A1

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

LEGEND	
RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY/LOT LINE	OPEN SPACE
LOT LINE	EXISTING SEWER LINE
CENTER LINE	EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
WATER LINE	EXISTING 1' CONTOUR
SANITARY SEWER LINE	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	



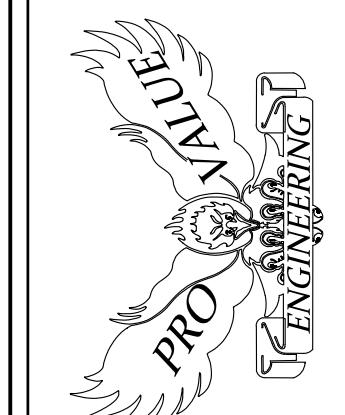
73402 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:  
TRAILS AT SAND HOLLOW, BLOCK A1  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 1/18/2024  
SCALE 1"=30'  
JOB NO. 378-002  
SHEET NO:  
14 OF 15

NO	DESCRIPTION	DATE	BY

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Phone: 435-668-8307

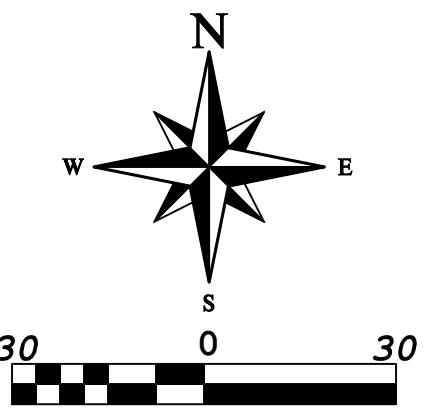


# PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK A2

## LEGEND

RIGHT-OF-WAY LINE	FUTURE PRIVATE/LIMITED COMMON AREA
ADJACENT PROPERTY LINE	OPEN SPACE
LOT LINE	SS EXISTING SEWER LINE
CENTER LINE	W EXISTING WATER LINE
SECTION LINE	PUBLIC UTILITY EASEMENT (P.U.E.)
W W WATER LINE	EXISTING 1' CONTOUR
SS SS SANITARY SEWER LINE	EXISTING 5' CONTOUR
BLOCK LINE	TIKE LINE
PHASE LINE	CURB/SIDEWALK/STRIPING LINE

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



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NO	DESCRIPTION
	DATE
	BY

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## PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK A2

774-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG	DATE	1/18/2024
	SCALE	1"=30'
	JOB NO.	378-002
	SHEET NO:	

15 OF 15



**HURRICANE CITY** Hurricane City  
Application

Application Accepted Date: 01/10/2024		
Type of Improvement: Site Plan (Final)		
Description: Building permit approval		
Tenant / Project Name: Final Site Plan - Goulding Home		
Bldg. Address: 220 west 200 north		
City: Hurricane City		State: UT
Subdivision: Goulding		Phase: 1
Block:	Lot #:	Parcel #: H-333-B-1-A
Property Owner: Dace and Laurie Goulding		
Permit Contact: Ben Sorensen		P:(435) 862-7706
Email: okcstg@gmail.com		

**CONTACT INFORMATION**

Engineer of Record: Tyrell wood	
Email: tyrellwood@gmail.com	P: (435) 559-1861

General Contractor: Outdoor Kitchens and More		
License #: 8938445-5501	P: (435) 862-7706	
Address: 929 south Main st		
City: Glendale	State: Utah	Zip: 84729
Email: okcstg@gmail.com		

**APPLICATION DETAILS**

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	200.00
<b>Sub Total:</b>	\$	<b>200.00</b>
<b>Permit Total:</b>	\$	<b>200.00</b>
<b>Amount Paid:</b>	\$	<b>0.00</b>
<b>Remaining Due:</b>	\$	<b>200.00</b>

APPROVALS	DATE	INFO

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER:	PLANFSP24-01
---------------------	--------------

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Ben Sorensen	
Signature of Applicant/Authorized Agent or Owner: Date:	
Application Approved By:	Date:
Application Issued By:	Date:
Receipt #:	



<b>Agenda Date:</b>	01/25/2024
<b>Application Number:</b>	FSP24-01
<b>Type of Application:</b>	Final Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Outdoor Kitchens and More (Ben Sorenson)
<b>Agent:</b>	
<b>Request:</b>	Approval of a final site plan for a home
<b>Location:</b>	220 W 200 N
<b>Zoning:</b>	RM-2
<b>General Plan Map:</b>	Downtown

### Discussion

The applicant has submitted a final site plan for an additional unit in addition to an existing triplex on site. The preliminary site plan was approved in October of 2023. While accessory dwelling units are not permitted in this zone, a single family home, as long as it meets density limits of the zoning, is permitted.



#### **JUC Review:**

1. Construction drawings have been signed off by the Joint Utility Committee

#### **Staff Review**

1. The site is zoned RM-2. This plan meets the standards of the zoning and the preliminary site plan.
2. Landscaping: The existing landscaping on site in conjunction with the proposed additional landscaping provided is sufficient to meet HCC 10-32.
3. Parking: Per HCC 10-34-6 two spaces are required per unit. Two spaces are provided per unit.
4. Elevations: The proposed new building will not be taller than 35'.
5. Outdoor lighting: Any and all outdoor lighting will need to be compliant with HCC 10-33-7.

**Recommendation:** Staff recommends the Planning Commission review this application based on standards within Hurricane City Code, and recommends approval subject to staff and JUC comments.

### LOT NOTES:

1. LOT LINE INFORMATION WAS OBTAINED FROM PROPERTY OWNER INFORMATION PROVIDED BY OWNER, PARCEL # H-353-B-1-A LOCATED WITHIN SEC 34, T41S R13W, SLB&M.

2. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION OR EXCAVATION AND NOTIFY ENGINEER OF DISCREPANCIES ON PLANS.

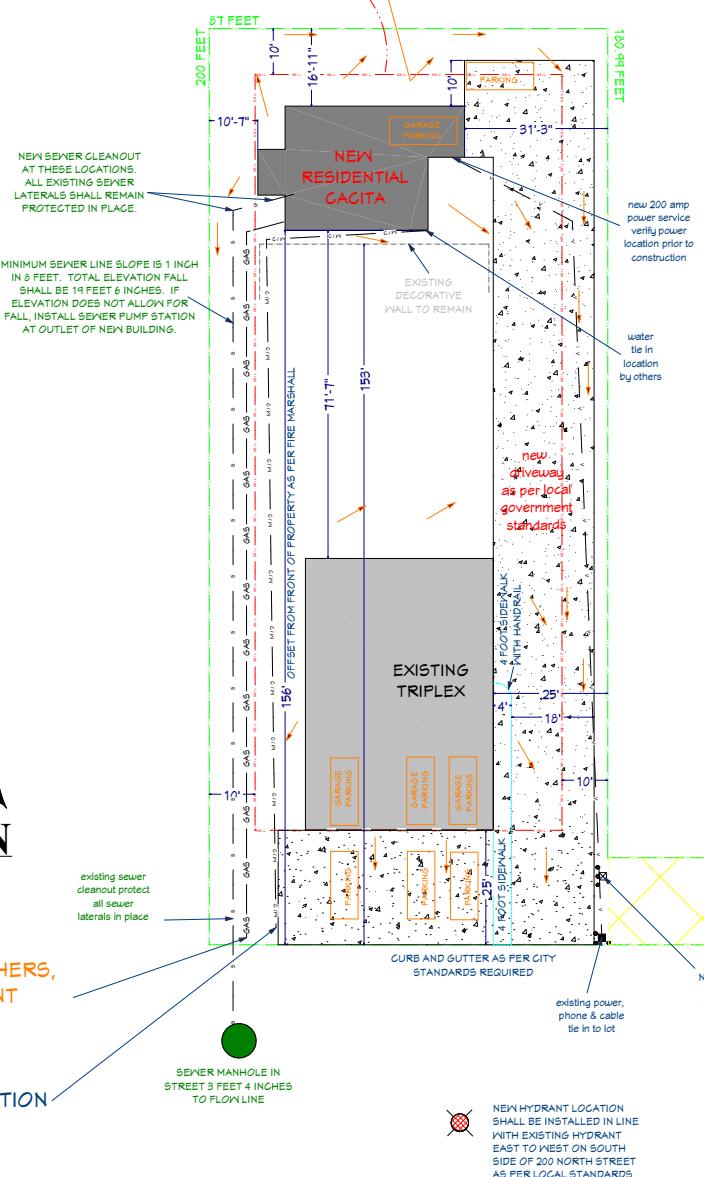
3. INFORMATION ON THIS PLAN SET IS FOR INFORMATION ONLY AND IS NOT TO SCALE

4. ALL MEASUREMENTS ARE TAKEN FROM PROPERTY LINE TO SETBACK OR STRUCTURE

5. ONSITE DRAINAGE SHALL BE MAINTAINED ONSITE WITHIN LIMITS OF PROPERTY BOUNDARIES OR SHALL BE DIVERTED TO AN APPROVED MUNICIPAL STORM DRAINAGE SYSTEM AS APPROVED BY LOCAL GOVERNMENT AUTHORITIES.

6. WOOD ENGINEERING CONSULTANTS, LLC IS NOT RESPONSIBLE FOR LOT LINE VERIFICATION OR TOPOGRAPHIC SURVEY DATA FOR THIS PROJECT. A FULL GRADING PLAN HAS NOT BEEN DEVELOPED FOR THIS PROJECT. ALL GRADING, FINISH FLOOR ELEVATIONS AND GRADING SHALL BE COMPLETED AS PER CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FINAL GRADES AND FINISH FLOOR. FINISH FLOOR SHALL BE 18 INCHES ABOVE CROWN OF ROAD AT HIGHEST POINT ADJACENT TO LOT.

**Maintain All Setbacks from Property Line Required**



**WOOD**  
ENGINEERING  
CONSULTANTS, LLC

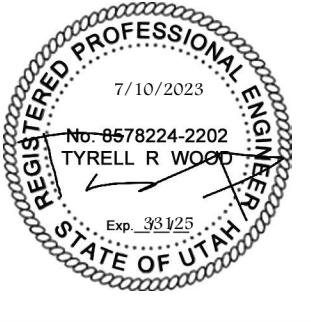
435.589.1861  
hdc@woodc.com

CONSTRUCTION DRAWING  
W-117-2023  
SEC 34, T41S, R13W, SLB&M  
2.20 ACRES  
HURRICANE, UT 84737

LOT LAYOUT  
200 N (PUBLIC STREET)

DATE:  
11/17/2023  
\*SCALE:  
1/4" = 1'-0" = 1' (24X36) (11X17)

SHEET:  
L1



SHEAR WALL SCHEDULE:			
SHEATHING	STAPLE	SPACING	
THICKNESS:	SIZE:	EDGE/PLANE:	LABEL:
7/16"	4/8	6"	* ALL WALLS NOT LABLED
16 gauge	6"		
7/16"	2/12	0.131x2-1/2"	3"
			

ATTIC DESIGN NOTES:  
1. VENTILATION FOR ALL ATTIC SPACES SHALL BE PER IRC SECTION R806  
2. ATTIC ACCESS SHALL BE CONSTRUCTED AS PER IRC SECTION R807 WHERE APPLICABLE

HEADER SCHEDULE:

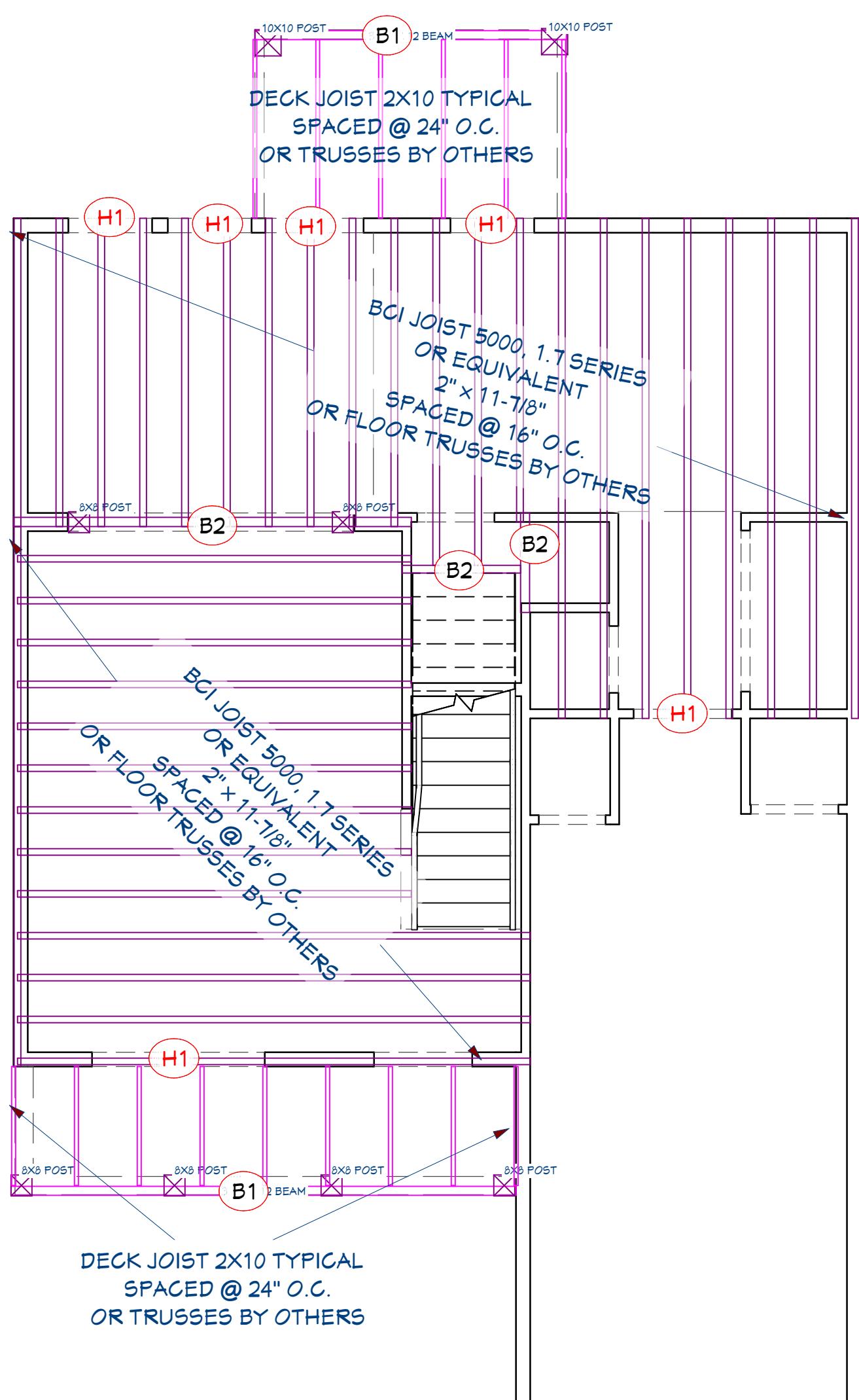
OPENING WIDTH	LOAD BEARING & SHEAR WALLS	NON-LOAD BEARING WALLS
O-3 FEET	(2) 2X6 NOMINAL	(2) 2X4 NOMINAL
3-5 FEET	(2) 2X10 NOMINAL	(2) 2X4 NOMINAL
5-7 FEET	(2) 2X12 NOMINAL or (3) 2x10 NOM.	(2) 2X6 NOMINAL
7-9 FEET	(2) 2X12 NOMINAL W/ PLYWOOD BETWEEN or (3) 2x10 NOM. w/plywood between	(2) 2X8 NOMINAL

OVER 9 FEET:

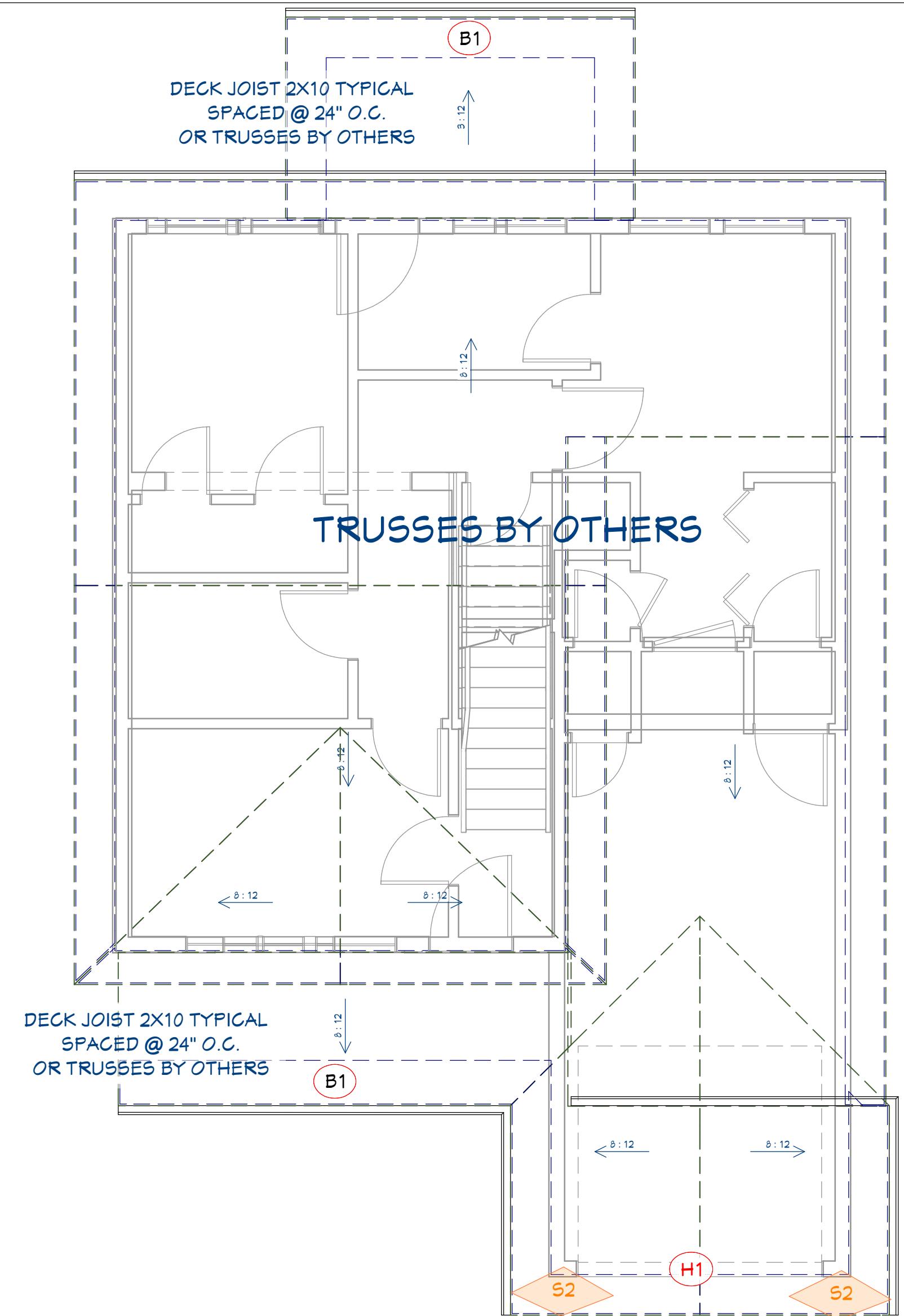
BEAM AND HEADER SCHEDULE:

LABEL: STRUCTURAL ELEMENT:

- H1** (2) 1-3/4" x 11-7/8 BCI LVL VERSA-LAM 2.1E 3100 (TYP)  
OR (1) 3-1/8" X 12" BOISE GLULAM BEAM 24F-V4
- (3) 1-3/4" x 11-7/8 BCI LVL VERSA-LAM 2.1E 3100  
OR  
(1) 5-1/8" X 12" BOISE GLULAM BEAM 24F-V4
- (2) 1-3/4" x 11-7/8 BCI LVL VERSA-LAM 2.1E 3100 (TYP) WRAPPED WHEN EXPOSED TO ELEMENTS  
OR  
(1) 3-1/8" X 12" BOISE GLULAM BEAM 24F-V4 PAINTED/STAINED
- (3) 1-3/4" x 11-7/8 BCI LVL VERSA-LAM 2.1E 3100 (TYP) WRAPPED WHEN EXPOSED TO ELEMENTS  
OR  
(1) 5-1/8" X 12" BOISE GLULAM BEAM 24F-V4 PAINTED/STAINED

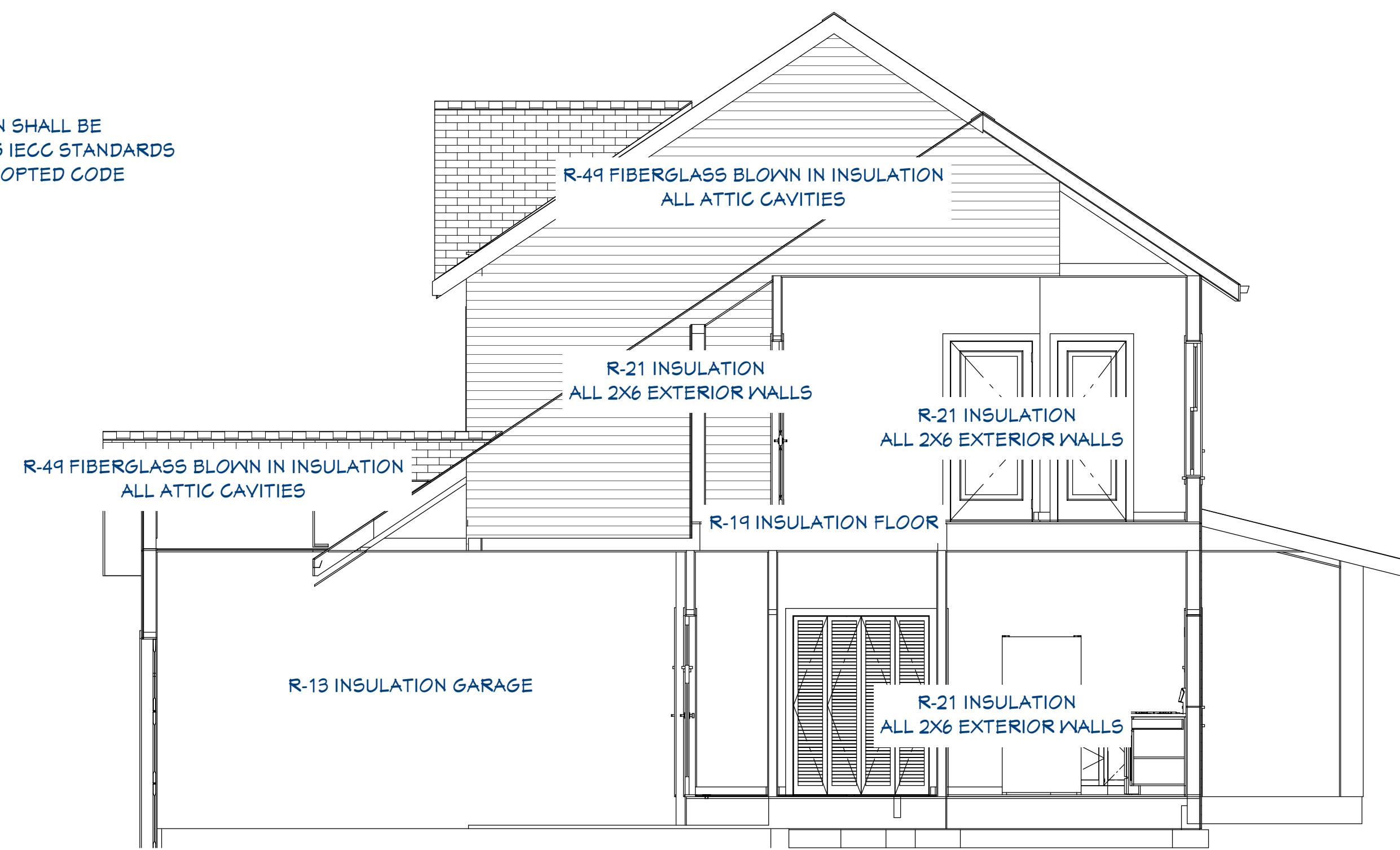


FLOOR JOIST LAYOUT AND  
ROOF PORCH ROOF LAYOUT



ROOF LAYOUT

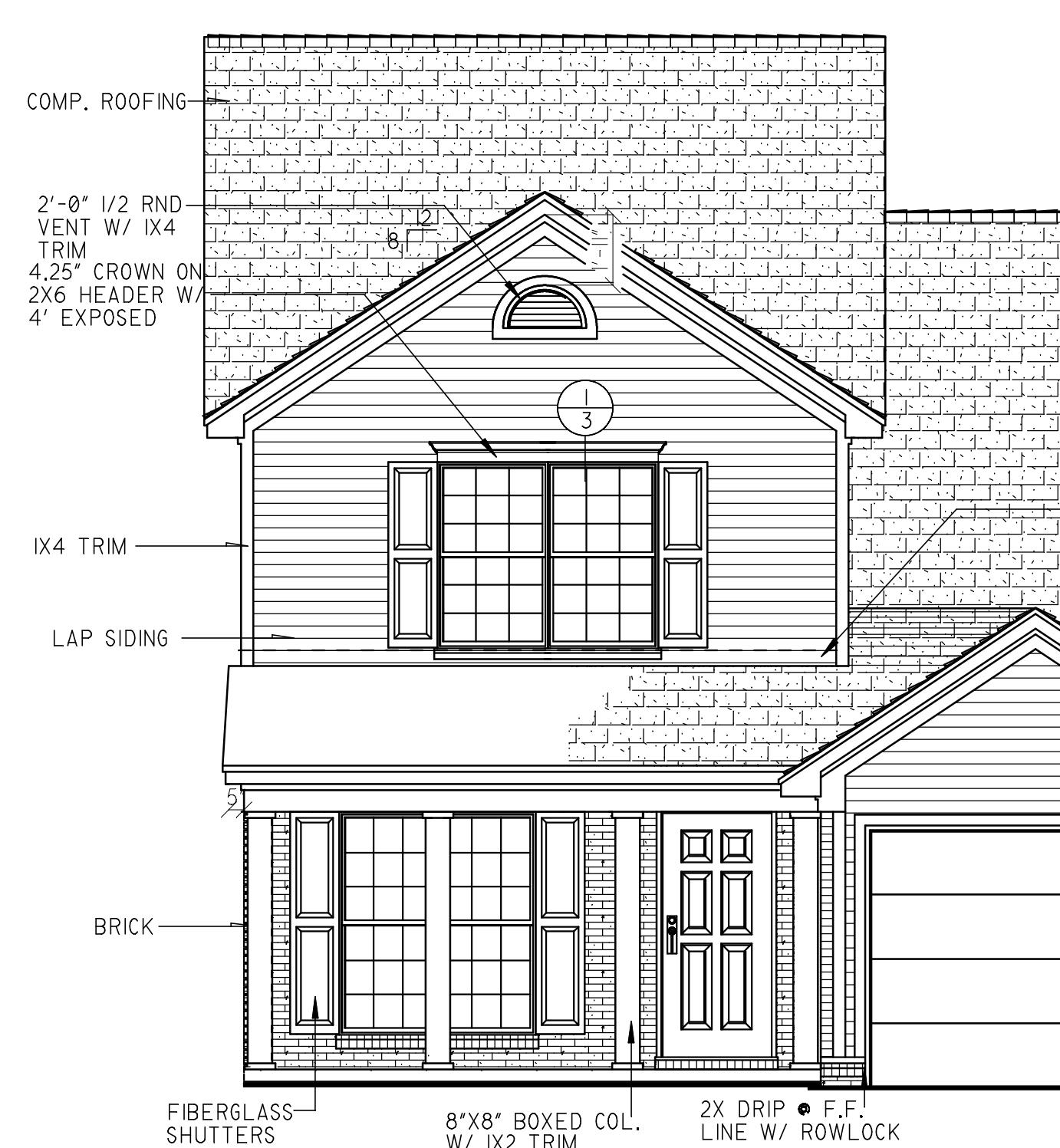
CONSTRUCTION SHALL BE  
PREScriptive TO 2015 IECC STANDARDS  
OR UTAH 2012 ADOPTED CODE



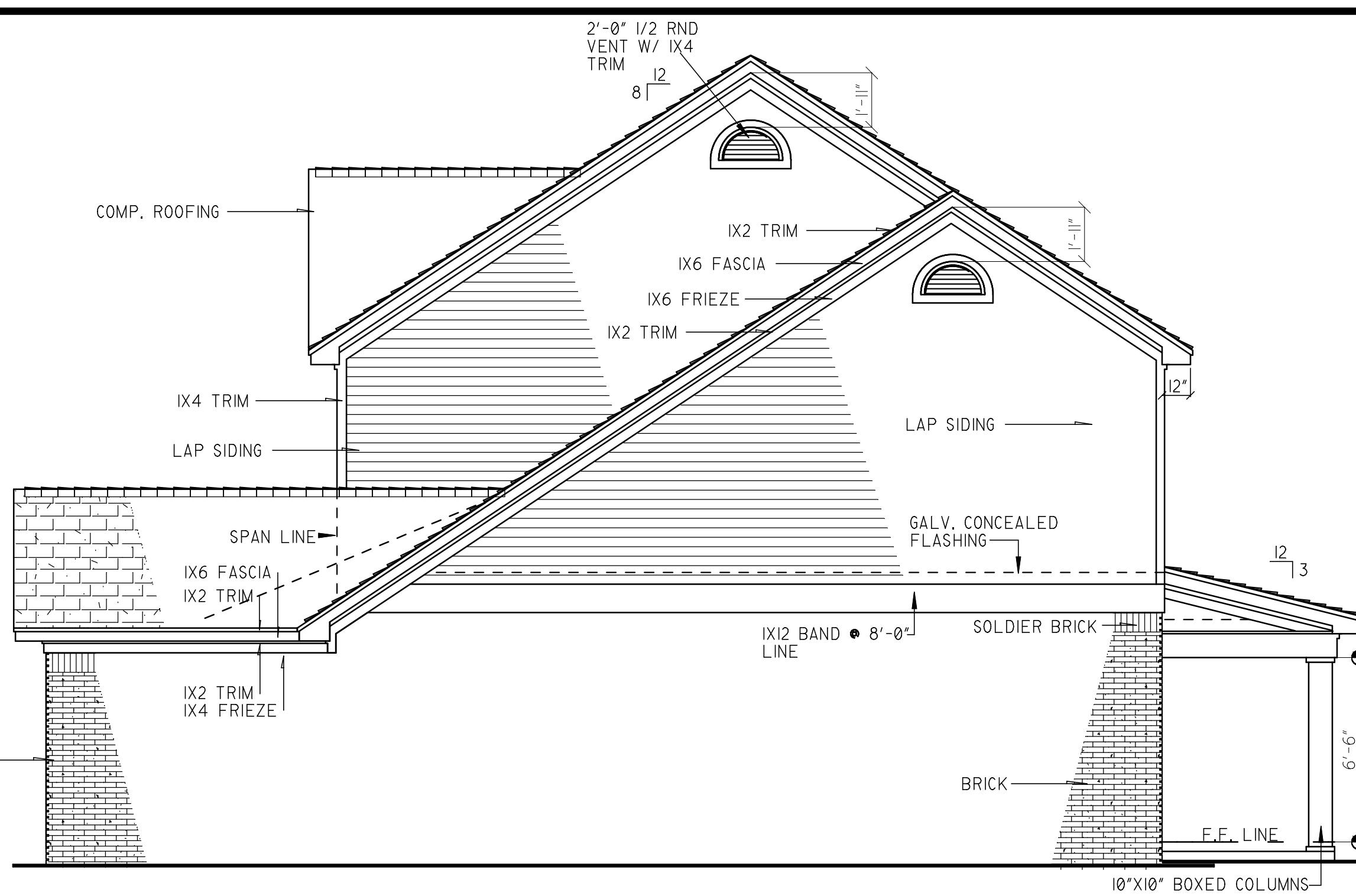
Thermal Envelope

ATTIC VENTILATION REQUIREMENTS:

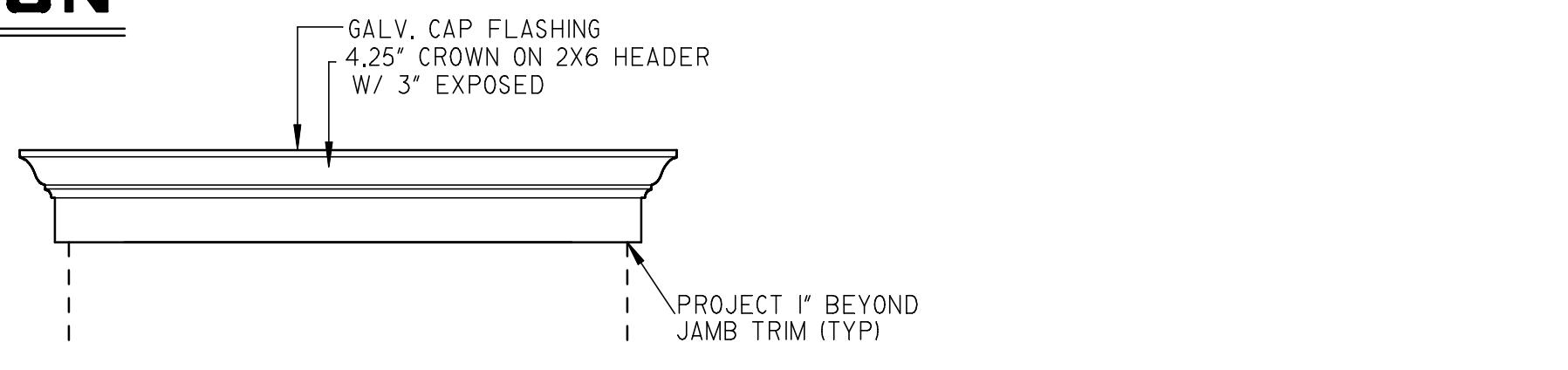
1025 SQ. FT. ATTIC AREA,  $1025/300 = 3.42$  SQ. FT. VENTING  
AREA REQUIRED  $3.42$  SQ. FT. =  $492.48$  SQ. IN.  
ROOF SHALL BE VENTED WITH RIDGE VENTS, GE VENTS,  
TURTLE VENTS IN CONJUNCTION WITH SOFFIT VENTS &  
MUST MEET OR EXCEED MINIMUM VENTING AREA.



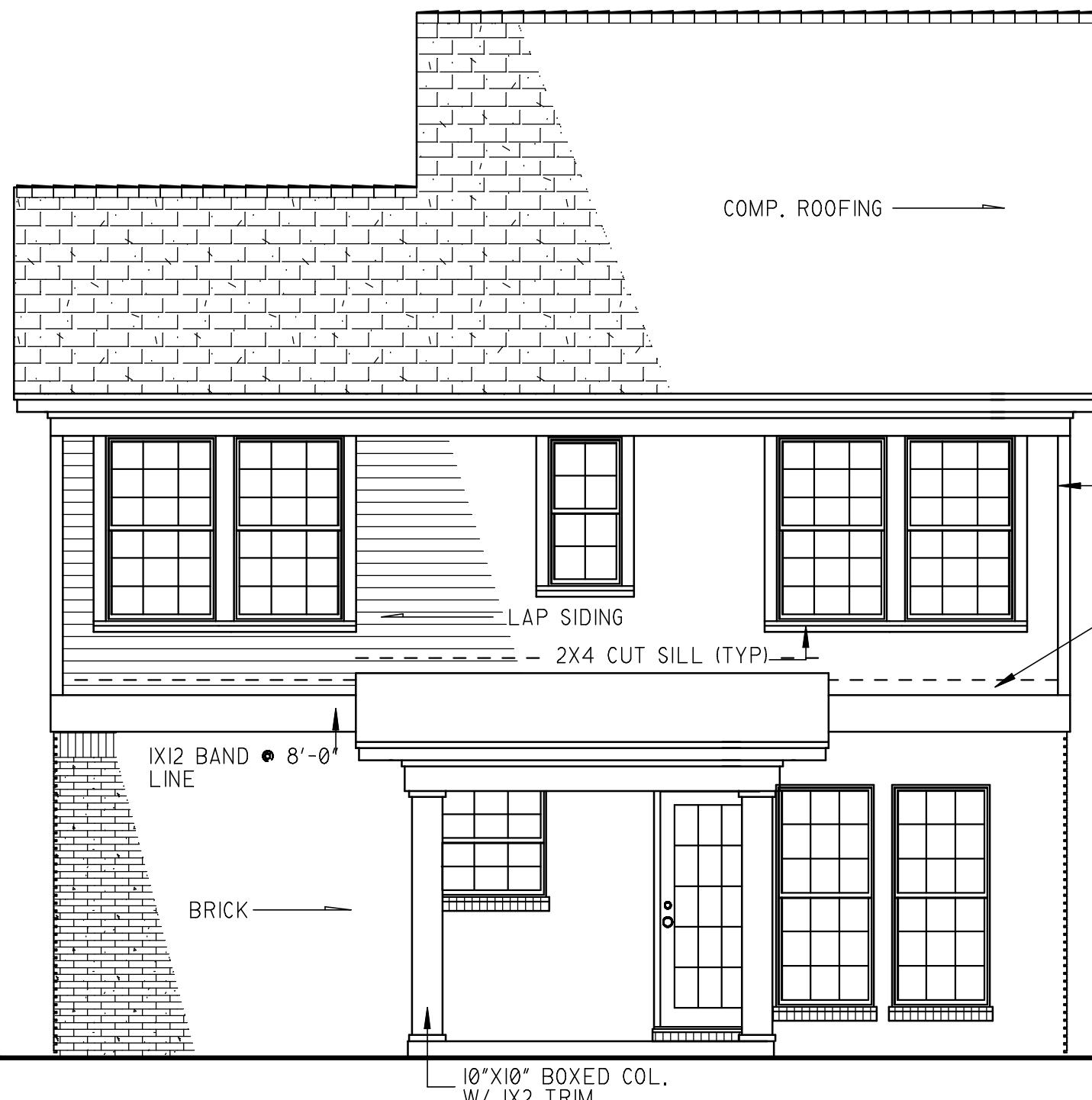
# **FRONT ELEVATION**



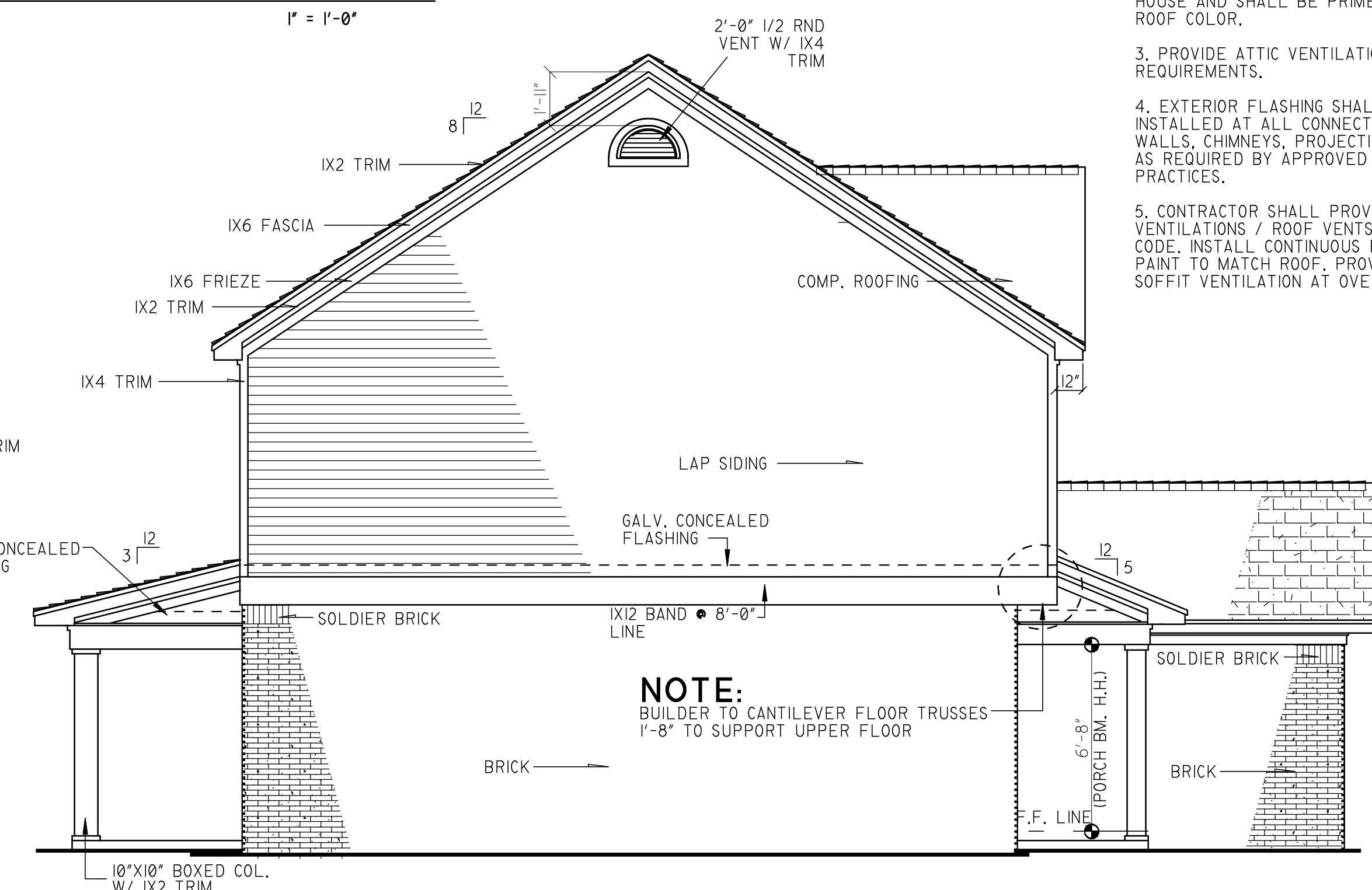
## RIGHT ELEVATION



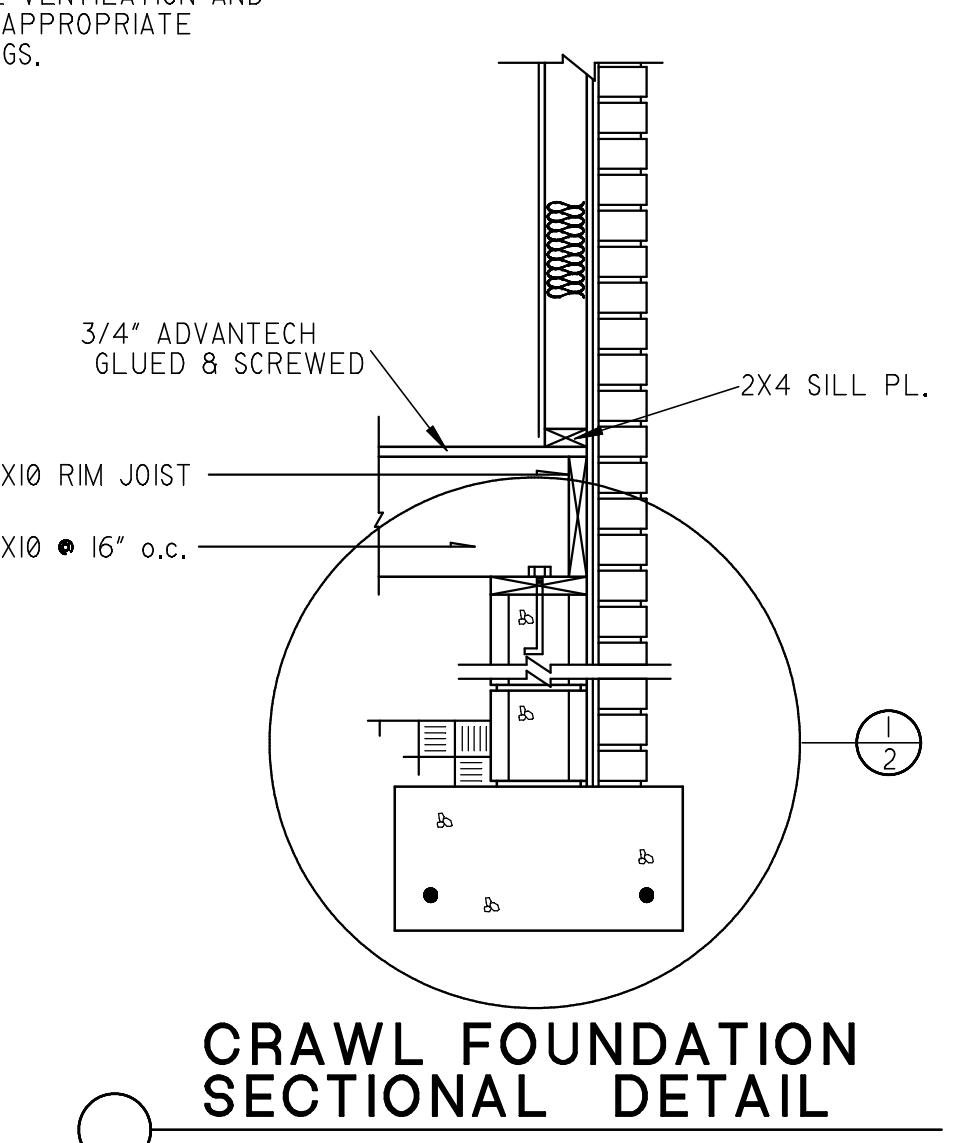
## CROWN HEADER DETAIL



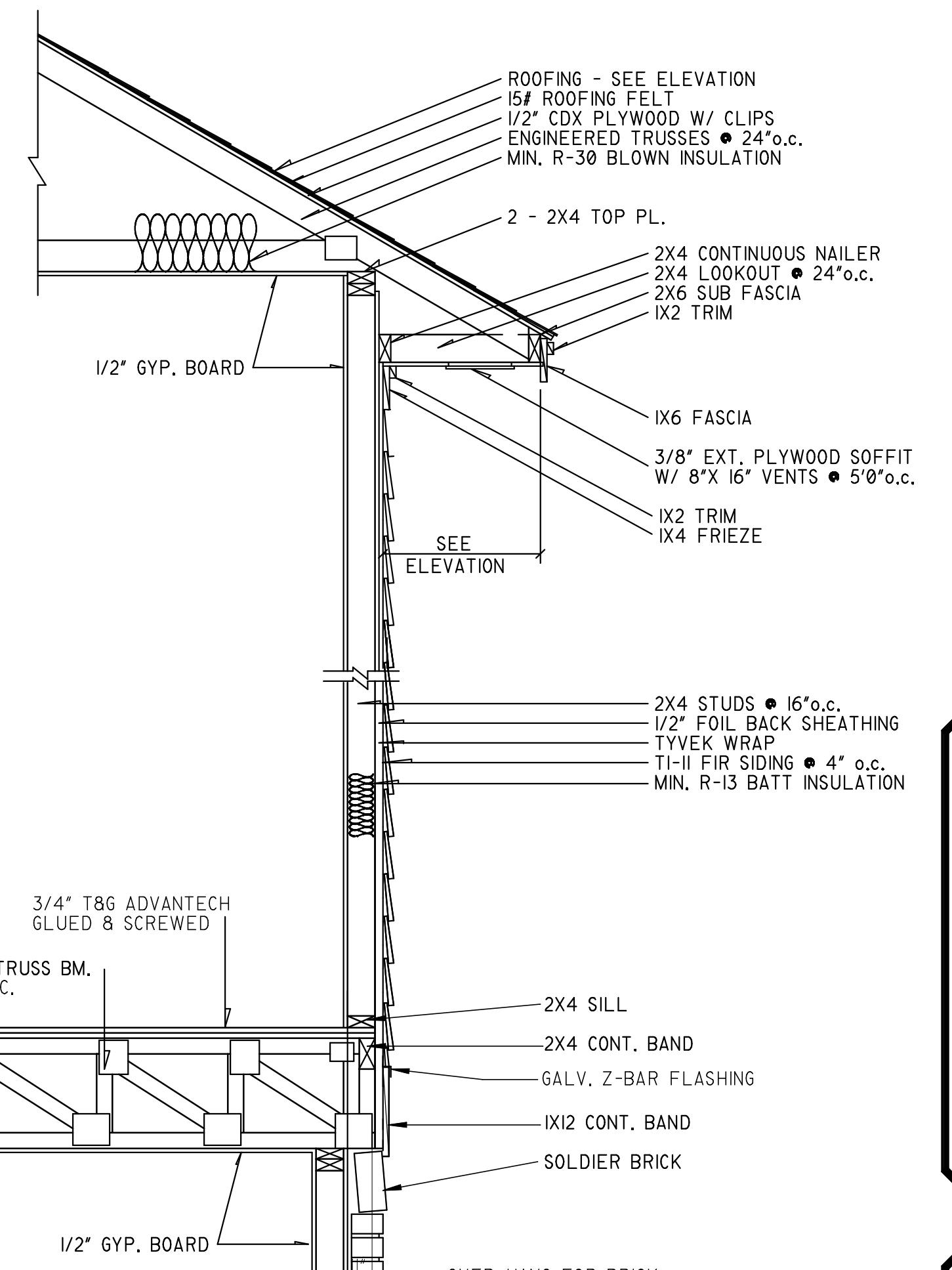
## **REAR ELEVATION**



## LEFT ELEVATION



# CRAWL FOUNDATION SECTIONAL DETAIL



## ELEVATION NOTES:

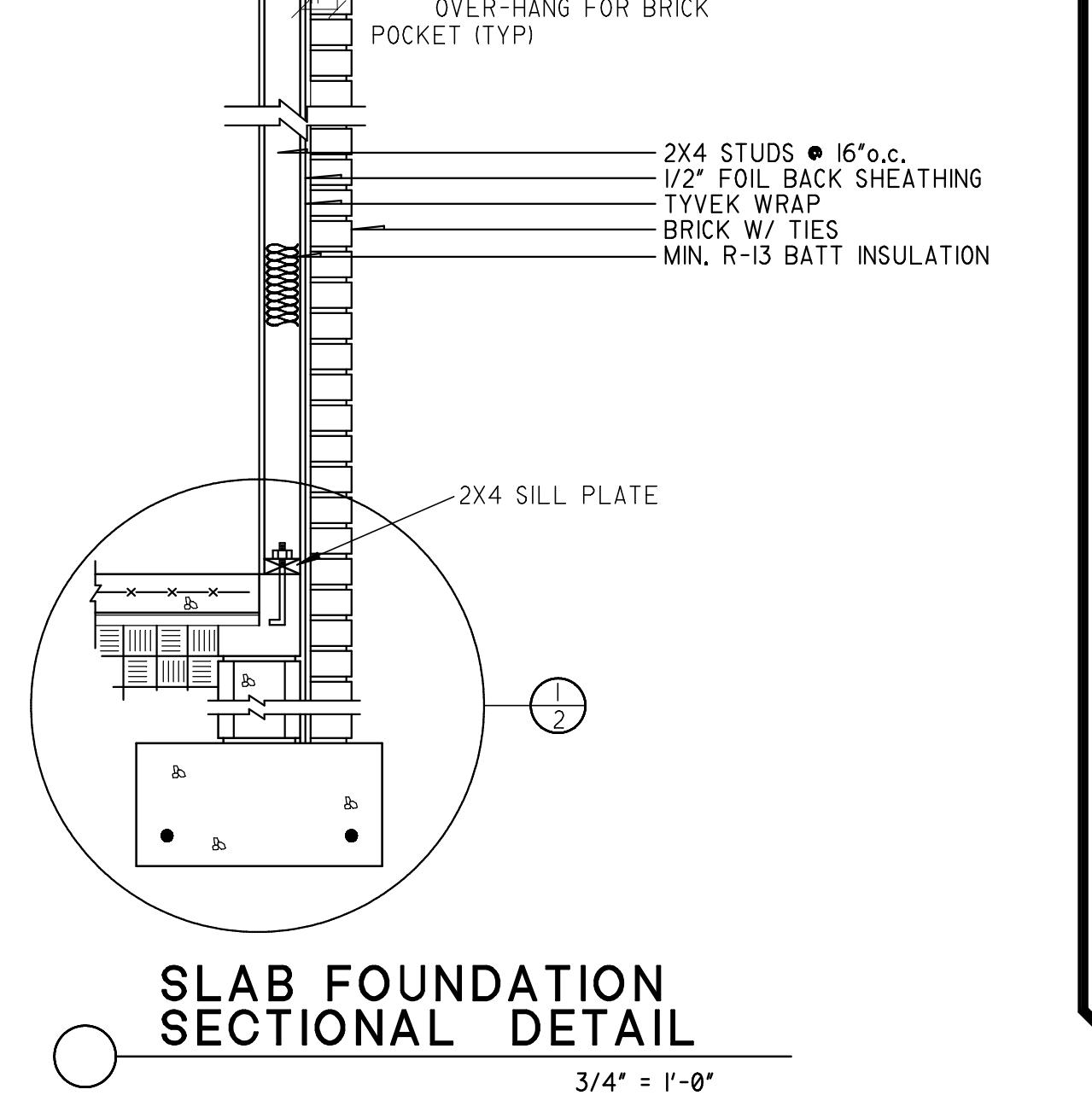
I. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

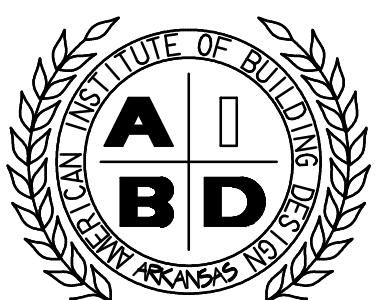
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS



# SLAB FOUNDATION SECTIONAL DETAIL



MICHAEL E. NELSON  
P.B.D. Cert. No. AR-104

DATE 1/1/98

SCALE  
1/4" = 1'-0"

## BUILDER

JOB NDG188

DRAWN BY

3 OF 4

**NOTICE DUTY OF COOPERATION**

NELSON DESIGN GROUP, LLC. or Michael E. Nelson assumes no liability for any HOME constructed from this plan. Release of these plans contemplates further cooperation among the owner, his contractor and the designer. Design and construction are complex. Although the designer and his consultants performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arriving out of such changes. Only qualified Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design.

Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify and be responsible for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

## ELEVATIONS / NOTES

# NDG188

" Where Traditional Values and Family Come Together "





**HURRICANE CITY** Hurricane City  
UTAH

**Application**

Application Accepted Date: 01/16/2024

Type of Improvement: Conditional Use Permit

Description: Casita on a 1 acre lot

Tenant / Project Name: Grondel

Bldg. Address: 198 South 1230 West

City: Hurricane City State: UT Zip: 84737

Subdivision: country lane estates Phase: 1

Block: Lot #: Parcel #: h-cole-9

Zone: R1A

Property Owner: Darrin Grondel

Permit Contact: Mike Jensen P:(435) 817-1355

Email: mikejensen5@gmail.com

**CONTACT INFORMATION**

Engineer of Record: Pray Eng

Email: gerold@pratteng.com P: (435) 229-0518

General Contractor: Mike Jensen

License #: P: (435) 817-1355

Address: 365 s 1230 w

City: Hurricane State: UTAH Zip: 84737

Email: mikejensen5@gmail.com

**APPLICATION DETAILS**

Valuation	\$	0.00
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**PERMIT FEES**

Planning Fee	\$	250.00
Planning Fee	\$	250.00
<b>Sub Total:</b>	\$	<b>250.00</b>

**Permit Total:** \$ 250.00

**Amount Paid:** \$ 0.00

**Remaining Due:** \$ 250.00

APPROVALS	DATE	INFO
Plan Review Finalized:	Yes	01/16/24 Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

**APPLICATION NUMBER:** PENDCUP24-01

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Mike Jensen

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

01/16/2024

Application Issued By:

Date:

Receipt #: 8.175743-01/16/24



PLANNING & ZONING  
**HURRICANE CITY**  
**UTAH**

STAFF COMMENTS

<b>Agenda Date:</b>	01/25/2024
<b>Application Number:</b>	CUP24-01
<b>Type of Application:</b>	Conditional Use Permit
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Darrin and Rebecca Grondel
<b>Agent:</b>	Mike Jensen
<b>Request:</b>	A conditional use permit for a building with a greater size
<b>Location:</b>	198 S 1230 W
<b>Zoning:</b>	RA-1
<b>General Plan Map:</b>	N/A

**Discussion:** The applicant proposes constructing a 2,182 sq. ft. and 19" tall casita/garage. A conditional unit for a different sized building was approved in 2022 but has since expired. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a larger building. The standards to obtain a conditional use permit are as follows:

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

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (section f applies):*

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

- (1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.*
- (2) At least 50 percent of the lot on which the building is located must remain free of buildings.*
- (3) The building must be for a use permitted in the zone in which it is located.*

**Findings:**

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 2' from the side property lines and 2' off the back (plans show 3').
4. The proposed buildings will take up approximately 13% of the lot.
5. The building is for a permitted use in this zoning.

**Recommendation:** Staff recommends approval of the conditional use permit.

CODE REVIEW		THERMAL ENVELOPE:	
CONSTRUCTION SHALL COMPLY WITH IRC 2018 AND ALL LOCAL ORDINANCES AND CODES			
<b>CONCRETE</b>		04. A UFER GROUND MUST BE PROVIDED AT SERVICE ENTRANCE LOCATION.	
01. TERMITE CONTROL MUST BE PROVIDED PRIOR TO POUR OF BASEMENT SLAB.		05. IMBED SIMPSON HOLLOW-DOWNS AS REQUIRED BY PLAN / ENGINEERING.	
02. ALL FOOTINGS SHALL EXTEND BELOW FROST DEPTH MEASURED FROM THE BOTTOM OF THE FOOTING TO FINISH GRADE REGARDLESS OF FOOTING DEPTH SHOWN ON PLANS.		06. RETAINING WALLS OVER 4' IN HEIGHT SHALL BE ENGINEERED.	
03. FOUNDATIONS SUPPORTING WOOD WALLS WILL EXTEND AT LEAST 6' ABOVE FINISH GRADE.		07. CRAWL SPACE VENTILATION SHALL BE PROVIDED AT NOT LESS THAN 1 SF OF VENTING / 150 SF OF CRAWL SPACE AREA. ONE VENT TO BE LOCATED WITHIN 3' OF EACH CORNER OF FOUNDATION.	
<b>FRAMING</b>		08. IF GAS APPLIANCES ARE USED IN GARAGE THEY SHALL BE PROTECTED BY A STEEL BOLLARD EMBEDDED THROUGH CONCRETE FLOOR.	
01. ALL HEADERS TO BE DOUBLE 2X10'S U.N.O. HEADER CONSTRUCTION SHALL CONFORM TO LATEST IRC CODE.		09. SOLID BLOCKING REQ'D AT BEARING POINTS FOR FLOOR JOISTS.	
02. WATER RESISTANT GYP BOARD MAY NOT BE USED OVER VAPOR BARRIERS AND CEILINGS OR ON ANY EXTERIOR SURFACES.		10. SOLID BLOCKING REQ'D AT BEARING POINTS FOR ROOF RAFTER & TRUSSES.	
03. BRACED WALLS ARE REQUIRED EXACTLY AS SHOWN ON PLAN AND SHALL BE ENGINEERED IF GOVERNING AGENCY REQUIRES.		11. OFFSETS AT BEARING PARTITIONS MAY NOT EXCEED JOIST DEPTH.	
04. GARAGE SHALL BE SEPARATED FROM ANYH LIVING AREA BY A 1 HR FIRE RATED ASSEMBLY INCLUDING 5/8" TYPE "X" GYP BOARD ON WALLS ADJACENT TO LIVING AREAS AND ON CEILING OF GARAGE.		12. A WEATHER BARRIER IS REQ'D UNDER SIDING, BRICK OR STUCCO.	
05. DOORS FROM LIVING AREAS OPENING INTO GARAGE SHALL BE A 20 MINUTE RATED DOOR WITH CLOSER.		13. FLASH AND COUNTER FLASH ALL EXTERIOR OPENINGS.	
<b>PLUMBING</b>		14. GYP BOARD SHALL NOT BE INSTALLED ON EXTERIOR SURFACES.	
01. MANOBLOCK SYSTEM SHALL NOT BE INSTALLED IN GARAGE FIRE WALLS.		15. FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' HORIZ & VERT. AT FLOOR AND CEILING LINES AND AT OPENING BETWEEN ATTIC SPACES ETC IRC R30211.	
02. BACK FLOW PREVENTION MUST BE PROVIDED ON HOSE BIBS AND IN SPRINKLING SYSTEMS.		16. HOT WATER SUPPLIED TO BATHTUBS & WHIRL POOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBINATION TUB/ SHOWER VALVE - IRC P2723.3	
03. A PRESSURE REDUCTION VALVE SHALL BE INSTALLED WHERE WATER PRESSURE EXCEEDS 80 LBS AND SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION.		17. SHOWERHEADS SHALL HAVE A FLOW RATE OF NO MORE THAN 2.5 GPM - IRC P2903.2	
04. PROVIDE SEISMIC STRAPS ON WATER HEATER.		18. ALL HOSE BIBS SHALL BE NON-FREEZE BACKFLOW PREVENTED TYPES IRC P2902.3.3, P2603.6	
05. WATER HEATER SHALL BE MOUNTED ON AN 18" HIGH PLATFORM AND MUST BE EQUIPPED WITH AN EXPANSION TANK.		19. ALL PLUMBING VENTS THROUGH ROOF SHALL BE 3" MINIMUM PIPE IRC P3103.2	
<b>MECHANICAL</b>		20. PROVIDE GAS SHUTOFF VALVE WITHIN 6' OF APPLIANCES AS PER IRC G2420	
01. ATTIC VENTILATION IS REQUIRED. FOR HOMES WITH EAVES - ONE SQ FT OF VENT FOR EVERY 300 SQ FT OF ATTIC SPACE. FOR HOMES WITHOUT EAVES - ONE SQ FT OF VENT FOR EVERY 150 SQ FT OF ATTIC SPACE.		21. BATHROOMS & LAUNDRY ROOMS WITHOUT AN OPERABLE WINDOW ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.	
02. OUTSIDE COMBUSTION AIR SHALL BE PROVIDED TO ALL FUEL BURNING APPLIANCES UNDAMPERED.		22. A SEDIMENT TRAP SHALL BE INSTALLED IN ALL FUEL GAS SYSTEMS AS PER IFC CODE WHERE NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT.	
03. FURNACES IN A CLOSET SHALL HAVE A MIN CLEAR WORKING SPACE OF 3' ON SIDES, BACK & TOP.		23. AIR DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH LATEST CODE. INSULATIVE VALUE SHALL BE R-5 WHEN SYSTEM COMPONENTS ARE LOCATED WITHIN THE BUILDING BUT OUTSIDE OF CONDITIONED SPACE. R-8 IS REQ'D WHEN LOCATED OUTSIDE OF THE BUILDING.	
04. VENT CLOTHES DRYER TO OUTSIDE - DUCTS SHALL BE METAL WITH SMOOTH INTERIOR SURFACES EQUIPPED W/ BACK-DRAFT DAMPERS - TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED W/ SHEET METAL SCREWS - MAX LENGTH DUCT 14' W/ 2.90 DEGREE ELBOWS MAX - DUCT DIAMETER MIN 4".		24. FIRE TAPE & CAULK ALL PENETRATIONS THRU FIRE WALLS. - USE META CAULK MC 150+ SYSTEM #W-1-318C	
<b>ELECTRICAL</b>		25. M10. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREA, CRAWL SPACES, ATTICS, UNHEATED GARAGES, ETC. IRC N1103	
01. SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES W/ BATTERY BACKUP - A CO DETECTOR SHALL BE INSTALLED ON EACH LEVEL OF THE HOUSE.		07. ALL BEDROOMS SHALL BE ARC-FAULT PROTECTED.	
02. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT W/ NO OTHER AND SHALL BE GFCI PROTECTED.		08. ANY LIGHT FIXTURES MOUNTED OVER TUB, SHOWERS OR IN CLOSETS SHALL BE RATED FOR SUCH.	
03. ALL KITCHEN SURFACE OUTLETS, BATH OUTLETS AND GARAGE OUTLETS SHALL BE GFCI PROTECTED.		09. NO ELECTRICAL PANELS WILL BE INSTALLED ON GARAGE FIRE WALLS OR INSIDE BATHROOMS OR IN CLOSETS.	
04. GARAGE OUTLETS SHALL BE MOUNTED 18" ABOVE FINISHED FLOOR MIN.		10. BATHTUBS WITH AN ELECTRICAL PUMP MUST HAVE AN ACCESS DOOR TO PUMP AND SHALL BE GFCI PROTECTED.	
05. OUTDOOR OUTLETS SHALL BE GFCI RATED AND SHALL BE WEATHER PROTECTED.		11. TAMPER PROOF RECEPTACLES ARE REQUIRED IN ALL OUTLETS PER NEC 406.11	
06. ALL CEILING FANS SHALL BE INSTALLED WITH FAN RATED BOXES.		12. ALL 15 AMP AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.	
<b>GENERAL NOTES:</b>			
1. SITE ADDRESS: 2. LEGAL DESCRIPTION: REFER TO SURVEY PLAT AS PREPARED BY THE CIVIL ENGINEER. 3. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (INCLUDING APPLICABLE AMENDMENTS), AND SHALL COMPLY WITH ALL CODES, ORDINANCES, AND REQUIREMENTS SET FORTH BY THE LOCAL JURISDICTION. 4. ZONING DISTRICT: RESIDENTIAL 5. OFFICE PARK: R-2 6. CONSTRUCTION TYPE: V-B 7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BECOME AWARE OF THE LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE BEFORE ANY DRILLING OR EXCAVATION BEGINS. 8. ALL LANDSCAPING / IRRIGATION WORK IS NOT IN CONTRACT. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH LANDSCAPE CONTRACTOR (UNDER SEPARATE CONTRACT) AND PROVIDE ROUGH GRADING IN PLANTING AREA. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE OF LANDSCAPED AREAS AWAY FROM BUILDING. 9. ALL DIMENSIONS ARE TO BE FIELD VERIFIED FOR CORRECTNESS. IF ANY VARIANCES OCCUR, THE DESIGNER SHALL BE NOTIFIED FOR VERIFICATION. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL INTERIOR DIMENSIONS ARE TO BE TO FACE OF STUD OR CONC WALLS UNLESS OTHERWISE NOTED. 10. A SOILS TEST SHALL BE PERFORMED WHERE HOUSE IS TO BE LOCATED AND FOOTINGS AND FOUNDATION SHALL COMPLY WITH SOILS ENGINEERS RECOMMENDATIONS REGARDLESS OF WHAT IS SHOWN IN THE PLANS. FOUNDATION RE-ENGINEERING WILL BE REQUIRED IF RECOMMENDED BY SOILS ENGINEERS 11. ANY ENGINEERING SHALL TAKE PRECEDENCE TO WHAT IS SHOWN ON THESE DRAWINGS - DISCREPANCIES SHALL BE CLARIFIED AND COORDINATED BEFORE CONSTRUCTION BEGINS.			
<b>INDEX:</b>			
COVER PAGE	CODE REVIEW, GENERAL NOTES		
A-1	FOOTING & FOUNDATION PLAN		
A-2	FLOOR PLAN		
A-3	ROOF PLAN		
A-4	EXTERIOR ELEVATIONS		
A-5	ELECTRICAL PLAN		

# DETACHED ACCESSORY DWELLING UNIT FOR DARRIN & REBECCA GRONDEL 198 S 1230 W, HURRICANE, UTAH

Plot Plan 1230 W STREET  
SCALE: 1"=20'

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CONTRACTOR. IT MAY NOT BE COPIED  
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CONTRACTOR FOR THE PURPOSE OF  
BUILDING THE PROJECT DOCUMENTED  
IN THIS SET AND ON THE LOCATION  
SHOWN. IT MAY NOT BE COPIED  
WITHOUT THE WRITTEN  
PERMISSION OF DRAW WORKS  
QUALITY HOME DESIGN, INC.

DATE: 1/5/2024

DRAWN BY: KT

PROJECT # 23039

DETACHED ACCESSORY DWELLING UNIT  
FOR DARRIN & REBECCA GRONDEL  
198 S 1230 W, HURRICANE, UTAH

KEVIN D. THOMAS  
HOME DESIGNER  
970 N 120 E  
HURRICANE, UT 84737  
435-634-1450

KEVIN D. THOMAS  
HOME DESIGNER  
970 N 120 E  
HURRICANE, UT 84737  
435-634-1450

SHEET:  
COVER PAGE

DATE:  
1/5/2024

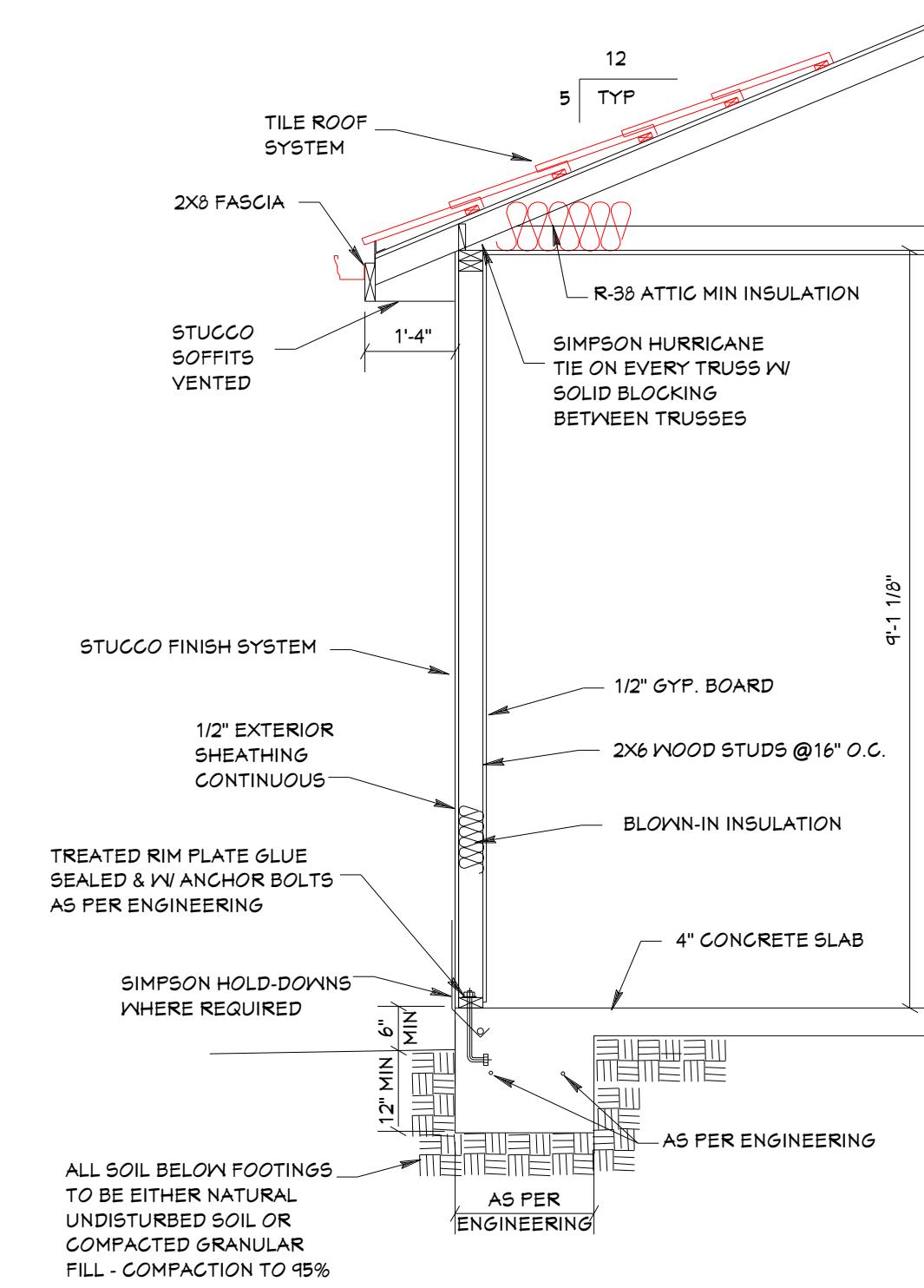
DRAWN BY:  
KT

PROJECT #23039

**DETACHED ACCESSORY DWELLING UNIT  
FOR DARRIN & REBECCA GRONDEL  
198 S 1230 W, HURRICANE, UTAH**

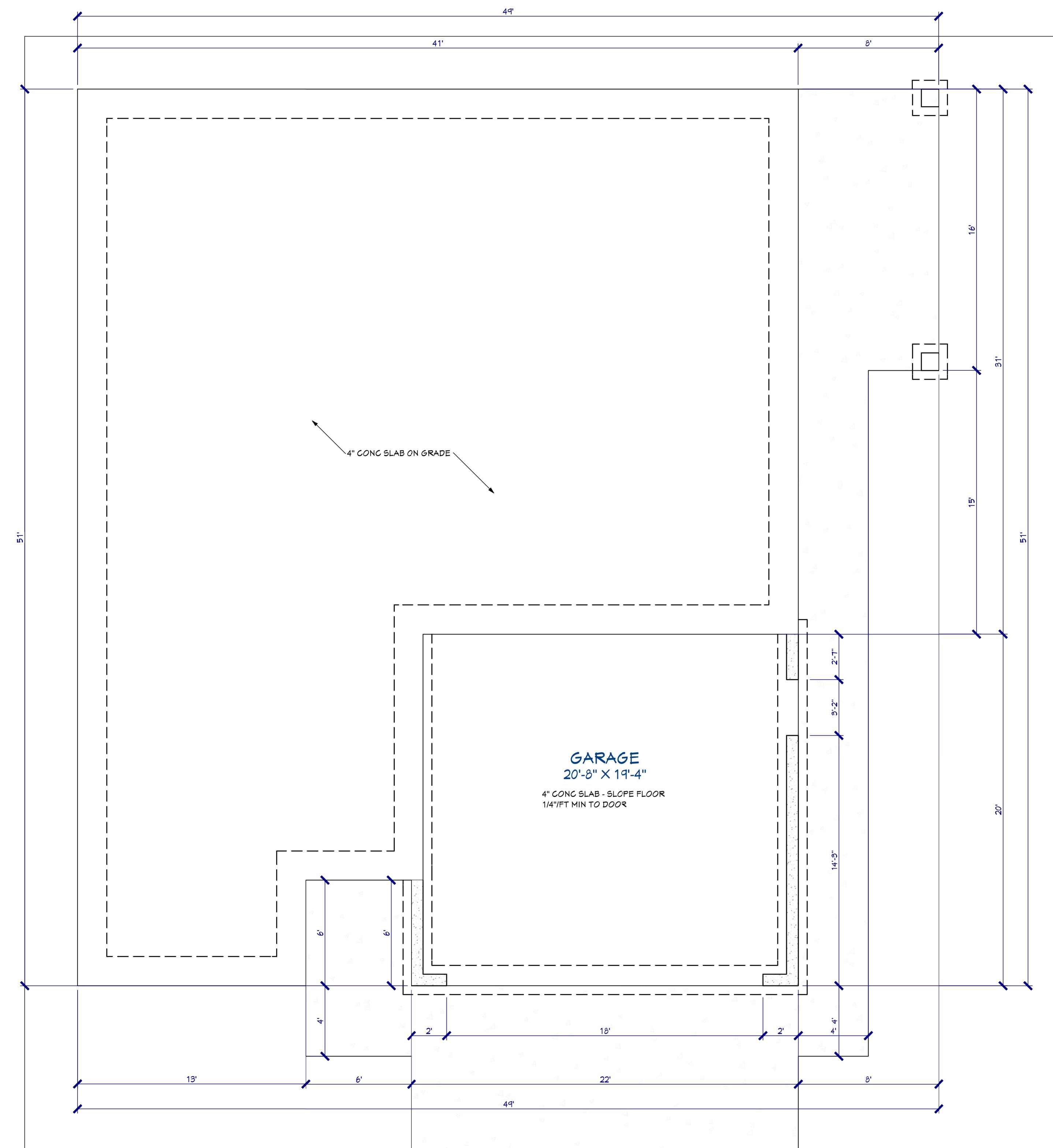
**Iudz, \ RUV**  
970 N 120 E  
HURRICANE, UT 84737  
435-634-1450  
HOME DESIGNER  
KEVIN D. THOMAS

**SHEET:  
A-1**



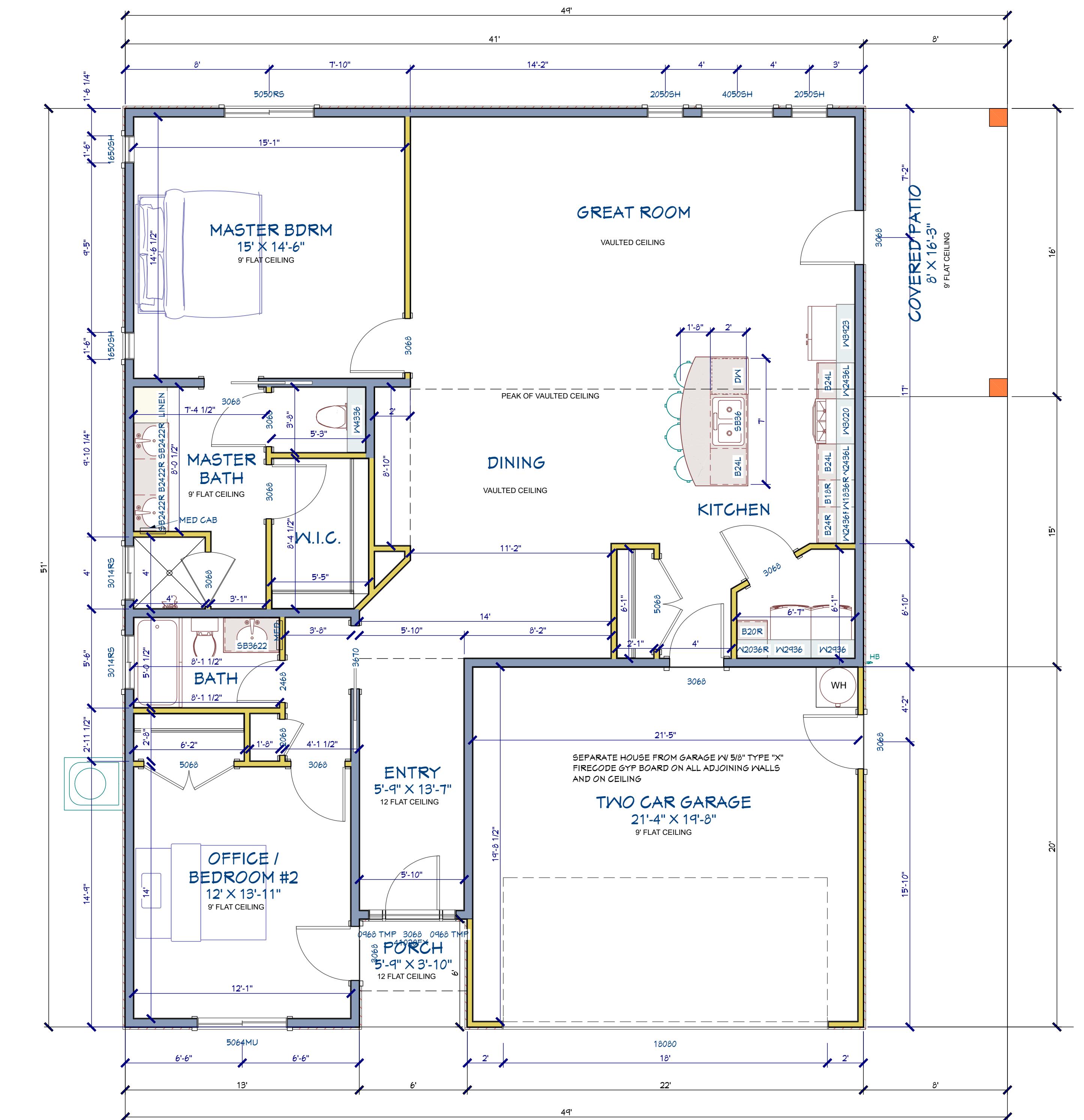
**TYPICAL WALL SECTION**

SCALE: 1/2"=1'-0"



**FOOTING & FOUNDATION PLAN**

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



DETACHED ACCESSORY DWELLING UNIT  
FOR DARRIN & REBECCA GRONDEL  
198 S 1230 W, HURRICANE, UTAH

Iudz, INTV  
970 N 120 E  
HURRICANE, UT 84737  
435-634-1450  
HOME DESIGNER

SHEET:  
A-2

DATE:  
1/5/2024  
DRAWN BY:  
KT  
PROJECT # 23039

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 QUALITY HOME DESIGN, INC.

DATE:  
1/5/2024

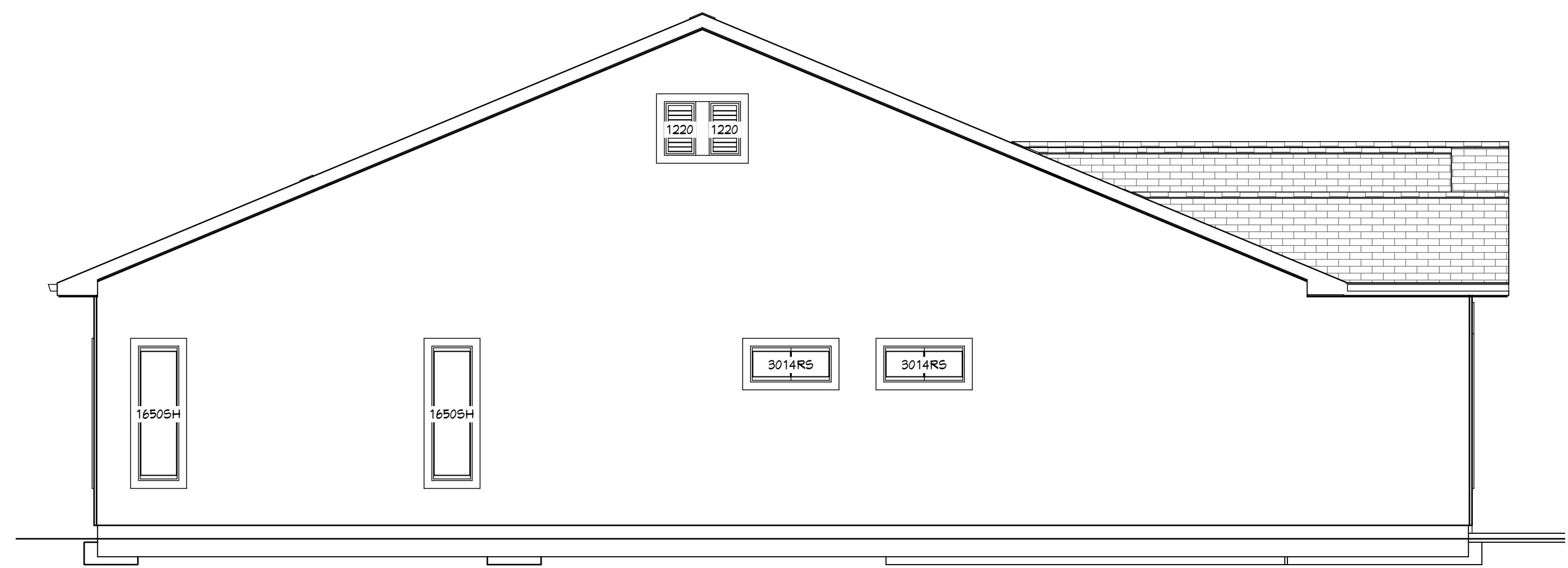
DRAWN BY:  
KT

PROJECT # 23039

DETACHED ACCESSORY DWELLING UNIT  
FOR DARRIN & REBECCA GRONDEL  
198 S 1230 W, HURRICANE, UTAH

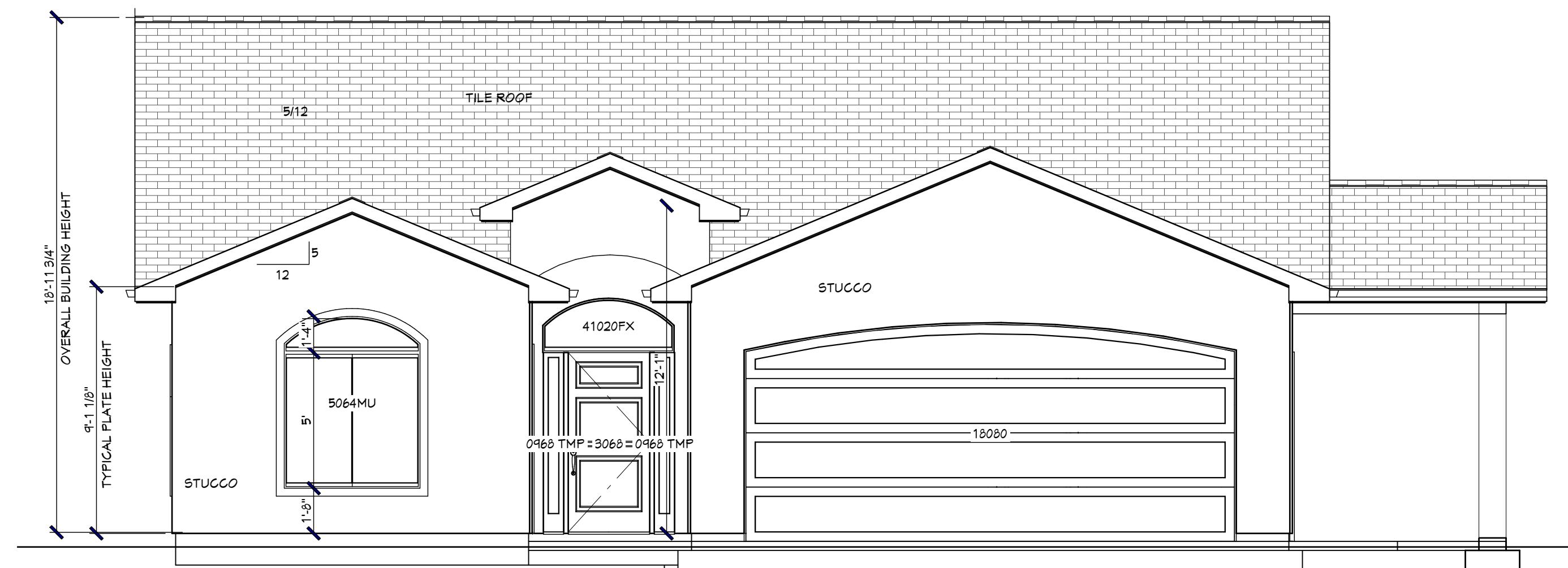
KEVIN D. THOMAS  
HOME DESIGNER  
970 N 120 E  
HURRICANE, UT 84737  
435-634-1450

SHEET:  
A-4



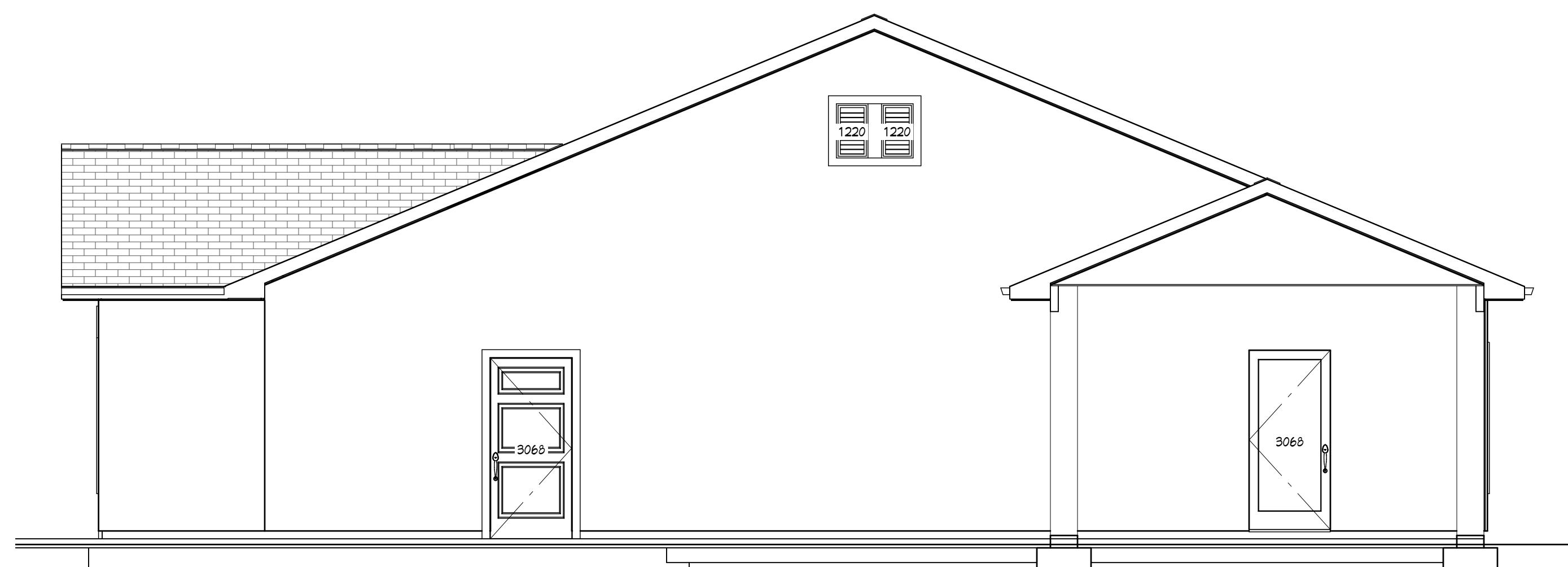
LEFT SIDE ELEVATION

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



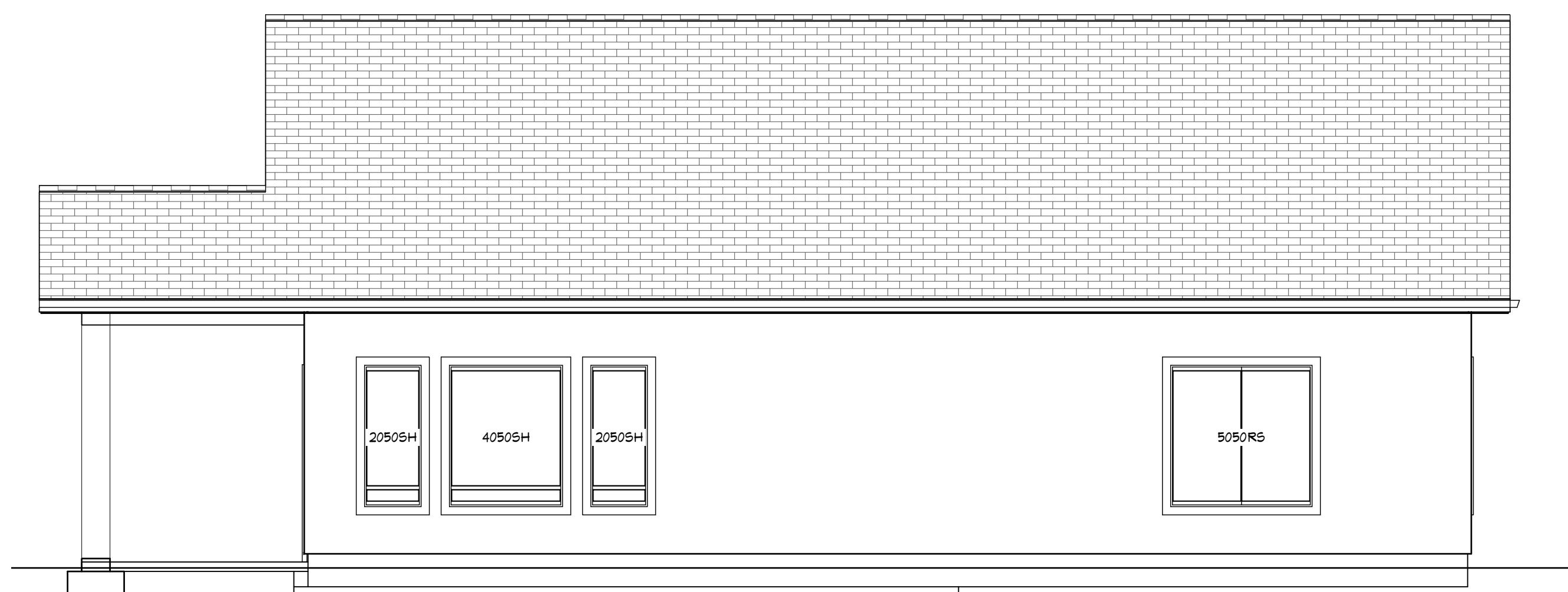
FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

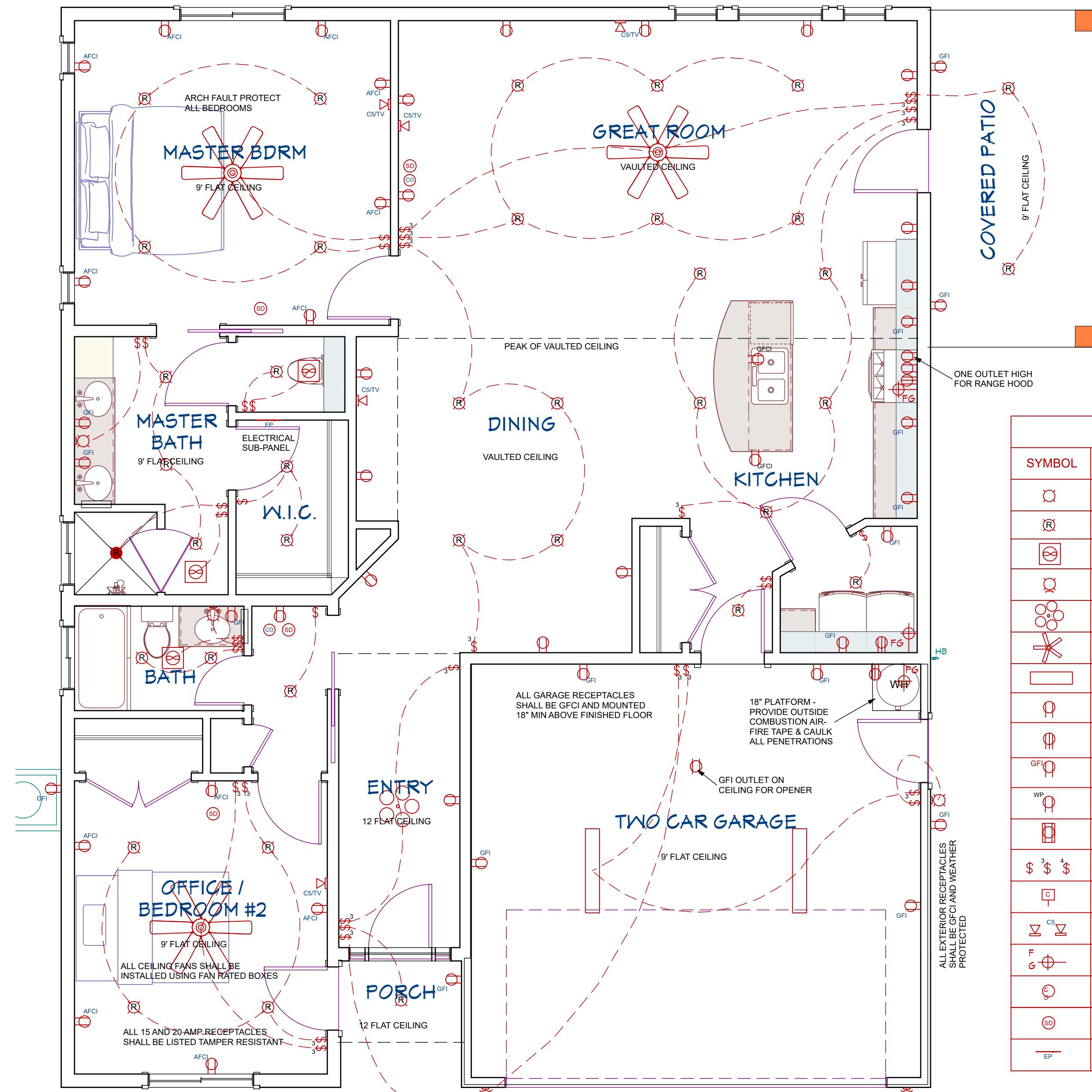
DATE:  
1/5/2024

DRAWN BY:  
KT

PROJECT # 23039

DETACHED ACCESSORY DWELLING UNIT  
FOR DARRIN & REBECCA GRONDEL  
198 S 1230 W, HURRICANE, UTAH

I. udz, \ tutv  
970 N 120 E  
HURRICANE, UT 84737  
435-634-1450  
HOME DESIGNER  
KEVIN D. THOMAS



ELECTRICAL LEGEND	
○	COMMON FLUSH MOUNT CEILING LIGHT
◎	RECESSED CAN LIGHT L.E.D.
□	CEILING MOUNTED EXHAUST FAN
○	WALL MOUNTED LIGHT FIXTURE
○○○	CHANDELIER TYPE LIGHT FIXTURE
×	CEILING FAN
—	L.E.D. BAR LIGHT FIXTURE
○	120V RECEPTACLE
○	240V RECEPTACLE
○	GROUND FAULT INTERRUPT 120V RECEPTACLE
WP	WEATHER PROTECTED GFI 120V RECEPTACLE
□	120V FLOOR RECEPTACLE
○ \$ \$ \$	SWITCHES: SINGLE POLE, 3-WAY, 4-WAY
□	CABLE TV JACK
○	TELEPHONE JACK, ETHERNET CAT5 OR NEWER
F G	FUEL GAS CONNECTION
○	CARBON MONOXIDE DETECTOR
○	SMOKE DETECTOR
EP	ELECTRICAL BREAKER PANEL

SHEET:  
A-5

## R1-4 Zone Newly Proposed for Hurricane, UT

Average lot area:	4,000 sq. ft.
Minimum lot area or acreage:	3,600 sq. ft.
Minimum lot width and/or project frontage:	50'
Maximum density per acre:	n/a
Maximum height:	35'
Maximum height of accessory building:	No ADU's allowed – sheds not to exceed 12' tall
Maximum size of accessory building:	12'X20'? for storage or carport/garage only
Building coverage:	50% of lot
Distance between buildings:	10'
Setbacks:	15' front to foundation, 20' to garage, 5' side, 10' R
Minimum lot width:	50'
Minumum lot depth:	50'
Minimum living area sq. ft.	900 sq. ft.
Permitted Uses:	
Single Family homes:	Yes
Multi-Family homes:	No
Residential Pets:	2 Max

## RM-4 Residential Zone

### **18.45.010 Purpose.**

To provide areas of medium residential density with the opportunity for varied housing styles and neighborhood character, with a maximum density of eleven dwelling units per gross acre. [Ord. 21-28 § 1 (Exh. A).]

### **18.45.020 Permitted uses.**

- (1) Detached single-family units;
- (2) Household pets, maximum two animals;
- (3) Parks and open spaces (public). [Ord. 21-28 § 1 (Exh. A).]

### **18.45.040 Permitted accessory uses.**

- (1) Accessory Buildings. Detached garages, sheds.
- (2) Recreation Facilities. Basketball and tennis courts, other sports facilities, gazebos and pavilions, and pools and jacuzzis, subject to this chapter.
- (3) Community Facilities. Club houses, common meeting rooms, pool houses, etc., subject to the same setback, height requirements, and architectural standards of this chapter as apply to dwelling units. [Ord. 21-28 § 1 (Exh. A).]

### **18.45.050 Area requirements.**

(1) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than one acre and not more than 15 acres. The city council may approve zoning and development under the RM-4 zone on parcels of at least one-half acre where such parcels have frontage onto a major street and where such use is in compliance with the Hurricane City general plan and with the surrounding properties.

### **18.45.170 Fencing.**

- (1) Fencing. All fencing shall comply with City Code
- (2) Single-Family Residential Land Uses. All properties adjacent to or abutting an existing multifamily or commercial zone shall install fencing compliant. For the purposes of fencing, this zone shall be considered compatible with adjacent single-family zones, unless otherwise directed by the city during zoning or development approvals.

**18.45.180 Development standards.**

- (1) Lot Area. The minimum lot area shall be 4,000 square feet.
- (2) Lot Width. The minimum lot width shall be 40 feet. For multifamily units, the minimum lot width shall be 70 feet. Lot width shall be measured at the front yard setback line.
- (3) Lot Depth. The minimum lot depth shall be 50 feet.
- (4) Front Yard.
  - Main building: 15-foot minimum front yard setback measured to foundation.
  - Garage: 20-foot minimum setback measured to foundation.
- (5) Side Yards.
  - Main building: five-foot minimum side yard setback measured to foundation. On corner lots, the street side yard setback shall be 15 feet from the right-of-way.
- (6) Rear Yard.
  - Main building: The minimum rear yard setback shall be 15 feet. Where adjacent to existing single-family residential zoning or use, the setback shall be 25 feet.
- (7) Minimum Living Area Square Footage. The minimum finished living area square footage shall be 1,000 square feet for each dwelling unit.
- (8) Maximum Building Height.
  - Main building: 35 feet. No dwelling shall contain less than one story.
- (9) Accessory Buildings. Accessory buildings shall comply with the requirements of Chapter 18.225 RCC, Accessory Structures.
- (10) Open Space. Projects over 10 acres shall include a minimum of one acre of open space. A 10 percent reduction in lot size may be allowed to compensate for this requirement, except where a stormwater management area is utilized as open space. Said open space shall be privately owned and

maintained unless otherwise approved by the city council prior to recordation of a plat and/or issuance of any building permits within the project. [Ord. 21-28 § 1 (Exh. A).]



Use	Zones							
	R1-15	R1-10	R1-8	R1-6	RM-1	RM-2	RM-3	MH/RV
Agricultural uses:								
Accessory building	P	P	P	P	P	P	P	P
Agricultural business	N	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P	P
Animal specialties	P	P	N	N	N	N	N	N
Animals and fowl for recreation and family food production	P3/C	P3/C	P3	P3	N	N	N	N
Stable, private	N	N	N	N	N	N	N	N
Residential uses:								
Assisted living facility	C	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	N	P	P	P	N















# Hurricane Planning Commission Meeting Minutes December 14, 2023

Minutes of the Hurricane City Planning Commission meeting held on December 14, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Paul Farthing

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

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

## 1. Discussion on Title 10 Chapter 39 regarding subdivisions

Gary Cupp explained that Senate Bill 174 requires new subdivision review and approval standards. The proposed land use code amendment streamlines the process and consists of the preliminary and final plat reviews. The construction drawings will be submitted with the preliminary plat, and the City Council will not be the land use authority. Staff is proposing that the Planning Commission be the land use authority. Dayton Hall explained that the legislature was concerned that City Councils could be politically driven to make decisions regarding subdivisions. Mr. Cupp reported that there is no review cycle time limit. However, the city must complete its review within twenty days. He noted that there can be up to four review cycles per the new standards. Mr. Hall reported that the city cannot add additional comments after the first review.

## 2. Discussion on Title 10 Chapter 32 regarding water use efficiency standards.

Dayton Hall explained that the water efficiency standard adopted by the City Council does not meet the standard for residents to qualify for the rebate program. The updated ordinance meets the water efficiency standard. Mr. Hall reviewed the changes made to the existing standards.

### 3. Discussion on residential hosting standards and short-term rentals in commercial zones

Gary Cupp reported that licenses for whole home vacation rentals in residential areas will no longer be issued, and the waitlist has been eliminated. This discussion pertains to extending the restrictions to short-term rentals in commercial zones to increase affordable housing. Shelley Goodfellow understands the need to limit short-term residential rentals in commercial areas. However, property owners should have the right to decide what they want to do with their property. Dayton Hall explained that licensed residential hosting allows property owners to rent short-term ADUs. The City Council feels long-term rentals will increase affordable housing. Rebecca Bronemann agrees with Mrs. Goodfellow.

Shelley Goodfellow was excused from the meeting.

6:00 p.m. - Call to Order

## Roll Call

## Pledge of Allegiance led by Brad Winder

Prayer and/or thought by invitation given by Kelby Iverson

1 Declaration of any conflicts of interest

2 *Brad Winder motioned to approve the agenda as presented. Michelle Cloud seconded the motion.*  
3 *Unanimous.*

4 **Public Hearings**

5  
6 **1. A Zone Change Amendment request located at approximately 560 N 1380 West from R1-  
7 10, residential one unit per 10,000 square feet, to PC, planned commercial. Parcel number H-  
8 3-1-3-1142.**

9 Gerald Murray explained that the plan includes low-income housing on the rear end of the property with  
10 commercial use on the front of the property.

11 Mary Helm owns commercial property to the west of this parcel. She is not opposed to the zone change.  
12 However, she is being denied access, and she asked where the applicant's access will be located.

13 **2. A Zone Change Amendment request located along Future Sand Hollow East Road and  
14 Flora Tech Road from RM-3, multifamily 15 units per acre; R1-6, single family residential one  
15 unit per 6,000 sq ft; R1-15, single family residential one unit per 15,000 sq ft; OS, open space,  
16 and HC, highway commercial to RM-3, multifamily 15 units per acre and PC, planned  
17 commercial. Parcels H-4-2-1-1112-GS1, H-4-2-1-11112-GS1, H-4-2-1-1103-GS1, H-4-2-1-1109-  
18 GS2, H-3-2-6-1410-GS1.**

19 No comments

20 **3. A Zone Change Amendment request located at 2860 W 200 North to amend the existing  
21 Canyons RV Planned Development Overlay to approve a density bonus. Parcel number H-3-1-  
22 32-4409.**

23 Dean Harrington lives in Sky Ridge. This trailer park and traffic will devalue the homes in Sky Ridge.

24 Susan Eartman lives in Sky Ridge. She is also opposed to the zone change. This development will  
25 decrease her home value, and the only access to the development is through Sky Ridge.

26 Cynthia lives in Sky Ridge. She reiterated the previous comments. The homeowners in the area paid a  
27 premium for their views. Trailer homes will be an unsightly view.

28 Pamela Zimbolocity lives in Canyons. She asked if there is a guarantee that moving the rocks will not  
29 damage the homes below.

30 Caroline Robinson lives in Canyons. She asked for clarification on the density bonus. Mark Sampson  
31 explained the intent of a density bonus.

32 **4. A Zone Change Amendment request located at 119 S 700 West from RM-2, multifamily 10  
33 units per acre, to GC, general commercial, to allow for a short-term rental unit. Parcel number  
34 H-266-J-1.**

35 No comments

36 **5. A Land Use Amendment request to Title 10, Chapter 32 regarding water use efficiency  
37 standards.**

38 An attendee asked for clarification of the proposed update. Mark Sampson reviewed the proposed  
39 amendment.

40 **6. A Land Use Amendment request to Title 10, Chapter 39 regarding subdivisions.**

41 No comments

1 Kelby Iverson was excused from the meeting.

2 **NEW BUSINESS**

3   1. **ZC23-26 PSP23-39: Discussion and consideration of a possible approval of a Zone**  
4   **Change Amendment request located at 560 N 1380 W from R1-10, single family residential one**  
5   **unit per 10,000 sq ft to PC, planned commercial. Parcel H-3-1-33-4882. Roger and Leslie**  
6   **Coleman Applicant. Gerald Muray, Agent.**

7 Michelle Cloud feels this affirmatively answers the four-zone change criteria. Gary Cupp explained that  
8 private access will be eliminated, and public access will come from the Master Planned Roadway. Fred  
9 Resch III shared that there is public access to the north and south of the property.

10 *Rebecca Bronemann motioned a recommendation of approval of ZC23-26 and PSP23-39 subject to*  
11 *staff and JUC comments acknowledging that the access from 600 North will need to be removed.*  
12 *Michelle Cloud seconded the motion. Unanimous.*

13 Shelley Goodfellow rejoined the meeting at 6:30 p.m.

14   2. **ZC23-23 PSP23-40: Discussion and consideration of a recommendation to the City**  
15   **Council on a Zone Change Amendment request located along Future Sand Hollow East Road**  
16   **and Flora Tech Road from RM-3, multifamily 15 units per acre; R1-6, single family residential**  
17   **one unit per 6,000 sq ft; R1-15, single family residential one unit per 15,000 sq ft; OS, open**  
18   **space, and HC, highway commercial to RM-3, multifamily 15 units per acre and PC, planned**  
19   **commercial. Parcels H-4-2-1-1112-GS1, H-4-2-1-11112-GS1, H-4-2-1-1103-GS1, H-4-2-1-1109-**  
20   **GS2, H-3-2-6-1410-GS1. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.**

21 Karl Rasmussen requested to table the item. He reviewed the map, current construction, the roadway,  
22 and services in the PID area. He asked for the Planning Commission's input on the planned commercial  
23 area. Michelle Cloud asked how many RM-3 units would be eliminated. Fred Resch III shared that 195  
24 RM-3 units will be removed.

25 *Ralph Ballard motioned to table ZC23-23 and PSP23-40. Rebecca Bronemann seconded the motion.*  
26 *Unanimous.*

27   3. **ZC23-28 PSP23-32: Discussion and consideration on a recommendation to the City**  
28   **Council on a Zone Change Amendment request to amend the existing Canyons RV Planned**  
29   **Development Overlay to approve a density bonus and approve the preliminary site plan for**  
30   **Ridge Crest, a 53 lot manufactured home subdivision located at 2860 W 200 N. VE Management**  
31   **and Investments Co, Applicant. Brandee Walker, Agent**

32 Jovi Venuti reported that the property owner is working on 100 North access. He noted that the  
33 neighboring property does not back up to this property and explained that this is the Canyons RV PDO,  
34 not the Canyons RV Park. The lots in this subdivision are larger than the Canyons RV Park's. The  
35 homes are stick-frame modular homes, and he does not think this will decrease the property values in  
36 Sky Ridge. Dayton Hall explained that the applicant is seeking a density bonus. The applicant is  
37 proposing additional open space in exchange for three additional units.

38 *Rebecca Bronemann motioned a recommendation of approval of ZC23-28 and PSP23-32 subject to*  
39 *staff and JUC comments and based on the findings that the open space is adequate for the density*  
40 *bonus. Brad Winder seconded the motion. Unanimous.*

41   4. **ZC23-25: Discussion and consideration of a recommendation to the City Council on a**  
42   **Zone Change Amendment request located at 119 S 700 W from RM-2, multifamily 10 units per**  
43   **acre, to GC, General Commercial. Parcel H-266-J-1. Oliver and Rebekah Radtke, Applicant**

1     Oliver Radtke and his wife purchased the duplex two years ago. The units are currently long-term  
2     rentals. They are seeking a zone change to allow for short-term rentals. Mr. Radtke reviewed staff  
3     comments and his responses. He provided a map showing the location of commercial businesses in the  
4     area, noting that the proposed zone change is harmonious with the current development. He explained  
5     that the unit has a three-car garage and a wide driveway, noting that this should satisfy the parking  
6     requirements. Shelley Goodfellow feels this meets the four-zone change criteria. However, she is  
7     concerned about the precedent this will set. Michelle Cloud does not think this meets the zone change  
8     criteria. She acknowledges that the property is between two commercial units. Fred Resch III shared  
9     that no documentation shows the properties are zoned commercial. Rebecca Broneman noted the  
10     business surrounding this property and acknowledged the heavy traffic on 700 West. She is not opposed  
11     to changing the zoning to allow a vacation rental. Ralph Ballard feels this property better fits commercial  
12     zoning. He expressed concern regarding access off of 700 West. Mrs. Goodfellow asked if the property  
13     could be changed to allow access to 150 South. Mr. Resch III needs to review the standard to determine  
14     that. Gary Cupp noted that the business license will not be approved without adequate parking.

15     *Shelley Goodfellow motioned a recommendation of approval of ZC23-25 because it is consistent with  
16     the objective and policies of the General Plan, is harmonious with the overall character of the  
17     development in the vicinity, will not adversely affect the adjacent properties, and has adequate services.  
18     Rebecca Bronemann seconded the motion. Michell Cloud, Shelley Goodfellow, Rebecca Broneman,  
19     Ralph Ballard, Kelby Iverson, and Mark Sampson – aye. Brad Winder – nay. Motion carries.*

20     **5. LUCA23-11: Discussion and consideration of a possible recommendation to the City  
21     Council on a Land Use Code Amendment to Title 10, Chapter 32 of the City Code pertaining to  
22     water use efficiency standards. Hurricane City Applicant.**

23     Shelley Goodfellow asked if the square feet water feature standard could be increased to seventy-five  
24     feet. Dayton Hall reported that the Washington County Water Conservancy District water feature  
25     standard is twenty-five square feet. If the city deviates from the standard, residents cannot qualify for the  
26     rebate program.

27     *Michelle Cloud motioned a recommendation of approval of LUCA23-11. Brad Winder seconded the  
28     motion. Rebecca Bronemann, Mark Sampson, Michelle Cloud, Brad Winder, and Kelby Iverson – aye.  
29     Ralph Ballard and Shelly Goodfellow – nay. Motion carries.*

30     Shelley Goodfellow feels the restrictions are too broad. Noting that pool restrictions are more important  
31     than water feature restrictions. Ralph Ballard agrees.

32     **6. LUCA23-12: Discussion and consideration of a recommendation to the City Council on a  
33     Land Use Code Amendment to Title 10 Chapter 39 regarding subdivisions**

34     *Ralph Ballard motioned a recommendation of LUCA23-12. Shelley Goodfellow seconded the motion.  
35     Roll call vote. Unanimous.*

36     **7. PP23-26: Discussion and consideration of a recommendation to the City Council on a  
37     preliminary plat for Sand Hollow Mesa Neighborhood Six, a 623 lot residential subdivision  
38     located north of 3900 S and between 2100 W and 2400 W. Thane Smith-Romney Group,  
39     Applicant. Karl Rasmussen, Agent.**

40     Karl Rasmussen reported that the applicant has requested to table the item while they work through  
41     utility issues. He provided a summary of the Sand Hollow Mesa Master Planned subdivision. This plat  
42     pertains to the sixth neighborhood.

43     *Rebecca Bronemann motioned to table PP23-26. Kelby Iverson seconded the motion. Unanimous.*

44     **8. PP23-27: Discussion and consideration of a recommendation to the City Council on a  
45     preliminary plat for Horseman's Edge & Hurricane Cliffs Industrial, a six lot residential**

1       **subdivision and 23 lot industrial subdivision located at 3155 S 1100 W. Scott Stratton,**  
2       **Applicant. Karl Rasmussen, Agent.**

3       Fred Resch III reviewed the history and rezoning of the project. Scott Stratton reported that residential  
4       and industrial are included on the preliminary plat. Phase 3 is undetermined.

5       *Michelle Cloud motioned a recommendation of approval of PP23-27, subject to staff and JUC*  
6       *comments. Shelley Goodfellow seconded the motion. Unanimous.*

7       **9. PP23-28: Discussion and consideration of a recommendation to the City Council on a**  
8       **preliminary plat for Hurricane Heights Townhomes Phase 5, a two-lot townhome subdivision**  
9       **located at 475 N 500 W. HH5, LLC, Applicant. Bret Peterson, Agent.**

10      Bret Peterson reported this is the last phase of the Hurricane Heights Townhomes subdivision. The  
11      retention was moved, and the applicant is requesting an additional duplex.

12      *Shelley Goodfellow motioned a recommendation of approval of PP23-28. Michelle Cloud seconded the*  
13      *motion. Unanimous.*

14      **10. FSP23-60: Discussion and consideration of a possible approval of a final site plan for**  
15      **Mountain View Apartments, a 31-unit apartment complex, located at 60 S 925 W. Interstate**  
16      **Rock Products, Applicant. Chase Stratton, Agent.**

17      *Rebecca Bronemann motioned to approve FSP23-60 subject to staff and JUC comments. Shelley*  
18      *Goodfellow seconded the motion. Unanimous.*

19      **11. PSP23-41: Discussion and consideration of a possible approval of a preliminary site plan**  
20      **for Suites on Nine, a six-unit short-term rental complex located at 1580 W State St. Travis**  
21      **Barney, Applicant.**

22      Barry Thompson reported that one unit is dedicated to onsite management.

23      *Brad Winder motioned to approve PSP23-41 subject to staff and JUC comments. Rebecca Bronemann*  
24      *seconded the motion. Unanimous.*

25      **12. AFP23-18: Discussion and consideration of a recommendation to the City Council on an**  
26      **amended final plat for Dixie Springs Plat C located at 3700 W 2640 S Circle. Heather Hugie,**  
27      **Applicant. Rosenberg Associates, Agent.**

28      Mike Hugie explained that they seek approval to combine two lots to build a house and an RV garage.

29      *Shelley Goodfellow motioned a recommendation of approval of AFP23-18 subject to staff and JUC*  
30      *comments. Rebecca Bronemann seconded the motion. Unanimous.*

31      **13. FSP23-61: Discussion and consideration of a possible approval of a final site plan for**  
32      **Cedar Post Rentals, a four-unit short-term rental complex located at 72 W State St. Jill Hamblin,**  
33      **Applicant.**

34      Jill Hamblin reported that nothing has changed from the original proposal. They are planning to build a  
35      wall to separate commercial and residential. Fred Resch III shared that they need an approved parking  
36      modification because of the shared parking.

37      *Rebecca Bronemann motioned to approve FSP23-61 subject to staff and JUC conditional upon an*  
38      *approved agreement between the applicant and adjacent business to share parking and approval of the*  
39      *parking modification. Ralph Ballard seconded the motion.*

1       **14. 2022-PP-29: Discussion and consideration of a possible approval of an extension of the**  
2       **preliminary plat approval for Hurricane Heights Hobby Garages, a 33 lot hobby garages**  
3       **development located at 400 N 700 W. Max Stokes, Applicant. Brandee Walker, Agent.**

4       *Kelby Iverson motioned to approve the extension for 2022-PP-29. Brad Winder seconded the motion.*  
5       *Unanimous.*

6       **15. FSP23-63: Discussion and consideration of a possible approval of a final site plan for**  
7       **Forsyth Triplex, a three-unit apartment building located at 163 N Main St. Zachary Forsyth**  
8       **Applicant.**

9       *Shelley Goodfellow motioned to approve FSP23-63 subject to staff and JUC comments. Michelle Cloud*  
10      *seconded the motion. Unanimous.*

11      **16. FSP23-64: Discussion and consideration of a possible approval of a final site plan for**  
12      **Foryth duplex, a duplex located at 383 N Main St. Zachary Forsyth, Applicant.**

13      Zack Forsyth explained that he intends to remove the home on the property to build a duplex. An  
14      orchard will be on the back of the property to avoid planting trees in the utility easement. He has a  
15      prescriptive easement of use along 390 North. He also has adequate property for the driveways and  
16      garages. Ralph Ballard expressed concern about the location of the fire hydrant. Mr. Forsyth stated that  
17      the fire hydrant will be moved to the south.

18      *Kelby Iverson motioned to approve FSP23-64 subject to staff and JUC comments. Ralph Ballard*  
19      *seconded the motion. Unanimous.*

20      **17. CUP23-20: Discussion and consideration of a possible approval of a conditional use**  
21      **permit for a building of greater height and size located at 507 N 3650 W. Quay Stratton,**  
22      **Applicant.**

23      *Ralph Ballard motioned to approve CUP23-20 subject to staff and JUC comments. Shelley Goodfellow*  
24      *seconded the motion. Unanimous.*

25      **18. Consideration and possible approval of the 2024 meeting schedule**

26      *Rebecca Bronemann motioned to approve the 2024 meeting schedule as presented. Michelle Cloud*  
27      *seconded the motion. Unanimous.*

28      **Approval of Minutes:**

29      1. October 26th, 2023

30      *Michelle Cloud motioned to approve the October 26, 2023, minutes. Rebecca Bronemann seconded the*  
31      *motion. Unanimous.*

32      2. November 9, 2023

33      *As presented, Michelle Cloud motioned to approve the November 9, 2023, minutes. Rebecca*  
34      *Bronemann seconded the motion. Unanimous.*

35      *Rebecca Bronemann motioned to adjourn the meeting. Michelle Cloud seconded the motion.*  
36      *Unanimous.*

37      Adjournment at 8:29 p.m.

# Hurricane Planning Commission Special Meeting Minutes

January 3, 2024

Minutes of the Hurricane City Planning Commission meeting held on January 3, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

**Members Present:** Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Michelle Cloud(online), Brad Winder, and Kelby Iverson.

**Members Excused:** Shelley Goodfellow

**Staff Present:** Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, and Planning Technician Brienna Spencer.

## **5:00 p.m. - Call to Order**

## Roll Call

### Declaration of any conflicts of interest

## NEW BUSINESS

1. FSP23-68: Discussion and consideration of a possible approval of a final site plan for Buck's Ace Hardware, a commercial subdivision located at 1400 W 100 S. Buck Hurst, Applicant. Tyler Hughes, Agent.

Gary Cupp shared that their building permits are ready to go and we are just trying to accommodate them. Brad Winder asked if the roadway alignment will have some kind of jog, because it changes as you head south on 1400 West. Fred Resch III shared on the transportation master plan the alignment and where the jog will happen. Mr. Winder also asked what the restaurant will be. Buck Hurst shared that they are getting close with two locations but he doesn't want to share publicly yet. Kelby Iverson asked what the reasoning for the proposed alignment of the roadway was. Mr. Resch III shared that it was because of the sewer lines and where they are located. He also noted that the parking study is fine for reduced parking, the modification just needs to be noted in the motion.

*Paul Farthing motioned to approve FSP23-68 as presented with the parking modifications subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.*

*Rebecca Bronemann motioned to adjourn the meeting. Paul Farthing seconded the motion. Unanimous.*

## Adjournment

# **Hurricane Planning Commission**

## **Meeting Minutes**

January 11, 2024

Minutes of the Hurricane City Planning Commission meeting held on January 11, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

**Members Present:** Mark Sampson, Paul Farthing, Shelley Goodfellow, Rebecca Bronemann, Michelle Cloud, and Brad Winder.

**Members Excused:** Ralph Ballard and Kelby Iverson

**Staff Present:** Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering.

## **6:00 p.m. - Call to Order**

## Roll Call

## Pledge of Allegiance, led by Paul Farthing

## Prayer and/or thought by invitation given by Shelley Goodfellow

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

### Declaration of any conflicts of interest

## NEW BUSINESS

**1. FSP23-62: Discussion and consideration of a possible approval of a final site plan for Obsidian Resorts Phase 1-5, a 144 unit recreation resort condominium development located along Bash Parkway. Russel Robison, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen reported Bash Parkway has curb and gutter. They are waiting for the weather to warm up to pave the roads. He anticipates that the Gateway Parkway will be open in late April.

*Rebecca Bronemann motioned to approve FSP23-62 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.*

**2. PP23-29: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sandwater Estates, a 153 lot single family subdivision located at 4200 W 2300 S. Richardson Brothers Custom Homes, Applicant. Karl Rasmussen, Agent.**

Karl Rasmussen reported that Alpha Engineering is designing the school along Wilson Dr. He reviewed the roadways and services. This development is zoned R1-10, and the lot sizes are identical to Dixie Springs. Gary Cupp reported that staff is agreeable with conditional approval before approved construction drawings of the roadways, and he is confident that staff comments can be addressed before the City Council meeting.

*Paul Farthing motioned a recommendation of approval to the City Council of PP23-29 subject to staff and JUC comments and staff recommendations. Rebecca Bronemann seconded the motion. Unanimous.*

1       **3. PP23-30 HIL23-03: Discussion and consideration of a recommendation to the City**  
2       **Council on a preliminary plat and sensitive lands application for Kolob Views, a 20 lot single**  
3       **family subdivision located at 1400 W 900 S. Stratton Dev LLC, Applicant. Colt Stratton, Agent.**

4       Colt Stratton reported that this was brought before the Planning Commission in October 2022. The  
5       application was tabled while they were working on the 1150 West roadway. He cited a conversation with  
6       the Mayor regarding the 1150 West roadway and stated that he feels this application reflects the Mayor's  
7       recommendation and concessions. Paul Farthing asked why the report states that some lots are  
8       inaccessible. Gary Cupp clarified that the lots were declared unbuildable because there is inadequate  
9       information to prove that the lots are buildable. He noted that the lots will be accessible if the neighbor  
10      participates in providing access. Mr. Stratton noted that Mountain View Estates had unbuildable lots and  
11      were allowed to progress with grading, and the applicant expects the same exceptions. He explained  
12      that the unbuildable lots are in phase two. Brad Winder asked about JUC comments regarding the water  
13      canal company. Jeremy Pickering noted that this will be addressed during the construction drawings.  
14      Shelley Goodfellow explained that the neighboring development was approved based on sound  
15      engineering principles. Mr. Stratton reported that the applicant has similar grading and slopes. Mr. Cupp  
16      noted that staff needs to review an engineered grading plan to grant a sensitive land ordinance. Dayton  
17      Hall recommended sending this to the City Council to address the access and slope issues in the staff  
18      report.

19      *Shelley Goodfellow motioned a recommended approval of PP23-30 and HIL23-03 to the City Council of*  
20      *phase one only with a recommendation of denial of phase two, subject to staff and JUC comments. Brad*  
21      *Winder seconded the motion. Unanimous.*

22       **4. PP23-31: Discussion and consideration of a recommendation to the City Council**  
23       **on a preliminary plat for Black Ridge Phase 1, a residential subdivision consisting of 84 single**  
24       **family homes and 20 townhomes, located at 1760 W and 700 S. Wasatch Commercial Developers,**  
25       **Applicant. Rob Reid, Agent.**

26      Josh Lyon shared that this plat expired during the design and review process. Gary Cupp reported minor  
27      changes in the site plan and roadway alignments.

28      *Rebecca Bronemann motioned a recommendation of approval of PP23-31 to the City Council subject to*  
29      *staff and JUC comments, to renew their expired plat and approve the minor changes made. Paul*  
30      *Farthing seconded the motion. Unanimous.*

31       **5. FSP23-52: Discussion and consideration of a recommendation to the City Council**  
32       **on a final site plan for Fairgrounds RV park, a 110 stall RV park located at Regional Park Road**  
33       **and 700 S. D&G Property Holdings LLC, Applicant. Brandee Walker and Alex Stewart, Agents.**

34      Fred Resch III stated that the applicant has signed construction drawings.

35      *Paul Farthing motioned a recommendation of approval of FSP23-52 to the City Council subject to staff*  
36      *and JUC comments and staff recommendation. Brad Winder seconded the motion. Unanimous.*

37       **6. PP23-32: Discussion and consideration of a recommendation to the City Council**  
38       **on a preliminary plat for Red Cliffs subdivision, a 31 unit duplex development located at 600 N**  
39       **2170 W. Kirk Coppinger, Applicant.**

40      Jeremy Pickering shared that construction drawings have been submitted, and the secondary access  
41      through Fire Rock is being addressed. Kirk Coppinger reported that the plat approval expired in  
42      December 2023. Dayton Hall reported that the Planning Commission needs to determine whether the  
43      submitted application meets Hurricane City standards for approval. Due to the low density, Shelley  
44      Goodfellow is comfortable approving the plat without secondary access. Gary Cupp reported that the  
45      hydrant and water looping need to be addressed.

1    *Brad Winder motioned a recommendation of approval of PP23-32 to the City Council subject to staff and*  
2    *JUC comments. Michelle Cloud seconded the motion. Unanimous.*

3    **7. CUP23-23: Discussion and consideration of a possible approval of a conditional**  
4    **use permit for a metal building located at 840 N Main St. Kyden Hansen, Applicant.**

5    Gary Cupp recommends tabling the item. The applicant is absent, and the staff has not received the  
6    color palette.

7    *Michelle Cloud motioned to table the application CUP23-23. Brad Winder seconded the motion.*  
8    *Unanimous.*

9    **8. AFP23-19: Discussion and consideration of a recommendation to the City Council**  
10   **on an amended final plat for Quail Lake Estates Lot 13 located at 4400 W State St #13. Ryan**  
11   **Scholes, Applicant**

12   *Rebecca Bronemann motioned a recommendation of approval of AFP23-19 to the City Council subject*  
13   *to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.*

14   **9. AFP23-20: Discussion and consideration of a recommendation to the City Council**  
15   **on an amended final plat for Dixie Springs Plat B Lots 210 and 211 located at 3849 W 2700 S.**  
16   **Ryan Scholes, Applicant.**

17   *Shelley Goodfellow motioned a recommendation of approval of AFP23-20 to the City Council subject to*  
18   *staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.*

19   **10. CUP23-22: Discussion and consideration of a possible approval of a conditional**  
20   **use permit for a metal building located at 980 S 920 W. Kade Bringhurst, Applicant.**

21   Kade Bringhurst reported that he plans to build a metal shop behind his house.

22   *Paul Farthing motioned to approve CUP23-22 subject to staff and JUC comments. Brad Winder*  
23   *seconded the motion. Unanimous.*

24   **11. AFP23-21: Discussion and consideration of a recommendation to the City Council**  
25   **on an amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Chris Wyler,**  
26   **Applicant. Brandee Walker, Agent.**

27   Chris Wyler stated that they are applying to combine two units.

28   *Michelle Cloud motioned a recommendation of approval of AFP23-21 to the City Council. Paul Farthing*  
29   *seconded the motion. Unanimous.*

30   **12. 2022-PP-24: Discussion and possible approval of an extension on the final plat**  
31   **deadline for Gateway at Sand Hollow Resort, a 183 unit recreation resort condominium**  
32   **development located at Sand Hollow Road and Gateway Blvd. Western Mortgage and Realty**  
33   **Company, Applicant. Karl Rasmussen, Agent.**

34   *Shelley Goodfellow motioned to approve the extension of 2022-PP-24. Rebecca Bronemann seconded*  
35   *the motion. Unanimous.*

36   Shelley Goodfellow asked if the sensitive lands ordinance protects citizens from potential geographical  
37   issues. Dayton Hall explained the current policy.

38   *Paul Farthing motioned to adjourn the meeting. Michelle Cloud seconded the motion. Unanimous.*

39   **Adjournment**