



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings 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 26, 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 Land Use Code Amendment request to Title 10, Chapters 12-17, regarding allowed use table updates.
2. A Land Use Code Amendment request to Title 10, Chapter 43, regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks.

OLD BUSINESS

1. PP24-27: Discussion and consideration of a possible approval of a preliminary plat for Black Ridge Phase 2, a 45 lot single family subdivision, located north of 900 S and east of 1760 W. Wasatch Commercial Builders, Applicant. Focus Engineering, Agent.

2. 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.

NEW BUSINESS

1. 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.
2. PP25-12: Discussion and consideration of a possible approval of a preliminary plat for Oasis at Red Cliffs, a 19 lot single family subdivision located at 2170 W and 600 N. Broken Kids LLC, Applicant. Rhett Beazer, Agent.
3. CUP25-04: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 3499 W 290 N. Sean Picklesimer, Applicant.
4. AFP25-03: Discussion and consideration of a possible approval of an amended final plat for Hurricane Industrial Park Lots 11 & 12 located at 375 N 2260 W. Renee Thompson, Applicant. Nicholette Parker, Agent.
5. PSP25-05: Discussion and consideration of a possible approval of a preliminary site plan for a Monopole Telecommunications Facility located at 180 N 3700 W. SBA Communications Corporation, Applicant. Joseph Banko, Agent.
6. AFP25-04: Discussion and consideration of a possible approval of an amended final plat for Gateway Business Park #2 located at Gateway Park Circle and Old Highway 91. Sunroc Corporation, Applicant. Ryan Scholes, Agent.
7. LUCA25-07: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 12-17, regarding allowed use table updates.
8. LUCA25-08: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapter 43, regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks.

Approval of Minutes:

Adjournment

Black Ridge Phase 2 Narrative

This phase lies within the Black Ridge Masterplan (formerly Painted Hills Collina Tinta). This phase consists of 45 single family lots along the frontage of the proposed 900 South. The single family lots range from 5,000 sf - 10,000 sf. The density of this phase is 3.33 units/acre.



STAFF COMMENTS

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	PP24-27
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Wasatch Commercial Builders
Agent:	Focus Engineering
Request:	Approval of a Preliminary Plat.
Location:	North of 900 S and east of 1760 W.
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

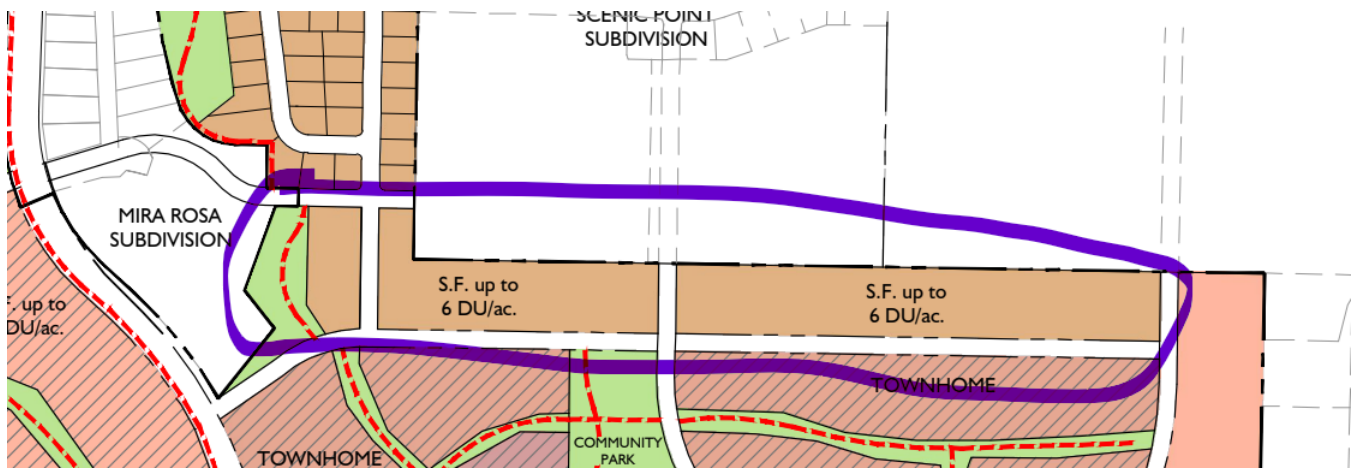
This item was tabled previously to allow the applicant to receive approval of a power line extension from the City Council. The power line extension was approved by the Power Board, and subsequently by the City Council on June 19, 2025.

The applicant has filed a preliminary plat for Phase 2 of the Black Ridge development (formerly known as Collina Tinta). This preliminary plat was originally approved in April of 2023 with 35 lots; this proposal is for 45 lots in a similar layout to the previous approval. Hurricane City Code (HCC) 10-39-16 requires that any increase in the impact of the plat needs to be approved with a new plat application. This phase will provide a connection from 1760 W to Mountain View Estates through the master planned 920 S. The site is zoned Single Family Residential R1-10 (PDO).

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. **Density:** Under the development agreement, this area was designated as “Single Family up to 6 dwelling units per acre,” as seen below. They are proposing 45 single family lots over 13.5 acres which is about 3.33 units per acre. The lots vary in size from 5,000 square feet to 9,211 square feet. Smaller lot single-family homes could meet the goals within the City’s moderate income housing plan, as well as the State’s goals for providing more housing.

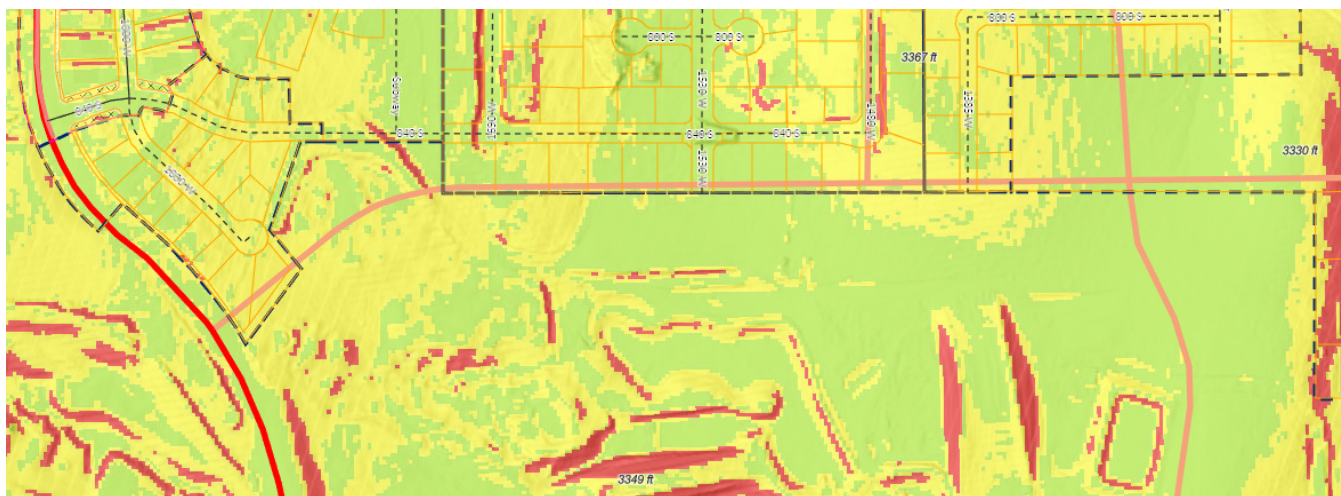


2. **Development Standards:** Setbacks are shown on the site plan. The side yard setbacks can be adjusted to match the PDO setbacks, which allow a minimum 5 feet with a 15-foot aggregate.
3. **Open Space:** The master plan shown above shows a trail connecting from 920 S to 840 S behind the houses. This will need to be shown on the project plans. Keeping the hillside as open space is shown on the master plan and the preliminary site plan. Hurricane City will require that the open space have a final site plan that will require approval by the Planning Commission.
4. **Sanitary & Water Service:** Staff has received will-serve letters from the sanitary and culinary water providers.
5. **Water Use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 20,000 units being located within Hurricane City. As part of Black Ridge development agreement, these units are already accounted for within Hurricane City’s tracking data.

6. **Sensitive Lands:** A sensitive lands application was not provided. The topographic map provided, as well as the county's contour maps, indicate that a sensitive lands application would normally be required; however, the development agreement for this project states:

"2.2.2 Sensitive Lands Ordinance. Pursuant to Section 10-24-3G1 of the Sensitive Lands Ordinance and Recitals J, K, and L set forth above, the Project Shall Not be subject to the Sensitive Lands Ordinance but shall incorporate the alternative methods listed below [not shown] to protect sensitive lands. The specific application of such methods to any Development Phase, or a particular portion thereof, shall be reasonably determined by the City Engineer; provided, however, that such determination shall not have the effect of negating the rights or duties of the Developer or Owners as provided in this Agreement."

Engineering will have to sign off on all grading and retaining wall heights. Staff would recommend that the principles of the sensitive lands ordinance be generally followed.

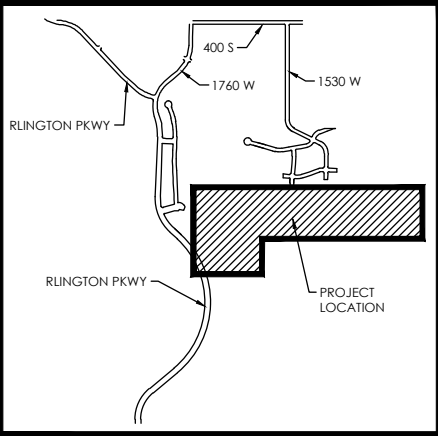


Slope map of project area.

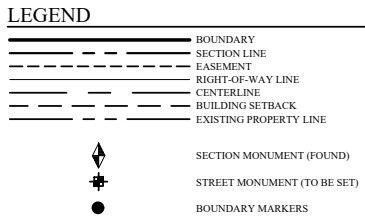
7. **Power Utilities:** HCC 10-39-6(C) requires that any off-site power extensions be approved by the Power Board and City Council prior to preliminary plat approval. HCC 10-37-4 states: *No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.* The Black Ridge Development Agreement states:
- a. *4.3.1 Developer's Obligations. Developer shall, consistent with governmental requirements as of the date hereof, except as otherwise provided in Paragraph 2.2.5 of this Agreement, design, build, and dedicate to City an electrical power transmission system to service the Project. City shall reimburse Developer for City's Proportionate Share of Systems Improvements.*

The power line extension was approved by the Power Board, and subsequently by the City Council on June 19, 2025.

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



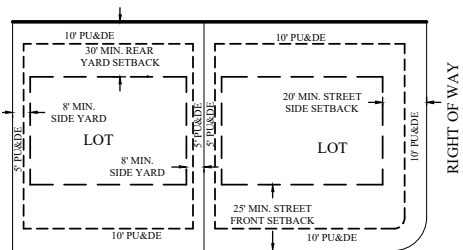
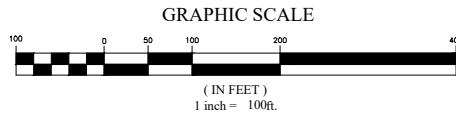
VICINITY MAP
N.T.S.



BLACK RIDGE PHASE 2

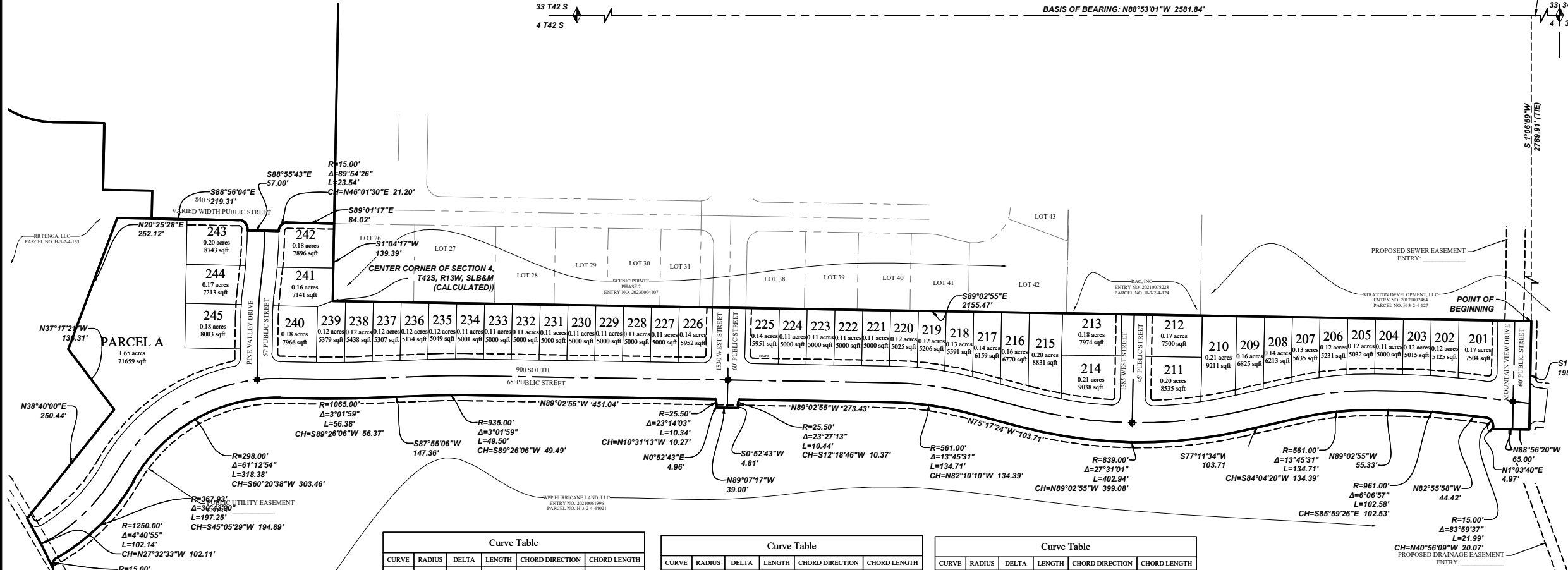
SUBDIVISION PLAT

LOCATED IN SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



NORTHEAST CORNER OF SECTION 4, T42S, R13W, SLB&M (BLM BRASS CAP FOUND)

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
 - ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
 - PARCEL A IS HEREBY DEDICATED TO HURRICANE CITY
 - HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	15.00	90°47'23"	23.77	S74°53'39"W
C2	303.00	29°58'59"	158.56	N44°43'40"E
C3	363.00	47°45'53"	302.61	S53°37'07"W
C4	15.00	76°32'58"	20.04	N39°13'34"E
C5	333.00	61°12'54"	355.78	S60°29'38"W
C6	333.00	32°48'31"	190.68	N46°08'26"E
C7	15.00	90°08'40"	23.60	S44°06'59"E
C8	557.00	5°15'54"	51.18	S03°35'02"W
C9	500.00	5°15'54"	45.95	S03°35'02"W
C10	526.00	5°15'54"	48.34	S03°35'02"W
C11	557.00	2°37'38"	25.54	N02°15'54"E
C12	557.00	2°37'57"	25.59	N04°54'01"E
C13	500.00	2°33'29"	22.32	N04°56'15"E
C14	500.00	2°42'25"	23.62	N02°18'18"E
C15	500.00	5°08'42"	44.90	N03°38'38"E
C16	469.00	5°08'42"	42.12	N03°38'38"E
C17	526.00	5°08'42"	47.23	N03°38'38"E
C18	526.00	0°10'59"	1.68	S06°07'30"W
C19	526.00	4°57'43"	45.55	N03°33'09"E
C20	15.00	89°54'26"	23.54	S46°01'30"W

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C21	15.00	90°00'21"	23.56	N43°55'54"W
C22	1000.00	3°01'59"	52.94	N89°26'06"E
C23	1030.00	3°01'59"	54.52	N89°26'06"E
C24	1000.00	3°01'59"	52.94	S89°26'06"W
C25	970.00	3°01'59"	51.35	S89°26'06"W
C26	15.00	89°51'17"	23.52	N46°01'27"E
C27	15.00	90°08'43"	23.60	S43°58'33"E
C28	626.00	4°36'19"	50.32	S82°36'14"E
C29	626.00	3°01'59"	50.94	S77°58'12"E
C30	626.00	0°20'56"	3.81	S75°27'52"E
C31	626.00	13°45'31"	143.12	N82°10'10"W
C32	626.00	13°45'31"	150.32	N82°10'10"W
C33	626.00	10°55'36"	147.61	S80°45'12"E
C34	774.00	4°10'41"	56.44	S77°22'45"E
C35	774.00	6°44'55"	91.16	S82°50'32"E
C36	804.00	13°45'31"	193.07	S82°10'10"E
C37	15.00	92°49'55"	24.30	N47°22'03"E
C38	15.00	92°49'55"	24.30	S45°27'52"E
C39	774.00	10°55'36"	147.61	N82°39'22"E
C40	804.00	27°31'01"	386.13	S89°02'55"E

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C41	804.00	13°45'31"	193.07	N84°04'20"E
C42	774.00	6°16'28"	84.76	N84°58'56"E
C43	774.00	4°39'08"	62.84	N79°31'08"E
C44	596.00	13°45'31"	143.12	S84°04'20"W
C45	626.00	13°45'31"	150.32	S84°04'20"W
C46	626.00	4°36'26"	50.34	N79°29'48"E
C47	626.00	4°36'41"	50.38	N84°06'21"E
C48	626.00	4°32'23"	49.60	N88°40'54"E
C49	1026.00	6°06'57"	109.52	N85°59'26"W
C50	1026.00	2°31'15"	45.14	S87°47'17"E
C51	1026.00	2°47'55"	50.12	S85°07'42"E
C52	996.00	6°06'57"	106.32	N85°59'26"W
C53	15.00	96°00'23"	25.13	N49°03'51"E
C54	363.00	0°08'25"	0.89	S89°07'07"E
C55	1250.00	2°25'42"	52.98	N28°40'10"W
C56	1250.00	2°15'13"	49.17	N26°19'42"W

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____

MY COMMISSION No. _____

A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY

PRINTED FULL NAME OF NOTARY _____

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENCE NUMBER 12554439, ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE VERIFIED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

BLACK RIDGE PHASE 2 SUBDIVISION PLAT

AND THAT SAID TRACT OF LAND HAS BEN SUBDIVIDED INTO LOTS, STREETS, TOGETHER WITH EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN THE BOUNDARY DESCRIPTION.

FOR REVIEW

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENCE NO: 12554439

Date _____

BOUNDARY DESCRIPTION

A part of the Southeast 1/4 Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°53'01"W 477.01 feet along the Section line and S1°06'59"W 2789.91 feet from the Northeast Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; then S01°03'40"W 104.74 feet; then along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.99 feet through a central angle of 83°59'37" Chord: S40°56'05"E 20.07 feet; then S82°56'58"E 18.88 feet; then S7°04'02"W 60.00 feet; then N82°55'58"W 9.41 feet; then along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.13 feet through a central angle of 96°00'23" Chord: S49°03'51"W 22.30 feet; then N88°56'20"W 65.00 feet; then N01°03'40"E 4.97 feet; then along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.99 feet through a central angle of 83°59'37" Chord: N40°56'05"W 20.07 feet; then N82°55'58"W 44.42 feet; then along the arc of a curve to the left with a radius of 961.00 feet a distance of 102.58 feet through a central angle of 06°06'57" Chord: N85°59'26"W 102.53 feet; then N89°02'55"W 55.33 feet; then along the arc of a curve to the left with a radius of 561.00 feet a distance of 134.71 feet through a central angle of 13°45'31" Chord: S84°04'20"W 134.39 feet; then S77°11'34"W 103.71 feet; then along the arc of a curve to the right with a radius of 839.00 feet a distance of 402.94 feet through a central angle of 27°31'01" Chord: N89°02'55"W 399.08 feet; then N75°17'24"W 103.71 feet; then along the arc of a curve to the left with a radius of 561.00 feet a distance of 134.71 feet through a central angle of 13°45'31" Chord: N82°10'10"W 134.39 feet; then N89°02'55"W 273.43 feet; then along the arc of a curve to the left with a radius of 25.50 feet a distance of 10.44 feet through a central angle of 23°27'13" Chord: S12°18'46"W 10.37 feet; then S05°24'35"W 4.81 feet; then N89°07'17"W 39.00 feet; then N0°52'43"E 4.96 feet; then along the arc of a curve to the left with a radius of 25.50 feet a distance of 10.34 feet through a central angle of 23°14'03" Chord: N10°31'13"W 10.27 feet; then N89°02'55"W 451.04 feet; then along the arc of a curve to the left with a radius of 935.00 feet a distance of 49.50 feet through a central angle of 3°01'59" Chord: S89°26'06"W 49.49 feet; then S87°56'06"W 147.36 feet; then along the arc of a curve to the right with a radius of 1065.00 feet a distance of 56.38 feet through a central angle of 3°01'59" Chord: S89°26'06"W 56.37 feet; then N89°02'55"W 78.33 feet; then along the arc of a curve to the left with a radius of 298.00 feet a distance of 318.38 feet through a central angle of 61°12'54" Chord: S60°20'38"W 303.46 feet; then along the arc of a curve to the right having a radius of 368.00 feet a distance of 197.25 feet through a central angle of 30°42'37" Chord: S45°05'30"W 194.89 feet; to a point of reverse curvature; then along the arc of a curve to the left having a radius of 15.00 feet a distance of 22.42 feet through a central angle of 85°39'22" Chord: S17°37'07"W 20.39 feet; then Northwest along the arc of a non-tangent curve to the left having a radius of 1,250.00 feet (radius bears: S64°47'54"W) a distance of 102.14 feet through a central angle of 04°40'55" Chord: N27°32'33"W 102.11 feet; then N38°40'00"E 250.43 feet; then N37°17'21"W 136.31 feet; then N20°25'28"E 252.12 feet; then S88°56'04"E 62.18 feet; then N01°03'56"E 50.00 feet; then S88°56'04"E 157.14 feet; then Northeast along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°59'39" Chord: N40°04'06"E 21.21 feet; then N1°04'17"E 5.00 feet; then S88°55'43"E 57.00 feet; then S1°04'17"W 6.06 feet; then Southeast along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.59 feet through a central angle of 90°05'34" Chord: S43°58'30"E 21.23 feet; then S89°01'17"E 83.98 feet to the Western edge of SCENIC POINTE PHASE 2, on file and recorded in the office of Washington County Recorder as Entry No. 2023004047; then along said Subdivision the following two (2) courses: (1) S01°04'17"W 191.39 feet, (2) S89°02'55"E 2,155.47 feet; to the point of beginning.

Area Containing +/-13.5 acres

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PARCEL A, AND EASEMENTS TO HEREAFTER BE KNOWN AS

BLACK RIDGE PHASE 2 SUBDIVISION PLAT

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY CONVEY TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS _____ DAY OF _____, 20____, AT BOOK _____, PAGE _____, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

WPP HURRICANE LAND, LLC

BLACK RIDGE PHASE 2 SUBDIVISION PLAT

LOCATED IN SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

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

SHEET 1 OF 2
PREPARED BY



CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____

CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____ DAY OF _____

CITY ATTORNEY
HURRICANE CITY, UTAH

ASH CREEK SPECIAL SERVICE DIST.

THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____

SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

TREASURER APPROVAL

I WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____

ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

MAYOR
HURRICANE CITY, UTAH

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" SD
- 8" SS
- 8" W
- 8" SW
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- 5" SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

811

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

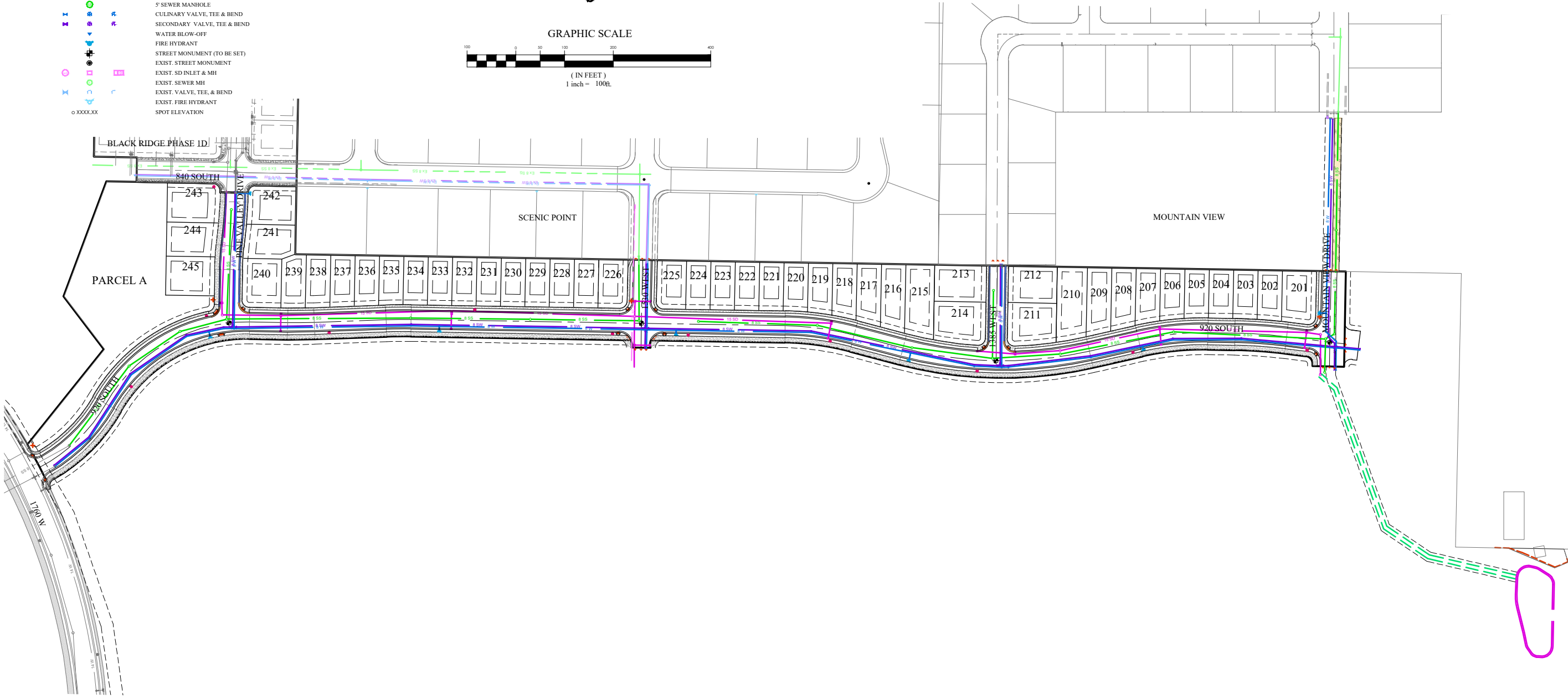
N

S

GRAPHIC SCALE

(IN FEET)

1 inch = 100ft.



FOCUS

ENGINEERING AND SURVEYING, LLC

6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR
REVIEW
ONLY

BLACK RIDGE PHASE 2
HURRICANE CITY, UT
OVERALL SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	11/7/23	11/7/23
2	11/7/23	11/7/23
3	11/7/23	11/7/23
4	11/7/23	11/7/23
5	11/7/23	11/7/23
6	11/7/23	11/7/23

OVERALL SITE
PLAN

Scale: 1"=100' Drawn: DCJ

Date: 11/7/23 Job #: 23-0124

Sheet:

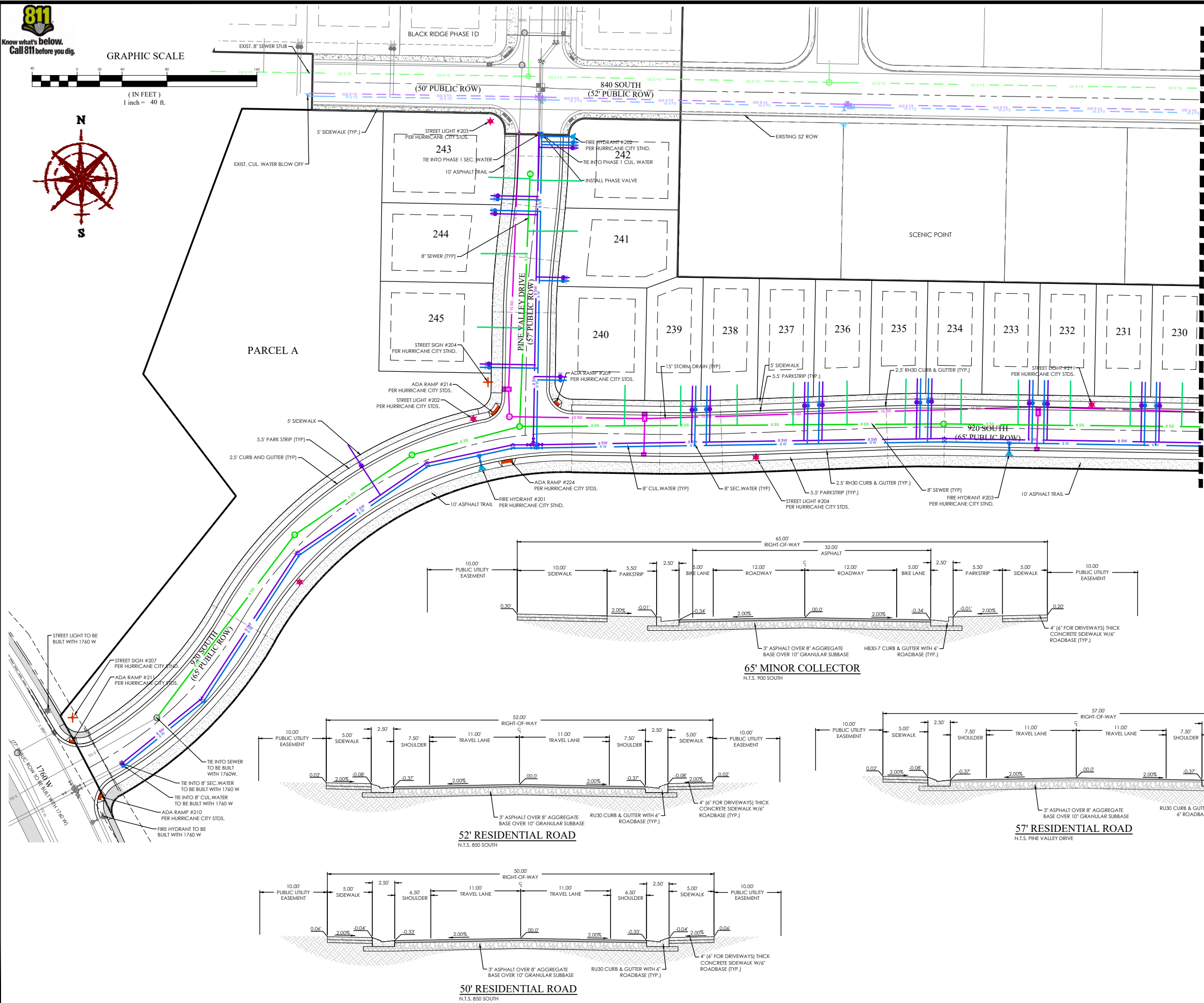
C3

Z:_2023\230124 Black Ridge Phase 2 Final Job Design\23-0124\GWS\Drawings\23-0124\Overall Site Plan.dwg

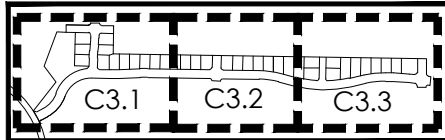
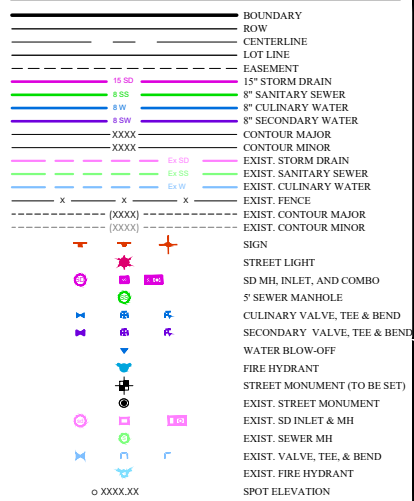


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



LEGEND



KEY MAP
N.T.S

BLACK RIDGE PHASE 2

HURRICANE CITY, UT

SITE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	04-12-06	
2	04-12-06	
3	04-12-06	
4	04-12-06	
5	04-12-06	
6	04-12-06	

SITE PLAN

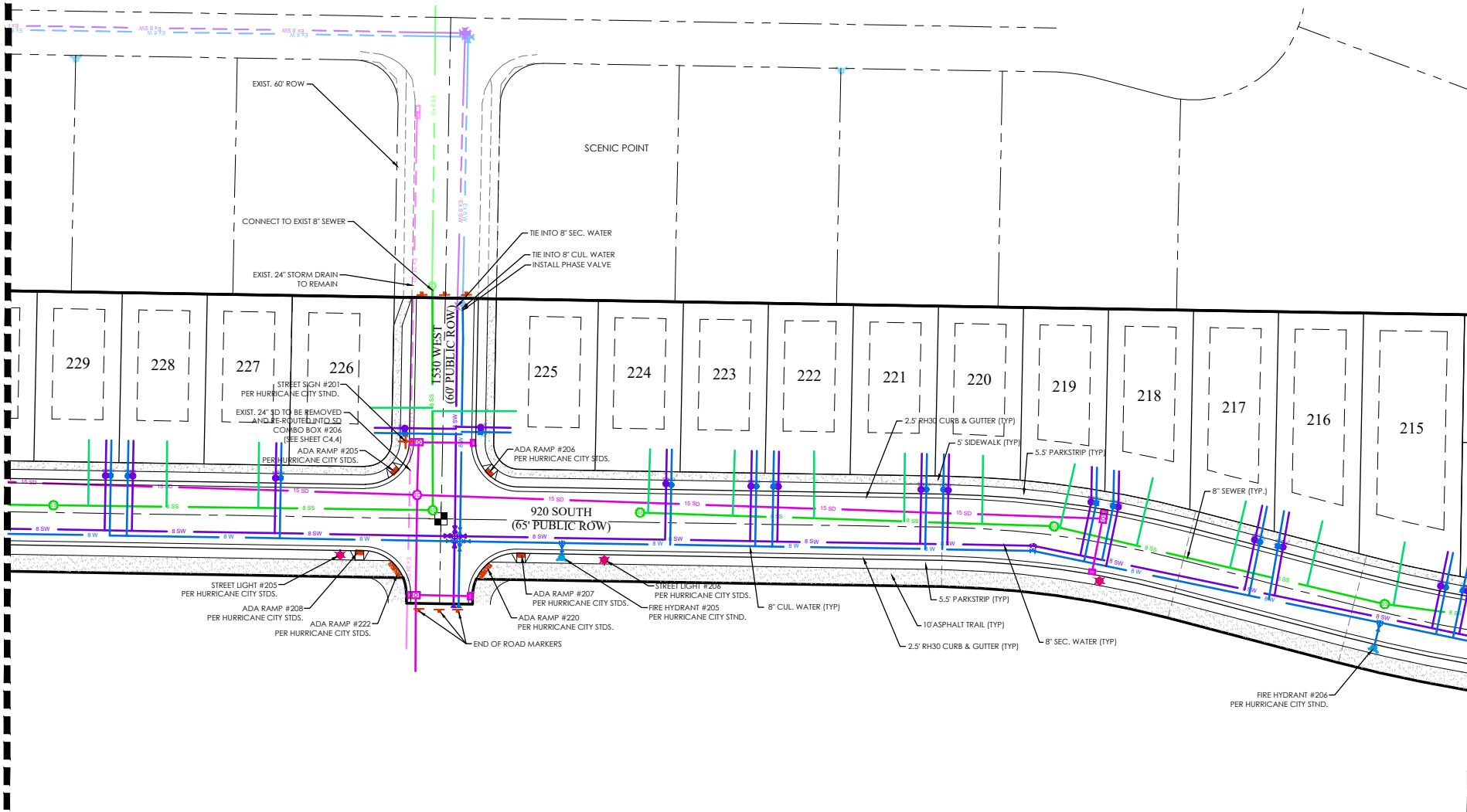
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Date: 11/7/23	Job #: 23-0124
Sheet:	

C3.1

(A) 00029 73 0174 Bristol Bidcon Division 73 0174 (A) shonky CITE DI ALI 8-10

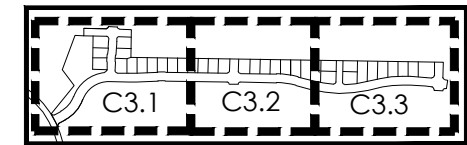
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MATCHLINE
SEE SHEET C3.1

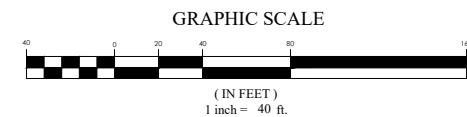
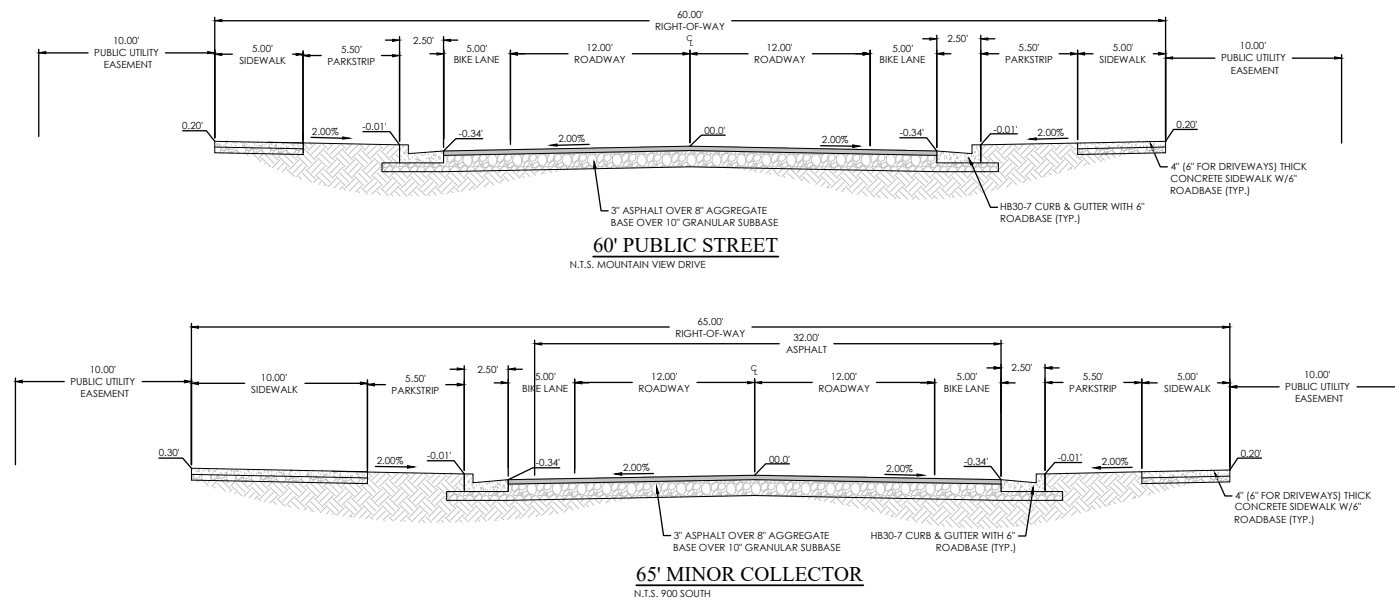


MATCHLINE
SEE SHEET C3.3

LEGEND	
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	5" SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



KEY MAP
N.T.S.



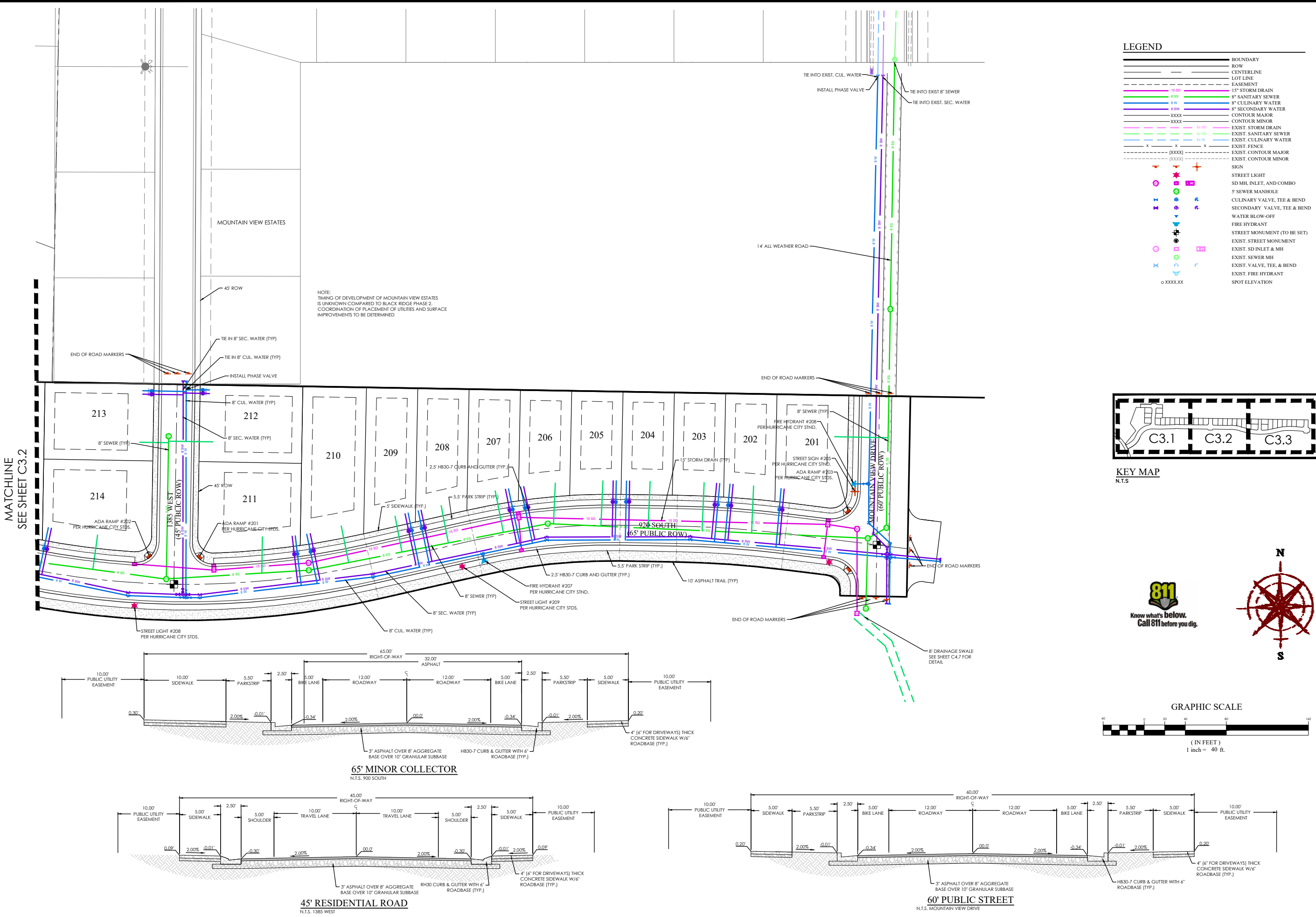
BLACK RIDGE PHASE 2
HURRICANE CITY, UT
SITE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN

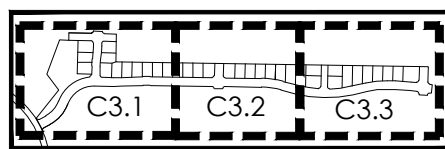
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Date: 11/7/23	Job #: 23-0124
Sheet:	C3.2

FOR
REVIEW
ONLY

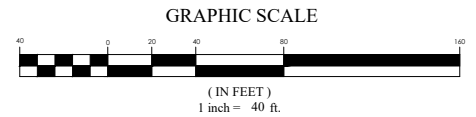


LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. SECONDARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	5" SEWER MANHOLE
---	CULINARY VALVE, TEE, & BEND
---	SECONDARY VALVE, TEE, & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION



KEY MAP
N.T.S.



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
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WWW.FOCUS-ES.COM

FOR REVIEW ONLY

BLACK RIDGE PHASE 2
HURRICANE CITY, UT
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

Scale: 1"=40'
Date: 11/7/23
Sheet:

Drawn: DCJ
Job #: 23-0124

C3.3

Z:\2023\230124 Black Ridge Phase 2 Final Job Design\23-0124 Cdwg\Sheet\C4.3 SITE PLAN.dwg

ISSUE DESCRIP.	DATE
	5.18.2022

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2022

Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks	100	19.7%	
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Family up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily up to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial	5		1.0%
Major Roadways (66' ROW)	11		2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%

PARCEL TYPE	
	OPEN SPACE, AMENITIES, TRAILS AND PARKS
	SINGLE FAMILY - up to 4 DU/acre lots
	SINGLE FAMILY - up to 6 DU/acre lots
	SINGLE FAMILY - up to 8 DU/acre lots
	TOWNHOME - up to 10 DU/acre
	MULTIFAMILY - up to 12 DU/acre
	MULTIFAMILY & RETIREMENT - 12+ DU/acre
	COMMERCIAL
	24/7 OVERNIGHT RENTAL OVERLAY (Maximum 247 Units)
	TRAIL - 10' ASPHALT
	TRAIL - PRIMITIVE

BLACK RIDGE
HURRICANE, UTAH

LAND USE

101

A

LAND USE PLAN
SCALE: 1"=300'-0" NORTH



STAFF COMMENTS

Agenda Date:	06/26/2025 - 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:

This item was tabled at the June 12, 2025, meeting to allow more discussion regarding the question of whether or not accessory buildings should be allowed in residential front yards. Planning staff has proposed to update chapters 3 and 37 of Title 10 to allow accessory buildings in the front yard area of 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 or accessory dwelling units in front of a primary dwelling 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)
-

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



STAFF COMMENTS

Agenda Date:	06/26/2025 - 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.

9. **Engineering:** A notice of default (doc #20250010195) has been 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:** 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. **Sanitary and Water Service:** 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.

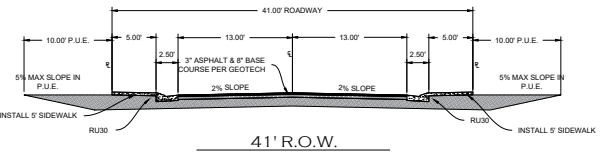
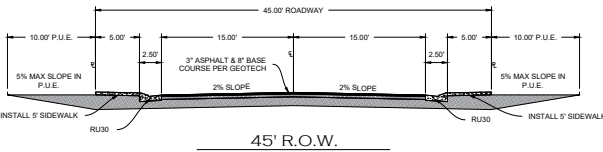
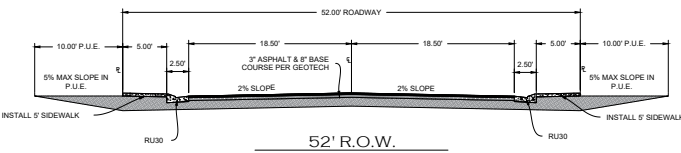
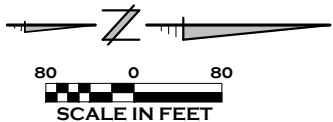
Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends this item be tabled so that the applicant can address:

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

PRELIMINARY PLAT
FIREROCK PHASE 5

DEVELOPER

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



VICINITY MAP



PROJECT LOCATION

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 2009

BRECCIA PIPES AND PALEOKARST:	NONE
FAULTS:	NONE
LIQIFACTION:	NONE
LANDSLIDES:	NONE WITH 1 LOW AREA
ROCKFALL:	LOW
CALICHE:	YES
GYPSEIFEROUS 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

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.

FIREROCK PHASE 5

BOUNDARY DESCRIPTION:

BEGINNING AT THE SOUTH WEST CORNER OF LOT 126 OF FIREROCK SUBDIVISION PHASE 4; THENCE NORTH 06°02'33" EAST 452.18 FEET; THENCE SOUTH 88°39'26" EAST 179.20 FEET; THENCE NORTH 00°54'34" EAST 403.66 FEET; THENCE SOUTH 89°00'23" EAST 339.59 FEET; THENCE SOUTH 13°20'46" EAST 372.86 FEET; THENCE SOUTH 25°50'49" EAST 300.00 FEET; THENCE SOUTH 51°18'03" WEST 221.30 FEET; THENCE SOUTH 78°30'21" WEST 400.00 FEET; THENCE NORTH 83°57'26" WEST 126.63 FEET; THENCE SOUTH 06°02'34" WEST 16.05 FEET; THENCE NORTH 83°57'26" WEST 97.80 FEET; TO THE POINT OF BEGINNING. CONTAINS 10.29 ACRES.

NOTES

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

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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

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

SHEET

1
OF 1



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

February 18, 2024

Hurricane City
147 North 870 West
Hurricane, Utah 84737

Re: Oasis at Red Cliffs Subdivision – Narrative

To Whom It May Concern,

The proposed Red Cliffs Subdivision is located on Washington County parcels H-3-1-33-44001, H-3-1-33-441, and H-31-33-4420 along 2170 West and 600 North. The parcels consist of approximately 7.7 acres, with 5.9 acres zoned R-1-6, and 1.8 acres zoned R-1-10.

The preliminary plat was originally submitted and almost approved in 2023 as a 31 unit development. However, the Red Cliffs Subdivision is now being submitted as a plat for only 19 units. Please note that this updated plat is using the same street plan as the one in 2023. It is anticipated that the project will be completed in multiple phases, with the last phase being the parking on the 1.8 acres located on the southern boundary.

Sincerely,

A handwritten signature in blue ink that reads "Rhett Beazer".

Rhett Beazer, P.E.
Alpha Engineering Company

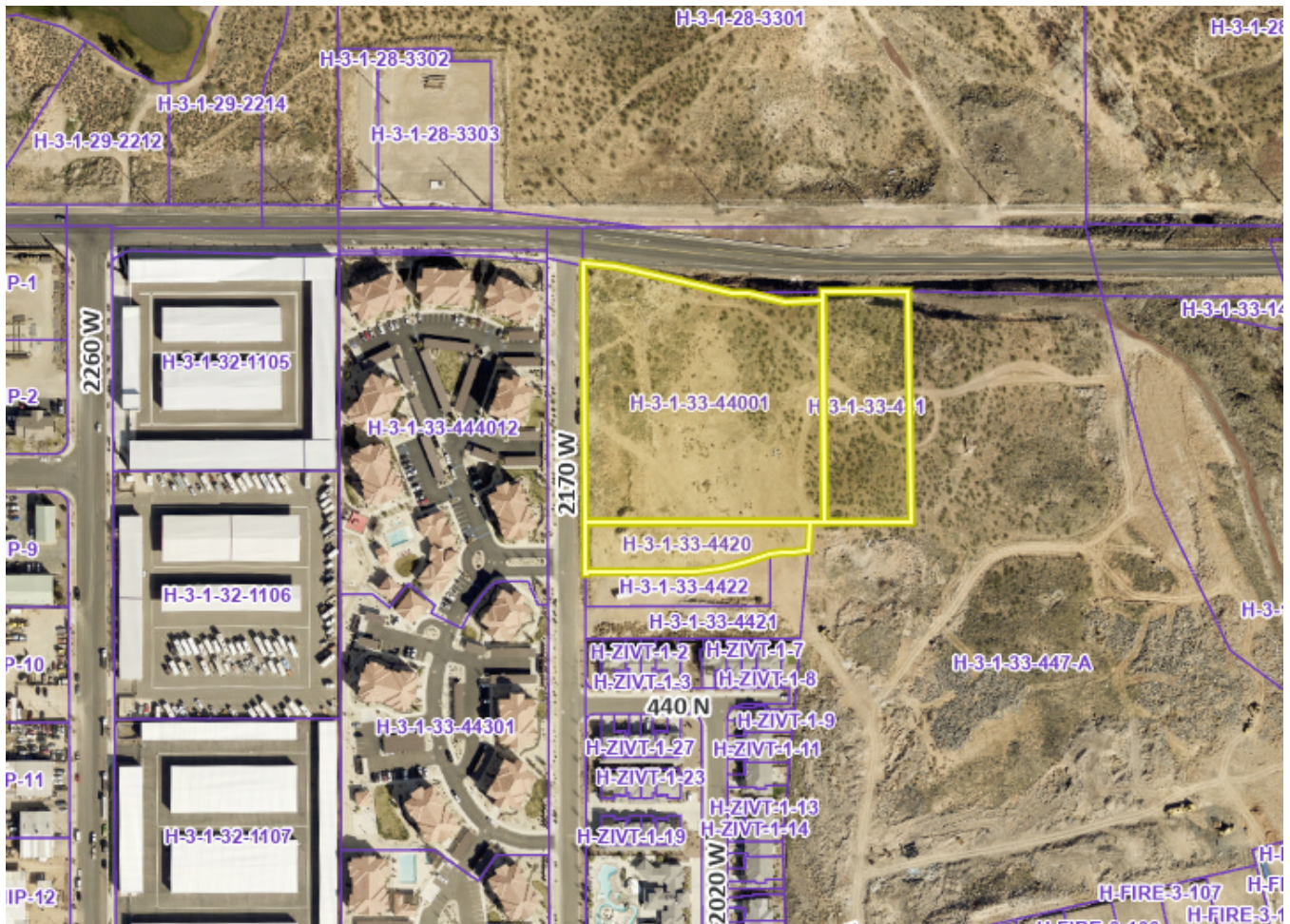


STAFF COMMENTS

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	PP25-12
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Broken Kids LLC
Agent:	Rhett Beazer
Request:	Approval of a Preliminary Plat.
Location:	2170 W @ 600 N
Zoning:	Single Family Residential R1-6 & R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

A preliminary plat for this site was originally submitted in 2023 as a 31 unit duplex development. However, the Red Cliffs Subdivision is now being submitted as a plat for 19 single-family units. This updated plat is using the same street plan that was proposed in 2023. It is anticipated that the project will be completed in multiple phases, with the last phase being the parking on the 1.8 acres located on the southern boundary. 5.9 acres of the project site is zoned Single Family Residential R1-6, with the remaining 1.8 acres being zoned Single Family Residential R1-10. Both zones include a Planned Development Overlay (PDO).



Location is approximate.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Access to lots 6 and 7 must front a public street. Access is too close to 600 N. Storm drain needs to be in street.
2. **Fire:** Add dead end sign. If under 26' wide no parking signs will need to be installed.
3. **Sewer:** Sewer main line will need to be rerouted.
4. **Water:** Where the water and irrigation connect from 550 N to 2170 W needs to be deeded right-of-way
5. **Power:** Please submit a new power application showing service sizes for the lots. Will the amenities require power? PUE is to remain clear per city code 10-37-9b
6. **Streets:** No comment.
7. **Cable:** Received.
8. **Gas:** Any gas going to development? Call all dedicated PUE in private road and common area.
9. **Engineering:** Is this a joint venture with Red Cliff Resort Holding LLC and Sky Mountain Holdings LLC? The area occupied by the proposed parking lot (parcels H-3-1-33-4421 & H-3-1-33-4422) appear to be owned by Red Cliff Resort Holding LLC and 500 North (east of the parking lot) appears to be owned by Sky Mountain Holdings LLC. These owners will need to

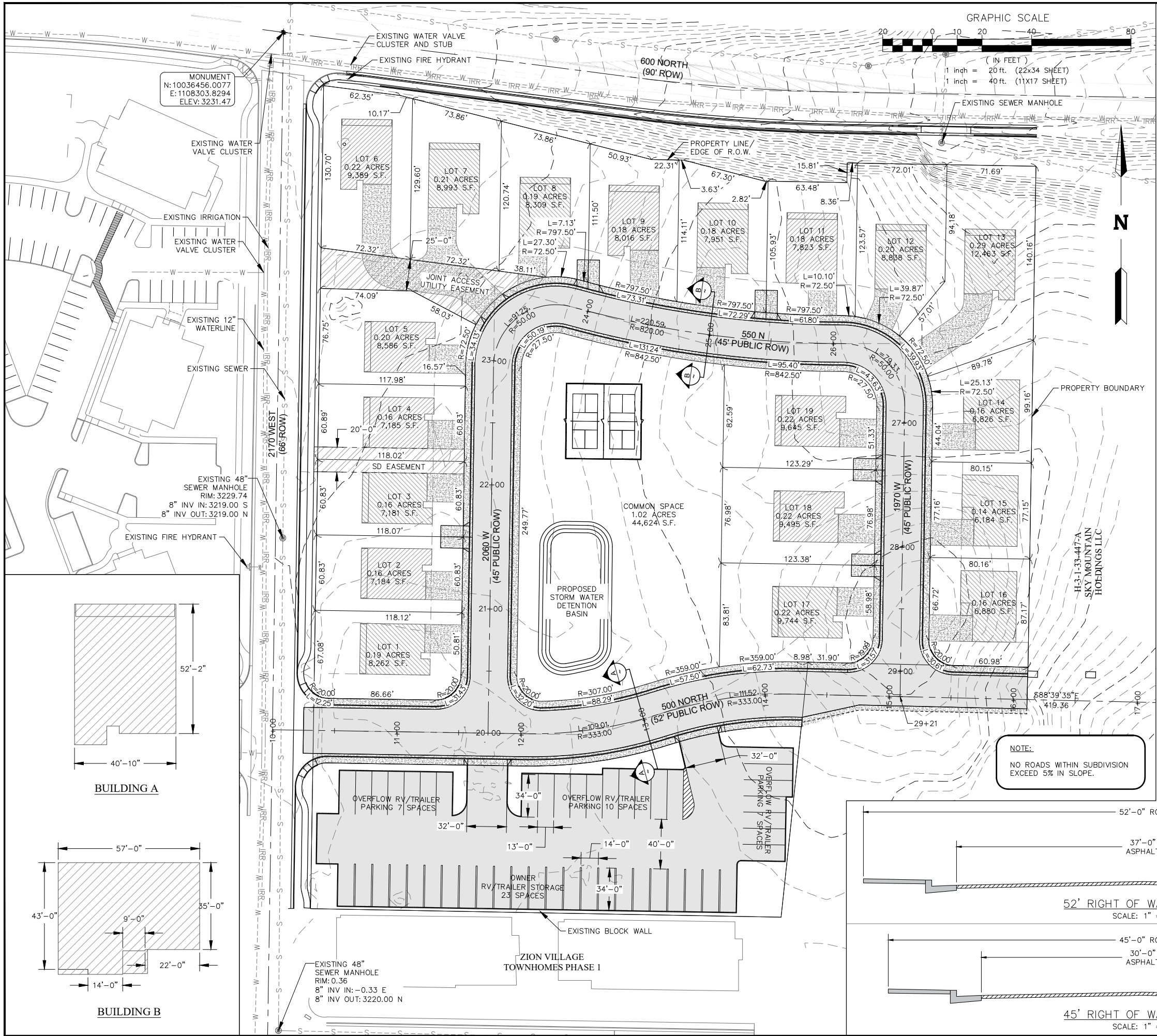
participate in public dedications for this development to work as proposed. (HCC 10-39-10(C)(10)) minimum offsets south of 550 North could be leveraged to potentially avoid slopes at 2(h):1(v) or steeper. The existing slope is approximately forty feet at its tallest. Engineering was asked to apply principles from the sensitive lands ordinance (i.e. HCC 10-24-8 (16' max retaining walls, 16' max slopes, etc.) with the previous entitlement (see HCC 10-24-3(A)(3)). Engineering recommends granting an exception for retaining wall(s) and slopes combined height along 600 N (HCC 10-24-3(G)). It appears if a 24' max retaining wall was allowed and the slope above the wall could be 16', a more typical cross section for 600 N could be constructed. Engineering would encourage the applicant to reconsider what the public streets can look like. The proposed geometry is poor for typical utility layouts (see HCS 3.2.2 and IFC d103.4). It looks like there are proposed on-street parking stalls; however they don't meet Hurricane City's on-street parking ordinance. Consider making a few of the private driveways host the visitor parking stalls. Should work better for utility placement. The proposed road cross sections for 2170 W and 600 N should be attached to the preliminary plat. 2170 W is an atypical right of way width and Engineering coordinated a cross section for 600 N that deviated from the typical minor arterial cross section when the area was pursuing construction plans with the previous entitlements. Engineering previously agreed that on-site detention could be replaced by the master planned storm drain in 600 N being constructed to Gould's Wash.

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. **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. This approval would add 19 more units to 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.



SITE INFORMATION

OWNER/DEVELOPER/APPLICANT
BROKEN KIDS LLC
KIRK COPPINGER
3761 SOUTH SPINNAKER BAY DRIVE
SARATOGA SPRINGS, UTAH 84045

PLAN PREPARER
ALPHA ENGINEERING COMPANY
43 SOUTH 100 EAST SUITE 100
ST. GEORGE, UTAH 84770
PH. (435) 628-6500
FAX (435) 628-6553

PROJECT LOCATION
H-3-1-33-44001, H-3-1-33-441, H-3-1-33-4420,
H-3-1-33-4421 & H-3-1-33-4421
2170 WEST AND 600 NORTH
HURRICANE, UTAH 84737
PLAT: SECTION 33 - TOWNSHIP 41 SOUTH - RANGE 13 WEST -
SALT LAKE BASE & MERIDIAN.

SITE NOTES

AREA COVER CALCULATIONS

TOTAL AREA: 7.3 ACRES



BUILDING PAD LOTS (IMPERVIOUS)
.96 ACRES (13% OF TOTAL AREA)



ASPHALT AND CONCRETE (IMPERVIOUS)
2.38 ACRES (33% OF TOTAL AREA)

COMMON SPACE 1.02 AC (14% OF TOTAL AC)

LANDSCAPE (REST OF SITE) (PERVIOUS)
2.94 ACRES (40% OF TOTAL AREA)

LAND USE CALCULATIONS

ZONING: R-1-6 (5.9 AC / 6,000 SF) = 42 DU
R-1-10 (1.8 AC / 10,000 SF) = 8 DU
TOTAL ALLOWED DU = 50 DU

DENSITY BONUS: NOT REQUESTED

TOTAL NUMBER OF DU: 19 DU (4.0 DU/AC)

AMENITIES

LANDSCAPE EXCEEDING MINIMUM REQUIREMENTS
2 PICKLEBALL COURTS
GARAGE PARKING
ADDITIONAL/OVERFLOW PARKING
OWNER RV/TRAILER STORAGE
COMMON PERIMETER FENCING
OPEN SPACE WITH INTEGRATED PATHWAYS
PICNIC & BARBECUE FACILITIES

PARKING CALCULATIONS

GARAGES & DRIVEWAYS: 4/DU (76 TOTAL SPACES)
PICKLEBALL AND ADDITIONAL PARKING: 10 SPACES
RV/TRAILER OVERFLOW PARKING: 24 SPACES
OWNER RV/TRAILER STORAGE: 23 SPACES

2-FOOT EXISTING GRADE CONTOURS

HYDROLOGY ANALYSIS

GENERAL SITE DRAINAGE: THERE ARE NO TRIBUTARY FLOWS ONTO THE SITE. THIS PROJECT WILL DIRECT THE FLOWS IN TWO GENERAL DIRECTIONS: TO THE NORTHWEST AND TO THE NORTHEAST. DETENTION BASINS ARE ANTICIPATED AT BOTH POINTS. FLOWS SHALL NOT EXCEED PRE-DEVELOPMENT CONDITIONS OR AS REQUIRED BY HURRICANE CITY HYDROLOGY STANDARDS. A DETAILED SITE HYDROLOGY STUDY IS PENDING AND WILL BE COORDINATED FOR APPROVAL FROM THE CITY ENGINEER.
* DETENTION REQUIRED: YES

GEOTECHNICAL CONSTRAINTS

THE SITE GENERALLY CONSISTS OF MODERATE TO STEEP SLOPES. BASED ON SITE OBSERVATIONS, THE PROPERTY DOES NOT APPEAR TO BE IN A ROCK FALL HAZARD ZONE. A FORMAL SITE GEOTECHNICAL INVESTIGATION IS PENDING TO DETERMINE ADDITIONAL AND SPECIFIC GEOTECHNICAL REQUIREMENTS.

NO. DATE BY DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

ALPHA
ENGINEERING



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

PRELIMINARY PLAT

OASIS AT RED CLIFFS
HURRICANE, UTAH

TITLE

PROJECT

PROJECT # 2108-01

NAME RKB

DATE MARCH 2025

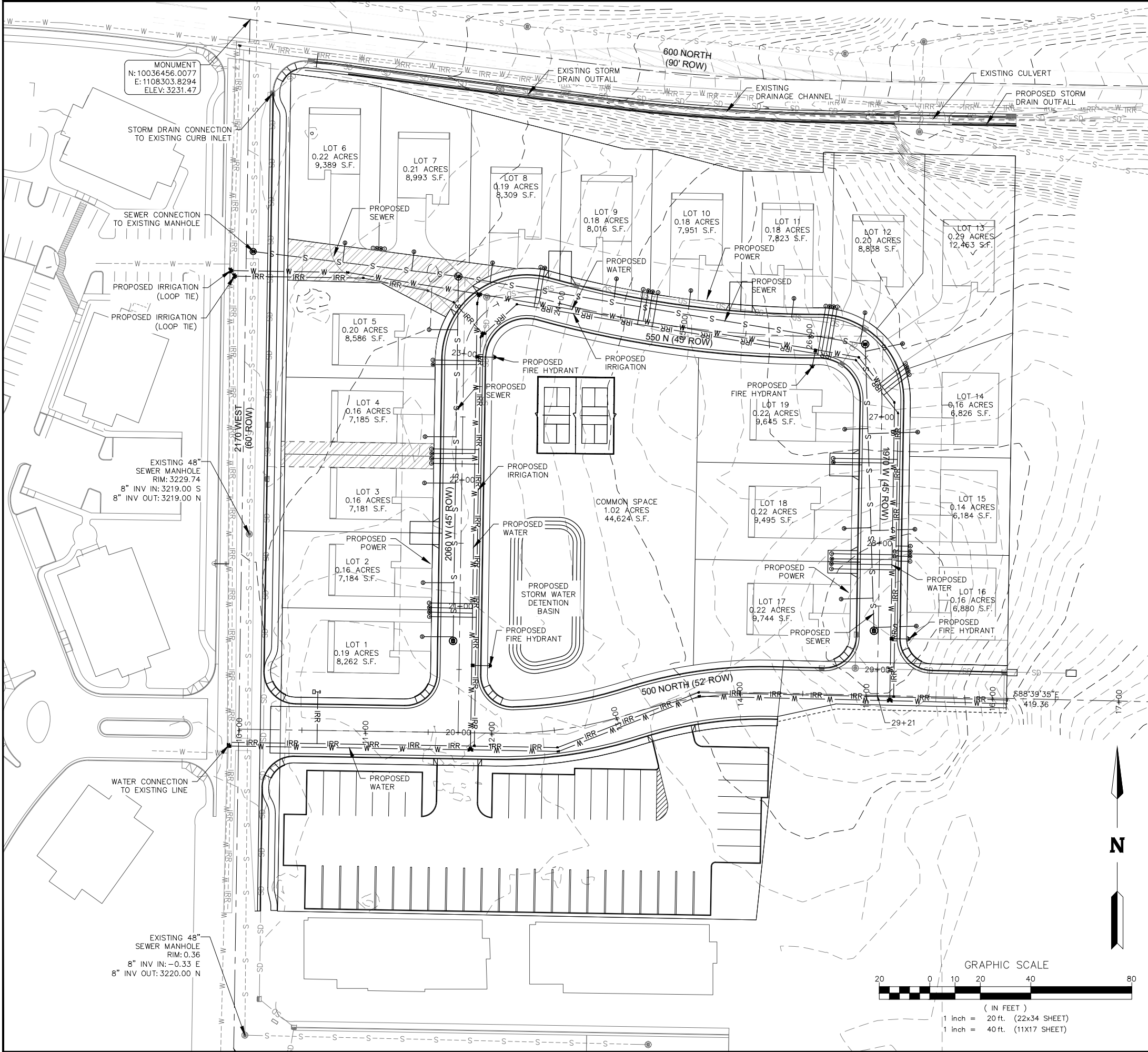
SCALE AS NOTED

SHEET

1

1 OF 2

FR2108-01 Preliminary Plat.dwg



LEGEND

- W--- EXISTING WATERLINE, SIZE AS NOTED.
- S--- EXISTING SEWER, SIZE AS NOTED.
- SD--- EXISTING STORM DRAIN PIPE, SIZE AS NOTED.
- ROADWAY CENTERLINE.
- W--- NEW WATERLINE, SIZE AS NOTED.
- S--- NEW SEWER, SIZE AS NOTED.
- SD--- NEW STORM DRAIN PIPE, SIZE AS NOTED.

NO. DATE BY DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION



PRELIMINARY UTILITY

OASIS AT RED CLIFFS
HURRICANE, UTAH

PROJECT # 2108-01

NAME RKB

DATE MARCH 2025

SCALE AS NOTED

SHEET

2

2 OF 2

FR2108-01 Preliminary Plat.dwg

My name is Sean Picklesimer, I own and live at 3499 W 290 N. I am building this metal building to store my boat and for storage. I have a small wooden shed that is falling down do to the age and I will be tearing it down once this building is done. I will be Hiring out my concrete work and Mancavestructures.com will be installing the building after concrete is finished. There will be no water ran to this building and power will be ran for lights. Colors will be a Tan roof, smoke Grey sides and red trim no reflective colors.

Sean Picklesimer

6-5-2025

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	CUP25-04
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Sean Picklesimer
Agent:	n/a
Request:	Approval of a conditional use permit for a metal building.
Location:	3499 W 290 N
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes constructing a 12-foot-tall metal accessory building, 900 square feet in size. The building will be used for personal storage. Hurricane City Code (HCC) requires approval of a conditional use permit to construct a metal building in a residential zone. The standards to obtain a conditional use permit are as follows:

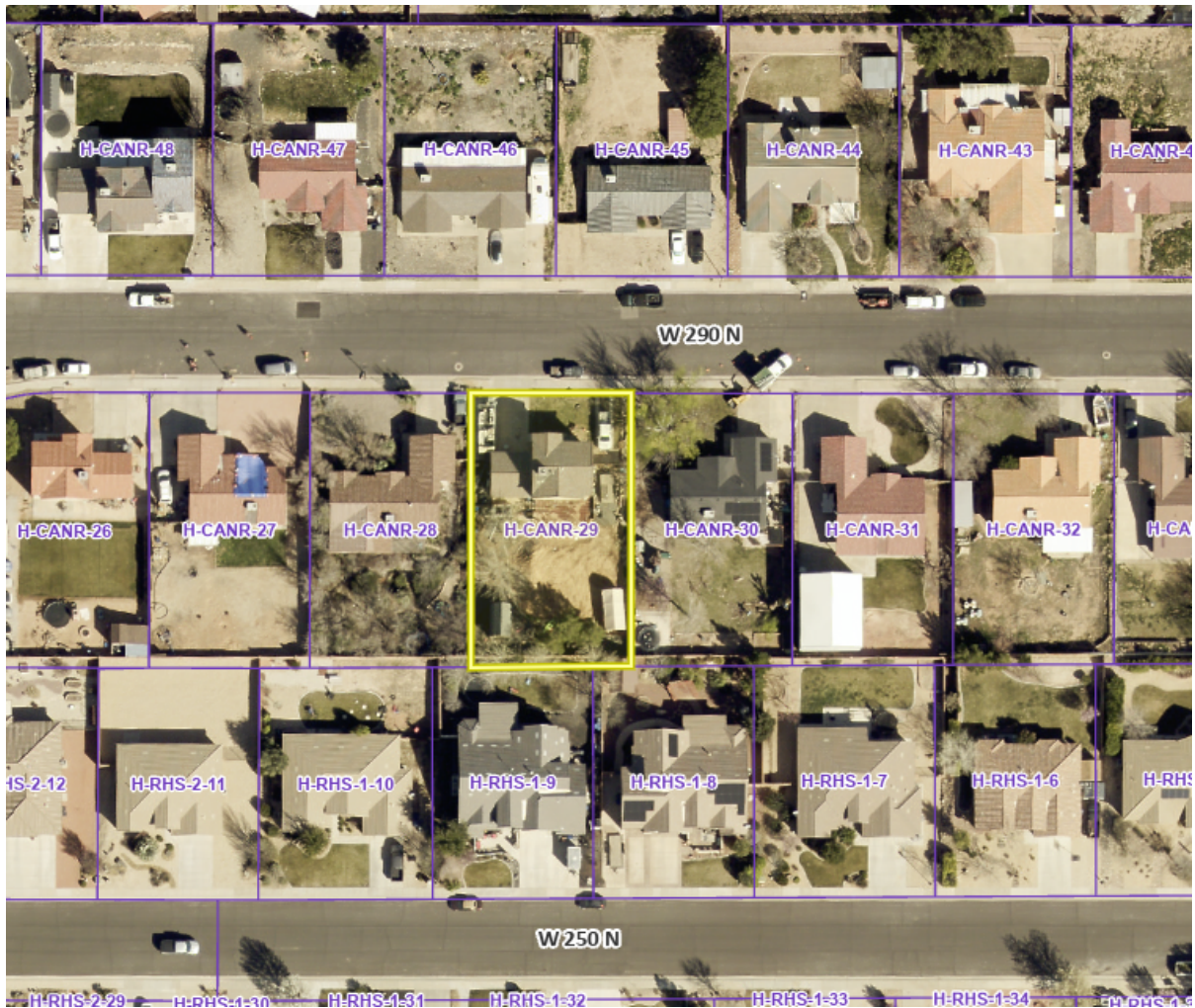
10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

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

h. Standards for metal buildings:

- (1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.*
- (2) The building must meet the following design standards:*
 - (A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.*
 - (B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.*
 - (C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.*

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

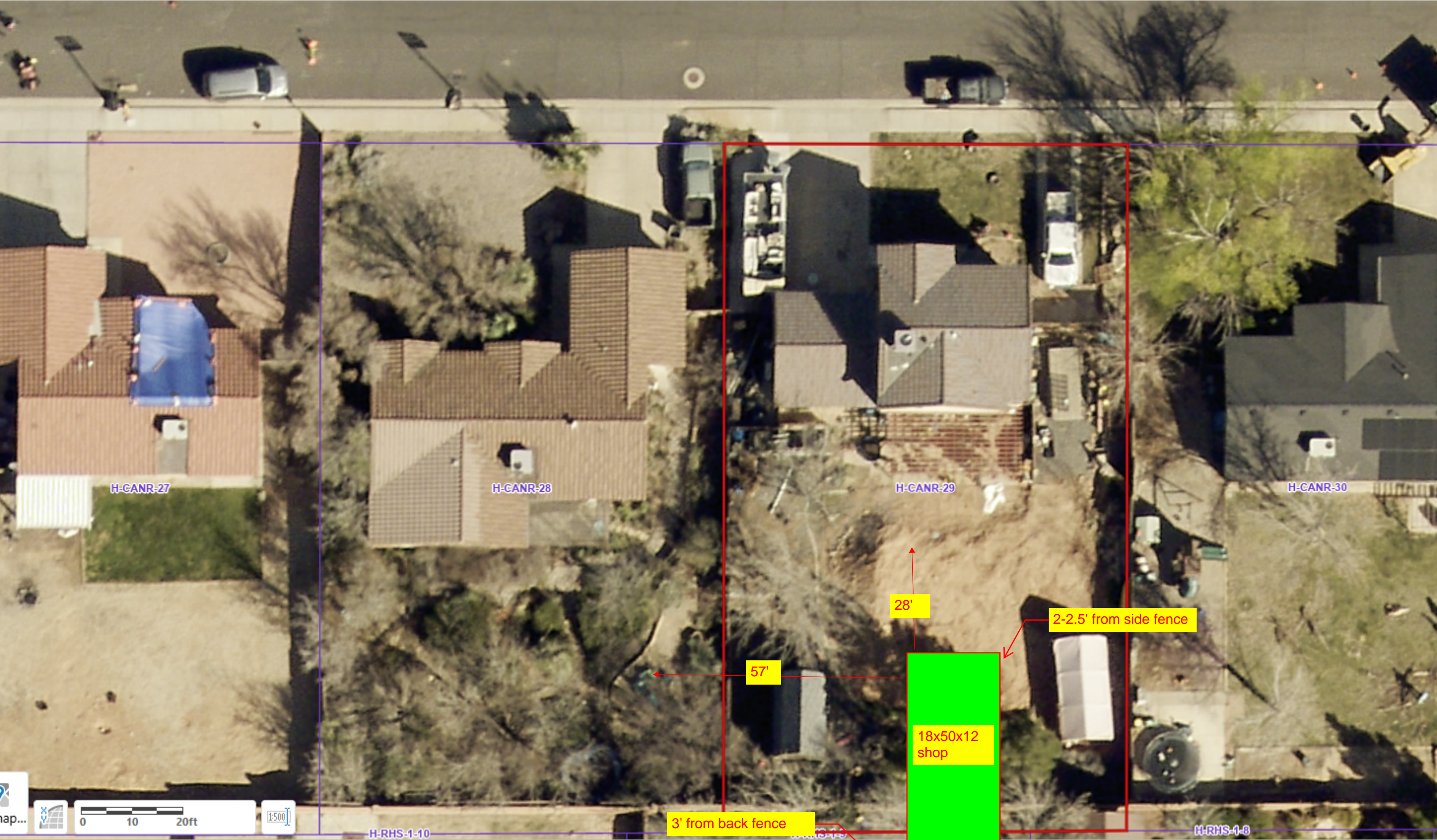


Location Map

Findings:

1. The proposed building is 12 feet tall, a metal building is not allowed to exceed 16', and therefore this building complies.
2. The proposed building is 900 square feet, which complies with the 1,200-square-foot maximum size requirement.
3. The colors presented are compatible with surrounding structures and should be nonreflective.
4. Setbacks will be met.

Recommendation: Based on the above findings, staff recommends the conditional use permit for the proposed metal accessory building be approved.



H-CANR-27

H-CANR-28

H-CANR-29

H-CANR-30

H-RHS-1-10

3' from back fence

28'

57'

2-2.5' from side fence

18x50x12
shop

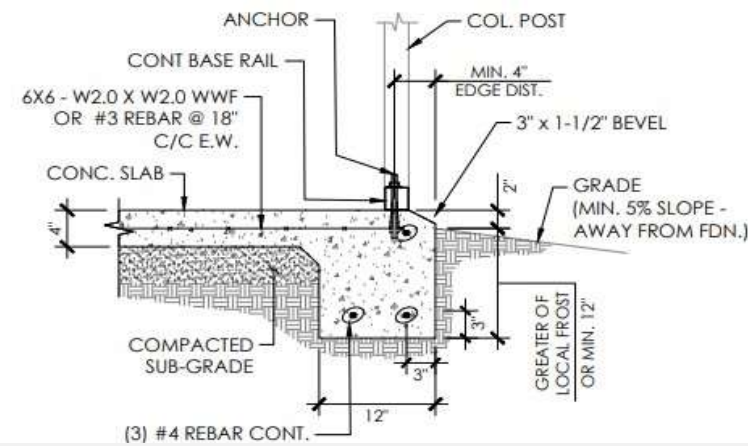
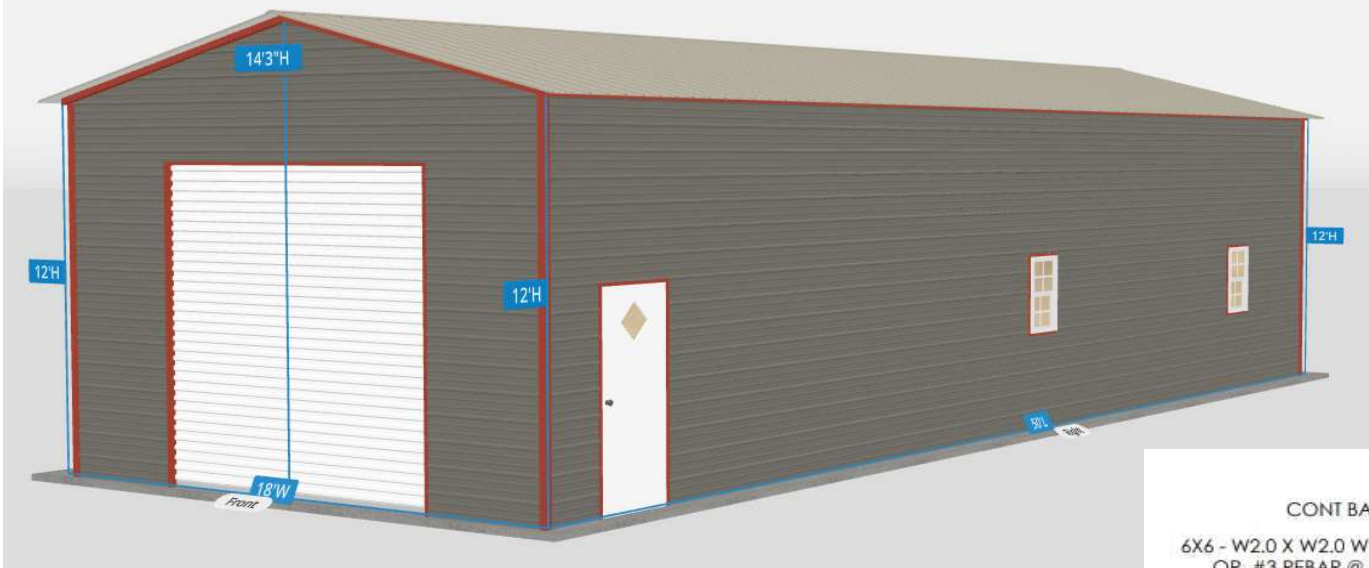
H-RHS-1-8

map...



0 10 20ft

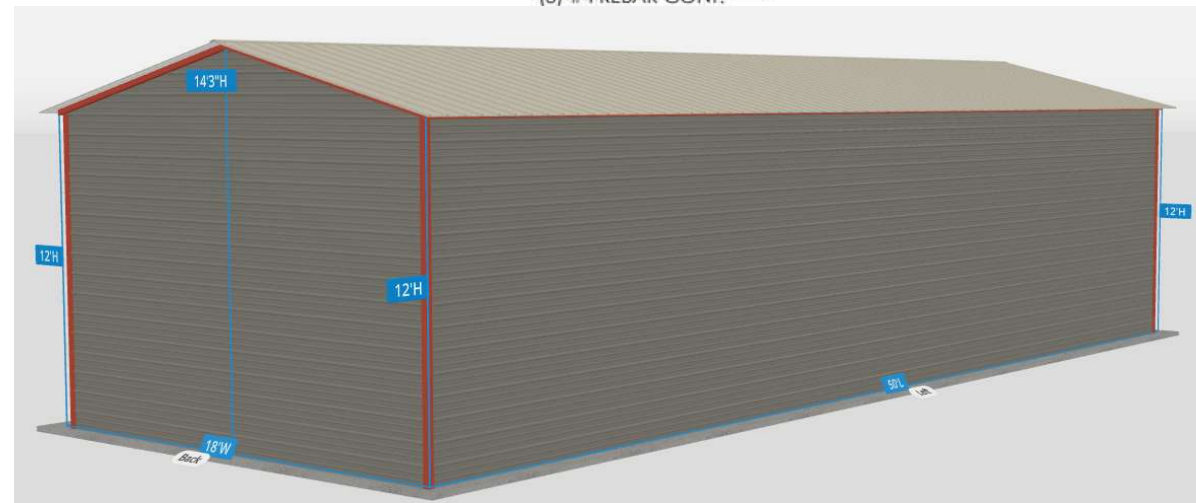
1:500



Base Rail	Roof Member	Column Post
2 1/2" sq. x 14 GA Tube		
Peak Brace	Knee Brace	
2 1/2" sq. x 14 GA Channel		
Connector Sleeve		
2 1/4" sq. x 12 GA Tube		
Purlin		
4" x 14 GA Hat Channel		

Fastener Type: #12x1" Self-Drill Screws
ESR-2196 W/ Neoprene Steel Washer

Corner Post	Roof Member	Base Rail
Header	Door Post	End Wall Post
2 1/2" sq. x 14 GA Tube		



RENEE THOMPSON NARRATIVE

THE ORIGINAL FINAL PLAT FOR HURRICANE INDUSTRIAL PARK SUBDIVISION WAS FILED WITH THE WASHINGTON COUNTY RECORDERS OFFICE ON DECEMBER 17, 1979 WITH DOCUMENT NUMBER 211872

THE PURPOSE OF THIS SUBDIVISION AMENDMENT TO ADJUST THE BOUNDARY LINE BETWEEN LOTS 11 AND 12, BOTH OF WHICH ARE OWNED BY RENEE THOMPSON.

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 0°55'35" EAST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.



STAFF COMMENTS

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	AFP25-03
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	RL Thompson Family Inv. LLC
Agent:	Nicholotte Parker
Request:	Approval of an Amended Final Plat.
Location:	375 N 2260 W
Zoning:	Light Industrial M-1
General Plan Map:	Light Industrial/Business
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 for the Hurricane Commercial Center subdivision for a lot line adjustment between Lots 11 and 12. The subject property is developed with light industrial buildings and associated light industrial uses. The project site is zoned Light Industrial M-1.



JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Engineering supports a proposed lot line adjustment; however, the document needs some work.
3. **Streets:** Ok with amendment.
4. **Water:** Will need additional fire hydrant and meters.
5. **Fire:** “No Parking” signs required on both sides of FA road.
6. **Sewer:** No comment.
7. **Power:** Power dept doesn’t have concern with lot line adjustment as long as power equipment is protected.
8. **Gas:** Okay
9. **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

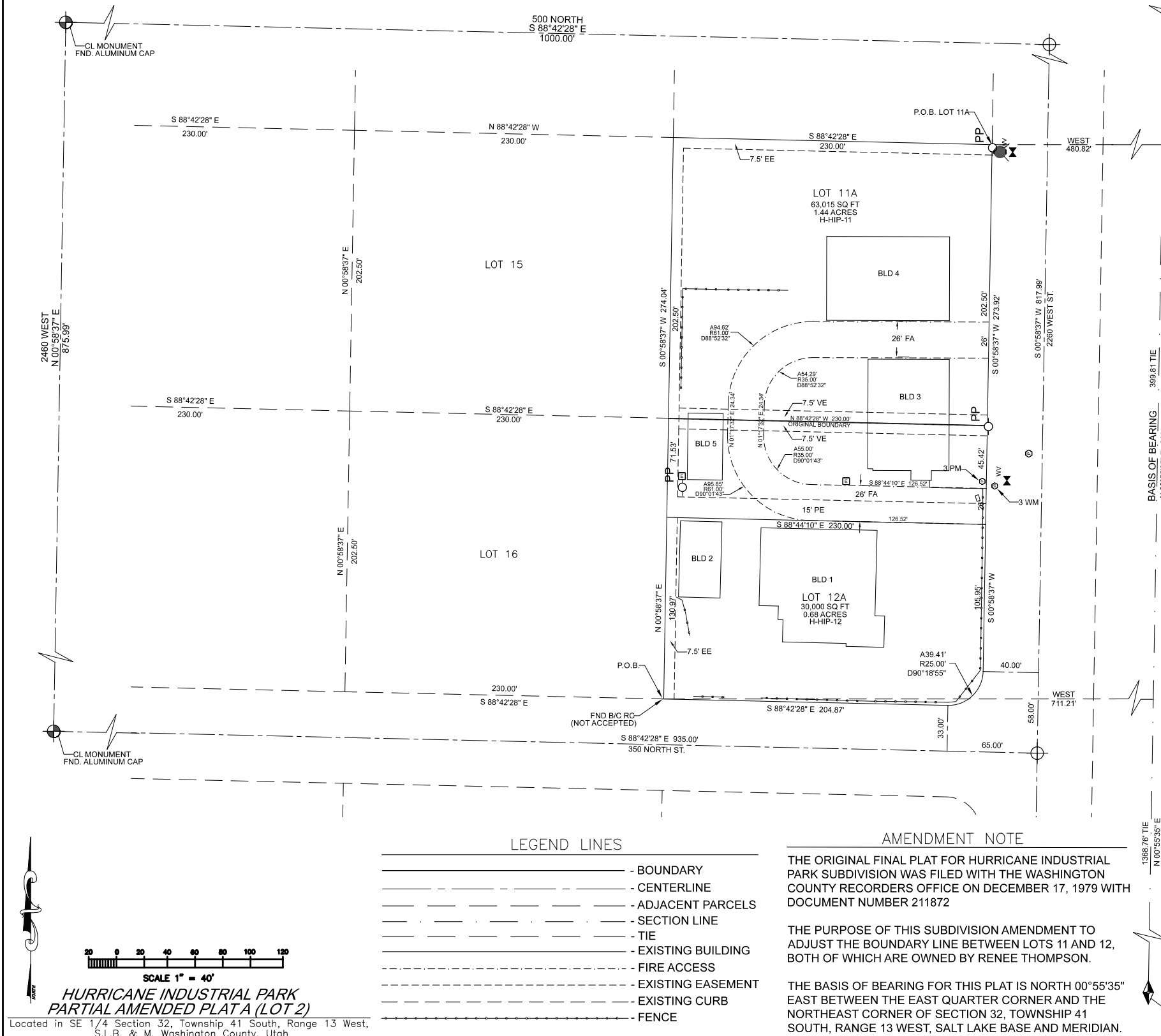
1. The plat meets the following standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.

- 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.

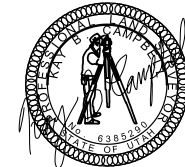
HURRICANE INDUSTRIAL PARK
PARTIAL AMENDED PLAT A (LOT 2)

LOCATED IN SE 1/4 SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, S. L. B. & M.
WASHINGTON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I KAY B. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6385290, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, UTILITIES, AND EASEMENTS.



05/13/2025
Kay. B Campbell PLS. # 6385290

AMENDMENT NOTE

THE ORIGINAL FINAL PLAT FOR HURRICANE INDUSTRIAL PARK SUBDIVISION WAS FILED WITH THE WASHINGTON COUNTY RECORDERS OFFICE ON DECEMBER 17, 1979 WITH DOCUMENT NUMBER 211872

THE PURPOSE OF THIS SUBDIVISION AMENDMENT TO ADJUST THE BOUNDARY LINE BETWEEN LOTS 11 AND 12.

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°54'35" EAST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENCE THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND UTILITY AND LANDSCAPE EASEMENTS TO BE HEREAFTER KNOWN AS:

HURRICANE INDUSTRIAL PARK
PARTIAL AMENDMENT A

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNERS HEREBY DEDICATE AND CONVEY TO WASHINGTON COUNTY ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO THE PUBLIC USE HEREIN AGAINST THE CLAIM OF ALL PERSONS IN WITNESS WHERE OF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF ____ 20__.

RENEE THOMPSON

ACKNOWLEDGMENT

STATE OF UTAH _____ } SS
COUNTY OF _____

ON THIS ____ DAY OF ____ 20__, BEFORE ME _____, A NOTARY PUBLIC, PERSONAL APPEARED BEFORE ME CHRIS MCGOUGH PROVED ON THE BASE OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE DOCUMENT AND ACKNOWLEDGED THEY EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSION IN UTAH (NO STAMP PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16.

NOTARY PUBLIC

CLIENT: RENEE THOMPSON	ENGINEER'S APPROVAL PUBLIC WORKS	COUNTY TREASURER'S CERTIFICATE	APPROVAL AS TO FORM	ASH CREEK SPECIAL SERVICE DISTRICT APPROVAL	APPROVAL AND ACCEPTANCE BY HURRICANE CITY	RECORDER NUMBER
NORTHROCK TECHNOLOGY LLC 55 SOUTH 300 WEST HURRICANE, UT 84737 435-619-9741	I, HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ ENGINEER CITY OF HURRICANE	I, WASHINGTON COUNTY TREASURER CERTIFY ON THIS _____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL. WASHINGTON COUNTY TREASURER	APPROVED AS TO FORM THIS THE _____ DAY OF _____, A.D. 20____. WASHINGTON COUNTY ATTORNEY	THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION IN THIS OFFICE THIS _____ DAY OF _____, 20____. ASH CREEK SPECIAL SERVICE DISTRICT	WE, THE CITY OF HURRICANE HAVE REVIEWED THE ABOVE SUBDIVISION PLAT AND HAVE ACCEPTED SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING TO THERETO THIS ____ DAY OF _____, 2025. CITY ATTORNEY HURRICANE CITY, UTAH	WASHINGTON COUNTY RECORDER



**PROJECT NARRATIVE
UT18D45-S WM 4678 Hurricane
June 02, 2025**

Submitted to City of Hurricane, Utah

Applicant:	SBA Towers X, LLC 8051 Congress Avenue Boca Raton, FL 33487 Office: (800) 487-7483 Fax: (561) 226-3572
Representative:	Kimley-Horn and Associates 1920 Wekiva Way West Palm Beach, FL 33411 Phone: (561) 845-0665
Property-Owner:	Wal-Mart Stores Inc. PO Box 8050 MS 0555 Bentonville, AR 72716
Project Address:	180 N 3400 W Hurricane, UT 84737
Description & Tax Lot:	GPS Coordinates: 37.173391, -113.363878 Parcel No. H-WALM-1
Zoning Classification:	HC – General Commercial

Kimley-Horn and Associates is submitting this application on behalf of SBA Towers X, LLC (SBA) and the underlying property owner.

DESCRIPTION OF REQUEST

SBA Towers X, LLC proposes to construct a new wireless communications facility at UT18D45-S WM 4678 Hurricane, aimed at addressing significant coverage and capacity gaps experienced by telecommunication customers in the area. This project aligns with SBA's primary objective of supporting carriers' coverage needs and will provide a telecommunications tower with sufficient structural integrity to support multiple carrier equipment installation as well as compound with adequate room for multiple carriers ground equipment. The facility's implementation will not only enhance connectivity but also contribute to improving the overall customer experience for telecommunication services users. SBA Towers X, LLC is committed to transparent communication and proactive engagement with the local community and stakeholders to address concerns and ensure the project's successful implementation while adhering to regulatory requirements and industry standards.

CURRENT SITE CONDIITONS

The current site conditions for the parcel featuring a Walmart store reveal a predominantly paved environment, characterized by expansive parking facilities and minimal green spaces. The property is primarily covered with asphalt for parking lots and driveways, accommodating the high volume of vehicular traffic associated with the retail establishment. The presence of the Walmart structure dominates the landscape, with its large footprint and architectural features. Despite the limited green areas, the site is well-organized for efficient circulation of vehicles and convenient access to the store entrance. The paved surfaces contribute to a functional layout conducive to the retail operations of Walmart, catering to the needs of its customers while reflecting the typical urban or suburban commercial development style commonly associated with large-scale retail establishments. The current zoning for the parcel is OM AC General Commercial Zoning District, the adjacent properties zoning information is depicted below:

INTENDED DEVELOPMENT PLAN

The development plan for the multiple carrier telecommunications facility for SBA encompasses strategic site selection with a 100' Monopine tower structure, a designated 30' x 70' tower lease space totaling 2,100 square feet. The establishment of a 20' wide non-exclusive access easement and a 10' wide non-exclusive utility easement. The plan includes tower construction and installation, integration of essential infrastructure and utilities, and adherence to regulatory and environmental compliance.



STAFF COMMENTS

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	PSP25-05
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	SBA Communications Corporation
Agent:	Joseph Banko
Request:	Approval of a Preliminary Site Plan.
Location:	180 N 3700 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 is proposing a 100' tall monopole telecommunications facility located north of Walmart. The property is zoned Highway Commercial (HC).

JUC Comments

The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** Existing transformer in northwest corner of Walmart will be closest point source. From this TAN fiberglass 3 phase vault power will need to be developed to the site. Proposed development area has been a topic of discussion with Rocky Mountain Power. They have a power line design in this exact area where the tower will be. It will be conflicting. Must contact RMP for approval (they may own this easement) clearances may be an issue.
3. **Water:** Okay.
4. **Street:** No comment.
5. **Sewer:** No comment.
6. **Engineering:** Existing Rocky Mountain Power transmission line. Ensure separations are sufficient. Appears to be less than 300' from an existing residential zone (HCC 10-50-7(C)(1)(c)) It's anticipated that the Stratton Brothers would be rezoned commercial, but is there a guarantee it will be? Will the JUC get a more detailed utility plan (HCC 10-50-6) How large of an area will this monopole serve?

7. **Fire:** Approved.
8. **Gas:** Okay.
9. **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.

1. **Use:** The proposed use of a monopole telecommunication facility is a conditional use in the Highway Commercial zone. This conditional use permit will need to be applied for as part of the development review process.
2. **Location Considerations:** The monopole is not planned to be taller than 100 feet, thus the facility does not need to be 300 feet from a residential zone boundary, as required by the Hurricane City Code. However, a monopole facility must be set back a distance equal to its height from any residential structure, and the facility complies with this requirement.
3. Construction drawings and a final site plan will need to be approved for the site. A conditional use permit and building permit will need to be approved for the monopole itself.

4. 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.

1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT THE LEASE AREA AND ALL EASEMENTS PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT KIMLEY-HORN AND ASSOCIATES IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, KIMLEY-HORN AND ASSOCIATES DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
3. 8' HIGH CHAIN LINK FENCE AND LOCKED ENTRY GATE.
4. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

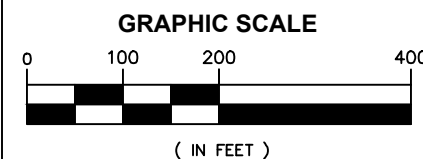
FLOOD_ZONE:	X
PANEL_NUMBER:	49053C0840G
EFFECTIVE_DATE:	04/02/09
FLOOD_ELEV.	N/A

PARENT TRACT SITE DATA:
SITE AREA: 980,875± SF = 21.83± AC
LEASE PARCEL AREA: 1,600 SF = 0.04± AC

LAT: 37° 10' 24.21" N (NAD 83/2011)
LON: 113° 21' 49.86" W (NAD 83/2011)
ELEVATION: 2995.3± NAVD 88 (PER SURVEY)

DIRECTION	PROPOSED TOWER SETBACK
(A) NORTH	61'-7"
(B) SOUTH	981'-5"
(C) EAST	143'-6"
(D) WEST	611'-9"

1. NO OPEN CUTTING OF PAVEMENT, EXCEPT IN THE ACCESS WAY. ONLY DIRECTIONAL DRILL OR JACK/BORE IS ALLOWED.
2. PROPOSED TOWER LOCATION WILL NOT IMPEDE WALMART OPERATIONS.
3. ALL PROPOSED ACCESS AND UTILITY EASEMENT LOCATIONS SHOWN ARE SUBJECT TO CHANGE.
4. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
5. LOCATIONS OF ALL EXISTING EASEMENTS AND UNDERGROUND LINES SHOWN ARE APPROXIMATE. INFORMATION PROVIDED BY OTHERS. FIELD VERIFY PRIOR TO CONSTRUCTION.



SCALE: 1" = 200'



SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483



1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 0 BY:	-

[illegible]

NOT FOR
CONSTRUCTION

SITE NAME:

WM 4678 HURRICANE

SITE NUMBER:

UT18D45-S

SITE ADDRESS:

180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:

RAWLAND

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1

REVISION:

C



ALPHA
ENGINEERING

43 South 100 East, Suite 100
St George, Utah 84770

T 435.628.6500
F 435.628.6553

alphaengineering.com

**GATEWAY BUSINESS PARK #2 AMENDED AND EXTENDED
PARTIAL AMENDMENT "A"
(LOTS 1 AND 2)**

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOT 1 OF GATEWAY BUSINESS PARK #2 SUBDIVISION AMENDED, RECORDED AS DOCUMENT 20080028685 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, WITH PARCEL H-4-2-3-441-RD3 INTO A SINGLE LOT TO BE KNOWN AS LOT 1A AND TO VACATE THE 7.50 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF LOT 1.

NO OTHER CHANGES ARE INTENDED WITH THIS AMENDED PLAT.



Discussion: The applicant is requesting an amendment to the final plat of the Gateway Business Park #2 subdivision for the purpose of merging Lot 1 with an adjacent parcel (H-4-2-3-441-RD3) that is not part of the subdivision. The project site is zoned Light Industrial M-1.



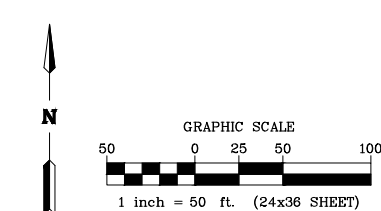
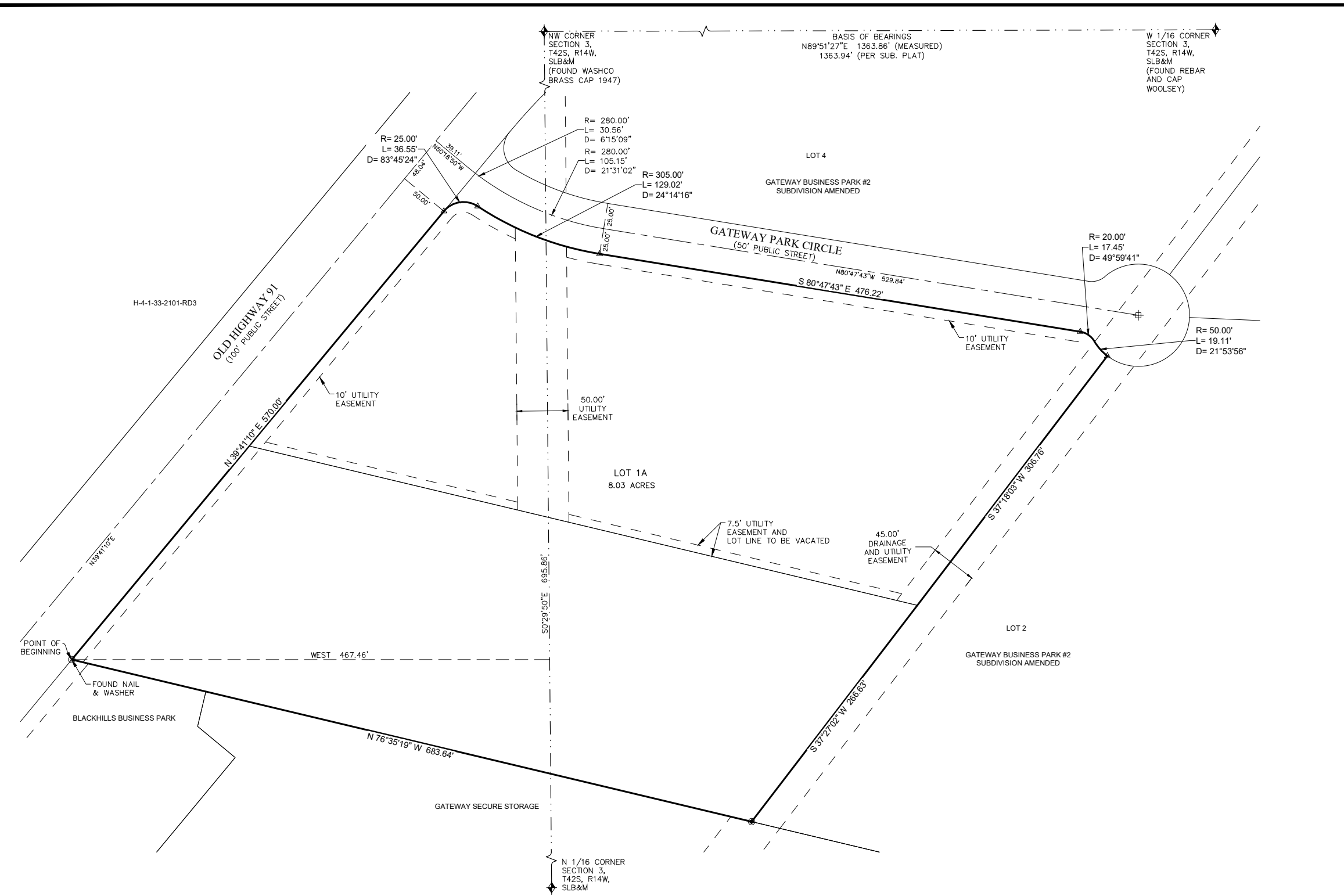
JUC Comments are due back June 25th, 2025. This report will be updated at that time and provided to the Planning Commission and the applicant.

1. **Public Works:**
2. **Engineering:**
3. **Streets:**
4. **Water:**
5. **Fire:**
6. **Sewer:**
7. **Power:**
8. **Gas:** Okay.
9. **Fiber:**
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. JUC comments were not yet received at the time of writing this staff report. Staff will provide an updated recommendation once comments are received.



- NOTES**
- 10.0 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENTS ARE LOCATED ALONG ALL FRONT AND STREET SIDE LOT LINES.
 - THE BASIS OF BEARING IS NORTH 89°51'27\"/>

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOT 1 OF GATEWAY BUSINESS PARK #2 SUBDIVISION AMENDED, RECORDED AS DOCUMENT 20080028685 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, WITH PARCEL H-4-2-3-441-RD3 INTO A SINGLE LOT TO BE KNOWN AS LOT 1A AND TO VACATE THE 7.50 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF LOT 1. NO OTHER CHANGES ARE INTENDED WITH THIS AMENDED PLAT.

SURVEYOR'S CERTIFICATE

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

GATEWAY BUSINESS PARK #2 AMENDED AND EXTENDED PARTIAL AMENDMENT "A"

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

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°29'50\"/>

CONTAINS 8.03 ACRES, MORE OR LESS.

DATE _____

OWNERS DEDICATION

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

GATEWAY BUSINESS PARK #2 AMENDED AND EXTENDED PARTIAL AMENDMENT "A"

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2025

SUNROC CORPORATION

ADAM COOK, VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____, A.D. 2025, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED ADAM COOK THE VICE-PRESIDENT OF SUNROC CORPORATION, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED HE EXECUTED THE SAME.

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

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

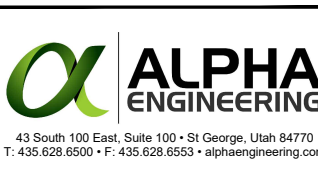
DO NOTARY PUBLIC (SIGNATURE) _____

LOCATED IN THE NORTHWEST 1/4 OF SECTION 3, AND THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN

FINAL PLAT OF

**GATEWAY BUSINESS PARK #2
AMENDED AND EXTENDED
PARTIAL AMENDMENT "A"
(LOTS 1 AND 2)**

535-29 AMD.DWG



- LEGEND**
- CLASS II (REBAR) MONUMENT FOUND
 - SPECIFIES PROPERTY CORNER MONUMENT
 - SPECIFIES PROPERTY CORNER MONUMENT FOUND (MAG NAIL IN CURB ON PROPERTY LINE PROJECTION)
 - CENTERLINE
 - PUBLIC UTILITY EASEMENT LINE (P.U.E.)

APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 2025	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 2025	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 2025	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 2025 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	CITY ENGINEER HURRICANE CITY	CITY ATTORNEY HURRICANE CITY	MAYOR HURRICANE CITY ATTEST: CITY RECORDER HURRICANE CITY	WASHINGTON COUNTY TREASURER	Washington County Recorder



STAFF COMMENTS

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	LUCA25-07
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapters 12 through 17 to update and standardize the use tables.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion:

Planning staff proposes updates to the use tables in Chapters 12 through 17 of Title 10 for the purpose of updating and standardizing the use tables for the various zoning districts. The use tables listed in the current City Code are inconsistent and differ appreciably among the various zoning districts, which is confusing to the public and presents the possibility for legal challenges to staff decisions and interpretations regarding allowed uses. Key changes in the proposed code update include:

- Providing the same master list of uses for each zoning district;
- Allowing self-storage facilities in industrial zones only; and
- Prohibiting takeoff and landing of aircraft in all zones (hospitals excluded).

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. 10-12-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 10-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-12-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-12-1
PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Agricultural Uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	C
Agriculture	P	P	P	P	P
<u>Agriculture Residential</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Agritourism	P	P	P	P	C
Animal specialties	P	P	P	P	C
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Residential Uses:					
Assisted living facility	P	P	P	P	N
Building, accessory	P	P	P	P	P
<u>Boarding house</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Dwelling, earth sheltered	P	P	P	P	P
<u>Dwelling, multiple-family</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	P
<u>Dwelling, two-family</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Guesthouse for family members and non-paying guests or casita</u>	P	P	P	P	P

Home base business	P	P	P	P	P
Manufactured home	P	P	P	P	P
Residential facility for elderly persons ¹	P	P	P	P	N
Residential facility for persons with a disability ¹	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N
<u>Residential hosting facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Rehabilitation/treatment facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Transitional housing facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Short term rental	N	N	N	N	P
Public and eCivic uUses:					
<u>Airport</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Auditorium or stadium	N	N	N	N	N
<u>Bus terminal</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Cemetery	P	P	P	P	P
<u>College or university</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Correctional facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
<u>Government Service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Hospital	N	N	N	N	N
<u>Operations Center</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Park	P	P	P	P	P
<u>Post Office</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
<u>School, elementary, middle, or high</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>School, private</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>School, vocational</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Stable, public	P	P	P	P	C
Utility, minor	P	P	P	P	P
Utility, major-substation	P	P	P	P	P
Commercial uUses:					
Agricultural sales and service	P	P	C	C	N
Agritourism activities	P	P	P	P	C
Animal hospital	P	P	P	P	P

<u>Bail bond service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Bank or financial institution</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Bed and breakfast, home inn	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Business equipment rental, services, and supplies</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Car Wash</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Club, Private</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Child care center	N	N	N	N	N
<u>Construction sales and service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Convenience store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Funeral home</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Gas and fuel, storage and sales</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Gasoline service station</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Garden center	P	P	P	P	P
<u>Hostel</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Hotel</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Kennel, <u>commercial</u> residential	<u>NP</u>	<u>NP</u>	<u>PN</u>	<u>NP</u>	<u>NP</u>
<u>Laundry or dry cleaning, limited</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Liquor store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Licensed family child care ²	P	P	P	P	P
Media service	N	N	N	N	N
<u>Medical or dental laboratory</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Medical service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Motel</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Office, general</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Parking garage, public</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Pawnshop</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Personal care service, home-based ²	P	P	P	P	P
Personal instruction service, home-based ²	P	P	P	P	P
<u>Printing and copying, limited</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Printing, general</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Produce stand	P	P	P	P	P
<u>Recreation and entertainment, indoor</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Recreation and entertainment, outdoor	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>	N
<u>Recreational vehicle park</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Repair service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Research service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Residential certificate child care facility ²	P	P	P	P	N
<u>Restaurant, fast food</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Restaurant, general</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

—Created: 2025-05-09 16:10:54 [EST]

{Supp. No. 4, Update 1}

<u>Retail, general</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Secondhand store</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Shopping center</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Short-term rental</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Tattoo establishment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Tavern</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Transportation service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Vehicle and equipment rental or sale</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Vehicle <u>and equipment</u> repair, limited	N	N	N	N	N
<u>Vehicle and equipment repair, general</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Veterinary service	P	P	P	P	P
<u>Warehouse, self-service storage</u>	N	N	N	N	N
<u>Wireless telecommunication facility</u>	<u>See section 10-50-5, table 10-50-1 of this title</u>				
<u>Industrial Uses:</u>					
<u>Automobile wrecking yard</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Freight terminal</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Heavy Industry</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Junk or salvage yard</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Laundry services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Manufacturing, general</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Manufacturing, limited</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mineral extraction</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Wholesale and warehousing, general</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Wholesale and warehousing, limited</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Other Uses:</u>					
<u>Takeoff and landing of aircraft</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Notes:

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

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

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

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in agricultural zones shall include, but are not limited to, the following:
Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this Code.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Keeping of machinery, livestock, and farming equipment as needed for agricultural use.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Produce stands.

Swimming pools and hot tubs for use by residents and their guests.

Temporary real estate offices, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. 2020-03, 2-6-2020; Ord. No. 2022-61, 2-2-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Sec. 10-13-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential zones shall be as set forth in table 10-13-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-13-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18~~(E)(4)~~ of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

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

Use	Zones								
	<u>R1- 15</u>	<u>R1- 10</u>	<u>R1- 8</u>	<u>R1- 6</u>	<u>R1- 4</u>	<u>RM- 1</u>	<u>RM- 2</u>	<u>RM- 3</u>	
Agricultural <u>u</u>Uses:									
Accessory building	P	P	P	P	N	P	P	P	P
Agricultural business	N	N	N	N	N	N	N	N	N
Agricultural industry	N	N	N	N	N	N	N	N	N
Agriculture	N	N	N	N	N	N	N	N	N
Agriculture residential	P	P	P	P	P	P	P	P	P
<u>Agritourism</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Animal specialties	P	P	N	N	N	N	N	N	N
Animals and fowl for recreation and family food production	p ³ /C	p ³ /C	p ³	p ³	N	N	N	N	N
Stable, private	N	N	N	N	N	N	N	N	N
Residential <u>u</u>Uses:									
Assisted living facility	C	C	C	C	C	N	N	N	N
Boarding house	N	N	N	N	N	N	N	N	N
Building, accessory	P	P	P	P	N	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P	P	P	P	N
Dwelling, multiple-family	N	N	N	N	N	P	P	P	N
Dwelling, single-family	P	P	P	P	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	N	N	N	N	N
Dwelling, temporary	P	P	P	P	P	P	P	P	P
Dwelling, two-family	N	N	N	N	N	P	P	P	N
Guesthouse or casita	P	P	P	N	N	N	N	N	N
Manufactured home	P	P	P	P	P	N	N	N	P
Manufactured/mobile home park	N	N	N	N	N	N	N	N	P

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Manufactured/mobile home subdivision	N	N	N	N	N	N	N	N	P
Protective housing facility	N	N	N	N	N	N	N	N	N
Rehabilitation/treatment facility	N	N	N	N	N	N	N	N	N
Residential facility for elderly persons ¹	P	P	P	P	P	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P	P	P	P	P	P
Residential facility for troubled youth	N	N	N	N	N	N	N	N	N
—Short term rental ⁴	P	P	P	N	N	N	N	N	N
Transitional housing facility	N	N	N	N	N	N	N	N	N
Public and eCivic uUses:									
Airport	N	N	N	N	N	N	N	N	N
Auditorium or stadium	N	N	N	N	N	N	N	N	N
Bus terminal	N	N	N	N	N	N	N	N	N
Cemetery	P	P	P	P	P	P	P	P	P
Church or place of worship	P	P	P	P	P	P	P	P	P
Club or service organization	N	N	N	N	N	N	N	N	N
College or university	N	N	N	N	N	N	N	N	N
Convalescent care facility	N	N	N	N	N	N	N	N	N
Correctional facility	N	N	N	N	N	N	N	N	N
Cultural service	N	N	N	N	N	N	N	N	N
Golf course	P	P	P	P	N	P	P	P	P
Government service	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N
Operations center	N	N	N	N	N	N	N	N	N
Park	P	P	P	P	P	P	P	P	P
Post office	N	N	N	N	N	N	N	N	N
Protective service	P	P	P	P	P	P	P	P	P
Reception center	N	N	N	N	N	N	N	N	N

School, elementary, middle, <u>or</u> high or private	P	P	P	P	P	P	P	P	P
<u>School, private</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
School, vocational	N	N	N	N	N	N	N	N	N
Stable, public	N	N	N	N	N	N	N	N	N
Utility, major	N	N	N	N	N	N	N	N	N
Utility, minor	P	P	P	P	P	P	P	P	P
Commercial u Uses:									
Agricultural sales and service	N	N	N	N	N	N	N	N	N
Animal hospital	N	N	N	N	N	N	N	N	N
Bail bond service	N	N	N	N	N	N	N	N	N
Bank or financial institution	N	N	N	N	N	N	N	N	N
Bed and breakfast, home	P	P	P	P	N	N	N	N	N
Bed and breakfast inn	N	N	N	N	N	N	N	N	N
Business equipment rental, services, and supplies	N	N	N	N	N	N	N	N	N
Car wash	N	N	N	N	N	N	N	N	N
Club, private	N	N	N	N	N	N	N	N	N
Construction sales and service	N	N	N	N	N	N	N	N	N
Convenience store	N	N	N	N	N	N	N	N	N
Licensed family child care ²	P	P	P	P	P	P	P	P	P
Residential certificate child care ²	P	P	P	P	P	P	P	P	P
Child care center	N	N	N	N	N	N	N	N	N
Funeral home	N	N	N	N	N	N	N	N	N
Garden center	N	N	N	N	N	N	N	N	N
Gas and fuel, storage and sales	N	N	N	N	N	N	N	N	N
Gasoline service station	N	N	N	N	N	N	N	N	N
Hostel	N	N	N	N	N	N	N	N	N
Hotel	N	N	N	N	N	N	N	N	N
Kennel, commercial	N	N	N	N	N	N	N	N	N

Laundry or dry cleaning, limited	N	N	N	N	N	N	N	N	N
Liquor store	N	N	N	N	N	N	N	N	N
Media service	N	N	N	N	N	N	N	N	N
Medical or dental laboratory	N	N	N	N	N	N	N	N	N
Medical service	N	N	N	N	N	N	N	N	N
Motel	N	N	N	N	N	N	N	N	N
Office, general	N	N	N	N	N	N	N	N	N
Parking garage, public	N	N	N	N	N	N	N	N	N
Parking lot, public	N	N	N	N	N	N	N	N	N
Pawnshop	N	N	N	N	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P	P	P	P	P
Printing and copying, limited	N	N	N	N	N	N	N	N	N
Printing, general	N	N	N	N	N	N	N	N	N
Produce stand	N	N	N	N	N	N	N	N	N
Recreation and entertainment, indoor	N	N	N	N	N	N	N	N	N
Recreation and entertainment, outdoor	N	N	N	N	N	N	N	N	N
Recreational vehicle park	N	N	N	N	N	N	N	N	P
Repair service	N	N	N	N	N	N	N	N	N
Research service	N	N	N	N	N	N	N	N	N
Residential hosting facility	P	P	P	P	N	N	N	N	N
Restaurant, fast food	N	N	N	N	N	N	N	N	N
Restaurant, general	N	N	N	N	N	N	N	N	N
Retail, general	N	N	N	N	N	N	N	N	N
Secondhand store	N	N	N	N	N	N	N	N	N
Shopping center	N	N	N	N	N	N	N	N	N
<u>Short term rental⁴</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Tattoo establishment	N	N	N	N	N	N	N	N	N

Tavern	N	N	N	N	N	N	N	N	N
Temporary trailer	P	P	P	P	P	P	P	P	P
Transportation service	N	N	N	N	N	N	N	N	N
Vehicle and equipment rental or sale	N	N	N	N	N	N	N	N	N
Vehicle and equipment repair, general	N	N	N	N	N	N	N	N	N
Vehicle repair, limited	N	N	N	N	N	N	N	N	N
Veterinary service	N	N	N	N	N	N	N	N	N
Warehouse, self-service storage	N	N	N	N	N	N	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title								
Industrial Uses:									
Automobile wrecking yard	N	N	N	N	N	N	N	N	N
Freight terminal	N	N	N	N	N	N	N	N	N
Heavy industry	N	N	N	N	N	N	N	N	N
Junk or salvage yard	N	N	N	N	N	N	N	N	N
Laundry services	N	N	N	N	N	N	N	N	N
Manufacturing, general	N	N	N	N	N	N	N	N	N
Manufacturing, limited	N	N	N	N	N	N	N	N	N
Mineral extraction	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, general	N	N	N	N	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N	N	N	N	N
Other Uses:									
Takeoff and landing of aircraft	N	N	N	N	N	N	N	N	N

Notes:

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

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

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

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in residential zones shall include, but not be limited to, the following:
Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets, as defined in section 10-3-4.

Nurseries and greenhouses, when used for family food production.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2024-07, 1-2-2025)

Sec. 10-14-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within residential agriculture zones shall be as set forth in table 10-14-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-14-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-14-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
RESIDENTIAL AGRICULTURE ZONES

Use	Zones	
	RA-1	RA-.5
Agricultural U Uses:		
Accessory building	P	P
Agricultural business	P	N
Agricultural industry	N	N
Agriculture	P	P
Agriculture Residential	P	P
Agritourism	N	N
Animal specialties	P	P
Animals and fowl for recreation and family food production	P	P ³
Stable, private	P	P
Residential U Uses:		
Assisted living facility	P	P
Boarding house	N	N
Building, accessory	P	P
Dwelling, earth sheltered	P	P
Dwelling, multiple-family	N	N
Dwelling, single-family	P	P
Dwelling, single-family with single accessory dwelling unit	P	P
Dwelling, temporary	P	P
Dwelling, two-family	N	N
Guesthouse or casita	P	P
Manufactured home	P	P
Manufactured/mobile home park	N	N

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Manufactured/mobile home subdivision	N	N
Protective housing facility	P	P
Residential facility for elderly persons ¹	P	P
Residential facility for persons with a disability ¹	P	P
Residential facility for troubled youth	C	C
Short term rental⁴	N	N
Public and eCivic uUses:		
Auditorium or stadium	N	N
Cemetery	P	P
Church or place of worship	P	P
Club or service organization	N	N
Convalescent care facility	N	N
Cultural service	P	P
Golf course	P	P
Hospital	N	N
Park	P	P
Protective service	P	P
Reception center	C	C
Stable, public	P	N
Utility, minor	P	P
Utility substation	P	P
Commercial uUses:		
Agricultural sales and service	N	N
Animal hospital	P	P
Bed and breakfast, home	P	P
Bed and breakfast inn	N	N
Child care center	N	N
Garden center	N	N
Kennel, residential	P	P
Licensed family child care ²	P	P
Media service	N	N
Personal care service, home based ²	P	P
Personal instruction service, home based ²	P	P
Produce stand	P	P
Recreational vehicle park	N	N
Residential certificate child care facility ²	P	P
Residential hosting facility	P	P
Short term rental⁴	N	N
Temporary trailer	P	P

Veterinary service	N	N
Warehouse, self-service storage	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial Uses:		
Automobile wrecking yard	N	N
Freight terminal	N	N
Heavy Industry	N	N
Junk or salvage yard	N	N
Laundry services	N	N
Manufacturing, general	N	N
Manufacturing, limited	N	N
Mineral extraction	N	N
Wholesale and warehousing, general	N	N
Wholesale and warehousing, limited	N	N
Other Uses:		
Takeoff and landing of aircraft	N	N

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See section 10-37-15 of this title for permitted animals and fowl.
4. Whole home vacation rentals in residential zones are a nonconforming use pursuant to Ordinance No. 2023-20. See licensing and operations requirements in title 10, chapter 51 of this Code.

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-14-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in residential agriculture zones shall include, but not be limited to, the following:
Garage sales, subject to applicable standards of chapter 48, temporary uses, of this title.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other City ordinance.

Home based businesses, subject to applicable standards of chapter 42, home based businesses, of this title.

Household pets.

Nurseries and greenhouses.

Playhouses, patios, porches, gazebos, and incidental storage buildings.

Swimming pools and hot tubs for use by residents and their guests.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2009-01, 2-5-2009; Ord. 2016-11, 11-17-2016; Ord. 2017-03, 1-19-2017; Ord. 2018-04, 4-5-2018; Ord. No. 2022-61, 2-2-2023; Ord. No. 2023-20, 12-7-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Sec. 10-15-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18(E)(4) of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-15-1
PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
<u>Residential uses:</u>					
<u>Agricultural Uses:</u>					
<u>Accessory building</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Agricultural business</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Agricultural industry</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Agriculture</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Agriculture Residential</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Agritourism</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Animal specialties</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Animals and fowl for recreation and family food production</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Stable, private</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Residential Uses:</u>					
<u>Assisted living facility</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>
<u>Boarding house</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	C	C	C	P	P
Dwelling, single-family ⁴	N	N	N	P	N
<u>Dwelling, single family with single accessory dwelling unit⁴</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
<u>Guesthouse or casita</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Manufactured home	N	N	N	N	N

Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and eCivic uUses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
<u>College or university</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Correctional facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
<u>School, elementary, middle, or high</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>School, private</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>School, vocational</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation³	P	P	P	P	P
Commercial uUses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N

Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Child care center	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	C	C	C	C	C
Laundry or dry cleaning, limited	P	P	P	P	P
Licensed family child care ²	P	N	N	P	N
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Residential certificate child care ²	P	N	N	P	N
<u>Residential hosting facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P

Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Short-term rental	N	N	N	N	<u>N</u>
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	<u>NP</u>	<u>NP</u>	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial <u>u</u> ses:					
<u>Automobile wrecking yard</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Freight terminal</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Heavy Industry</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Junk or salvage yard</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Laundry services	N	N	N	P	N
<u>Manufacturing, general</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Manufacturing, limited</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Mineral extraction</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N
<u>Other Uses:</u>					
<u>Takeoff and landing of aircraft (hospitals exempted)⁵</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.
4. In the area designated as downtown district on the general plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-3 zone would apply.

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5. Takeoff and landing of aircraft at hospitals or medical facilities for the purpose of medical transport (e.g., “life flights”, organ deliveries, delivery of medical supplies and equipment, or other urgent circumstances) shall be allowed.

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

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

3. Accessory uses in commercial zones shall include, but not be limited to, the following:
Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.

Accessory dwelling units for security and maintenance personnel.

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

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

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

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 2012-8, 10-18-2012; Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-12, 5-5-2022; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024; Ord. No. 2024-13, 11-7-2024; Ord. No. 2024-14, 11-21-2024)

Sec. 10-16-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 10-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-16-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18E4 of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-16-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
BUSINESS AND INDUSTRIAL ZONES

Uses	Zones			
	BMP	PO	M-1	M-2
Agricultural Uses:				
Accessory building	P	P	P	P
Agricultural business	N	N	N	N
Agricultural industry	N	N	P	N
Agriculture	N	N	N	N
Agriculture residential	N	N	N	N
<u>Agritourism</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Animal specialties	N	N	P	N
Animals and fowl for recreation and family food production	N	N	N	N
Stable, private	N	N	N	N
<u>Stable, public</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Residential Uses:				
Accessory building	P	P	P	P
Assisted living facility	N	N	N	N
Boarding house	N	N	N	N
Dwelling, earth sheltered	N	N	N	N
Dwelling, multiple-family	N	N	N	N
Dwelling, single-family	N	N	N	N
Dwelling, single-family with <u>single</u> accessory <u>dwelling unit</u> <u>apartment</u>	N	N	N	N
Dwelling, two-family	N	N	N	N
Guesthouse <u>or casita</u>	N	N	N	N

Manufactured and mobile home park	N	N	N	N
Manufactured and mobile home subdivision	N	N	N	N
Manufactured home	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	P	P	P	P
Residential facility for elderly persons ¹	P	P	N	N
Residential facility for persons with a disability ¹	P	N	N	N
Residential facility for troubled youth	N	N	P	N
Transitional housing facility	N	N	P	N
Public and eCivic u Uses:				
Airport	N	N	N	N
Auditorium or stadium	N	N	N	N
Bus terminal	P	N	N	N
Cemetery	N	N	N	N
Church or place of worship	P	P	N	N
Club or service organization	P	P	N	N
College or university	P	P	N	N
Convalescent care facility	P	N	N	N
Correctional facility	N	N	N	N
Cultural service	P	P	N	N
Golf course	N	N	N	N
Government service	P	P	N	N
Hospital	P	P	N	N
Operations center	P	N	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	P	P	N	N
School, elementary, middle, or high	N	N	N	N
School, vocational	P	P	P	P
Stable, public	N	N	N	N
Utility, major ³	N	P	P	P
Utility, minor ³	P	P	P	P
Commercial u Uses:				
Agricultural sales and service	P	N	P	P
Animal hospital	P	P	N	N
Bail bond service	P	P	P	P
<u>Bed and breakfast inn</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Bank or financial institution	P	P	N	N

Bed and breakfast, home	N	N	N	N
Bed and breakfast inn	N	N	N	N
Business equipment rental, services, and supplies	P	N	P	N
Child care center	P	N	P	N
Club, private	P	N	N	N
Construction sales and service	P	N	P	P
Convenience store	P	N	P	P
Funeral home	P	N	N	N
Garden center	P	N	N	N
Gas and fuel, storage and sales	N	N	P	P
Gasoline service station	P	N	P	P
Hostel	P	N	N	N
Hotel	P	N	N	N
Kennel	P	P	P	P
Kennel, residential	N	N	N	N
Laundry or dry cleaning, limited	P	N	N	N
Licensed family child care ²	N	N	N	N
Liquor store	P	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	P	P	P	P
Medical service	P	P	N	N
Motel	P	N	N	N
Office, general	P	P	N	N
Parking garage, public	P	P	P	P
Parking lot, public	P	P	P	P
Pawnshop	P	N	N	N
Personal care service	P	P	N	N
Personal instruction service	P	P	N	N
Printing and copying, limited	P	P	P	N
Printing, general	P	N	P	P
Produce stand	N	N	N	N
Recreation and entertainment, indoor	P	N	N	N
Recreation and entertainment, outdoor	P	N	N	N
Recreational vehicle park	N	N	N	N
Repair service	P	N	P	N
Research service	P	P	P	P
Residential certificate child care ²	N	N	N	N
Restaurant, fast food	P	N	N	N
Restaurant, general	P	P	N	N

Retail, general	P	N	N	N
Secondhand store	P	N	N	N
Shopping center	N	N	N	N
Tattoo establishment	P	N	N	N
Tavern	P	N	N	N
Temporary trailer	P	P	P	P
Transportation service	P	N	P	P
Vehicle and equipment rental or sale	P	N	P	N
Vehicle and equipment repair, general	P	N	P	P
Vehicle repair, limited	P	N	P	P
Vehicle wash	P	N	P	P
Veterinary service	P	N	N	N
Warehouse, self-service storage	P	N	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial u Uses:				
Automobile wrecking yard	N	N	C	C
Freight terminal	N	N	P	P
Heavy industry	N	N	N	P
Junk or salvage yard	N	N	N	N
Laundry services	P	N	P	P
Manufacturing, general	P	N	P	P
Manufacturing, limited	P	N	P	P
Mineral extraction	N	N	N	P
Wholesale and warehousing, general	P	N	P	P
Wholesale and warehousing, limited	P	N	P	P
Other Uses:				
Takeoff and landing of aircraft	N	N	N	N

Notes:

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

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
3. Accessory uses in business and industrial zones shall include, but not be limited to, the following:

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

Dwelling units for security and maintenance personnel.

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-11, 11-17-2016; Ord. 2020-28, 12-17-2020; Ord. No. 2024-06, 6-6-2024; Ord. No. 2024-12, 8-15-2024)

Sec. 10-17-3. Uses allowed.

- A. *Permitted and conditional uses.* Permitted and conditional uses allowed within open space or public facility zones shall be as set forth in table 10-17-1 of this section. Permitted and conditional uses are indicated by a "P" or "C," respectively, in the appropriate column. Uses not permitted are indicated by "N." Any use not shown on table 10-17-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-18(E)(4) of this title. If the proposed use is determined to be a new or unlisted business use, the applicant may petition the City Council for review and possible approval pursuant to the procedures outlined in Section 10-7-18.

TABLE 10-17-1
PERMITTED AND CONDITIONAL USES ALLOWED IN
OPEN SPACE AND PUBLIC FACILITY ZONES

Use	Zones	
	OS	PF
Agricultural Uses:		
<u>Accessory building</u>	<u>P</u>	<u>P</u>
<u>Agricultural business</u>	<u>P</u>	<u>N</u>
<u>Agricultural industry</u>	<u>N</u>	<u>N</u>
<u>Agriculture</u>	<u>P</u>	<u>P</u>
<u>Agriculture Residential</u>	<u>N</u>	<u>N</u>
<u>Agritourism</u>	<u>N</u>	<u>N</u>
<u>Animal specialties</u>	<u>P</u>	<u>N</u>
<u>Animals and fowl for recreation and family food production</u>	<u>N</u>	<u>N</u>
—Agricultural business	P	N
—Animal specialties	P	N
—Animals and fowl for recreation and family food production	P	N
Stable, private	P	N
Residential Uses:		
<u>Assisted living facility</u>	<u>N</u>	<u>N</u>
<u>Building, accessory</u>	<u>N</u>	<u>N</u>
<u>Boarding House</u>	<u>N</u>	<u>N</u>
<u>Dwelling, earth sheltered</u>	<u>N</u>	<u>N</u>
<u>Dwelling, multiple-family</u>	<u>N</u>	<u>N</u>
<u>Dwelling, single-family</u>	<u>N</u>	<u>N</u>
<u>Dwelling, single-family with single accessory dwelling unit</u>	<u>N</u>	<u>N</u>
<u>Dwelling, temporary</u>	<u>N</u>	<u>N</u>

<u>Dwelling, two-family</u>	<u>N</u>	<u>N</u>
<u>Guesthouse or casita</u>	<u>N</u>	<u>N</u>
<u>Home based business²</u>	<u>N</u>	<u>N</u>
<u>Manufactured home</u>	<u>N</u>	<u>N</u>
<u>Residential facility for elderly persons¹</u>	<u>N</u>	<u>N</u>
<u>Residential facility for persons with a disability¹</u>	<u>N</u>	<u>N</u>
<u>Residential facility for troubled youth</u>	<u>N</u>	<u>N</u>
<u>Residential hosting facility</u>	<u>N</u>	<u>N</u>
<u>Rehabilitation/treatment facility</u>	<u>N</u>	<u>N</u>
<u>Transitional housing facility</u>	<u>N</u>	<u>N</u>
Public and eCivic uUses:		
Airport	N	P
Auditorium or stadium	N	P
Cemetery	N	P
Church or place of worship	N	N
Club or service organization	N	N
College or university	N	P
<u>Correctional facility</u>	<u>N</u>	<u>P</u>
Cultural service	N	P
Golf course	N	P
Government service	N	P
Hospital	N	P
<u>Operations center</u>	<u>N</u>	<u>P</u>
Park	P	P
Post office	N	P
Protective service	N	P
Reception center	N	P
School, elementary, middle, or high	N	P
School, vocational	N	P
Utility, major ²	P	P
Utility, minor ²	P	P
Utility substation ²	P	P
Commercial uUses:		
<u>Agricultural sales and service</u>	<u>N</u>	<u>N</u>
Animal hospital	N	N
<u>Bail bond service</u>	<u>N</u>	<u>N</u>
<u>Bank or financial institution</u>	<u>N</u>	<u>N</u>
<u>Bed and breakfast inn</u>	<u>N</u>	<u>N</u>

<u>Business equipment rental, services, and supplies</u>	<u>N</u>	<u>N</u>
<u>Car Wash</u>	<u>N</u>	<u>N</u>
Child care center ¹	N	P
Club, private	N	N
<u>Convenience store</u>	<u>N</u>	<u>N</u>
<u>Funeral home</u>	<u>N</u>	<u>P</u>
<u>Gas and fuel, storage and sales</u>	<u>N</u>	<u>N</u>
<u>Gasoline service station</u>	<u>N</u>	<u>N</u>
<u>Garden center</u>	<u>N</u>	<u>N</u>
<u>Hostel</u>	<u>N</u>	<u>N</u>
<u>Hotel</u>	<u>N</u>	<u>N</u>
<u>Kennel, commercial</u>	<u>N</u>	<u>N</u>
<u>Laundry or dry cleaning, limited</u>	<u>N</u>	<u>N</u>
<u>Liquor store</u>	<u>N</u>	<u>P</u>
Licensed family child care ¹	N	N
<u>Media service</u>	<u>N</u>	<u>N</u>
<u>Medical or dental laboratory</u>	<u>N</u>	<u>P</u>
<u>Medical service</u>	<u>N</u>	<u>N</u>
<u>Motel</u>	<u>N</u>	<u>N</u>
<u>Office, general</u>	<u>N</u>	<u>N</u>
Parking lot, public	N	P
<u>Pawnshop</u>	<u>N</u>	<u>N</u>
<u>Personal care service²</u>	<u>N</u>	<u>N</u>
<u>Personal instruction service²</u>	<u>N</u>	<u>N</u>
<u>Printing and copying, limited</u>	<u>N</u>	<u>N</u>
<u>Printing, general</u>	<u>N</u>	<u>N</u>
<u>Produce stand</u>	<u>N</u>	<u>N</u>
<u>Recreation and entertainment, indoor</u>	<u>N</u>	<u>N</u>
Recreation and entertainment, outdoor	N	P
<u>Recreational vehicle park</u>	<u>N</u>	<u>N</u>
<u>Repair service</u>	<u>N</u>	<u>N</u>
Research service	N	N
Residential certificate child care ¹	N	N
<u>Restaurant, fast food</u>	<u>N</u>	<u>N</u>
<u>Restaurant, general</u>	<u>N</u>	<u>N</u>
<u>Retail, general</u>	<u>N</u>	<u>N</u>
<u>Secondhand store</u>	<u>N</u>	<u>N</u>
<u>Short-term rental</u>	<u>N</u>	<u>N</u>
<u>Tattoo establishment</u>	<u>N</u>	<u>N</u>

<u>Tavern</u>	<u>N</u>	<u>N</u>
<u>Transportation service</u>	<u>N</u>	<u>N</u>
<u>Vehicle and equipment rental or sale</u>	<u>N</u>	<u>N</u>
<u>Vehicle and equipment repair, limited</u>	<u>N</u>	<u>N</u>
<u>Vehicle and equipment repair, general</u>	<u>N</u>	<u>N</u>
<u>Veterinary service</u>	<u>N</u>	<u>N</u>
<u>Temporary trailer</u>	<u>N</u>	<u>P</u>
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title	
Industrial <u>u</u> ses:		
<u>Automobile wrecking yard</u>	<u>N</u>	<u>N</u>
<u>Freight terminal</u>	<u>N</u>	<u>N</u>
<u>Heavy Industry</u>	<u>N</u>	<u>N</u>
<u>Junk or salvage yard</u>	<u>N</u>	<u>N</u>
<u>Laundry services</u>	<u>N</u>	<u>N</u>
<u>Manufacturing, general</u>	<u>N</u>	<u>N</u>
<u>Manufacturing, limited</u>	<u>N</u>	<u>N</u>
Mineral extraction	<u>N</u>	<u>N</u>
<u>Wholesale and warehousing, general</u>	<u>N</u>	<u>N</u>
<u>Wholesale and warehousing, limited</u>	<u>N</u>	<u>N</u>
<u>Warehouse, self-service storage</u>	<u>N</u>	<u>N</u>
<u>Other Uses:</u>		
<u>Takeoff and landing of aircraft</u>	<u>N</u>	<u>N</u>

Notes:

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

B. *Accessory uses.* Permitted and conditional uses set forth in table 10-17-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

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

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

Garages and off street parking areas, subject to applicable standards of chapter 34, off street parking and loading, of this title.

Gift shops, newsstands, and similar commercial activities operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Recreational areas and facilities.

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

Temporary uses, subject to applicable standards of chapter 48, temporary uses, of this title.

(Ord. 2018-01, 2-15-2018; Ord. No. 2025-05, 4-3-2025)



STAFF COMMENTS

Agenda Date:	06/26/2025 - Planning Commission
Application Number:	LUCA25-08
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 43 regarding approval of RV parks.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion:

Planning staff was given direction from the City Council to amend Title 10, Chapter 43, Section 10-43-5 to allow approval of manufactured home and recreational vehicle parks by the Planning Commission. Currently, such developments require approval by the City Council. Manufactured home and recreational vehicle parks are already allowed uses in certain zones by the City Code, and, therefore, do not require a legislative decision by the City Council.

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. 10-43-5. Basis for approval.

A. *Manufactured home or recreational vehicle park.*

1. A manufactured home or recreational vehicle park may be approved ~~by the City Council~~ in locations where such use is permitted by the applicable zone, pursuant to applicable requirements of this chapter. Prior to use or occupancy of any such park, a site plan shall be approved as provided in section 10-7-10 of this title.
2. Before final approval is granted for any manufactured home or recreational vehicle park, ~~a report to the City Council by~~ the Planning Commission shall find the proposed development will:
 - a. Be in keeping with the general character of the zone in which the park is to be located; and
 - b. Meet applicable development standards of section 10-43-6 of this chapter and all requirements of other applicable ordinances, except where such requirements are modified by a planned development approved pursuant to chapter 23 of this title.

B. *Manufactured home subdivision.*

1. A manufactured home subdivision may be approved by the City Council in locations where such use is permitted by the applicable zone, pursuant to applicable requirements of this chapter. Prior to construction, use, or occupancy of any such subdivision:
 - a. A preliminary subdivision plan shall be approved as provided in chapter 39 of this title; and
 - b. A final subdivision plan shall be approved as provided in chapter 39 of this title.

C. *Disapproval.* An application for a manufactured home park or subdivision may be denied upon a finding that the proposed development cannot:

1. Connect to the City water system and the Ash Creek special service district wastewater disposal system;
2. Meet one or more applicable development standards set forth in this chapter; or
3. Provide adequate assurances that the development will be completed within two years after approval.

(Ord. 2014-10, 11-6-2014; Ord. No. 2023-13, 8-3-2023)