



# 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

March 28, 2024

5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

1. Discussion on R1-4 zoning classification
2. Presentation on 2024 Utah State Legislative session

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

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

#### NEW BUSINESS

1. PP24-09: Discussion and consideration of a possible approval of a preliminary plat for Coral Junction Phase 1, a three-lot commercial subdivision located at 201 N Foothills Canyon Dr. MP 16 LLC-Derek Rowley, Applicant. Mike Bradshaw, Agent.
2. FSP24-26: Discussion and consideration of a possible approval of a final site plan for Quail Creek Commercial Plaza, a 28 unit industrial development located at 578

N Old Highway 91. Mountain Ridge Properties LLC, Applicant. Pratt Engineering, Agent.

3. CUP24-12: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3696 W 2640 S Cir. Gardiner Investments, Applicant. Mike Hugie, agent
4. AFP24-07: Discussion and consideration of a possible approval of an amended final plat for Dixie Man Caves located on Abbey Road west of Sand Hollow Road. Jake Miller, Applicant. Bush & Gudgell, Agent.
5. AFP24-08: Discussion and consideration of a possible approval of an amended final plat for Falcon Ridge Phase 2 Lots 36 and 37, located at 371 E 920 N. Habitat for Humanity of Southwest Utah, Applicant. Ryan Scholes, Agent.
6. AFP24-09: Discussion and consideration of a possible approval of an amended final plat for Rock View Estates Lots 29 & 30, located at 802 W Rock View Dr and 3251 S Cliffs Dr. Nate Kapp, Applicant. Ryan Scholes, Agent.
7. FSP24-29: Discussion and consideration of a possible approval of a final site plan for Bench Lake Townhomes Phase 1-3, a 58 lot townhome subdivision located at 3220 S 1100 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.

**Approval of Minutes:**

1. February 22, 2024
2. March 14, 2024

**Adjournment**

## CHAPTER 11. ZONES ESTABLISHED

### Sec. 10-11-1. Establishment of zones.

In order to accomplish the purposes of the City general plan and this title, the following zones, along with their accompanying abbreviations, are hereby established as follows:

<i>A.</i>	<i>Agricultural zones:</i>	
	Agricultural 40	A-40
	Agricultural 20	A-20
	Agricultural 10	A-10
	Agricultural 5	A-5
	Agricultural 1	A-1
<i>B.</i>	<i>Residential agriculture zones:</i>	
	Residential-agricultural 1	RA-1
	Residential-agricultural .5	RA-.5
<i>C.</i>	<i>Residential zones:</i>	
	Single-family residential 15	R1-15
	Single-family residential 10	R1-10
	Single-family residential 8	R1-8
	Single-family residential 6	R1-6
	<u>Single-family residential 4</u>	<u>R1-4</u>
	Multiple-family residential 1	RM-1
	Multiple-family residential 2	RM-2
	Mobile home/RV park	MH/RV
<i>D.</i>	<i>Commercial zones:</i>	
	Neighborhood commercial	NC
	General commercial	GC
	Highway commercial	HC
	Planned commercial	PC
	Pedestrian-oriented commercial	POC
<i>E.</i>	<i>Business and industrial zones:</i>	
	Business/manufacturing park	BMP
	Professional office	PO
	Light industrial	M-1
	Heavy industrial	M-2
<i>F.</i>	<i>Open space and public facility zones:</i>	
	Open space	OS
	Public facilities	PF
<i>G.</i>	<i>Special purpose and overlay zones:</i>	
	Agriculture protection overlay	APO
	Historic district overlay	HDO
	Planned development overlay	PDO
	Sensitive lands overlay	SLO

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	Runway protection	RPZ
	Recreation resort	RR
	Extraction industries overlay	

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-9, 4-1-2004; Ord. 2008-10, 6-5-2008; Ord. 2009-04, 3-19-2009; Ord. 2020-03, 2-6-2020)

## **Sec. 10-11-2. Zone purposes.**

In addition to the general purposes of this title as set forth in section 10-1-3 of this title, the various zones each serve more specific purposes as set forth below:

- A. *Agricultural zones.* Agricultural zones preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.
- B. *Residential agriculture zones.* Residential agriculture zones allow a mix of agricultural and residential uses on large lots. Limited agriculture activities, the keeping of limited numbers of animals, and the enjoyment of a "gentleman farmer" type neighborhood are the purpose of these zones.
  - 1. The purpose of the RA-1 and RA-.5 zones is to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the City's semirural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl. The predominant use in these zones is intended to be large lot neighborhoods with detached single-family dwellings, protected from encroachment by commercial and industrial uses. Other major uses in these zones are small farms, hobby farms and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
- C. *Residential zones.* Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses.
  - 1. The purpose of the R1-15, R1-10, R1-8, R1-6, and R1-46 zones is to permit development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
  - 2. The purpose of the RM-1 and RM-2 zones is to permit well designed apartments, townhomes, twin homes, and condominiums at medium to high density that are appropriately buffered from and compatible with surrounding land uses. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
  - 3. The purpose of the MH/RV zone is to provide locations where neighborhoods consisting of manufactured/mobile homes and recreational vehicle parks and subdivisions may be created, maintained, and preserved. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
- D. *Commercial zones.* Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the City.

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1. The purpose of the NC zone is to provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development.
2. The purpose of the GC zone is to accommodate a wide range of commercial uses developed without an overall plan or design scheme. Use of the GC zone for new commercial development should be avoided unless integrated shopping center development in another zone is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed appropriate for commercial use. Typical uses in this zone may include offices, retail stores, personal services, heavy commercial, and institutional uses.
3. The purpose of the HC zone is to provide commercial areas with visibility and access from Interstate 15 and major arterial roads for the convenience of commuters and the traveling public. Typical uses include lodging facilities, personal services, travel plazas, restaurants and fast food facilities, and commuter parking.
4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and nonresidents of the City. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.
5. The purpose of the POC zone is to provide walkable commercial areas which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development and limited medium to high density residential uses that can be harmoniously mixed with commercial development.

E. *Business and industrial zones.* Business and industrial zones provide areas for conducting business, manufacturing and industrial activities.

1. The purpose of the BMP zone is to provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities.
2. The purpose of the PO zone is to provide locations primarily along arterial or major collector streets which will accommodate offices or laboratories for professional persons and other related uses. The zone is intended to provide availability of professional services conveniently to all neighborhoods in the City. Typical uses in this zone include offices for doctors, dentists, accountants, and other similar professions, medical and dental laboratories, and pharmacies.
3. The purpose of the M-1 zone is to provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.
4. The purpose of the M-2 zone is to provide areas where uses involving industrial processes and natural resource extraction may be permitted without negatively impacting other areas of the City, especially when undertaken on a large scale.

F. *Open space and public facility zones.* Open space and public facility zones allow public or quasi-public uses.

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1. The purpose of the OS zone is to recognize on the official zoning map areas which are open and generally undevelopable due to government ownership, their sensitive environmental nature and/or the unavailability of adequate public facilities, such as conservation areas and national park land.
2. The purpose of the PF zone is to provide areas for facilities owned by public and quasi-public entities and which utilize relatively large areas of land. This zone is intended to provide immediate recognition of such areas on the official zoning map. Typical uses in this zone are cemeteries, hospitals, open air theaters, public parks, public schools, and public utility facilities.

G. *Special purpose and overlay zones.* Special purpose zones are intended to accomplish objectives unique to the particular zone. Overlay zones implement supplemental regulations that apply geographically, regardless of the underlying base zone. Whenever the regulations of a base zone and an overlay zone conflict, overlay zone regulations apply.

1. The purpose of the APO zone is to protect and preserve existing agricultural areas from encroachment of development and to allow ongoing agricultural operations to continue without unreasonable regulations, except for those needed to protect public health and safety.
2. The purpose of the HDO zone is to implement regulations designed to promote the preservation of structures and sites having historical, cultural, or architectural significance, and to foster economic development consistent with historic preservation plans adopted by the City.
3. The purpose of the PDO zone is to permit a compatible, master planned mix of various uses in combination with open space components on land that has unique or unusual characteristics that warrant customized development requirements. Although development size may vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.
4. The SLO zone provides regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas.
5. The RPZ zone provides regulations to promote and protect the City airport.
6. The recreation resort zone is established to designate certain areas within the City where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.
7. The general purpose of the extraction industries overlay zone is to provide for the operation of extraction industries in the City, while regulating the operation of such industrial uses particularly on properties in close proximity to residential districts and to provide regulatory standards and procedures to ensure the reclamation of the extraction industry sites upon completion of the extraction processes.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-9, 4-1-2004; Ord. 2004-15, 6-17-2004; Ord. 2008-10, 6-5-2008; Ord. 2009-04, 3-19-2009; Ord. 2009-15A, 11-5-2009; Ord. 2013-02, 3-21-2013; Ord. No. 2022-12, 5-5-2022)

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### **Sec. 10-11-3. Official zoning map.**

- A. *Zones.* The location and boundaries of the zones described in this chapter, including subsequent amendments, shall be shown on an official zoning map, entitled the Hurricane City Official Zoning Map, as provided in this section.
  - 1. The zones established by this chapter are intended to further the goals and policies of the City general plan. Accordingly, not every zone established by this chapter need be included on the official zoning map unless and until the City Council, in the exercise of its legislative discretion, determines that placing a particular property in a particular zone will further the goals and policies of the general plan.
  - 2. Each lot within the City shall be subject to the requirements of the zone, or zones, in which the lot is located as shown on the official zoning map.
  - 3. The official zoning map, including all boundaries, notations, and other data shown thereon, is hereby adopted by this reference.
- B. *Amendments.* Amendments to the boundaries of a specific zone shown on the official zoning map shall be accomplished in accordance with the provisions set forth in section 10-7-7 of this title.
- C. *Map updates.* The Zoning Administrator shall update the official zoning map as soon as possible after amendments are adopted by the City Council. Upon entering any such amendment on the map, the Zoning Administrator shall note on the map the date of the revision.
- D. *Filing of ordinance and map.* The ordinance codified herein and official zoning map shall be filed in the custody of the City Recorder/Clerk and may be examined by the public subject to any reasonable regulations established by the City Council.

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

### **Sec. 10-11-4. Rules for locating zone boundaries.**

- A. *Applicability.* Where uncertainty exists as to the boundary of any zone shown on the official zoning map, the provisions of this section shall apply to determine the location of such boundary.
- B. *Centerlines and property lines.* When a zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the official zoning map, the centerline of such street, alley or block or such property line, shall be construed to be the boundary of such zone.
- C. *Waterways, park and public land.* When a zone boundary is indicated as being approximately at the line of any river, irrigation canal or other waterway, public park or other public land, or any section line, then the center of the stream, canal or waterway, or the railroad right-of-way, or the boundary line of the public land or section line shall be deemed to be the boundary of the zone.
- D. *Lot, block, and tract lines.* Zone boundaries indicated as approximately following platted lot lines, or block or parcel tract boundaries shall be interpreted as following such lines.
- E. *Street vacations.* When a public road, street, or alley is officially vacated, such property shall have the same zoning as the adjacent property. In the event vacated property is adjacent to two zones, each zone shall extend to the centerline of the vacated right-of-way.
- F. *Uncertainties.* When a physical or cultural feature existing on the ground is at variance with one shown on the official zoning map, or in case any other uncertainty exists with respect to a zone boundary, the Zoning

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Administrator shall determine the boundary location, subject to appeal to the Appeals Board as provided in this title.

G. *Zoning Administrator to make determination.* The Zoning Administrator shall have the authority to make all zone boundary clarifications and determinations subject to the rules above and appeal to the Appeals Board as provided in this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2018-12, 10-18-2018)

#### **Sec. 10-11-5. Clarification of zoning.**

A. *Ambiguous zone.* Any property which is not clearly zoned on the City's official zoning map shall be deemed to be in the most restrictive adjacent zone.

B. *Ambiguous use.*

1. If ambiguity arises concerning the classification of a particular use within the meaning and intent of this title, the Zoning Administrator shall determine the proper use or development standard. The Zoning Administrator may refer the matter to the Planning Commission for a final determination, if the Zoning Administrator deems the use unusual enough to require special consideration. The Planning Commission's determination shall be final and is subject to appeal to the Appeals Board as provided in this title.

(Ord. 2012-8, 10-18-2012; Ord. 2018-12, 10-18-2018)

#### **Sec. 10-11-6. Newly annexed territories.**

Territory which is annexed shall be deemed to be zoned A-20 immediately upon annexation or as otherwise expressly provided in an annexation agreement. This zoning shall be considered a holding zone and no zone change will be considered until a plan for development is presented.

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

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### **Sec. 10-13-3. Uses allowed.**

A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title.

TABLE 10-13-1  
PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones									
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1	RM-2	RM-3	MH/RV	
Agricultural uses:										
Accessory building	P	P	P	P	P	P	P	P	P	
Agricultural business	N	N	N	N	N	N	N	N	N	
Agricultural industry	N	N	N	N	N	N	N	N	N	
Agriculture	N	N	N	N	N	N	N	N	N	
Agriculture residential	P	P	P	P	P	P	P	P	P	
Animal specialties	P	P	N	N	N	N	N	N	N	
Animals and fowl for recreation and family food production	P3/C	P3/C	P3	P3	P3	N	N	N	N	
Stable, private	N	N	N	N	N	N	N	N	N	
Residential uses:										
Assisted living facility	C	C	C	C	C	N	N	N	N	
Boarding house	N	N	N	N	N	N	N	N	N	
Building, accessory	P	P	P	P	P	P	P	P	P	
Dwelling, earth sheltered	P	P	P	P	P	P	P	P	N	
Dwelling, multiple-family	N	N	N	N	N	P	P	P	N	
Dwelling, single-family	P	P	P	P	P	P	P	P	P	
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	N	
Dwelling, temporary	P	P	P	P	P	P	P	P	P	
Dwelling, two-family	N	N	N	N	N	P	P	P	N	
Guesthouse or casita	P	P	P	N	N	N	N	N	N	
Manufactured home	P	P	P	P	P	N	N	N	P	
Manufactured/mobile home park	N	N	N	N	N	N	N	N	P	
Manufactured/mobile home subdivision	N	N	N	N	N	N	N	N	P	
Protective housing facility	N	N	N	N	N	N	N	N	N	
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	N	
Residential facility for elderly persons <sup>1</sup>	P	P	P	P	P	P	P	P	P	
Residential facility for persons with a disability <sup>1</sup>	P	P	P	P	P	P	P	P	P	
Residential facility for troubled youth	N	N	N	N	N	N	N	N	N	
Short term rental <sup>4</sup>	P	P	P	N	N	N	N	N	N	
Transitional housing facility	N	N	N	N	N	N	N	N	N	
Public and civic uses:										
Airport	N	N	N	N	N	N	N	N	N	
Auditorium or stadium	N	N	N	N	N	N	N	N	N	
Bus terminal	N	N	N	N	N	N	N	N	N	
Cemetery	P	P	P	P	P	P	P	P	P	
Church or place of worship	P	P	P	P	P	P	P	P	P	
Club or service organization	N	N	N	N	N	N	N	N	N	

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(Supp. No. 2, Update 5)

College or university	N	N	N	N	<u>N</u>	N	N	N	N
Convalescent care facility	N	N	N	N	<u>N</u>	N	N	N	N
Correctional facility	N	N	N	N	<u>N</u>	N	N	N	N
Cultural service	N	N	N	N	<u>N</u>	N	N	N	N
Golf course	P	P	P	P	<u>P</u>	P	P	P	P
Government service	N	N	N	N	<u>N</u>	N	N	N	N
Hospital	N	N	N	N	<u>N</u>	N	N	N	N
Operations center	N	N	N	N	<u>N</u>	N	N	N	N
Park	P	P	P	P	<u>P</u>	P	P	P	P
Post office	N	N	N	N	<u>N</u>	N	N	N	N
Protective service	P	P	P	P	<u>P</u>	P	P	P	P
Reception center	N	N	N	N	<u>N</u>	N	N	N	N
School, elementary, middle, high or private	P	P	P	P	<u>P</u>	P	P	P	P
School, vocational	N	N	N	N	<u>N</u>	N	N	N	N
Stable, public	N	N	N	N	<u>N</u>	N	N	N	N
Utility, major	N	N	N	N	<u>N</u>	N	N	N	N
Utility, minor	P	P	P	P	<u>P</u>	P	P	P	P
Commercial uses:									
Agricultural sales and service	N	N	N	N	<u>N</u>	N	N	N	N
Animal hospital	N	N	N	N	<u>N</u>	N	N	N	N
Bail bond service	N	N	N	N	<u>N</u>	N	N	N	N
Bank or financial institution	N	N	N	N	<u>N</u>	N	N	N	N
Bed and breakfast, home	P	P	P	P	<u>P</u>	N	N	N	N
Bed and breakfast inn	N	N	N	N	<u>N</u>	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	<u>N</u>	N	N	N	N
Car wash	N	N	N	N	<u>N</u>	N	N	N	N
Club, private	N	N	N	N	<u>N</u>	N	N	N	N
Construction sales and service	N	N	N	N	<u>N</u>	N	N	N	N
Convenience store	N	N	N	N	<u>N</u>	N	N	N	N
Family child daycare facility <sup>2</sup>	P	P	P	P	<u>P</u>	P	P	P	P
Family child group daycare facility <sup>2</sup>	C	C	C	C	<u>C</u>	C	C	C	C
Family child residential certificate care facility <sup>2</sup>	P	P	P	P	<u>P</u>	P	P	P	P
Family childcare center	N	N	N	N	<u>N</u>	N	N	N	N
Funeral home	N	N	N	N	<u>N</u>	N	N	N	N
Garden center	N	N	N	N	<u>N</u>	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	<u>N</u>	N	N	N	N
Gasoline service station	N	N	N	N	<u>N</u>	N	N	N	N
Hostel	N	N	N	N	<u>N</u>	N	N	N	N
Hotel	N	N	N	N	<u>N</u>	N	N	N	N
Kennel	N	N	N	N	<u>N</u>	N	N	N	N
Kennel, residential	P	P	P	P	<u>P</u>	P	P	P	P
Laundry or dry cleaning, limited	N	N	N	N	<u>N</u>	N	N	N	N
Liquor store	N	N	N	N	<u>N</u>	N	N	N	N

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(Supp. No. 2, Update 5)

Media service	N	N	N	N	<u>N</u>	N	N	N	N
Medical or dental laboratory	N	N	N	N	<u>N</u>	N	N	N	N
Medical service	N	N	N	N	<u>N</u>	N	N	N	N
Motel	N	N	N	N	<u>N</u>	N	N	N	N
Office, general	N	N	N	N	<u>N</u>	N	N	N	N
Parking garage, public	N	N	N	N	<u>N</u>	N	N	N	N
Parking lot, public	N	N	N	N	<u>N</u>	N	N	N	N
Pawnshop	N	N	N	N	<u>N</u>	N	N	N	N
Personal care service, home based <sup>2</sup>	P	P	P	P	<u>P</u>	P	P	P	P
Personal instruction service, home based <sup>2</sup>	P	P	P	P	<u>P</u>	P	P	P	P
Printing and copying, limited	N	N	N	N	<u>N</u>	N	N	N	N
Printing, general	N	N	N	N	<u>N</u>	N	N	N	N
Produce stand	N	N	N	N	<u>N</u>	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	<u>N</u>	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	<u>N</u>	N	N	N	N
Recreational vehicle park	N	N	N	N	<u>N</u>	N	N	N	P
Repair service	N	N	N	N	<u>N</u>	N	N	N	N
Research service	N	N	N	N	<u>N</u>	N	N	N	N
Residential hosting facility	P	P	P	P	<u>P</u>	N	N	N	N
Restaurant, fast food	N	N	N	N	<u>N</u>	N	N	N	N
Restaurant, general	N	N	N	N	<u>N</u>	N	N	N	N
Retail, general	N	N	N	N	<u>N</u>	N	N	N	N
Secondhand store	N	N	N	N	<u>N</u>	N	N	N	N
Shopping center	N	N	N	N	<u>N</u>	N	N	N	N
Tattoo establishment	N	N	N	N	<u>N</u>	N	N	N	N
Tavern	N	N	N	N	<u>N</u>	N	N	N	N
Temporary trailer	P	P	P	P	<u>P</u>	P	P	P	P
Transportation service	N	N	N	N	<u>N</u>	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	<u>N</u>	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	<u>N</u>	N	N	N	N
Vehicle repair, limited	N	N	N	N	<u>N</u>	N	N	N	N
Veterinary service	N	N	N	N	<u>N</u>	N	N	N	N
Warehouse, self-service storage	N	N	N	N	<u>N</u>	N	N	N	N
Wireless telecommunication facility									
Industrial uses:									
Automobile wrecking yard	N	N	N	N	<u>N</u>	N	N	N	N
Freight terminal	N	N	N	N	<u>N</u>	N	N	N	N
Heavy industry	N	N	N	N	<u>N</u>	N	N	N	N
Junk or salvage yard	N	N	N	N	<u>N</u>	N	N	N	N
Laundry services	N	N	N	N	<u>N</u>	N	N	N	N
Manufacturing, general	N	N	N	N	<u>N</u>	N	N	N	N
Manufacturing, limited	N	N	N	N	<u>N</u>	N	N	N	N

Mineral extraction	N	N	N	N	<u>N</u>	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	<u>N</u>	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	<u>N</u>	N	N	N	N

Notes

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. See licensing and operations requirements in title 3 of this Code.

B. **Accessory uses.** Permitted and conditional uses set forth in table 10-13-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential zones shall include, but not be limited to, the following:
  - Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.
  - Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.
  - Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.
  - Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.
  - Household pets.
  - Nurseries and greenhouses, when used for family food production.
  - Playhouses, patios, porches, gazebos, and incidental storage buildings.
  - Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018)

## Sec. 10-13-4. Development standards.

Development standards within residential zones shall be as set forth in table 10-13-2 of this section.

TABLE 10-13-2  
DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Development standard	Zones							
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1 <sup>1</sup>	RM-2	RM-3
Lot standards:								
Average lot area <sup>2</sup>	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	<u>4,000 sq. ft.</u>	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	4,800 sq. ft.	<u>3,600 sq. ft.</u>	10,000 sq. ft.	1 acre (see note 10)	1 acre (see note 10)
Minimum lot width and/or project frontage	90 ft.	80 ft.	70 ft.	60 ft.	<u>50 ft.</u>	80 ft. project	100 ft. project	200 ft. project
Maximum density per acre	n/a	n/a	n/a	n/a	<u>n/a</u>	6 units/lot	10 units/lot	15 units/lot
Building standards:								
Maximum height, main building <sup>3</sup>	35 ft.	35 ft.	35 ft.	35 ft.	<u>35 ft.</u>	35 ft.	35 ft.	35 ft.
Maximum height, accessory building <sup>4</sup>	16 ft.	16 ft.	16 ft.	16 ft.	<u>12 ft.</u>	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	500 sq. ft.	<u>500 sq. ft.</u>	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: see subsection 10-37-121 of this title	50% of lot	50% of lot	50% of lot	50% of lot	<u>50% of lot</u>	50% of lot	50% of lot	50% of lot
Distance between buildings	10 ft.	10 ft.	10 ft.	10 ft.	<u>10 ft.</u>	20 ft.	20 ft.	20 ft.
Setback standards—front yard:								
Any building <sup>5</sup>	25 ft.	25 ft.	25 ft.	25 ft.	<u>Living area 15' Garage 20'</u>	Living area 20' Garage 22'	Living area 20' Garage 22'	Living area 20' Garage 22'
Setback standards—rear yard:								
Main building	20 ft.	20 ft.	10 ft.	10 ft.	<u>10 ft.</u>	10 ft.	10 ft.	10 ft.
Accessory building, including private garage <sup>6</sup>	See note 9	See note 9	See note 9	See note 9	<u>See note 9</u>	See note 9	See note 9	See note 9
Setback standards—interior side yard:								

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(Supp. No. 2, Update 5)

Main building	10 ft.	10 ft.	10 ft.	8 ft.	<u>5 ft.</u>	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	<u>See note 6</u>	See note 6	See note 6	See note 6
Setback standards—street side yard:								
Main building <sup>7</sup>	20 ft.	20 ft.	20 ft.	20 ft.	<u>15 ft.</u>	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	<u>See note 6</u>	See note 6	See note 6	See note 6
Pool location and setbacks <sup>8</sup>	3 ft.	3 ft.	3 ft.	3 ft.	<u>3 ft.</u>	3 ft.	3 ft.	3 ft.

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 10-13-7C of this chapter.
4. Except as otherwise permitted by subsection 10-13-7B of this chapter.
5. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.
6. If located at least ten feet from main building, two feet. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to ten feet.
8. Pools must be located behind front yard setbacks. Setback is measured from rear and side property lines. Pools may require special engineering. A closer property line setback may be approved by the building official if engineering ensures structural integrity for any adjoining buildings or walls as well as the pool.
9. If located at least ten feet from main building, ten feet. Otherwise, same as for main building. No accessory building shall be built within a public utility easement.
10. Minimum area shall not be required in downtown area as listed within the general plan map to allow for infill and redevelopment of the downtown area in order to accomplish goals within the City's general plan and supporting master plans.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-15, 6-17-2004; Ord. 2005-6, 2-17-2005; Ord. 2017-14, 8-17-2017; Ord. 2018-14, 12-20-2018; Ord. 2019-02, 3-7-2019; Ord. No. 2020-12, 3-5-2020; Ord. 2020-18, 9-3-2020; Ord. No. 2021-05, 6-3-2021)



**HURRICANE CITY** Hurricane City  
Application

Application Accepted Date: 02/23/2024	
Type of Improvement: Subdivision (Preliminary Plat)	
Description: 3 Lot Commercial Subdivision with Roadway Dedication	
Tenant / Project Name: Coral Junction Subdivision	
Bldg. Address: 201 N Foothills Canyon Dr., Hurricane, UT	
City: Hurricane City State: UT Zip: 84737	
Subdivision: Coral Canyon / Coral Junction Phase:	
Block:	Lot #: Parcel #: H-4-2-5-127-CJ1
Zone:	PC - GC
Property Owner: MP 16 LLC	
Permit Contact:	Michael Bradshaw P:(435) 467-8293
Email: mwb@allianceconsulting.us	
<b>CONTACT INFORMATION</b>	
Engineer of Record: Alliance Consulting	
Email: mwb@allianceconsulting.us P: (435) 673-8060	
General Contractor: Derek Rowley	
License #: 4804458 P: (775) 250-0901	
Address: 604 Churchill Dr	
City: St. George State: UT Zip: 84790	
Email: derek.rowley@pinnaclecd.biz	

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>	\$	150.00
<b>Amount Paid:</b>	\$	0.00
<b>Remaining Due:</b>	\$	<b>150.00</b>

APPROVALS	DATE	INFO

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

APPLICATION NUMBER:	PLANPP24-09
<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>	
Applicant Name: Michael Bradshaw	
Signature of Applicant/Authorized Agent or Owner: Date:	
Application Approved By: Date:	
Application Issued By: Date:	
Receipt #:	

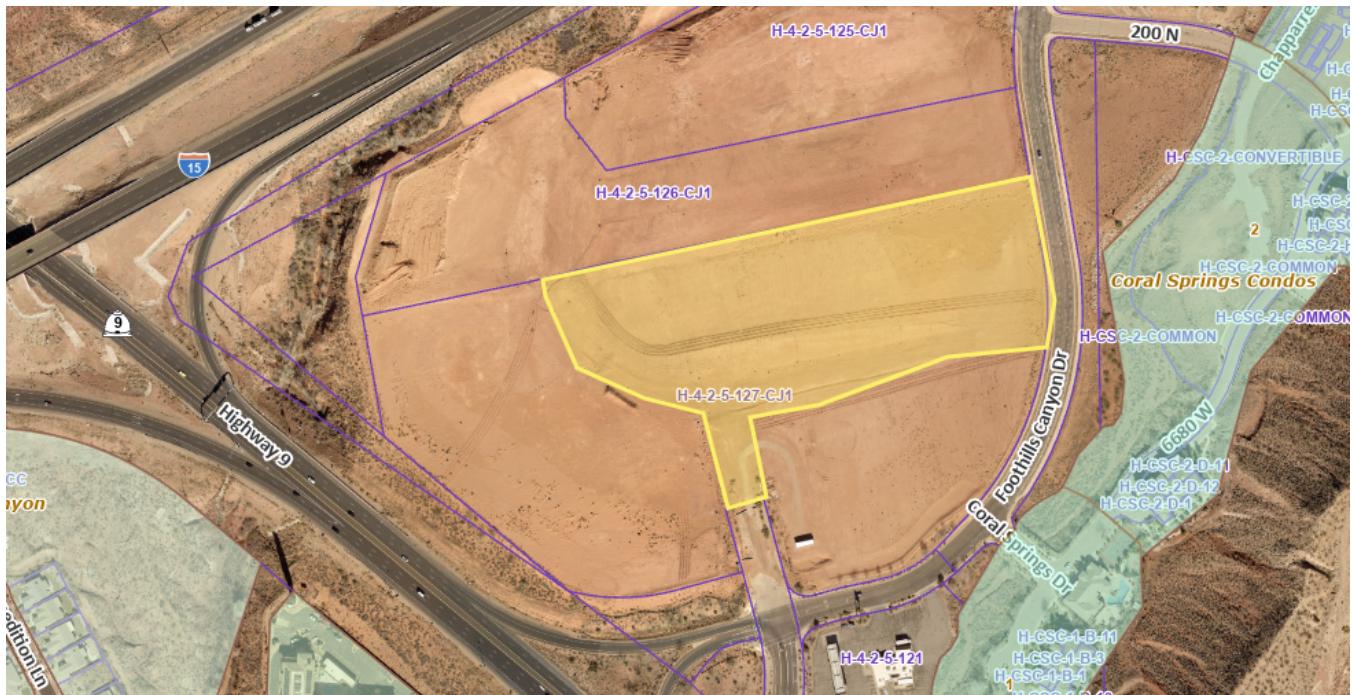


## STAFF COMMENTS

<b>Agenda Date:</b>	03/28/2024
<b>Application Number:</b>	PP24-09
<b>Type of Application:</b>	Preliminary Plat Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	MP 16 LLC
<b>Agent:</b>	Mike Bradshaw
<b>Request:</b>	Preliminary Plat Application
<b>Location:</b>	201 N Foothills Canyon Dr
<b>Zoning:</b>	GC PDO
<b>General Plan Map:</b>	Planned Community
<b>Recommendation:</b>	Approve subject to staff and JUC comments
<b>Report Prepared by:</b>	Fred Resch III/Gary Cupp

### Discussion:

The applicant is seeking preliminary plat approval for Coral Junction Phase 1, a three lot commercial subdivision located near the SR-9 and I-15 interchange. The Planning Commission has already approved a preliminary site plan for Rush Funplex on Lot 1. Lot 2 is indicated as a shared parking area for Lots 1 and 3; Lot 3 is another commercial lot. As required by city code, subdivision improvement plans have been provided, however these plans have already been approved and constructed by the Coral Junction Public Infrastructure District; these plans will need minor modifications for final approval.



*Location is approximate*

### **JUC Comments**

The following items will need to be addressed:

- 1. Public Works:** No comments.

2. **Power:** The power dept will need the Coral Junction PID to install additional infrastructure to accommodate the building on this project.
3. **Sewer:** No comments.
4. **Streets:** Roadways and storm drains have already been inspected.
5. **Water:** No comment.
6. **Engineer:** Engineering would encourage the applicant to enclose all of the parcels to the north within the subdivision boundary. The site for the motor coach resort can be made into a single lot and the public drainage easements for public storm drain that crosses the site can be created and conveyed to Hurricane City by this plat. The other public storm drains need public drainage easements over them for Hurricane City to maintain them. It is preferred that either: (1) Lot 2 becomes a part of Lot 1, Lot 3 is renumbered, and the area on Lot 1 becomes a parking easement benefiting Lot 2; (2) Lot 3 absorbs Lot 2 and it's subject to a parking easement that benefits Lot 1; (3) or Lot 2 is made to a common area (HCC 10-39-7(C)(3)). The size and shape of the lot make it functionally unbuildable, it seems the perpetual use, ownership, and maintenance of Lot 2 would be better managed if the area was made an easement with an agreement between the beneficiaries or made a common area subject to CC&Rs. Include a public drainage easement (20' minimum) easement should cover all of the existing storm drain from coral junction road to the I-15 right of way boundary.
7. **Fire:** No comments.
8. **Cable/Phone:** No concerns.
9. **Fiber:** No comments.
10. **Gas:** No comments.
11. **GIS:** Good.
12. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the 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.

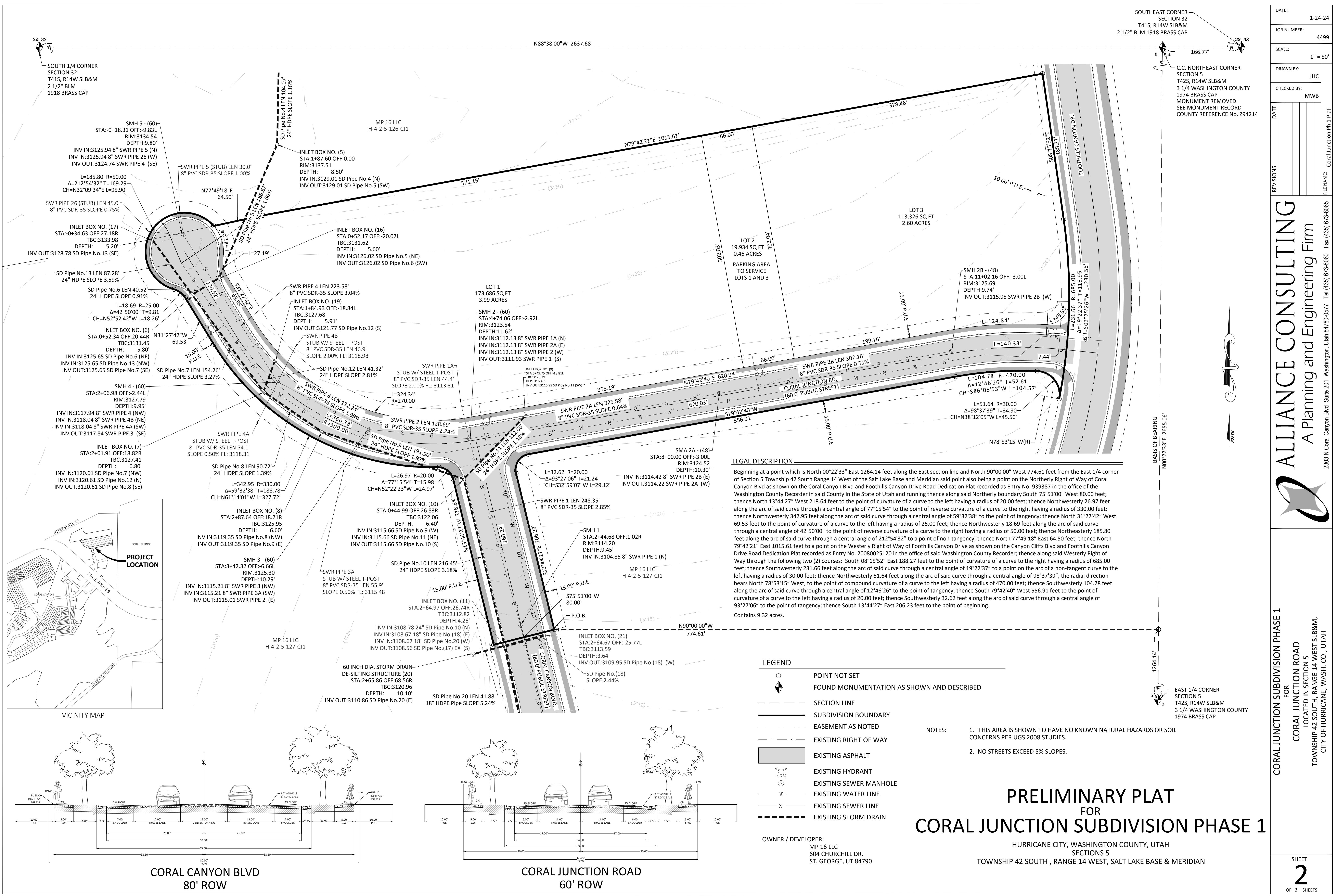
#### **Staff Comments: Preliminary Plat**

1. Zoning is GC PDO as part of the Coral Canyon Planned Development Overlay that stretches across both Hurricane City and Washington City. A family fun center has preliminary site plan approval on Lot 1.
2. The roadways and utilities depicted on the preliminary plat are currently constructed. The subdivision improvement plans submitted with the final plat will have to depict any changes to the existing utilities required by the new lot lines. These plans may be combined with the construction drawings for Rush Funplex.
  - a. Specific comments on the subdivision improvement plans have been forwarded to the applicant.
3. The City has received a letter from both the local sanitary sewer provider and culinary water provider indicating service availability..
4. The applicant has noted that the property isn't located in a desert tortoise take area.
5. Planning staff would echo Engineering's recommendation that Lot 2 not be a separate lot but instead be some kind of common area or easement area between Lots 1 and 3. Staff encourages

shared parking arrangements between the different uses within the subdivision for greater land use efficiency.

6. **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 Coral Junction Public Infrastructure District this development and its 3 lots are already accounted for within Hurricane City's tracking data.

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





**HURRICANE CITY** Hurricane City  
UTAH

**Application**

Application Accepted Date:	02/21/2024			
Type of Improvement:	Site Plan (Final)			
Description:	New Commercial			
Tenant / Project Name:	QUAIL CREEK COMMERCIAL PLAZA			
Bldg. Address:	578 North Old Highway 91			
City:	Hurricane City	State:	UT	
Zip:	84737			
Subdivision:	QUAIL CREEK COMMERCIAL			
Phase:				
Block:	PLAZA#:	1	Parcel #:	H-4-1-34-130
Property Owner:	MOUNTAIN RIDGE PROPERTIES, LC			
Permit Contact:	Kim Young	P:(801) 785-8025		
Email:	kim@knightwest.com			

**CONTACT INFORMATION**

Engineer of Record:	PRATT ENGINEERING		
Email:	gerold@pratteng.com	P: (435) 635-2329	

General Contractor:	Mountain Ridge Properties, LC		
License #:	10293915-5501	P: (801) 785-8025	
Address:	451 E 1000 S STE A		
City:	PLEASANT GROVE	State:	UT
Zip:	84062		
Email:	kim@knightwest.com		

**APPLICATION DETAILS**

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	250.00
<b>Sub Total:</b>	\$	<b>250.00</b>
<b>Permit Total:</b>	\$	<b>250.00</b>
<b>Amount Paid:</b>	\$	<b>0.00</b>
<b>Remaining Due:</b>	\$	<b>250.00</b>

**APPROVALS** | **DATE** | **INFO**

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

**APPLICATION NUMBER:** PLANFSP24-26

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: Kim Young

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:



## STAFF COMMENTS

<b>Agenda Date:</b>	03/28/2024
<b>Application Number:</b>	FSP24-26
<b>Type of Application:</b>	Final Site Plan Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Mountain Ridge Properties
<b>Agent:</b>	Prat Engineering
<b>Request:</b>	Approval of a Final Site Plan
<b>Location:</b>	578 N Old Highway 91
<b>Zoning:</b>	M-1
<b>General Plan Map:</b>	Light Industrial/Business
<b>Recommendation:</b>	Approve subject to staff and JUC comments
<b>Report Prepared by:</b>	Fred Resch III/Gary Cupp

**Discussion:** The applicant is seeking a final site plan approval for an industrial development along Old Highway 91 near the north end of the industrial park. The applicant is proposing two approximately 41,000 sq ft buildings, each of which will have 14 units for 28 total units and 82,000 sq ft of industrial space. Since this site is not in an industrial subdivision the Planning Commission is the approval authority for this final site plan.

### JUC Comments

The Joint Utility Committee signed off on the construction drawings for this project in February of 2024.



#### Staff Comments: Final Site Plan

1. The layout, setbacks, and sizes comply with M-1 zoning standards.
2. **Landscaping:** A landscaping plan has been provided. The plan shows one tree and three shrubs for every 35' of frontage as required by code as well as appropriate parking lot landscaping.
3. **Outdoor Lighting:** No outdoor lighting has been proposed. Any and all outdoor lighting will need to meet HCC 10-33-7.
4. **Parking:** Per their calculations, 174 spaces including 7 ADA stalls are provided and 100 spaces are required.
5. The applicant has provided building renderings as required. The buildings are under 60' in height. The property is zoned M-1, light industrial, thus no conditional use permit is needed for metal buildings.

**Staff Recommendation:** Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Due to the project **for the most part** conforming to all applicable land use ordinances, staff recommends approval of the final site plan subject to staff and JUC comments

# SITE & DIMENSION PLAN

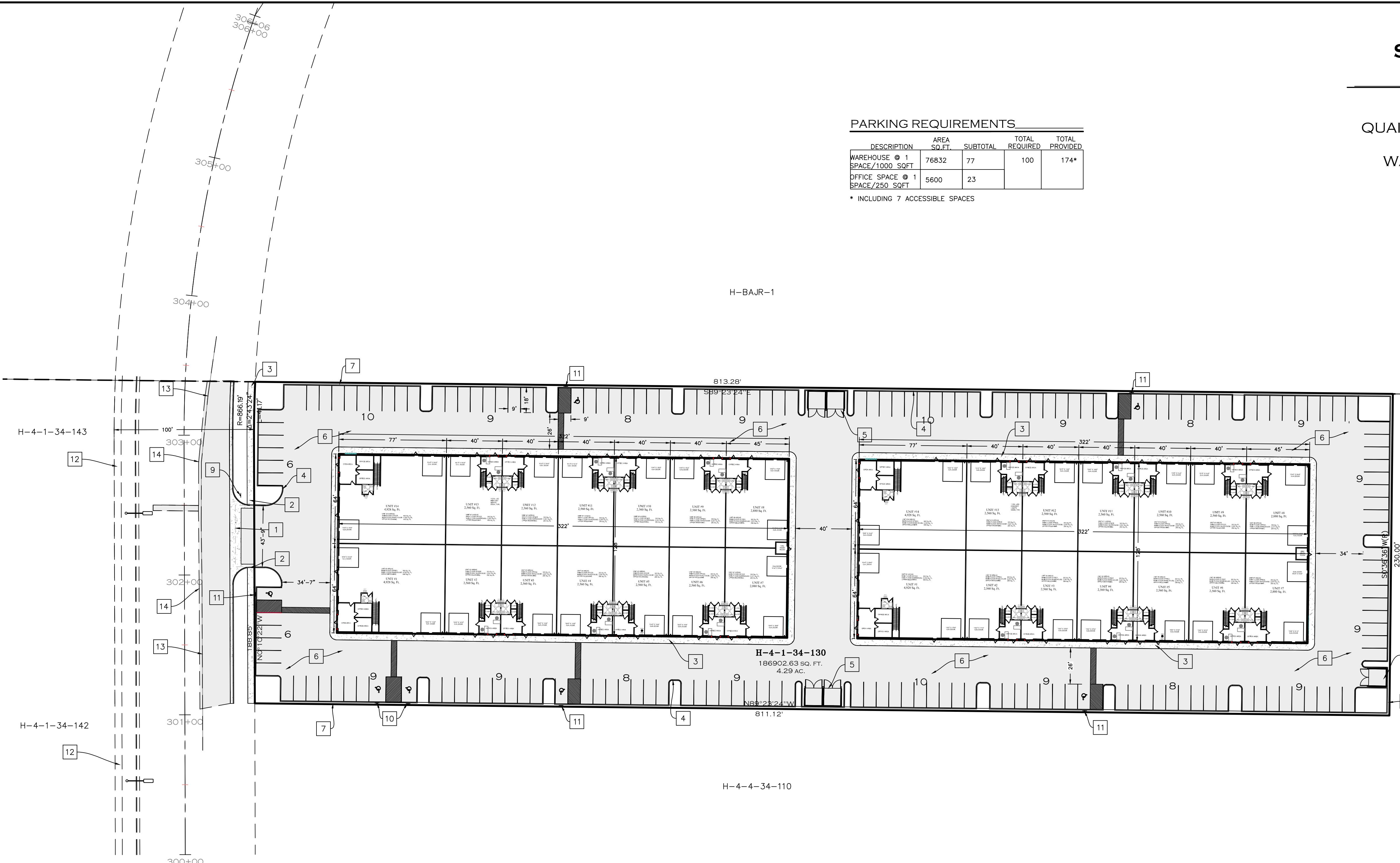
BILL WEST  
QUAIL CREEK COMMERCIAL PLAZA  
CITY OF HURRICANE,  
WASHINGTON COUNTY, UTAH

REVISIONS  
CIVIL ENGINEERING AND LAND SURVEYING  
51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84737  
TEL: (435) 635-5765 FAX: (435) 635-2329

**PRATE ENGINEERING, P.C.**

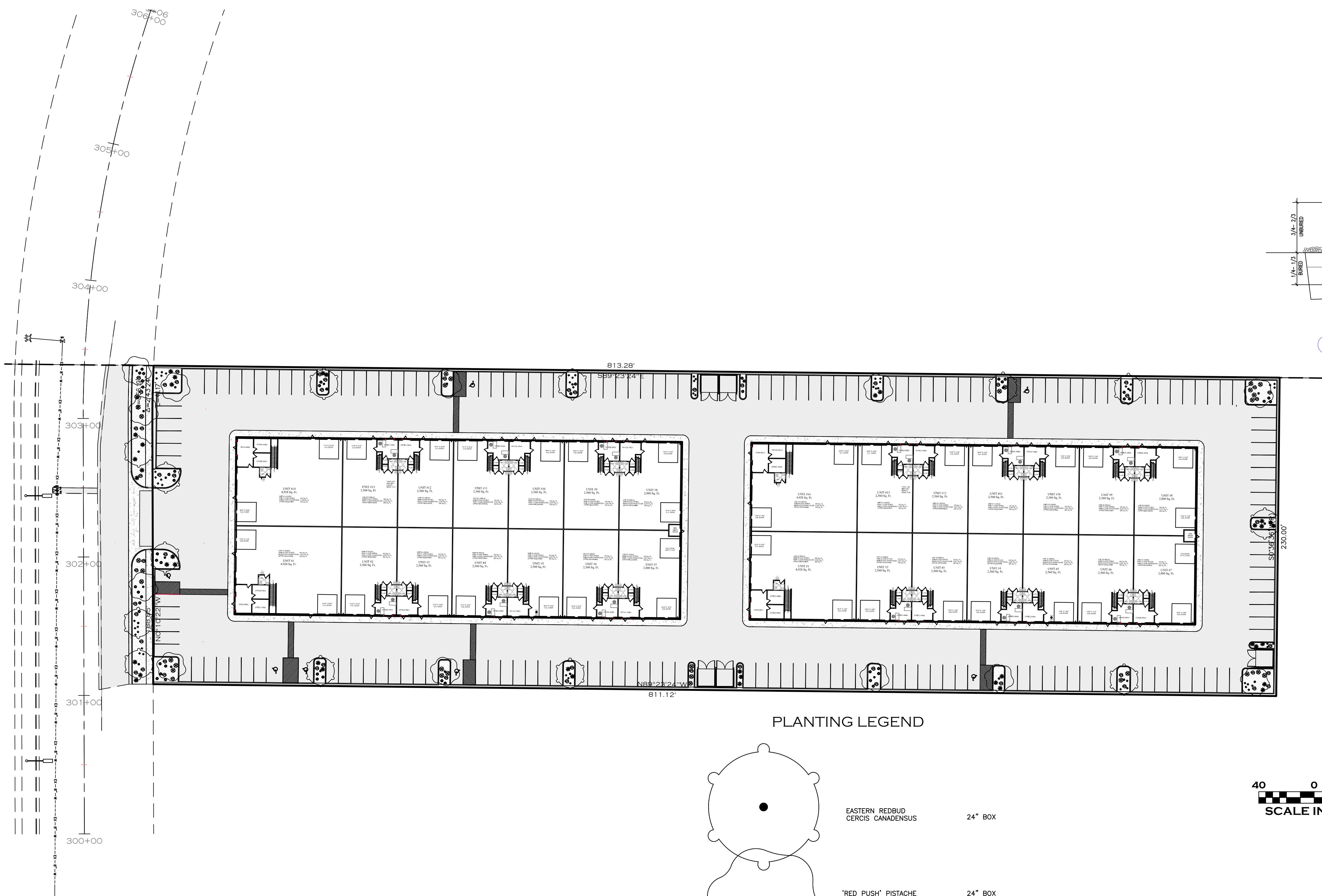
SITE & DIMENSION PLAN  
FOR  
BILL WEST  
CITY OF HURRICANE, UTAH  
LOCATED IN SECTION 3-A-T-41 S. R-14 W. S. L. B. M.

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2106-0997  
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4/17/2023  
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OF 12

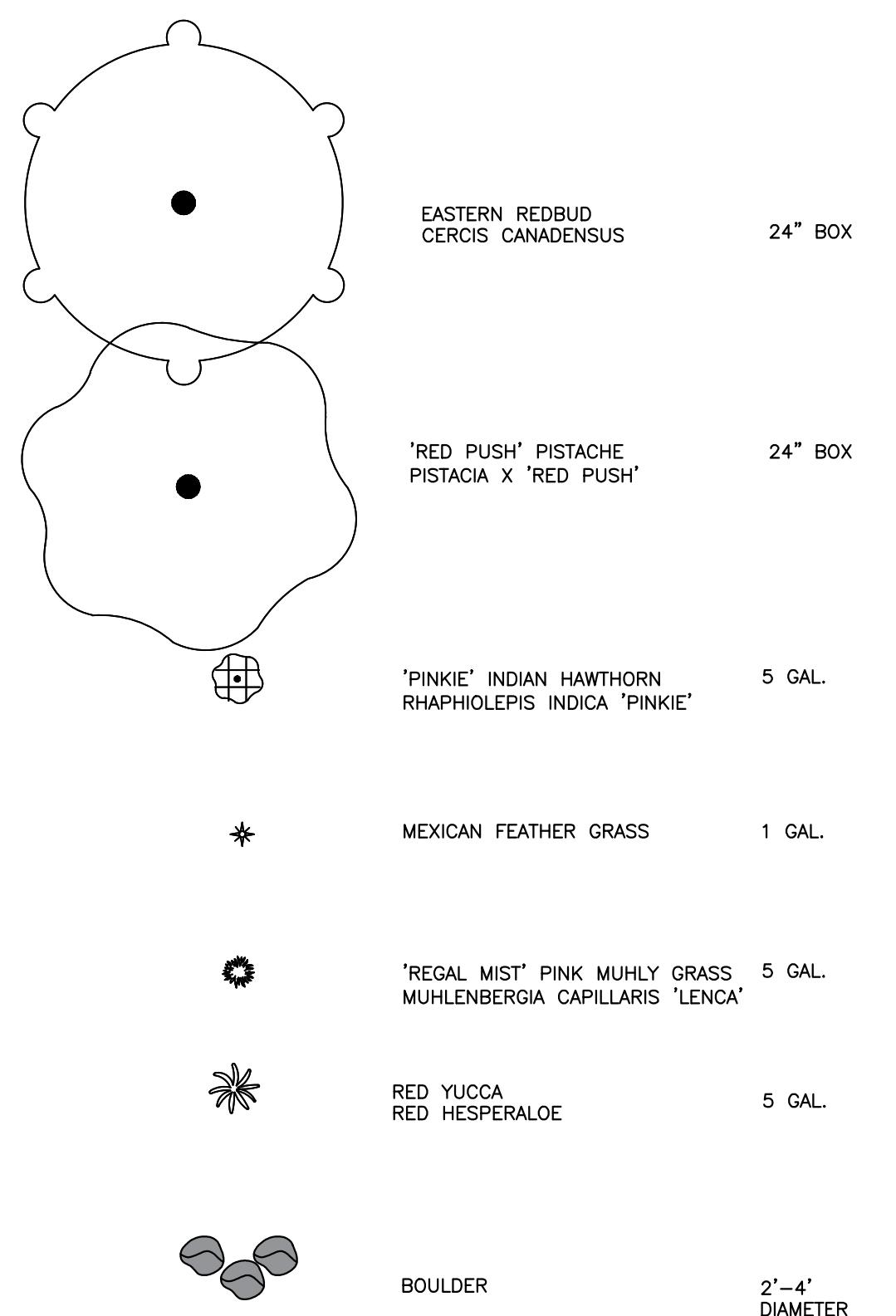


# LANDSCAPING & EXTERIOR LIGHTING PLAN

BILL WEST  
QUAIL CREEK COMMERCIAL PLAZA  
CITY OF HURRICANE,  
WASHINGTON COUNTY, UTAH



## PLANTING LEGEND



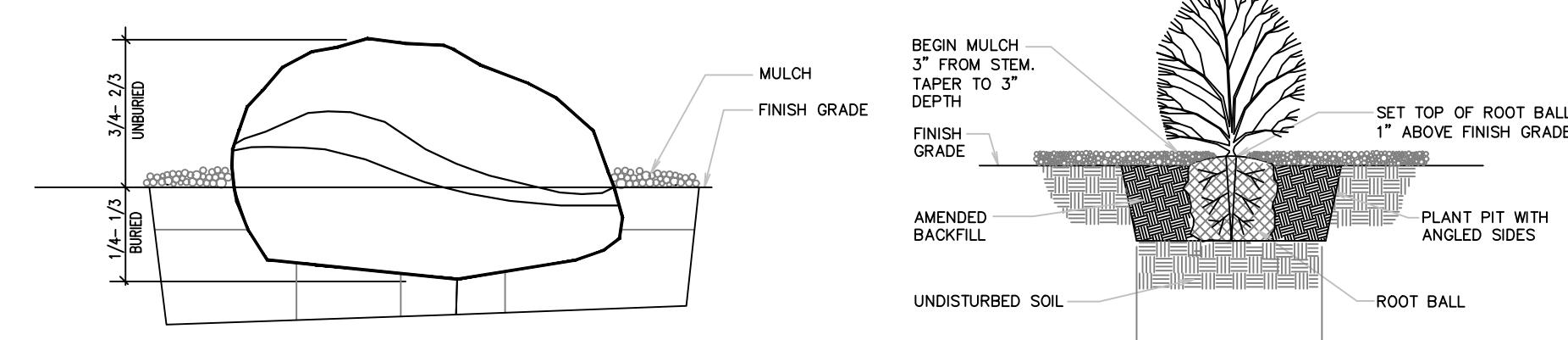
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## PARKS DEPARTMENT NOTES

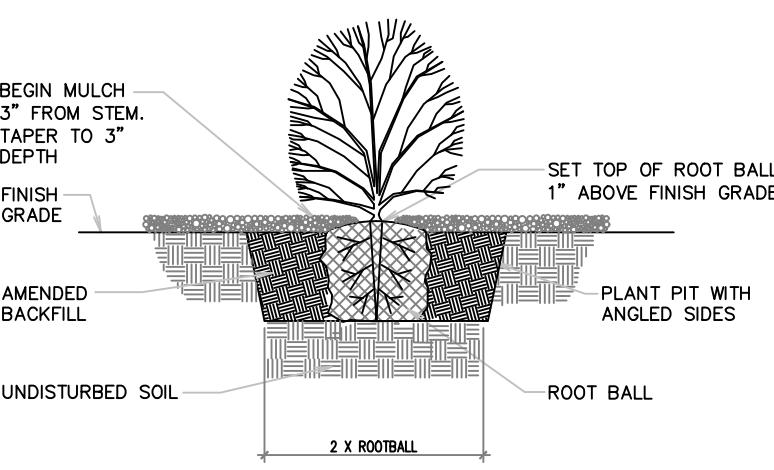
ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANs AND ASSOCIATED IRRIGATION SHALL BE INSTALLED AND MAINTAINED BY DEVELOPER/OWNER AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

## LANDSCAPE NOTES

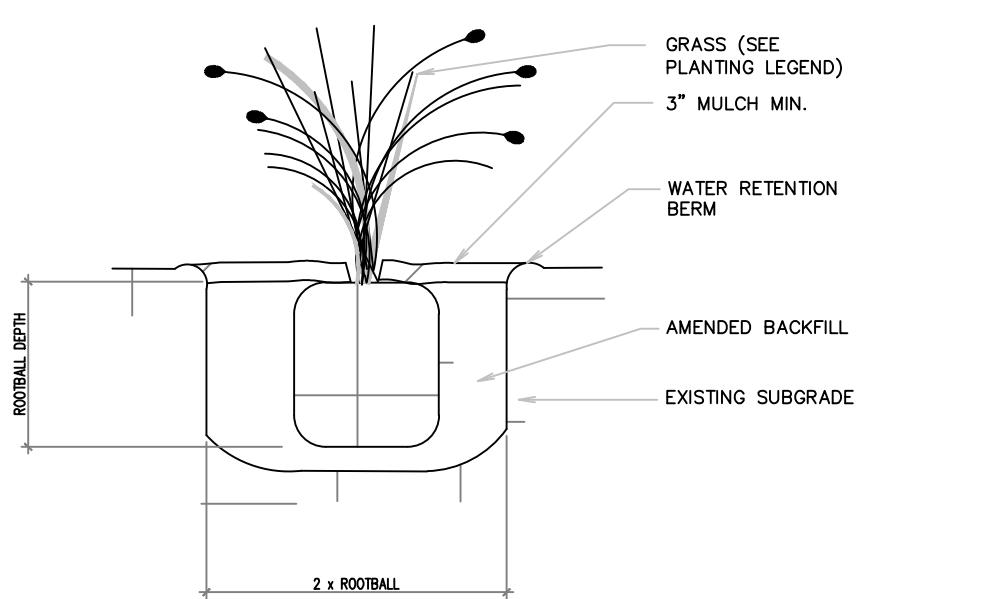
1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.



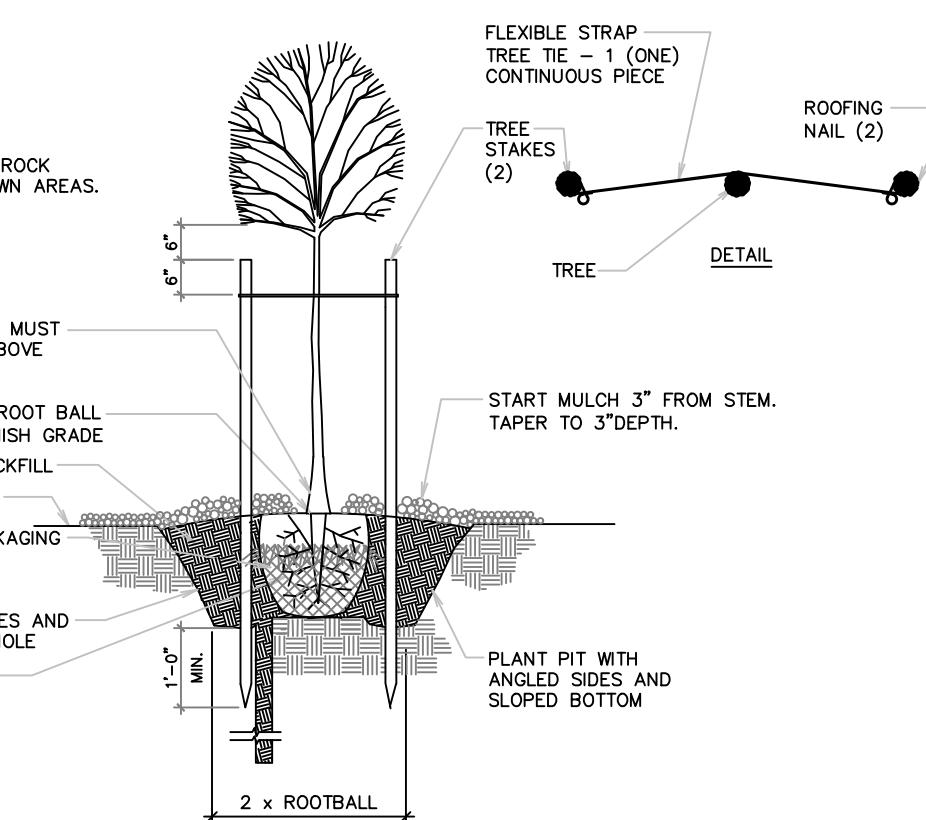
BOULDER PLACEMENT  
A NOT TO SCALE



SHRUB PLANTING DETAIL  
B NOT TO SCALE



ORNAMENTAL GRASSES PLANTING  
C NOT TO SCALE



TREE PLANTING AND STAKING  
D NOT TO SCALE

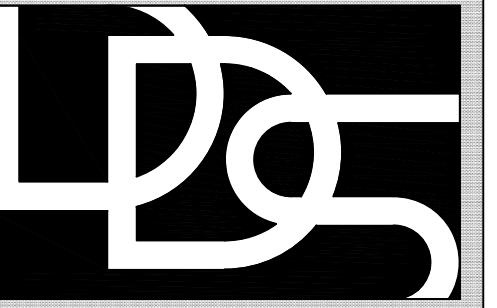
**PAT ENGINEERING, P.C.**

CIVIL ENGINEERING AND LAND SURVEYING  
51 NORTH 1000 WEST SUITE 3-HURRICANE, UTAH 84737  
TEL: (435) 635-5765 FAX: (435) 635-2329

LANDSCAPING & EXTERIOR LIGHTING PLAN  
FOR  
BILL WEST  
CITY OF HURRICANE, UTAH  
LOCATED IN SECTION 34, T. 41 S. R. 14 W. S. & M.

FILE NAME:  
2106-0997  
DATE:  
5/3/2021  
CHECKED:  
SCALE:  
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SHEET  
C7  
OF 12



**Diversified**

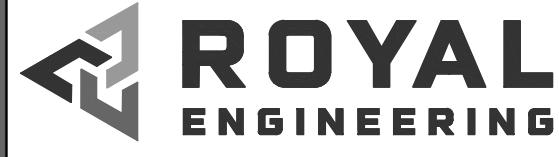
DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.

MURRAY, UTAH 84107

TELEPHONE (801) 347-2369

Email: brandon@dds-sic.com



**ROYAL**

ENGINEERING

ELECTRICAL 1837 S. EAST BAY BLVD.

PHONE: 801.375.2228

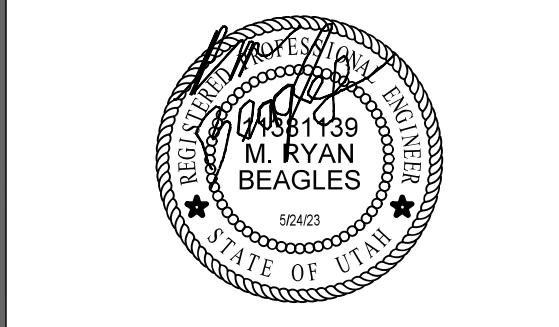
Mechanical PROVO, UTAH 84606

FAX: 801.375.2676

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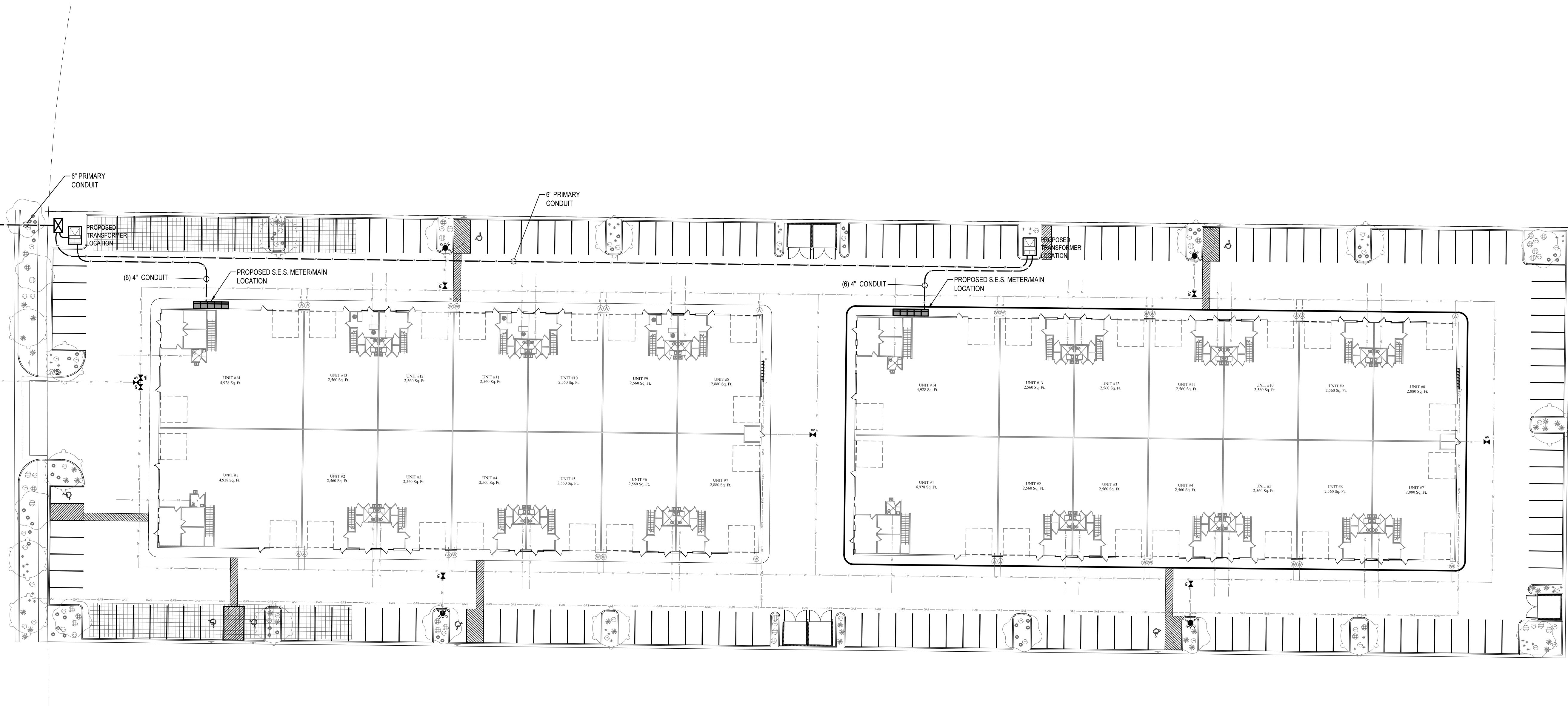


**Quail Creek Commercial**

578 North Old Highway 91  
Hurricane, Utah 84737

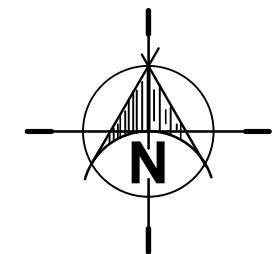
A NEW BUILDING FOR:

PROJECT NAME:



**SITE ELECTRICAL PLAN**

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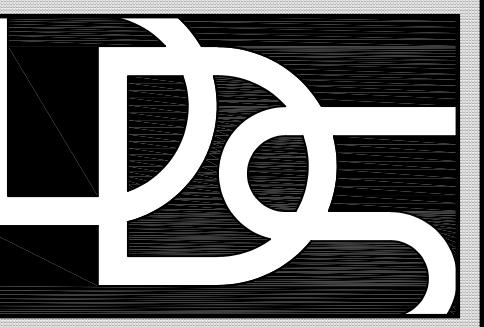


PROJECT INFO.			
PROJECT NO.:	2022-033		
CAD FILE NAME:	-		
DRAWN BY:	DW		
CHECKED BY:	RB		
SCALE:	SEE SHEET SCALE		
DATE:	5-23-2023		

REVISIONS		
REV.	DATE	DESCRIPTION
▲	DATE	DESCRIPTION

SHEET TITLE:  
SITE ELECTRICAL PLAN

**E101**  
SHEET OF



# Diversified

DESIGN SERVICES AND ENGINEERING, L.C.

6236 SOUTH TURPIN ST.

MURRAY, UTAH 84107  
TELEPHONE (801) 347-2360

TELEPHONE (801) 347-2369  
email: [brandon@dds-slc.com](mailto:brandon@dds-slc.com)

email: [brandon@us-sic.com](mailto:brandon@us-sic.com)

## SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

## NORTH ELEVATION

SCALE: 3/32" = 1'-0"

## WEST ELEVATION

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SCALE: 3/32" = 1' 0"

## EAST ELEVATION

SCALE: 3/32" = 1' 0"

# Quail Creek Commercial

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578 North Old Highway 91  
Hurricane, Utah 84737

<b>PROJECT INFO.</b>	
PROJECT NO.:	2023-012
AD FILE NAME:	A401 Ext Elevations.DWG
DRAWN BY:	BL
HECKED BY:	
CALE:	3/32" = 1'-0"
ATE:	03-31-2023

REVISIONS		
V.	DATE	DESCRIPTION
		DESCRIPTION

SHEET TITLE: EXTERIOR ELEVATIONS

## EXTERIOR ELEVATIONS

A 401  
SHEET 5 OF 8



**HURRICANE CITY** Hurricane City  
Application

Application Accepted Date: 03/04/2024		
Type of Improvement: Conditional Use Permit		
Description:		
Tenant / Project Name: Gardiner Residence		
Bldg. Address: 3696 W 2640 S circle		
City: Hurricane		State: UT Zip: 84737
Subdivision: Dixie Springs		Phase: C
Block: Lot #: 231A Parcel #: DSP-C-231-A		
Property Owner: Gardiner Investments		
Permit Contact: Heather Hugie		P:(435) 757-5878
Email: hhugie@gmail.com		
<b>CONTACT INFORMATION</b>		
Engineer of Record: Rosenberg		
Email: Jeffl@racivil.com		P: (435) 619-5348
General Contractor: Heather Hugie		
License #: 8571384-5501		P: (435) 757-5878
Address: 2829 S 3200 W		
City: Hurricane		State: UT Zip: 84737
Email: hhugie@gmail.com		
<b>APPLICATION DETAILS</b>		

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	250.00
Planning Fee	\$	250.00
<b>Sub Total:</b>	\$	<b>250.00</b>

<b>Permit Total:</b>	\$	250.00
<b>Amount Paid:</b>	\$	0.00
<b>Remaining Due:</b>	\$	<b>250.00</b>

APPROVALS		DATE	INFO	
Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				
APPLICATION NUMBER:		PLANCUP24-12		
<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>				
Applicant Name: Heather Hugie				
Signature of Applicant/Authorized Agent or Owner: Date:				
Application Approved By:				Date:
Application Issued By:				Date:
Receipt #: 8.177214-03/04/24				



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

STAFF COMMENTS

<b>Agenda Date:</b>	03/28/2024
<b>Application Number:</b>	CUP24-12
<b>Type of Application:</b>	Conditional Use Permit
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Gardiner Investments
<b>Agent:</b>	Mike Hugie
<b>Request:</b>	A conditional use permit for a building of greater height and size
<b>Location:</b>	3696 W 2640 S Cir
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	N/A
<b>Recommendation:</b>	Approve
<b>Report Prepared by:</b>	Fred Resch III/Gary Cupp

**Discussion:** The applicant proposes constructing a 1782 sq. ft. and 16'+ tall RV garage. They are proposing two accessory buildings, but only the RV garage requires the conditional use permit. Hurricane City Code (HCC) 10-13-4 allows the maximum size and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a building of greater height.

The standards to obtain a conditional use permit are as follows:

*10-7-9(E): CONDITIONAL USE PERMIT. 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 (sections e and f apply):*

*e. Standards for greater heights than permitted by this Code.*

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

- (2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
- (3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.
- (4) In no event shall a building exceed 55 feet in height.

*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 5' from the side and rear property lines.
4. When all three buildings are complete, approximately 50% of the lot will be free of buildings.
5. The building is for a permitted use in this zoning.

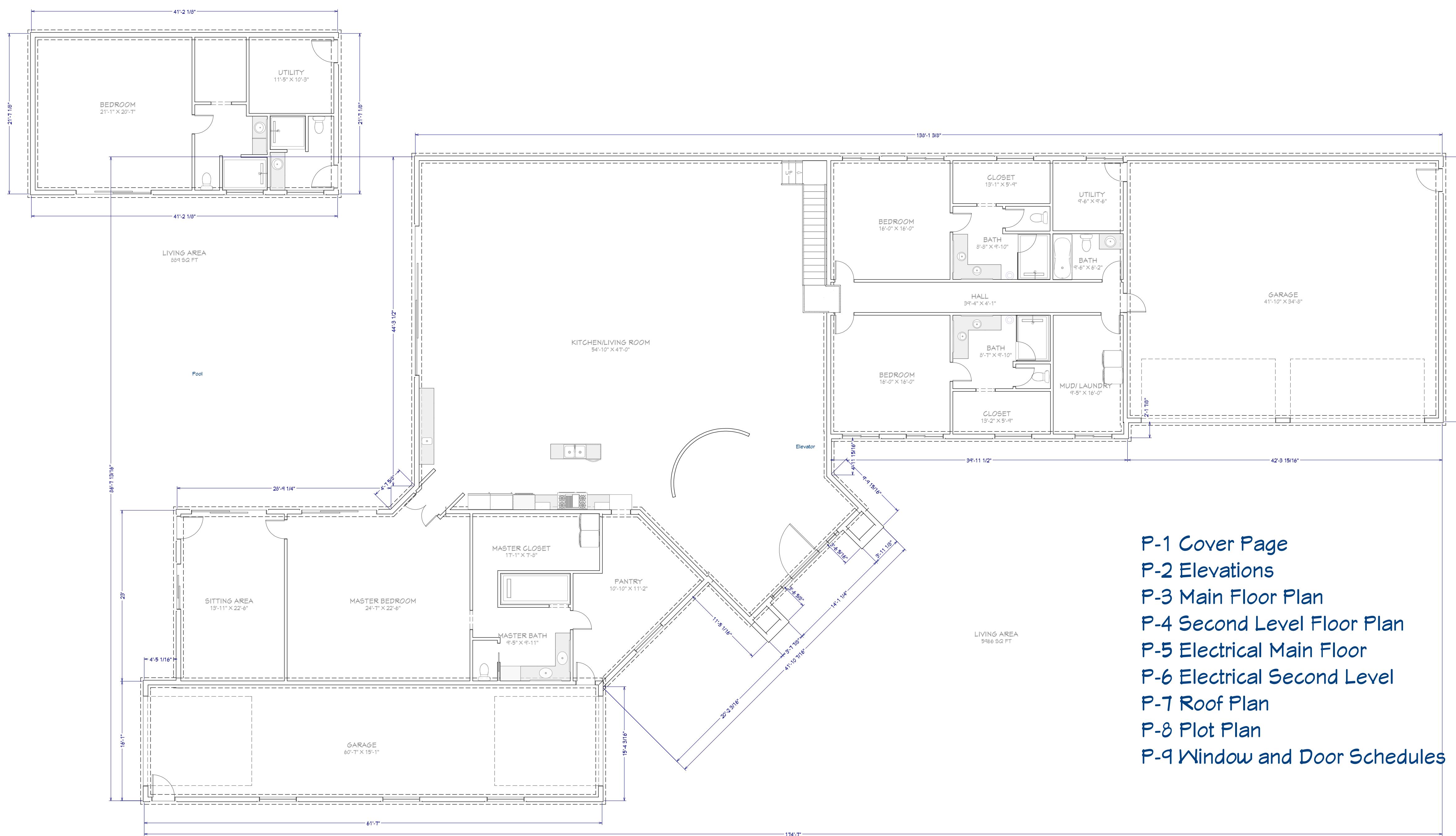
**Recommendation:** Staff recommends approval of the conditional use permit.

Lot C-231A

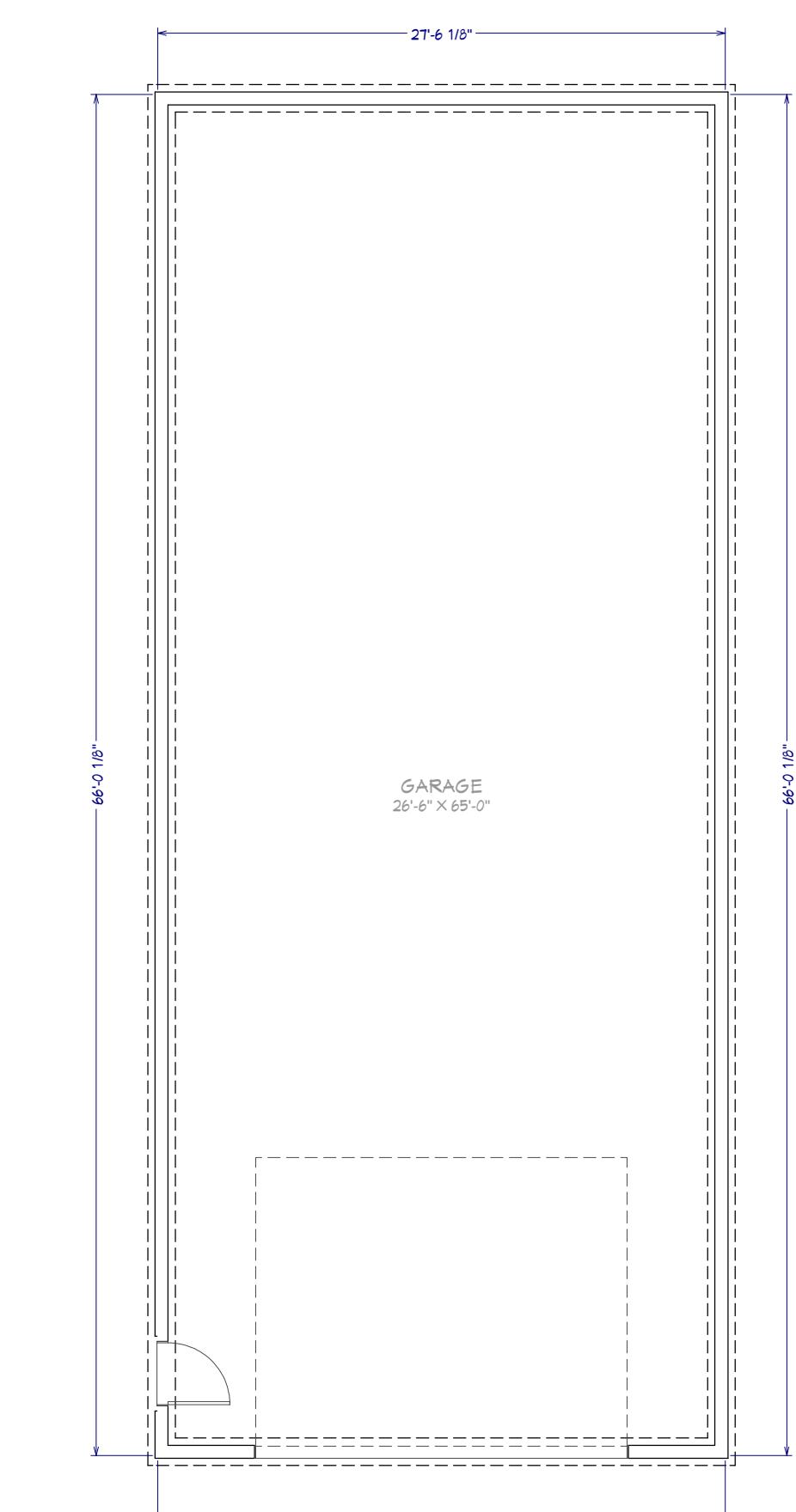
We will stay the required 5' off the rear property and the East property line.  
Plan to use the building to store side x side, boat, RV Ect.



Front Elevation



- P-1 Cover Page
- P-2 Elevations
- P-3 Main Floor Plan
- P-4 Second Level Floor Plan
- P-5 Electrical Main Floor
- P-6 Electrical Second Level
- P-7 Roof Plan
- P-8 Plot Plan
- P-9 Window and Door Schedules



C-231 / C232  
Dixie Springs

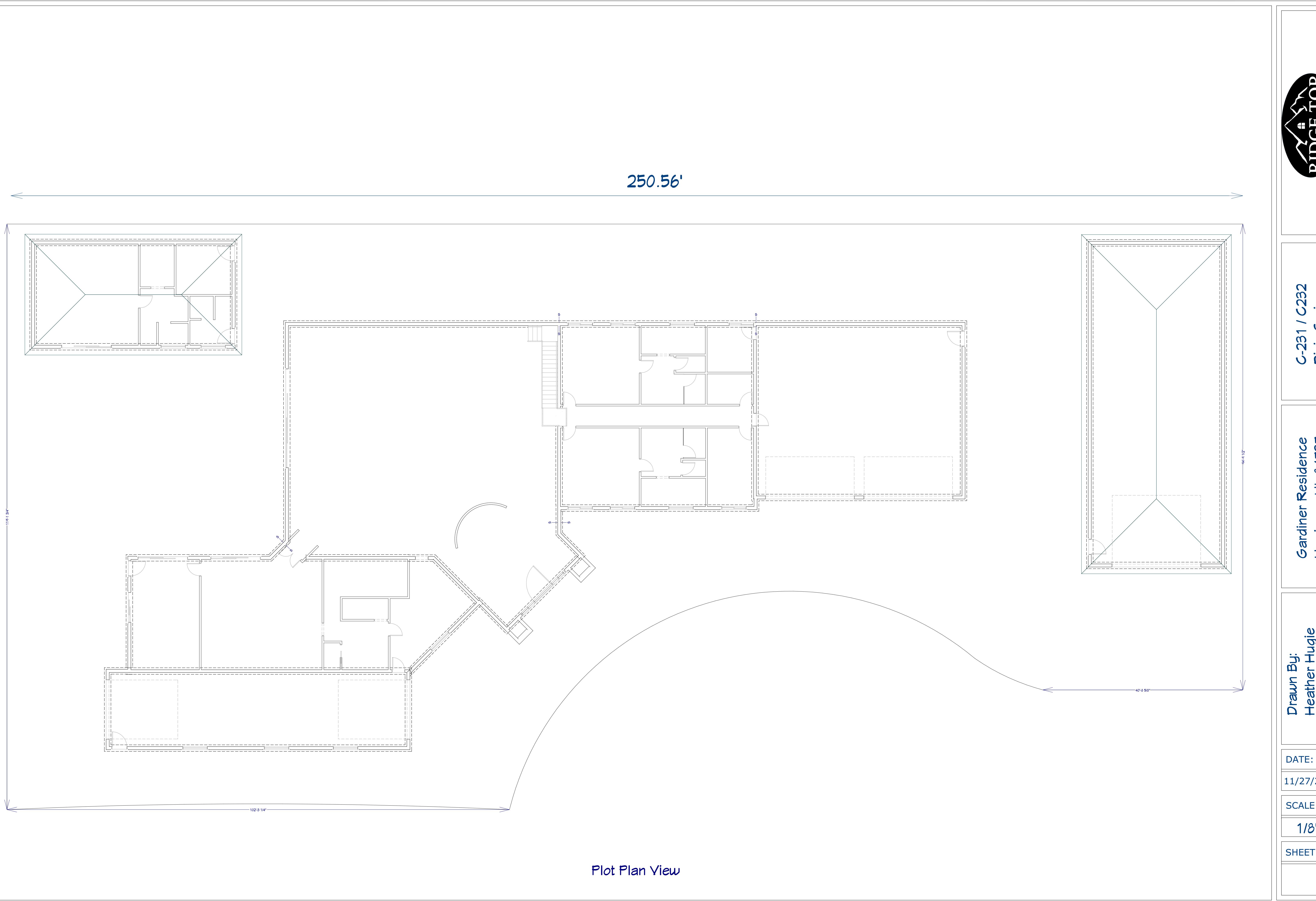
Gardiner Residence  
Hurricane Ut. 84737

Drawn By:  
Heather Hugie  
435-757-5878

DATE:  
11/27/2023

SCALE:  
1/8"

SHEET:  
P-1



C-231 / C232  
Dixie Springs

Gardiner Residence  
Hurricane Ut. 84737

Drawn By:  
Heather Hugie  
435-757-5878

DATE:  
11/27/2023

SCALE:  
1/8"

SHEET:



**HURRICANE CITY** Hurricane City  
Application

Application Accepted Date: 02/16/2024

Type of Improvement: Subdivision (Final Plat Amendment)

Description: An amendment to the total number of lots by combin

Tenant / Project Name: Dixie Man Caves Amended Final Plat

Bldg. Address: Abbey Road, West of Sand Hollow Road

City: Hurricane City State: UT Zip: 84737

Subdivision: Dixie Man Caves Phase:

Block: Lot #: Parcel #: H-DMAN-1, H-DMAN-2,

Property Owner: Jake Miller H-DMAN-15, H-DMAN-

Permit Contact: Bush & Gudgell, Inc. 16, H-DMAN-1673-2337

Email: rlay@bushandgudgell.com DMAN-27, H-DMAN-28,

**CONTACT INFORMATION**

Engineer of Record: Bush & Gudgell (Rick Meyer)

Email: rmeyer@bushandgudgell.com P: (435) 673-2337

General Contractor: Jake Miller

License #: P: (435) 632-3303

City: State: Zip:

Email: sunriseelectric@msn.com

**APPLICATION DETAILS**

Valuation	\$	0.00
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**PERMIT FEES**

Planning Fee	\$	150.00
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Planning Fee	\$	150.00
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<b>Sub Total:</b>	\$	<b>150.00</b>
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<b>Permit Total:</b>	\$	<b>150.00</b>
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<b>Amount Paid:</b>	\$	<b>0.00</b>
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<b>Remaining Due:</b>	\$	<b>150.00</b>
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**APPROVALS** **DATE** **INFO**

Plan Review Finalized:	Yes	03/12/24	Brienna Spencer
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Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

**APPLICATION NUMBER:** PENDAAPP24-07

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: Ryan Lay (Bush & Gudgell, Inc.)

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

03/12/2024

Application Issued By: Date:

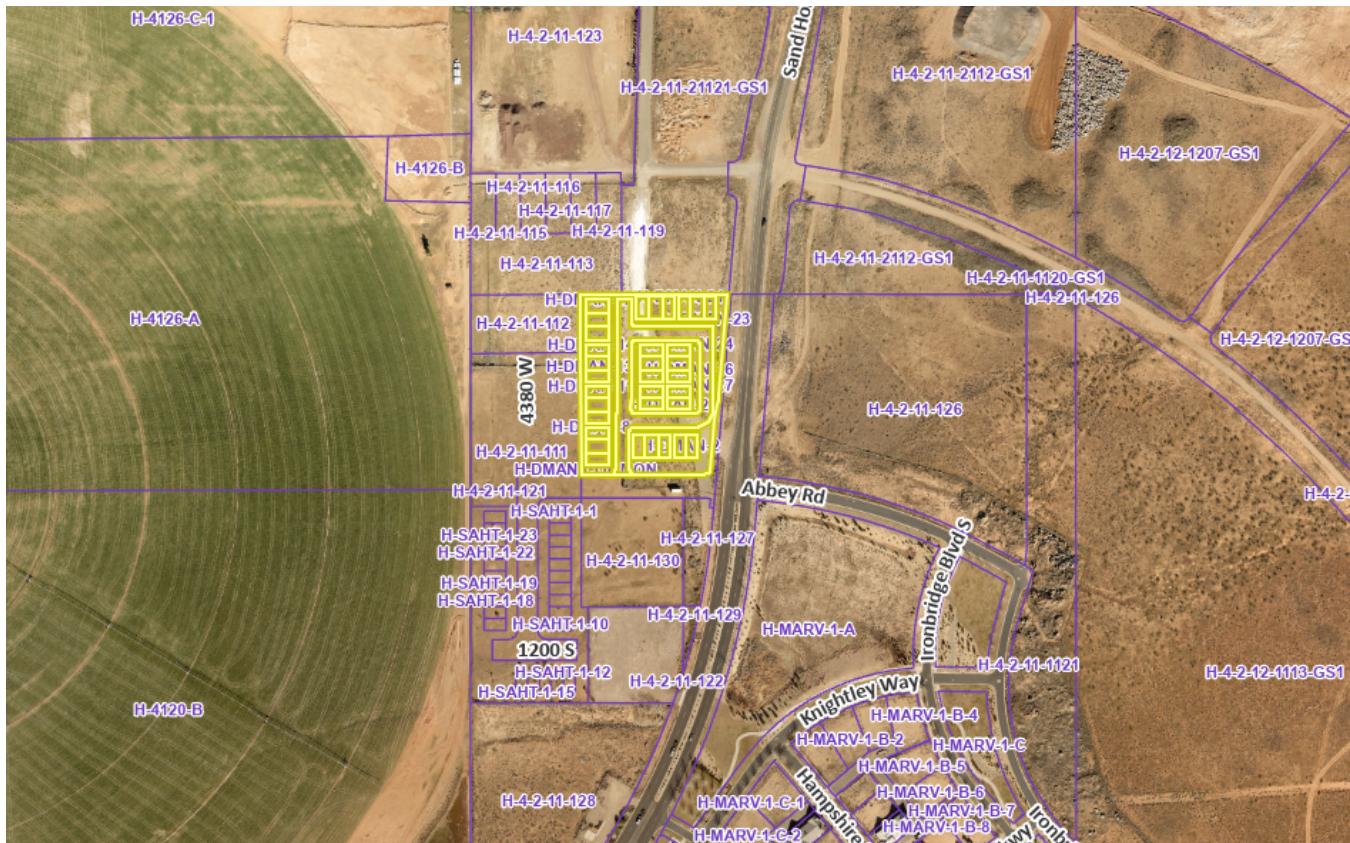
Receipt #: 8.177238-02/16/24



## STAFF COMMENTS

<b>Agenda Date:</b>	03/28/2024
<b>Application Number:</b>	AFP24-07
<b>Type of Application:</b>	Amended Final Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Jake Miller
<b>Agent:</b>	Bush & Gudgell
<b>Request:</b>	Approval of an Amended Final Plat
<b>Location:</b>	Abbey Road and Sand Hollow Road
<b>Zoning:</b>	GC
<b>General Plan Map:</b>	Neighborhood Commercial
<b>Recommendation:</b>	Approve subject to staff and JUC comments
<b>Report Prepared by:</b>	Fred Resch III/Gary Cupp

**Discussion:** The applicant has applied to amend the final plat for Dixie Man Caves, a subdivided storage unit development near the corner of Sand Hollow Road and Abbey Road. The applicant wishes to amend the plat to combine Lots 1 and 2, Lots 27 and 28, and Lots 29 and 30, as well as combine Lots 15, 16, and 17 into two lots.



## JUC Comments

*JUC comments are due back March 27th, 2024. This report will be updated at that time and sent to the applicant and Planning Commission.*

1. **Public Works:** Any lot with more than one set of utilities after the amendment, will need to cap off one set.
2. **Engineering:**
3. **Streets:**
4. **Water:**
5. **WCWCD:**
6. **Cable:**
7. **Fire:**
8. **Sewer:**
9. **Power:**

## Staff Comments

1. The plat meets the standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
  - a. Depicts only the portion of the subdivision that is proposed to be amended.
  - b. Includes a plat name distinguishing the amended plat from the original plat.
  - c. Describes the differences from the original plat.
  - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional services no longer needed will need to be removed.

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

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 010°55'09" EAST ALONG THE SECTION LINE 1875.74 FEET AND DUE WEST 771.39 FEET, FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF ABBEY ROAD, A PUBLIC ROAD DEDICATED AS DOCUMENT NO. 2022054257, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING EIGHT COURSES: 1) NORTH 84°10'13" WEST 9.00 FEET, 2) SOUTH 054°47' WEST 36.26 FEET, 3) SOUTHERLY ALONG A 100.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 112°9'05" WEST A DISTANCE OF 19.71 FEET), CENTER POINT LIES NORTH 84°10'13" WEST THROUGH A CENTRAL ANGLE OF 111°8'36", A DISTANCE OF 19.74 FEET, 4) SOUTH 17°08'23" WEST 2.10 FEET, 5) SOUTHERLY ALONG A 162.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS SOUTH 112°9'05" WEST A DISTANCE OF 31.90 FEET), CENTER POINT LIES SOUTH 72°51'37" EAST THROUGH A CENTRAL ANGLE OF 118°36", A DISTANCE OF 18.36 FEET, 6) FEET SOUTH 054°47' WEST 14.90 FEET, 7) WESTERLY ALONG A 20.00 FOOT RADIUS NON-CHORD CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 112°9'05" WEST A DISTANCE OF 12.00 FEET), CENTER POINT LIES NORTH 103°37'23" WEST THROUGH A CENTRAL ANGLE OF 37°41'56", A DISTANCE OF 13.16 FEET, 8) NORTH 88°55'32" WEST 270.73 FEET; THENCE NORTH 010°42'8" EAST 392.29 FEET; THENCE SOUTH 88°55'32" EAST 89.18 FEET; THENCE SOUTH 88°52'23" EAST 240.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD, A PUBLIC ROAD DEDICATED AS DOCUMENT NO. 20080020605, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE SOUTH 054°47' WEST ALONG SAID LINE 185.83 FEET THE POINT OF BEGINNING.

CONTAINING 120,250 SQUARE FEET OR 2.76 ACRES.

## GENERAL NOTES

1. BY RECORDING THIS PLAT, PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE HEREBY CREATED OVER, ON, UNDER AND ACROSS ALL PORTIONS SHOWN OR REFERENCED ON THIS PLAT AS PRIVATE ACCESS, COMMON SPACE, AND LIMITED COMMON SPACE FOR THE INSTALLATION, ACCESS, MAINTENANCE AND REPAIR OF ALL PUBLIC UTILITIES.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT (#211026) DATED JUNE 3, 2021. A COPY OF THIS REPORT IS ON FILE WITH HURRICANE CITY OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. ALL LANDSCAPING WITHIN THE LIMITED COMMON & COMMON SPACES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION, (THE "ASSOCIATION").
5. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY HURRICANE CITY IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES.
6. ALL SEWER, AND WATER IMPROVEMENTS ARE MUNICIPAL UTILITIES AND MAINTAINED BY HURRICANE CITY, UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE MUNICIPAL AND ARE MAINTAINED BY HURRICANE CITY. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
7. A PERPETUAL EASEMENT IS GRANTED TO EACH LOT OWNER FOR ACCESS (INGRESS AND EGRESS) ACROSS THE LIMITED COMMON SPACE BETWEEN THE FRONT PORTION OF THE OWNER'S PRIVATE LOT AND THE CLOSER OF THE BACK OF SIDEWALK OR BACK OF CURB FOR DRIVEWAY ACCESS ACROSS THE LIMITED COMMON AREA TO THE PRIVATELY-OWNED LOT. THIS DRIVEWAY EASEMENT SHALL BE FOR THE PRIVATE USE OF EACH RESPECTIVE LOT OWNER, SUBJECT TO THE OWNER'S DEDICATION AND OTHER DEDICATED EASEMENTS AS SHOWN AND NOTED HEREON.
8. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
9. THE PARENT PARCEL FOR THIS DEVELOPMENT IS H-4-2-11-131.

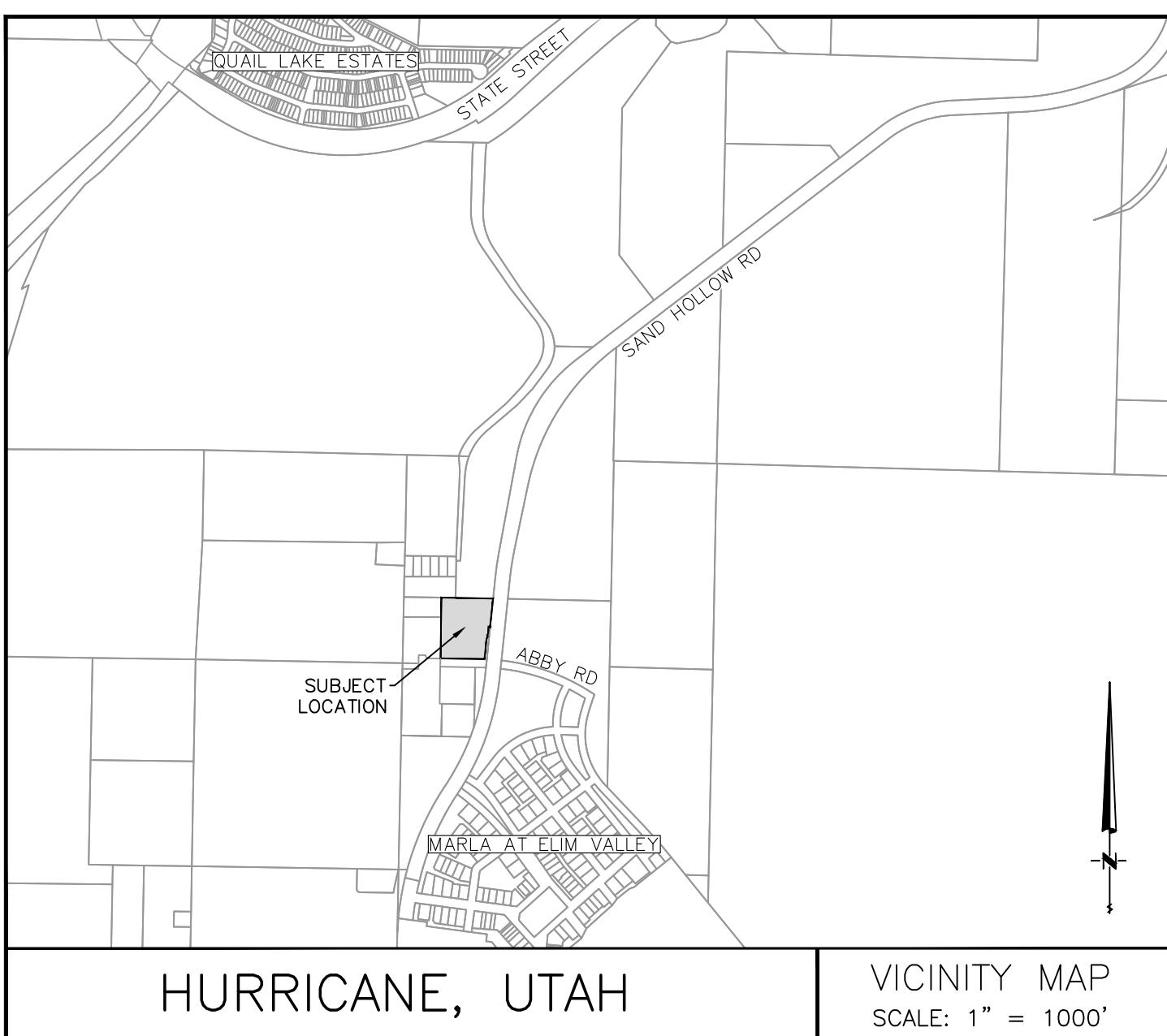
10. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.

## AMENDMENT NOTE

THE PURPOSE OF THIS SUBDIVISION FINAL PLAT AMENDMENT OF DIXIE MAN CAVES, DOCUMENT NO. 2023002133, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, IS TO COMBINE LOTS 1 & 2, INTO A SINGLE LOT TO BE HEREAFTER KNOWN AS LOT 1A; TO COMBINE LOTS 15, 16 & 17, INTO TWO LOTS TO BE HEREAFTER KNOWN AS LOT 15A & LOT 16A; TO COMBINE LOTS 27 & 28, INTO A SINGLE LOT TO BE HEREAFTER KNOWN AS LOT 27A, AND TO COMBINE LOTS 29 & 30, INTO A SINGLE LOT TO BE HEREAFTER KNOWN AS LOT 29A. NO OTHER CHANGES ARE MADE OR INTENDED AS PART OF THIS AMENDMENT.

## DIXIE MAN CAVES

LOCATED IN  
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST  
SALT LAKE BASE AND MERIDIAN

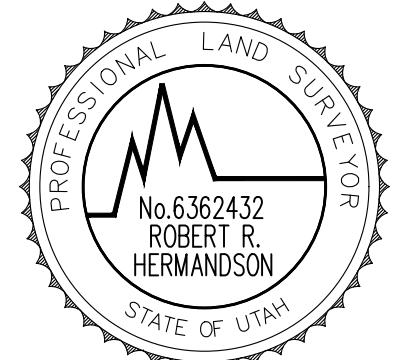


## SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6362432 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. FURTHER CERTIFY THAT BY AUTHORITY OF THE HERON OWNER, I HAVE SUBDIVIDED SAID TRACT OF LAND DESCRIBED HEREON INTO LOTS, PUBLIC RIGHT OF WAY, PRIVATE ACCESSES, COMMON SPACE AND LIMITED COMMON SPACE HERAFTER TO BE KNOWN AS:

## DIXIE MAN CAVES AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



02/12/2024  
DATE:  
BUSH AND GUDGELL INC.

ROBERT R. HERMANDSON  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 6362432

## OWNER'S DEDICATION

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC RIGHT OF WAY, PRIVATE ACCESSES, COMMON SPACE AND LIMITED COMMON SPACE TO BE HEREAFTER KNOWN AS:

## DIXIE MAN CAVES AMENDED

DOES HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL PRIVATE ACCESSES, COMMON AND LIMITED COMMON AREAS SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DEDICATION OF SAID COMMON AND LIMITED COMMON AREAS AS MORE FULLY PROVIDED IN THE "DEDICATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS" APPLICABLE TO ENTRY NO. 2023002133, DATED JULY 14, 2023. SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS DEVELOPMENT. FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER HEREBY DEDICATES AND CONVEYS TO HURRICANE CITY PUBLIC STREETS AND EASEMENTS, AS SHOWN HEREON, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE. THE UNDERSIGNED OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

## DIXIE MAN CAVES LLC

(A UTAH LIMITED LIABILITY COMPANY)

BY: JASON MILLER  
ITS: MANAGER

## DIXIE MAN CAVES LLC

(A UTAH LIMITED LIABILITY COMPANY)

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

## FINAL PLAT OF: DIXIE MAN CAVES AMENDED

LOCATED IN  
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST  
SALT LAKE BASE AND MERIDIAN

ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED NO.
THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. ____ 20____	THE HERON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. ____ 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF ____ A.D. ____ 20____	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____ A.D. ____ 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT ASH CREEK S.S.D.	ENGINEER, CITY OF HURRICANE	CITY ATTORNEY, CITY OF HURRICANE	ATTEST: CITY RECORDER, HURRICANE, UT	NANETTE BILLINGS, MAYOR, HURRICANE, UT	WASHINGTON COUNTY TREASURER
WASHINGTON COUNTY RECORDER					

**BUSH & GUDGELL, INC.**  
Engineers - Planners - Surveyors  
205 East Tabernacle Suite 14  
Logan, Utah 84321  
Phone: (435) 752-3161  
Email: [info@bushandgudgell.com](mailto:info@bushandgudgell.com)

DIXIE MAN CAVES AMENDED  
LOCATED IN  
NORTHEAST 1/4, SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN  
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

1  
2  
SHEETS  
FILE: 221046





**HURRICANE CITY** Hurricane City  
Application

Application Accepted Date: 03/14/2024	
Type of Improvement: Subdivision (Final Plat Amendment)	
Description: MODIFY THE LOT LINE BETWEEN LOTS 36 AND 37 TO MATC	
Tenant / Project Name: Falcon Ridge Phase 2 Partial Amended A Lots 36-37	
Bldg. Address: 371 E 920 N	
City: Hurricane City State: UT Zip: 84737	
Subdivision: FALCON RIDGE PH 2 AMENDED Phase:	
Block: Lot #: Parcel #: H-FAL-2-36, H-FAL-2-37	
Property Owner: HABITAT FOR HUMANITY OF SOUTHWEST	
Permit Contact: Ryan Scholes P:(435) 628-6500	
Email: ryanscholes@alphaengineering.com	

**CONTACT INFORMATION**

General Contractor:	License #:	P:
City:	State:	Zip:
Email:		

**APPLICATION DETAILS**

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>		
<b>APPROVALS</b>				
Plan Review Finalized:	Yes	03/15/24		
<b>INFO</b>				
Brienna Spencer				
<b>Setbacks</b>	Front:	Rear:	Left:	Right:
Min.				
Actual:				
<b>APPLICATION NUMBER:</b>		PENDA FP24-08		
<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>				
Applicant Name: Ryan Scholes				
Signature of Applicant/Authorized Agent or Owner: Date:				
Application Approved By:				Date:
				03/15/2024
Application Issued By:				Date:
Receipt #: 8.177306-03/14/24				



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

**STAFF COMMENTS**

<b>Agenda Date:</b>	03/28/2024
<b>Application Number:</b>	AFP24-08
<b>Type of Application:</b>	Amended Final Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Habitat for Humanity of Southwest Utah
<b>Agent:</b>	Ryan Scholes
<b>Request:</b>	Approval of an Amended Final Plat
<b>Location:</b>	371 E 920 N
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	Single Family
<b>Recommendation:</b>	Approve subject to staff and JUC comments
<b>Report Prepared by:</b>	Fred Resch III/Gary Cupp

**Discussion:** The applicant has applied to amend the final plat for Falcon Ridge Phase 2 to readjust the lot line between Lots 36 and 37 to match the existing conditions on the ground.



## **JUC Comments**

*JUC comments are due back March 27th, 2024. This report will be updated at that time and sent to the applicant and Planning Commission.*

1. **Public Works:** Public Works has no comments.
2. **Engineering:**
3. **Streets:**
4. **Water:**
5. **WCWCD:**
6. **Cable:**
7. **Fire:**
8. **Sewer:**
9. **Power:** No concerns.

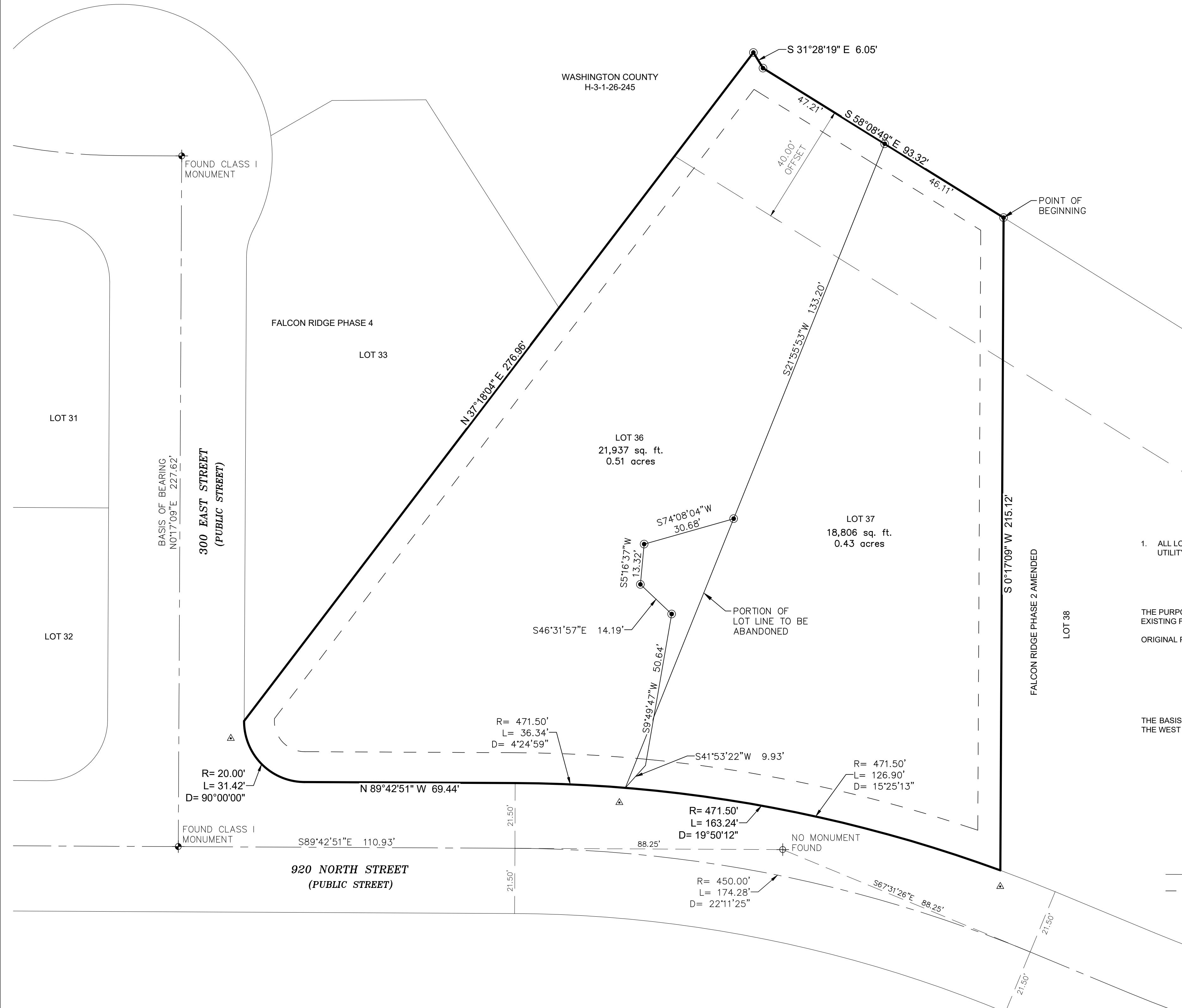
## **Staff Comments**

1. The plat meets the standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
  - a. Depicts only the portion of the subdivision that is proposed to be amended.
  - b. Includes a plat name distinguishing the amended plat from the original plat.
  - c. Describes the differences from the original plat.
  - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.

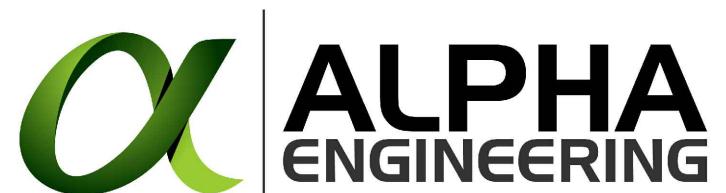
**Recommendation:** Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards and recommend approval of this item subject to staff and JUC comments.

# FALCON RIDGE, PHASE 2 AMENDED, PARTIAL PLAT AMENDMENT "A" (LOTS 36 & 37)

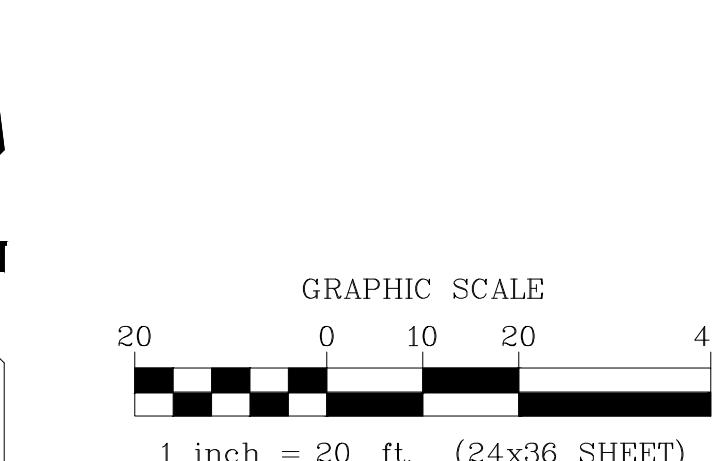
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST,  
SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH



1118-04 AMD PLAT.DWG (FEBRUARY 2024)



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



APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____. 2024.	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____. 2024.	APPROVED AS TO FORM, THIS THE ____ DAY OF _____. A.D. 2024.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____. A.D. 2024 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.
SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	CITY ENGINEER HURRICANE CITY	DATE	CITY ATTORNEY HURRICANE CITY	MAYOR HURRICANE CITY

## SURVEYOR'S CERTIFICATE

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

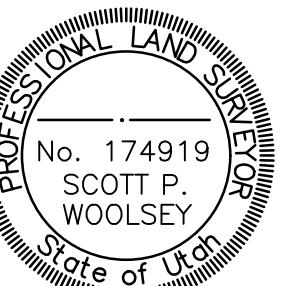
## FALCON RIDGE, PHASE 2 AMENDED, PARTIAL PLAT AMENDMENT "A"

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

## BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 38, FALCON RIDGE PHASE 2 AMENDED, RECORDED AS DOCUMENT 2000003737, IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE SOUTH 00°17'09" WEST 215.42 FEET ALONG THE WEST LINE OF SAID LOT 38 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 920 NORTH STREET AND A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 471.50 FEET, OF WHICH THE RADIUS POINT LIES SOUTH 20°02'18" WEST; THENCE WESTERLY 162.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°50'12" AND A CHORD BEARING OF NORTH 79°47'47" WEST 162.42 FEET; THENCE NORTH 89°42'51" WEST 69.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY 31.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'42"; THENCE NORTH 37°18'04" EAST 276.96 FEET; THENCE SOUTH 31°28'19" EAST 6.05 FEET; THENCE SOUTH 58°08'49" EAST 93.32 FEET TO THE POINT OF BEGINNING.

CONTAINS 40,743 SQUARE FEET OR 0.94 ACRES, MORE OR LESS.



SCOTT P. WOOLSEY  
P.L.S. 174919

## OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO 2 LOTS AND UTILITY & DRAINAGE EASEMENTS TO BE HEREAFTER KNOWN AS:

## FALCON RIDGE PHASE 2 AMENDED, PARTIAL PLAT AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNERS DO HEREBY CONVEY AND WARRANT TO HURRICANE CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HERETOUPON SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_. 2024.

HABITAT FOR HUMANITY OF SOUTHWEST UTAH INC.

BY:  
TITLE:

SHANNON ISOM

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_. A.D. 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, THE \_\_\_\_\_ OF HABITAT FOR HUMANITY OF SOUTHWEST UTAH INC. PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE/SHE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_

NO STAMP REQUIRED  
(UTAH CODE 46-1-16(7))

NOTARY PUBLIC (SIGNATURE)

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_. A.D. 2024, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED SHANNON ISOM PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED SHE EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_

NO STAMP REQUIRED  
(UTAH CODE 46-1-16(7))

NOTARY PUBLIC (SIGNATURE)

## FINAL PLAT OF FALCON RIDGE PHASE 2 AMENDED, PARTIAL PLAT AMENDMENT "A" (LOTS 36 & 37)

WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER
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# HURRICANE CITY Hurricane City Application

Application Accepted Date:	03/14/2024			
Type of Improvement:	Subdivision (Final Plat Amendment)			
Description:	COMBINE LOTS 29 AND 30 INTO SINGLE LOT			
Tenant / Project Name:	ROCK VIEW ESTATES SUBDIVISION PARTIAL AMENDMENT A			
Bldg. Address:	ROCK VIEW DRIVE/CLIFFS DRIVE			
City:	Hurricane City	State:	UT Zip: 84737	
Subdivision:	ROCK VIEW ESTATES	Phase:		
Block:	Lot #:	29-30	Parcel #:	H-ROVE-29, H-ROVE-
Property Owner:	NATE KAPP 30			
Permit Contact:	Ryan Scholes	P:(435) 628-6500		
Email:	ryanscholes@alphaengineering.com			

## CONTACT INFORMATION

General Contractor:			
License #:	P:		
City:	State:	Zip:	
Email:			

## APPLICATION DETAILS

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
Plan Review Finalized:	Yes	03/15/24 Brienna Spencer

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

APPLICATION NUMBER:	PENDAAPP24-09
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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.

Applicant Name: Ryan Scholes

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:  
 03/15/2024

Application Issued By: Date:

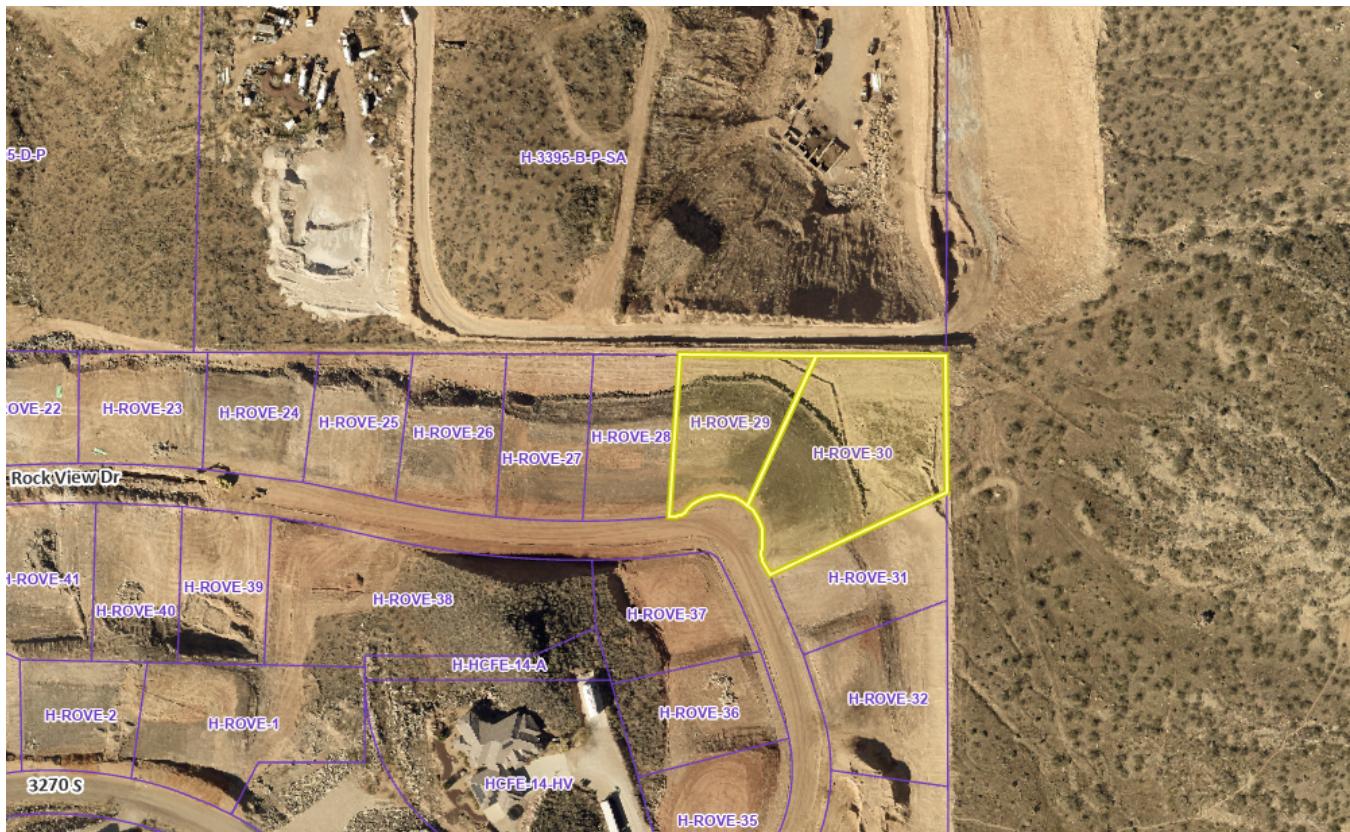
Receipt #: 8.177305-03/14/24



## STAFF COMMENTS

<b>Agenda Date:</b>	03/28/2024
<b>Application Number:</b>	AFP24-09
<b>Type of Application:</b>	Amended Final Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Nate Kapp
<b>Agent:</b>	Ryan Scholes
<b>Request:</b>	Approval of an Amended Final Plat
<b>Location:</b>	802 W Rock View Dr and 3251 S Cliffs Dr
<b>Zoning:</b>	RA-0.5
<b>General Plan Map:</b>	Rural Residential
<b>Recommendation:</b>	Approve subject to staff and JUC comments
<b>Report Prepared by:</b>	Fred Resch III/Gary Cupp

**Discussion:** The applicant has applied to amend the final plat for Rock View Estates to combine Lots 29 and 30. Any lot combination in a recorded subdivision requires an amended final plat.



## JUC Comments

*JUC comments are due back March 27th, 2024. This report will be updated at that time and sent to the applicant and Planning Commission.*

1. **Public Works:** Extra services to the new lot will need to be abandoned.
2. **Engineering:**
3. **Streets:**
4. **Water:**
5. **WCWCD:**
6. **Cable:**
7. **Fire:**
8. **Sewer:**
9. **Power:** Power will need to be removed; secondary box and streetlight pole have to be relocated to new lot line (Hurricane Power Standards, drawings DR-20, 21, 22, section 2 bullet 6, section 3 - pg 8 - unit 3A). Water meter will have to be fed from the south lot line, and the existing water meter on the northwest lot line removed (Hurricane Underground Standards, section 3 table 2).

## Staff Comments

1. The plat meets the standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
  - a. Depicts only the portion of the subdivision that is proposed to be amended.
  - b. Includes a plat name distinguishing the amended plat from the original plat.
  - c. Describes the differences from the original plat.
  - d. Includes references to the original plat.

2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional services need to be abandoned to the additional lot.

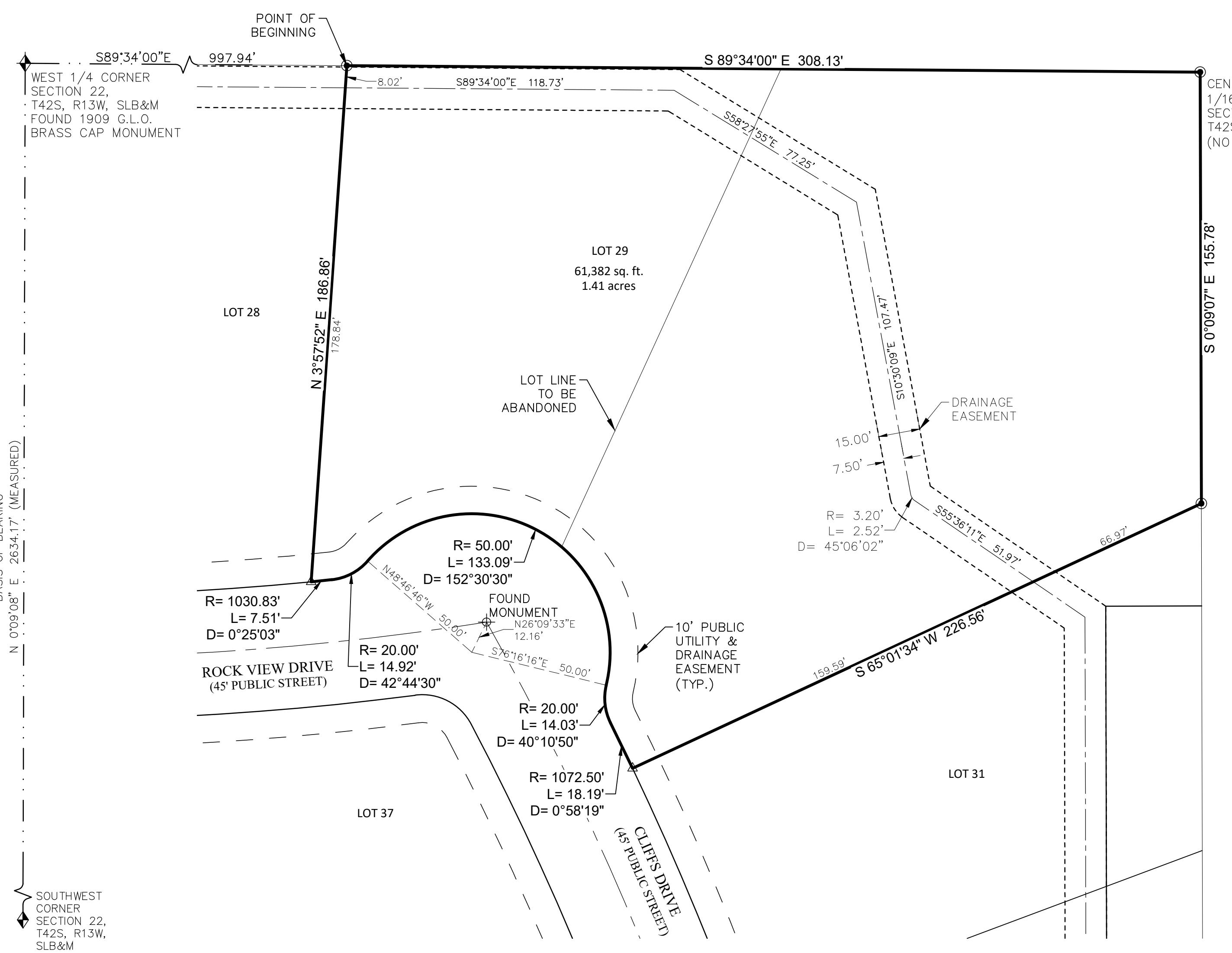
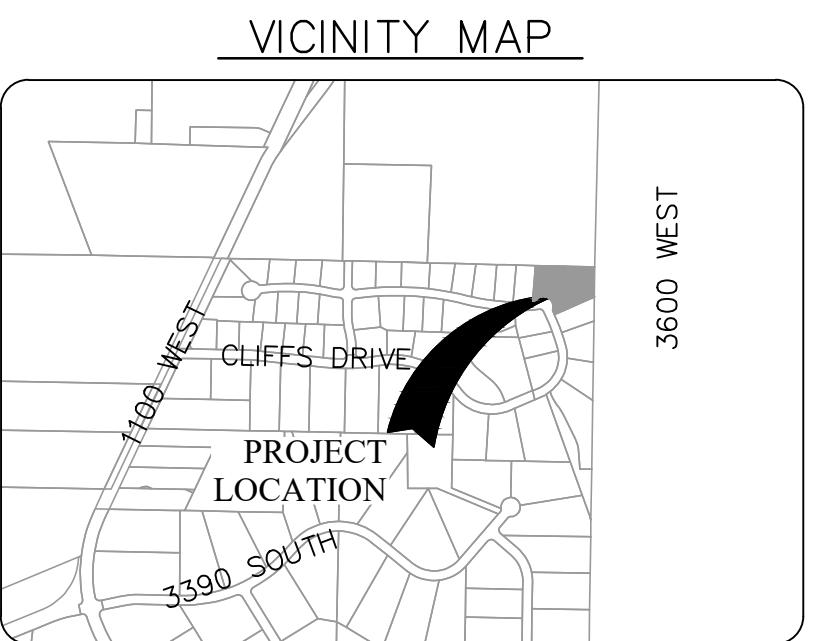
**Recommendation:** Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards and recommend approval of this item subject to staff and JUC comments.

# ROCK VIEW ESTATES SUBDIVISION

## PARTIAL AMENDMENT "A"

### (LOTS 29 & 30)

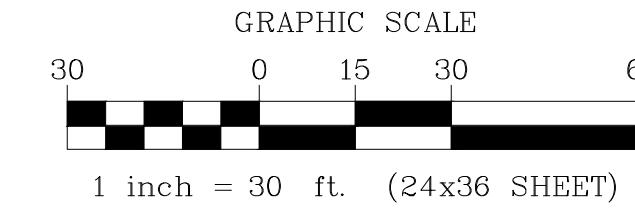
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLB&M.



#### LEGEND

- ◆ SECTION CORNER MONUMENT
- ◆ CLASS I 2" BRASS CAP MONUMENT FOUND
- SPECIES PROPERTY CORNER MONUMENT (ALPHA ENG. REBAR & CAP)
- △ SPECIES PROPERTY CORNER MONUMENT (NAIL IN CURB)
- CENTERLINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.&D.E.)

2060-01 AMD PLAT.DWG (FEBRUARY 2024)



APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS <u>      </u> DAY OF <u>      </u> , 2024.	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS <u>      </u> DAY OF <u>      </u> , 2024.	APPROVED AS TO FORM, THIS THE <u>      </u> DAY OF <u>      </u> , A.D. 2024.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS <u>      </u> DAY OF <u>      </u> , A.D. 2024 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.
SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	CITY ENGINEER HURRICANE CITY	DATE	CITY ATTORNEY HURRICANE CITY	MAYOR HURRICANE CITY
			ATTEST: CITY RECORDER HURRICANE CITY	WASHINGTON COUNTY TREASURER
				WASHINGTON COUNTY RECORDER

#### SURVEYOR'S CERTIFICATE

I, RYAN SCHOLES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 13293573, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT, HAVING SUBDIVIDED SAID TRACT OF LAND INTO A LOT AND EASEMENTS TO BE HEREAFTER KNOWN AS:

#### ROCK VIEW ESTATES SUBDIVISION PARTIAL AMENDMENT "A"

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### BOUNDARY DESCRIPTION

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°34'00" EAST 997.94 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 28, ROCK VIEW ESTATES SUBDIVISION, RECORDED AS DOCUMENT 20220053122 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, AND RUNNING THENCE SOUTH 89°34'00" EAST 308.13 FEET ALONG THE SECTION LINE TO THE CENTER WEST 1/16 CORNER, THENCE SOUTH 00°09'07" EAST 155.78 FEET ALONG THE SIXTEENTH SECTION LINE; THENCE SOUTH 65°01'34" WEST 226.56 FEET TO THE NORTHWEST CORNER OF LOT 31 OF SAID SUBDIVISION AND A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1072.50 FEET OF WHICH THE RADIUS POINT LIES SOUTH 64°31'13" WEST, THENCE NORTHWESTERLY 18.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'19" AND A CHORD BEARING OF NORTH 25°57'56" WEST 18.19 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY 14.03 FEET THROUGH A CENTRAL ANGLE OF 40°10'50" TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY 133.09 FEET THROUGH A CENTRAL ANGLE OF 152°30'30" TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY 14.92 FEET THROUGH A CENTRAL ANGLE OF 42°44'30" TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 103.83 FEET; THENCE WESTERLY 7.51 FEET ALONG THE ARC WITH A CENTRAL ANGLE OF 00°25'03" TO THE SOUTHEAST CORNER OF SAID LOT 28; THENCE NORTH 03°57'52" EAST 186.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.41 ACRES, MORE OR LESS.

DATE

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO A LOT, DRAINAGE EASEMENT, AND A PUBLIC UTILITY & DRAINAGE EASEMENT TO BE HEREAFTER KNOWN AS:

#### ROCK VIEW ESTATES SUBDIVISION PARTIAL AMENDMENT "A"

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

IN WITNESS I HAVE HERETOUPON SET MY HAND THIS        DAY OF       , 2024.

B&W DEVELOPMENT, LLC. A UTAH LIMITED LIABILITY COMPANY

SHANE F. BRINKERHOFF, MANAGER

CORBIN WADE, MANAGER

#### ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WASHINGTON )  
§

ON THIS        DAY OF       , A.D. 2023, BEFORE ME       , A NOTARY PUBLIC, PERSONALLY APPEARED SHANE F. BRINKERHOFF AND CORBIN WADE, THE MANAGERS OF B&W DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME:       

COMMISSION NUMBER:       

MY COMMISSION EXPIRES:       

A NOTARY PUBLIC COMMISSIONED IN       

NO STAMP REQUIRED  
(UTAH CODE 46-1-16(7))

NOTARY PUBLIC (SIGNATURE)

FINAL PLAT OF

#### ROCK VIEW ESTATES SUBDIVISION PARTIAL AMENDMENT "A" (LOTS 29 & 30)



**HURRICANE CITY** Hurricane City  
Application

Application Accepted Date: 03/18/2024	
Type of Improvement: Site Plan (Final)	
Description:	
Tenant / Project Name: Bench Lake Townhomes Phase 1-3	
Bldg. Address: 3220 South 1100 West	
City: Hurricane City State: UT Zip: 84737	
Subdivision: Bench Lake Townhomes Phase: 1-3	
Block: Lot #: 1-58 Parcel #: H-3394-H	
Zone: RM-2	
Property Owner: Blue Mountain Property Enterprises	
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) 668-8307	
General Contractor: Scott Stratton	
License #: P: (435) 467-4966	
City: State: Zip:	
Email: scottstratton4966@gmail.com	
APPLICATION DETAILS	

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	250.00
<b>Sub Total:</b>	\$	<b>250.00</b>
<b>Permit Total:</b>	\$	<b>250.00</b>
<b>Amount Paid:</b>	\$	<b>250.00</b>
<b>Remaining Due:</b>	\$	<b>0.00</b>

APPROVALS	DATE	INFO
Plan Review Finalized:	Yes	03/19/24 Fred Resch

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

APPLICATION NUMBER:	PENDFSP24-29
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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.

Applicant Name: Treasa Anderson

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Fred Resch 03/19/2024

Application Issued By: Date:

Receipt #: 8.177285-03/18/24

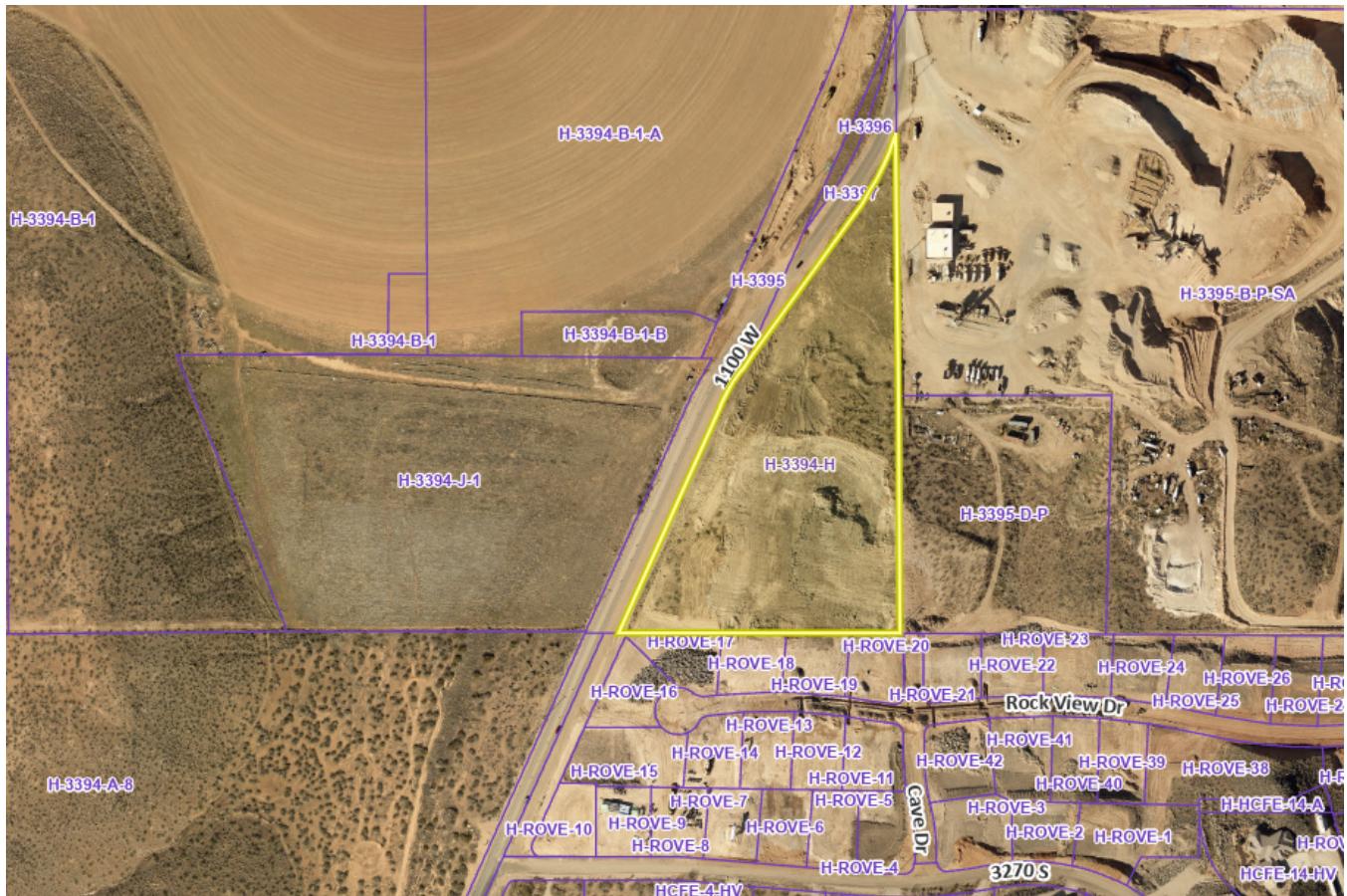


## STAFF COMMENTS

<b>Agenda Date:</b>	03/28/2024
<b>Application Number:</b>	FSP24-29
<b>Type of Application:</b>	Final Site Plan Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Scott Stratton
<b>Agent:</b>	Karl Rasmussen
<b>Request:</b>	Final Site Plan Application
<b>Location:</b>	3220 S 1100 W
<b>Zoning:</b>	RM-2 PDO
<b>General Plan Map:</b>	Rural Residential
<b>Recommendation:</b>	Approve subject to staff and JUC comments
<b>Report Prepared by:</b>	Fred Resch III/Gary Cupp

### Discussion:

The applicant is seeking approval of a final site plan for the first three phases of the Bench Lake Townhomes project located south of 3000 S and east of 1100 W. These phases consist of 58 townhome units. This overall development will consist of 200 total townhomes on both sides of 1100 W.



## JUC Comments

1. Construction drawings were approved in March 2024.

## Staff Comments: Final Site Plan

1. Zoning is RM-2, multifamily 10 units per acre with a Planned Development Overlay. 200 total townhome units have been approved for the whole development.
2. There is no open space or any other amenities provided on the preliminary plat. The applicant received approval for the PDO zone change and site plan prior to the new amenity requirements for multifamily development.
3. **Parking:** Per HCC 10-34-10:

<i>Dwelling, multiple-family:</i>	
<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>
<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>

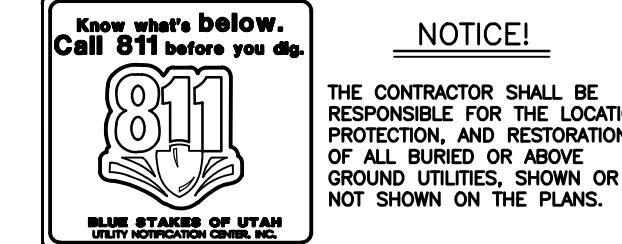
- a. Each unit will have a two car garage and sufficient driveway space to meet this code.
- 4. Adjoining properties and uses should be shown on the site plan.
- 5. A note has been added to the plans that all outdoor lighting will comply with HCC 10-33-7.
- 6. A landscaping plan has been provided that does meet Hurricane City Code including one tree and two shrubs per unit.
- 7. Per HCC 10-33-5 and 10-37-9 a wall of fence should be installed around the exterior of the project. Some retaining walls are shown on the plans, additional buffering for residences backing up 1100 W should be considered.
- 8. Building elevations have been provided. All units will be two story units under 35' tall.

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

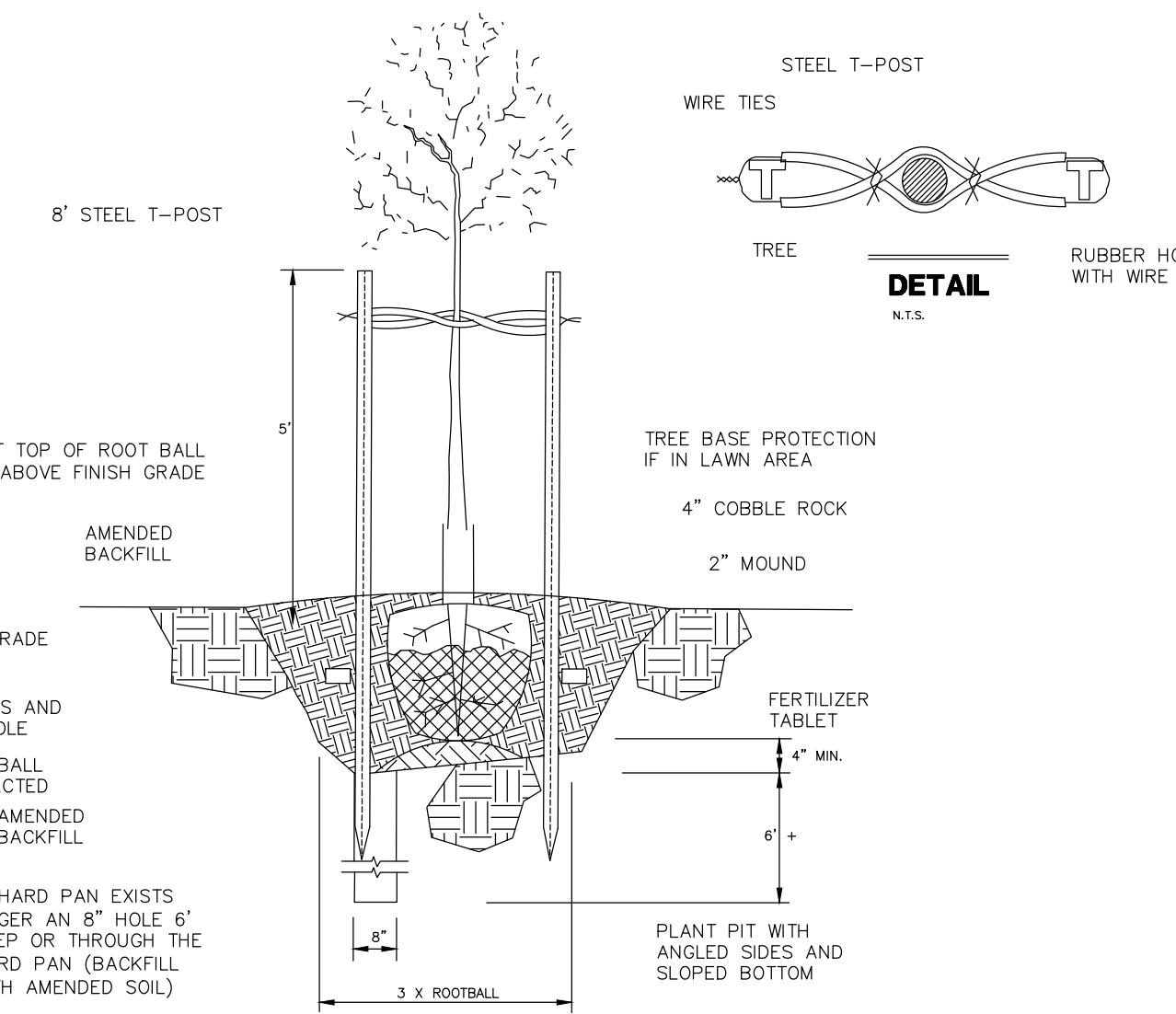
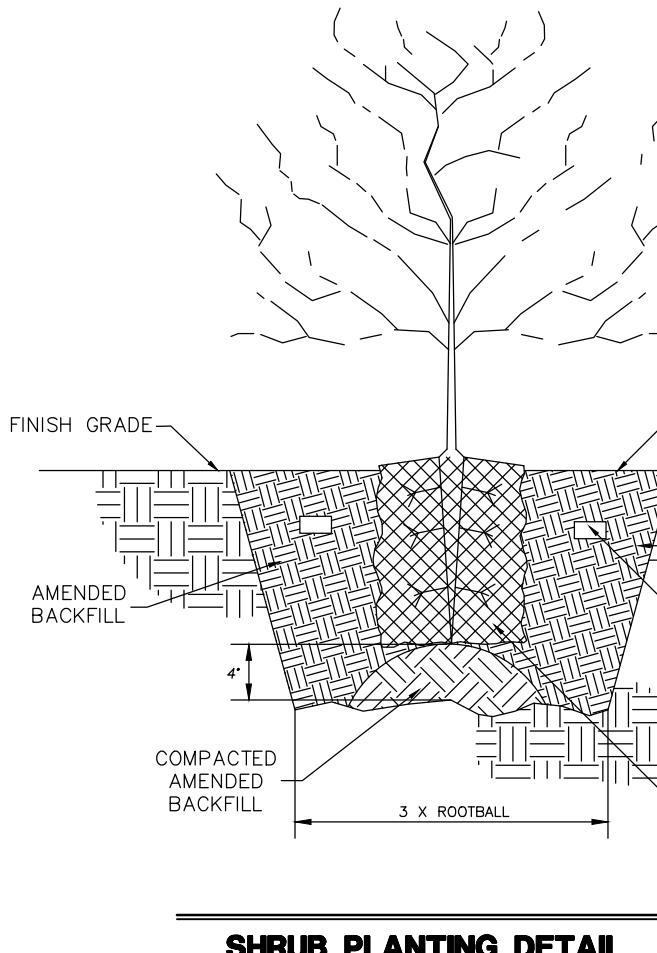
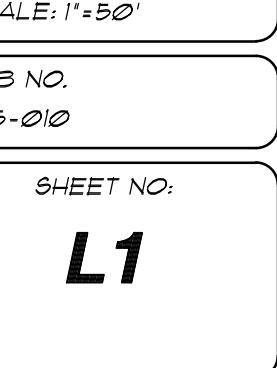
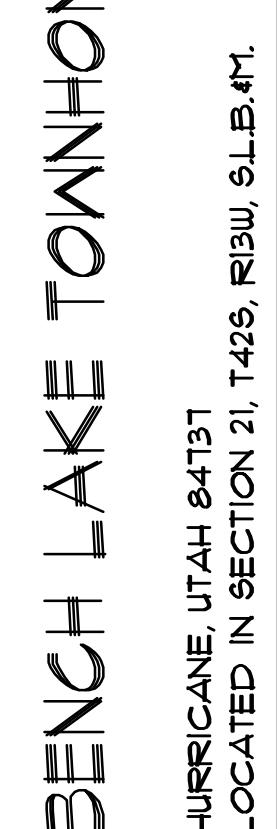
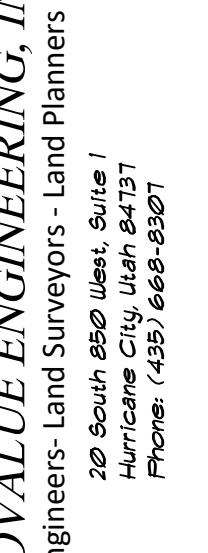


# **LANDSCAPE PLAN FOR: BENCH LAKE TOWNHOMES PHASE 1-3**

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



A scale bar consisting of a horizontal line with tick marks at 50, 0, and 50. Below the line is a black and white checkered pattern. The text "SCALE IN FEET" is printed in large, bold, black capital letters at the bottom.



## LANDSCAPE NOTES

- 1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BE THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY QUALIFIED PERSON.
- 6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
- 7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

## **PLANT SCHEDULE**

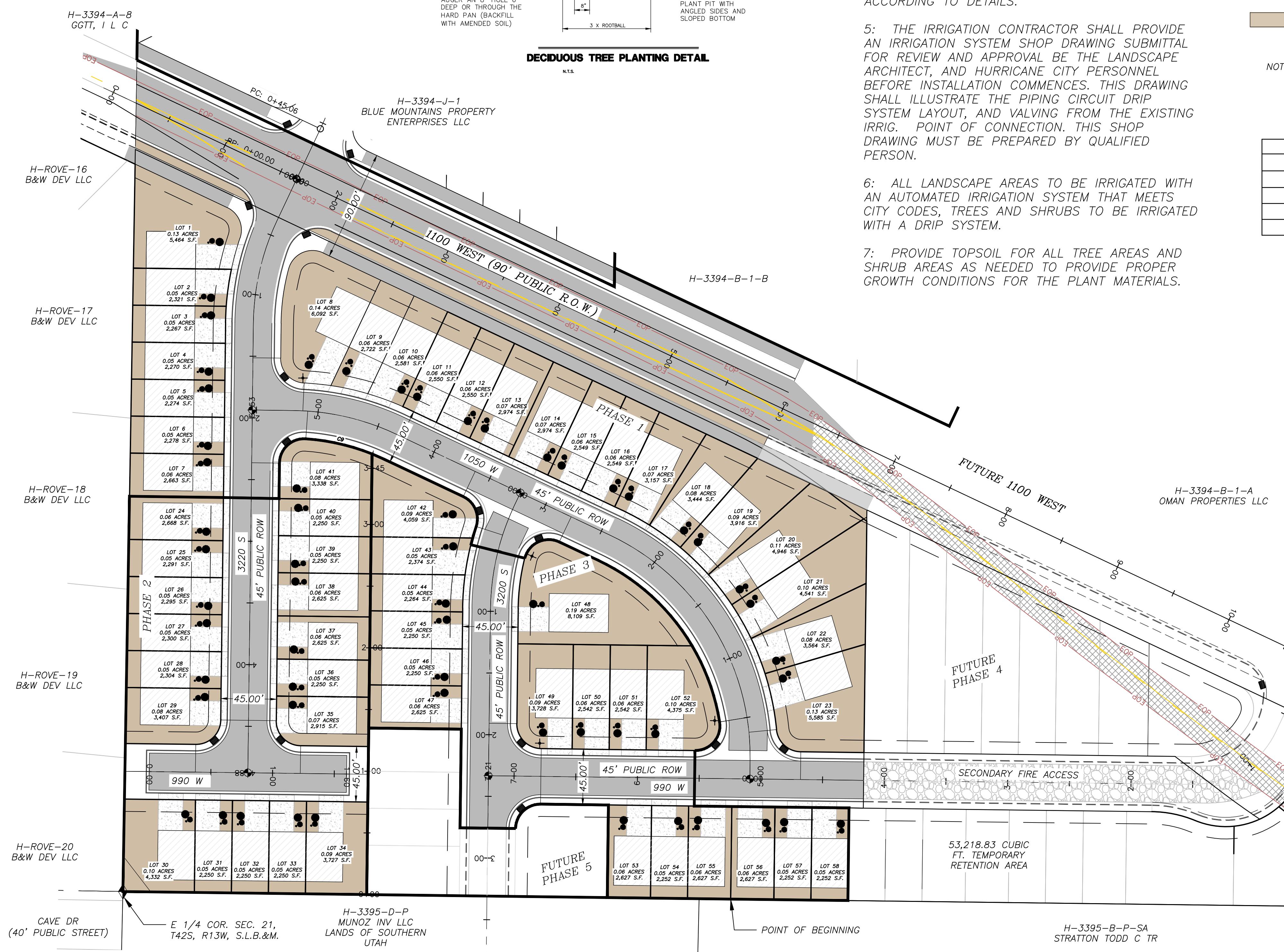
CODE	QUANTITY	TYPE	SIZE	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE (H)	SIZE (W)
CA	5	<b>TREE-2</b>	2" CAL.		CATCLAW ACACIA	SENEGALIA GREGII	10'-15'	10-15'
OE	25	<b>SHRUB-1</b>	5 GAL.		BIG SAGEBRUSH	ARTEMESIA TRIDENTATA	36"	48"
ST	26	<b>SHRUB-2</b>	1 GAL.		COTTONEASTER	COTTONEASTER SP.	24"	12"

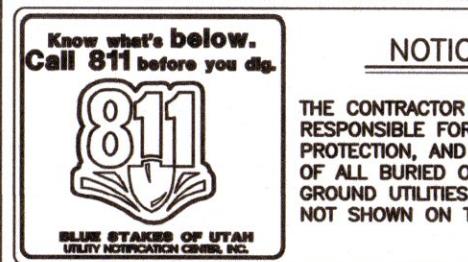
INSTALL MIXTURE OF DESERT SCAPE TAN ROCK, 1" AND BASALT ROCK, 3/4"

NOTE: OUTDOOR LIGHTING TO COMPLY WITH DARK SKY AND CITY CODE

## **SITE DATA PHASE 1-3**

DESCRIPTION	AREA
BUILDING AREA	69,600 SQ. FT.
PAVED AREA	122,084.41 SQ. FT.
LANDSCAPE AREA	79,824.06 SQ. FT.
<b>TOTAL LAND</b>	<b>271,508.47 SQ. FT.</b>





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

NOTICE!

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

# FULL SITE POWER PLAN FOR: BENCH LAKE TOWNHOMES PHASE 1-3

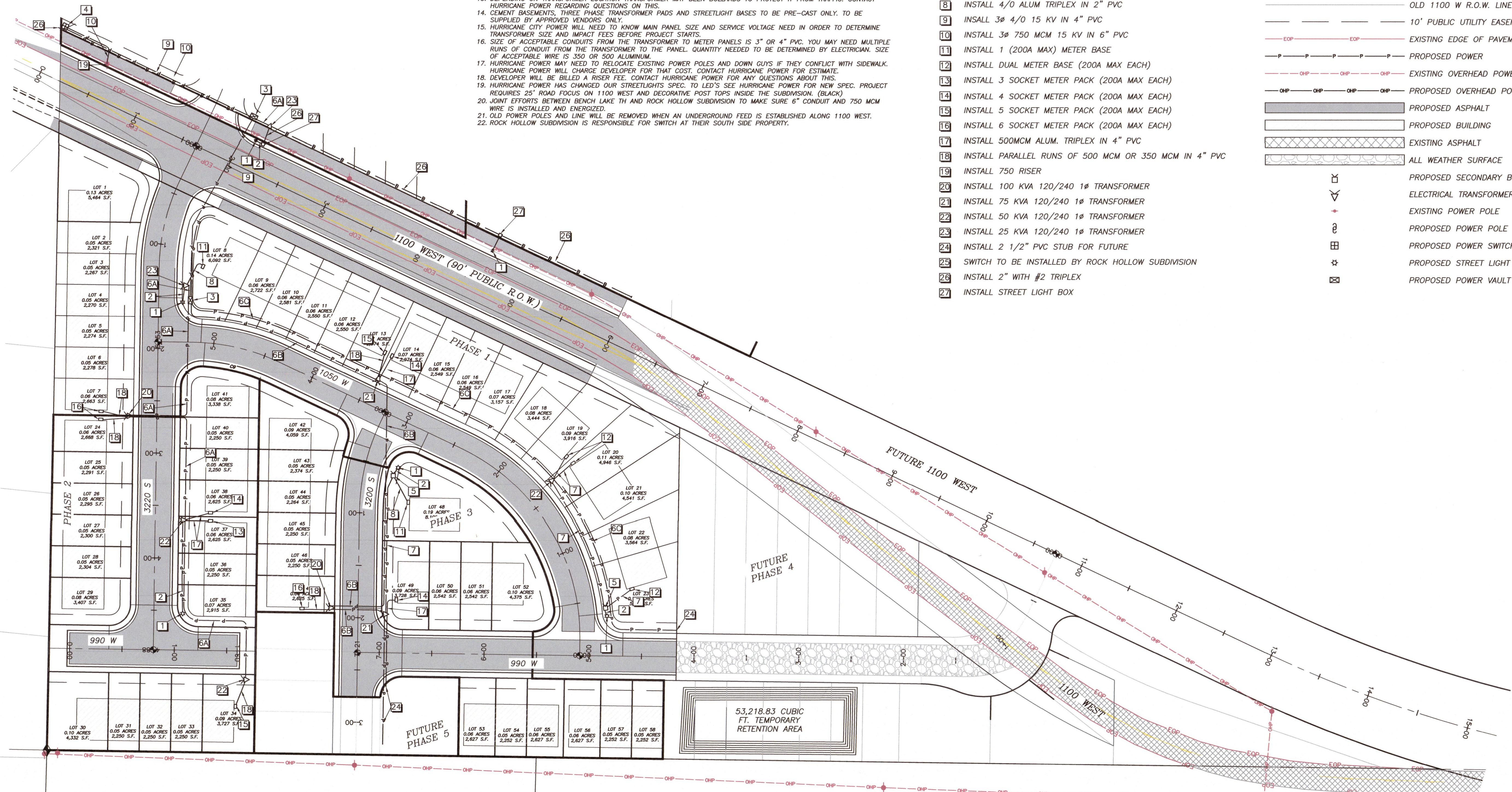
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.  
WASHINGTON COUNTY, UTAH



50 0 50  
SCALE IN FEET

## POWER NOTES:

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
- ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
- LINES ARE FOR SCHEMATIC PURPOSES ONLY, ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
- PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT: 435-635-5536.
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- ALL CONDUITS TO BE RIGID, NO FLEXIBLE.
- ALL CONDUITS TO BE FOAMED, ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUT TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE.
- ALL CONDUITS TO BE FOAMED, ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
- METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
- DEVELOPER WILL BE BILLED A TERMINATION FEE \$102.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
- DEPENDING ON TRANSFORMER LOCATION TRANSFORMER MAY BE BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
- CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND STREETLIGHT BASES TO BE PRE-CAST ONLY. TO BE SUGGESTED BY APPROVED VENDORS.
- HURRICANE CITY DEVELOPER NEED TO KNOW MAIN PANEL SIZE AND SERVICE VOLTAGE NEED IN ORDER TO DETERMINE TRANSFORMER SIZE AND IMPACT FEES BEFORE PROJECT STARTS.
- SIZE OF ACCEPTABLE CONDUITS FROM THE TRANSFORMER TO METER PANELS IS 3" OR 4" PVC. YOU MAY NEED MULTIPLE RUNS OF CONDUIT FROM THE TRANSFORMER TO THE PANEL. QUANTITY NEEDED TO BE DETERMINED BY ELECTRICIAN. SIZE OF ACCEPTABLE WIRE IS 350 OR 500 ALUMINUM.
- HURRICANE POWER MAY NEED TO RELOCATE EXISTING POWER POLES AND DOWN GUYS IF THEY CONFLICT WITH SIDEWALK.
- DEVELOPER WILL BE BILLED A RISER FEE. CONTACT HURRICANE POWER FOR ANY QUESTIONS ABOUT THIS.
- HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPEC. TO LED'S SEE HURRICANE POWER FOR NEW SPEC. PROJECT REQUIRES 25' ROAD FOCUS ON 1100 WEST AND DECORATIVE POST TOPS INSIDE THE SUBDIVISION. (BLACK)
- JOINT EFFORTS BETWEEN BENCH LAKE TH AND ROCK HOLLOW SUBDIVISION TO MAKE SURE 6" CONDUIT AND 750 MCM WIRE IS INSTALLED AND ENERGIZED.
- OLD POWER POLES AND LINE WILL BE REMOVED WHEN AN UNDERGROUND FEED IS ESTABLISHED ALONG 1100 WEST.
- ROCK HOLLOW SUBDIVISION IS RESPONSIBLE FOR SWITCH AT THEIR SOUTH SIDE PROPERTY.



## POWER KEYNOTES:

- INSTALL DECORATIVE POST TOP STREETLIGHT
- INSTALL # 10 COPPER IN 1" PVC
- INSTALL 30 VAULT
- INSTALL PMH 9
- INSTALL SECONDARY BOX
- 6A 6B 6C INSTALL 1/0 15 KV 1Ø IN 2 1/2" PVC (A, B, OR C PHASE)
- 7 INSTALL 350 MCM ALUM IN 3" PVC TRIPLEX
- 8 INSTALL 4/0 ALUM TRIPLEX IN 2" PVC
- 9 INSTALL 3Ø 4/0 15 KV IN 4" PVC
- 10 INSTALL 3Ø 750 MCM 15 KV IN 6" PVC
- 11 INSTALL 1 (200A MAX) METER BASE
- 12 INSTALL DUAL METER BASE (200A MAX EACH)
- 13 INSTALL 3 SOCKET METER PACK (200A MAX EACH)
- 14 INSTALL 4 SOCKET METER PACK (200A MAX EACH)
- 15 INSTALL 5 SOCKET METER PACK (200A MAX EACH)
- 16 INSTALL 6 SOCKET METER PACK (200A MAX EACH)
- 17 INSTALL 500MCM ALUM. TRIPLEX IN 4" PVC
- 18 INSTALL PARALLEL RUNS OF 500 MCM OR 350 MCM IN 4" PVC
- 19 INSTALL 750 RISER
- 20 INSTALL 100 KVA 120/240 1Ø TRANSFORMER
- 21 INSTALL 75 KVA 120/240 1Ø TRANSFORMER
- 22 INSTALL 50 KVA 120/240 1Ø TRANSFORMER
- 23 INSTALL 25 KVA 120/240 1Ø TRANSFORMER
- 24 INSTALL 2 1/2" PVC STUB FOR FUTURE
- 25 SWITCH TO BE INSTALLED BY ROCK HOLLOW SUBDIVISION
- 26 INSTALL 2" WITH #2 TRIPLEX
- 27 INSTALL STREET LIGHT BOX

## LEGEND:

- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CURB AND GUTTER
- CENTER LINE
- PHASE LINE
- OLD 1100 W R.O.W. LINE
- 10' PUBLIC UTILITY EASEMENT
- EOP EXISTING EDGE OF PAVEMENT
- P PROPOSED POWER
- OHP EXISTING OVERHEAD POWER
- PROPOSED OVERHEAD POWER
- PROPOSED ASPHALT
- PROPOSED BUILDING
- EXISTING ASPHALT
- ALL WEATHER SURFACE
- PROPOSED SECONDARY BOX
- ELECTRICAL TRANSFORMER
- EXISTING POWER POLE
- PROPOSED POWER POLE
- PROPOSED POWER SWITCH
- PROPOSED STREET LIGHT
- PROPOSED POWER VAULT

FULL SITE POWER PLAN FOR:  
BENCH LAKE TOWNHOMES PHASE 1-3  
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

HURRICANE, UTAH 84131  
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

DATE: 3/11/2024  
SCALE: 1"=50'  
JOB NO.  
335-010  
SHEET NO.  
C5

FULL SITE POWER PLAN  
MAR 18 2024



PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84131  
Phone: (435) 669-2027

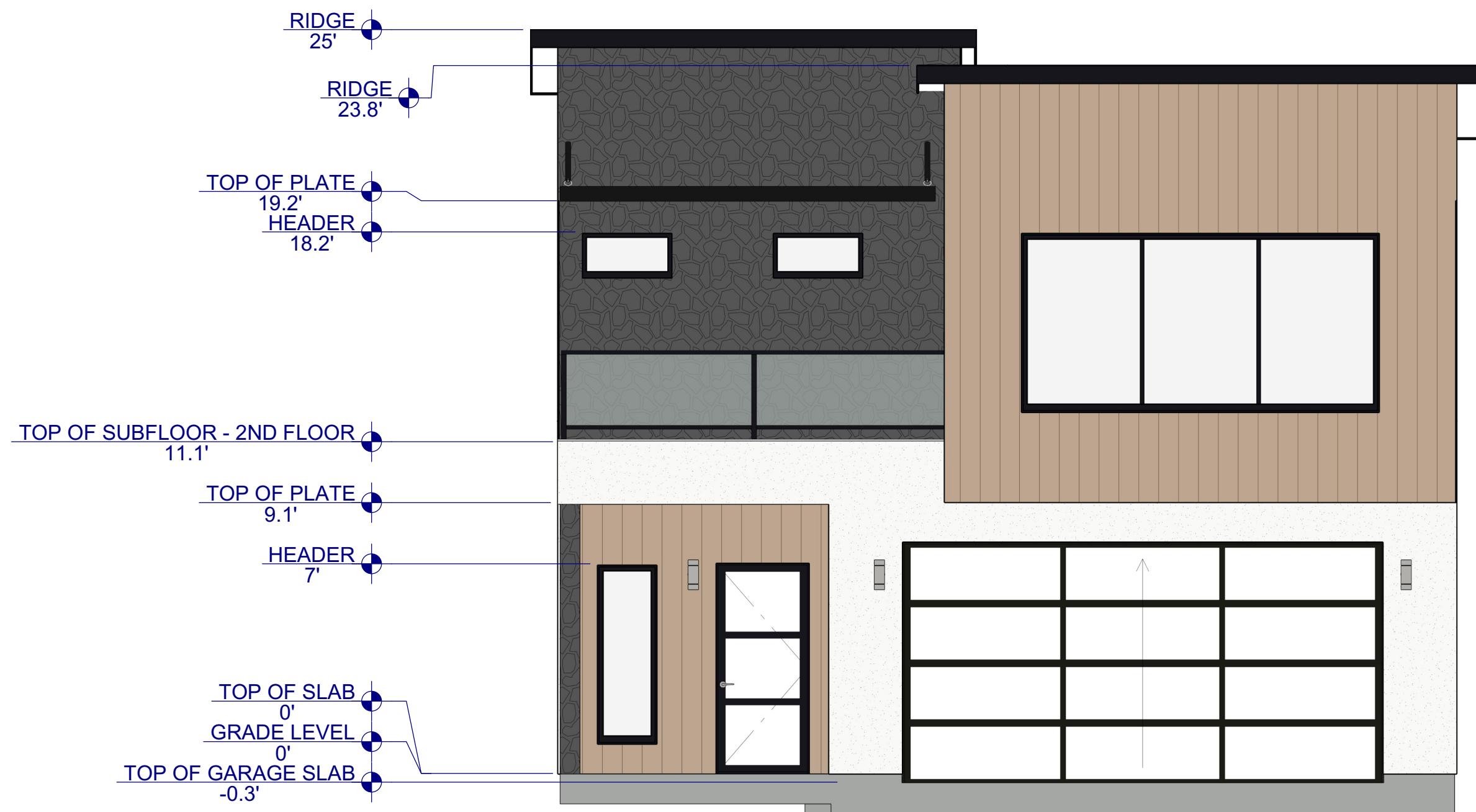
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REVISION

D-1

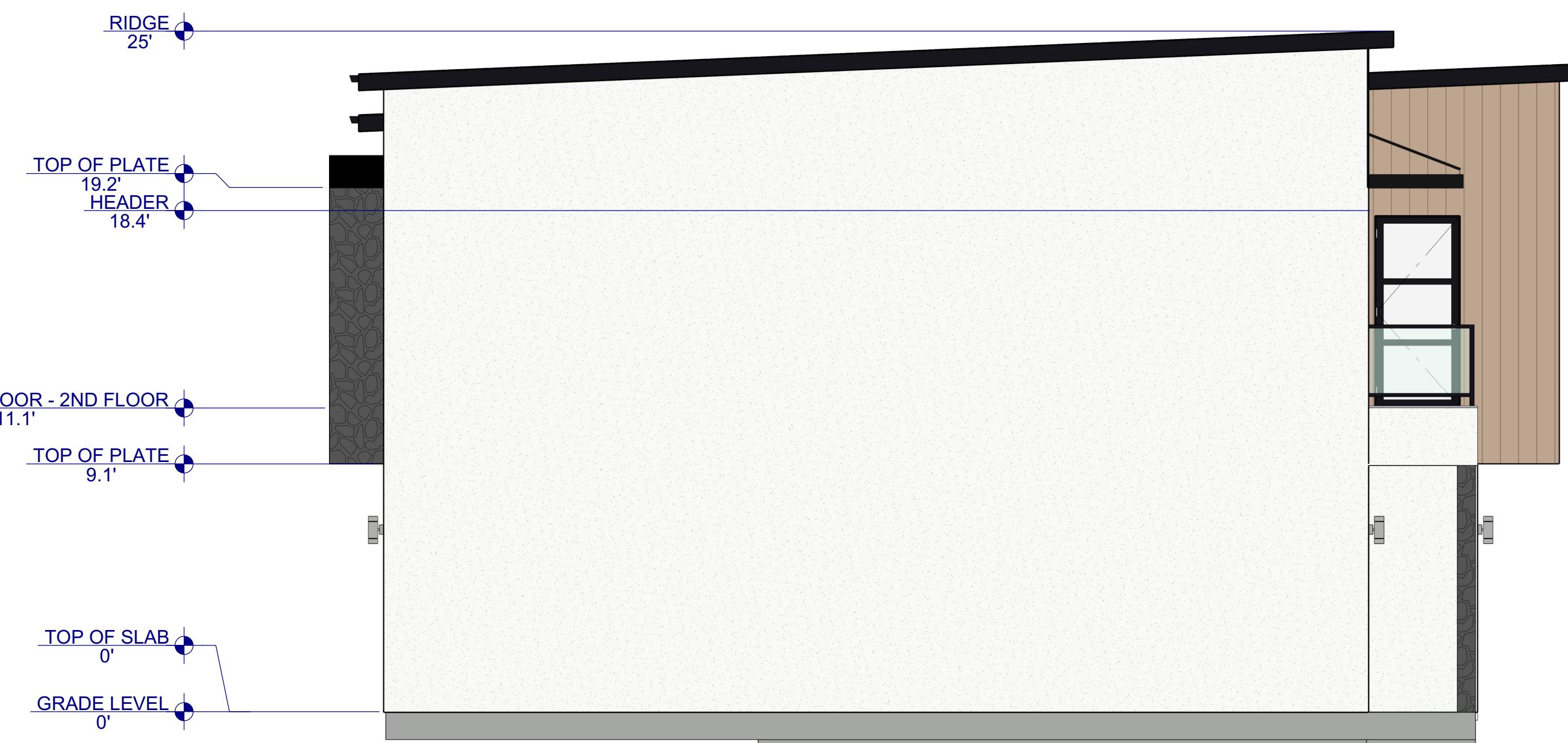
E-1

# TWO STORY TOWNHOME ELEVATIONS



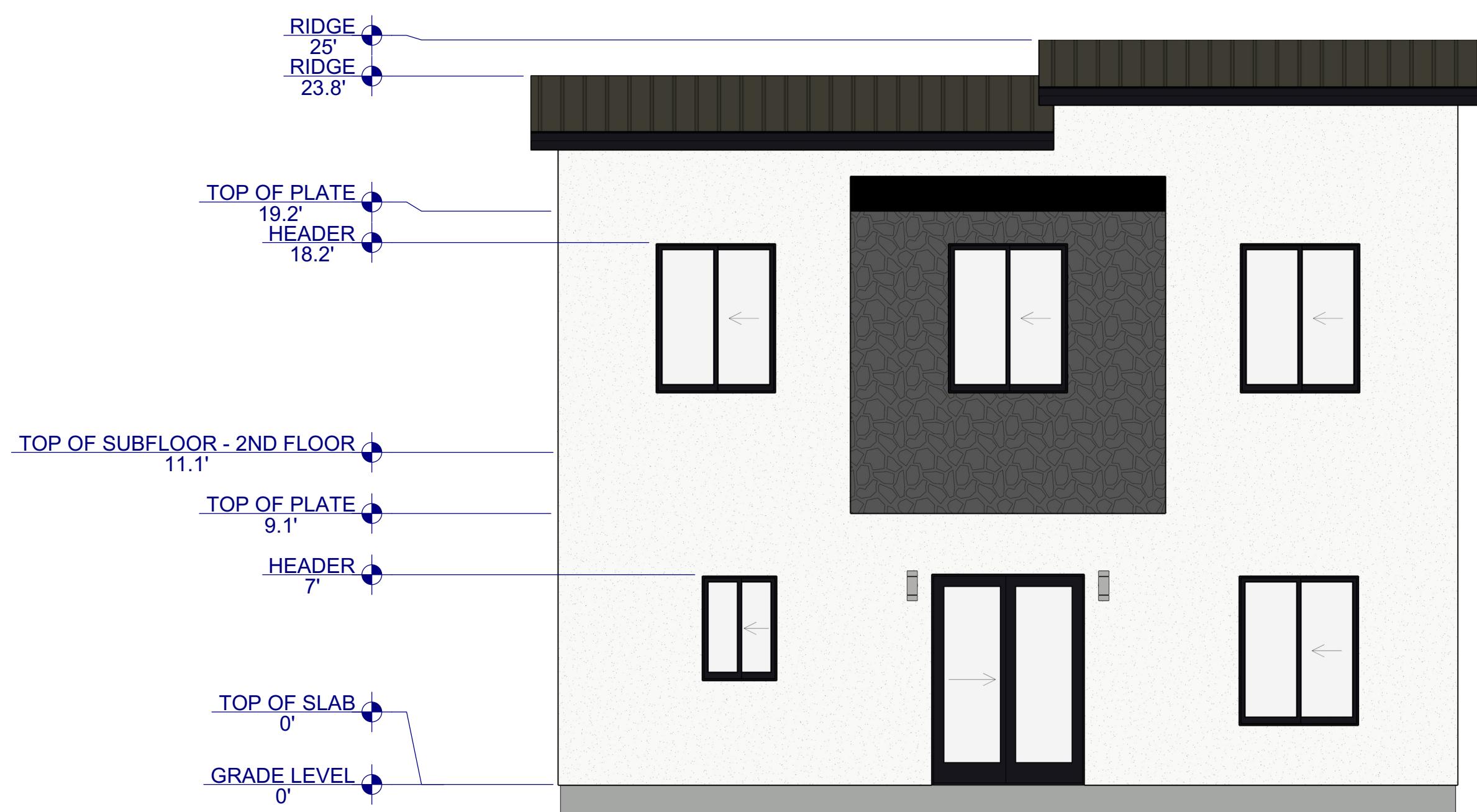
FRONT ELEVATION

1/4" = 1'



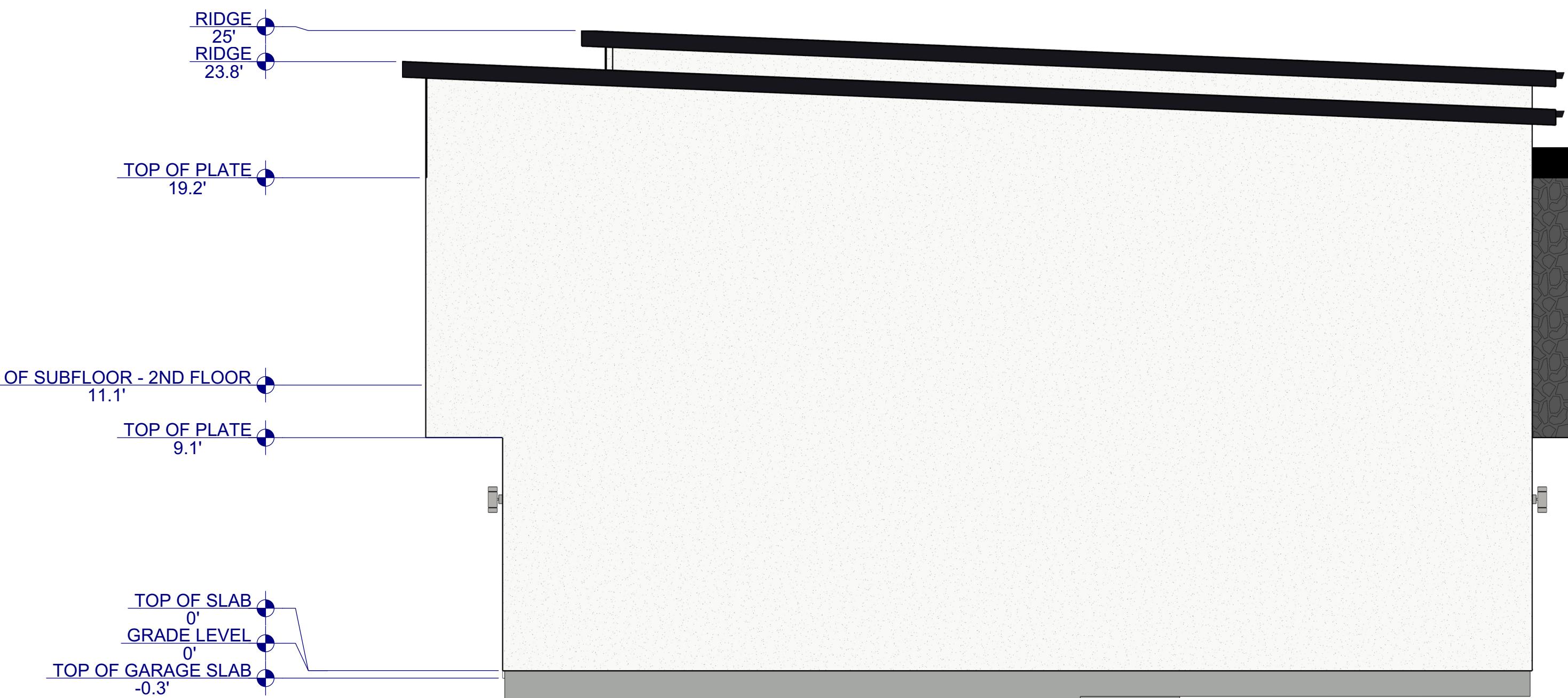
LEFT ELEVATION

1/4" = 1'



REAR ELEVATION

1/4" = 1'



RIGHT ELEVATION

1/4" = 1'



PROVALUE ENGINEERING, INC.  
20 SOUTH 850 WEST #1, HURRICANE, UT 84737  
435-668-8307  
WWW.PV-ENG.COM

BENCH LAKE  
TOWNHOMES

SCALE: SEE VIEW  
03-14-2024  
DRAWING BY: K.R.

SHEET NUMBER  
A1

# THREE STORY TOWNHOME ELEVATIONS



FRONT ELEVATION

1/4"= 1"



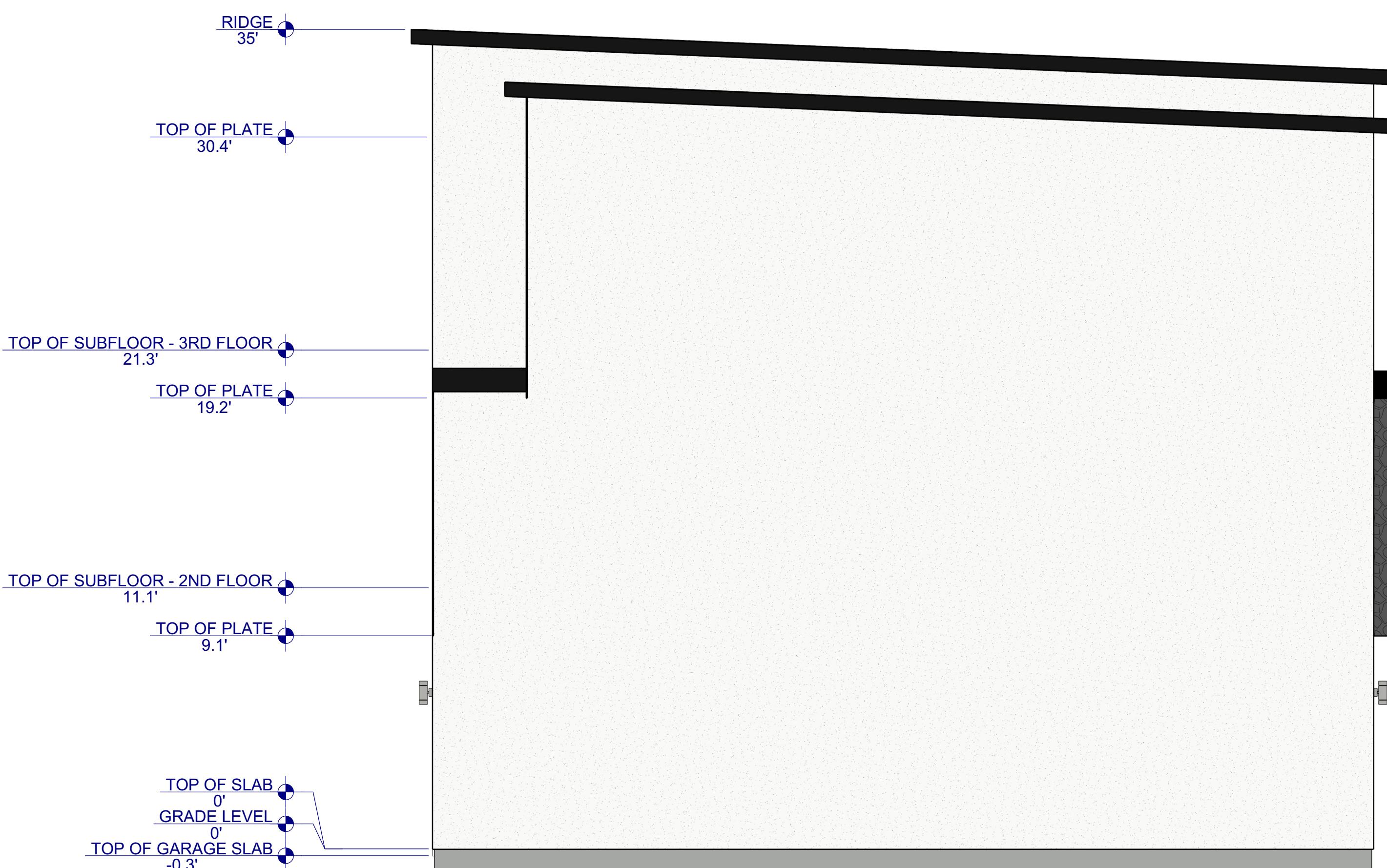
LEFT ELEVATION

1/4"= 1"



REAR ELEVATION

1/4"= 1"



RIGHT ELEVATION

1/4"= 1"

# **Hurricane Planning Commission**

## **Meeting Minutes**

### **February 22, 2024**

Minutes of the Hurricane City Planning Commission meeting held on February 22, 2024, at 5:30 p.m. in the City Council Chambers located at 147 North 870 West Hurricane UT, 84737

**Members Present:** Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Michelle Cloud. Brad Winder joined at 6:30 p.m., and Kelby Iverson joined electronically at 6:47 p.m.

**Members Excused:** Shelley Goodfellow

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

### **5:30 p.m. - Planning Commission Business:**

## 1. Presentation from the Power Department

Scott Hughes provided a presentation detailing Hurricane City's power resources and explained how each resource affects cost and service capacities.

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

*Paul Farthing motioned to approve the agenda as presented. Rebecca Bronemann seconded the motion. Unanimous.*

## Roll Call

## Pledge of Allegiance by Ralph Ballard.

Prayer and/or thought by invitation given by Mark Sampson.

### Declaration of any conflicts of interest

Ralph Ballard stated that one of the applicants is his good friend, but it isn't a conflict of interest.

## Public Hearings

None

## OLD BUSINESS

1. PP23-20: Discussion and consideration of a recommendation to the City Council preliminary plat for High Desert Ranch, a 10-lot single family subdivision located at 4600 S W. Patrick and Amy Jacolenne, Applicant. Robbie Pope, Agent.

Patrick Jacolenne reported that he purchased the property in March 2023. During the previous review of the application, the JUC determined that there was a lack of adequate infrastructure. Mr. Jacolenne has obtained a water will-serve letter from Ash Creek Sewer District, and he is working with the Power Department to develop the power to the property. He is requesting approval to move forward with the project based on the terms and conditions in the contract with the power department. Fred Resch III reported that the will-serve letters have been received. However, the adequacy of services is still in question. Dayton Hall reported that the water department provided a will-serve letter conditional upon

1 the developer obtaining and supplying a hydraulic water study to ensure the water line will deliver the  
2 required fire flows. He noted that the Hurricane Valley Fire District has determined that the fire pressure  
3 is not available to the property, and the Hurricane City does not have the ability to loop the water. Gary  
4 Cupp reported that the applicant has not officially entered into a contract with the Power Department.  
5 Robbie Pope shared that when the applicant obtained the property, they ran fire hydrant flow tests  
6 showing a pressure of 1,350 gallons per minute, which exceeds the recommended amount of 1,000  
7 gallons per minute. Mr. Pope feels that the water looping concerns can be worked through. Mr. Cupp  
8 reported that the staff recommends denying the application. Mr. Cupp advised the applicant to meet with  
9 service providers to determine how to proceed.

10 *Paul Farthing motioned a recommendation of denial of PP23-20 based on staff and JUC findings.  
11 Rebecca Bronemann seconded the motion. Roll call vote. Michelle Cloud, Brad Winder, Paul Farthing,  
12 and Rebecca Bronemann – aye. Unanimous.*

13 **NEW BUSINESS**

14 **1. FSP24-12: Discussion and consideration of a possible approval of a final site plan  
15 for Sky View Phase 1, a 96 duplex subdivision located at 2875 W 600 N. Richardson Brothers  
16 Custom Homes, Applicant. Riley Richardson, Agent.**

17 Rick Richardson explained that the homes will range in size. He noted that staff has requested a  
18 driveway length of twenty-two feet. However, throughout the entire process their plans have been  
19 approved with a twenty-foot length driveway. Fred Resch III reported that twenty feet is adequate.

20 *Michelle Cloud motioned to approve FSP24-12 subject to Staff and JUC comments, clarifying that the  
21 driveways are twenty feet in length. Paul Farthing seconded the motion. Unanimous.*

22 **2. PP23-22: Discussion and consideration of a recommendation to the City Council  
23 on a preliminary plat for Sky Ranch Phase 6C, a 14 lot single family subdivision located at 4300 S  
24 1200 W. Durbano Properties, Applicant. Robbie Pope, Agent.**

25 Doug Durbano reported that this property is directly north of Mr. Jacoleene's property. The applicant has  
26 also received a will-serve letter from Ash Creek Sewer District and the water department. They have  
27 received a comment from the Fire Department stating that they need further water pressure testing. He  
28 explained that the Power Department has requested that the applicant enter a contract to extend power  
29 to the property. However, the applicant is unwilling to enter into a contract without confirmation that the  
30 project will be approved to move forward. He requests the Planning Commission approve the preliminary  
31 plat conditional upon the applicant entering into a contract with the Power Department. He has  
32 confidence that the water flow capacity will meet the condition of the Fire District. Rebecca Bronemann  
33 read staff and JUC comments. Jeremy Pickering explained that the property is located between two  
34 service providers. Washington County Water Conservancy District owns the water main in the roadway.  
35 However, the closest Hurricane City water main is on 1100 West. Hurricane City needs a water main to  
36 serve residents in the area.

37 *Paul Farthing motioned a recommendation to deny PP23-22 to the City Council based on staff and JUC  
38 comments. Brad Winder seconded the motion. Roll call vote. Michelle Cloud, Rebecca Bronemann,  
39 Kelby Iverson, Brad Winder, Paul Farthing, and Ralph Ballard – aye. Unanimous.*

40 **3. CUP24-03: Discussion and consideration of a possible approval of a conditional  
41 use permit for an accessory building of greater height and size located at 155 W 300 N. Justin  
42 Jones, Applicant.**

43 Justin Jones is applying for a conditional use permit to add a casita. The casita will increase the garage's  
44 length, and he intends to extend the carport to provide covered parking for his RV.

1    *Rebecca Bronemann motioned to approve CUP24-03 based on staff and JUC comments and the*  
2    *findings that it meets the height and setback requirements. Paul Farthing seconded the motion.*  
3    *Unanimous.*

4    **4. FSP24-19: Discussion and consideration of a possible approval of a final site plan**  
5    **for Chevron Business Storage, a business storage building located at 41 N 6300 W. Johnson**  
6    **Construction, Applicant. Trant Leavitt, Agent.**

7    Trant Leavitt reported that the applicant is preparing to add solar panels to the storage buildings and is  
8    considering adding an electric vehicle charger along the east property line.

9    *Rebecca Bronemann motioned to approve FSP24-19 subject to staff and JUC comments. Ralph Ballard*  
10    *seconded the motion. Unanimous.*

11    **5. FSP24-20: Discussion and consideration of a possible approval of a final site plan**  
12    **for Ropes of Southern Utah, a recreation facility, located at the corner of Jellystone Road and**  
13    **Sand Hollow Road. John Hendleman, Applicant. Karl Rasmussen, Agent.**

14    Karl Rasmussen reported that the construction drawings have been approved. Fred Resch III reported  
15    that staff had not received justification for the applicant's parking modification request.

16    *Paul Farthing motioned to approve FSP24-20, subject to the applicant providing satisfactory*  
17    *documentation for the parking modification. Michelle Cloud seconded the motion. Unanimous.*

18    **6. CUP24-04: Discussion and consideration of a possible approval of a conditional**  
19    **use permit for an accessory building of greater height located at 155 N 1580 W. Tony Larson,**  
20    **Applicant. Trent Johnson, Agent.**

21    *Ralph Ballard motioned to approve CUP24-04 based on staff findings that it meets the requirements for*  
22    *a conditional use permit. Rebecca Bronemann seconded the motion. Unanimous.*

23    **7. CUP24-06: Discussion and consideration of a possible approval of a conditional**  
24    **use permit for an accessory building of greater height and size located at 3974 W 2470 S.**  
25    **Enhanced Home Builders, Applicant. Trent Johnson, Agent.**

26    *Ralph Ballard motioned to approve CUP24-06 based on staff findings that it meets the requirements for*  
27    *a conditional use permit. Rebecca Bronemann seconded the motion. Unanimous.*

28    **8. CUP24-07: Discussion and consideration of a possible approval of a conditional**  
29    **use permit for an accessory building of greater height and size located at 3946 W 2470 S.**  
30    **Enhanced Home Builders, Applicant. Trent Johnson, Agent**

31    *Ralph Ballard motioned to approve CUP24-07 based on staff findings that it meets the requirements for*  
32    *a conditional use permit. Rebecca Bronemann seconded the motion. Unanimous.*

33    Gary Cupp asked for confirmation of a quorum at the special meeting scheduled for February 29, 2024.  
34    Mark Sampson confirmed the quorum.

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

36    **Adjournment**

# Hurricane Planning Commission

## Meeting Minutes

March 14, 2024

4 Minutes of the Hurricane City Planning Commission meeting held on March 14, 2024, at 6:00 p.m. in the  
5 City Council Chambers located at 147 North 870 West Hurricane UT, 84737

8 **Members Excused:** Brad Winder and Ralph Ballard

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

12 6:00 p.m. - Call to Order

## 13 Roll Call

## 14 Pledge of Allegiance, led by Michelle Cloud

## 15 Prayer and/or thought by invitation given by Rebecca Bronemann

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

## 18 Declaration of any conflicts of interest

## 19 Public Hearings

20       1.     A Zone Change Amendment request located at 2600 W 100 N from HC, highway  
21     commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-  
22     32-41011.

23 Patt Lyon lives behind this parcel and asked for clarification on this project. Gary Cupp explained that it  
24 would be commercially zoned with multifamily, commercial, and retail uses. Mr. Lyon understands the  
25 community lacks affordable housing, but he feels single-family homes are the best fit for this area.

26 Herald Walcott asked if the site plan would be discussed in future meetings. Mark Sampson reported  
27 that this will be discussed during tonight's meeting.

28 No further comments.

2. A Zone Change Amendment request located at approximately 2544 S 3700 W from PF, public facility, to R1-10, residential one unit per 10,000 square feet, and at approximately 2300 S and 3700 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel numbers H-4-2-12-1102-GS3, H-4-2-12-131-GS3, H-4-2-12-130-GS3, H-4-2-13-1403-GS3, H-4-2-13-1404-GS3, H-4-2-13-1402-GS3, H-4-2-13-1408-GS3, and H-4-2-13-1406-GS3.

Comments submitted are on record and attached at the end of these minutes.

85 Steve Helverson lives on 2540 South. His primary concern is the pump protection zones on 3700 West  
86 and the potential damage to the surrounding homes due to blasting.

37 Judie Wallace's home is directly on the corner of this new proposal. She echoes Mr. Halverson's  
38 concerns. Her home already has cracks from the blasting currently taking place in the area.

1 No further comments.

2 **NEW BUSINESS**

3       **1. ZC24-02 PSP24-03: Discussion and consideration of a recommendation to the City**  
4 **Council on a Zone Change Amendment request located at 2600 W 100 N from HC, highway**  
5 **commercial, to PC, planned commercial. Parcel numbers H-3-1-32-312, H-3-1-32-314 and H-3-1-**  
6 **32-41011. VE Management and Investment Co. Applicant. Skylar Stewart, Agent.**

7 Skylar Stewart reported that the current highway commercial zoning allows an RV park or a hotel.  
8 However, the applicant would rather build a mixed-use project. The renderings provided are those of a  
9 project the applicant completed on Main St. in Cedar City. They feel they have provided adequate  
10 information to move forward. Fred Resch III shared that a preliminary site plan is a requirement of a  
11 planned commercial zone. The zone change cannot be approved without a preliminary site plan, and the  
12 information is insufficient. Gary Cupp reported that staff recommends tabling the applicant pending a  
13 site plan.

14 *Michelle Cloud motioned to table ZC24-02 and PSP24-03 to allow the applicant time to submit a*  
15 *preliminary site plan. Rebecca Bronemann seconded the motion. Unanimous.*

16       **2. ZC24-03: Discussion and consideration of a recommendation to the City Council**  
17 **on a Zone Change Amendment Request located at approximately 2544 S 3700 W from PF, public**  
18 **facility, to R1-10, residential one unit per 10,000 square feet, and at approximately 2300 S and**  
19 **3700 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel**  
20 **numbers H-4-2-12-1102-GS3, H-4-2-12-131-GS3, H-4-2-12-130-GS3, H-4-2-13-1403-GS3, H-4-2-13-**  
21 **1404-GS3, H-4-2-13-1402-GS3, H-4-2-13-1408-GS3, and H-4-2-13-1406-GS3. Western Mortgage and**  
22 **Realty Co, Applicant. Karl Rasmussen, Agent.**

23 Jeff Thomas with Pro Value Engineering reported that Washington County Water Conservancy District  
24 (WCWCD) spearheaded this zone change. To create a water campus and tie everything together,  
25 WCWCD and Western Mortgage completed a land swap. WCWCD does not intend to transition to a  
26 Public Facility at this time. The blasting contractor is state-regulated, and they are required to adjust the  
27 blasting as they move closer to the homes. Michelle Cloud feels this meets the four-zone change  
28 criteria. Kelby Iverson feels this fits with the Master Plan.

29 *Paul Farthing motioned a recommendation of approval for ZC24-03, noting the citizens' concern*  
30 *regarding blasting and limiting the change to the R1-10. The parcel pertaining to the public facility will*  
31 *not be rezoned at this time. Michelle Cloud seconded the motion. Unanimous.*

32       **3. AFP24-04: Discussion and consideration of a possible approval of an amended**  
33 **final plat for Canyon Ridge subdivision located at 321 N 3420 W. David and Cindy Howard and**  
34 **April Gunn, Applicant. Cody Arnoldson, Agent.**

35 Cindy Howard and April Gunn are amending the final plat to add a portion of one property's yard to the  
36 second property. Fred Resch reported that this meets the R1-10 setback standards.

37 *Rebecca Bronemann motioned to approve AFP24-04 subject to any staff and JUC comments that may*  
38 *apply. Michelle Cloud seconded the motion. Unanimous.*

39       **4. FSP24-17: Discussion and consideration of a possible approval of a final site plan**  
40 **for the American Conservation Experience, a hostel located at 73 S Main St. American**  
41 **Conservation Experience, Jim Kuhn, Applicant. Civil Science, Brandee Walker, Agent.**

1 Fred Resch III reported that the preliminary site was approved last summer. The applicant is changing  
2 the site plan to add an addition to the building. Brandee Walker reported that the applicant is adding  
3 restrooms and improving the kitchen. The view from Main Street will not change.

4 *Kelby Iverson motioned to approve FSP24-17 subject to staff and JUC comments. Paul Farthing*  
5 *seconded the motion. Unanimous.*

6 **5. AFP24-05: Discussion and consideration of a possible approval of an amended**  
7 **final plat for Pecan Valley Phase 2 located at 5210 W 2100 S. Chris Wyler, Applicant. Brandee**  
8 **Walker, Agent.**

9 Brandee Walker reported that the two lots were held aside as a temporary basin in phase two. As the  
10 development proceeds, they can be backfilled and developed as buildable lots.

11 *Paul Farthing motioned to approve AFP24-05 subject to staff and JUC comments. Rebecca Bronemann*  
12 *seconded the motion. Unanimous.*

13 **6. AFP24-06: Discussion and consideration of a possible approval of an amended**  
14 **final plat for Mountain View Estates Lots 32 & 33 located at 1220 W 650 S. Brown Consulting -**  
15 **Steve Kamlowsky, Applicant. Travis Fewkes, Agent.**

16 Fred Resch III reported that the staff and JUC comments cover moving the electrical equipment.

17 *Rebecca Bronemann motioned to approve AFP24-06 subject to staff and JUC comments. Michelle*  
18 *Cloud seconded the motion. Unanimous.*

19 **7. PP24-08: Discussion and possible approval of a preliminary plat for Peach Springs**  
20 **Estates, a 64-lot subdivision located at 3700 W and Bash Parkway. Smooth Stone Homes,**  
21 **Applicant. Karl Rasmussen, Agent.**

22 Jeff Thomas reported that the previous approval lapsed within the two-year time limit. The roadways and  
23 infrastructure are now in progress. They would like to move forward when the water line is complete.  
24 Gary Cupp reported that the staff report does not include water comments. He noted that a water loop is  
25 necessary. Fred Resch III noted that this approval is for phase one only.

26 *Paul Farthing motioned to approve PP24-08 subject to staff and JUC comments with the modification to*  
27 *include the required water looping. He noted that staff and JUC comments must be satisfied prior to*  
28 *construction drawing approval, and this approval only applies to phase one on the condition of dedicated*  
29 *public access and utilities provided by the project to the site. Michelle Cloud seconded the motion.*  
30 *Unanimous.*

31 **8. PSP24-04: Discussion and consideration of a possible approval of a preliminary**  
32 **site plan for Hurricane City Gymnasium 2, a four-court indoor basketball facility located at 748 N**  
33 **200 W. Hurricane City, Applicant. Karl Rasmussen, Agent.**

34 Fred Resch III reported that the facility is transitioning to a recreation campus.

35 *Rebecca Bronemann motioned to approve PSP24-04 subject to staff and JUC comments. Paul Farthing*  
36 *seconded the motion. Unanimous.*

37 **9. FSP24-25: Discussion and consideration of a possible approval of a final site plan**  
38 **for Hurricane Retail Pads, a three-building commercial development located at 3400 W 90 N.**  
39 **Chasebrook Hurricane LLC, Applicant. Jay Larsen, Agent.**

40 Jay Larsen reported that this project splits two lots into three. They have worked through staff and JUC  
41 comments and are here for final approval.

1    *Michelle Cloud motioned to approve FSP24-25 subject to staff and JUC comments. Paul Farthing*  
2    *seconded the motion. Unanimous.*

3    **10. HIL24-02: Discussion and possible approval of a Sensitive Lands application for**  
4    **Angell Heights storage located at 2360 S 600 W. Beau Davis, Applicant. Karl Rasmussen, Agent.**

5    Gary Cupp reported that the applicant is using the infill for the Angell Heights Storage units. The  
6    neighbors have voiced concern regarding the sensitive lands. He explained that the intent is to restore  
7    the property to reflect its natural state. Dayton Hall noted that the City Engineer has not formally  
8    reviewed the plan.

9    *Rebecca Bronemann motioned to approve HIL24-02 subject to staff and JUC comments. Paul Farthing*  
10    *seconded the motion. Unanimous.*

11    **11. FSP24-27: Discussion and consideration of a possible approval of a final site plan**  
12    **for Hat Trick Townhomes, a 13-unit townhome development located at 520 W 100 N. Hat Trick**  
13    **Holdings, LLC Applicant. Tyler Hughes, Agent.**

14    Fred Resch III reported that the landscaping plan provided is satisfactory.

15    *Michelle Cloud motioned to approve FSP24-27 subject to JUC and staff comments. Rebecca*  
16    *Bronemann seconded the motion. Unanimous.*

17    **12. Election of a possible new chairperson and appointment of a possible new**  
18    **alternate chair**

19    *Kelby Iverson motioned to suspend the rules, placing Mark Sampson and Shelley Goodfellow back into*  
20    *their positions by acclamation. Michelle Cloud seconded the motion. Roll call: Kelby Iverson, Michelle*  
21    *Cloud, Rebecca Broneman, Mark Sampson, and Paul Farthing - aye. Unanimous.*

22    **Approval of Minutes:**

23    **1. February 8, 2024**

24    *Kelby Iverson motioned to approve the minutes from February 8, 2024, as presented. Rebecca*  
25    *Bronemann seconded the motion. Unanimous.*

26    Fred Resch III reviewed the upcoming conferences and asked for a count of Planning Commissioners  
27    planning to attend.

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

29    **Adjournment**