



HURRICANE CITY

UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair*

*Ralph Ballard
Paul Farthing
Brad Winder
Kelby Iverson
Amy Werrett
Michelle Smith*

Hurricane Planning Commission Meeting Agenda

June 12, 2025
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308.
2. A Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1.
3. A Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J.

4. A Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory buildings in front yards.

NEW BUSINESS

1. ZC25-14: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308. Michael and Aimee Carnell, Applicants.
2. ZC25-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1. Western Mortgage and Realty Co-Tim Tippett, Applicant. Karl Rasmussen, Agent.
3. ZC25-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J. Andrew Hall, Applicant. Bush & Gudgell-Ryan Lay, Agent.
4. PP25-15: Discussion and consideration of a possible approval of a preliminary plat for Sandwater Estates, a 255 lot single family subdivision located at Sand Hollow Road and 2300 S. Western Mortgage & Realty Co, Applicant. Karl Rasmussen, Agent.
5. PP25-16: Discussion and consideration of a possible approval of a preliminary plat for Firerock Phase 5, a 34 lot single family subdivision located at 460 N Firerock Way. Randy Simonsen, Applicant. Gerold Pratt, Agent.
6. FSP25-26: Discussion and consideration of a possible approval of a final site plan for Shadow Ridge Apartments Phase 2, a 16-unit apartment building, located at 6129 W 100 S. Landon Anderson, Applicant. Curtis Anderson, Agent.
7. AFP25-08: Discussion and consideration of a possible approval of an amended final plat for Hurricane Commercial Center located at 83 S 2600 W. DGR Holdings, LLC, Applicant. Civil Science-Brandee Walker, Agent.
8. PSP25-13: Discussion and consideration of a preliminary site plan for Goldenwest Credit Union, a bank, located at 28 N 2000 W. Eric Malmberg, Applicant.
9. Discussion and consideration of a possible approval of a sign of greater size for Coral Cliffs Entertainment, located at 835 W State St. Rainbow Sign and Banner, Applicant.
10. FSP25-16: Discussion and consideration of a possible approval of a final site plan for Southwest Vision, a medical office located at 83 S 2600 W. DGR Holdings LLC, Applicant. Civil Science-Brandee Walker, Agent.
11. LUCA25-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory building in front yards.

Planning Commission Business:

1. Presentation and discussion on updates to use tables

2. Presentation and discussion on transfer of development rights

Adjournment



HURRICANE CITY Hurricane City
Application

Application Accepted Date: 05/12/2025		
Type of Improvement: Zone Change Application		
Description: Zone change at 2085 S 700 W from zone R1-15 to gen		
Tenant / Project Name: Carnell		
Bldg. Address: 2085 S 700 W		
City: Hurricane City		State: UT
Zip: 84737		
Subdivision: Phase:		
Block: Lot #:		Parcel ID #: H-3-2-10-2308
Zone: R1-15		
Property Owner: Michael & Aimie Carnell		
Permit Contact: Mike and Aimie Carnell		P:(801) 941-5023
Email: sorensenaimie94@gmail.com		
CONTACT INFORMATION		
General Contractor: Mike & Aimie Carnell		
License #: 157757900 P: (801) 941-5023		
Address: 2085 S 700 W		
City: Hurricane		State: Utah
Zip: 84737		
Email: sorensenaimie94@gmail.com		

Valuation	\$	0.00
PERMIT FEES		
Planning Fee	\$	500.00
Planning Fee	\$	500.00
Sub Total:	\$	500.00

Permit Total:	\$	500.00
Amount Paid:	\$	500.00
Remaining Due:	\$	0.00

APPROVALS	DATE	INFO

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

APPLICATION NUMBER:	PLANZC25-14
<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: Aimee Carnell	
Signature of Applicant/Authorized Agent or Owner: Date:	
Application Approved By: Date:	
Application Issued By: Date:	
Receipt #: 8.000188835-05/12/25	



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	ZC25-14
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Michael and Aimee Carnell
Agent:	
Request:	Approval of a Zone Change from R1-15 to General Commercial (GC).
Location:	2085 S 700 W
Zoning:	Single Family Residential R1-15
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking a zone change from Single Family Residential R1-15 to General Commercial (GC) on a one-acre parcel located along 700 West, between Frog Hollow Storage and the Angell Heights Storage facility. The applicant has converted an existing residential garage into a multi-chair, commercial beauty salon without building permits. Commercial salons are not permitted land uses in single family residential zones, and the applicant has requested approval of a zone change to General Commercial to legalize the business. The applicant currently resides in the existing house to which the salon is attached and wishes to continue living in the home following the zone change, which is not allowed in commercial zones. The GC zone would allow the commercial salon use, but it does not permit the residential use of the property; therefore, a development agreement will be required to allow a simultaneous non-conforming residential use jointly with the commercial business activity.

Zoning		Adjacent Land Use
North	M-1	Frog Hollow storage units
East	R1-15	Undeveloped property
South	M-1	Under construction-Angell Heights storage units
West	PF	Hurricane Airport and Animal Shelter



Map is approximate.

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

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

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

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

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

Response: The General Plan Map shows this area as Single Family, which recommends:

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

However, the mapped boundaries of the General Plan are not binding, and therefore, do not need to be rigidly interpreted. The Planning Commission and City Council have the discretion to determine whether the proposed zone change aligns with the overall intent of the General Plan. The General Plan also supports the integration of commercial uses near residential areas where appropriate, particularly when such uses contribute to improved connectivity, accessibility, and walkability within the community. Where this development is surrounded by light industrial and civic developments, staff do not object to the requested zone change on this criterium.

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

Response: The subject property is bordered by light industrial uses, including storage units to the north and south, and civic uses such as the municipal airport and animal shelter in close proximity. Given this context, the conversion of the property from residential to commercial use would not be incompatible with the surrounding development pattern. Staff finds that the proposed zone changes to be consistent with the existing and emerging land uses in the immediate area.

3. Will the proposed amendment adversely affect the adjacent property?

Response: While commercial zoning introduces the potential for adverse impacts on nearby residential properties, such impacts will largely depend on the specific commercial use established on the subject property. In this case, staff finds the likelihood of significant impacts to be low due to the relatively limited traffic and operational intensity associated with the proposed salon use. Adjacent uses, primarily storage units and civic facilities, are unlikely to conflict with potential future commercial uses on the property. In fact, storage facilities tend to be low-impact and compatible use in mixed-use contexts.

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

Response: See JUC comments below. 700 W is not fully dedicated or built out in that area, which will need to be addressed as part of any development approvals. Overall, there is no concern about availability of utilities and services for the property.

JUC Comments:

Public Works: No comment.

Power: Good if not asking for additional power.

Water: Okay.

Streets: No comment.

Sewer: No comment.

Engineering: The subject property has yet to dedicate property for 700 W. Roadway improvements (curb, gutter, and sidewalk) are missing. It appears most neighboring properties conveyed approx 15' to public use for 700 W (for a planned 58' public street). Hurricane City owns most of the roadway as part of the airport/animal shelter parcel (H-3-2-10-3201). Existing utility services are sized for a single

family residence (which can support a myriad of commercial uses). The Carnell parcel (H-3-2-10-2308) is subject to a 20' wide access easement for parcel H-3-2-10-2312.

Fire: Okay

Fiber: No comment.

Gas: Okay.

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.

Development Agreement:

The applicant intends to continue residing in the existing single-family home on the property as their primary dwelling while operating a multi-chair salon within the attached garage. This specific mixed use is not permitted outright in any zoning district, necessitating a development agreement to authorize the arrangement. Staff recommends that the development agreement include provisions clarifying that if the residential use is discontinued or abandoned, or if the property is transferred, the residential occupancy on the property will no longer be allowed. Additionally, the development agreement should address the timing and requirements for necessary dedications or public improvements along 700 West related to this property.

Findings:

Staff makes the following findings:

1. While the application does not strictly conform to the General Plan Map designation of Single Family, the commercial nature of the proposal supports the goals and recommendations of the General Plan.
2. Due to the light industrial and civic uses in the area, the zone change is not out of character and is generally harmonious with the surrounding development pattern and long-term planning vision.
3. In light of the small size of the property and the applicant's intent to legalize the salon use, the zone change is unlikely to present any adverse impacts on adjacent residential development.
4. Public services are adequate to serve the property.

Recommendation: The Planning Commission should review the proposed zone change based on the applicable standards within the Hurricane City Code and consider any public comments received at the public hearing for the item and make a recommendation to the City Council. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments.

Zone Change Application
Check List - Item B



* This is us. 2085 S. 700 W. (existing zoning)

proposed zoning: general Commercial



HURRICANE CITY Hurricane City
Application

Application Accepted Date: 05/27/2025

Type of Improvement: Zone Change Application

Description: Zone Change PF (Public Facility)

Tenant / Project Name: Zone Change Map for Dixie Power

Bldg. Address: appr. 3700 W Bash Parkway

City: Hurricane City State: UT Zip: 84737

Subdivision: Phase:

Block: Lot #: Parcel ID #: H-4-2-12-1213-GS1

Zone: R1-8

Property Owner: Tim Tippett

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: Western Mortgage and Realty Company

License #: 191090-2203 P: (509) 521-9354

Address: 6610 WEST COURT STREET

City: PASCO State: WA Zip: 99302

Email: ttippett@westernmort.com

APPLICATION DETAILS

Valuation	\$	0.00
PERMIT FEES		
Planning Fee	\$	500.00
Planning Fee	\$	500.00
Sub Total:	\$	500.00
Permit Total:	\$	500.00
Amount Paid:	\$	500.00
Remaining Due:	\$	0.00

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

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

APPLICATION NUMBER: PLANZC25-15

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:

Application Issued By: Date:

Receipt #: 232567013-05/27/25



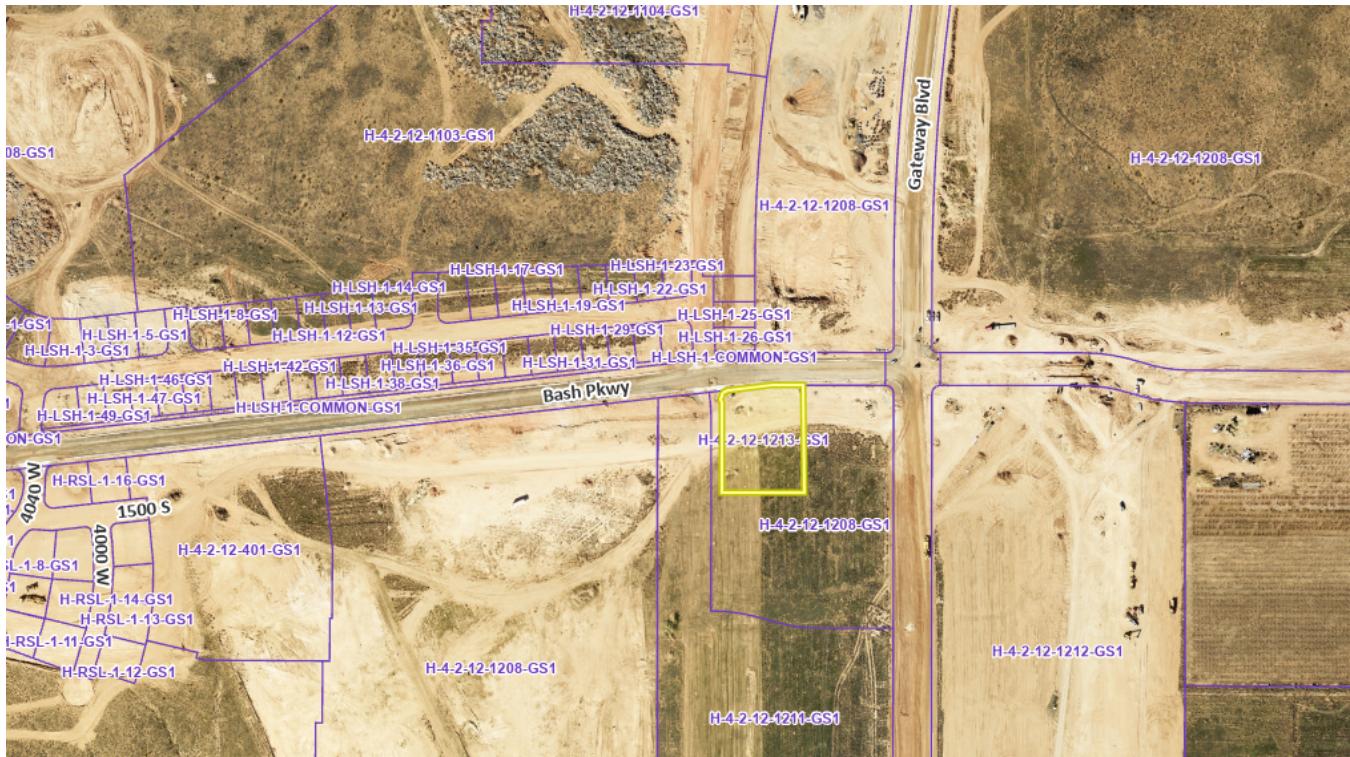
STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	ZC25-15
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Western Mortgage and Realty Co
Agent:	Karl Rasmussen
Request:	Approval of a Zone Change from R1-8 to Public Facility.
Location:	Approximately 3700 W Bash Parkway
Zoning:	Single Family Residential R1-8
General Plan Map:	Planned Community
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting a zone change from Single Family Residential R1-8 to Public Facility (PF) on a 1.1 acre piece of property to allow for the future construction of a power substation for Dixie Power. The property is located near the Strawberry Fields Estates subdivision and is part of the Gateway to Sand Hollow Public Infrastructure District (PID).

	Zoning	Adjacent Land Use
North	R1-8, R1-8(PDO)	Undeveloped property (future single family homes and city park)
East	R1-8	Undeveloped property
South	R1-8	Undeveloped property (future single family homes)
West	R1-8	Undeveloped property (future single family homes)



Map is approximate.

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

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

Response: The General Plan includes the following goal:

Goal VII – Public Services: *Ensure that public facilities, services, and utilities are adequate to meet the needs of present and future residents.*

The proposed zone change supports the development of critical infrastructure in a growing area of the community. By facilitating the construction of a future power substation, the request aligns with the General Plan and helps ensure adequate utility services for both current and anticipated future demand.

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

Response: At this time there is no development, with the exception of the newly constructed roadways, Bash Parkway and Gateway Blvd, in the vicinity of this property. There are several planned developments in the area that will benefit from this substation.

3. Will the proposed amendment adversely affect the adjacent property?

Response: Provision of public utility infrastructure is not considered an adverse impact.

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

Response: Yes. All necessary utilities have been brought to the property with the Bash Parkway and Strawberry Fields Estates development.

JUC Comments

Full JUC comments will be available on June 11th, 2025. This report will be updated at that time and sent to the applicant and Planning Commission.

Public Works:

Power: Dixie Power area. Approved.

Water:

Streets:

Sewer:

Engineering:

Fire:

WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates 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.

Other Considerations

1. The applicant will need to do a preliminary and final site plan for the substation when they are ready to proceed with construction.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. Provision of public utility infrastructure is not considered an adverse impact.
4. Public facilities are adequate.

Recommendation: The Planning Commission should review the proposed zone change based on the applicable standards within the Hurricane City Code and consider any public comments received at the public hearing for the item and make a recommendation to the City Council. Staff recommends approval.

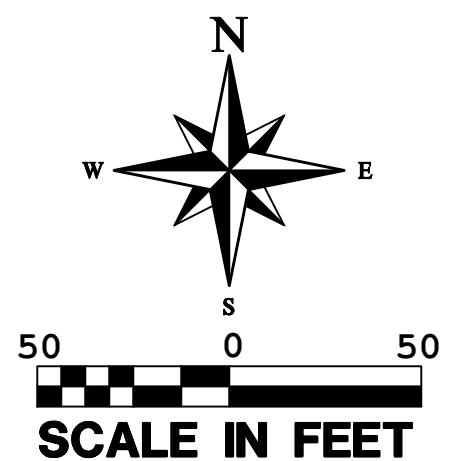
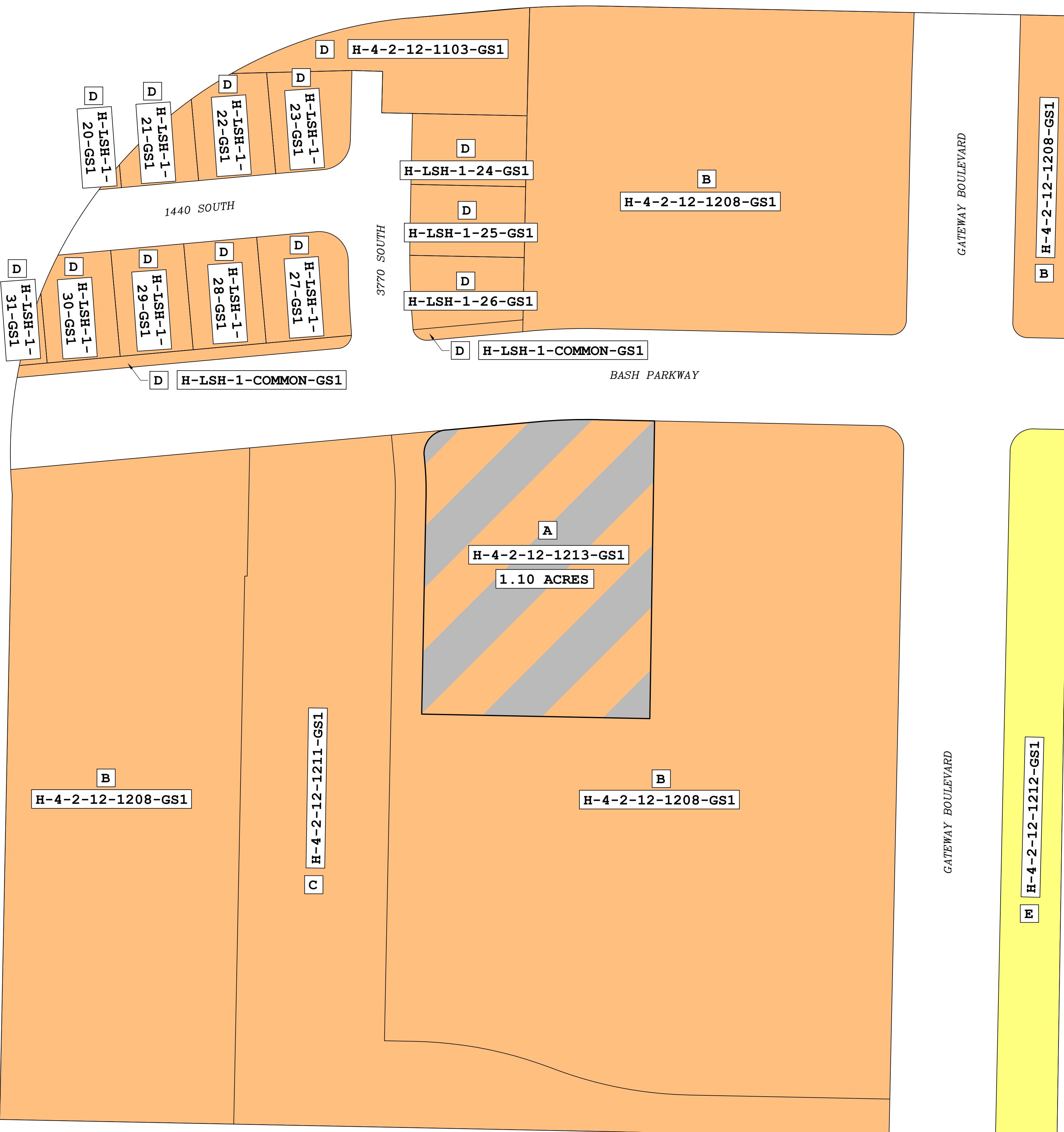
Zone Change Request Narrative

From R1-8 to Public Facility

A zone change for parcel H-4-2-12-1213-GS1, owned by Dixie-Escalante Rural Electric Association, Inc., a Utah corporation. The proposal seeks to rezone the property from Zone R1-8: Residential - 1 unit per 8,000 S.F. to Public Facility (PF) to better align with its intended use.

ZONE CHANGE FOR: DIXIE POWER

**LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**



OWNERS LEGEND.

- A DIXIE-ESCALANTE RURAL ELECTRIC ASSOCIATION, INC., A UTAH CORPORATION – PARCEL: H-4-12-1213-GS1
- B WESTERN MORTGAGE & REALTY COMPANY – PARCEL: H-4-2-12-1208-GS1
- C HRHJ HOLDINGS LLC – PARCEL: H-4-2-12-1211-GS1
- D BASH HOLDINGS LLC – PARCELS: H-4-2-12-1103-GS1, H-LSH-1-20-GS1, H-LSH-1-21-GS1, H-LSH-1-22-GS1, H-LSH-1-23-GS1, H-LSH-1-24-GS1, H-LSH-1-25-GS1, H-LSH-1-26-GS1, H-LSH-1-27-GS1, H-LSH-1-28-GS1, H-LSH-1-29-GS1, H-LSH-1-30-GS1, H-LSH-1-31-GS1, H-LSH-1-COMMON-GS1
- E PEACH SPRINGS REAL ESTATE LLC – PARCEL H-4-2-12-1212-GS1

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ZONE R1-8: RESIDENTIAL - 1 UNIT PER 8,000 S.F.
	ZONE R1-10: RESIDENTIAL - 1 UNIT PER 10,000 S.F.
	ZONE CHANGE FROM R1-8 TO PUBLIC FACILITY

LEGAL DESCRIPTION

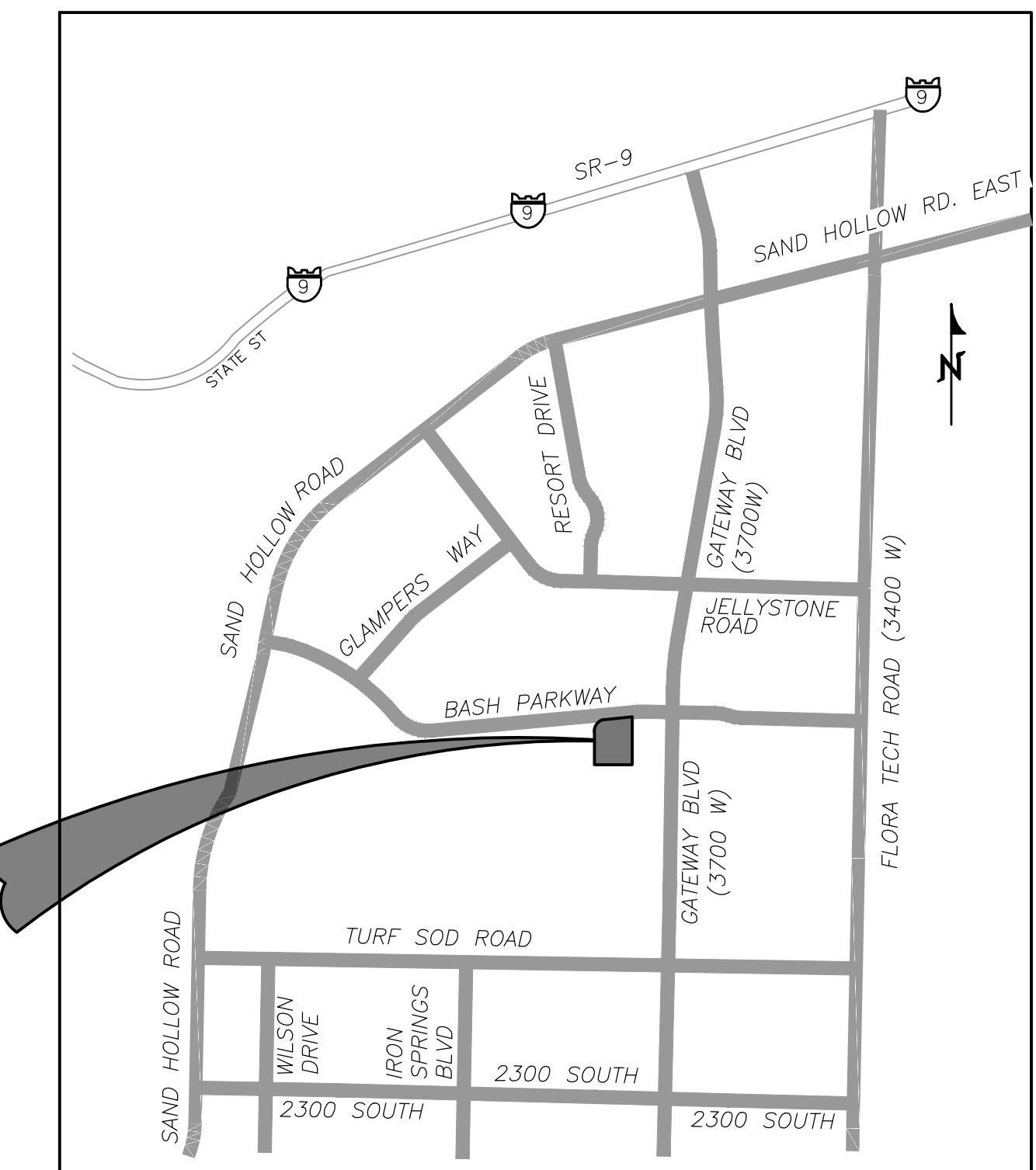
PARCEL #: H-4-2-12-1213-GS1 FROM DOCUMENT #: 20250012772

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE & MERIDIAN; THENCE S01°11'07"W ALONG THE EAST SECTION LINE, 1225.90 FEET; THENCE N90°00'00"W 2221.71 FEET TO THE POINT OF BEGINNING; THENCE S00°53'57"W 251.87 FEET; THENCE N88°51'12"W 193.03 FEET; THENCE N01°08'48"E 185.83 FEET; THENCE NORTHERLY ALONG THE ARC OF A 226.00-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 24.96 FEET, THROUGH A CENTRAL ANGLE OF 06°19'43" (LONG CHORD BEARS: N02°01'04"W 24.95 FEET); THENCE N05°10'55"W 7.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N39°49'05"E 28.28 FEET) TO THE SOUTH BOUNDARY LINE OF BASH PARKWAY; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) N84°49'05"E 77.59 FEET; 2) THENCE EASTERLY ALONG THE ARC OF A 465.00-FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 51.86 FEET, THROUGH A CENTRAL ANGLE OF 06°23'22" (LONG CHORD BEARS: N88°00'46"E 51.83 FEET); 3) THENCE S88°47'33"E 47.63 FEET TO THE POINT OF BEGINNING.

OWNER(S):

**DIXIE-ESCALANTE RURAL
ELECTRIC ASSOCIATION, INC.,
A UTAH CORPORATION**

71 E. HIGHWAY 56
BERYL, UT 84714



PROJECT LOCATION

VICINITY MAP

NTS

DIXIE POWER SUBS/A/I/ON 2025 ZONE CHANGE.DWG

DIXIE POWER

RECORD OF SURVEY FOR:

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

REVISIONS

RECORD OF SURVEY FOR:	
DIXIE POWER	
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.	
HURRICANE CITY, WASHINGTON COUNTY, UTAH	
DATE	5/27/2025
SCALE	1"=50'
DB NO.	336-000
SHEET NO:	
1 OF 1	



HURRICANE CITY Hurricane City UTAH Application

Application Accepted Date: 05/29/2025		
Type of Improvement: Zone Change Application		
Description: Buying property and wanting to change it from A5 z		
Bldg. Address: Pecan Valley		
City: Hurricane City	State: UT	Zip: 84737
Subdivision: Unnamed -	Phase: unnumbered	
Block: Lot #:	Parcel ID #:	H-4138-J
Zone: Hurricane City - A5		
Property Owner: Andrew Hall - in the process		
Permit Contact: Andrew Hall	P:(435) 256-5111	
Email: andrew.ashexcavating@gmail.com		

CONTACT INFORMATION

General Contractor: Andrew Hall		
License #: 10794131-5501	P: (435) 256-5111	
Address: 1921 W 5780 N		
City: St. George	State: UT	Zip: 84770
Email: andrew.ashexcavating@gmail.com		

APPLICATION DETAILS

Valuation	\$	0.00
PERMIT FEES		
Planning Fee	\$	500.00
Planning Fee	\$	500.00
Sub Total:	\$	500.00
Permit Total:	\$	500.00
Amount Paid:	\$	500.00
Remaining Due:	\$	0.00

APPROVALS	DATE	INFO

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

APPLICATION NUMBER:	PLANZC25-16
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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 Lay (Bush & Gudgell, Inc.)

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: 229275396-04/21/25



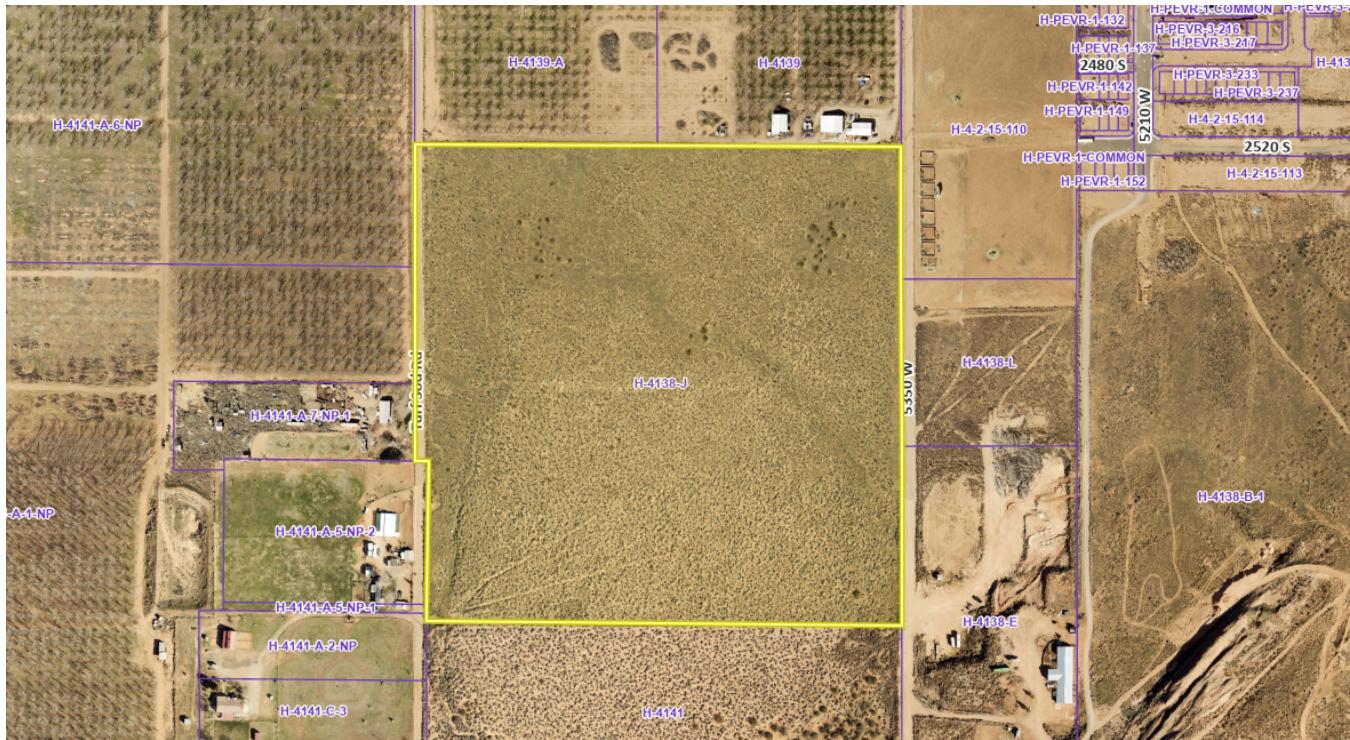
STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	ZC25-16
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Andrew Hall
Agent:	Bush & Gudgell - Ryan Lay
Request:	Approval of a Zone Change from A-5 to R1-6 and R1-8.
Location:	Approximately 2241 S 5400 W
Zoning:	Agricultural 5 (A-5)
General Plan Map:	Planned Community
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting a zone change for a 40-acre parcel located along Turf Sod Road, south of the River Heights development and west of Pecan Valley. The proposal seeks to rezone the property from Agricultural 5 (A-5), which permits one dwelling unit per five acres, to a combination of residential zones: Single Family Residential R1-6 (one unit per 6,000 square feet) on approximately 24.8 acres and Single Family Residential R1-8 (one unit per 8,000 square feet) on approximately 15.2 acres. The property is currently vacant and does not appear to have been previously used for agricultural purposes.

	Zoning	Adjacent Land Use
North	A-5, R1-10	Agricultural use, future single family homes
East	RR, RM-1(PDO)	Undeveloped property (Pecan Valley Resort-short-term and long-term rentals)
South	A-5	Undeveloped property
West	A-5	Agricultural use, single family homes



Map is approximate.

Zone Change Factors:

When considering a zone change the Planning Commission must consider the following:
As per Hurricane City Code 10-7-7:

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

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

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

Response: The [General Plan Map](#) shows this area as Planned Community, which recommends:

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

While the current proposal is not for a fully integrated, master-planned community, the requested zone change would move the property closer to compliance with the General Plan than its current Agricultural 5 (A-5) zoning. Although most of the bounding properties are still zoned agricultural, the site is located within a developing area of the city where a mix of residential and supporting uses are planned and currently emerging; specifically, the development within the adjacent Pecan Valley recreation resort zone. In addition, the City’s Moderate Income Housing Plan encourages approval of smaller-lot, single-family subdivisions to expand housing options. The proposed R1-6 and R1-8 zoning designations would support this objective by facilitating the development of more moderately priced single-family homes. This contributes to the City’s broader goals of promoting housing affordability and accommodating population growth in a balanced and sustainable manner.

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

Response: Most of the surrounding property is currently undeveloped or developed with agricultural or low-density residential uses. However, there are approved and planned single-family and multifamily developments in the immediate vicinity, namely Pecan Valley and River Heights, that reflect the region’s ongoing transition toward more residential development. The proposed R1-6 and R1-8 zoning is compatible with this evolving area character and represents a reasonable progression in the area’s development trajectory.

3. Will the proposed amendment adversely affect the adjacent property?

Response: The change from agricultural to residential zoning would introduce higher density housing than what currently exists on nearby properties, many of which remain undeveloped or are used for agriculture or low-density residential purposes. This could result in increased traffic, noise, and activity levels compared to current conditions. However, the area is in transition with several planned residential developments already approved nearby, including both single-family and multifamily units. If developed as intended, increased residential development may also lead to improved availability of public services and infrastructure, such as paved access on Turf Sod Road and utility services, benefiting both the subject property and surrounding parcels. Ultimately, this finding is largely dependent upon future development patterns for the areas surrounding the project site. For instance, the proposed zone change could be considered an adverse impact if the wider area is, and remains, actively agricultural. Alternatively, if the neighboring agriculturally zoned parcels are not being actively farmed and the development trajectory continues to trend toward residential development, which is ultimately expected for the project area over time, the proposed zone change is not likely to have an adverse impact.

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

Response: While services are present in the general region, this specific parcel is isolated from those services. Planning staff are still awaiting comments from the Joint Utility Committee, and at this time, it is unclear whether existing infrastructure can adequately support the proposed development. The applicant should be required to submit a more detailed utility plan before the project proceeds further in the entitlement process. No development plans have been submitted at this time, but the project narrative indicates that “affordable single-family housing” is planned for the site. Without more detailed development plans, the future site-specific needs for utilities, access, and drainage are not known at this time. Therefore, staff cannot make the required finding that public facilities are adequate to serve the project site at this time.

JUC Comments

These comments will need to be addressed with more detailed construction drawings and preliminary plats:

1. **Public Works:**
2. **Power:** Dixie Power area: Approved.
3. **Water:**
4. **Streets:**
5. **Sewer:**
6. **Engineering:**
7. **Fire:**
8. **Phone:**
9. **Gas:**
10. **WCWCD:**

Other Considerations: Given that this property is adjacent to land designated as Rural Residential on the Future Land Use Map, which allows densities up to RA-0.5, it may be more appropriate to reverse the proposed layout of the R1-6 and R1-8 zones. Currently, the proposed R1-6 zoning is located along the western portion of the site, which borders the area designated for Rural Residential use. Shifting the R1-8 zoning to the west and the R1-6 zoning to the interior or east side of the parcel would help create a more appropriate transition in density and character between existing and planned development patterns. The Planning Commission has the discretion to recommend that the City Council consider a revised zoning layout or approve a less intense zoning designation that would create more compatible development with the surrounding properties and better consistency with the long-term planning objectives of the General Plan.

Findings: Staff makes the following findings:

1. The zone change complies with the General Plan Map designation of Planned Community for the area.
2. While the proposal is not fully harmonious with the existing development, much of which remains agricultural or low-density residential, it is anticipated to better align with nearby planned developments once those are constructed.
3. This finding is largely dependent upon future development patterns for the areas surrounding the project site. For instance, the proposed zone change could be considered an adverse impact if the wider area is, and remains, actively agricultural. Alternatively, if the neighboring agriculturally

zoned parcels are not being actively farmed and the development trajectory continues to trend toward residential development, which is ultimately expected for the project area over time, the proposed zone change is not likely to have an adverse impact.

4. Public services and utilities exist in the broader region, but this specific parcel is isolated from those services, thus raising concerns about infrastructure availability. Therefore, staff cannot make the required finding that public facilities are adequate to serve the project site at this time.

Recommendation: The Planning Commission should review the proposed zone change based on the applicable standards within the Hurricane City Code and consider any public comments received at the public hearing for the item and make a recommendation to the City Council. While the application has merits related to its consistency with the General Plan Map and the pattern of planned developments in the surrounding area, staff has serious concerns regarding the availability of utilities to serve the property. A final recommendation will be provided once full comments from the Joint Utility Committee have been received and reviewed.



May 29, 2025

Hurricane City
Planning and Zoning Department
147 N 870 W
Hurricane, UT 84737
435-635-2811

Dear Commissioners:

We are pleased to submit this Zone Change application to the City of Hurricane for our project in Pecan Valley on parcel # H-4138-J. The parcel lies just east of Turf Sod Road at approximately 2600 South. We have worked to create a thoughtful development that both helps satisfy upcoming needs in the city and also remains in harmony with other developments in the area. Further information about the project is provided below.

We greatly appreciate your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Hermanson".

Bob Hermanson
President
Bush & Gudgell, Inc.

Zone Change: A-5 to R1-6 and R1-8

Project Purpose:

This request seeks to rezone 40.0 acres of land currently designated as A-5 (Agricultural - 1 Unit Per 5 Acres) to 24.4 acres of R1-6 (Residential - 1 Unit Per 6,000 Sq. Ft.) and 15.6 acres of R1-8 (Residential – 1 Unit Per 8,000 Sq. Ft.) in order to facilitate the development of affordable single-family housing within Hurricane City.

Justification and Intent:

As Hurricane City continues to experience rapid growth, the demand for affordable, attainable housing options has increased significantly. The current A-5 zoning limits density and does not allow for the type of residential development needed to meet this growing demand. By rezoning the subject property to R1-6 and R1-8, we will be able to offer smaller, more cost-effective single-family lots that align with the City's General Plan goals for smart growth and housing diversity. Pecan Valley has many active



development projects near the subject property which will facilitate connecting the property to necessary facilities and utilities. The River Heights project will extend the paved portion of Turf Sod Road and will bring culinary and irrigation water to within approximately 1300' of the northwest corner of the property. The Pecan Valley Resort has plans to expand south, will border the subject property to the east and will be another access point for vehicles and water service. Ash Creek has given preliminary approval for the subject property to connect to the nearby force main system at the corner of 5300 W and 2360 S. There is overhead power on both the east and west side of the property.

Community Benefit:

Rezoning to R1-6 and R1-8 will provide numerous benefits to Hurricane City, including:

- **Increased Housing Supply:** The R1-6 and R1-8 zones allow for a higher residential density, which means more homes on the same acreage. This helps alleviate housing shortages and meets the need of both first-time buyers and working families.
- **Affordability:** Smaller lot sizes and modest home footprints reduce land and construction costs, making homeownership more accessible to a broader demographic.
- **Smart Growth Principles:** This development supports compact walkable neighborhoods that reduce infrastructure strain and align with sustainable land use practices.
- **Economic Development:** Affordable housing helps support the local workforce by allowing essential workers – teachers, first responders, service workers, etc. – to live within the community they serve.

Compatibility with Surrounding Land Uses:

The proposed zoning change is compatible with the nearby residential developments and aligns with the City's general plan for a planned community for the area. It serves a thoughtful transition from a rural area to a higher-density residential area.

Conclusion:

We respectfully request approval of the zoning change from A-5 to R1-6 and R1-8 to support Hurricane City's housing goals and contribute meaningfully to the community's future. This rezoning will enable the development of a high-quality, affordable neighborhood that fits within the fabric of the city and addresses a critical need for housing diversity and attainability.

Via E-Mail June 4, 2024

Comments for 12 June 2025 Public Hearing conducted by the Hurricane City Planning Commission to consider a zone change amendment request for Parcel number H-4138-J

The proposal would result in changing the currently allowable density of A-5, a total of 8 residential units for the 40 acres, to R1-6 (up to 290 residential units) and R1-8 (up to 217 residential units).

We are the owners of parcels H-4141-A-5-NP-1, H-4141-A-2-NP, and H-4141-C-3. We object to this proposal for the following reasons:

1. The proposed higher density is incompatible with the existing area. This parcel is surrounded on three sides by open land or parcels with A-5 zoning. The current units built or under construction along Turf Sod Road are indeed higher density, but they do not border any existing housing developments.
2. The schematic enclosed with the May 30, 2025 meeting notice is in error. On the west side, the property belonging to Jeremy Hargis does not appear. It is the parcel between Heffernan and Tullius. This may mean he did not receive adequate notice of the meeting. It also calls the accuracy of your planning efforts into question.
3. Those of us who live along that section of Turf Sod Road have experienced flooding a number of times after heavy rains, when runoff from the cliffs at Sand Hollow crosses H-4141 and inundates the road, as well as creating washouts around our barn at the back of our property at times. After these events, Hurricane City has been unresponsive to our requests to come and repair the road, and it is only due to the efforts of a good neighbor that our washed-out driveway where it enters the road has been repaired in every case.

The proposed development, particularly at such high densities, will certainly exacerbate the existing drainage problem. We strongly recommend that you do a very thorough flood analysis before H-4138-J is developed in any way.

4. Such development will presumably lead to proposed improvements to Turf Sod Road, as evidenced by a widening of the road where it turns south. We very much oppose paving the road in front of our property, as our neighbors and we ride our horses down the road. Further, you should be aware that our property line extends halfway across Turf Sod Road, and our adjacent neighbors' parcels do as well. Bush & Gudgell have surveyed our property and so can furnish you with the markers in the road pertaining to our property.

Therefore, if there is ANY improvement to the road, the entire right of way should be shifted to the developers of H-4138-J. The land on that side of the road is undeveloped and thus is far preferable for improvement compared with moving our fences, irrigation systems, and buildings. We note further that the City of Hurricane has never had an easement for our property on the road, and historic use never envisioned a high traffic thoroughfare.

In summary, we oppose the proposed zoning change. A-5 zoning continues to be appropriate. We will plan to attend the meeting on June 12th and may wish to provide further comments.

Respectfully submitted,

James H. Heffernan
Beverley C. Heffernan
James H and Beverley C Heffernan
b.heffernan@att.net
(801) 891-5349

Subject: Public Comment on Proposed Zone Change Amendment for Parcel No. H-4138-J

Robert & Susan Sebold

2320 S 5400 W

Hurricane, UT 84737

Susan.sebold@outlook.com

435-632-8378

June 5, 2025

Dear Members of the Planning and Zoning Commission

We are the owners of Parcel No. H-4141-A-5-NP-2 and are writing to formally object to the proposed zone change amendment for Parcel No. H-4138-J, which would alter the current A-5 zoning designation to R1-6 and R1-8. We respectfully submit the following concerns for your consideration.

1) Incompatibility with Existing Zoning

The proposed higher density zoning is inconsistent with the surrounding area, which is currently zoned A-5. While nearby subdivisions such as Pecan Valley and River's Edge include higher density housing, they do not directly border the affected parcel. This change would disrupt the established character of our neighborhood.

2) Flooding and Drainage Issues

Residents along this section of Turf Sod Road have experienced increased flooding during heavy rains, which we attribute to altered natural drainage patterns made worse by recent construction. Prior to this development, flooding was a less frequent issue. The resulting washouts have damaged both the road and private property. When the City attempted repairs, a two-foot-deep ditch was dug across the road in front of our property, making it impossible to access our driveway with a truck and horse trailer. We are concerned that additional high-density development will exacerbate these drainage problems.

3) Our property is A-5 and is managed as such

We and our neighbors do manage our properties for agricultural use. We don't want to become yet another case of people who move in near horses and complain about horses, which in this case have been there for decades. We also don't want to deal with an increase of trespass. We already have people coming onto our property through the closed posted gate asking to pet or ride our horses.

4) Potential Road Improvements and Property Access

We are opposed to any paving or major improvements to our section of Turf Sod Road. We use this road to access nearby trails on horseback, and increased traffic and speed pose safety risks. Additionally, we have been informed –and county maps confirm that we own the land extending across the road. Our property includes only one easement, a 10-foot utility

easement held by Dixie Escalante on the eastern boundary. No other entity holds a right of way or easement through our land.

5) Environmental Concerns

I have personally observed a Desert Tortoise on our road while horseback riding, and I am including a photo for your reference. Given the presence of this protected species, we believe further development should be paused until a thorough environmental impact study is completed.

We appreciate the opportunity to provide input and urge the Commission to consider the long-term impacts of this proposed zoning change on the community, environment and infrastructure.

Sincerely

Robert & Susan Sebold

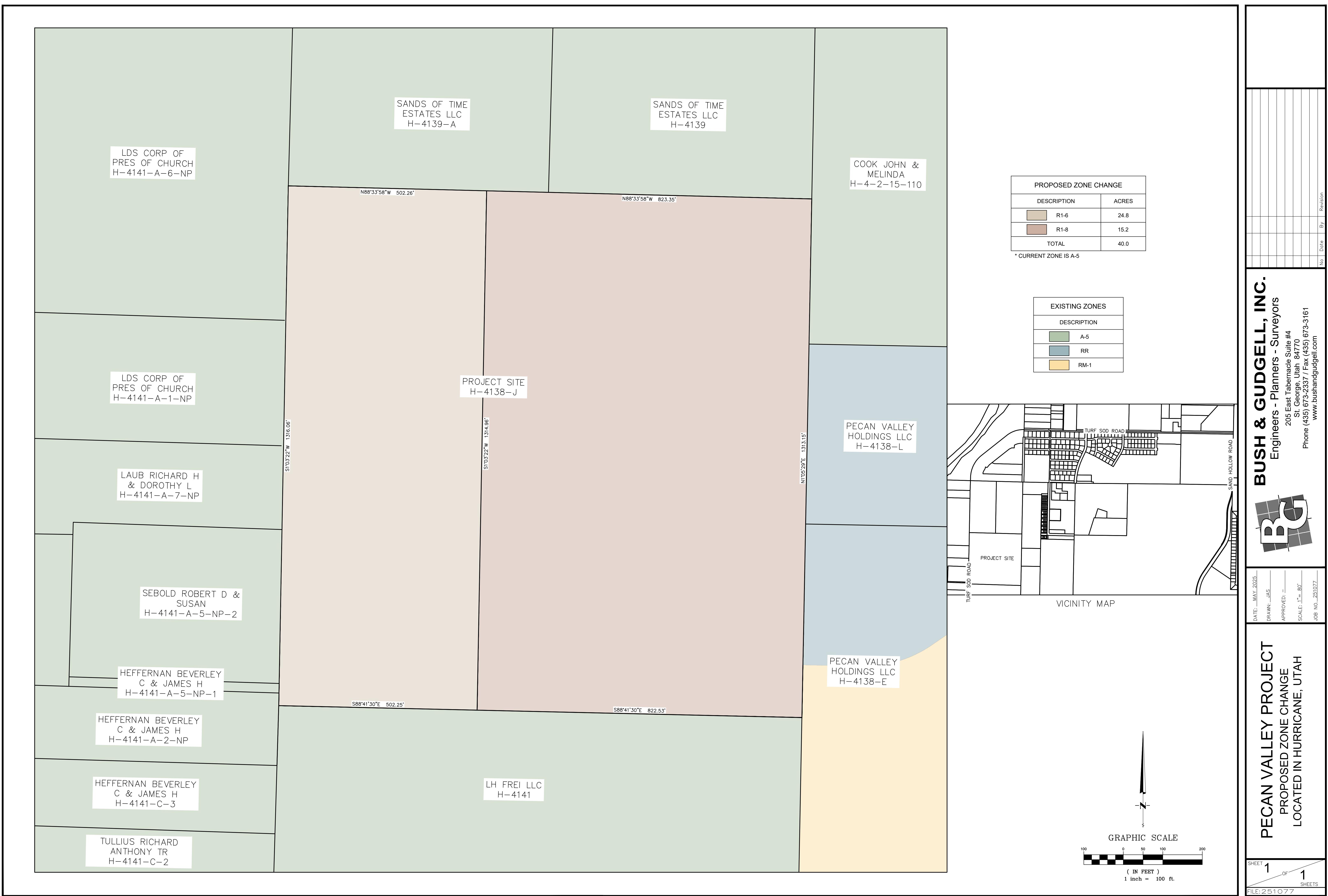
Owner, Parcel No. H-4141-A-5-NP-2

Gary Cupp

From: Beverley Heffernan <b.heffernan@att.net>
Sent: Tuesday, June 3, 2025 6:00 PM
To: Public Comment
Subject: Letter re zoning for parcel H-4138-J

I am in receipt of your May 30 letter and we will be providing comments in objection to the zoning change. Meanwhile you should be aware that your plat is incorrect. You have omitted Jeremy Hargis at 2380 Turf Sod Road. His property is between ours and Tony Tullius. That sort of error does not inspire confidence.

Sincerely,
Beverley Heffernan





HURRICANE CITY UTAH Hurricane City Application

Application Accepted Date: 05/02/2025		Valuation \$	0.00																											
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES																												
Description: Richardson Brother Custom Homes will be buying the		Planning Fee	\$ 150.00																											
Tenant / Project Name: Sandwater Estates Subdivision		Planning Fee	\$ 150.00																											
Bldg. Address: Sand Hollow Road and 2300 South		Sub Total:	\$ 150.00																											
City: Hurricane City State: UT Zip: 84737		Permit Total:	\$ 150.00																											
Subdivision: Sandwater Estates Subdivision Phase: 9		Amount Paid:	\$ 150.00																											
Block: Lot #: 255 Parcel ID #: H-4-2-12-2113-GS3, H-		Remaining Due:	\$ 0.00																											
Zone: R1-10 4-2-11-2103-GS3, H-4-2-																														
Property Owner: Western Mortgage & Realty Company 1104-GS3, H-4-2-																														
Permit Contact: Karl Rasmussen 12-1102-435-668-8307																														
Email: karl@pv-eng.com 1104-GS3																														
CONTACT INFORMATION																														
Engineer of Record: Karl Rasmussen																														
Email: karl@pv-eng.com P: (435) 668-8307																														
General Contractor: Richardson Brothers Custom Homes																														
License #: P: (435) 652-6016																														
City: State: Zip:																														
Email: riley.richardsonbros@gmail.com																														
APPLICATION DETAILS																														
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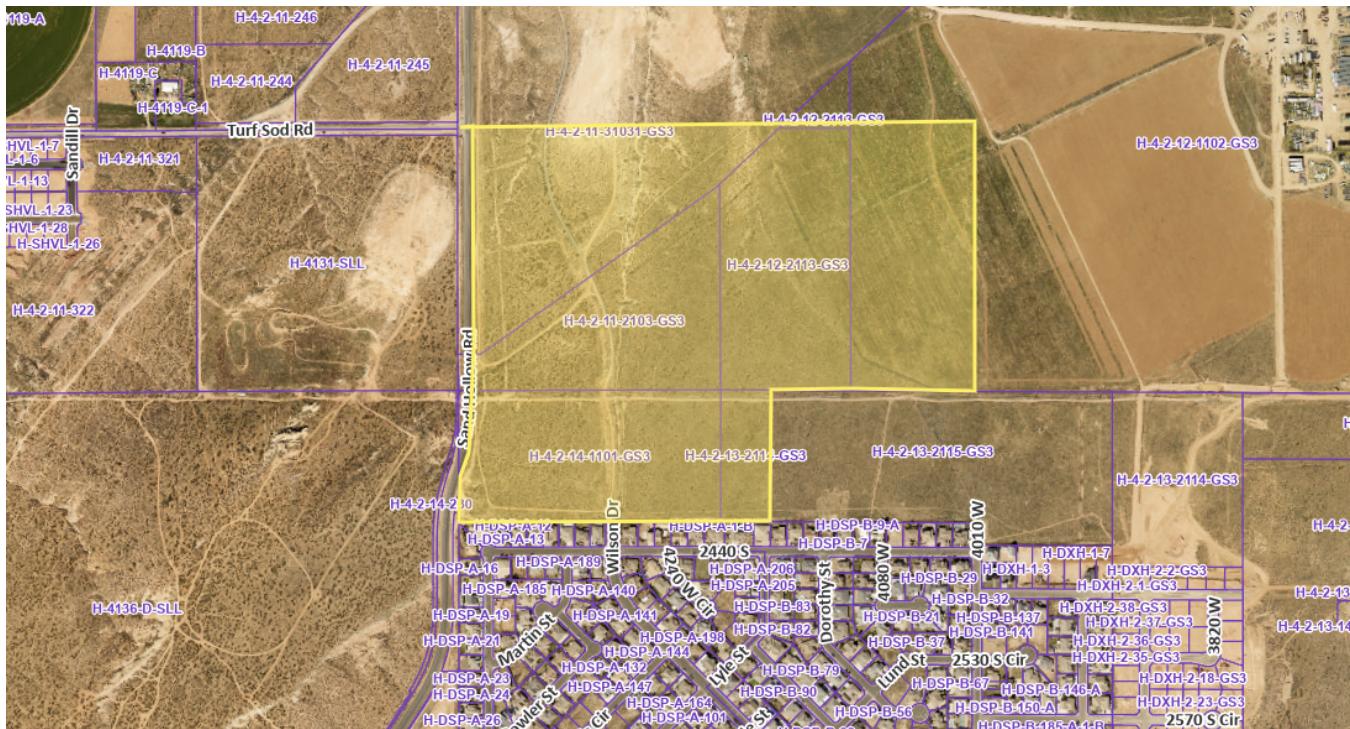


STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	PP25-15
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Richardson Brothers Custom Homes
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat.
Location:	Sand Hollow Road and 2300 S
Zoning:	Single Family Residential R1-10
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting preliminary plat approval for a 255-lot residential subdivision located along Sand Hollow Road, north of the Dixie Springs development. The subject property lies within the Gateway to Sand Hollow Public Infrastructure District (PID). Portions of the site were previously included in the preliminary plat for Dixie Meadows, approved in 2023; however, that approval has since expired. Other portions were proposed as part of the Sandwater Estates preliminary plat in 2024, but that application was tabled by the City Council due to concerns regarding the adequacy of public facilities. This application supersedes those previous applications. The property is currently zoned Single Family Residential R1-10.



Map is approximate.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Will require easements on Turf Sod Road and 4010 S for utilities. All required utilities in Turf Sod Road and 4010 S. ROW dedication on Sand Hollow Road?
2. **Fire:** Approved.
3. **Sewer:** Sewer main line will need to be rerouted.
4. **Water:** Water line looping required in the phases. Replace HDPE water line.
5. **Power:** Dixie Power area. Reviewed and approved.
6. **Streets:** No comment.
7. **Cable:** Received.
8. **Gas:** Okay.
9. **Engineering:** Full dedications for the boundary roads must come prior to or with the subdivision (including 10' PUE). Trails along the diagonal property lines are encouraged for better discoverability and visibility from the nearby intersections. 2300 S west of Wilson Dr is a typical 45' with a 12' trail (52' public street). It appears water looping requirements (HCS 3.6.4) will make phase 2 challenging to construct as shown. Additionally, phase 2's grading must be intentional to make the sanitary sewer and storm drain work.
10. **Washington County 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 Single Family Residential R1-10. All lots meet R1-10 development standards.
2. There are five master planned roadways affected by this development: Sand Hollow Road, Turf Sod Road, Wilson Drive, 2300 S, and 4010 W.
 - a. All roadways at this time are depicted as subdivision improvements and not PID improvements.
 - b. Notes will need to be added to the final plats that no lots shall have direct access to these roadways.
3. This subdivision borders and affects property owned by the Washington County School District. Staff has been provided with agreements with the School District for how improvements will be handled between the two developments. 4010 W is planned to continue through the school property south to Dixie Springs.
4. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided.
5. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow PID these lots are already counted as part of Hurricane City's totals.

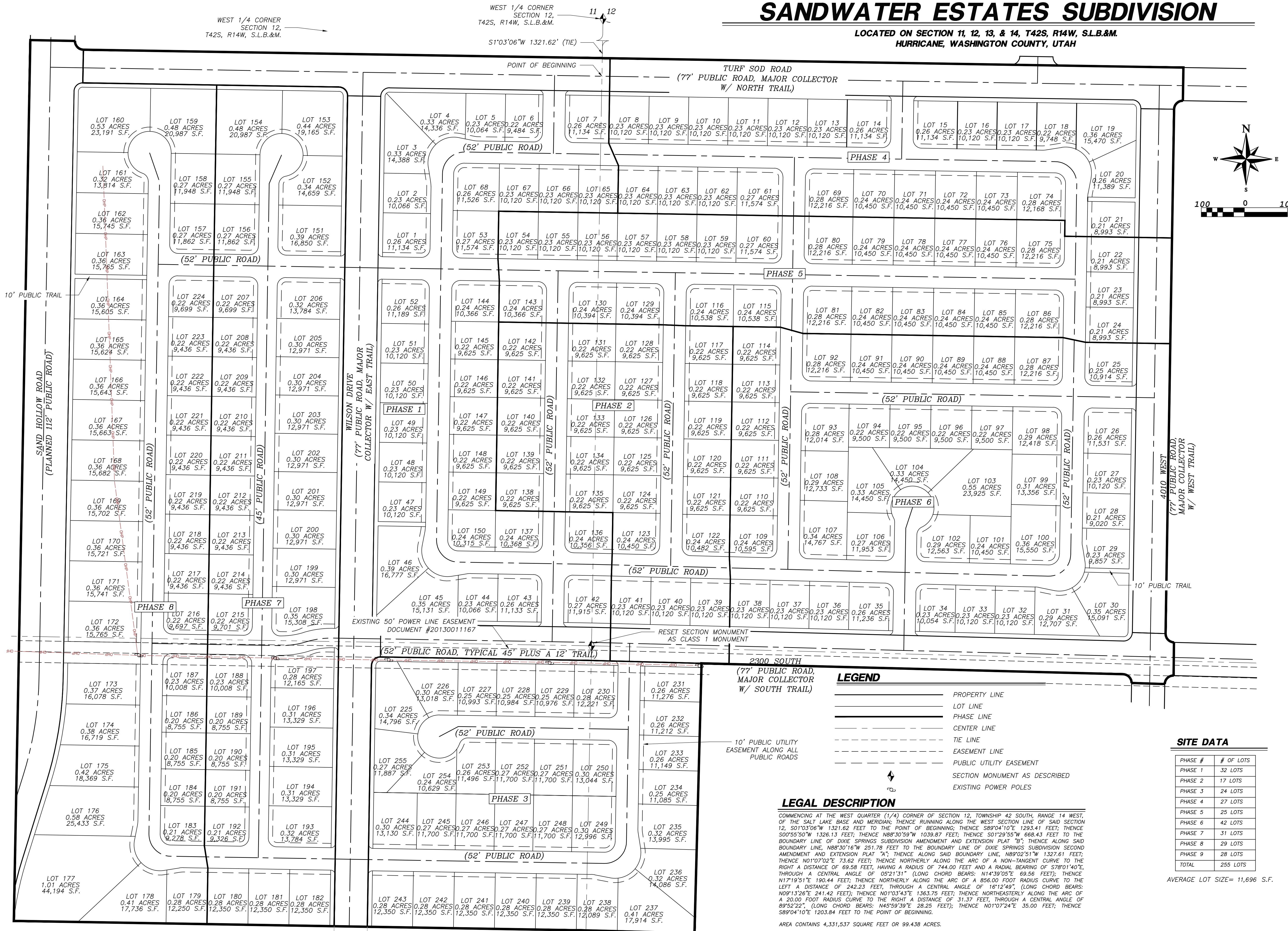
Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends this item be approved subject to staff and JUC comments.

NARRATIVE FOR: SANDWATER ESTATES

The Sandwater Estates is a subdivision of 255 lots. It is located approximately at Sand Hollow Road and 2300 South (Parcels H-4-2-12-2113-GS3, H-4-2-11-2103-GS3, H-4-2-11-31031-GS3, H-4-2-12-1102-GS3, h-4-2-14-1104-GS3).

PRELIMINARY PLAT FOR: SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

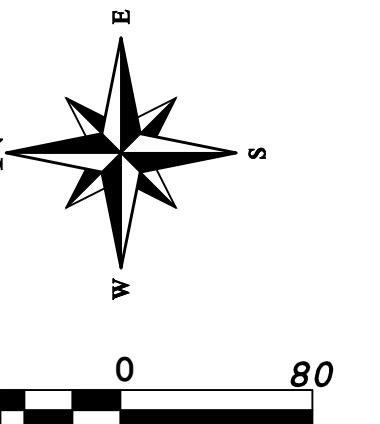
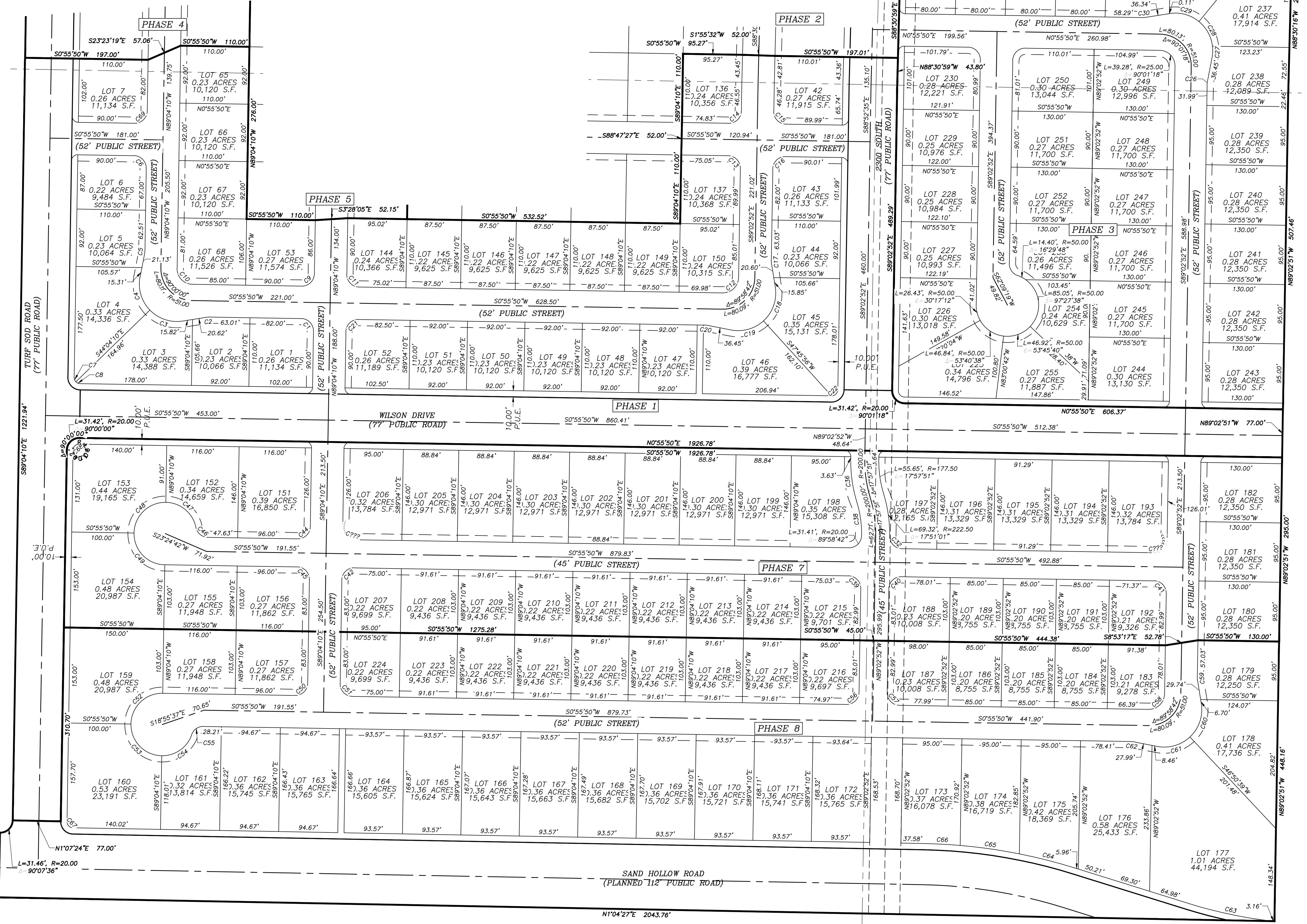


REVISIONS	NO	DESCRIPTION	DATE	BY



**PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASES 1, 3 & 7-8**

**LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M
HURRICANE, WASHINGTON COUNTY, UTAH**



PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASES 1, 3 & 7-8

DWATER ESTATES.DWG

706-002 PRELIMINARY PLAT SANDWATER ESTATES, DWG

The logo for ProValue Engineering, Inc. is a stylized illustration of a tree. The tree's branches and trunk are intricately woven together to form the letters of the company name. The word 'PRO' is at the bottom left, 'VALUE' is in the middle left, 'INC.' is at the top right, and 'ENGINEERING' is on the right side, partially obscured by a circular emblem. The entire logo is enclosed within a circular border.

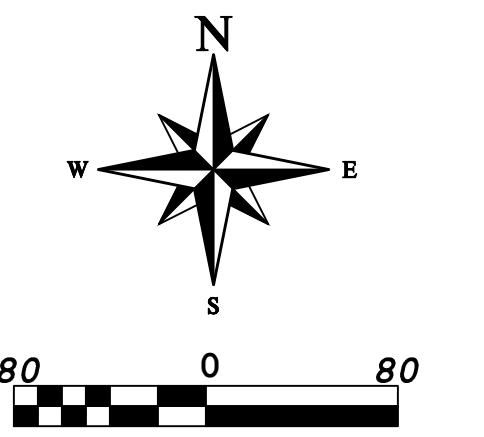
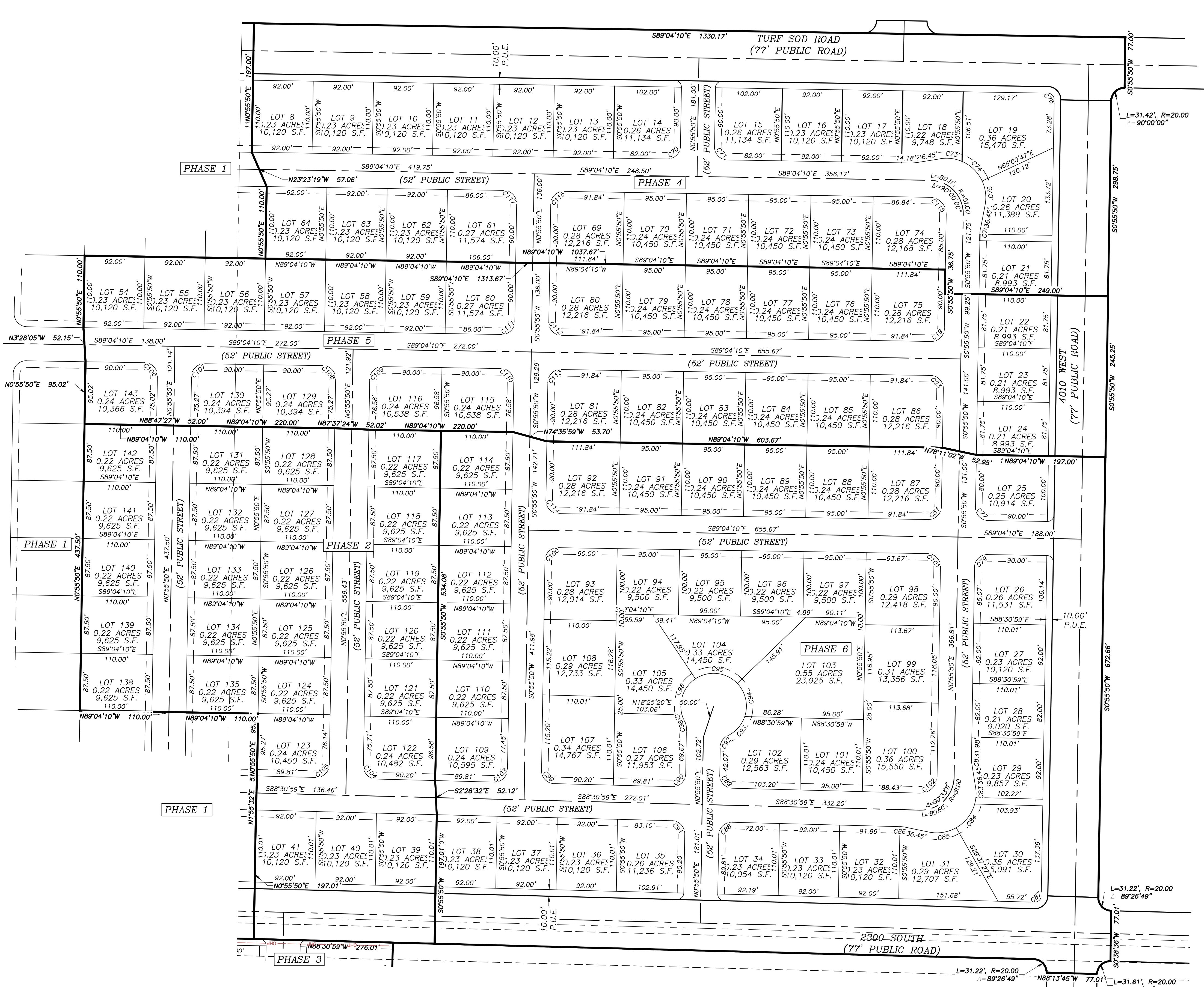
The logo for PRO ENGINEERING is a black and white graphic. It features a stylized eagle with its wings spread wide, perched on a circular emblem. The emblem contains a gear-like pattern. The word 'PRO' is written vertically along the left side of the eagle's body, and 'ENGINEERING' is written vertically along the right side. Above the eagle, the word 'PRO' is written horizontally, and below it, the word 'ENGINEERING' is written horizontally. The entire logo is enclosed in a thin rectangular border.

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PRELIMINARY PLAT FOR:	
SANDWATER ESTATES SUBDIVISION PHASES 1, 3 & 7-8	
LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.	
HURRICANE CITY, WASHINGTON COUNTY, UTAH	
DATE	6/3/2025
SCALE	1"=80'
PLAT NO.	706-002
SHEET NO.	
4 OF 6	

PRELIMINARY PLAT FOR: SANDWATER ESTATES SUBDIVISION PHASES 2 & 4-6

LOCATED ON SECTION 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



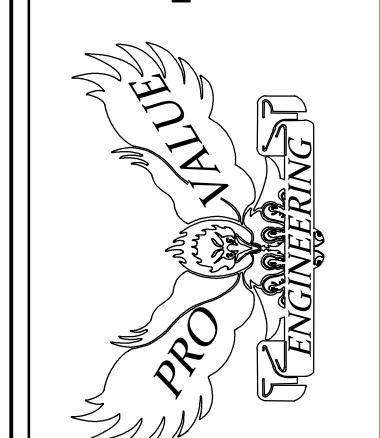
LEGEND

PROPERTY LINE
LOT LINE
PHASE LINE
CENTER LINE
PUBLIC UTILITY EASEMENT

PRELIMINARY PLAT FOR: SANDWATER ESTATES SUBDIVISION PHASES 2 & 4-6

LOCATED IN SECTIONS 11, 12, 13, & 14, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

COPYRIGHT © 2020 PROVALUE ENGINEERING INC.
REVISIONS
NO.
DESCRIPTION
DATE
BY



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

DATE 6/3/2025
SCALE 1"-80'
JOB NO. 706-002
SHEET NO. 5 OF 6



HURRICANE CITY Hurricane City
Application

Application Accepted Date: 05/05/2025

Type of Improvement: Subdivision (Preliminary Plat)

Description: A single family subdivision including (34) lots.

Tenant / Project Name: Firerock Phase 5

Bldg. Address: 460 North Firerock Way

City: Hurricane City State: UT Zip: 84737

Subdivision: Firerock Subdivision Phase: 5

Block: Lot #: Parcel ID #: H-3-1-33-447-A

Zone: R-1-8

Property Owner: Randy Simonsen

Permit Contact: Gerold E Pratt P:(435) 229-0518

Email: gerold@pratteng.com

CONTACT INFORMATION

Engineer of Record: Gerold Pratt, P.E.

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

General Contractor: Randy Simonsen

License #: P: (435) 632-6626

Address: 3535 Sugar Leo Road

City: St. George, UT State: UT Zip: 84770

Email: randytsimonsen@gmail.com

APPLICATION DETAILS

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

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

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

APPLICATION NUMBER: PLANPP25-16

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: Gerold Pratt

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

Receipt #:

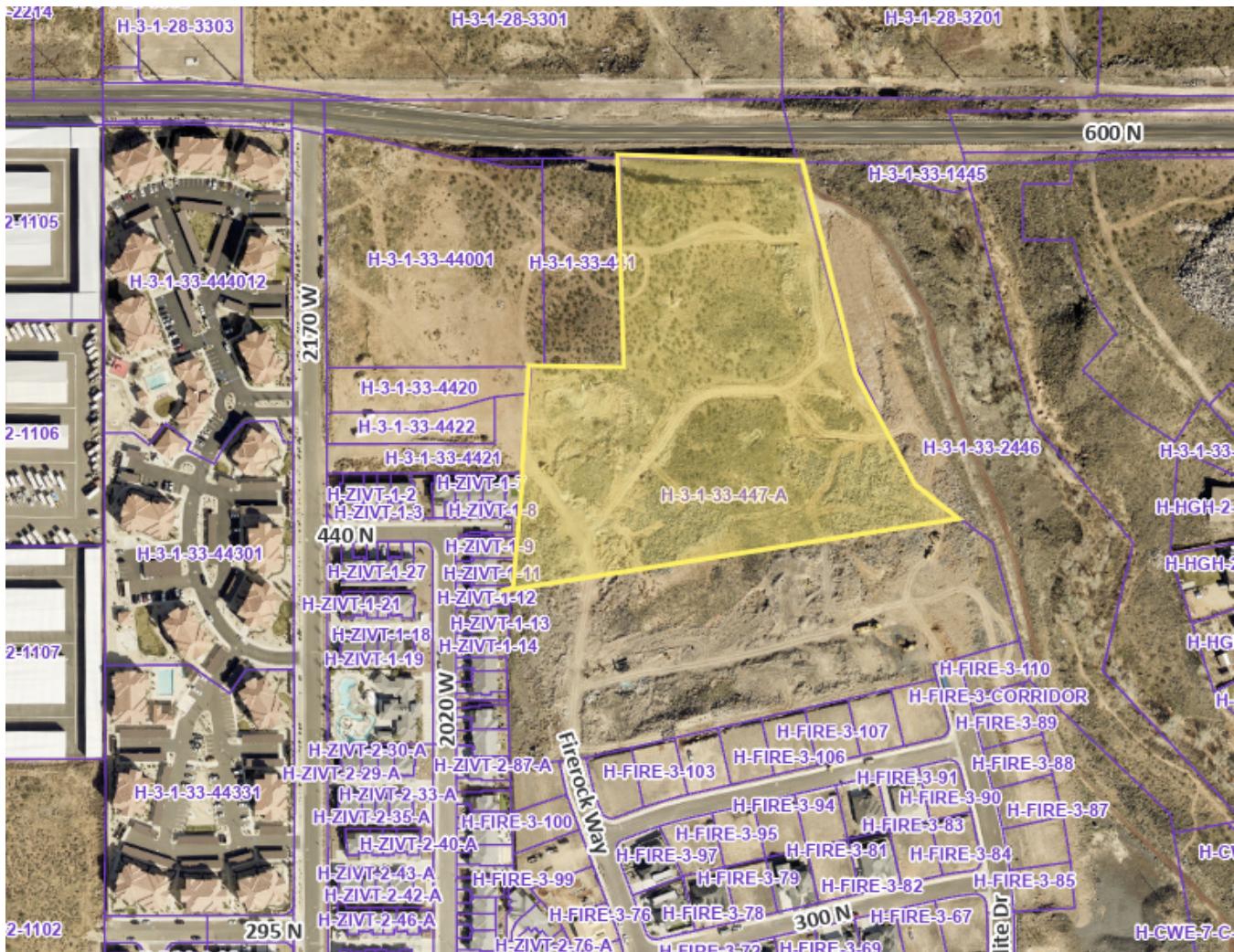


STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	PP25-16
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Randy Simonsen
Agent:	Gerold Pratt
Request:	Approval of a Preliminary Plat.
Location:	460 N Firerock Way
Zoning:	Single Family Residential R1-8
General Plan Map:	Single Family
Recommendation:	Table the item.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting preliminary plat approval for a 34-lot residential subdivision located south of 600 N. This is the continuation of the Firerock subdivision, of which phase 4 is currently under construction. The property is currently zoned Single Family Residential R1-8.



Map is approximate.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Second access? $\frac{1}{2}$ the diagonal cross section.
2. **Fire:** Approved.
3. **Sewer:** Ash Creek has a 24" sewer main with easement that runs in the back of lots 156 and 157. A 25' easement must remain in place to provide for maintenance and cleaning of the line and manholes. No structure will be able to be built over the line. Access must be maintained from the service road to the east of Lot 156 which would exclude building a privacy wall along the property boundaries.
4. **Water:** Okay.
5. **Power:** Site looks ok for phase 5, I don't see any change to the original drawings.
6. **Streets:** Improvements to 600 N, second access.
7. **Cable:** Received.
8. **Gas:** Okay. Call out setbacks.

9. **Engineering:** A notice of default (doc #20250010195) has recorded against the neighboring parcels (H-3-1-33-44001, H-3-1-33-441, & H-3-1-33-4420) and the Red Cliffs subdivision will likely be reconceptualized. Engineering sees quantitative value for both properties if the projects conceive plans together. A master planned storm drain must be constructed in 600 N. The preliminary plat fails to provide a cross section for 600 N (HCC 10-39-7(C)(5)). Road improvements for 600 N will likely need to be an atypical cross section. Staff and applicant must coordinate a section to propose to the Hurricane City Council (HCC 7-2-2(A)). Exceptions (e.g. ≈24' retaining wall max and <50' separation) to the typical slope and retaining wall requirements (16' max every 50') should be secured before a lot layout is committed to (HCC 10-24-3(G)). It appears lots 156-158 aren't drawn to properly account for typical slope remediation when the 600 N road improvements are complete (e.g. slope easement per HCC 10-24-8(B)(3)). Firerock phase 5 must stub a public street to the eastern property (H-3-1-33-2446)(HCC 10-39-11(a)(1)). It appears said eastern property is unable to obtain access to a public street without the help of Firerock phase 5. It appears mutual benefit can be found between these properties too.
10. **Washington County 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 R1-8. All lots meet R1-8 development standards.
2. **Connectivity:** The preliminary plat does not provide any vehicular connectivity to the adjacent property to the east. This lack of connectivity is not consistent with HCC 10-39-11(A)(1), which requires subdivisions to provide street stubs to adjoining properties to facilitate future access and circulation. A stub street must be provided to the east, particularly given that development has previously been approved on the adjacent parcel. The plat does include a stub street to the west. A stub to the north is not feasible due to significant grade constraints from 600 North.
 - a. Improvements on 600 N will be needed with this phase.
3. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided.
4. **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. Approval of this development will add 34 lots to this total.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends this item be tabled so that the applicant can address:

- Connectivity with neighboring properties.

- Outstanding comments from Engineering regarding slopes and retaining walls.
- Improvements and cross section on 600 N.

PRATT ENGINEERING, P.C.

CIVIL ENGINEERING AND LAND SURVEYING

51 NORTH 1000 WEST, SUITE 3 HURRICANE, UTAH 84737
FAX: (435) 635-5765 OFFICE: (435) 635-2329

April 29, 2025

Planning Dept
Hurricane City

RE: NARRATIVE FOR FIREROCK SUBDIVISION

Ladies/Gentlemen:

Firerock Subdivision is a planned single family subdivision generally located between 2170 West Street (East of Zion Village Resort) and Goulds Wash. Its last phase will extend to 600 North Street. Three Phases of the subdivision are currently constructed with homes. The Fourth Phase is currently under construction.

Phase 4 was approved for construction earlier this year.

We have discussed an additional access to the West with the City Staff. There are plans to construct a roadway, or at least an emergency access to 2170 West Street in the next phases.

We realize that the adjacent properties to the west are in the design phases. We wish to construct an emergency access now, as their plans are not yet finalized.

If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.
Principal

PRELIMINARY PLAT
FIREROCK PHASE 5



PROPERTY ADDRESS

450 N FIREROCK WAY
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH
LOCATED IN SECTION 33, T 41 S R 13 W, SLB&M.

NOTES

1. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:
FRONT: 20'
DWELLINGS MUST BE 25' FRONT YARDS, 20' REAR YARD, 10' INTERIOR SIDE YARD AND 20' STREET SIDE YARD.

2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
FRONT: 10'
SIDE AND BACK 7.5'

LOTS

NUMBER OF LOTS = 33
TOTAL LOT AREA = 342,685 SQFT.
AVERAGE LOT SIZE = 10,384 SQFT.

STREET GRADES

450 & 500 NORTH STREET GRADES ARE EXPECTED TO BE BETWEEN 8% AND 10%

DRAINAGE

DRAINAGE WILL BE MANAGED WITH STORM DRAINS IN 500 NORTH AND ALONG RHYOLITE DRIVE CONNECTING INTO EXISTING STORM DRAINS IN RHYOLITE DRIVE AND THEN EMPTYING INTO THE FIREROCK SUBDIVISIONS OVERALL DETENTION BASIN.

GEOLOGICAL HAZARDS

POTENTIAL GEOTECHNICAL CONSTRAINTS FOR FIREROCK PHASE 5
THE FOLLOWING IS BASED ON THE UTAH GEOLOGICAL SURVEY SPECIAL STUDY 127, GEOLOGICAL HAZARDS AND ADVERSE CONSTRUCTION CONDITIONS REPORT PREPARED FOR ST. GEORGE-HURRICANE METROPOLITAN AREA, WASHINGTON COUNTY, UTAH 2008

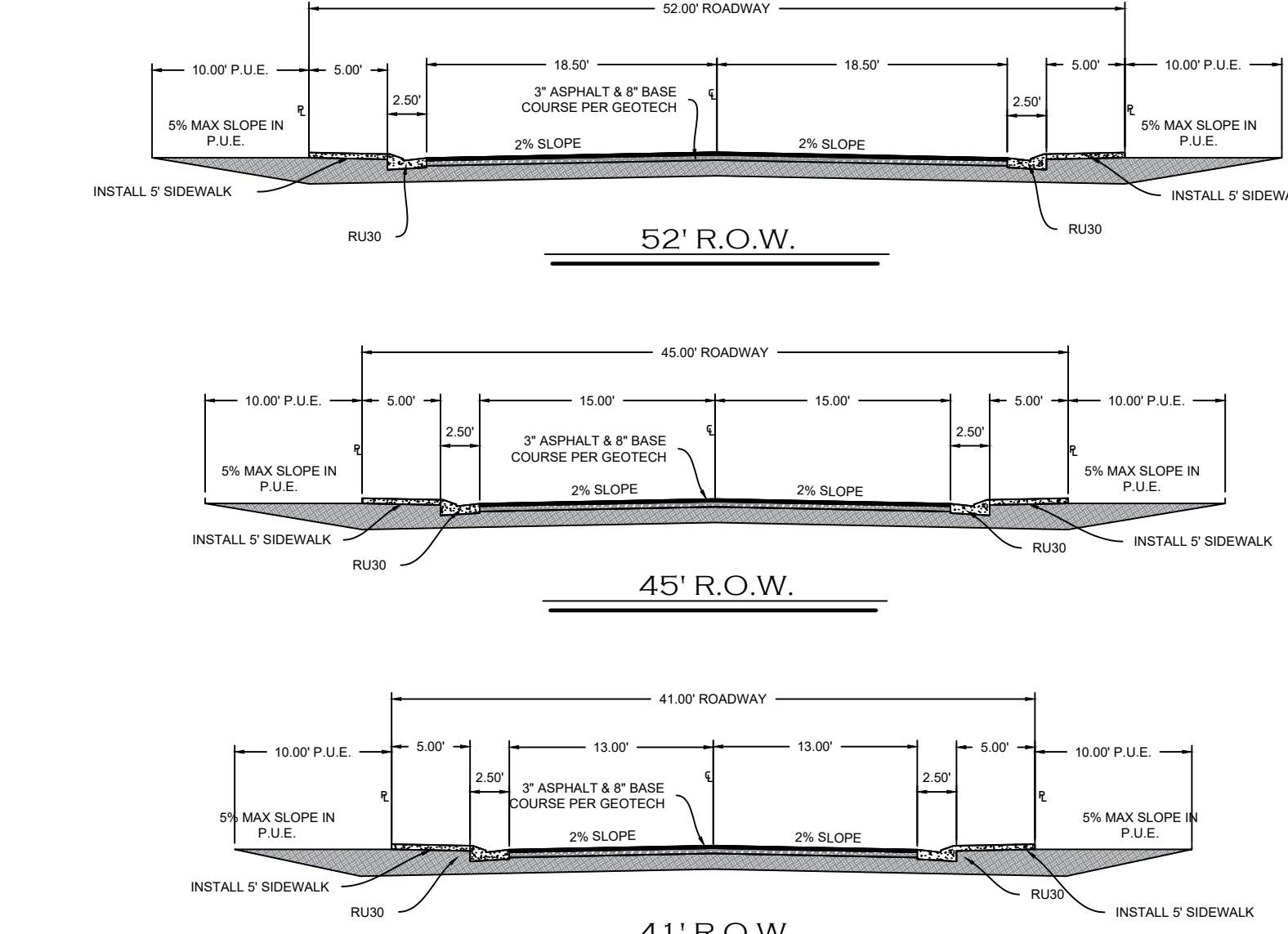
BRECCIA PIPES AND PALEOKARST:	NONE
FAULTS:	NONE
LIQUEFACTION:	NONE
LANDSLIDES:	NONE WITH 1 LOW AREA
ROCKFALL:	LOW
CALICHE:	YES
GYPSIFEROUS ROCK:	NONE
PIPING & EROSION:	NONE
EXPANSIVE:	SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
COLLAPSIBLE SOILS:	NONE
WINDBLOWN SAND:	LOW MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUNDWATER:	NONE

NOTE: A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION

80 0 80
SCALE IN FEET

DEVELOPER

SKY MOUNTAIN HOLDINGS LLC
3535 SUGAR LEO ROAD
ST. GEORGE, UT 84790
435-632-6626



PAT ENGINEERING, P.C.

CIVIL ENGINEERING AND LAND SURVEYING

51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84737

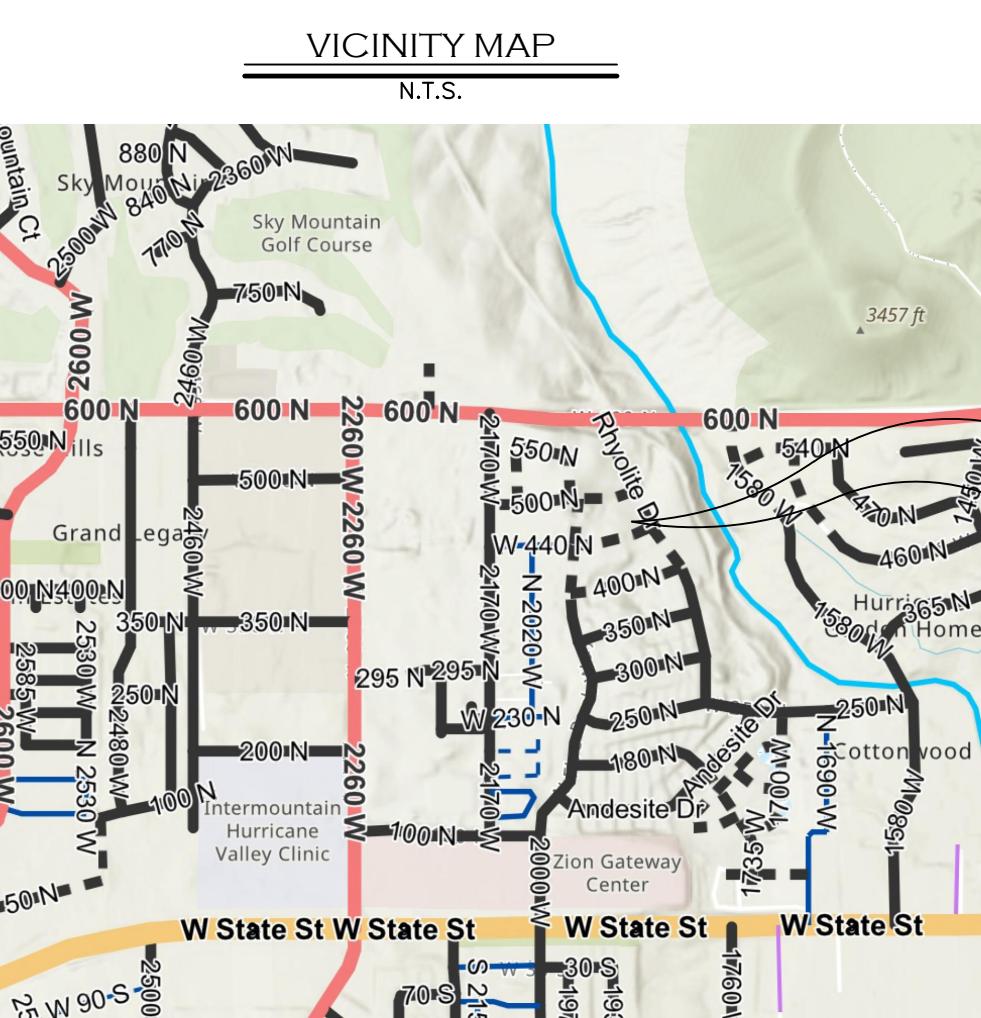
FAX: (435) 635-5765 TEL: (435) 635-2529

PRELIMINARY PLAT
FIREROCK PHASE 5

FOR
RANDY SIMONSEN

HURRICANE CITY, WASHINGTON COUNTY, UTAH

LOCATED IN SECTION 33, T 41 S R 13 W, SLB&M



JOB/CLIENT NO.:
FILE NAME: SIMONSEN
DATE: 4/1/25
SCALE: SHOWN



HURRICANE CITY Hurricane City
UTAH

Application

Application Accepted Date: 05/21/2025	
Type of Improvement: Site Plan (Final)	
Description:	
Tenant / Project Name: Shadow Ridge Phase II	
Bldg. Address: 6129 W. 100 S.	
City: Hurricane City State: UT Zip: 84737	
Subdivision: Shadow Ridge Phase: 2	
Block: Lot #: 1 Parcel ID #: H-4-2-4-3211	
Property Owner: Landon Anderson	
Permit Contact: Curtis Anderson P:(435) 632-8899	
Email: peakconstructionanddev@gmail.com	
CONTACT INFORMATION	
Engineer of Record: Vector Engineering	
Email: vector-sg@infowest.com P: (435) 628-5122	
General Contractor: Landon Anderson	
License #: P: (435) 773-7844	
Address: 3103 E 2080 S	
City: Saint George State: Utah Zip: 84790	
Email: peakconstructionanddev@gmail.com	

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

APPROVALS		DATE	INFO	
Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				
APPLICATION NUMBER:		PLANFSP25-26		
<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: Landon Anderson				
Signature of Applicant/Authorized Agent or Owner: Date:				
Application Approved By:				Date:
Application Issued By:				Date:
Receipt #: 232066224-05/21/25				



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	FSP25-26
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Landon Anderson
Agent:	Curtis Anderson
Request:	Approval of a Final Site Plan.
Location:	6129 W 100 S
Zoning:	Multiple Family Residential RM-3(PDO)
General Plan Map:	Planned Community
Recommendation:	
Report Prepared by:	Fred Resch III

Discussion:

The applicant is seeking a final site plan for phase 2 of Shadow Ridge Apartments, a 16 unit apartment building located near the southeast corner of State St and Old Highway 91. The site is zoned Multiple Family Residential RM-3(PDO).

JUC Comments

The JUC signed the construction drawings for this project in April of 2025.



Map is approximate.

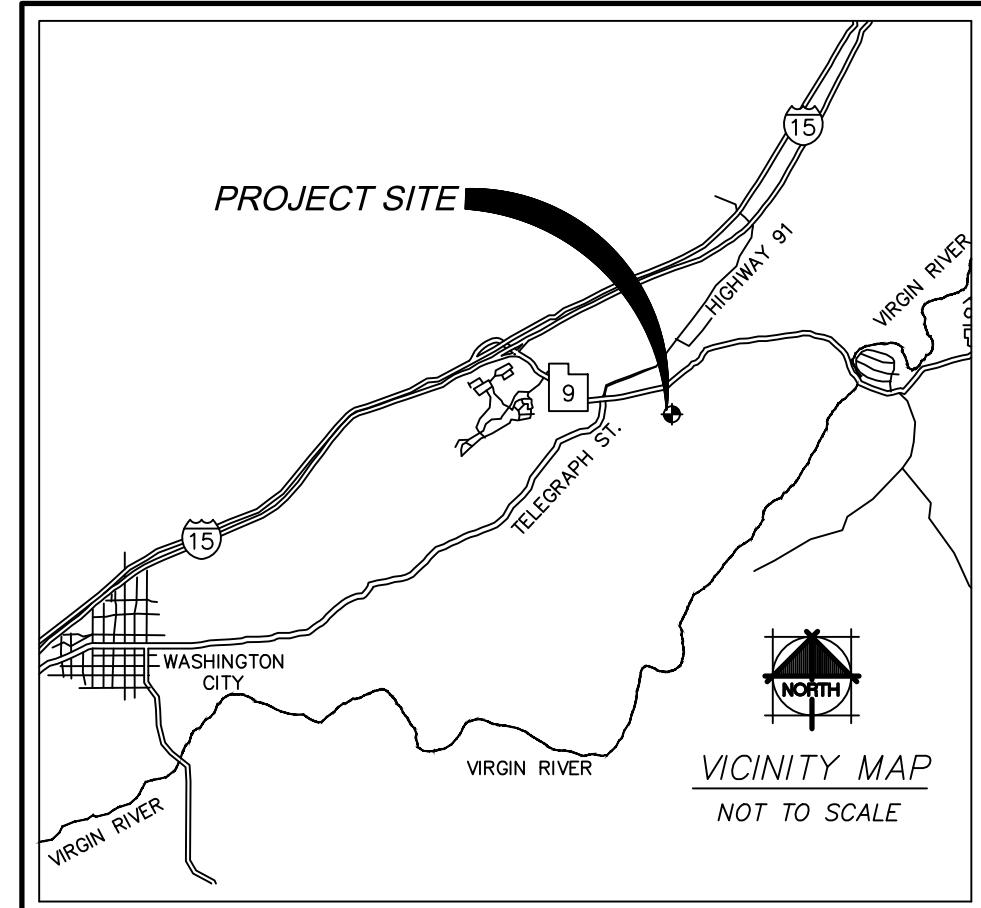
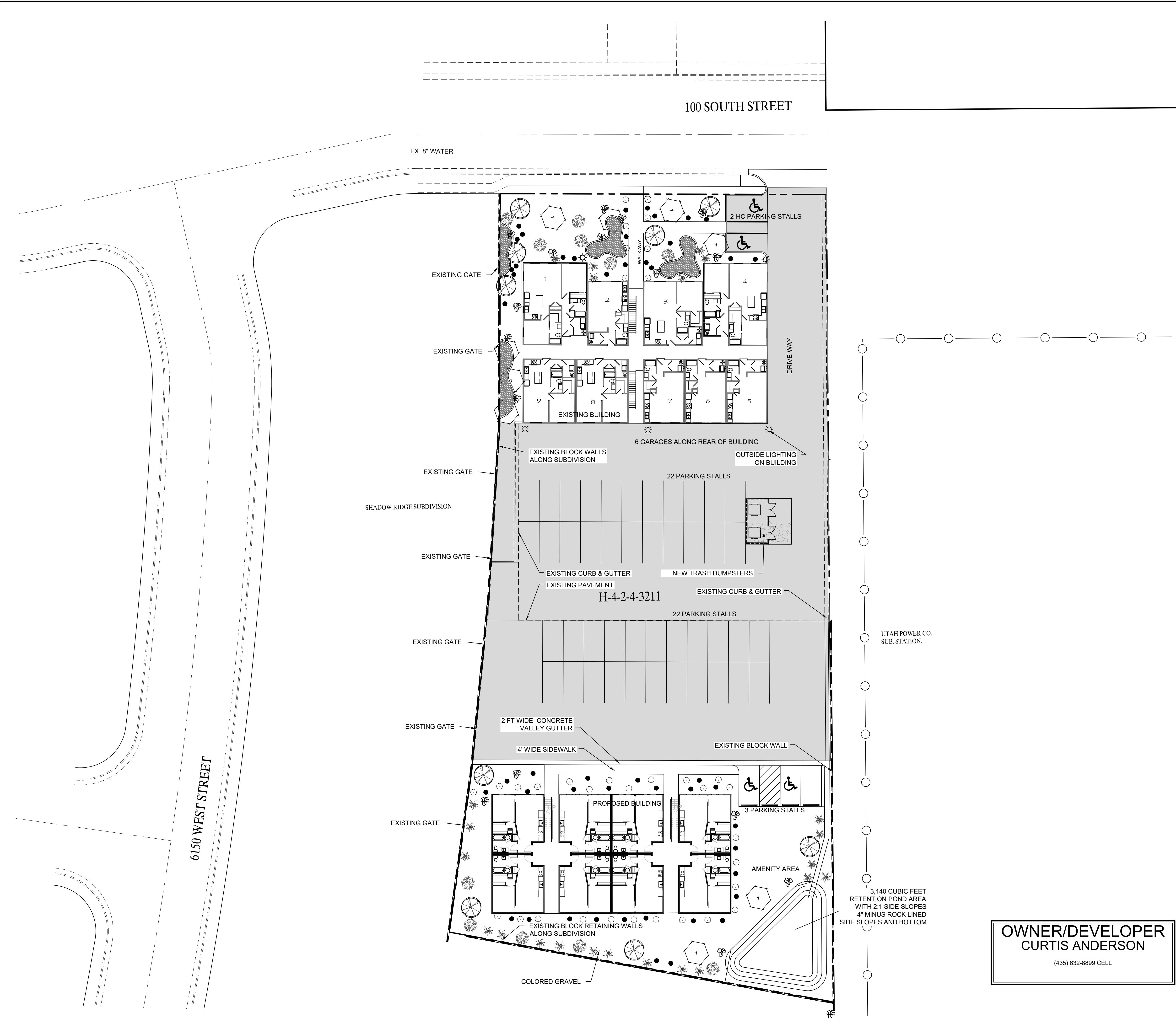
Staff Comments

1. The application substantially matches the preliminary site plan and the underlying zoning.
2. The applicant has supplied a landscape plan that meets Hurricane City Code (HCC) requirements of one tree and two shrubs for each unit.
3. The site plan shows an “amenity area” with a fire pit on the southern boundary of the project. HCC 10-33-5 states: *“Amenities may include, but are not limited to, pools of at least 1,500 square feet, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sport courts, and club houses.”* The Planning Commission can make a determination whether this amenity plan is adequate for this project.
4. The applicant has provided an outdoor lighting plan. All outdoor lighting will need to meet HCC 10-33-7.
5. The applicant has supplied a rendering of the apartment building. It is a two story building with a highest roof point of 30 feet.
6. The applicant will need to provide two parking spaces for each unit. They are proposing 24 parking stalls, which is sufficient for this development due to each unit being one bedroom.

7. The project's narrative refers to a 20 year agreement with the City regarding the rental rates of these units. An agreement of that sort is not required for this development, nor has one been submitted or entered into by the City.

Recommendation: The Planning Commission should review the application based on the standards within the Hurricane City Code. If the Planning Commission finds the proposed amenity plan acceptable, staff would recommend approval subject to staff and JUC comments.

Shadow Ridge Apartments Phase II will consist of 16 one-bedroom apartments with a 20-year agreement with the City of Hurricane, limiting rental rates to 80% of the area median income for Washington County renters may be allowed to make up to 120% of the AMI for the respective household size unless other form of financing prohibits an income AMI higher than the rental rate AMI. Phase II will include one open space amenity area with a BBQ and turf, and the project meets the required parking and open space requirements outlined by the City of Hurricane.

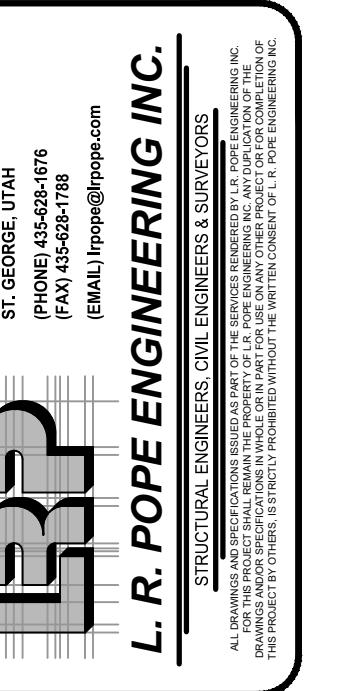
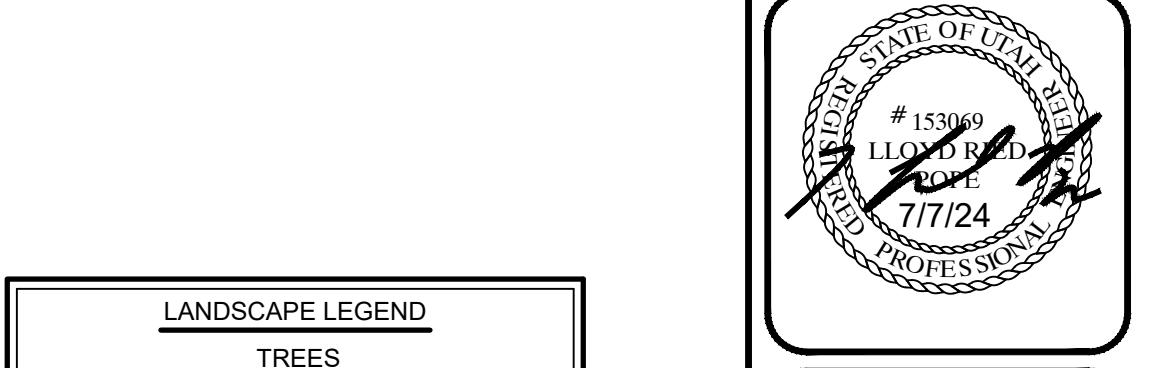


OWNER/DEVELOPER

CURTIS ANDERSON

(IN FEET)

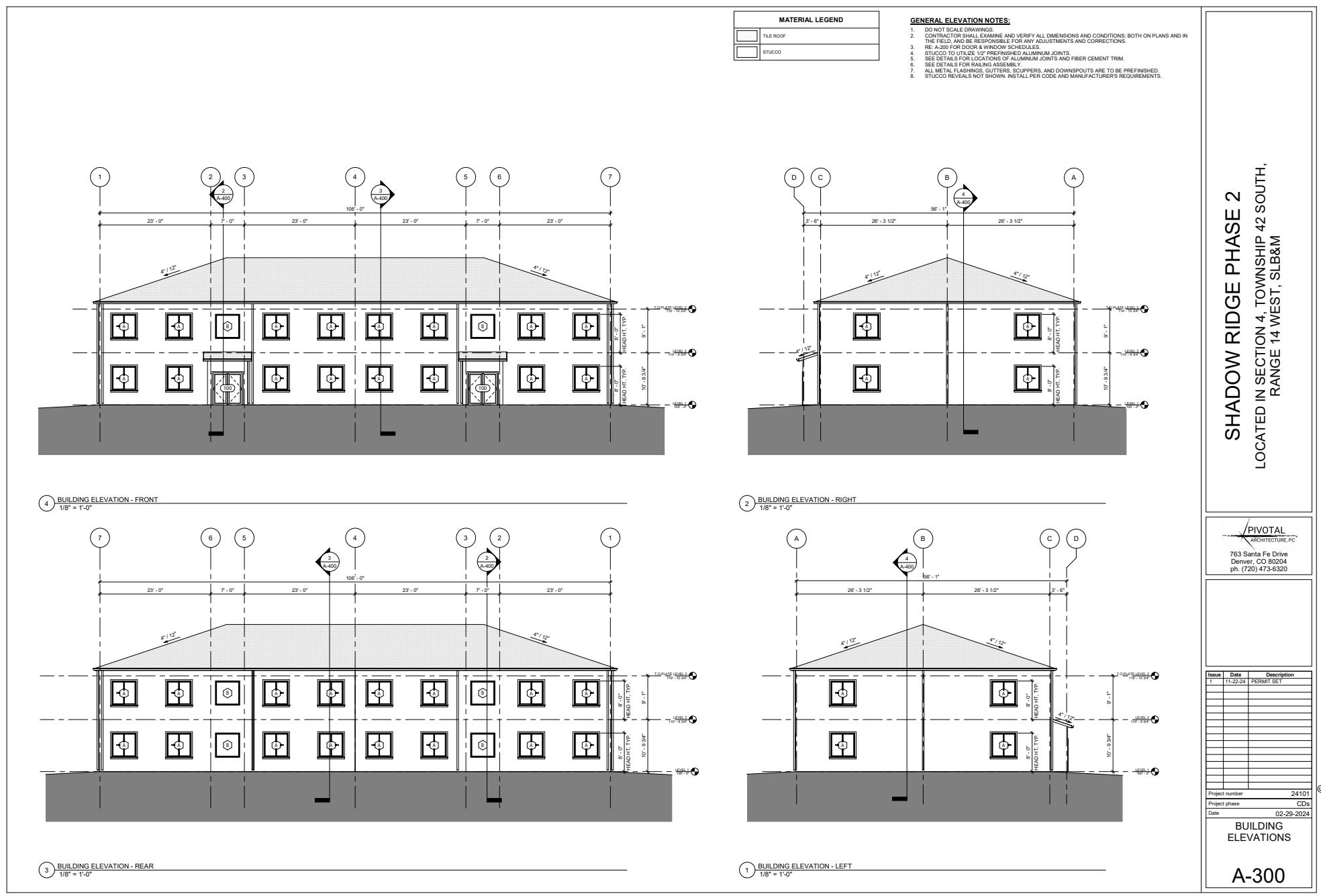
1 inch = 20 ft.



CURTIS ANDERSON SHADOW RIDGE APARTMENTS PH. 2

LANDSCAPE PLAN

DESIGN BY
LRP
DATE
7/7/24
LE NAME
CURTIS ANDERSON





HURRICANE CITY Hurricane City Application

Application Accepted Date:	05/21/2025		
Type of Improvement:	Subdivision (Final Plat Amendment)		
Description:	Add additional Unit 5 to existing commercial subdi		
Tenant / Project Name:	Hurricane Commercial Center Partial Amended & Extended "A"		
Bldg. Address:	83 South 2600 West		
City:	Hurricane City	State:	UT Zip: 84737
Subdivision:	Hurricane Commercial Center Phase:		
Block:	Lot #:	Parcel ID #:	H-3-1-32-313
Property Owner:	DGR Holdings LLC		
Permit Contact:	Brandee Walker P:(435) 668-4023		
Email:	bwalker@civilscience.com		

CONTACT INFORMATION

Engineer of Record:	Civil Science		
Email:	Travis Sanders P: (435) 668-4023		
General Contractor:	DGR Holdings LLC		
License #:	P: (235) 227-7895		
City:	State:	Zip:	
Email:	kim@shakespearedev.com		

APPLICATION DETAILS

Valuation	\$	0.00
PERMIT FEES		
Planning Fee	\$	150.00
Planning Fee	\$	150.00
Sub Total:	\$	150.00

Permit Total:	\$	150.00
Amount Paid:	\$	150.00
Remaining Due:	\$	0.00

APPROVALS | DATE | INFO

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

APPLICATION NUMBER: PLANAFP25-08

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: Brandee Walker

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:

Application Issued By: Date:

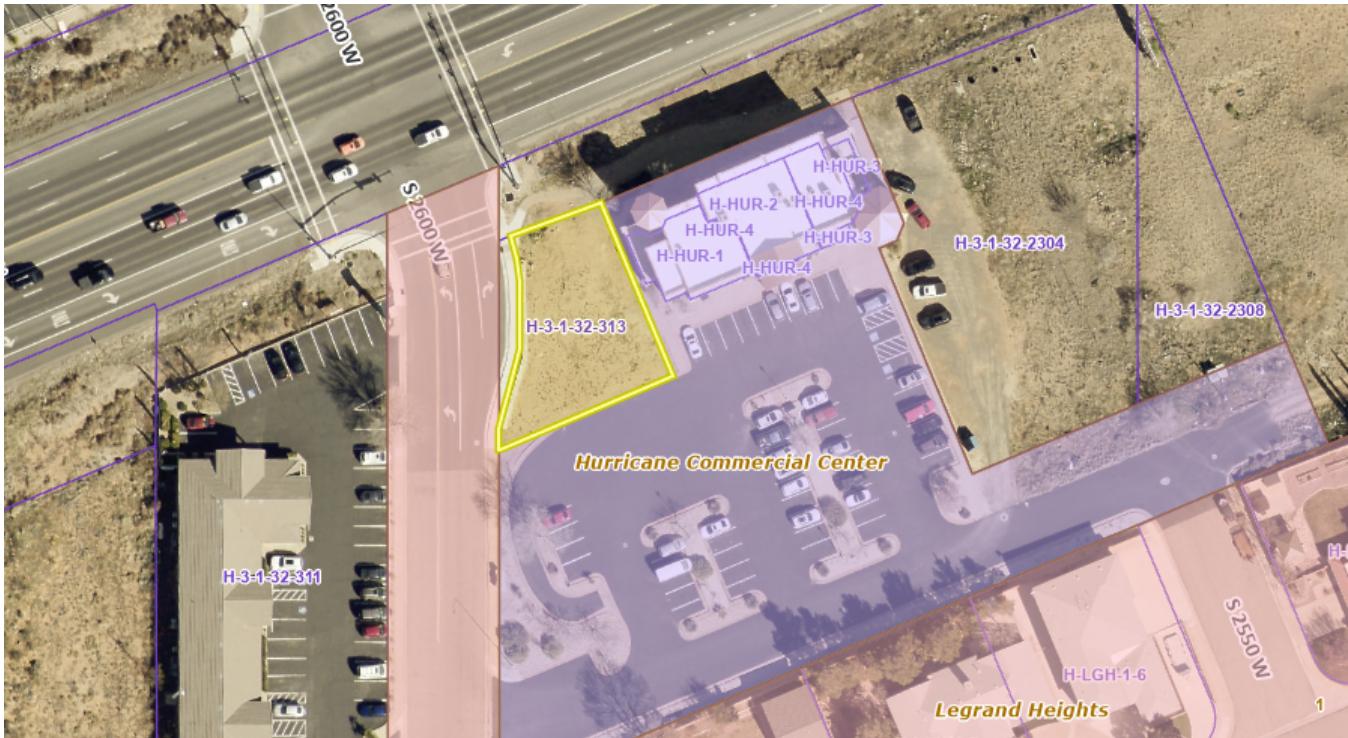
Receipt #: 232054067-05/21/25



STAFF COMMENTS

Agenda Date:	06/12/2025 - Planning Commission
Application Number:	AFP25-08
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	DGR Holdings LLC
Agent:	Civil Science-Brandee Walker
Request:	Approval of an Amended Final Plat
Location:	83 S 2600 W
Zoning:	Highway Commercial
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat of the Hurricane Commercial Center subdivision, located at the southeast corner of 2600 W and State St, to incorporate an additional lot. The subject property is intended for development as a medical office building. Including this parcel within the existing subdivision will formalize the utility easements and shared parking arrangements between the two sites. The entire subdivision, including the proposed addition, is zoned Highway Commercial (HC).



JUC Comments

1. **Public Works:** No comment.
2. **Engineering:** The original plat references a geotechnical investigation report prepared by Applied Geotechnical Engineering Consultants (dated 7/5/2002, project #2020733). Grant parcel H-3-1-32-313 (the parent parcel to this plat) access to a public street, rights to an existing parking area, and access to existing utilities by adding said parcel to the Hurricane Commercial Center subdivision and entitling it to use of said subdivision's common area. 67% of the unit owners (based on par value, see table below section 2.1(a) of said declaration) must record their consent to the proposed plat extension (CC&R's section 2.4). Coordinate the best form for said recording with the City Attorney. A revised declaration of covenants, conditions, and restrictions has been proposed. Additional detailed redlines submitted to the applicant.
3. **Streets:** Okay with amendment.
4. **Water:** Okay.
5. **Fire:** Approved.
6. **Sewer:** Sewer is in the area and plans have been provided.
7. **Power:** Per our design with the vision center – they will need to install power lines to extend closer to the property. Hurricane Power will assist in the power install. Hurricane Power will invoice the development for work and materials before power is given
8. **Gas:** Okay.
9. **Fiber:** No comment.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates 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

1. The plat meets the following standards for amending final plats contained in [Utah Code 10-9a-608.](#) Subdivision Amendments, updated in 2023:
 - 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. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.

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

Hurricane Commercial Center Amendment

The purpose of the amendment and extension of final plat is to incorporate proposed Unit 5, Southwest Vision office building, into the existing plat and HOA. The amendment will allow Unit 5 to participate in the HOA obligations to maintain the parking, driveways, and landscape areas.

LEGEND

SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).

◎ ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.

— BOUNDARY LINE

— LOT LINE

— EXISTING RIGHT OF WAY LINE

— EXISTING LOT LINE

— EASEMENT LINE (SEE NOTES)

— CENTERLINE

— . . SECTION LINE

 PRIVATE OWNERSHIP

HURRICANE COMMERCIAL CENTER PARTIAL AMENDED & EXTENDED "A"

LOCATED IN
SW 1/4 & SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE - WASHINGTON COUNTY, UTAH

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

Civil Science

STATE STREET SR-9
(WIDTH VARIES)

N 68°24'37" E 49.35'

R=139.94' L=36.61' Δ=14°59'25" CB=N 6°27'58" W CD=36.51'

N 1°01'44" E 15.72'

UNIT 5
6,666 S.F.
0.15 ACRES

R=50.00' L=13.52' Δ=15°29'24" CB=N 8°46'26" E CD=13.48'

N 16°31'08" E 35.94'

N 1°03'38"E 8.03'

POINT OF BEGINNING

S 103°38' W 179.00'

S 21°39'11" E 96.79'

N 68°24'37" E 141.49'

S 21°39'11" E 10.18'

UNIT 1
UNIT 4

UNIT 2
UNIT 4

UNIT 3
UNIT 4

S 23°20'49" W 10.00'

S 68°20'49" W 10.00'

S 103°38" W 5272.11" (CORNER TO CORNER)

S 103°38" W 176.75'

S 21°39'11" E 303.48'

WIRE MESA, LLC
PARCEL NO.
H-3-1-32-2308
DOCUMENT NO.
20240001553

WIRE MESA, LLC
PARCEL NO.
H-3-1-32-2304
DOCUMENT NO.
20240001553

COMMON AREA

LEGEND
HEIGHTS
PHASE ONE

32

3

4

5

6

7

2600 WEST
(68' PUBLIC STREET)

2550 WEST
(68' PUBLIC STREET)

S 88°55'52" E 2652.50'

S 21°39'11" E 2349.02'

N 000'00" E 1503.44"

SOUTH 1/4 CORNER SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN (1978 BLM BRASS CAP)

SOUTHEAST CORNER SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN (NOT FOUND)

**HURRICANE COMMERCIAL CENTER PARTIAL
AMENDED & EXTENDED "A"**

LOCATED IN
SW 1/4 & SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	FF 24257
DRAWN BY:	PJW
DATE:	05/05/2025
CHECKED BY:	BLW
SCALE OF SHEET	
HOR SCALE:	1" = 20'
SHEET	
2	
OF	
2	



HURRICANE CITY Hurricane City
Application

Application Accepted Date: 05/23/2025		
Type of Improvement: Site Plan (Preliminary)		
Description: Goldenwest Credit Union proposes to develop a new		
Tenant / Project Name: Goldenwest Credit Union (GWCU-Hurricane)		
Bldg. Address: 28 North 2000 West		
City: Hurricane City		State: UT
Zip: 84737		
Subdivision: Privately Owned		Phase:
Block: Lot #: H-3- 200 3422# H-3-1-33-3422		
Zone: HC Highway Commercial		
Property Owner: Goldenwest Federal Credit Union		
Permit Contact: Eric Malmberg		P:(801) 410-8500
Email: ericm@awaeng.com		
CONTACT INFORMATION		
Engineer of Record: Eric Malmberg		
Email: ericm@awaeng.com		P: (801) 410-8500
General Contractor: Eric Malmberg		
License #: 7716441-2202		P: (801) 410-8500
Address: 2010 North Redwood Road		
City: Salt Lake City		State: Utah
Zip: 84116		
Email: ericm@awaeng.com		

Valuation	\$	0.00
PERMIT FEES		
Planning Fee	\$	250.00
Planning Fee	\$	250.00
Sub Total:	\$	250.00

Permit Total:	\$	250.00
Amount Paid:	\$	250.00
Remaining Due:	\$	0.00

APPROVALS	DATE	INFO

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

APPLICATION NUMBER:	PLANPSP25-13
<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: Eric Malmberg	
Signature of Applicant/Authorized Agent or Owner: Date:	
Application Approved By: Date:	
Application Issued By: Date:	
Receipt #: 8.000189214-05/23/25	



Agenda Date:	06/12/2025 - Planning Commission
Application Number:	PSP25-13
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Eric Malmberg
Agent:	N/A
Request:	Approval of a Preliminary Site Plan.
Location:	28 N 2000 W
Zoning:	Highway Commercial HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has submitted a preliminary site plan for a proposed Goldenwest Credit Union branch, to be located along 2000 West directly across from the Zion Gateway commercial development. A carwash was previously approved for this site, but that project was not pursued. The property is zoned Highway Commercial (HC).

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** Need to landscape UDOT ROW.
- 2. Power:** Provide an application for power at this address.
- 3. Water:** At 25 N the water mainline needs to be extended to the east sideline of the project and capped for extension into the next project to the east.
- 4. Street:** May want to look at landscaping along SR-9.
- 5. Sewer:** 8" sewer main line in 2000 W. Sewer manhole to be brought to grade with manhole sections. Need to add 4" sewer lateral service and clean out.
- 6. Engineering:** Which boundary should govern setbacks? Staff should coordinate if additional action is needed by the applicant to resolve the discrepancy. HCC 10-7-10(3)(c)(1)(D). The island in the shared driveway appears to obstruct a likely future vehicle motion. HCC 10-33-5(H) specifies, "a network of convenient, safe, and raised or textured pedestrian paths shall connect areas within the project, and should also connect the project to adjacent properties." A potential

network for the surrounding Highway Commercial sites that have yet to develop is shown in a faded blue color. It seems the proposed pedestrian routes could better connect to a network. move or remove onsite signs. (HCC 10-36-12). An oversized detention basin could be a boon for a cohesive development with the neighbors. Minimum required cover over the existing water main may force the pedestrian path west. It appears the shared driveway must provide a stormwater outlet for future development (i.e. stub storm drain or adjust grades). The row of homes in firerock phase 1 and the retaining wall on the overall site's east side seem to make other potential storm drain/stormwater alignments infeasible. What can we do to encourage a finished look in the UDOT ROW?

7. **Fire:** Utility plan will need to be approved prior to building permit.
8. **Phone:** [No comments received.]
9. **Cable:** [No comments received.]
10. **Gas:** Okay.
11. **Fiber:** No comment.
12. **Water Conservancy:** 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.



Map is approximate.

Staff Comments: Preliminary Site Plan

1. Use: The proposed use of a bank or financial institution is permitted in the Highway Commercial zone.
2. Parking Requirement: Pursuant to Hurricane City Code (HCC) 10-34-10.

<i>Bank or financial institution</i>	<i>2 spaces, plus 1 space per 200 square feet of gross floor area</i>	<i>Plus stacking spaces per subsection 10-34-6D1 of this chapter</i>
--------------------------------------	---	--

The plan proposes a 2,965 sq ft building; 17 parking stalls are required. 26 parking stalls are shown, which exceeds the requirement.

Additional HCC 10-34-6(D)(1) requires that stacking space for three cars per lane be provided. While it appears stacking space has been provided, it is not clear from the exhibit if this space is adequate. This will need to be clarified with the final site plan.

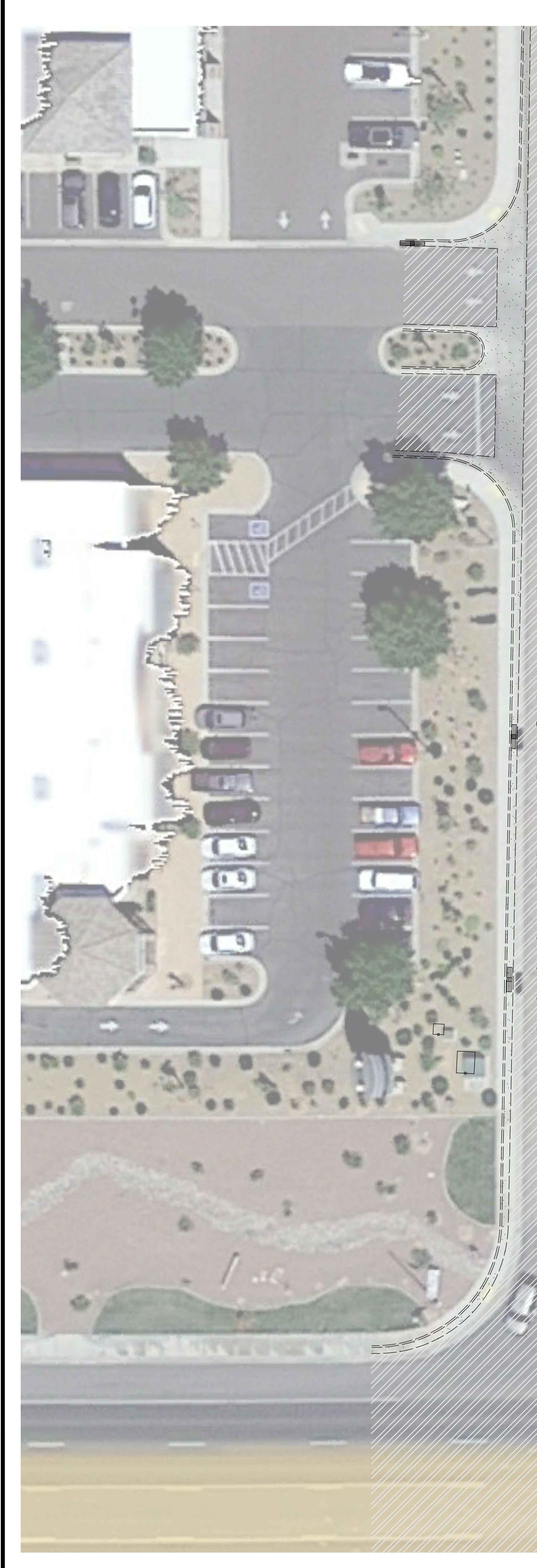
3. Landscape: A landscaping plan has been submitted. Landscaping in the UDOT property between State St and this property should be added.
4. The proposed monument sign will need a separate sign permit.
5. The site plan shows, and staff appreciates, the additional sidewalk connectivity through the site. As mentioned in Engineering's comments (JUC #6) a sidewalk connection to State St may be better for connectivity for the whole region.
6. No Vested Rights: *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.* (see Hurricane City Code 10-7-10 (D)(2)(b)).

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code. Staff recommends approval of the preliminary site plan subject to staff and JUC comments.

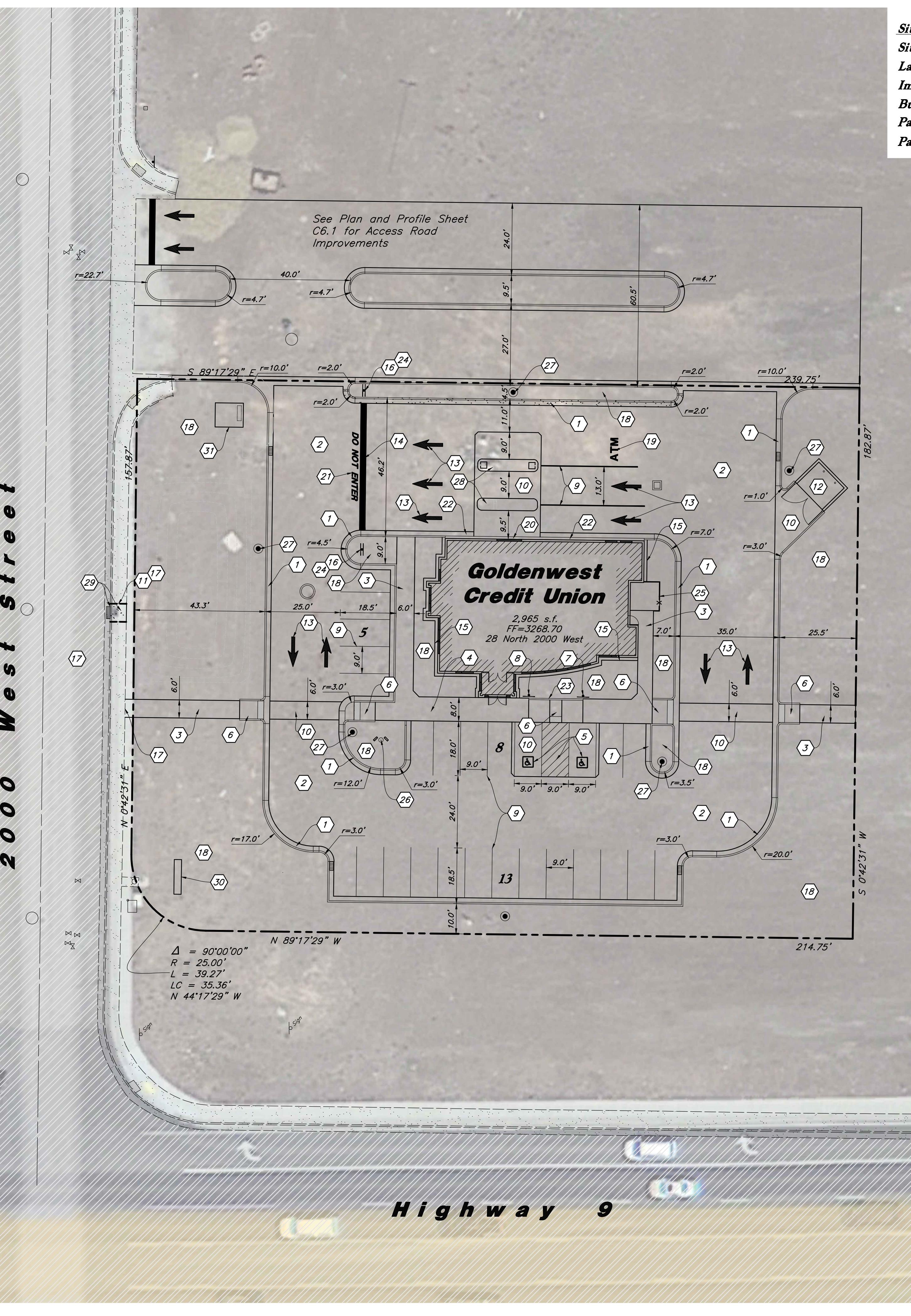
Project Narrative for Goldenwest Federal Credit Union

GWCU- Hurricane

Goldenwest Federal Credit Union (GWCU) proposes to develop an existing vacant property located at 28 North and 2000 West in Hurricane, Utah for a new credit union branch. The building will be approximately 2,965 square feet in size and will include two drive-through banking lanes and an ATM lane.



2000 West Street



AWA

2010 North Redwood Road, Salt Lake City, Utah 84116

(801) 521-5629 - AWengineering.net

Site Plan

Goldenwest Credit Union

28 North 2000 West

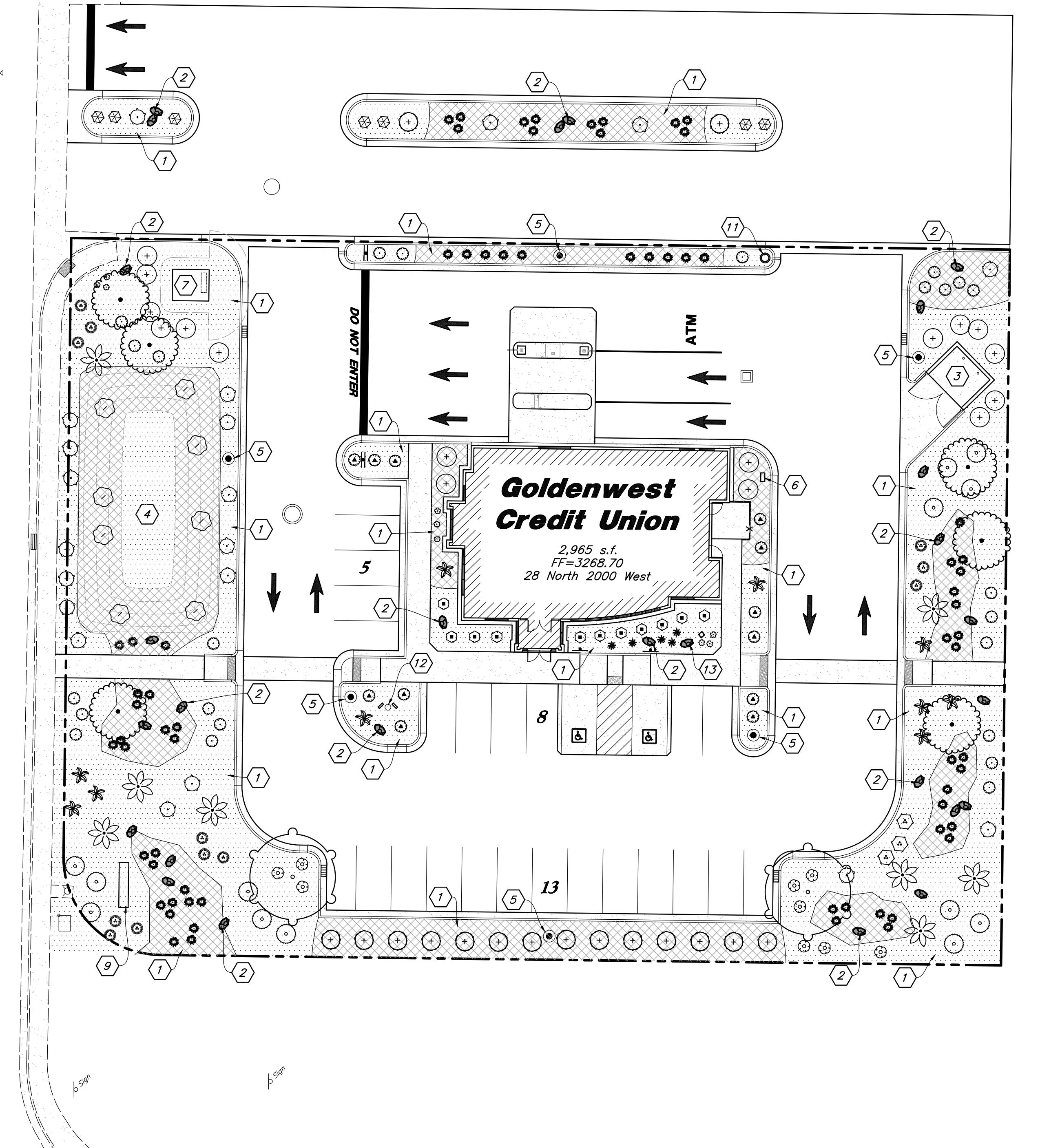
Hurricane, Utah



9 May, 2025

SHEET NO.

2000 West Street



Highway 9

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and specific sizes prior to submitting bid. The contractor may notify the Landscape Architect in writing to eliminate a specific material if the contractor determines a quantity deficiency or availability problem with the material. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call 811 before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.

- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractors obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	8	Chamaerops humilis / Mediterranean Fan Palm	24" Box; Multi-Trunk
	6	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle	24" Box; Multi-Trunk
	2	Pistacia x 'Red Push' / Red Push Pistache (Non-Fruiting)	24" Box; Std. Trunk
SHRUBS			
	12	Callistemon citrinus Little John / Dwarf Bottlebrush	5 gal
	24	Eremophila glabra 'Mingenew Gold' / Outback Sunrise Emu Bush	5 gal
	16	Leucophyllum langmaniae 'Rio Bravo' / Rio Bravo Longman's Sage	5 gal
	12	Leucophyllum zygophyllum 'Cimarron' / Cimarron Texas Ranger	5 gal
	16	Photinia x fraseri / Photinia	5 gal
	11	Rhaphiolepis indica 'Pink Lady' / Pink Lady Hawthorne Standard	5 gal
	9	Rosa x 'Noare' / Flower Carpet Red Groundcover Rose	5 gal
	13	Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary	5 gal
	8	Spartium junceum / Spanish Broom	5 gal
ORNAMENTAL GRASSES			
	69	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal
PERENNIALS			
	5	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal
ACCENTS / PERENNIALS			
	20	Dasyllirion wheeleri / Grey Desert Spoon	5 gal
	3	Hesperaloe parviflora / Red Yucca	1 gal
SUCCULENTS / ACCENTS			
	10	Agave parryi truncata / Artichoke Parry's Agave	5 gal
	9	Euphorbia rigida / Yellow Spurge	2 gal
	7	Hesperaloe parviflora / Red Yucca	5 gal

Landscape Data
Site Area = 43,709 s.f. (1.003 ac.)
Landscape Area Provided = 16,691 s.f. (38.2%)
2000 West Street Frontage = 183 ft.
Street Trees Required (1 per 35 ft. of Frontage) = 6 Trees
Street Trees Provided = 6 Trees
Street Shrubs Required (2 per 35 ft. of Frontage) = 12 Shrubs
Street Shrubs Provided = 12 Shrubs
Highway 9 Frontage = 239 ft.
Street Trees Required (1 per 35 ft. of Frontage) = 7 Trees
Street Trees Provided = 7 Trees
Street Shrubs Required (2 per 35 ft. of Frontage) = 14 Shrubs
Street Shrubs Provided = 14 Shrubs
Parking Stalls = 25 Stalls
Parking Area = 8,656 s.f.
Parking Lot Landscape Required = 605 s.f. (7%)
Parking Lot Landscape Provided = 709 s.f. (8.2%)
Parking Lot Trees Required = 3 Trees (3 Provided)
Parking Lot Shrubs Required = 6 Shrubs (6 Shrubs)

General Landscape Notes

- All New Landscape Material Shall be Fully Irrigated by a New Automatic Irrigation System. Point Source Drip Irrigation Shall be Used to Water Plant Material. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details.
- See Sheet L3.1 for Landscape Details.
- Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities.
- All Areas Disturbed by Construction Shall be Landscaped and Not Left Undone.
- No Edging Shall be Used Between Different Decorative Stone.
- Any Landscaping Installed by Owner/Developer Must be Maintained by Owner/Developer.
- See Irrigation Plan for State Approved Irrigation Backflow Preventer.
- The Irrigation Controller Shall be a US EPA WaterSense Smart Controller. See Irrigation Plan for More Detail.

Landscape Installation Keynotes

- Install Shrub Planter with Decorative Stone Over Weed Barrier - See Material Sch. for Stone Type and Size
- Install Landscape Boulder
- Dumpster Enclosure with Plant Screening
- Detention Pond with Decorative Stone Over Weed Barrier; Interlock Stone on Hillside; See Civil for Pond Grading
- New Light Pole - See Site Elect. Plan for More Detail
- Irrigation Backflow Preventer; Install Away From Edge of Back of Curb Between Plant Material and Wall with an Enclosure on a Concrete Pad; Secure Enclosure to Concrete Pad; Provide a Frost Bag
- New Elect. Transformer - See Site Elect. Plan; Verify that Plant Material Doesn't Block Access Door; Shift Plant Material if Needed
- Landscape Drain - See Utility Plan for More Detail; Verify that the Adjacent Landscape Area Around Drain Flows Toward Drain; Verify that Stone is Installed Below the Top of Drain Inlet to Prevent Stone from Entering Drain System
- GWCU Monument Sign by Separate Permit
- Elect. Transformer - Verify that Access Doors are Able to Open; Adjust Plant Material as Needed
- New Water Meter for Culinary and Irrigation Water - See Utility Plan for More Detail
- New Flag Pole - See Civil Plans for More Detail
- Landscape Drain - See Civil Utility Plan for More Detail; Verify that the Adjacent Landscape Slopes Toward Drain and That Top of Stone is Slightly Below Rim of Drain to Fall Inside; Verify that Drain is Clean and Free of Dirt and Stone

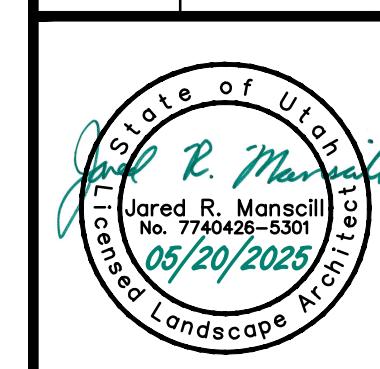
MATERIAL SCHEDULE

Decorative Stone #1 - Install over Devitt Pro5 Weed Barrier at a depth of 3" to Cover Weed Barrier; Stone Shall be Used in all Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Chunky Apache Brown From a Local Source; Provide a Sample for Approval Detail: 3/L3.1

Decorative Stone #2 - Install over Devitt Pro5 Weed Barrier at a depth to Cover Specified Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Chunky Apache Brown From a Local Source; Provide a Sample for Approval Detail: 3/L3.1

Landscape Boulders - Boulders Shall be 3-4' in Diameter, Angular, and Match Proposed Stone; Boulders Shall be Washed Prior to Installation; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper or Car Door; Detail: 4/L3.1

- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported topsoil shall be used for all landscape areas. Topsoil shall be free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarring the soil to a depth of 6 inches in order to create a transition layer between existing and new soils. Remove all construction debris and foreign material.
- Provide an eight (8) inch depth of existing or imported topsoil in all shrub areas and twelve (12) inches in parking islands.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil conditioner, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with the specified stone and the remainder of the planter.
- All new plants shall be boxed, balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in bark and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials shall receive specified stone over Devitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinch Ties #CT32. It is the contractors responsibility to remove tree staking after one year.
- 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
- Landscape installer shall repair or replace plantings and accessories that fall in materials, workmanship, or growth within a specified warranty period. Failures include, but are not limited to, damage to plantings, and accessories, and any other damage to the property, except for damage resulting from acts of God, acts of war, or acts of terrorism. The warranty period shall be 12 months and begin at date of final project acceptance. Dead plant material shall be replaced in a timely manner.



Know what's below.
Call before you dig.



AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-5629 - AWArchitects.net

Landscape Plan
Goldenwest Credit Union
28 North 2000 West
Hurricane, Utah



PLANNING & ZONING

HURRICANE CITY

UTAH

STAFF COMMENTS

Agenda Date:	06/12/2025
Application Number:	N/A
Type of Application:	Sign Plan
Action Type:	Administrative
Applicant:	Rainbow Sign and Banner
Agent:	
Request:	Approval of a sign of greater size than otherwise permitted
Location:	835 W State St
Zoning:	HC
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff comments
Report prepared by:	Fred Resch III

Discussion: The applicant is proposing a new promotional sign for the new Coral Cliffs Entertainment Center/Cinema development. They are working on a signage plan for the whole project and desire to have one sign for the overall development to advertise. The maximum size for a freestanding sign in commercial zones is 200 square feet and the maximum height is 35 feet. They are proposing a sign face in excess of 225 square feet and a height of 34.5 feet tall.

The applicable codes are below:

10-36-7: SIGN DEVELOPMENT STANDARDS

E. New buildings or clusters of buildings having more than one tenant or use shall provide a sign plan for the entire structure or project. The sign plan must be designated so that it establishes a common theme or design, uses similar construction methods, has compatible colors, lettering, lettering styles, scale, symbols, and size of signs and backgrounds. Only one freestanding sign may be allowed, if permitted by this chapter, for clusters of buildings.

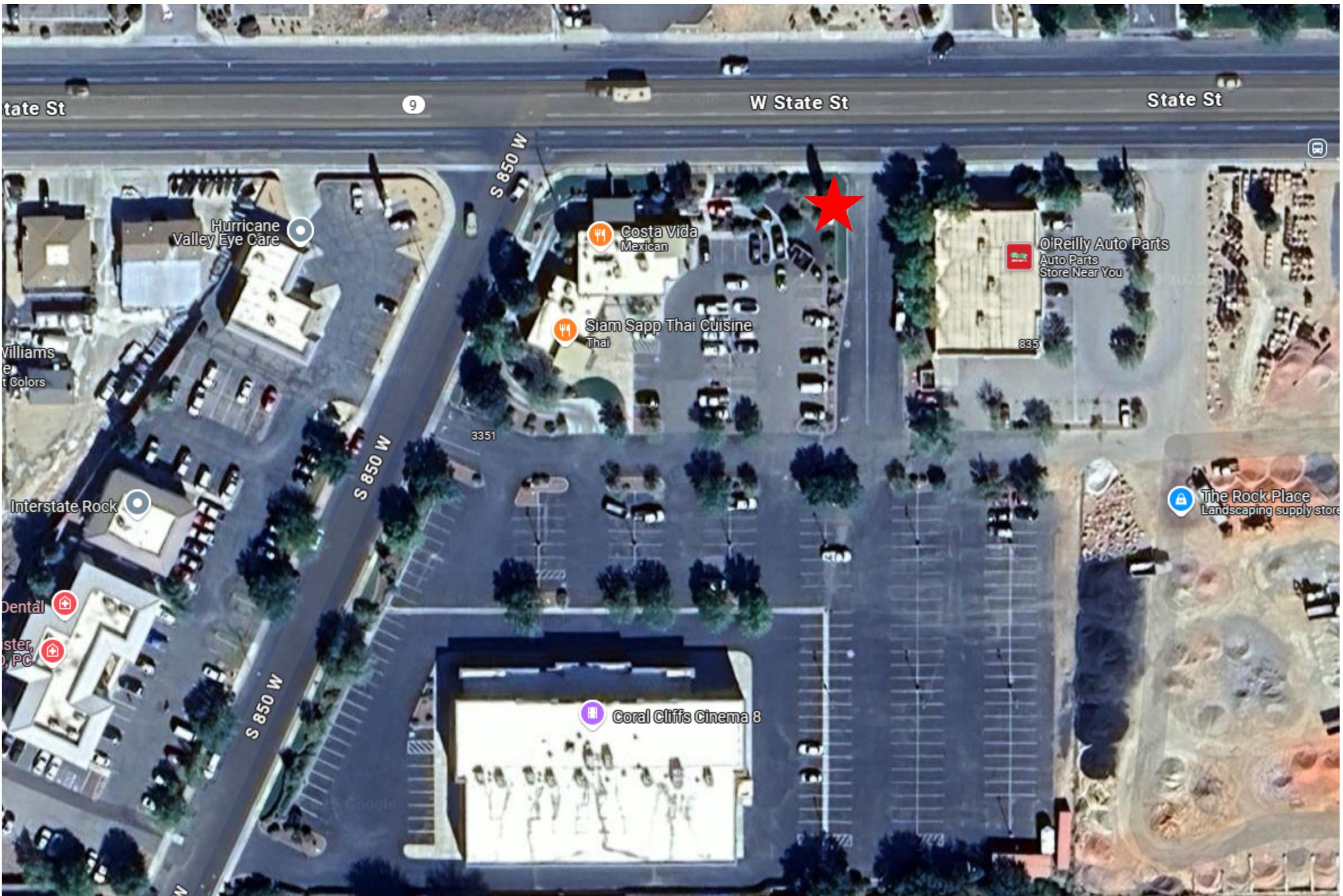
Individual businesses may be identified on the same sign. The Planning Commission may approve a sign in excess of the maximum size permitted by this chapter when considering the overall sign plan.

Findings:

1. Staff believes that this plan meets the standards of HCC 10-36-7 with regards to the greater size, as it is advertising multiple businesses intending to operate within the complex. Staff also notes that the proposed 225-square-foot LED sign, while allowed within the zone but due to ambiguity in the ordinance, may raise concerns regarding

potential distraction to passing drivers due to its size and illumination. However, driver distraction is not a standard explicitly addressed in the sign code and, therefore, is not grounds for denying the request.

Recommendation: The Planning Commission should consider the standards of the sign code and whether this application meets those standards. Staff would recommend that the Planning Commission grant the request for a greater size sign.



SITE PLAN

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR MORE ACCURATE COLOR SPECIFICATIONS



SALESPERSON: Nick Davis

PROJECT: New Monument

ADDRESS: 835 W State St.
Hurricane Utah

DESIGNER:

COMPANY: Coral Cliffs Entertainment

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CUSTOMER
APPROVAL

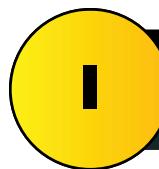
LANDLORD
APPROVAL



CONCEPTUAL SIGNAGE RENDERING



KIDS HALLOWEEN
FLASHLIGHTS
PUMPKIN SHOW
ARE B



Overview Pylon Sign

OPTION C

Mockup by Day



Mockup by night



Pylon:
220" (W) x 414.3" (H) x 48"
632.5 SQ FT

LED Display:
180" (W) x 180" (H) x 8mm (D)
225 SQ FT

DIMENSIONS

Pylon Sign Redesign,
Double sided,
Aluminum Lit Sign
Box, 8mm LED display
and Front Lit Channel
Letters.

DESCRIPTION

White
Black
Dark Bronze Sand Textured
Stone Application
Alumaboard Light Pecan

COLORS

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

RAINBOW SIGN & BANNER
ALL RIGHTS RESERVED



PROJECT NAME Coral Cliffs Entertainment
& LOCATION: 835 W State St, Hurricane,
UT 84737

SALESPERSON: Nick Davis

DESIGNER: TSP

CUSTOMER APPROVAL & DATE

LANDLORD APPROVAL & DATE

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UNTIL TRANSFERRED BY SALE

Perspective Night



Measurements



Pylon:
220" (W) x 414.3" (H) x 48"
632.5 SQ FT

LED Display:
180" (W) x 180" (H) x 8mm (D)
225 SQ FT

DIMENSIONS

Pylon Sign Redesign,
Double sided,
Aluminum Lit Sign
Box, 8mm LED display
and Front Lit Channel
Letters.

DESCRIPTION

White
Black
Dark Bronze Sand Textured
Stone Application
Alumaboard Light Pecan

COLORS

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS

RAINBOW SIGN & BANNER
ALL RIGHTS RESERVED 



HURRICANE CITY Hurricane City Application

Application Accepted Date:	05/28/2025				
Type of Improvement:	Site Plan (Final)				
Description:	Commercial Site Plan				
Tenant / Project Name:	Southwest Vision				
Bldg. Address:	83 South 2600 West				
City:	Hurricane City	State:	UT	Zip:	84737
Subdivision:	Hurricane Commercial Center	Phase:			
Block:	Lot #:	Parcel ID #:	H-3-1-32-313		
Property Owner:	DGR Holdings LLC				
Permit Contact:	Brandee Walker	P:(435) 668-4023			
Email:	bwalker@civilscience.com				

CONTACT INFORMATION

Engineer of Record:	Civil Science		
Email:	bwalker@civilscience.com	P:	(435) 668-4023
General Contractor:	Shakespeare Development		
License #:	P: (235) 227-7895		
City:	State:	Zip:	
Email:	kim@shakespearedev.com		

APPLICATION DETAILS

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

	APPROVALS	DATE	INFO
Setbacks	Front:	Rear:	Left:
Min.			
Actual:			

APPLICATION NUMBER:	PLANFSP25-16
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: Brandee Walker	
Signature of Applicant/Authorized Agent or Owner: Date:	
Application Approved By:	Date:
Application Issued By:	Date:
Receipt #: 232646797-05/28/25	



Agenda Date:	06/12/2025 - Planning Commission
Application Number:	FSP25-16
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	DGR Holdings LLC
Agent:	Civil Science -Brandee Walker
Request:	Approval of a Final Site Plan
Location:	83 S 2600 W
Zoning:	Highway Commercial HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for Southwest Vision, a medical office located at the southeast corner of 2600 W and State St. This building will be located immediately adjacent to the Hurricane Commercial Center building. The preliminary site plan was approved in January 2025. The site is zoned Highway Commercial (HC).

JUC Comments

The construction drawings were signed in May 2025



Map is approximate.

Staff Comments: Preliminary Site Plan

1. The proposed uses are permitted in the Highway Commercial zone.
2. Hurricane City Code (HCC) 10-15-4 states that the street side yard setback in the Highway Commercial zone is 20 feet. As part of the widening of the intersection of 2600 W the City and UDOT acquired property and agreed to lower the side yard setback to allow for development of the property. The site plan shows a 9.53' side setback which meets the intent of the agreement between the city and the property owner.
3. Parking Requirement: Per HCC 10-34-10.

Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum
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The applicant is proposing a 3,763-square-foot building, which requires 15 parking stalls. To meet this requirement, they propose adding 15 new stalls to the existing parking lot located to the south. These stalls are technically considered “off-site,” so the applicant has proposed amending the subdivision plat for the adjacent property to incorporate it into the same subdivision, thereby allowing the new stalls to be constructed. While there is currently an access easement between the two properties, it does not permit the construction of additional parking. Recording the amended final plat will need to be a condition of approval for this final site plan application.

4. Landscape: The applicant has submitted a landscaping plan that meets Hurricane City Code with the exception of the required 10' landscape buffer along public streets (HCC 10-32-6(B)). As mentioned above, the street side setback was lessened as part of the dedication for the turn lane on 2600 W and the applicant has submitted a request for a landscape deviation. HCC 10-32-5 states the Planning Commission may grant a landscape deviation if it meets the following standards:
 - *The Planning Commission may authorize a landscape plan deviation only if it finds the deviation:*
 - *Is consistent with the intent of this chapter;*
 - *Is justified by site constraints;*
 - *Is of comparable quality to what would otherwise be required without a deviation; and*
 - *Will conform to the water efficiency standards set out in this chapter.*
 - a. The applicant is proposing the same number of trees and shrubs as would otherwise be required and the request is only to lower the required landscape buffer by six inches. Staff recommends approval of the landscape deviation as it meets the standards in the code.
5. Outdoor lighting: The applicant has stated they do not intend to install any new outdoor lighting. Any new outdoor lighting needs to meet HCC 10-33-7.
6. Building renderings have been submitted, staff has no concerns with the renderings presented as the building will be under 35' tall.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the final site plan and the landscape deviation request subject to the recording of the amended final plat for Hurricane Commercial Center, and subject to staff and JUC comments.

Narrative – Final Site Plan
Southwest Vision

The final site plan application is for a new commercial building to be located within the Hurricane Commercial Center subdivision as being amended.

PROJECT INFORMATION

CURRENT ZONING: HC
ADDRESS: 83 SOUTH 2600 WEST
PARCEL: # H-3-1-32-313
SITE AREA: 0.15 ACRES
BUILDING USE: VISION OFFICE/RETAIL
BUILDING AREA:
TOTAL AREA: 3,773 SQ FT

BUILDING HEIGHT:
ALLOWABLE HEIGHT: 40'-0"
ACTUAL HEIGHT: 27'-2"

PARKING

GENERAL (1/250 SQ FT)
3773 SQ FT TOTAL
REQUIRED: 15 SPACES
TOTAL PROVIDED: 15 SPACES

FIRE

- CONSTRUCTION TYPE: V-B
- OCCUPANCY GROUP: B
- SPRINKLED: NO

April 7, 2025
Hurricane City
147 N 870 W
Hurricane, Utah 84737
Phone: (435)635-2811

RE: Southwest Vision – Landscape Deviation

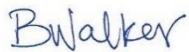
Dear Hurricane City,

It is required that a request for Landscape Deviation (HCC 10-32-6(B)) be requested for the proposed Southwest Vision project located at approximately 83 South 2600 West, being parcel H-3-1-32-313. The project site dedicated a portion of property to Hurricane City in 2020 for the widening of 2600 West right-of-way. This right-of-way expansion provided an agreement with the landowner and city to grant variance to the building setback in the affected area. The provided landscape plan requests a reduction along the 2600 West portion directly adjacent to the building as per the agreement.

Additional landscaping is being provided north of the building along State Street and south of the building along 2600 West in excess as per the attached proposed landscape plan. The Southwest Vision site improvements will be removing the existing asphalt drive section and replacing the area with landscaping.

Please let us know if you should have any questions regarding this request.

Sincerely,



Brandee Walker
Project Manager
Civil Science

Attachments:

- Letter from Arthur LeBaron, PE to the landowner regarding the right-of-way acquisition and agreement.
- Proposed Landscape Plan



City of Hurricane

Mayor

John W. Bramall

City Manager

Kaden DeMille

City Engineer

Arthur LeBaron
PE, PLS

September 29, 2020

Kendrick Rogers
First R&R Holding LC

Re: 2600 West Signal

Dear Kendrick,

I am writing to follow up on previous discussions that we have had regarding impacts to your property due to the proposed installation of a signal and associated widening at 2600 West. It is my understanding that the main concern with this proposal is the ability for you to be able to construct a building with a foot print of 3,400 square feet. After discussing the issue with Planning and Zoning and reviewing the development standards in the code for buildings in a highway commercial zone, we have come to following conclusions:

1. The front and side setback standard in a highway commercial zone is 20 feet. The frontage along 2600 West would be considered the side yard. The proposed acquisition for widening on 2600 West would impact the required setback area. However, in Hurricane City Code 10-37-12 it states that *“If a portion of a lot which meets minimum lot area requirements is acquired for public use in any manner, including dedication, condemnation or purchase, and such acquisition reduces the minimum area required, the remainder of such lot shall nevertheless be considered as having the required minimum lot area...”* The City has reasonably interpreted “minimum lot area” to also apply to building setbacks.
2. From my analysis the proposed widening would make the setback to the proposed building layout 7 to 8 feet from the proposed back of sidewalk on 2600 West. This letter serves as documentation that the City would allow this to meet the intent of the code.

I have attached a legal description and map exhibit of the proposed parcel that Hurricane City needs to acquire from you in order to proceed with UDOT on the signal construction. Please review this information and let me know how you would like to proceed. I would like to get this wrapped up this week if possible so we can begin work on the widening and signal.

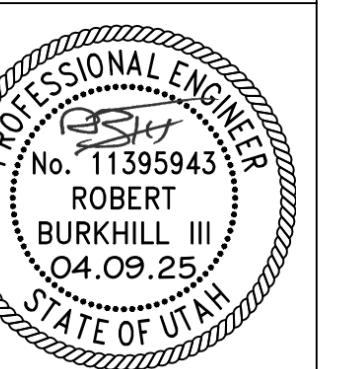
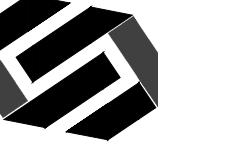
Very Sincerely,

Arthur O. LeBaron, PE, PLS
City Engineer

CIVI Science

Engineers | Surveyors | Solutions

ST. GEORGE, UT 84770
435.986.0100



SITE & UTILITY PLAN

SOUTHWEST VISION LOCATED IN HURRICANE, UTAH

This architectural site plan details the construction of the Hurricane Commercial Center on State Street (SR-9) and 2600 West Street. The plan includes the following key components and sections:

- Commercial Building:** A 3,773 SQFT building is shown with a yellow fill. It features a 20.00' FRONT SETBACK and a 3.50' SIDE SETBACK. The building is connected to an EX 4" SEWER CONNECTION (PER PLUMBING PLAN) and an EX 6" GAS MAIN.
- Utilities:** The plan shows EX 1 1/4" GAS MAIN, EX 2" GAS MAIN, EX 3/4" WATER METER, EX WATER MAIN, EX 4" SEWER LATERAL, and EX 600 AMP DISCONNECT.
- Construction Details:** The plan includes several construction steps and requirements:
 - REPLACE EXISTING CONCRETE SIDEWALK AS NEEDED IF DISTURBED DURING CONSTRUCTION.
 - REPLACE WATER SERVICE AS NEEDED.
 - INSTALL 1 1/2" WATER SERVICE LINE.
 - INSTALL NEW 3 PHASE TRANSFORMER 150 KVA (120/208 VOLTS).
 - INSTALL (2) 4" CONDUITS WITH 350 MCM ALUMINUM QUADPLEX.
 - REPLACE WIRE TO MAINTAIN SERVICE.
 - CONNECT TO EXISTING TRANSFORMER.
 - INSTALL TELECOMMUNICATIONS (PER ELECTRICAL).
 - INSTALL 1/0 15 KV WIRE IN 4" CONDUIT.
 - FIND EXISTING POWER & INSTALL NEW 3 PHASE VAULT.
- Access and Parking:** The plan shows EXISTING SHARED ACCESS/PARKING areas. Construction details include:
 - REMOVE & REPLACE EX ASPHALT AS REQUIRED (MATCH EX).
 - REMOVE EXISTING LANDSCAPE & CURB.
 - EX 5 STALLS.
 - EX 4 STALLS.
 - EXISTING PARKING - LANDSCAPE (TO REMAIN).
- Landscaping:** The plan includes areas for LANDSCAPE (TYP) and NEW CURB.
- Street and Sidewalks:** The plan shows EXISTING FIRE HYDRANT and various street sections labeled with letters (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z).
- Building Footprint:** The building footprint is outlined in red, with dimensions and setbacks indicated.
- Building Description:** The building is described as COMMERCIAL BUILDING 3,773 SQFT.
- Textual Notes:** The plan includes several notes and instructions for contractors, such as "CONTRACTOR TO VERIFY LOCATION OF GAS MAIN AND VERIFY SEPARATION FROM WATER SERVICE" and "CONTRACTOR TO VERIFY EX SEWER LATERAL & INSTALL AS NECESSARY IF NONE EXISTS".

This map shows the vicinity of the project site, located at the intersection of 2800 West and State Street. The map includes labels for 600 North, 2800 West, and State Street. A compass rose indicates the cardinal directions. The project site is marked with a black outline and a label 'PROJECT SITE'.

LEGEND

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS AND PER CITY STANDARDS & SPECIFICATIONS:

STANDARDS & SPECIFICATIONS.

- 1 24" HIGHBACK CONCRETE CURB & GUTTER
(UTILIZE SPILL CURB AS NEEDED, SEE DETAIL SHEET)
- 2 INSTALL 5' WIDE SIDEWALK (PER CITY STD.)
- 3 ADA SIDEWALK RAMP (PER DETAIL SHEET)
- 4 EXISTING CURB TO REMAIN
- 5 REMOVE EX CURB AND GUTTER
- 6 DUMPSTER
- 7 INSTALL "FIRE LANE NO PARKING" SIGN PER IFC ADDENDIX D 103.6 & PAINT CURB RED AS SHOWN

— D 103.6 & PAINT CURB RED AS SHOWN

ADDRESS: 83 SOUTH 2600 WEST
PARCEL: # H-3-1-32-313
SITE AREA: 0.15 ACRES
BUILDING USE: VISION OFFICE/RETAIL
BUILDING AREA:
TOTAL AREA: 3,773 SQ FT

BUILDING HEIGHT:
ALLOWABLE HEIGHT: 40'-0"
ACTUAL HEIGHT: 27'-2"

PARKING

GENERAL (1/250 SQ FT)
3773 SQ FT TOTAL
REQUIRED: 15 SPACES

TOTAL PROVIDED: 15 SPACES

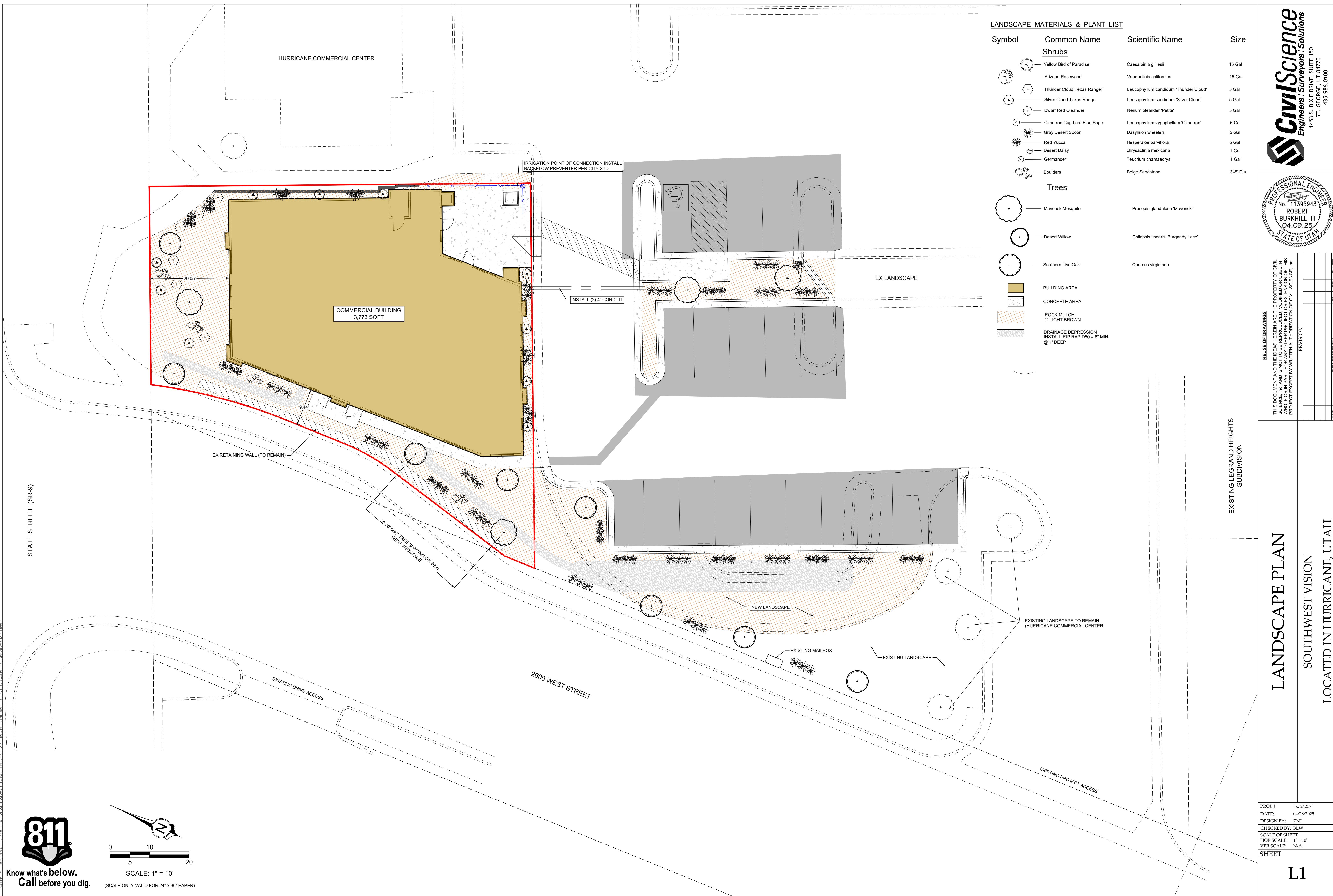
- SPRINKLED: NO

A diagram on the left shows a 10' scale bar with a 'Z' symbol at the top and a 20' scale bar below it. To the right is the 811 Know What's Below logo, which features the numbers '811' in a large, stylized font with a shovel icon at the bottom, and the slogan 'Know what's below.' in a bold, sans-serif font.

ALE ONLY VALID FOR 24" x 36" PAPER) **Call before you dig.**



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





TYPICAL EXTERIOR FINISHES:

ITEM: COPING
COLOR: IRON ORE - ULTRA LOW GLOSS BY CMG

ITEM: STUCCO O/FOAM
COLOR: SW 6141 SOFTER TAN

ITEM: STUCCO O/FOAM
COLOR: SW 9117 URBAN JUNGLE

ITEM: STEEL AWNING
COLOR: IRON ORE - ULTRA LOW GLOSS BY CMG

ITEM: CULTURED STONE
TYPE/COLOR: PRO-FIT ALPINE LEDGESTONE, CHARDONNAY



ITEM: STUCCO O/FOAM
COLOR: SW 9117 URBAN JUNGLE

ITEM: STUCCO O/FOAM
COLOR: SW 6141 SOFTER TAN

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ITEM: STEEL AWNING
COLOR: IRON ORE - ULTRA LOW GLOSS BY CMG

ITEM: CULTURED STONE
TYPE/COLOR: PRO-FIT ALPINE LEDGESTONE, CHARDONNAY

RENDERINGS

SOUTHWEST VISION

88 S 2600 W, HURRICANE, UT 84737

PROJECT #: BH24010

BH Architecture

(435) 701-7000

www.BHA.Design

MARK	ISSUE	DESCRIPTION	REV.	DATE	ISS. DATE

REVISION	DESCRIPTION	REV. DATE





Agenda Date: 06/12/2025 - Planning Commission

Application Number: LUCA25-06

Type of Application: Land Use Code Amendment

Action Type: Legislative

Applicant: Hurricane City

Agent: N/A

Request: Amend Title 10, Chapters 3 & 37 regarding accessory buildings in front yards.

Recommendation: Recommend approval to the City Council.

Report Prepared By: Gary Cupp

Discussion:

Planning staff proposes updating chapters 3 and 37 of Title 10 to allow accessory buildings in the front yard area lots under certain conditions. Recently, a property owner requested to have an accessory dwelling unit (ADU) in his front yard, and staff initially denied the request based on Hurricane City Code (HCC) section 10-37-12(G)(1), which states that yards are to be unobstructed except for accessory buildings in a rear yard or interior side yard. In other words, this code section gives an exception allowing accessory buildings in the side and rear yards only, and since an ADU is an accessory building, it cannot be located in the front yard. But since the code does not explicitly disallow accessory buildings in front yards, staff ultimately cannot legally deny the property owner's request for an ADU in his front yard.

It is therefore proposed that the code be updated to explicitly allow accessory buildings in front yards, provided it is setback a minimum of 100 feet from the front property line.

Recommendation:

The Planning Commission should consider the proposed ordinance amendment and any public comments received at the public hearing. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

Sec. 10-3-4. – Definitions of words and phrases

...

Yard means an open space located between a front, rear, or side building line and an adjoining lot line which is unoccupied and unobstructed from the ground upward by any portion of a building or structure, except as specifically provided in this title.

Yard depth means the least horizontal distance between a lot line and a building line.

Yard, front means a space on the same lot extending across the full width of the lot between the front building line and the front lot line. ~~The depth of the front yard is the minimum distance required by this title between the front lot line and the front building line.~~

Yard, rear means a space on the same lot extending across the full width of the lot between the rear building line and rear lot line. ~~The depth of the rear yard is the minimum distance required by this title between the rear lot line and rear building line.~~

Yard, side means a space on the same lot extending from the front building line to the rear building line between the side building line and the side lot line. ~~The width of a side yard is the minimum distance required by this title between the side building line and the side lot line.~~

...

Sec. 10-37-12. Lots and yards.

- A. *Every building on legally created lot.* Every building shall be located and maintained on a legally created lot as defined in this title, unless such lot is a legally nonconforming lot. Not more than one single-family dwelling or commercial structure shall occupy any one lot except as authorized by the provisions of this title.
- B. *Sale or Lease of required land.* No land needed to meet the size, width, yard, area, coverage, parking or other requirements of this title shall be sold, leased, or otherwise transferred away, whether by subdivision or metes and bounds, so as to create or increase the nonconformity of a lot, building, or site development. No lot having less than the minimum width and area required by the zone where it is located may be divided from a larger parcel of land, except as permitted by this section or by the Appeals Board pursuant to the requirements of this title.
 - 1. A reduction in the minimum required area of a lot owned by the City, county, state, or other public entity or utility provider may be granted a special exception approved by the Appeals Board provided:
 - a. Such lot is used exclusively for public purposes; and
 - b. No living quarters are located on such lot.
 - 2. If a portion of a lot which meets minimum lot area requirements is acquired for public use in any manner, including dedication, condemnation or purchase, and such acquisition reduces the minimum area required, the remainder of such lot shall nevertheless be considered as having the required minimum lot area if all of the following conditions are met:
 - a. The lot contains a rectangular space of at least 30 feet by 40 feet exclusive of applicable front and side yard requirements, and exclusive of one-half of the applicable rear yard requirements, and such rectangular space is usable for a principal use or structure.
 - b. The remainder of the lot has an area of at least one-half of the required lot area of the zone in which it is located.
 - c. The remainder of the lot has access to a public street.
- C. *Reduction of minimum lot width and area requirements.* Minimum lot area or lot width requirements of this title shall not be construed to prevent the use of a lot for a single-family dwelling so long as such lot was:
 - 1. Held in separate ownership on the effective date of this title; and
 - 2. Was legally created when it became nonconforming as to area or width.
- D. *Adjacent lots when used as one building lot.* When a common side lot line separating two or more contiguous lots is covered or proposed to be covered by a building, such lots shall constitute a single building site and the setback requirements of this title shall not apply to a common lot line if a document is recorded indicating the owner's intent to use the combined lots as a single development site. The setback requirements of this title shall apply only to the exterior side lot lines of the contiguous lots so joined.
- E. *Double frontage lots.* Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only.
- F. *Setback measurement.* The depth of a required yard abutting a street shall be measured from the lot line except as set forth below:
 - 1. In blocks where more than 50 percent of the buildable lots have main buildings which do not meet the current front yard setback of the zone where the block is located, the minimum front yard requirement

for new construction shall be equal to the average existing front yard size on the block. In no case shall a front yard of more than 30 feet be required.

2. On lots with frontage on the curve of a cul-de-sac or "knuckle" street, the front setback may be measured from a straight line drawn joining the front corners of the lot. In no case may the living area be any closer than 15 feet from the back of sidewalk or the garage be any closer than 20 feet from the back of sidewalk.

G. *Yards to be unobstructed; exceptions.* Every part of a required yard shall be open to the sky and unobstructed except for:

1. Accessory buildings in a rear yard or ~~interior~~ side yards;
2. Accessory buildings in a front yard if located 100 feet or more from a front property line;
23. The ordinary projections of window bays, roof overhangs, skylights, sills, belt courses, cornices, chimneys, flues and other ornamental features, which shall not project into a yard more than four feet;
34. Open or lattice enclosed fire escapes, fireproof outside stairways and balconies open upon fire towers projecting into a yard not more than five feet; and
45. Any part of an uncovered deck or patio, excluding nonopaque railings.

H. *Yard space for one building only.* No required yard or other open space around an existing building, or which is hereafter provided around any building for the purpose of complying with the provisions of this title, shall be considered as providing a yard or open space for any other building, nor shall any yard or other required open space on an adjoining lot be considered as providing a yard or open space on a lot whereon a building is to be erected or established.

I. *Lot coverage.* In no zone shall a building or group of buildings with their accessory buildings cover more than 50 percent of the area of the lot.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2005-12, 6-2-2005; Ord. 2017-14, 8-17-2017; Ord. 2018-12, 10-18-2018)