



# HURRICANE CITY

UTAH

**Mayor**

Nanette Billings

**City Manager**

Kaden DeMille

## Planning Commission

*Mark Sampson, Chair  
Shelley Goodfellow, Alternate Chair*

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

## Hurricane Planning Commission Meeting Agenda

July 10, 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.

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

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

### Public Hearings

1. A Zone Change Amendment for 20 acres located near 110 North 1150 West, 974 West 100 North, and 147 N 870 W, the future site of the Hurricane Civic Center, from R1-10, single family residential one unit per 10,000 sqft, and PF, public facility to R1-4, single family residential one unit per 4,000 sqft, PF, public facility, and GC, General Commercial.

### OLD BUSINESS

1. PP25-07: Discussion and consideration of a possible approval of a preliminary plat for SkyRim Townhomes, a 132 unit townhome development located at 290 N 3320 W. Brad Brown, Applicant. Reeve & Associates, Agent.

## **NEW BUSINESS**

1. ZC25-07: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment for 20 acres located near 110 North 1150 West, 974 West 100 North, and 147 N 870 W, the future site of the Hurricane Civic Center, from R1-10, single family residential one unit per 10,000 sqft, and PF, public facility to R1-4, single family residential one unit per 4,000 sqft, PF, public facility, and GC, General Commercial. Hurricane City, Applicant.
2. FSP25-07: Discussion and consideration of a possible approval of a final site plan for Calvary Chapel, a church, located at 100 N 870 W. Calvary Chapel, Applicant. Chapman Construction, Agent.

## **Adjournment**



## STAFF COMMENTS

<b>Agenda Date:</b>	07/10/2025 - Planning Commission
<b>Application Number:</b>	PP25-07
<b>Type of Application:</b>	Preliminary Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Brad Brown
<b>Agent:</b>	Reeve & Associates
<b>Request:</b>	Preliminary Plat Approval
<b>Location:</b>	290 N 3220 W.
<b>Zoning:</b>	Planned Commercial (PC)
<b>General Plan Map:</b>	Single Family Residential/Mixed Use
<b>Recommendation:</b>	Approve subject to staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

### Updated Discussion for 7/10/2025:

This application was previously tabled by the Planning Commission on March 13, 2025, primarily due to outstanding issues relating to power, water, and site access that had not been resolved at that time. Subsequently, the applicant and City staff have worked to address each issue cited in the Joint Utility Committee's (JUC) comments. A plan with sufficient bonding is now in place to construct the required power line extension to 2800 West, ensuring adequate power capacity for the development. Coordination regarding the alignment of 3020 West has been completed to the satisfaction of both Engineering staff and the applicant. Discussions with the Water Department have resolved concerns related to water line looping. And the City Council has approved a land swap involving property around the existing well impacted by the proposed development. With these issues resolved, staff has brought the proposed project back to the Planning Commission for a decision.

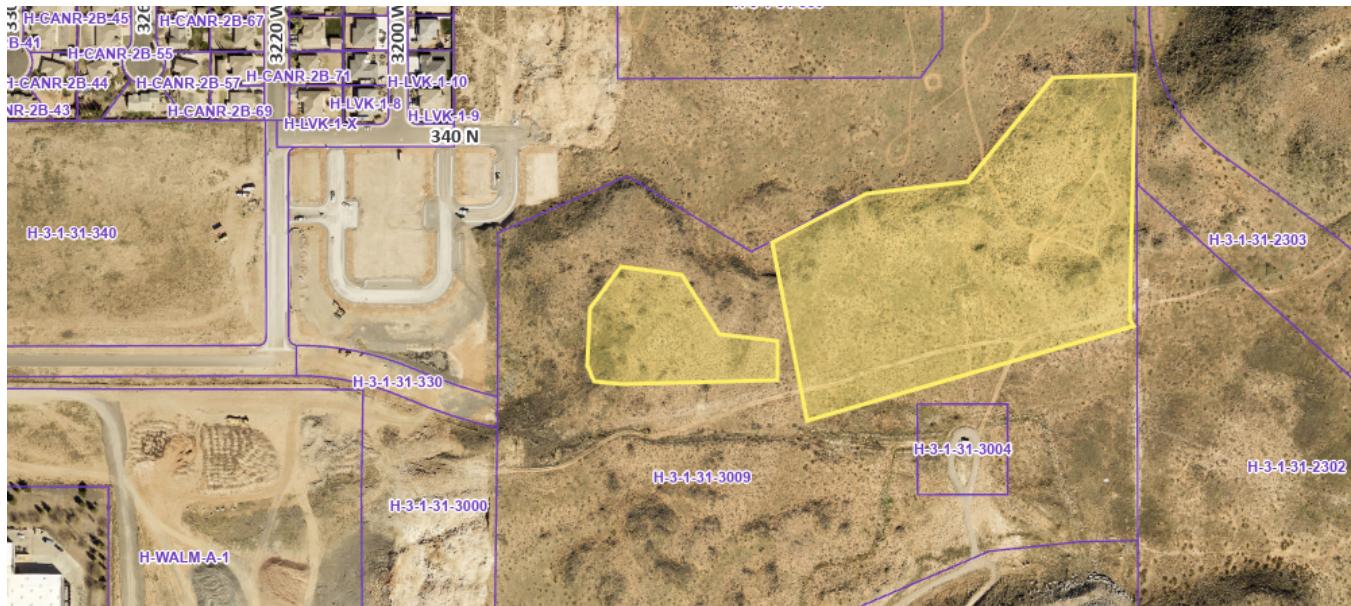
### Updated Recommendation:

Staff recommends approval, subject to staff and JUC comments.

### 3/13/2025 Discussion:

This application is a request for preliminary plat approval for 132 townhome units and associated open space located east of Walmart along the planned extension of 290 N. This is part of the mixed-use SkyRim development that received zoning and preliminary site plan approval in 2022. A preliminary plat was approved in April 2023 for these properties; however, that plat did not show these townhomes

being subdivided. The applicant has applied for a preliminary plat to subdivide and sell the 132 townhomes. The site is zoned Planned Commercial.



Map is approximate.

#### JUC Comments

*[Note, as of 7/10/2025, JUC comments have been adequately addressed for the preliminary plat phase; others may need to be addressed prior to final plat approval.]*

The following items will need to be addressed:

1. **Public Works:** No second access for eastern part of project. Need water loop for eastern portion of project.
2. **Fire:** Approved. Additional turnarounds needed.
3. **Sewer:** No comment.
4. **Water:** This must have water line looping. Plans must show well protection and well protection zones. City standards 3.6.4, 3.6.8.11, 3.6.8.2 no more than 30 lots, 2 fire hydrants, and 600 feet length on a single line.
5. **Power:** Power will not be designed until all connections for P1 are established. Power will not be given until overhead power line from 2800 west is installed with all easements (this may require a contract between Hurricane and SkyRim). Hurricane Power will need a power service application with all the correct information on service size.
6. **Streets:** Is 295 N roadway public or private? There are conflicting plans. Detailed signage plan would be appreciated as there are many purposed public streets with multiple continuous driveway approaches throughout the development. Are the other streets purposed in this development labeled correct with what is labeled public and private.

7. **Gas:** Call out common area and private road as dedicated public PUE for gas install.
8. **TDS:** Approved.
9. **Infowest:** No issues.
10. **Engineering:** Engineering recommends denying or tabling the preliminary plat for the noncomplying items highlighted by the comments contained herein (HCC 10-39-6(C)(11)). Obtain grid numbers for the proposed streets from the GIS Department and use this document to propose unique names (HCS 3.2.3.10). Ensure GIS gets an acceptable layout. It appears this is a preliminary plat for Out Lots 1, 2, 3, and portions of Out Lots 4 & 5. Does the applicant want to redefine the preliminary plat that was already approved for the entire Sky Rim development? (HCC 10-39-7(B)(2)). Prior plans have committed 295 N to private (namely Sky Rim Phase 2 construction plans). Depict boundaries for all the private, common, and public areas (HCC 10-39-7(c)(3)). It appears grading for Sky Valley Drive (3000 W, the master planned road) will impact the development. Coordination with the neighbors and Hurricane City staff is necessary (HCC 10-2-3(C)(2) & 10-39-7(C)(10)). The proposed trail should connect to the master planned trail on Sky Valley Drive (HCC 10-33-5(h)). Turnarounds required. Applicant should review IFC appendix d table d103.4 and HCS 3.2.4.5. Perhaps the neighboring property owner would be willing to grant a fire access turnaround easement. Verify that off-site power, water, and secondary fire access aren't required of this subdivision. The power circuit from the west will need to be supplemented at a certain unit count (HCC 8-4-5), the water loop in 290 North, street 'F', street 'A', street 'G', street 'H' and street 'T' might not be sufficient (HCS 3.6.4), the fire accesses must be spaced apart greater than half the area's diagonal (IFC appendix d d103.3). The proposed land swap should be detailed and requested with this plat. The City Attorney advised that, if the applicant wants to request a land swap of portions of the well parcel owned by the City, the land swap could be accomplished with a boundary line agreement to be approved by the City Council prior to preliminary plat approval. "The preliminary subdivision plans shall show street cross sections and street grades." -HCC 10-39-7(C)(5). It appears street "I" intends to be partially constructed. street "I" will require 32' minimum asphalt to make the proposed units accessible (HCS 3.2.4.17).
11. **Washington County Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the project 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: Preliminary Plat**

*[Note, as of 7/10/2025, staff comments have been adequately addressed for the preliminary plat phase; others may need to be addressed prior to final plat approval.]*

1. This application is for what was originally approved as "medium density area" and what the development agreement allows for as townhomes or single family homes. The proposed plat matched the original zoning and preliminary site plan approvals.

2. **Parking:** It appears each unit should have a driveway and possibly garage space to meet standards of the Off-street Parking Ordinance. Further clarification as to how the parking code will be met is required.
3. **Open Space and Amenities:** Open Space and amenity calculations were not provided on this plat. The preliminary site plan for the overall development showed sufficient amenities and open space for the whole development.
4. There is a trail system planned to the north of the property. Staff would recommend that the trail connect to the master planned trail on 3000 W (HCC 10-33-5(H)).
5. All block lengths appear to meet city standards.
6. A will-serve letter from the culinary and sanitary water providers has been submitted.
7. The preliminary does not note whether the property is within a desert tortoise take area, as required on preliminary plats. Staff has confirmed that this site is not within a tortoise take area.
8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. These units are already counted as part of the SkyRim Development Agreement and thus approval of this plat will not add to the city's total.
9. **Adequate Public Facilities:** As stated in the JUC comments above there is a lack of adequate public facilities for this project, namely lack of an adequate looped water system and lack of power capacity. HCC 10-37-4 states:

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

- a. The necessary public facilities will most likely need to come from off-site sources (2800 W or 3000 W) and necessary easements or plans have not been submitted to the City. Without easements or other plans to get adequate public facilities to the area, staff cannot make a finding that adequate public facilities can be timely provided and this application must be denied.

**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.

Feb. 13, 2025

SkyRim Townhouse Development

Project Narrative:

This is the townhome portion of the SkyRim development. It will consist of 132 for-sale townhomes. It will be a mix of 2-story, front-loaded and 3-story, rear-loaded townhomes, all of which will be for sale. This will be part of an overall community that will also include single family homes and apartments that will all benefit from being close to adjacent commercial development. There will be on-site amenities including but not limited to a trail that will be integrated with the surrounding area, a pickleball court, and a park.



**Brad Brown Managing Partner**

2444 Washington Blvd. STE 204 Ogden, UT 84401

O: 801.590.0980 M: 801.309.0399

[StewardLand.com](http://StewardLand.com)



## Sky Rim Development

### Water ERC & Daily Demand Calculations

3/9/2023 KHH

Residence Type	Count	ERC	GPD
Single Family Lot <sup>1</sup>	15	15	12000
Town Homes <sup>1</sup>	132	132	105600
Apartments <sup>1</sup>	372	372	297600
7 Building Commercial (sf) <sup>2</sup>	76,419	5.4	4347
Clubhouse w/Pool <sup>3</sup>	3	11.8	9470

Indoor Water Total	429017 gpd
Total ERC	536.3 ERC

1) Residential water indoor daily demands are calculated at 800 gpd/connection per Utah R309-510 Table 1. Single family lots, town homes, and apartments are each considered as 1 ERC. (1 ERC=800 gpd)

2) Commercial water indoor daily demands are calculated according to Utah R309-510 Table 2 for retail (store) use, with an assumed 1 employee per 1,000 s.f. of commercial space and 1 public bathroom per commercial building. Flows are 11 gpd per employee and 500 gpd per public restroom.

3) Clubhouse and pool water daily demands are calculated according to Utah R309-510 Table 2 for swimming pool use with the formula: *Peak Day Demand = 20 x (water area/30)+ deck area*, *Water area = 2640, deck area = 7710*

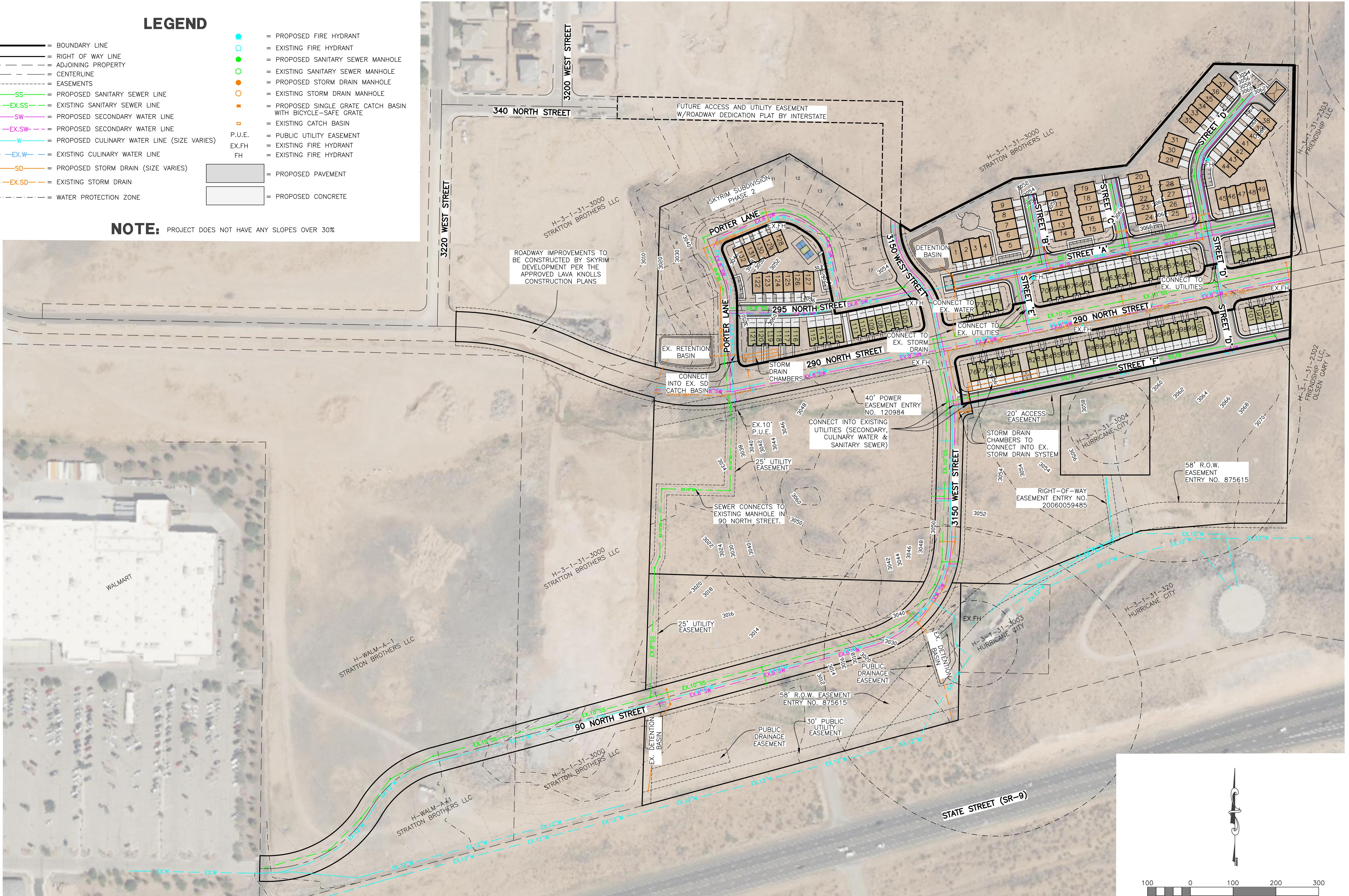




**LEGEND**

- = BOUNDARY LINE
- = RIGHT OF WAY LINE
- - - = ADJOINING PROPERTY
- - - = CENTERLINE
- - - = EASEMENTS
- = PROPOSED SANITARY SEWER LINE
- = EX.SS = EXISTING SANITARY SEWER LINE
- = PROPOSED SECONDARY WATER LINE
- = EX.SW = EXISTING SECONDARY WATER LINE
- = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- = EX.W = EXISTING CULINARY WATER LINE
- = PROPOSED STORM DRAIN (SIZE VARIES)
- = EX.SD = EXISTING STORM DRAIN
- - - = WATER PROTECTION ZONE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = EXISTING STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = EXISTING CATCH BASIN
- = PUBLIC UTILITY EASEMENT
- = EX.FH = EXISTING FIRE HYDRANT
- = EX.FH = EXISTING FIRE HYDRANT
- = PROPOSED PAVEMENT
- = PROPOSED CONCRETE

**NOTE:** PROJECT DOES NOT HAVE ANY SLOPES OVER 30%



## SkyRim - Townhomes

Hurricane City, Washington County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

**Project Info.**  
 Engineer: N. Reeve  
 Planner: C. Cave  
 Designer: S. Simroy  
 Date: 02-03-25  
 Name: SKYRIM TOWNHOMES  
 Number: 7152-36

Sheet 3  
 3 Sheets

**SkyRim - Townhomes**  
 PART OF THE SW 1/4 OF SECTION 31, T.4S., R.3W., U.S. SURVEY  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH

REVISIONS  
 DATE  
 3-25  
 5-15-25  
 City Comments  
 City Comments

**Reeve & Associates, Inc.**  
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 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • MECHANICAL ENGINEERS



## STAFF COMMENTS

<b>Agenda Date:</b>	<b>07/10/2025 - Planning Commission</b>
<b>Application Number:</b>	ZC25-07
<b>Type of Application:</b>	Zone Change Amendment
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Hurricane City
<b>Agent:</b>	
<b>Request:</b>	Approval of a Zone Change from R1-10 and Public Facility to Public Facility, General Commercial, and R1-4
<b>Location:</b>	100 N 1150 W
<b>Zoning:</b>	Single Family Residential R1-10 and Public Facility
<b>General Plan Map:</b>	Public and Multifamily
<b>Recommendation:</b>	Recommend approval to the City Council.
<b>Report Prepared by:</b>	Fred Resch III/Gary Cupp

### Discussion:

Hurricane City is initiating a zone change to support the long-term development of approximately 20 acres, which includes the existing City Hall site and approximately 15 acres of adjacent undeveloped property. This effort follows multiple public workshops, surveys, and community outreach initiatives aimed at gathering input on the future use of the site.

The City has outgrown its current administrative and police facilities and is preparing to develop the property to meet future municipal needs and limit the financial burden on the taxpayers for these facilities. The proposed zone change will allow for a mix of civic, residential, and commercial uses, aligning with the City's proposed master plan for a multi-functional civic center area.

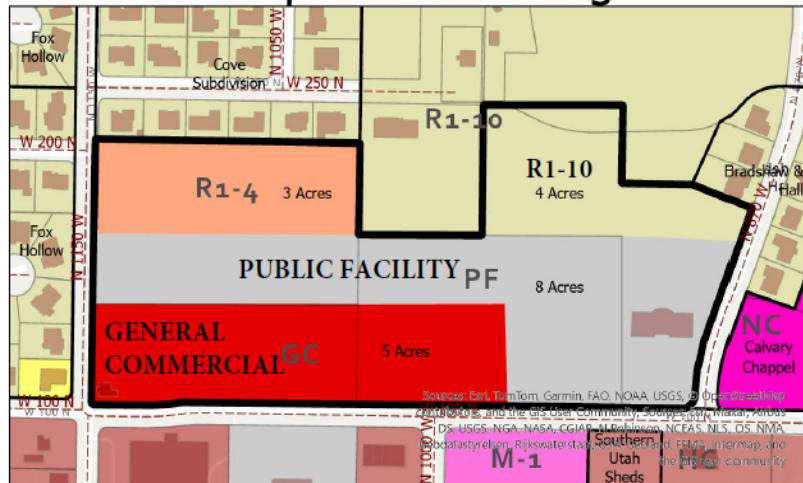
### Zone Change Proposal

The proposed zoning designations are as follows, with the proposed zone acreages being approximations that may be adjusted to fit the 20-acre property:

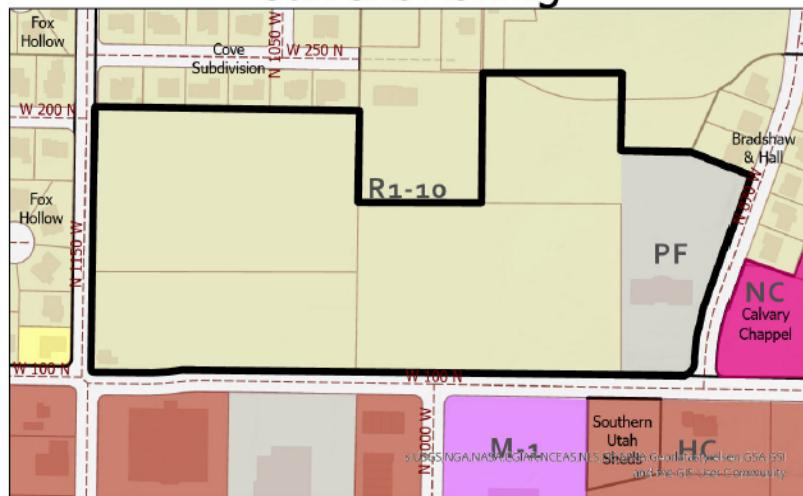
- Approximately 3 acres to be rezoned from R1-10 (Single-Family Residential, 10,000 sq. ft. minimum lot size) to R1-4 (Single-Family Residential, 4,000 sq. ft. minimum lot size), intended for future residential development.
- Approximately 8 acres to be rezoned to Public Facility (PF), to accommodate a new police station, city administrative offices, parking areas, and public park space.

- Approximately 5 acres to be rezoned to General Commercial (GC), intended for commercial development along the prominent 100 North corridor.
- The remaining approximately 4 acres of the property, north of the current city offices, will essentially retain its mostly Single Family Residential R1-10 zoning designation for the present time; although, it will likely be rezoned in the future to accommodate a future component of the Civic Center master plan. No development plan on this portion of the site has yet been approved.

## Proposed Rezoning

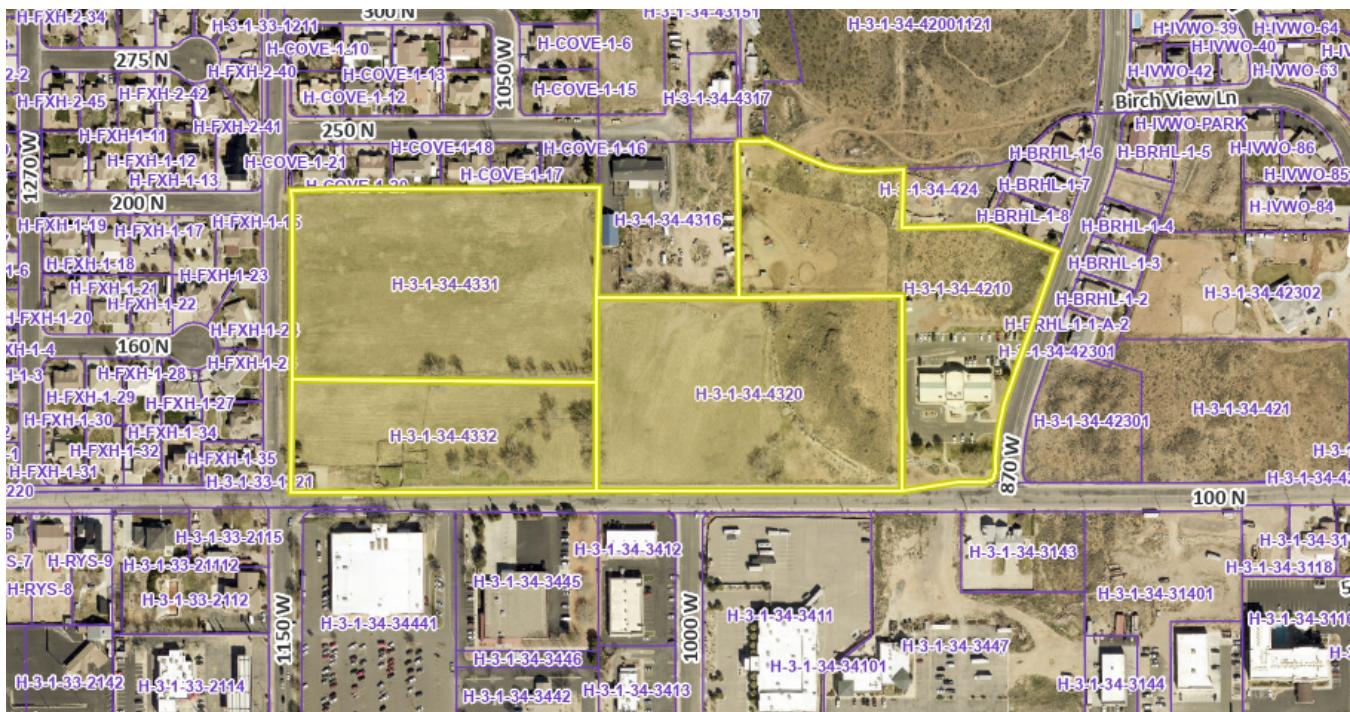


## Current Zoning



This proposed zoning arrangement reflects the City's goal of creating a centralized civic hub that integrates essential services, community amenities, and complementary commercial activity.

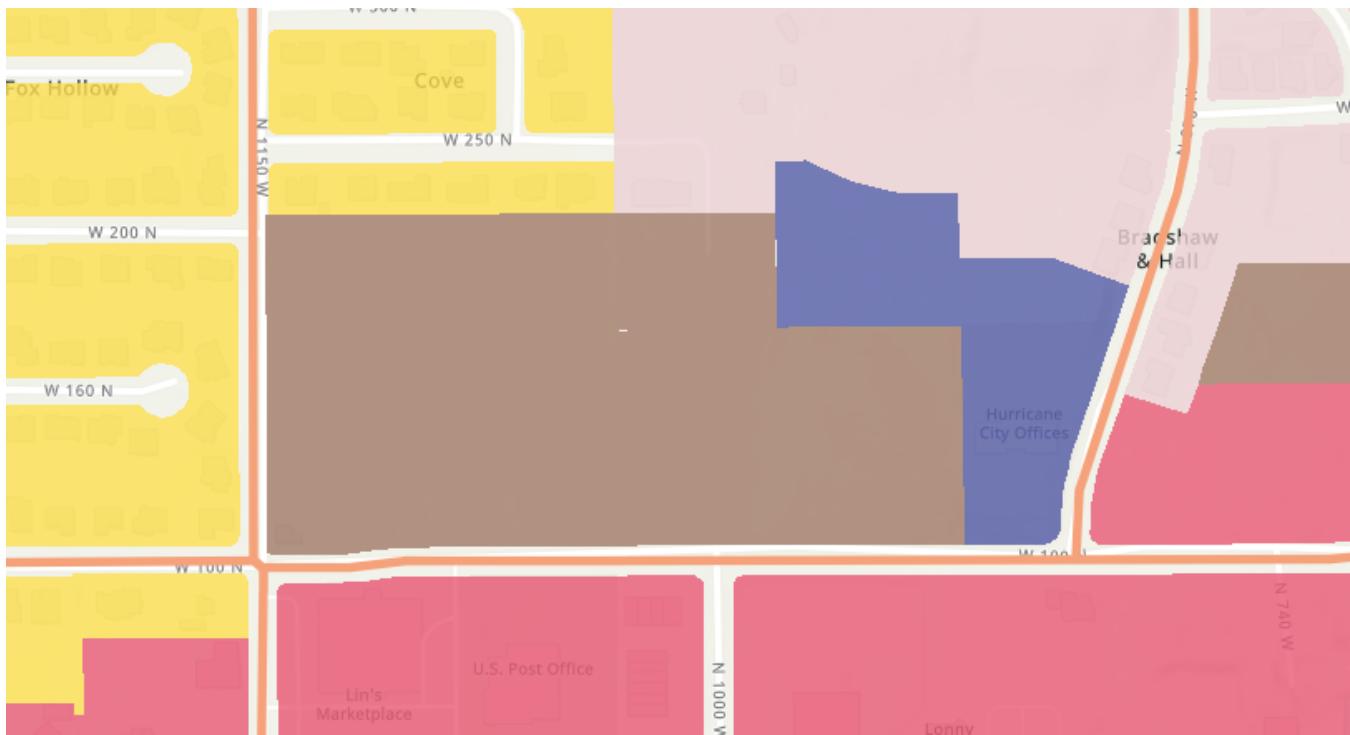
Zoning		Adjacent Land Use
North	R1-10, RA-0.5	Single Family Homes and Undeveloped Property
East	NC, R1-10	Undeveloped property (future church), Single Family Homes
South	HC, PF, M-1	Commercial development
West	R1-10	Single Family Homes



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

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

**Response:** The Future Land Use Map for this area designates the property as Public Use and Multifamily, with which the inclusion of the proposed R1-4 zoning and Civic uses of the property will be compatible.



Additionally, the General Plan encourages the efficient use of land and the thoughtful placement of public facilities to support the City's growth and service needs. By consolidating municipal services, such as a new police station, city offices, and park space, into a centralized location, the City is aligning with the General Plan's objective to provide cost-effective, high-quality public infrastructure. The inclusion of R-1-4 zoning introduces more flexible residential options, supporting the Moderate Income Housing Plan's goal to diversify housing types and affordability. Additionally, the designation of General Commercial zoning along the 100 North corridor will strengthen and further develop a key economic area that is consistent with the General Plan's strategy to promote commercial development in appropriate, high-visibility locations. The zone change reflects a balanced approach to land use planning that supports civic, residential, and economic priorities while incorporating the public input that was gathered through previous community-outreach surveys.

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

**Response:** The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property. The area surrounding the site includes a mix of public facilities, residential neighborhoods, and commercial uses, making it well-suited for the proposed combination of Public Facility, Single Family Residential R1-4, and General Commercial zoning. The planned civic improvements, including a new police station and city offices, are a natural extension of the existing municipal presence in the area. The R1-4 zone will introduce single-family homes on smaller lots, which complements nearby traditional residential development while providing more varied housing options. Additionally, the General Commercial zoning along the 100 North corridor is compatible with surrounding commercial uses and will enhance the corridor's role as a key economic and transportation route. Overall, the proposed amendment reflects a cohesive land use pattern that integrates well with the existing character and function of the surrounding area.

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

**Response:** The proposed amendment is not expected to adversely affect adjacent properties. Each component of the zone change has been planned to ensure compatibility with surrounding uses. The Public Facility zoning will support essential civic functions, such as a police station, city offices, and park space, which are generally considered compatible with both residential and commercial neighbors as well as the current use of the property. The Single Family Residential R1-4 zoning will allow for smaller single-family lots, which maintain a lower-density residential character while offering greater housing variety and a reasonable transition from larger lot subdivisions nearby. The General Commercial zoning is located along the 100 North corridor, a major roadway already developed with and suited for commercial activity, minimizing potential conflicts with nearby uses. As such, the amendment is designed to integrate with and complement the adjacent development rather than detract from it.

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

**Response:** Yes. This property is centrally located within a developed area and currently has access to all necessary public utilities and services. Existing infrastructure, including water, sewer, power, and roads, is available onsite or immediately adjacent to the site. Any additional requirements or improvements needed to support future development will be identified and addressed during the detailed design and permitting phases to ensure adequate service levels are maintained.

#### **JUC Comments**

##### **Public Works:**

**Power:** We can service as needed.

**Water:**

**Streets:**

**Sewer:**

**Engineering:**

**Fire:**

**Gas:** Okay

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

##### **Findings:** Staff makes the following findings:

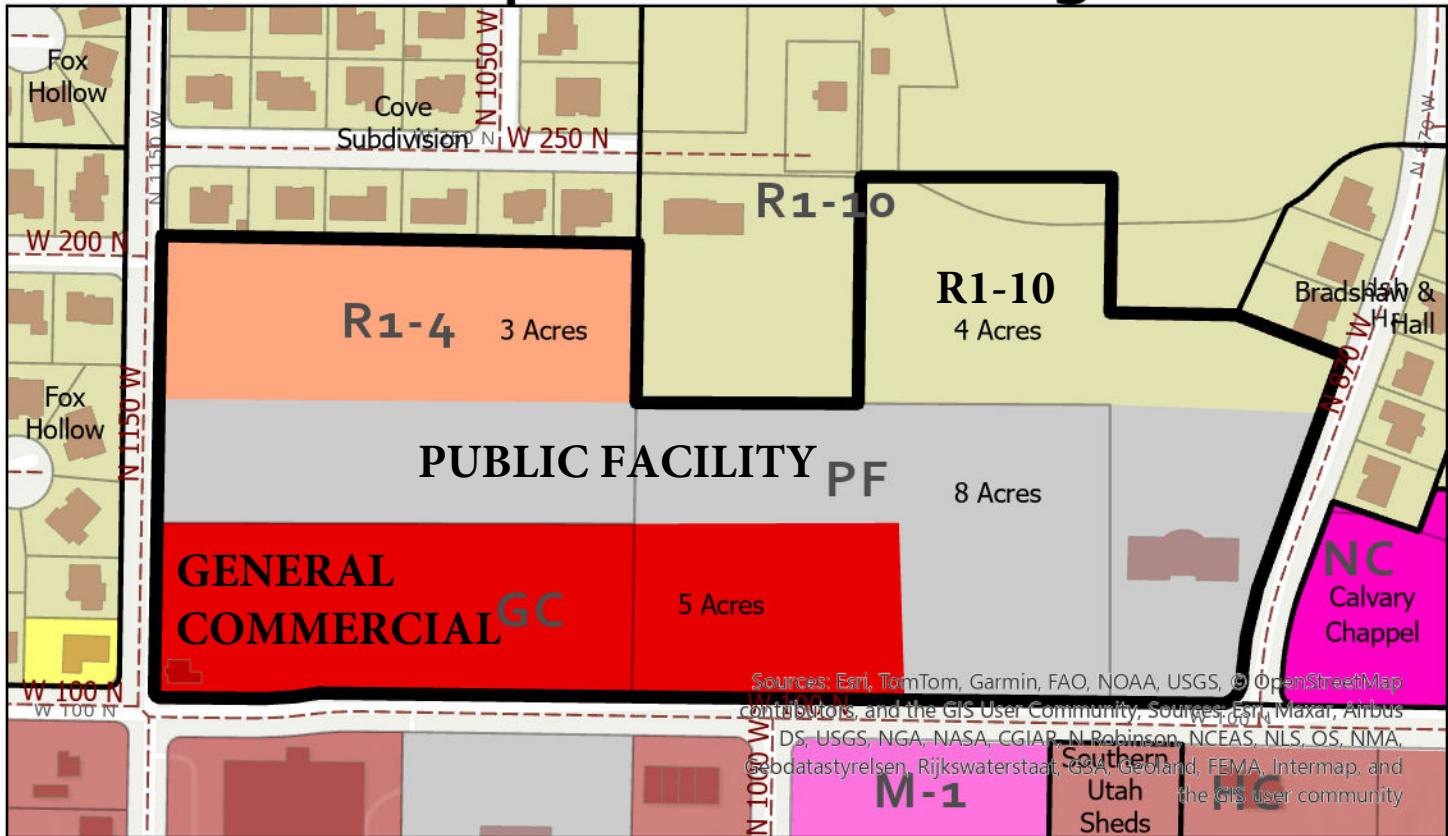
1. The proposed amendment is compatible with the goals and policies of the General Plan based on the consistency of the proposed zoning changes with the City's Future Land Use Map designations and its emphasis on efficient, centralized civic services, increased commercial development, and varied housing options.
2. The proposed amendment is harmonious with the overall character of the existing development

based on how the mixture of public, residential, and commercial zoning will complement the surrounding land uses.

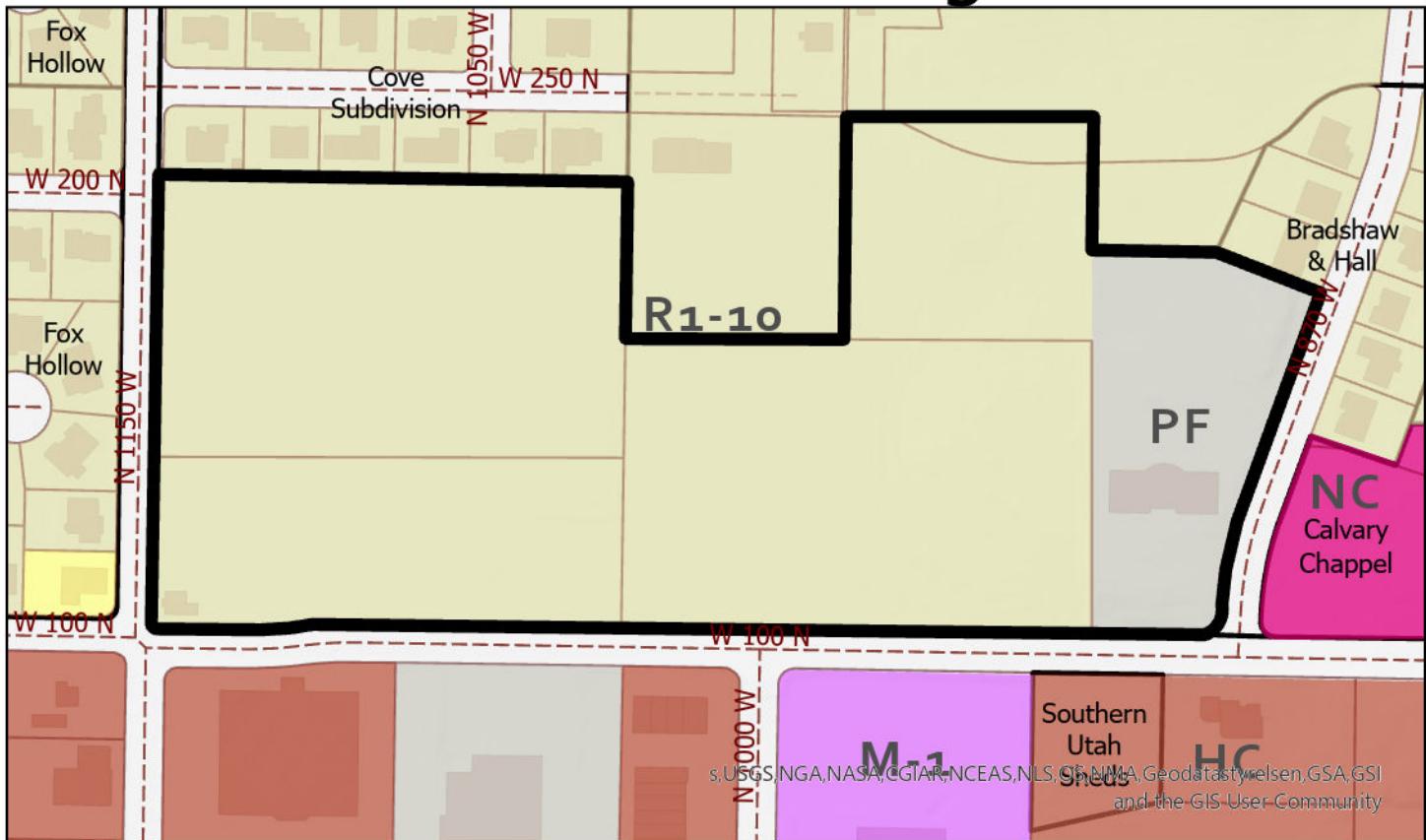
3. The proposed amendment will not have an adverse impact on adjacent properties.
4. The property is located in a developed area and its public facilities and services are adequate for this development.

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

# Proposed Rezoning



# Current Zoning



RECEIVED

7/1/25

**Kami Collard**

1047 W. 250 N.  
Hurricane, UT 84737  
collardcrew@gmail.com

June 25, 2025

**Hurricane City Planning Commission**

Hurricane City  
147 N. 870 W.  
Hurricane, UT 87373

Dear Council Members,

I have had the pleasure of living in Hurricane these past nine years and have been a resident of Washington County for 38 years. I have watched the growth all around us. I have watched as the Hurricane city council has worked hard to improve Hurricane and provide necessary things like a new pool and recreation facility and find clever ways to fund them. I have sat in on city meetings and I have appreciated the courtesy they have given me when I have spoken and I feel they have tried to take in account the citizens when they have made decisions. I appreciate the kindness shown and I have appreciated the length you have gone to in meetings to make things clear to the citizens.

As my husband and I decided to buy another home we decided to settle in the country here in Hurricane. We loved it for the quaintness, people and beautiful country feeling. When we bought our home on 1047 W. 250 N. almost nine years ago we knew eventually homes would go up behind us since it is zoned for them. I still love and support that idea. The American dream is to buy a home. Create a place where they can settle down in a town and grow their roots and be a part of the community. That is why we choose to live here.

In the last city council meeting I was told the new proposal for the Civic Center is to change the zoning behind our home into one that allows high density housing. I am hearing 20-40 units. I implore you not to change the zoning.

You have talked in the meetings how you want to help people with housing in Hurricane. Right now most can find a place to live and rent but almost no-one I know of can afford to buy a home. If you want to help the Hurricane citizens then helping them buy a home and invest in the community is the greatest asset they can be. Leasing the land and renting out units does not allow the tenants to become a part of Hurricane and invest in our community.

I want to review how your current plan is not in alignment with obtaining a zone change in Hurricane. First off it is supposed to be harmonious with the overall character of existing development. All around that space are single family homes. Most have at least a 15-20 foot backyard and only one home is two stories high. Putting in that many units means no privacy to the people by them. I am unsure if you are wanting to put condos, duplexes, townhomes or however, a majority of the duplexes and townhomes going in at this time have maybe 5 feet of a backyard and most are 2-3 stories high. My home is the only two story home on the block. That means the people living in the units will literally be able to see everything going on in my backyard and home. Plus this many units built is not in alignment with what is already there.

Second, in other city meetings other developers have asked for zone changes like this and the city has turned them down, due to it not being in alignment with guidance on zone changes, understanding that most often it is not harmonious with what is around them and will decrease the property value of what is around them. I feel it is important for the city to be the example and hold themselves to the same precedence they have set for others.

Third, it will adversely affect adjacent property values. Adding in high density housing next to the houses on 250 North will bring down my property value as well as everyone living on that section of 250 North. No one will feel they have any privacy and it will become a transient area if the city leases the land and people can only rent.

Last question is are there adequate facilities? To this I would say no, due to more traffic coming in and all the problems already at the Lins stoplight on state street.

I have come to multiple meetings and gotten a petition signed. The neighborhood does not want high density housing anywhere in that area. I am asking you to please reconsider this choice behind 250 North and not put high density housing there. Please think, if this was my property, would I want this going in? There is plenty of room in Hurricane to put high density housing in other places that won't affect what is already there, the property value or put more strain on the streets. Thank you for your consideration.

Sincerely,

Kami and Jason Collard

4/2/2025

RECEIVED

**Attention:**

**Hurricane City Council and Planning Commission**

**Dear Hurricane City Council and Planning Commission,**

**We are writing to expand on our formal opposition to the City of Hurricane's proposed rezoning and/or development of parcels (H-3-1-34-(4210,4320,4331,4332) located between 1150 W and 870 W & 100 N to 250 N, as currently proposed. As adjacent property owners, we have significant concerns about both the legality and appropriateness of this action.**

**This letter outlines several critical issues.**

**Dual Role Conflict & Due Process Concerns:**

1. This proposal appears to create an inherent conflict of interest under Utah Code § 10-9a-306, as the city would be acting as both:

- The property owner/developer seeking the zoning change
- The land use authority deciding on zoning changes

2. This dual role violates fundamental principles of due process and fair dealing in land use decisions, as the city cannot be expected to act as an impartial arbiter of its own development interests.

**Zoning Process & Procedural Issues:**

1. The City's process appears to potentially violate Utah Code § 10-9a-502, which requires:

- Notice and public hearings before the planning commission
- The planning commission to make recommendations to the legislative body
- The legislative body to hold additional public meetings before adoption

2. Under Utah Code § 10-9a-503, any zoning changes must:

- Protect property values of adjacent landowners
- Represent orderly development of the area
- Be consistent with the General Plan (Changes to the General Plan made without public input in 2021 do not justify Zoning Changes on this property, Zoning Map update several months later in 2021 did not show or represent these intended changes on the General Plan.)

### **Potential Improper Use of Eminent Domain:**

Any attempt to use eminent domain for this project would violate Utah Code § 10-9a-512, as:

- The taking would primarily benefit the City's development interests rather than serving a clear public necessity
- The city cannot demonstrate this is the least intrusive means to achieve any claimed public purpose

### **Adverse Impacts on Adjacent Properties:**

1. The proposed high-density and commercial rezoning would:

- Significantly reduce adjacent property values
- Fundamentally alter the character of our low-density residential neighborhood
- Create unmanageable traffic and infrastructure burdens

### **General Plan Consistency:**

1. The proposal conflicts with Utah Code § 10-9a-401 requirements that the general plan promotes:

- Stability of existing neighborhoods
- Health, safety and welfare of the community
- Protection of property values

### **Recommendations:**

#### ***1. The city should***

- Withdraw or Put on Hold the current proposal
- Identify areas already zoned for higher density development
- Establish proper separation between roles as property owner, and regulatory authority
- Conduct transparent studies on infrastructure impacts
- Engage in meaningful community consultation

#### ***2. If development is deemed necessary in this area, it should***

- Maintain consistency with current zoning densities
- Include appropriate transitions and buffers
- Protect existing property values and neighborhood character

## ***Request for Action***

We respectfully request that the City of Hurricane:

1. Immediately cease pursuit of this conflict-ridden proposal
2. Provide full public disclosure of:
  - All property appraisals and valuations
  - Infrastructure impact studies
  - Traffic studies
  - Environmental assessments
3. Hold additional proper public hearings as required by state law
4. Establish clear procedural safeguards to address the inherent conflict of interest
5. Explore consistent nonpartial application of the city code pertaining to short-term rentals

**As adjacent property owners, we reserve all rights under Utah Code § 10-9a-801 to challenge this action through appropriate legal channels if necessary. Additionally, we may seek injunctive relief under § 10-9a-802 if the City attempts to proceed without addressing these fundamental legal deficiencies.**

This letter shall be included in the official record of any proceedings related to this matter.

Sincerely,



**Kevin & Tina Brough**

1029 W 250 N

[H-COVE-1-16]



**Jason & Kami Collard**

1047 W 250 N

[H-COVE-1-17]



**Matt & Jaymie Wetzel**

1015 W 250 N

[H-3-1-34-4316]



1141 W 250 N

[H-COVE-1-21]

**Other Adjacent Property Owners:**

H-COVE-1-15      David & Cheri Barton

*David Barton*   *Cheri Barton*

H-COVE-1-18      Layne Bagley

H-COVE-1-19      Gary & Donna Shouse

H-COVE-1-20      Jeff Bradybaugh

H-3-1-34-4317      Darrell & Sarah Hall

*Darrell & Sarah Hall*

H-3-1-34-4318      M&S Ranch LLC

*Mac & Peggy Hall*

H-3-1-34-43151      Mac Hall

*Mac & Peggy Hall*

H-BRHL-1-8      Michael & Brandi Hall

*Mike & Brandi Hall*

H-BRHL-1-7      Matt & Angie Excell

H-BRHL-1-6      Noemi Munoz

*Noemi Sandoval M*

cc: Hurricane City Planning Commission

Hurricane City Attorney's Office

Utah Property Rights Ombudsman

Washington County Commission

Brienna Spencer

RECEIVED

**From:** Public Comment  
**Sent:** Thursday, July 3, 2025 2:44 PM  
**To:** Brienna Spencer  
**Subject:** FW: Zone Changes for the Future site of the Hurricane Civic Center

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**From:** Heather Aleman <aleman.heatherl@gmail.com>  
**Sent:** Wednesday, July 2, 2025 2:57 PM  
**To:** Public Comment <publiccomment@hurricane.utah.gov>  
**Subject:** Zone Changes for the Future site of the Hurricane Civic Center

Hello,

My name is Heather Fatkin, and I am a resident of Hurricane (1141 W 250 N), my home is directly impacted by the upcoming zone changes to the property behind Lins. I can tell that public feedback was considered in most of the proposed zone changes, and I thank you for that. However, in regards to the 3 acres directly behind my home it appears to be given an even higher density than was originally proposed. By my calculations changing this area from R1-10 to R1-4 allows within that 3 acre plot a maximum of 32 homes to be built, In the same amount of space in my neighborhood there exists 11 homes. I don't feel that is in keeping with our neighborhood and with the lots at such a small size (4,000 sqft) they almost assuredly would be built up, whereas the homes on my street and backing up to what is currently the field are all single level. I am very sad to be losing this field, my house in particular was built with the field in mind with more than 60% of my windows south facing (towards the field) I understand that it was always one day going to be developed into homes, but at the current zoning the chances were stronger that they would be single level family homes. I know that asking you to keep it zoned R1-10 is probably not possible, so I am entreating you all to reconsider this 3 acre section to a zoning that is at least not such a stark contrast to the existing homes and community such as R1-8 which would allow for 16 homes or even an R1-6 which would allow for up 21 homes would be appreciated. Thank you for your time and consideration,

Sincerely, Heather Fatkin

**Brienna Spencer**

**RECEIVED**

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**From:** Gary Cupp  
**Sent:** Thursday, July 3, 2025 2:43 PM  
**To:** Brienna Spencer  
**Subject:** FW: Civic Center proposed zone change

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**From:** Bill Hamilton <bamiltonbh53@yahoo.com>

**Sent:** Tuesday, July 1, 2025 12:48 PM

**To:** Gary Cupp <gary@hurricane.utah.gov>

**Subject:** re: proposed zone change

We are totally opposed to the zone change outlined in the mailing we received in the mail.

We have the subdivision between 300 N and 600 N well under way. This will increase traffic immensely up 1150 West. There is a very dangerous intersection at State Street and 1150 W. The block from State Street to 100 N is designed for accidents with traffic going into McDonald's, the Exxon station, and Lin's market. At times, there is traffic backed up from the McDonald's Drive Through to the street.

Adding a commercial area on the proposed rezoning map will only exacerbate the traffic and danger, not to mention the impact on the Fox Hollow and Cove residents.

It is inconceivably that anyone thought this is a good idea.



<b>Agenda Date:</b>	07/10/2025 - Planning Commission
<b>Application Number:</b>	FSP25-07
<b>Type of Application:</b>	Final Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Calvary Chapel
<b>Agent:</b>	Chapman Construction
<b>Request:</b>	Final Site Plan Approval
<b>Location:</b>	100 N 870 W
<b>Zoning:</b>	Neighborhood Commercial (NC)
<b>General Plan Map:</b>	General Commercial
<b>Recommendation:</b>	Approve subject to staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

#### **Discussion:**

The applicant has filed for approval of a final site plan for Calvary Chapel, a church located on the northeast corner of 870 W and 100 N. The project includes a 25,000 sq ft church building and associated parking and landscaping area. A final site plan was approved for the church site in 2020 but that approval has since expired. The site is zoned Neighborhood Commercial (NC).

#### **JUC Comments**

The construction drawings were approved and signed in March 2025.



### Staff Comments: Final Site Plan

1. The proposed use is permitted in the Neighborhood Commercial zone.
2. Parking Requirement: Per HCC 10-34-10:

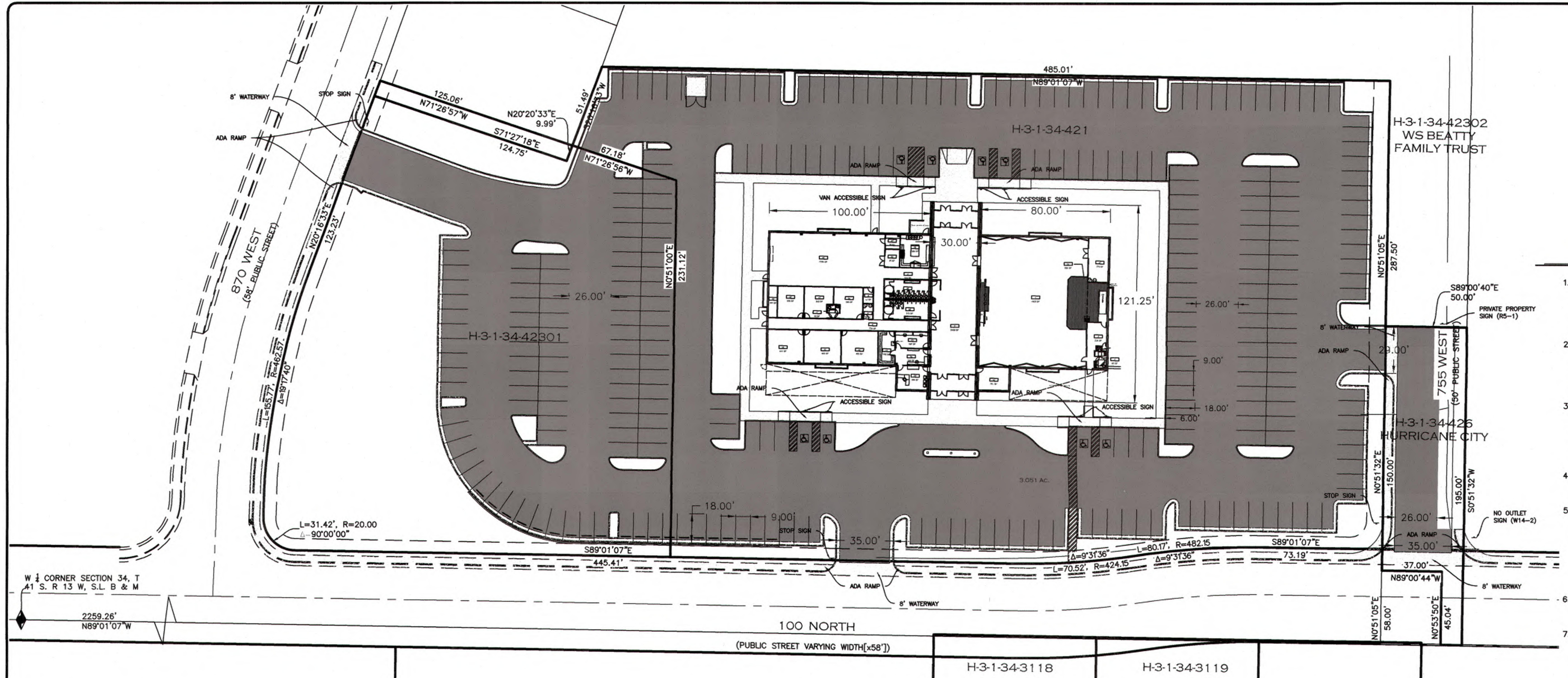
<i>Church or place of worship</i>	<i>1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats</i>	<i>Each 18 inches of bench space shall be considered as 1 seat</i>
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The applicant's site plan states that 192 parking stalls are required and 292 are provided, with 8 ADA parking stalls.

3. Landscape: A landscape plan has been submitted that meets Hurricane City Codes.
4. Outdoor lighting: An outdoor lighting plan has been submitted. HCC 10-33-7(2)(g) states: *Light poles with floodlights in parking lots and other such facilities shall not exceed 18 feet in height and shall adhere to all other requirements of this chapter.* The light poles shown are 25 feet tall and will need to be adjusted to 18 feet.

5. Building renderings have been submitted, staff has no concerns with the renderings presented as the building will be under 35' tall.

**Recommendation:** The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the final site plan subject to staff and JUC comments, including lowering light poles to no more than 18 feet in height.



## SITE PLAN

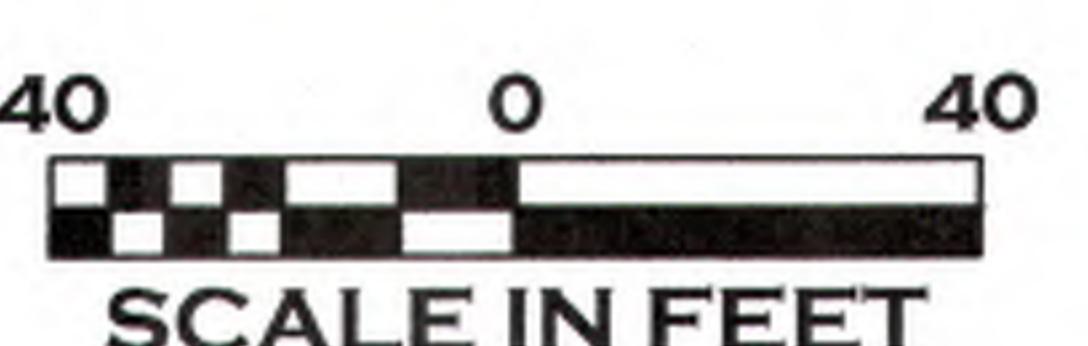
DUSTIN WHITSON  
CALVARY CHAPEL  
CITY OF HURRICANE,  
WASHINGTON COUNTY, UTAH

### GENERAL NOTES:

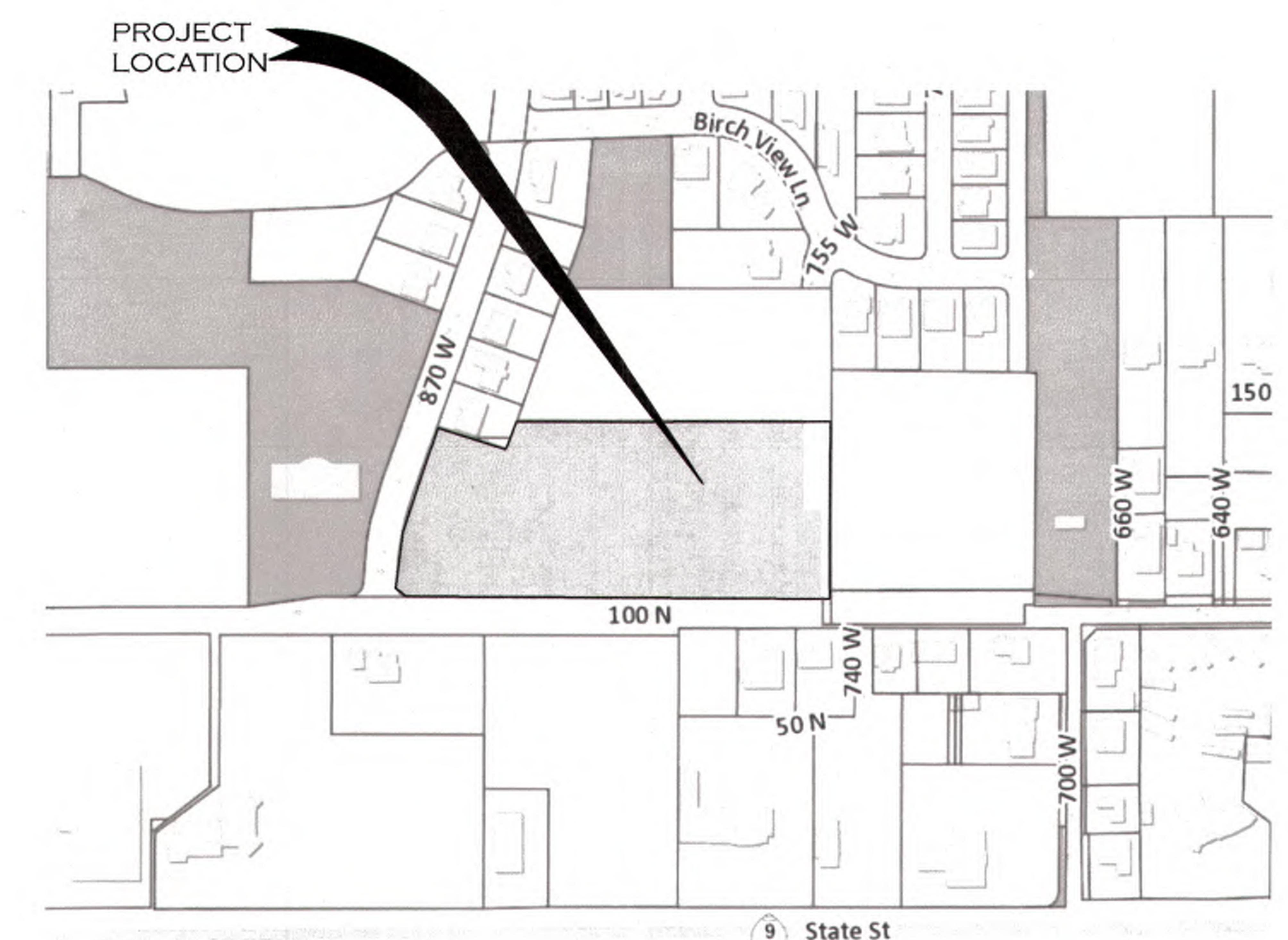
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY DESIGN STANDARDS & SPECIFICATIONS<sup>1</sup> AND ASH CREEK SPECIAL SERVICES DISTRICT CONSTRUCTION STANDARDS AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY: THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF HURRICANE, AND ASH CREEK SPECIAL SERVICES DISTRICT AND THE CITY AND ALL APPLICABLE AGENCIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCES WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THESE. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.

### FIRE DEPARTMENT NOTES:

- NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
- AN APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIAL.
- PROVIDE AND MAINTAIN ALL WEATHER FIRE ACCESS.



## VICINITY MAP



SHEET INDEX	
SHEET	DESCRIPTION
C1	SITE PLAN
C2	GRADING & DRAINAGE PLAN
C3	UTILITY PLAN
C4	UTILITY NOTES
C5	755 W PLAN AND PROFILE
C6	DETAILS
C7	DETAILS
C8	DETAILS
C9	DETAILS
C10	DETAILS
C11	LANDSCAPE PLAN
C12	PARKING LOT LIGHTING

### PROJECT INFORMATION

BUILDING USE:	CHURCH
TOTAL SITE AREA:	4.43 (ACRES)
	18,444.40 SQ. FT.
TOTAL BLDG. AREA (FOOTPRINT)	25,120 SQ. FT.
	13.00% OF SITE
PARKING/IMPERVIOUS AREA	118,335 SQ. FT.
	41.00% OF SITE
LANDSCAPE AREA	49,691 SQ. FT.
	25.73% OF SITE

### PARKING REQUIREMENTS

DESCRIPTION	AREA SQ.FT.	NON-FIXED SEATING	1 SPACE/ 6 SEATS	1 SPACE/ 100 SQ.FT.	SUBTOTAL	TOTAL REQUIRED	TOTAL PROVIDED
FUTURE ASSEMBLY	2760	200	33.3	27.6	60.9	192	292*
FUTURE CHAPEL	5,600	450	75.0	56.0	131.0		

\* INCLUDING 8 ACCESSIBLE SPACES

### HURRICANE CITY APPROVAL

Shawn J. [Signature]	3-11-25
TDS TELECOM	DATE
AO [Signature]	3/12/25
DOMINION ENERGY COMPANY	DATE
AM [Signature]	3/11/25
CENTURY LINK	DATE
INFOWEST	DATE
JH [Signature]	3-11-25
HURRICANE CITY WATER	DATE
KE [Signature]	3/12/25
HURRICANE CITY STREETS DEPT.	DATE
DR [Signature]	3/12/25
HURRICANE CITY PLANNING DEPARTMENT	DATE
Dan [Signature]	3-12-25
HURRICANE CITY PARKS	DATE

M [Signature]	3-12-25
HURRICANE CITY POWER	DATE
John [Signature]	4-28-25
HURRICANE CITY FIRE DEPARTMENT	DATE
Jimmy [Signature]	3/11/2025
HURRICANE CITY ENGINEERING DEPT.	DATE
Travis [Signature]	3-12-25
WATER CONSERVANCY DISTRICT	DATE
Mil [Signature]	4/28/2025
HURRICANE CITY PUBLIC WORKS DIRECTOR	DATE
CM [Signature]	3/12/25
HURRICANE CITY GIS DEPT.	DATE
Don [Signature]	4-13-25
ASH CREEK S.S.D.	DATE

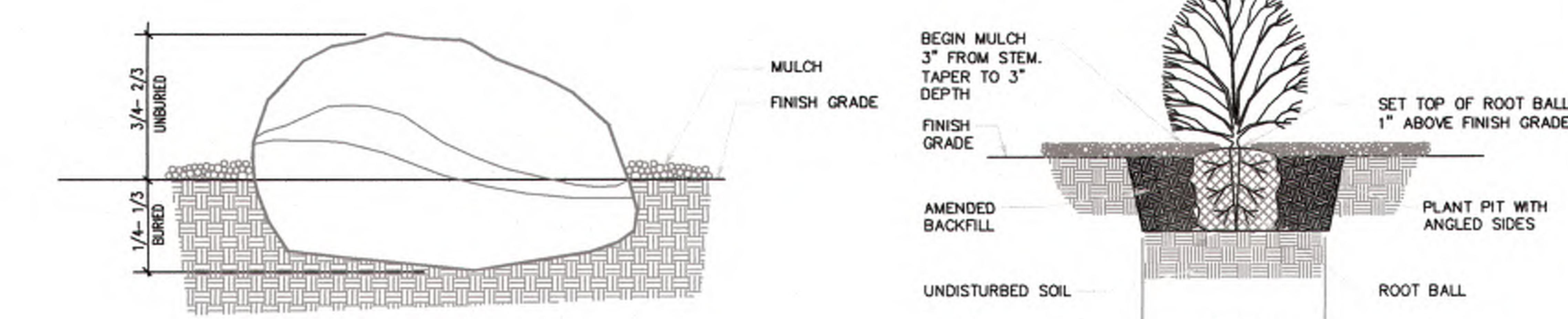

SITE PLAN  
FOR  
CALVARY CHAPEL  
DUSTIN WHITSON  
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH  
CIVILE ENGINEERING AND LAND SURVEYING  
PC. 51 NORTH 100 WEST, SUITE 3 - HURRICANE, UTAH 84737  
FAX: (435) 635-5765 TEL: (435) 635-2329

FILE NAME: 1902-0411  
DATE: 3/5/2025  
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OF 8

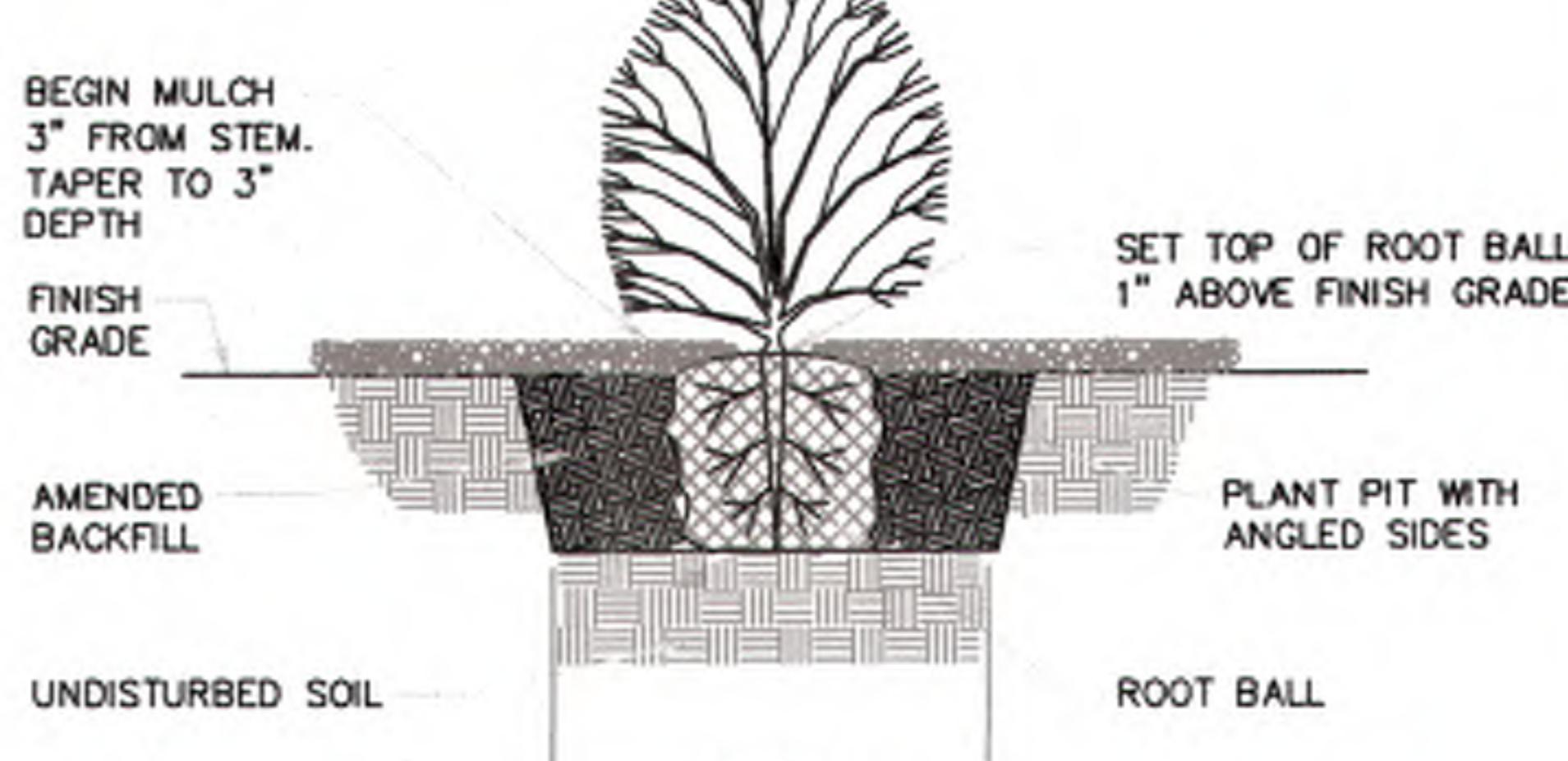


# LANDSCAPE PLAN

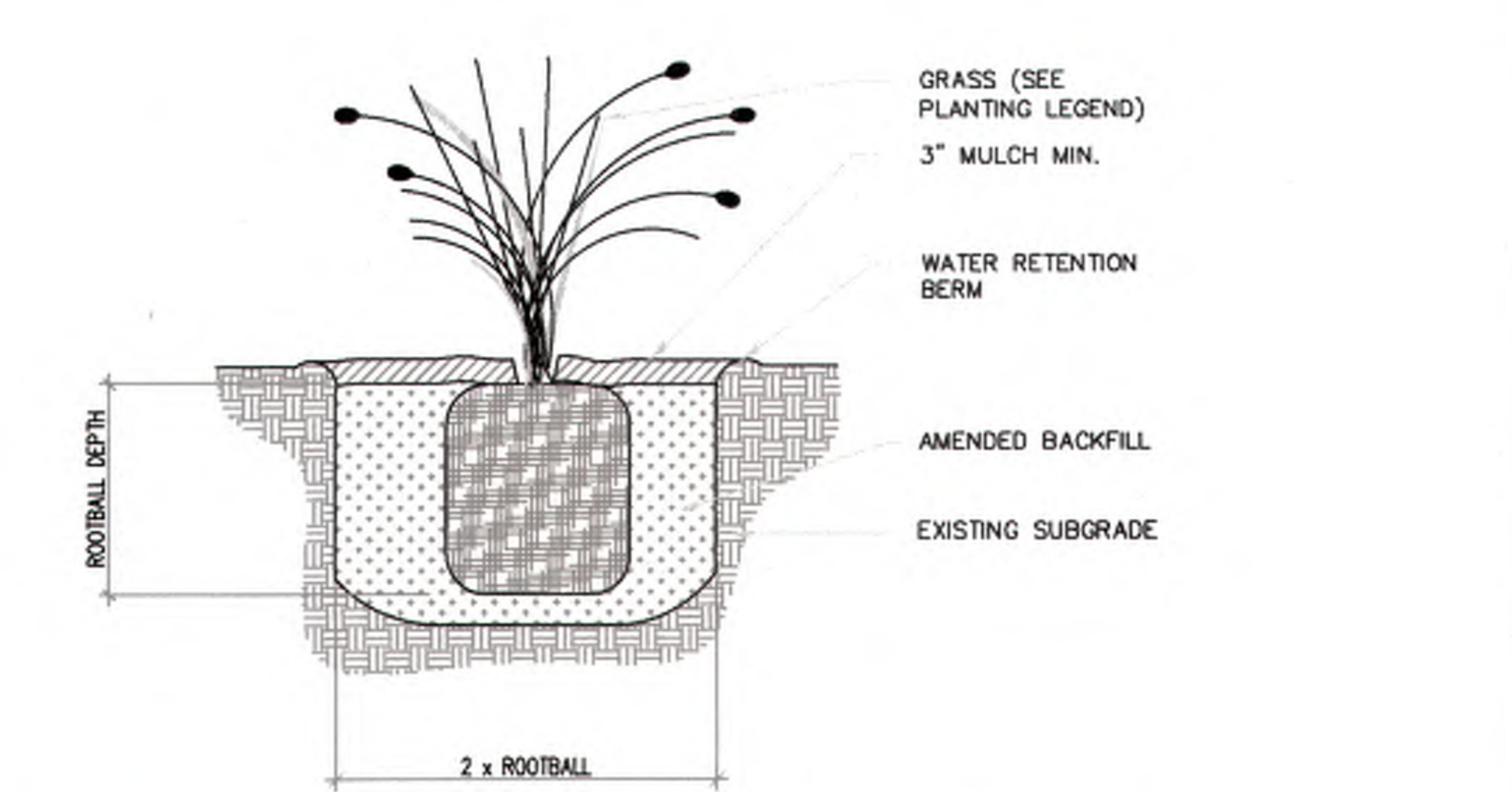
DUSTIN WHITSON  
CALVARY CHAPEL  
CITY OF HURRICANE,  
WASHINGTON COUNTY, UTAH



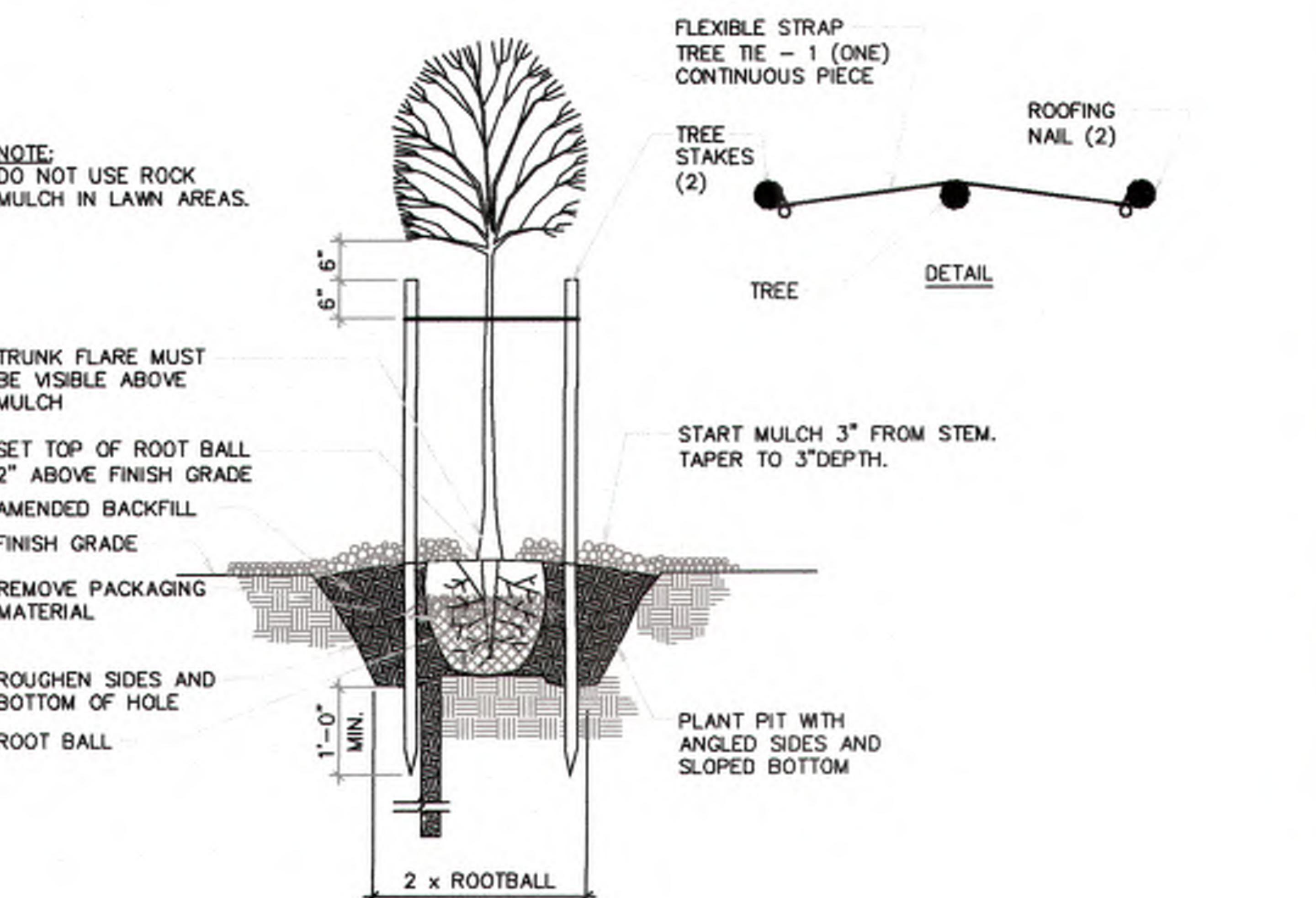
BOULDER PLACEMENT  
A NOT TO SCALE



SHRUB PLANTING DETAIL  
B NOT TO SCALE



ORNAMENTAL GRASSES PLANTING  
C NOT TO SCALE



TREE PLANTING AND STAKING  
D NOT TO SCALE

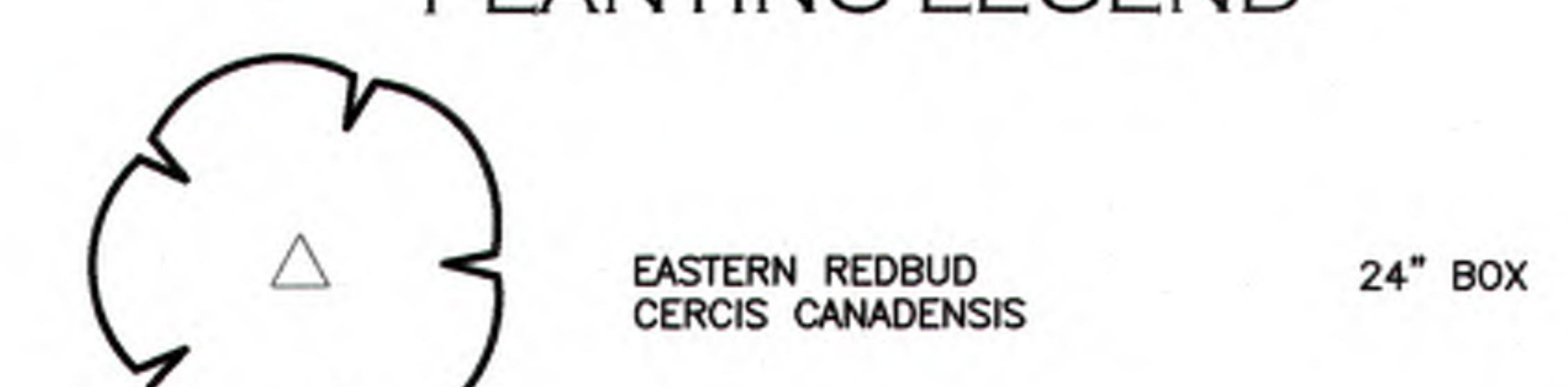
## PLANTING LEGEND

### PARKS DEPARTMENT NOTES

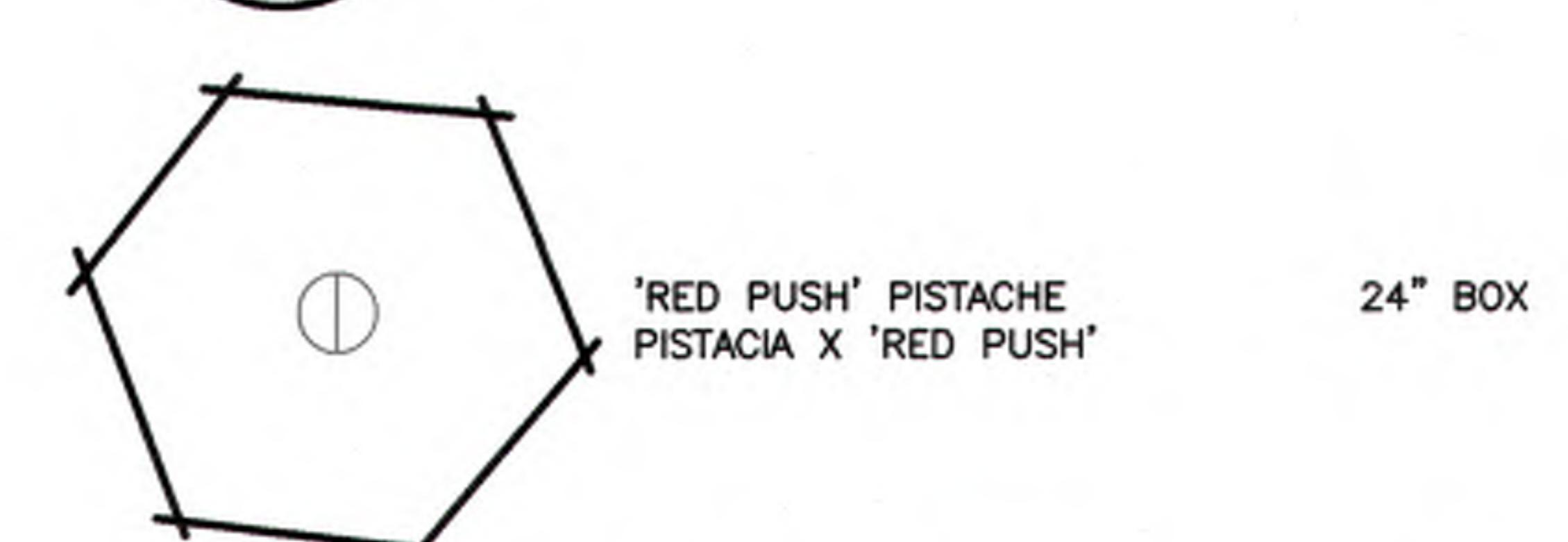
ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANES AND ASSOCIATED IRRIGATION SHALL BE INSTALLED AND MAINTAINED BY DEVELOPER/OWNER AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

### LANDSCAPE NOTES

1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPED AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES ; TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
6. ALL LANDSCAPED AREAS TO BE COVERED IN A 3" DEPTH OF 1" DECORATIVE GRAVEL.
7. NO GRASS TURF WILL BE PLANTED



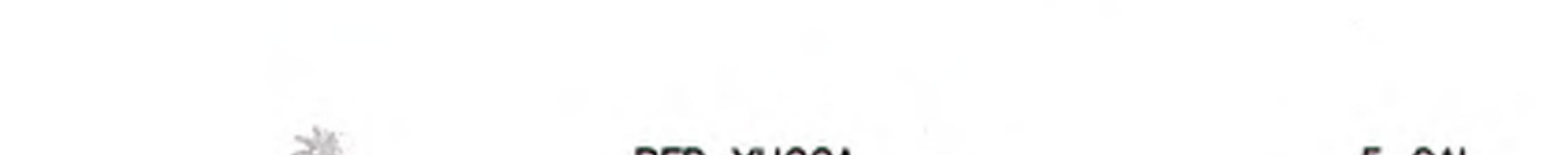
EASTERN REDBUD  
CERCIS CANADENSIS  
24" BOX



'RED PUSH' PISTACHE  
PISTACIA X 'RED PUSH'  
24" BOX



'PINKIE' INDIAN HAWTHORN  
RHAPHIOLEPIS INDICA 'PINKIE'  
5 GAL.



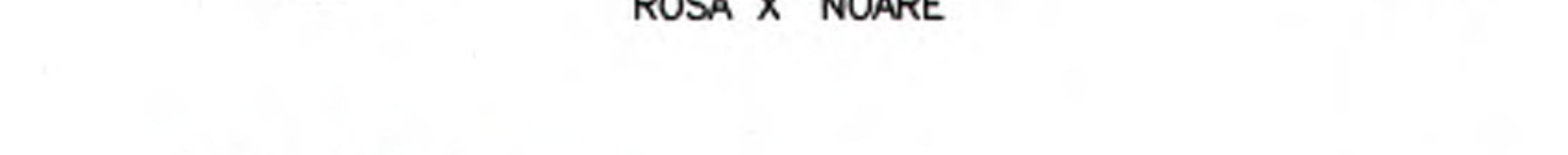
RED YUCCA  
RED HESPERALOE  
5 GAL.



'REGAL MIST' PINK MUHY GRASS  
MUHLENBERGIA CAPILLARIS 'LENCA'  
5 GAL.



RED CARPET ROSE  
ROSA X 'NOARE'  
2 GAL.



BOULDER  
2'-4" DIAMETER



SCALE IN FEET

REVISIONS

**PAT ENGINEERING, P.C.**

CIVIL ENGINEERING AND LAND SURVEYING  
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737  
TEL: (435) 635-6765 FAX: (435) 635-2329

LANDSCAPE PLAN  
FOR  
CALVARY CHAPEL  
DUSTIN WHITSON  
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

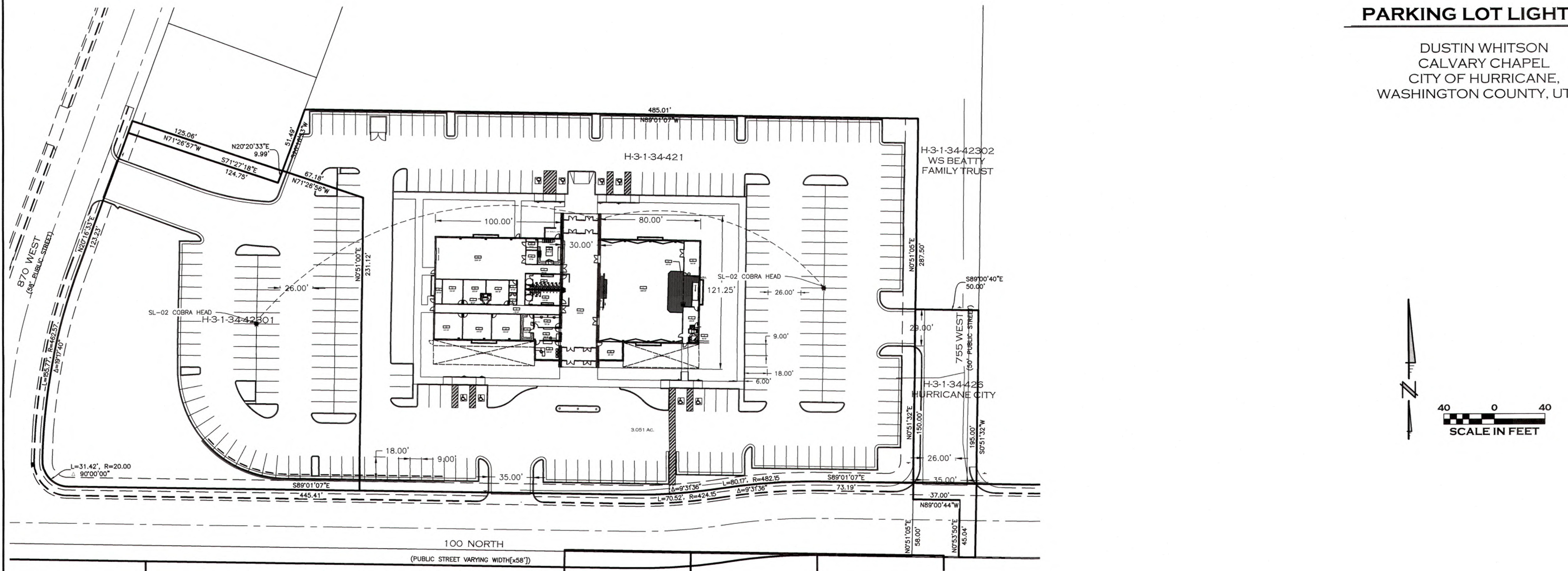
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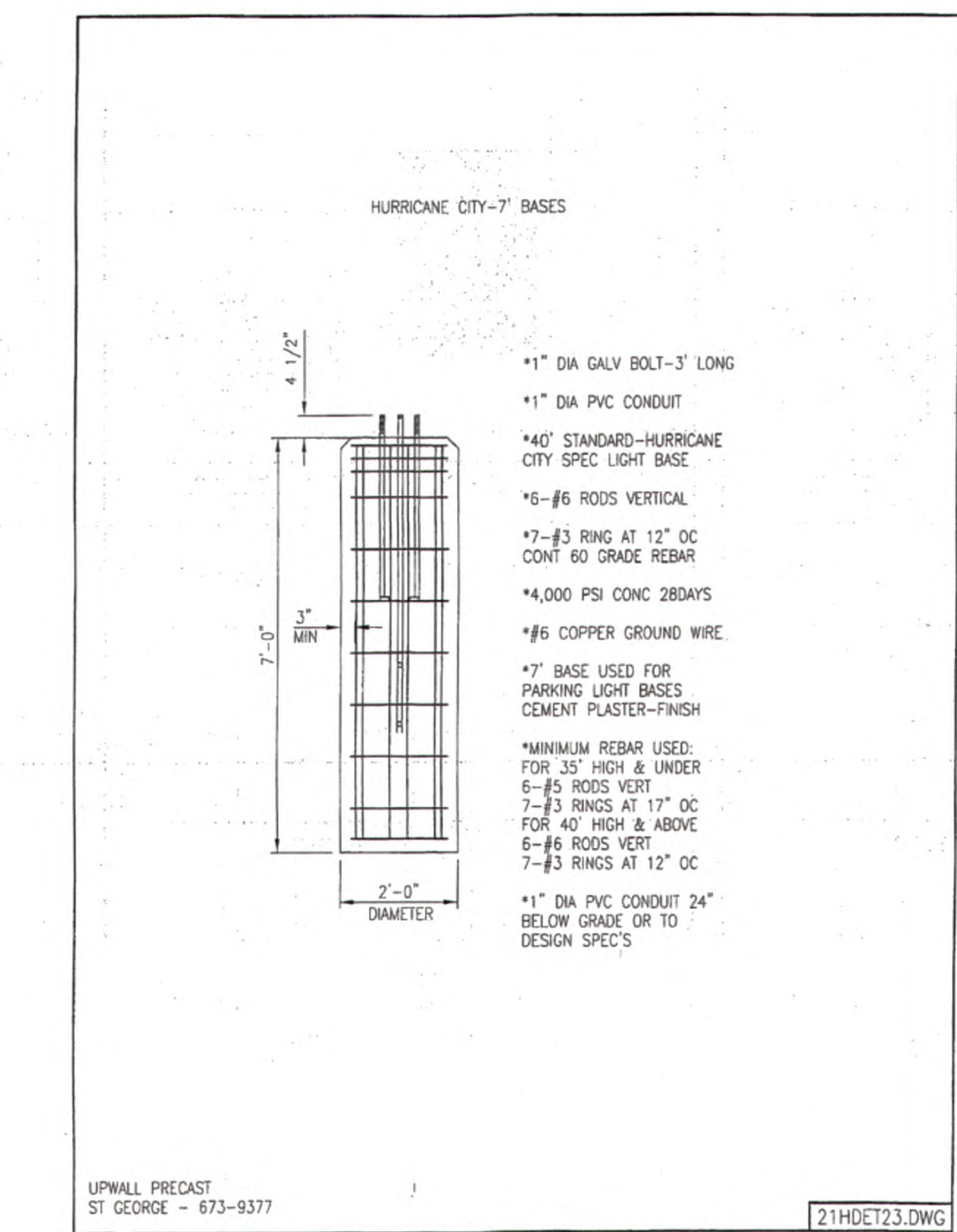
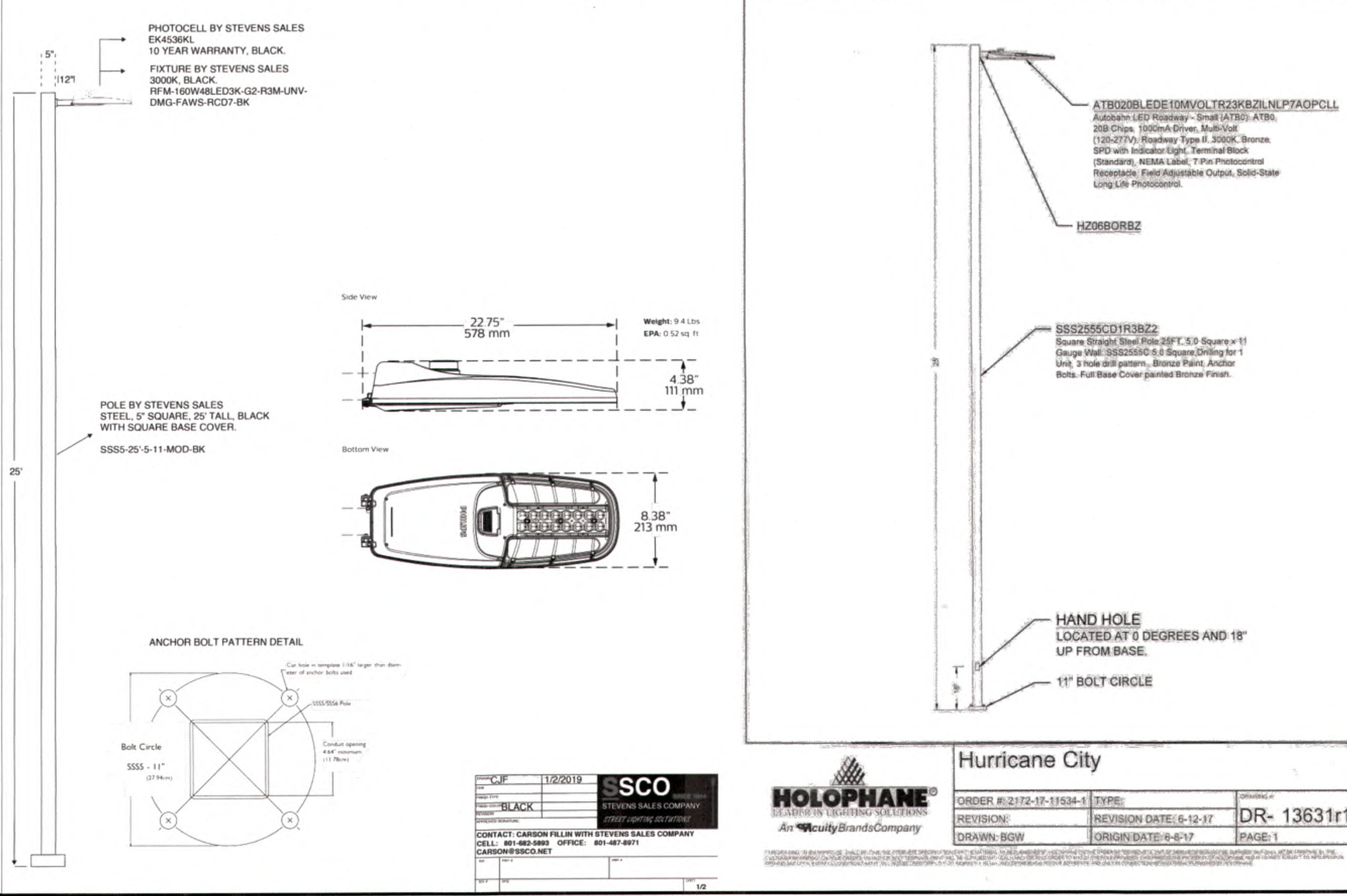
# PARKING LOT LIGHTING

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DUSTIN WHITSON  
CALVARY CHAPEL  
CITY OF HURRICANE,  
WASHINGTON COUNTY, UTAH



# HURRICANE CITY - SL-02 COBRA HEAD ASSEMBLY



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PR 28 2023

