



HURRICANE CITY

UTAH

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Planning Commission

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Kelby Iverson
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Hurricane Planning Commission Meeting Agenda

August 14, 2025
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 3000 W 400 N, from R1-8, residential one unit per 8,000 square feet, to R1-6, residential one unit per 6,000 square feet, and RM-2, multifamily 10 units per acre. Parcel number H-3-1-31-3000.
2. A Zone Change Amendment request located at approximately 200 N and 300 E from HC, highway commercial, to R1-10, residential one unit per 10,000 square feet. Parcel numbers H-226-A-2, H-226-B, and H-230-A.

3. A Zone Change Amendment request located at 235 N 1580 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel H-CWE-6.
4. A Land Use Code Amendment request to create a Title 9 Chapter 7 and to amend Title 10 Section 10-7-23 regarding MS4 storm water control regulations.

NEW BUSINESS

1. ZC25-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 3000 W 400 N, from R1-8, residential one unit per 8,000 square feet, to R1-6, residential one unit per 6,000 square feet, and RM-2, multifamily 10 units per acre. Parcel number H-3-1-31-3000. Chase Stratton, Applicant.
2. ZC25-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 200 N and 300 E from HC, highway commercial, to R1-10, residential one unit per 10,000 square feet. Parcel numbers H-226-A-2, H-226-B, and H-230-A. The LeBaron Children Family Partnership, Applicant. Ed LeBaron, Agent.
3. LUCA25-09: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to create a Title 9 Chapter 7 and to amend Title 10 Section 10-7-23 regarding MS4 storm water control regulations. Hurricane City, Applicant.
4. PSP25-06: Discussion and consideration of a possible approval of a preliminary site plan for SkyRim Flex, a 22 unit flexspace development, located at 3150 W 90 N. Blair Gardner, Applicant. Nate Reeve, Agent.
5. PSP25-11: Discussion and consideration of a possible approval of a preliminary site plan for Exceptional Healthcare, a hospital located at 280 N Foothills Canyon Dr. Exceptional Healthcare, Applicant. Daniel Stewart, Agent.
6. PP25-04: Discussion and consideration of a possible approval of a preliminary plat for Azure Ridge Townhomes, a 156 townhome development located at Sand Hollow Road and Ash Creek Road. Smoothie King Holdings, Applicant. Tony Carter, Agent.
7. CUP25-14: Discussion and consideration of a possible approval of a conditional use permit for a farm stand selling commercially packaged handicrafts or commercially processed or packaged food stuffs located at 2020 Flora Tech Road. Jon Garner, Applicant.
8. PSP25-16: Discussion and consideration of a possible approval of a preliminary site plan for Desert Fields Commercial, an office building located at 40 N 2480 W. James Cheney, Applicant. Gerold Pratt, Agent.
9. PP25-22: Discussion and consideration of a possible approval of a preliminary plat for Magnolia Court, a six single family lot and 19 townhome lot development located at 700 W 100 N. Mike Stewart, Applicant. Brandee Walker, Agent.
10. CUP25-16: Discussion and consideration of a possible approval of a conditional use permit for a telecommunications facility located at 2417 W 350 N. Matthew Schutjer, Applicant.

11. FSP25-30: Discussion and consideration of a possible approval of a final site plan for Bucks Ace Hardware Lot 2, a restaurant located at 34 S 1400 W. Ben Shakespeare, Applicant. Tyler Hughes, Agent.
12. FSP25-31: Discussion and consideration of a possible approval of a final site plan for Pecan Valley Parking & Amenities, a recreation facility located at 2250 S 5210 W. Chris Wyler, Applicant. Brandee Walker, Agent.
13. FSP25-32: Discussion and consideration of a possible approval of a final site plan for Mad Moose, a vehicle rental facility located at 4345 W Abbey Road. Spencer Finch, Applicant. Karl Rasmussen, Agent.
14. AFP25-09: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Phase 2-Realignment of Purgatory Road, located at 720 S 5300 W. D&G Property Holdings LLC, Applicant. Brandee Walker, Agent.

Approval of Minutes:

1. July 8, 2024
2. September 26, 2024
3. October 24, 2024
4. January 23, 2025
5. February 13, 2025
6. April 24, 2025
7. June 12, 2025
8. June 26, 2025
9. July 10, 2025

Adjournment



STAFF COMMENTS

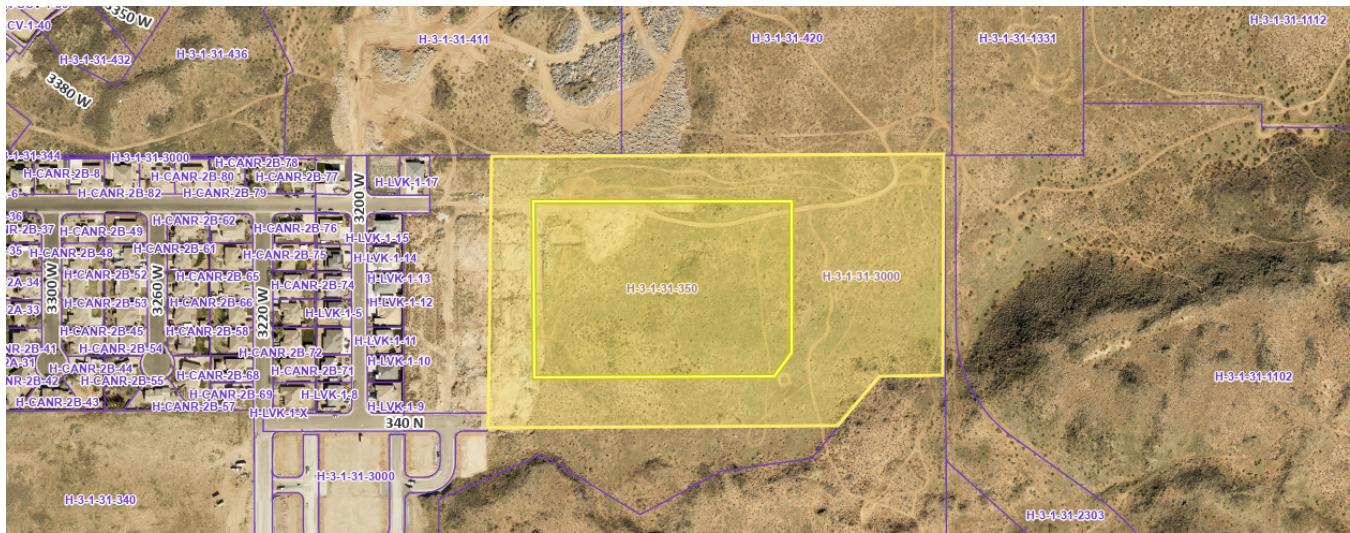
Agenda Date:	08/14/2025 - Planning Commission
Application Number:	ZC25-08
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Chase Stratton
Agent:	N/A
Request:	Zone Change from R1-8 to R1-6 and RM-2
Location:	3000 W 400 N
Zoning:	R1-8
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting a zone change from Single Family Residential 8 (R1-8) to Single Family Residential 6 (R1-6) and Multiple Family Residential (RM-2) for property located east of the existing Lava Knolls subdivision. In 2022, the applicant transferred 8.74 acres within the planned subdivision to the Washington County School District for use as a future elementary school, which required a redesign of the later phases of the development. As part of this redesign, the applicant proposes to rezone approximately 12 acres from R1-8 to R1-6, and 2.756 acres from R1-8 to RM-2.

Please note that the layout and unit count shown on the proposed site plan are conceptual at this stage and subject to change.

	Zoning	Adjacent Land Use
North	R1-8 (PDO)	Undeveloped property (Future phases of Sky Valley)
East	R1-8	Undeveloped property
South	RM-1 (PDO), PC	Townhome developments (Villas at Lava Knolls and Sky Rim Townhomes)
West	R1-8, R1-10	Single Family Homes



Vicinity Map

Zone changes on any parcel of land within the City of Hurricane requires consideration of the following factors pursuant to Title 10 – Hurricane City Land Use Ordinance, Section 10-7-7 (cited below):

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

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

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

Analysis:

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

Response: The General Plan Map shows this area as “Single Family,” which intends for development to be consistent with the following description:

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

The change to R1-6 would be compliant with the General Plan Map; however, the RM-2 portion would not. Notwithstanding, this is an area of town with several townhome developments underway and it is near major roadways and schools. Furthermore, the General Plan encourages a range of housing types and densities in appropriate locations, such as close to schools and commercial developments like Walmart, to support population growth and provide increased housing choice. The proposed mix of R1-6 and RM-2 zoning introduces additional flexibility in housing types, while still maintaining compatibility with surrounding development. Thus, staff finds the zone change request to be substantially consistent with the General Plan.

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

Response: The proposed zoning is harmonious with the character of existing development in the vicinity. The area is adjacent to the existing Lava Knolls subdivision, which includes single-family residential development. The proposed R1-6 zoning maintains a similar residential character, while the limited RM-2 zoning (2.756 acres) is modest in scale and is adjacent to other planned townhome developments.

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

Response: The proposed amendment is unlikely to adversely affect adjacent properties. At this time, most of the adjacent property is undeveloped. The new school planned for the area is likely to have a larger use impact than this planned residential development. Major planned roadways in the area will mitigate any traffic concerns from the residential development. As discussed below in the staff comments, the proposed site plan is less dense than what was originally proposed for the area, and if the density depicted in the conceptual site plan is formalized through a development agreement, it would assure a lower development impact.

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

Response: See JUC comments below. All public utilities are in the immediate vicinity and a school is planned for the middle of the development.

Other Considerations

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** No comment.
2. **Power:** No concerns.
3. **Sewer:** No comment.
4. **Streets:** Would like to keep R1-8.
5. **Water:** Water line looping required. Update water model.

6. **Engineering:** Although this property falls in the Single Family designation on the General Plan, it is adjacent to and between Mixed Use and Planned Community designations on the General Plan. The property's proximity to major collector roads, commercial uses, and a potential school justifies higher density. The proposed zone change is consistent with existing development (townhomes/apartments to the southwest and south) and potential development (Washington County School District owns property within the proposed area). Adverse effects from the proposed zone change likely won't be perceived and if so, can be mitigated by the development of the property. Adequate facilities can reasonably be expected. The applicant owns the property west of the proposed zone change to existing roads and utilities. Neighbors north and south of the property are currently being developed and the properties east of the proposed zone change appear to have a workable relationship with the applicant. Sky Valley Drive is a master planned 70' wide major collector. Its alignment must be consistent with neighboring preliminary plats (Sky Valley Drive and Sky Valley Townhomes). It appears the eastern portion of the proposed R1-6 zone will need the assistance of neighboring properties to meet water looping and access requirements (HCS 3.6.4 and IFC d107.2, respectively).
7. **Fire:** Approve.
8. **Cable:** [No comments received.]
9. **Phone:** [No comments received.]
10. **Fiber:** No comment.
11. **Gas:** Okay.
12. **WCWCD:** 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:

1. **Density:** Under the previously approved subdivision plans, before the land swap with the School District, this area was approved for 100 additional homes. Per the applicant's provided site plan, which is not binding unless formalized through a development agreement, they are proposing 64 units. Even discounting the school district property, based on their site plan they are proposing 4.33 units per acre, which is below the density standard for R1-8 zoning. The proposal is considered to be less dense than their current entitlement if the proposed site plan is made binding with a development agreement.

Findings:

Staff makes the following findings:

1. The proposal generally complies with the General Plan Map, and it allows the City to comply with several General Plan goals and objectives.
2. The proposal is compatible with surrounding development of single family homes and townhomes.
3. The proposed amendment will not adversely impact the area since it adequately complies with the goals and recommendations of the General Plan.
4. Services are anticipated to be adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code, and consider any comments received at the public hearing. Staff finds that the request adequately satisfies the four approval standards for zone changes and recommends that the Planning Commission send a recommendation of approval to the City Council, subject to staff and JUC comments.

Narrative

We are seeking a rezoning of our property surrounding the Washington County School District's lot. We exchanged property with WCSD and now want to rezone our property. The rezoning will increase the number of units around the school, which we feel allows new / smaller families to live close to a future school. This rezoning increases the number of single family and townhomes provided in this area.

PARCEL NUMBER: H-3-1-31-3000
PROPERTY OWNER: STRATTON BROTHERS LLC.
OWNER ADDRESS: 42 SOUTH 850 WEST, HURRICANE, UT 84737
OWNER PHONE: 435-635-2628

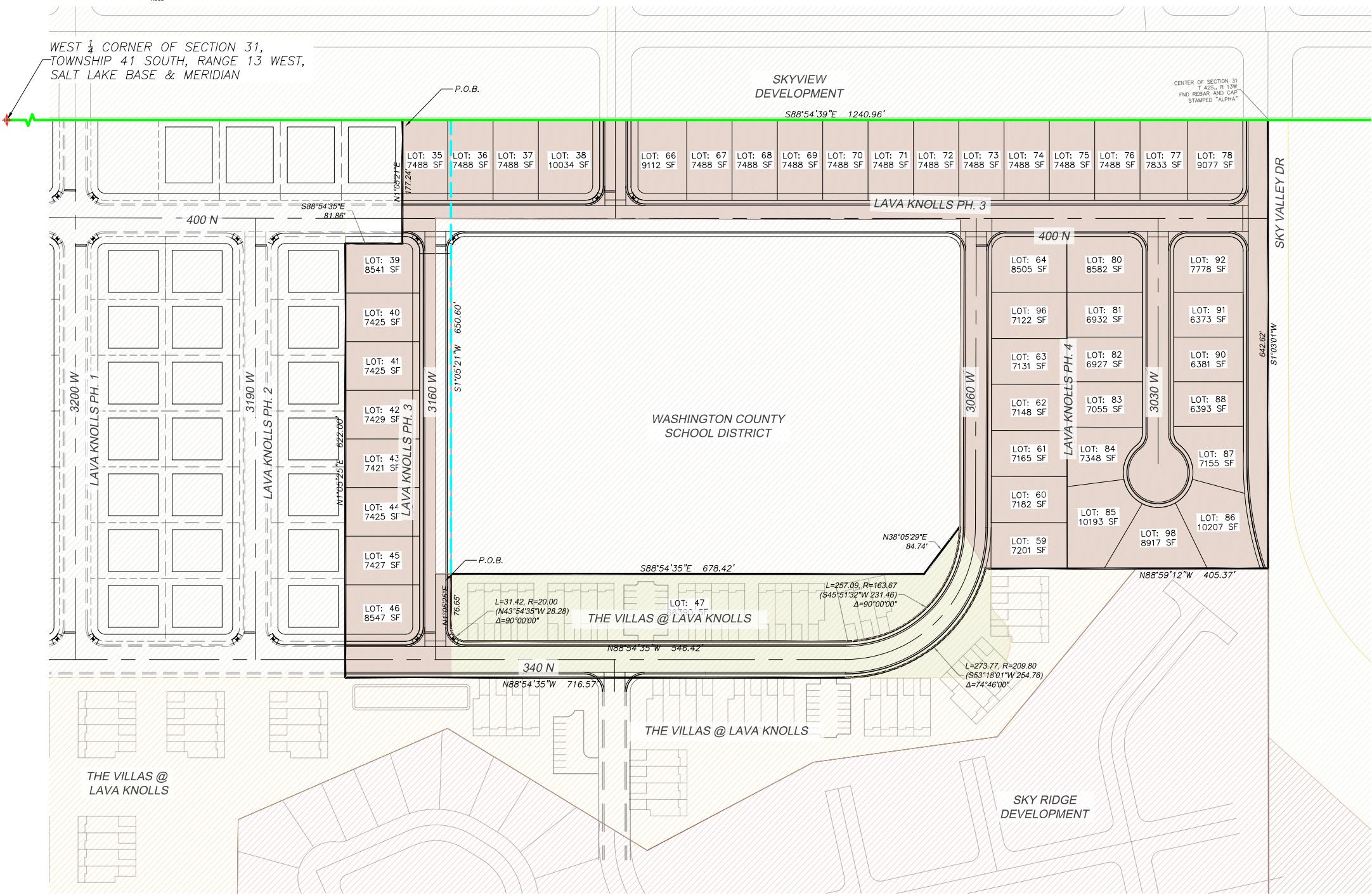


PROPOSED ZONING CHANGE FROM R1-8 TO R1

BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT LIES SOUTH 88°54'39" EAST 2209.73 FT ALONG SAID CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE & MERIDIAN AND RUNNING THENCE, CONTINUING ALONG SAID SECTION LINE SOUTH 88°54'39" EAST 1240.96 FT; THENCE SOUTH 1°31' WEST 642.62 FT; THENCE NORTH 88°59'12" WEST 405.37 FT; THENCE FOLLOWING THE CURVATURE THEREOF AN ARC (SAID ARC HAVING A CHORD BEARING OF SOUTH 53°18'1" WEST, A CLOCKWISE DIRECTION, A CHORD DISTANCE OF 254.76 FT AND A RADIUS OF 209.80 FT); THENCE NORTH 88°54'35" WEST 716.57 FT; THENCE NORTH 1°5'25" EAST 622.00 FT; THENCE SOUTH 88°54'35" EAST 81.86 FT; THENCE NORTH 1°5'21" EAST 177.24 FT TO THE POINT AND PLACE OF BEGINNING, CONTAINING 19.798 ACRES, MORE OR LESS; LESS A PORTION OF THE 340 NORTH ROADWAY, LESS THAT PORTION CONVEYED IN WARRANTY DEED RECORDED 30 DECEMBER 2022 DOCUMENT ID 20220054611.

PROPOSED ZONING CHANGE FROM R1-8 TO RM-2

BEGINNING AT A POINT ON THE CENTER SECTION LINE, SAID POINT LIES, THENCE SOUTH 88°54'39" EAST 2279.43 FT ALONG SAID CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE & MERIDIAN; THENCE SOUTH 1°52' WEST 650.60 FT, TO THE POINT OF BEGINNING; THENCE SOUTH 88°54'35" EAST 678.42 FT; THENCE NORTH 38°5'29" EAST 84.74 FT; THENCE FOLLOWING THE CURVATURE THEREOF AN ARC (SAID ARC HAVING A CHORD BEARING OF SOUTH 45°51'32" WEST, A CLOCKWISE DIRECTION, A CHORD DISTANCE OF 231.46 FT AND A RADIUS OF 163.67 FT); THENCE NORTH 88°54'35" WEST 546.42 FT; THENCE FOLLOWING THE CURVATURE THEREOF AN ARC (SAID ARC HAVING A CHORD BEARING OF NORTH 43°54'35" WEST, A CLOCKWISE DIRECTION, A CHORD DISTANCE OF 28.28 FT AND A RADIUS OF 20.00 FT); THENCE NORTH 11°5'25" EAST 76.65 FT TO THE POINT AND PLACE OF BEGINNING ALSO INCLUDING A PORTION OF THE 340 NORTH ROADWAY, CONTAINING 2.756 ACRES, MORE OR LESS;



INTERSTATE ROCK

ICAL BUILDING & ENGINEERING CONTRACTOR
SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177

DESIGNED BY IRP
DRAWN BY IRP
CHECKED BY TA

STRATTON BROTHERS LLC.	ZONE CHANGE	LAVA KNOWLS PHASES 3 & 4
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19 MAY 2025

0J. #	PAGE #
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Call 811 to know what's below.
Call before you dig.



STAFF COMMENTS

Agenda Date:	08/14/2025 - Planning Commission
Application Number:	ZC25-09
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	The LeBaron Children Family Partnership
Agent:	Ed LeBaron
Request:	Zone Change from HC to R1-10
Location:	200 N and 300 E
Zoning:	HC
General Plan Map:	Multifamily
Recommendation:	(Refer to body of report.)
Report Prepared by:	Gary Cupp

Discussion:

The applicant is requesting a zone change from Highway Commercial (HC) to Single Family Residential R1-10 on 2.61 acres located east of State St spanning from 200 N to 300 N, near the base of the Hurricane Cliffs. Based on a review of available records it appears this property has been zoned Highway Commercial since the late 1990s. The applicant has indicated their intention to initially construct one single-family home, followed by the potential development of additional single-family residences on the site.

Zoning		Adjacent Land Use
North	HC	Commercial development (hotel and assisted living)
East	R1-10	Undeveloped property (Hurricane Cliffs)
South	R1-10	Single Family Homes
West	HC	Single Family Homes, short-term rental development



Vicinity Map

Zone changes on any parcel of land within the City of Hurricane requires consideration of the following factors pursuant to Title 10 – Hurricane City Land Use Ordinance, Section 10-7-7 (cited below):

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

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

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

Analysis:

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

Response: The General Plan Map shows this area as “Multifamily,” which intends for development to be consistent with the following description:

“Residential neighborhoods with a combination of small-lot single family and multifamily residences that include designated shared open spaces. Each development should consider proximity of transportation, schools, shopping, etc. The specific conditions for each project would be addressed during the approval process. Appropriate densities for this land use include RM-1, RM-2, and RM-3.”

The proposed zone change to Single Family Residential R1-10 is, therefore, generally consistent with the General Plan, whereas the existing Highway Commercial zoning designation of the property is not. And given the property's proximity to the downtown core and nearby multifamily developments, a lower-density residential use such as R1-10 better aligns with the intent of the General Plan, since single-family development is supported by the Multifamily land use designation for this area of the city. Notwithstanding, staff is also mindful of the City Council's expressed desire to protect commercially zoned land in the city. And even though the current Highway Commercial zoning conflicts with the General Plan, the General Plan is not binding, and approval of the zone change would be a reduction in commercial land inventory that strays from the City Council's stated objective to preserve commercial property. Nevertheless, the requested zone change adequately satisfies the code consideration for General Plan consistency.

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

Response: The proposed zoning is harmonious with the character of existing development in the vicinity. The area has many single-family homes in the vicinity.

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

Response: Even though the area is zoned Highway Commercial, the entire block consists largely of residentially developed properties; therefore, the proposed zoning amendment is unlikely to have an adverse effect on adjacent residential lots. In fact, it could be considered less impactful than commercial development that could potentially be permitted under the existing commercial zoning, particularly in terms of traffic generation, noise, lighting, and parking.

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

Response: JUC comments are not available at the time of this writing. Due to the property's isolated position and older infrastructure in the area, planning staff cannot make a preliminary determination of adequacy of public facilities.

Other Considerations

JUC Comments:

The following comments will need to be addressed

- 1. Public Works:** A connection should be made between 200 N and 300 N for traffic and water looping.

2. **Power:** Application for all new services. Develop Under ground power into development. May be required to move a power pole and service to accommodate entryways (at developer cost).
3. **Sewer:**
4. **Streets:**
5. **Water:**
6. **Engineering:**
7. **Fire:**
8. **Cable:**
9. **Phone:**
- 10. Fiber:**
- 11. Gas:**
- 12. WCWCD:**

Staff Comments:

1. Informal city policy over the past several years has not been supportive of zone changes from commercial to residential. There are some mitigating factors at play here, such as the property's location off State St and the low-density nature of the requested zone. However, this is a developing area of the City and as this area develops it may be productive as commercial property.

Findings:

Staff makes the following project findings:

1. The zone change request is generally consistent with the General Plan, whereas the existing Highway Commercial zoning designation of the property is not. Single Family Residential R1-10 better aligns with the intent of the General Plan, since single-family development is supported by the Multifamily land use designation. Nevertheless, the General Plan is not binding, and approval of the zone change would be a reduction in commercial land inventory that strays from the City Council's stated objective to preserve commercial property.
2. The proposal is compatible with surrounding development of single family homes and townhomes.
3. The proposed amendment will not adversely impact the area, since it would facilitate additional single-family development similar to that of neighboring properties.
4. It is unknown at this time whether services or public facilities are adequate for this development.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code, and consider any comments received at the public hearing. Based on staff and JUC comments, and on the project findings, the Planning Commission should consider making one of the following recommendations to the City Council:

1. **Deny** the requested zone change, since it constitutes a reduction in commercial property within the City; or
2. **Approve** the request, subject to staff and JUC comments, since it adequately satisfies the four approval standards for zone changes.

Narrative for zone change parcels H-226-A-2, H-226-B, H-230-A

Hurricane City, Building Department, Planning Commission, and City Council

The 3 parcels we are requesting a zone change for are located at approximately 200 N. and 300 E. in Hurricane. The current zoning for all 3 properties is highway commercial and as a family we desire to have the zoning changed to R1-10 to allow us to be able to build single-family residences for our family members to occupy. I am a native of Hurricane along with all of the other people of the Family Partnership. I grew up on the property directly to the West of these parcels where they are now building 2-story nightly rentals. My parents have had some of the parcels for several decades and secured the remaining parcels over 30 years ago. I spend my childhood in this area and have fond memories of enjoying the canal and surrounding properties riding motorcycles and just having a great childhood. It was always my dream to retire and build my forever home in Hurricane on one of these parcels. I, along with my other siblings, have had several conversations with our parents about how we would divide the parcels, and who would like to build on these properties.

Both my parents have passed on now but they had divided up the properties allowing us to have lots to build on. Thirty years ago I never imagined that it was a possibility that I might not be able to build a forever home on this property. Now I am realizing that with the existing zoning of the property this is not a possibility currently.

None of this property fronts the highway, and it is surrounded by several single-family residences. The zone change would allow us to build low-density single family residences and keep in harmony with the existing development in the area. There would be no impact to traffic as opposed to commercial development. The biggest benefit would be that it would enable us as long-time Hurricane natives to be able to use the land as we had always imagined it would be used for.

Although the property is zoned highway commercial, it is currently in FAA greenbelt and is used primarily for farming and raising cattle. We intend to keep it this way, and per our parents wishes as well as our desires, we will never sell the property or allow commercial development on this property. At least that is the feeling of our generation (all the members of the family partnership). It's hard to predict what future generations would do. I would like to build my home on one of these parcels right away, but the remaining parcels will remain in greenbelt until other members of the Family Partnership are ready to do the same.

We appreciate your consideration on this matter and hope you will see this as a positive thing for our family, the neighborhood, and the community.

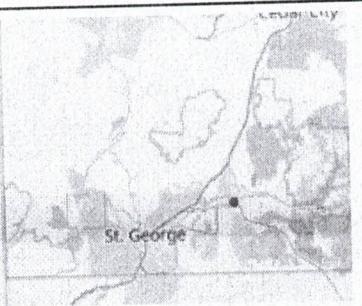
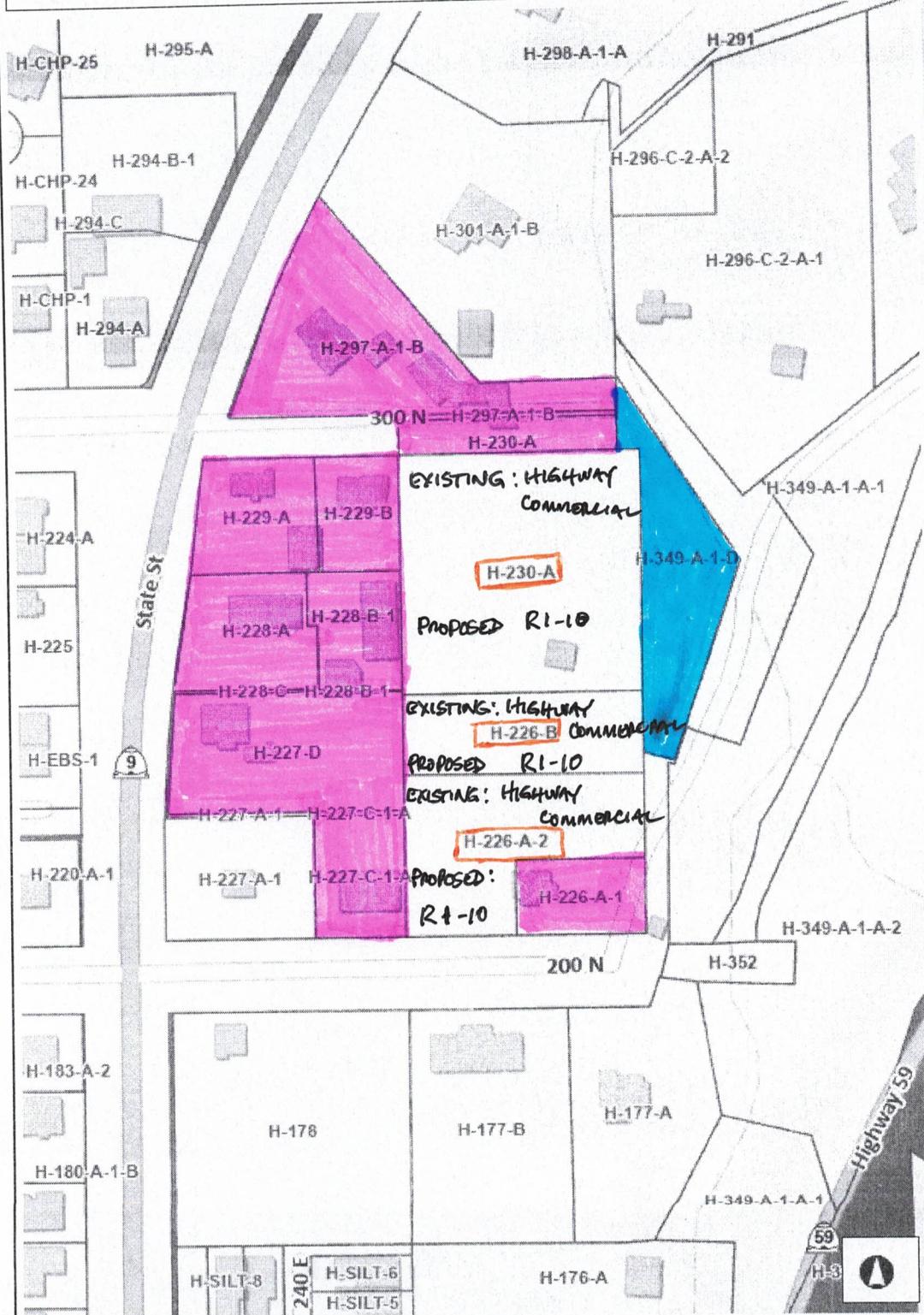
Sincerely,



Ed LeBaron
representing The LeBaron Children Family Partnership



Title



376.2

0

188.08

376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



STAFF COMMENTS

Agenda Date:	08/14/2025 - Planning Commission
Application Number:	ZC25-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	George Love
Agent:	Tim Scott
Request:	Zone Change from RA-1 to R1-10
Location:	235 N 1580 W
Zoning:	RA-1
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting a zone change from Residential Agriculture 1 (RA-1) to Single Family Residential 10 (R1-10) on a 0.99 acre lot located on the corner of 1580 W and 250 N. The applicant has stated their intention is to allow a lot-line adjustment to reduce the existing parcel size. Although, this zone change could allow up to four lots on the property.

	Zoning	Adjacent Land Use
North	RA-1, R1-15	Single family homes and agricultural use
East	RA-1	Single family homes and agricultural use
South	RA-1	Single Family Homes
West	R1-10	Single Family Homes



Vicinity Map

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

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

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

Analysis:

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

Response: The General Plan Map shows this area as “Single Family,” which intends for development to be consistent with the following description:

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

This proposal is within the appropriate densities intended for this area of the General Plan Map, and there are a number of single family residential developments in the vicinity. Thus, staff finds the zone change request to be substantially consistent with the General Plan.

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

Response: The proposed zoning is harmonious with the character of existing development in the vicinity. The area has primarily single-family homes in the vicinity.

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

Response: The proposed zoning amendment is unlikely to have an adverse effect on adjacent properties due to the small size of the property and limited impact of the development.

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

Response: See JUC comments below. Improvements need to be made to 250 N but there are no concerns with overall adequacy of public facilities and services.

Other Considerations

JUC Comments:

The following comments will need to be addressed

1. **Public Works:**
2. **Power:** Required to upsize the overhead wire to accommodate additional loads. Setbacks from power lines are supposed to be 25' from centerline of power poles for any structure.
Underground power needs to be built for all new homes. Application for all new buildings
3. **Sewer:**
4. **Streets:**
5. **Water:**
6. **Engineering:**
7. **Fire:**
8. **Cable:**
9. **Phone:**
10. **Fiber:**
11. **Gas:**
12. **WCWCD:**

Findings:

Staff makes the following findings:

1. The proposal meets the General Plan standards for Single Family development.
2. The proposal is compatible with surrounding development of single family homes.
3. The proposed amendment will not adversely impact the area, since it is similar in scope to the surrounding development in the vicinity.
4. Services and public facilities are adequate to support the development.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code, and consider any comments received at the public hearing. Staff finds that the request adequately satisfies the four approval standards for zone changes and recommends that the Planning Commission send a recommendation of approval to the City Council, subject to staff and JUC comments.

Zone Change for Lot 6, Cottonwood Estates (235 N 1580 W)

Applicant: George Love

Parcel: Lot 6, Cottonwood Estates

Current Zoning: RA-1 (Residential Agricultural, 1-acre minimum lot size)

Proposed Zoning: R1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size)

Request Summary:

The property owner of Lot 6 in Cottonwood Estates, located at 235 N 1580 W, respectfully requests a zone change from RA-1 to R1-10. This request is being made in conjunction with a proposed lot line adjustment with the adjacent property owner to the west. The adjustment would reduce the size of Lot 6 below the 1-acre minimum required under the current RA-1 zoning designation.

Justification for Zone Change:

1. 1. Lot Line Adjustment Necessity:

The proposed lot line adjustment is a mutually agreed-upon arrangement between neighboring property owners to better align property boundaries for practical use and future development. However, this adjustment would result in Lot 6 falling below the 1-acre minimum required in the RA-1 zone.

2. 2. Compatibility with Surrounding Development:

The surrounding area includes a mix of residential zoning types, and the proposed R1-10 zone is consistent with the City of Hurricane's General Plan and the character of nearby residential neighborhoods. The R1-10 zone allows for single-family residential development on lots of at least 10,000 square feet, which remains compatible with the existing and planned land uses in the vicinity.

3. 3. Efficient Land Use:

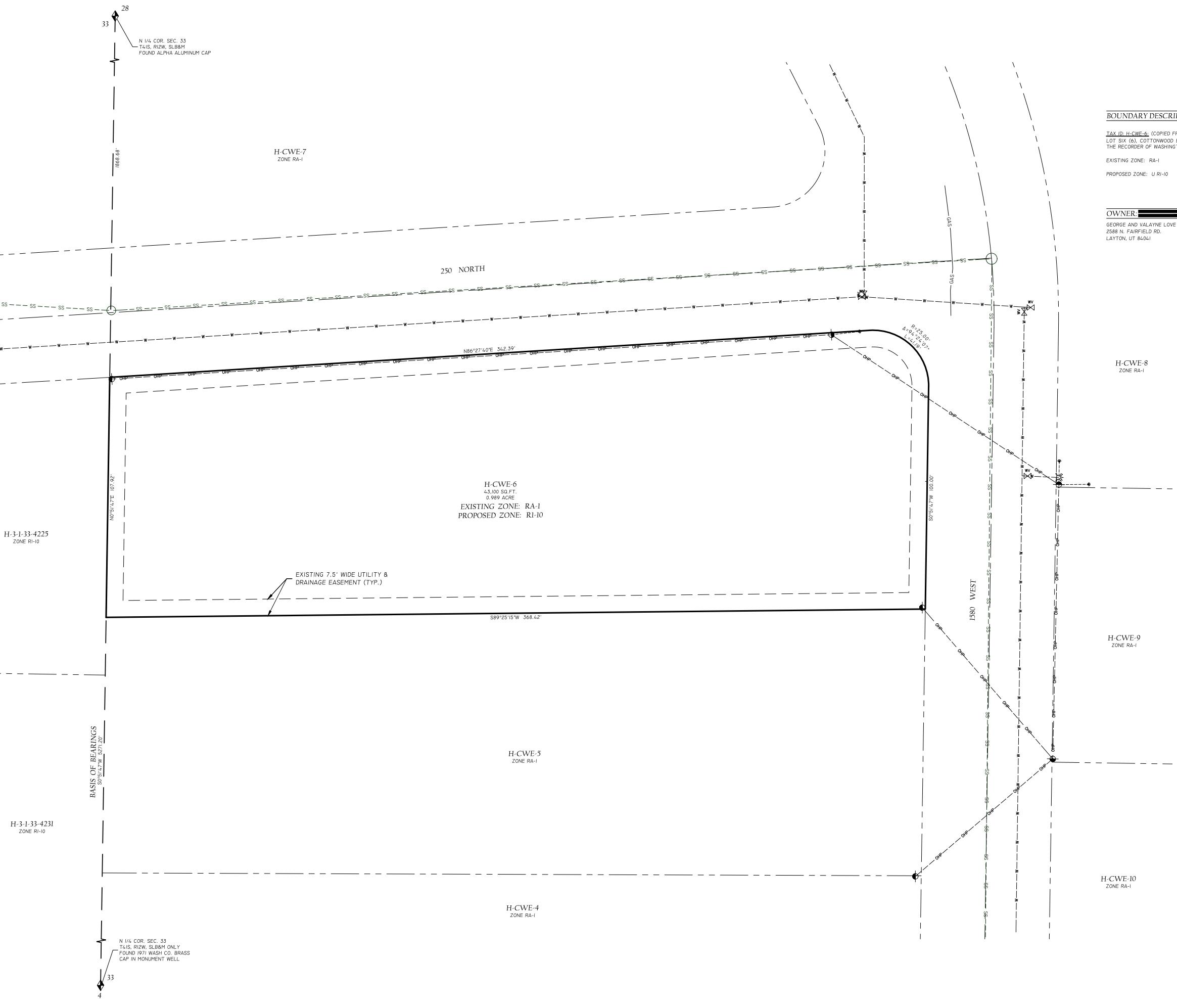
Rezoning to R1-10 will allow for more efficient use of the land while maintaining the integrity and aesthetic of the neighborhood. It supports the City's goals of promoting responsible growth and housing diversity.

4. 4. Compliance with City Ordinances:

The proposed zone change complies with the City of Hurricane's zoning ordinance requirements for R1-10, as outlined in Chapter 13 of the City Code. The lot, even after the adjustment, will meet the minimum lot size and dimensional standards of the R1-10 zone.

Conclusion:

The applicant respectfully requests approval of this zone change to facilitate a minor boundary adjustment and to bring the property into compliance with zoning regulations. This change will not adversely affect neighboring properties and aligns with the City's vision for residential development.





PLANNING & ZONING

HURRICANE CITY

UTAH

STAFF COMMENTS

Agenda Date:	08/14/2025 – Planning Commission
Application Number:	LUCA25-09
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 9 with the addition of “Chapter 7 - Storm Water Management,” and amend Title 10 section 10-7-23 relating to MS4.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Gary Cupp

Discussion: In 1990, EPA established Phase I of the National Pollutant Discharge Elimination System (NPDES) stormwater program. The Utah Pollutant Discharge Elimination System (UPDES) is the Utah version of NPDES, which is the permit system mandated by § 402 of the Clean Water Act to control pollutants in waters of the U.S. Cities that exceed a certain population threshold must comply with the UPDES by adopting Municipal Separate Storm Sewer System (MS4s) Permit standards that regulate stormwater discharges within its jurisdiction. An MS4 system is defined as a conveyance or system of conveyances, including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains. It also is used to describe the owner/operator of that system (i.e., Hurricane City). Each MS4 entity is responsible for maintaining and controlling pollutants that enter their storm water system. The City of Hurricane was recently designated as an MS4 municipality and must therefore comply with the UPDES storm water requirements. Accordingly, the City Code is proposed to be updated with the addition of a new chapter entitled “Title 9, Chapter 7 – Storm Water Management.”

Recommendation:

Staff recommends approval of the proposed land use code amendment.

CHAPTER 7. STORM WATER MANAGEMENT

Sec. 9-7-1. General Provisions.

A. *Purpose.* It is the purpose of this chapter to:

1. Protect, maintain, and enhance the environment of the City.
2. Establish responsibilities for controlling and managing storm water runoff.
3. Protect the public health, safety and the general welfare of the City and its inhabitants by controlling discharges of pollutants to the City's storm water facilities and to maintain and improve the quality of the receiving waters into which the storm water outfalls flow, including, but not limited to, lakes, rivers, streams, ponds, wetlands, and groundwater of the City.
4. Enable the City to comply with the most current National Pollution Discharge Elimination System (NPDES) permit and applicable regulations, 40 CFR section 122.26 for storm water discharges and the state of Utah, Utah Code Title 19, Environmental Quality Code Chapter 5, Water Quality Act, Department of Environmental Quality, Utah Pollution Discharge Elimination System (UPDES) storm water general permits which include: general storm water permit for construction activity connected with single-lot housing projects; general permit for storm water discharges from construction activities; and general permit for discharges from small Municipal Separate Storm Sewer Systems (MS4s).
5. Allow the City to exercise the powers granted by Utah code, which provides that, among other powers municipalities have with respect to storm water facilities, the power by ordinance or resolution to:
 - a. Exercise general regulation over the planning, location, construction, operation and maintenance of storm water facilities in the municipality, whether or not owned and operated by the municipality;
 - b. Adopt any rules and regulations deemed necessary to accomplish the purposes of this chapter, including the adoption of a system of fees for services and permits;
 - c. Establish standards to regulate the quantity of storm water discharged and to regulate storm water contaminants as may be necessary to protect water quality;
 - d. Review and approve plans and plats for storm water management in proposed development plans, subdivisions, or commercial developments;
 - e. Issue permits for storm water discharges, or for the construction, alteration, extension, or repair of storm water facilities;

- f. Suspend or revoke permits when it is determined that the permittee has violated any applicable ordinance, resolution, or condition of the permit;
- g. Regulate and prohibit illicit discharges
- h. Expend funds to remediate or mitigate the detrimental effects of contaminated land or other sources of storm water contamination, whether public or private; and
- i. Establish a viable and fair method of financing the construction, operation, and maintenance of the storm water facilities.

B. *Administering Entity.* The City shall administer the provisions of this chapter. Nothing in this chapter shall relieve any person from responsibility for damage to other persons or property, nor impose upon the City, its officers, agents or employees, any liability for damage to other persons or property.

Sec. 9-7-2. Definitions of Words and Phrases.

The words and phrases defined in this section shall have the following meanings unless the context clearly indicates a contrary meaning. Words not included herein but defined in the building code shall be construed as defined therein.

Best Management Practices (BMPs) are physical, structural, and/or managerial practices that, when used singly or in combination, prevent or reduce pollution of water, that have been approved by the City and that have been incorporated by reference into this chapter as if fully set out therein. For purposes of this title, the relevant BMPs are more particularly defined in the City storm water management program and City "Standard Specifications For Design And Construction."

Channel means a natural or artificial watercourse with a definite bed and banks that conducts flowing water continuously or periodically.

City means Hurricane City or authorized designee.

City storm water facilities means storm systems that receive runoff from public rights-of-way, natural waterways, and drainage systems identified in a City easement.

Common plan of development or sale means one (1) plan for development or sale, separate parts of which are related by any announcement, piece of documentation (including sign, public notice or hearing, sales pitch, advertisement, drawing, plat, blueprint, contract, zoning request, computer design, etc.), physical demarcation (including contracts) that identify the scope of the project. A plan may still be a common plan of development or sale even if it is taking place in separate stages or phases, is planned in combination with other construction activities, or is implemented by different owners or operators.

Contaminant means any unnatural, physical, chemical, biological, or radiological substance or matter in water.

Discharge means to dispose, deposit, spill, pour, inject, seep, dump, leak, or place by any means, including any direct or indirect entry of any solid or liquid matter, into the municipal separate storm water facilities.

Easement means an acquired privilege or right of use or enjoyment that a person, party, firm, corporation, municipality or other legal entity has in the land of another.

Erosion means the removal of soil particles by the action of water, wind, ice, or other geological agents, whether naturally occurring or acting in conjunction with or promoted by anthropogenic activities or effects (human cause).

Erosion and sediment control plan means a written plan (including drawings or other graphic representations) that is designed to minimize the accelerated erosion and sediment runoff at a site during construction activities.

Grading permit means a permit issued by the City to allow grading of a property.

Illicit connections means illegal or unauthorized connections to the municipal separate storm sewer system whether or not such connections result in discharges into that system.

Illicit discharge means any discharge to the municipal separate storm sewer system that is not composed entirely of storm water and not specifically exempted under 40 CFR section 122.26.

Immediately means the owner/operator is required to, on the same day a condition requiring corrective action is found (or as soon afterward as possible considering normal work schedule and task size), take all reasonable steps to minimize or prevent the discharge of pollutants until a permanent solution is installed and made operational.

Land disturbing/grading activity means any activity on property that results in a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing/grading activities include, but are not limited to, development, redevelopment, demolition, construction, reconstruction, clearing, grading, filling, and excavation.

Long-term storm water management plan means a site-specific written document that identifies potential sources of storm water pollution. It describes storm water control measures and BMPs that will be used to reduce or eliminate pollutants in storm water discharges into the City's MS4. It contains the procedures the owner will implement to comply with the terms and conditions of the storm water maintenance agreement. The long-term storm water management plan is required as a condition of the development plan approval and is required as part of the City's small MS4 UPDES general permit from the state of Utah.

Maintenance means any activity that is necessary to keep a storm water facility in good working order so as to function as designed. Maintenance shall include complete reconstruction of a storm water facility if reconstruction is needed in order to restore the facility to its original operational design parameters. Maintenance shall also include the correction of any problem on the site property that may directly impair the functions of the storm water facility.

Municipal Separate Storm Sewer System (MS4) means the conveyances owned or operated by the municipality for the collection and transportation of storm water, including, but not limited to, the roads, streets and their drainage systems, catch basins, curbs, gutters, ditches, manmade channels, and storm drains.

National Pollutant Discharge Elimination System Permit (NPDES Permit) regulates compliance with the provisions of the Federal Clean Water Act for the control of storm water discharges, and includes a permit issued pursuant to 33 USC section 1342.

Notice of Intent (NOI) is required whenever a contractor disturbs one (1) acre or more of property, or less than one (1) acre if part of a common plan of development; the NOI must be filed through the state of Utah. This is a binding contract between the state of Utah and the contractor stating that the contractor will address storm water and drainage issues on site and downstream throughout the duration of the project until the NOT is filed.

Notice of Termination (NOT) required whenever a contractor completes a project on one (1) acre or more of property, or less than one (1) acre if part of a common plan of development, it is the contractor's responsibility to maintain the storm water and drainage controls until such time as the NOT is filed and accepted by the state of Utah and City.

Notice of Violation (NOV) is issued by written notice to the responsible person whenever the City finds that a person is in noncompliance with this chapter, and the NOV shall order compliance with chapter. Requirements in the NOV are at the discretion of the City and as required by the Utah code, and may include monitoring, payment to cover costs relating to the noncompliance, and the implementation of best management practices.

Person means any and all persons including any individual, firm, or association, and any municipal or private corporation organized or existing under the laws of this or any other state or country.

Property Owner means the landowner of property within the boundary of the City.

Redevelopment means the replacement or improvement of impervious surfaces on a developed site.

Runoff means that portion of the precipitation on a drainage area that is discharged from the area into the municipal separate storm water facilities; including, but not limited to: water produced by storms, surface drainage, snow and ice melt, and other water handled by the storm sewer drainage system.

Sediment means solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, gravity, or ice and has come to rest on the earth's surface either above or below sea level.

Sedimentation means soil particles suspended in storm water that can settle in streambeds and disrupt the natural flow of the stream.

Stabilization means providing adequate measures, vegetative and/or structural, that will prevent erosion from occurring.

Storm water facilities refers to the drainage structures, conduits, ditches, storm sewers, and all device appurtenances by means of which storm water is collected, transported, pumped, treated or disposed of.

Storm water maintenance agreement is a document recorded in the Washington County recorder's office that acts as a property deed restriction, and which provides for long-term maintenance of storm water management practices and will reference a long-term storm water management plan.

Storm water management refers to the programs to manage quality and quantity of storm water runoff.

Storm Water Management Program (SWMP) means the City's storm water master program as adopted by the City.

Storm Water Pollution Prevention Plan (SWPPP) refers to all drawings, documents, specifications for the programs, drainage systems, structures, BMPs, concepts and techniques intended to maintain or restore quality and quantity of storm water runoff.

Storm water runoff means the flow on the surface of the ground, resulting from precipitation.

Structural BMPs means devices that are constructed or installed for water quality purposes.

Surface water includes waters upon the surface of the earth in bounds created naturally or artificially including, but not limited to, streams, other watercourses, lakes and reservoirs.

UPDES means the Utah Pollution Discharge Elimination System.

Watercourse means a permanent or intermittent stream or other body of water, either natural or manmade, which gathers or carries surface water.

Sec. 9-7-3. Storm Water Facilities Design and Management Standards.

A. *Storm Water Design and Best Management Practices (BMPs).* The City's BMPs shall apply to all activities regulated by this chapter. These standards include specific design criteria and operation and maintenance requirements for each storm water practice. These standards may be updated and expanded from time to time, at the discretion of the City. Storm water facilities that are designed, constructed, and maintained in accordance with these standards and with BMP criteria will be presumed to meet the minimum water quality performance standards.

B. *Notice of Intent (NOI) Requirements.* All persons grading or disturbing one (1) acre or more, or less than an acre if part of a common plan of development, shall obtain coverage under one of the State's Construction Storm Water Permits by filing a notice of intent (NOI) through the state of Utah. This form requires that a storm water pollution prevention plan (SWPPP) is developed on a form approved by the City, which shall form a binding contract between the state of Utah and the contractor providing that the contractor will address storm water and drainage issues on site and downstream throughout the duration of the project, including any extensions. The NOI is active

for one (1) calendar year from issuance and must be renewed until the project is complete and a notice of termination (NOT) is filed. The NOI and SWPPP shall be signed by both the owner and the operator.

C. *Adoption of The Current UPDES Permit.* The SWPPP must be developed and consistent with the most current UPDES storm water general permits for construction activities as described in the State of Utah, Department of Environmental Quality, General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s).

D. *Sediment and Erosion Control Plan Requirements.* A sediment and erosion control plan is required for construction projects disturbing one (1) acre or more, and to construction projects of less than one (1) acre that are part of a larger common plan of development or sale. The sediment and erosion control plan shall accurately describe the potential for soil erosion and sedimentation problems resulting from land disturbing/grading activity and shall explain and illustrate the measures that are to be taken to control these problems. The length and complexity of the plan is to be commensurate with the size of the project, severity of the site condition, and potential for off-site damage. The erosion and sediment control requirements must be developed and consistent with the most current UPDES storm water general permits for construction activities as described in the State of Utah, Department of Environmental Quality, General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) and shall include the following as applicable:

1. Provide and maintain natural buffers and/or equivalent erosion and sediment controls when a water of the state is located within fifty feet (50') of the site's earth disturbances.
2. Preserve naturally vegetated areas where possible and, if feasible, direct storm water to these areas to maximize storm water infiltration and filtering to reduce pollutant discharges.
3. Install sediment controls along any perimeter areas of the site that will receive pollutant discharges.
4. Minimize sediment track-out.
5. Manage stockpiles.
6. Minimize dust.
7. Minimize steep slope disturbances.
8. Preserve native topsoil.
9. Minimize soil compaction.
10. Protect storm drain inlets.
11. Minimize erosion of storm water conveyance channels and their embankments, outlets, adjacent streambanks, slopes, and downstream waters.
12. Properly design sediment basin or similar impoundments.

13. Proper storage and use of treatment chemicals to minimize potential discharge into storm water conveyance systems.

14. Stabilize exposed portions of the site.

E. *Storm Water Pollution Prevention Plan (SWPPP) Requirements.* All persons grading or disturbing one (1) acre or more, or less than an acre if part of a common plan of development, shall develop a storm water pollution prevention plan (SWPPP) on a form approved by the City for the protection, control, and restoration of storm water quality. Property owners and operators are responsible to manage storm water runoff and sediment, unless this responsibility is relinquished through the terms and conditions of an easement, agreement, or contract. The storm water pollution prevention plan shall include sufficient information to allow the City to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing storm water generated at the project site. The SWPPP shall include a notice of intent (NOI) signed by both the owner and operator. The SWPPP shall be developed consistent with the most current UPDES storm water general permits for construction activities as described in the State of Utah, Department of Environmental Quality, General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) and shall include the following:

1. Storm water team.
2. Nature of construction activities.
3. Site map.
4. Non-storm water discharges.
5. Description of storm water controls.
6. Perimeter controls for a "linear construction site."
7. Sediment track-out controls.
8. Sediment basins.
9. Treatment chemicals.
10. Stabilization measures.
11. Spill prevention response procedures.
12. Waste management procedures.
13. Procedures for inspection, maintenance, and corrective action.
14. Staff training.

15. Compliance with other requirements.

16. SWPPP certification.

17. Post-authorization additions to the SWPPP.

F. *Performance bond.* The City may, at its discretion, require performance bonding in order to ensure that the storm water practices are installed by the permit holder as required by the approved SWPPP. The amount of the installation performance bond shall be one hundred percent (100%) of the total estimated construction cost of the structural BMPs approved under the permit plus any reasonably foreseeable additional related costs, e.g., for damages or enforcement. The performance bond may contain forfeiture provisions for failure to complete work specified in the SWPPP. If performance bonding is required, the applicant shall provide an itemized construction cost estimate complete with unit prices which shall be subject to acceptance, amendment or rejection by the City. The performance bond shall be released in full only upon submission of as-built plans that the structural BMPs have been installed in accordance with the approved plan and other applicable provisions of the Hurricane City Code. Provisions for a partial pro rata release of the performance bond based on the completion of various development stages may be made at the discretion of the City.

G. *Site Inspection Requirements.* Site inspections shall comply with most current UPDES storm water general permits for construction activities as described in the State of Utah, Department of Environmental Quality, General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) and shall include the following:

1. Inspections shall be performed by a qualified person who by coursework and registration is knowledgeable in the principles and practices of erosion and sediment control and pollution prevention, who possesses the skills to assess conditions that could impact storm water quality and has skills to assess effectiveness of any storm water controls selected and installed to meet the established requirements. All inspections shall be documented and prepared on a City approved form.
2. If part of a common plan of development, inspections shall be performed at least once every seven (7) days. During grading for a common plan of development, inspections shall also be performed weekly and within twenty-four (24) hours of any rain events.
3. If not part of a common plan of development, inspections may be performed at least once every seven (7) days or once every fourteen (14) calendar days and within twenty-four (24) hours of the occurrence of a storm event of one-half inch (0.5") or greater.
4. Except as limited by Title 19, Chapter 5 of the Utah code, as amended, access shall be granted to qualified City personnel on private property as described in the approved SWPPP to inspect the construction storm water BMPs that discharge to the MS4.

H. *Notice of Termination (NOT) Requirements.* All persons grading or disturbing one (1) acre or more, or less than an acre if part of a common plan of development, shall file a NOT through the state of Utah after completion of the

final project acceptance by the City. It is the contractor's responsibility to maintain the storm water and drainage controls until such time as the NOT is filed and accepted by the state of Utah and City.

Sec. 9-7-4. Post-Construction.

A. *Standards to Minimize Impacts on Water Quality.* New development and redevelopment projects shall ensure that any storm water controls or management practices will prevent or minimize impacts to water quality.

B. *Standards to Minimize Development in Susceptible Areas.* New development and redevelopment projects include nonstructural BMPs such as requirements and standards to minimize development in areas susceptible to erosion and sediment loss; to minimize the disturbance of native soils and vegetation; to preserve areas in the municipality that provide important water quality benefits; to implement measures for flood control; and to protect the integrity of natural resources and sensitive areas.

C. *Projects Greater Than or Equal to One (1) Acre.* Newly developed and redeveloped projects that disturb greater than or equal to one (1) acre, including projects less than one (1) acre that are of a larger common plan of development or sale, are required to submit a low impact development (LID) approach to be evaluated by the City. An LID approach promotes the implementation of BMPs that allow storm water to infiltrate, evapotranspire, or harvest and use storm water on site to reduce runoff from the site and protect water quality. Guidance for implementing LID can be found in state of Utah DWQ's LID controls which are appropriate for use in the state of Utah and can be found in *A Guide to Low Impact Development within Utah* available on DWQ's website, or *Green Infrastructure and Low Impact Development Application Guidance for Washington County, Utah* available from the City.

D. *Specific Criteria.* Newly developed and redeveloped projects must meet specific criteria which require that BMPs are designed to manage rainfall on site and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the eightieth (80th) percentile rainfall event or a predevelopment hydrologic condition, whichever is less. This objective shall be accomplished using practices that are designed, constructed, and maintained to infiltrate, evapotranspire, and/or harvest and reuse rainwater, and must be incorporated into the permittee's development plans and long-term storm water management plan which includes the LID approach. If meeting the eightieth (80th) percentile standard is unfeasible, an alternative design approach may be used; provided, that the permittee documents that infiltration, evapotranspiration, and rainwater harvesting have been used to the maximum extent feasible and that full employment of these controls is infeasible due to constraints. For guidance including alternative design approaches, see *A Guide to Low Impact Development within Utah* published by the DWQ, and *Green Infrastructure and Low Impact Development Application Guidance for Washington County, Utah*.

E. *Sensitive Soils.* There are areas within the City that have sensitive soils that could be adversely impacted by surface waters infiltrating into those soils. In those areas, the approved alternative design approach should be followed.

E. *Inspections.* Owners/operators shall perform necessary maintenance to protect water quality and reduce the discharge of pollutants to the MS4. Owners/operators of newly developed and redeveloped projects shall conduct inspections at least every other year and provide certification that adequate maintenance has been performed and the structural controls are operating as designed to protect water quality. This required inspection shall be conducted by the property owners/operators or qualified third parties. On sites where the property owners/operator is conducting maintenance, the permittee shall allow municipal inspectors to conduct inspections at least once every five (5) years, or more frequently as needed to show that adequate maintenance is being performed. The owner shall grant access to the City to inspect storm water control measures on private properties that discharge to the MS4 to ensure that adequate maintenance is being performed.

The findings of each inspection shall be documented in an inspection report, and must contain the following:

1. Inspection date;
2. Name and signature of inspector;
3. Project location;
4. Current ownership information;
5. A description of the condition of the storm water control measures including the quality of: vegetation and soils; inlet and outlet channels and structures; catch basins; spillways; weirs, and other control structures; and sediment and debris accumulation in storage as well as in and around inlet and outlet structures; and
6. Specific maintenance issues or violations found that need to be corrected by the property owner or operator along with deadlines and re-inspection dates.

If there is an observed failure of a facility to perform as designed, the failure must be corrected and documented in the inspection report.

F. *Stabilization Requirements.* Any area that has been disturbed by grading activity shall be stabilized according to a schedule provided by the contractor or the owner/operator and approved by the City. A plan must be submitted with the final design describing the vegetative or other stabilization and management techniques to be used at a site. This plan will explain not only how the site will be stabilized, but who will be responsible for the maintenance of vegetation or other stabilization at the site, and what practices will be employed to ensure that adequate cover is preserved. A long-term storm water management plan and a post-construction storm water agreement are required prior to the issuance of a certificate of occupancy.

G. *Inspection of Storm Water Facilities.* Periodic inspections of facilities shall be performed by the City on public property. On private property, the landowner, its successors and assigns, including any homeowners' association, shall conduct periodic inspections and maintain the storm water facilities. This includes all inlets, pipes, channels, and detention basins built to convey storm water, as well as all other structures, improvements, and vegetation provided to control the quantity and quality of the storm water. "Adequate maintenance" is defined as good working condition so that these storm water facilities are performing their designed functions. An annual

inspection report must be filled out for storm water facilities located on private property and retained for three (3) years to ensure that the facilities are in good working condition and acceptable to the City. The owner must provide the records for the City upon request.

H. *Records of Installation and Maintenance Activities.* Parties responsible for the operation and maintenance of a storm water facility shall make records of all maintenance and repairs to the facility and shall retain the records for at least five (5) years. These records shall be made available to the City upon request.

I. *Failure to Meet or Maintain Design or Maintenance Standards.* If a responsible party fails or refuses to meet the design or maintenance standards required for storm water facilities, the City, after reasonable notice, may correct a violation of the design standards or maintenance needs by performing all necessary work to place the facility in proper working condition. In the event that the storm water facility becomes a danger to public safety or public health, the City shall notify in writing the party responsible for maintenance of the storm water facility. Upon receipt of that notice, the responsible person shall immediately repair the facility in an approved manner. In the event that corrective action is not undertaken within that time, the City may take necessary corrective action. The cost of any action by the City under this section shall be charged to the responsible party and a lien placed on property for payment.

Sec. 9-7-5. Illicit Discharges.

A. *Scope.* This section shall apply to all water generated on developed or undeveloped land entering the City's separate storm sewer system.

B. *Prohibition of Illicit Discharges.* No person shall introduce or cause to be introduced into the municipal separate storm sewer system any discharge that is not composed entirely of storm water. The commencement, conduct, or continuance of any discharge of non-storm water is prohibited except as follows:

1. Water line flushing or other potable water sources,
2. Irrigation and lawn and landscape watering,
3. Diverted stream flows,
4. Rising groundwater,
5. Groundwater infiltration to storm drains,
6. Uncontaminated pumped groundwater,
7. Foundation or footing drains,
8. Crawl space pumps,

9. Air conditioning condensation,
10. Springs,
11. Natural riparian habitat or wetland flows,
12. Swimming pools (if dechlorinated – typically less than one (1) ppm chlorine),
13. Firefighting activities, and
14. Any other uncontaminated water source.
15. Discharges specified in writing by the City as being necessary to protect public health and safety.
16. Dye testing is an allowable discharge if the City has so specified in writing.
17. The prohibition shall not apply to any non-storm water discharge permitted under a UPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the State of Utah, Division of Water Quality; provided, that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations; and provided, that written approval has been granted for any discharge to the storm drain system.

C. *Prohibition of Illicit Connections.*

1. The construction, use, maintenance or continued existence of illicit connections to the separate municipal storm sewer system is prohibited.
2. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

D. *Reduction of Storm Water Pollutants by the Use of Best Management Practices.* Any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, will be required to implement, at the person's expense, the BMPs necessary to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES/UPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed in compliance with the provisions of this section.

E. *Notification of Spills.* Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation has information of any known or suspected release of materials which are resulting in, or may result in, illicit discharges or pollutants discharging into the City storm water facilities, the person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials the person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of nonhazardous materials, the person shall notify the City in person or by telephone no later than the

next business day. Notifications in person or by telephone shall be confirmed by written notice addressed and mailed to the City within three (3) business days of the telephone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years.

Sec. 9-7-6. Enforcement.

A. *Enforcement Authority.* Consistent with the most current state of Utah Department of Environmental Quality, UPDES storm water general permits which include: general storm water permit for construction activity connected with single lot housing projects; general permit for storm water discharges from construction activities; general permit for discharges from small municipal separate storm sewer systems (MS4s), and Utah Code Title 19, Environmental Quality Code Chapter 5, Water Quality Act, the City may detect, investigate, eliminate and enforce against non-storm water discharges, including illegal dumping, into the MS4. Consistent with the fines and enforcement mechanisms set forth in Utah Code Title 19, Chapter 5, as amended, the City may apply escalating enforcement procedures as necessary for the severity of violation and the recalcitrance of the violator. The City may issue notices of violation, stop work orders, citations, and impose civil penalties. The City may also perform necessary maintenance or corrective actions it deems necessary at the expense of the owner/operator.

Non-storm water discharges to the MS4, including spills, illicit connections, illegal dumping, and sanitary sewer overflows into the storm sewer system, require ceasing the illicit discharge or otherwise eliminating the discharge or removal of such discharges.

The City may complete periodic inspections to ensure that the owner's/operator's chosen BMPs used to address the site storm water are performing adequately. If BMPs are not performing adequately, the City may have the owner/operator update the erosion and sediment control plan and the storm water pollution prevention plan. The City shall be given access to inspect storm water BMPs on private properties that discharge to the MS4.

B. *Violations.*

1. *Written Notice of Violation.* Whenever the City finds that any permittee or any other person discharging non-storm water has violated or is violating this chapter or a permit or order issued hereunder, the City may serve upon such person written notice of the violation. An explanation of the violation and a plan for the satisfactory correction and prevention thereof, to include specific required actions, shall be submitted to the City. Submission of this plan in no way relieves the discharger of liability for any violations occurring before or after receipt of the notice of violation.
2. *Consent Orders.* The City is empowered to enter into consent orders, assurances of voluntary compliance, or other similar documents establishing an agreement with the person responsible for the noncompliance. Such orders may include specific action to be taken by the person to correct the noncompliance within a time

period also specified by the order. The order may also include an order for civil penalties to be paid for the violations. Consent orders shall have the same force and effect as orders issued pursuant to subsections B(3) and B(4) of this section.

3. *Compliance Order.* When the City finds that any person has violated or continues to violate this chapter or a permit or order issued hereunder, the City may issue an order to the violator directing that, following a specific time period, adequate structures or devices be installed or procedures implemented and properly operated. Orders may also contain such other requirements as might be reasonably necessary and appropriate to address the noncompliance, including civil penalties for the violation(s), the construction of appropriate structures, installation of devices, self-monitoring, and management practices.

4. *Cease and Desist Orders.* When the City finds that any person has violated or continues to violate this chapter or any permit or order issued hereunder, the City may issue an order to cease and desist all such violations and direct those persons in noncompliance to:

- a. Comply forthwith;
- b. Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation, including halting operations and terminating the discharge; and
- c. Pay any civil penalties assessed for the violation(s).

C. *Conflicting Standards.* Whenever there is a conflict between any standard contained in this chapter and in the City storm water management program adopted by the City, the strictest standard shall prevail.

Sec. 9-7-7. Penalties.

A. *Violations.* Any person who shall commit any act declared unlawful under this chapter, who violates any provision of this chapter, who violates the provisions of any permit issued pursuant to this chapter, or who fails or refuses to comply with any lawful communication or notice to abate or take corrective action as directed by the City, shall be guilty of a class B misdemeanor. Each day of violation shall constitute a separate violation.

B. *Recovery of Damages and Costs.* The City may recover:

1. All damages caused by the violator to the City, which may include any reasonable expenses incurred in investigating violations of and enforcing compliance with this chapter, or any other actual damages caused by the violation.
2. The costs of the City's maintenance of storm water facilities when the user of such facilities fails to maintain them as required by this chapter.

C. *Civil Penalties.* The civil penalties/fine schedule shall be used to determine a reasonable and appropriate penalty for all violations.

D. *Other Remedies.* The City may bring legal action to enjoin the continuing violation of this chapter, and the existence of any other remedy, at law or equity, shall be no defense to any such actions.

E. *Remedies Cumulative.* The remedies set forth in this section shall be cumulative, not exclusive, and it shall not be a defense to any action, civil or criminal, that one (1) or more of the remedies set forth herein has been sought or granted.

Sec. 9-7-8. Appeals.

A. *Appeal.* Any person aggrieved by the imposition of a civil penalty or order to bring their property into compliance as provided by this chapter may appeal said penalty or order to an administrative law judge designated by the City.

B. *Appeals to be in Writing.* The appeal shall be in writing and filed with the City recorder within ten (10) business days after the civil penalty or order is served.

C. *Upon Receipt of an Appeal.* The administrative law judge shall conduct a review upon receipt of an appeal. Notice shall be provided to the appealing party at the address provided by the appealing party at the time of appeal. The decision of the administrative law judge shall be final.

D. *Standard of Review and Proof.* The administrative law judge shall ensure due process is provided. The person appealing bears the burden of proof that the City's decision was in error. The administrative law judge shall review the facts "de novo" without deference to the City's determination of the factual matters. The administrative law judge shall determine the correctness of the City's interpretation and application of the plain meaning of the regulations and shall decide whether the preponderance of the evidence shows that the violation(s) exist. Each party may present witnesses and evidence. The hearing shall be informal, and the rules of evidence do not apply.

E. *Compliance Required.* No provision of this section shall in any way relieve the violator from compliance with the provisions of this chapter and all applicable federal, state and City storm water regulations.

Sec. 10-7-23. Grading permits.

- A. *Scope and applicability.* Every person shall obtain a grading permit for any land disturbance or grading activity on land of one acre or more. For any property on which a land use application is pending or that is subject to an active approved land use application, a grading permit shall not include the installation of retaining walls, storm drain piping, or other utilities or infrastructure; building lots not requiring the support of retaining walls may be graded.
- B. *Exemptions.* The following activities are exempt from the permit requirement:
 1. Any emergency activity that is immediately necessary for the protection of life, property, or natural resources.
 2. Existing nursery and agricultural uses conducted as a permitted or accessory use.
 3. Additions or modifications to existing single-family structures.
- C. *Application for a grading permit.* Each application shall include the following:
 1. Name of applicant.
 2. Business or residence address of applicant.
 3. Name, address or telephone number of the owner of the property of record.
 4. Address and legal description of subject property including the tax reference number and parcel number of the subject property.
 5. Name, address and telephone number of the contractor and any subcontractor(s) who shall perform the land disturbing/grading activity and who shall implement the erosion and sediment control plan.
 6. A written statement indicating the nature, extent, and purpose of the land disturbing/grading activity, including the size of the area for which the permit shall be applicable and a schedule for the starting and completion dates of the land disturbing/grading activity.
 7. A grading diagram with contours of two feet and cross sections showing the extent of grading with cut/fill, import/export, and grading volumes in cubic yards.
 8. A drainage study conducted by a licensed and qualified engineer.
 9. A sediment and erosion control plan compliant with Section 9-7-3(D) of the Hurricane City Code.
 10. A drainage plan; plan shall also include storm water best management practices (BMPs).
 11. A storm water pollution prevention plan (SWPPP) compliant with Section 9-7-3(E) of the Hurricane City Code.
 12. A copy of the Utah state notice of intent (NOI) compliant with Section 9-7-3(B) of the Hurricane City Code.

1113. An air quality/dust control plan, which shall include a detailed plan to control and limit dust, noise, vibration, smoke, and odor created on the site during actual extraction operations and during idle times. This plan shall reflect the requirement that all access and haul roads on the site shall be maintained in a dust free condition by impervious surfacing or some other treatment approved by the City. Dust mitigation must be pursuant to Rule R-307-205 of the Utah Administrative Code, applicable City ordinances, and any other applicable statute or regulation.

1214. Each application for a grading permit shall be accompanied by payment of grading permit and other review fees, as adopted by resolution and found in the City fee schedule.

[1315.](#) A written statement of agreement from the property owner or project proponent to furnish a reclamation bond for 100 percent of the cost of the work or an amount determined by the City Engineer.

[1416.](#) A weed control and abatement plan.

[1517.](#) For grading associated with a pending land use application, a written statement from the property owner or project proponent acknowledging that grading contours and elevations shown on the grading plan are subject to change pending final approval of the land use application and construction drawings.

D. *Approval procedure.*

1. The Zoning Administrator, upon receiving a complete application for a grading permit, shall submit the application to the Joint Utility Committee for review to determine compliance with the approval standards of this section. After reviewing the application in conjunction with the Joint Utility Committee, the Zoning Administrator shall provide to the applicant one of the following responses in writing:
 - a. Approval of the permit application;
 - b. Approval of the permit application, subject to such reasonable conditions as may be necessary to secure substantially the objectives of this title, and issue the permit subject to these conditions; or
 - c. Denial of the permit application, indicating the reason(s) for the denial.
2. If the Zoning Administrator has granted conditional approval of the permit, the applicant shall submit a revised plan that conforms to the conditions established by this code. No grading permit will be released until the development plans have been approved.

E. *Permit duration.* A grading permit shall expire and become null and void if substantial work authorized by such permit has not commenced within 60 calendar days of issuance. A grading permit shall also become null and void if the entire project is not completed within 12 months from the date of issuance. A grading permit may be extended for an additional time period deemed appropriate by the Zoning Administrator not to exceed 12 months, provided that the applicant is in compliance with this section, substantial work has been completed on the site, and the reclamation bond is renewed and updated as may be required by the City Engineer. [The SWPPP and NOI are required to be active during the entire project including any extensions.](#) [The NOI is active for one \(1\) calendar year from issuance and must be renewed until the project is complete and a notice of termination \(NOT\) is filed pursuant to Section 9-7-3\(H\) of the Hurricane City Code.](#)

F. *Inspections.*

1. The applicant must notify the Public Works Director in advance of the commencement of grading to schedule a preconstruction meeting. If deemed unnecessary, the Public Works Director may waive the requirement to hold a preconstruction meeting for grading not associated with a pending or active, approved land use application. No work under any grading permit may be commenced until the Public Works Director has issued a notice to proceed letter. The Public Works Director may inspect the work for conformance to the approved plans at any time. Failure to comply with the approved plans shall subject the property owner, contractor, and applicant to stop work orders, civil damages, and any other recourse or penalties available under City, state, or federal law.
2. *Storm Water Inspections.* During the duration of the project, inspections of the storm water BMPs shall be conducted by the owner/operator weekly and within twenty-four (24) hours of any rain events. All inspections shall be documented and prepared on a City approved form. [Except as limited by Title 19,](#)

~~Chapter 5 of the Utah code, as amended , t~~The City shall be given access to inspect storm water BMPs on private properties that discharge to the MS4.

G. Bonding.

1. Reclamation bonds. Once the permit is issued, but before the preconstruction meeting, the project proponent shall furnish a reclamation bond in an amount of not less than one hundred percent (100%) of the work that the City may use to mitigate any potential hazards or disruptions caused by the grading work. The reclamation bond shall be either a cash bond or an irrevocable letter of credit in a form approved by the City Attorney.
2. BMP Performance bond. The City may, at its discretion, also require additional performance bonding in order to ensure that the storm water practices are installed by the permit holder as required by the approved SWPPP. The amount of the installation performance bond shall be one hundred percent (100%) of the total estimated construction cost of the structural BMPs approved under the permit plus any reasonably foreseeable additional related costs, e.g., for damages or enforcement. The performance bond shall may contain forfeiture provisions for failure to complete work specified in the SWPPP. If performance bonding is required, t~~The applicant shall provide an itemized construction cost estimate complete with unit prices which shall be subject to acceptance, amendment or rejection by the City. The performance bond shall be released in full only upon submission of as-built plans that the structural BMPs have been installed in accordance with the approved plan and other applicable provisions of the Hurricane City Code. Provisions for a partial pro rata release of the performance bond based on the completion of various development stages can be made at the discretion of the City.~~

H. Approval standards. No grading permit shall be issued unless it meets the following standards:

1. Complete application, including satisfying the scope and applicability requirements of subsection A and the submission of all plans meeting the standards in subsection C.
2. Verification that no increase in stormwater drainage will occur on neighboring properties.
3. Verification that sediment will be adequately retained and erosion adequately controlled.
4. Verification that weeds will be adequately controlled.
5. Verification that dust, noise, vibration, smoke, and odor created on the site during actual extractions operations and during idle times will be controlled and limited to prevent nuisance to neighboring properties, to comply with Utah Administrative Code R-307-205, applicable City ordinances, and any other applicable statute or regulation.
6. Verification by the City Engineer that the overall extent of the grading shown in the plans matches the amount used to calculate the reclamation bond.
7. Verification that legal access to the property is available.
8. For properties with pending land use applications, verification that adequate public facilities are available as defined in sections 10-37-4 and 9-6-3.
9. Both the SWPPP and NOI are required to be approved before the grading permit can be issued.

(Ord. 2010-5, 9-2-2010; Ord. No. 2023-19, 11-2-2023)

Commented [PJ1]: There is a new law that went into affect on January 1, https://le.utah.gov/xcode/Title19/Chapter5/C19-5-S108.3_2025010120240501.pdf. It has some new language regarding site access for inspections. This needs to comply with requirements of the new law.



Agenda Date:	08/14/2025 - Planning Commission
Application Number:	PSP25-06
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Blair Gardner
Agent:	Nate Reeve
Request:	Preliminary Site Plan Approval
Location:	3150 W 90 N
Zoning:	Planned Commercial
General Plan Map:	Mixed Use
Recommendation:	Table
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for a “flex space” development as the commercial development component required as part of the SkyRim development. These are mixed-use buildings with commercial spaces below and residential living space above. This is a permitted use in the Planned Commercial zone.



Vicinity Map

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** This entire project may require a second paved access.
- 2. Fire:** Need additional hydrants. Fire lines not shown units must be sprinkled. Who pays for monitoring? Who pays for sprinkler cert? Parking seems to be a problem.
- 3. Sewer:** Business type may require an interceptor which would be difficult to add in after the fact.
- 4. Water:** Loop water line will not be allowed outside of public right of ways. Connect irrigation to irrigation main line.
- 5. Power:** 1. It is the understanding that Sky Rim Development will need to have the power line from 2800 W to the east side of Sky Rim financed and started before any further phases will be approved in this area. 2. It is the understanding that Sky Rim Flex development is in need of 3-phase power. With this understanding; 3-phase power is bigger equipment, so the developer must give larger area for power equipment. 3. The Sky Rim Flex application shows 200 amps per unit. This is helpful information but Hurricane Power will also need a main disconnect size per building. For example: the 4 plex unit will have 600 amp disconnect the 6 plex unit will have a 1000 amps. this is information that the electrical engineer for the actual building should provide. 4. Power will need space along the clouded area in the entryways to bring power into the development. 5. the detention pond near unit 22 will need to provide space for power to enter the development 6. Red triangles are depicted in the map showing the locations of future 3 phase transformers. the pads for the transformers are roughly 7' x 7'. According to the NEC codes these transformers must be a min distance of 10' from combustible buildings. 7. please design building and areas for power equipment to accommodate to standards

6. **Streets:** Is there adequate parking for this type of use? Interior streets are private or HOA maintained?
7. **Gas:** Add existing gas and proposed gas if any.
8. **TDS:** [No comments received.]
9. **Infowest:** We have conduit ran in the north side of the road, and with these changes, we will need to relocate.
10. **Engineering:** 90 North and its acceptable connection to existing public right of way must be dedicated before final site plan approval (HCC 10-39-7(c)(8)). Engineering anticipates the final plat for Sky Rim Phase 1 will do this. Construction plans for 90 North must be included in (or approved separately and prior to) construction plans for this site (HCC 10-39-11(a)(3)/HCC 10-39-8). The approved construction plans for Sky Rim Phase 1 details only partial roadway construction for this area. A preliminary plat application must be submitted to begin the process of obtaining individual tax id numbers for the live-work units as described in the narrative (HCC 10-39-4). It appears there's a small misunderstanding in the narrative. The final paragraph states, "we are excited to submit this plat application". A second paved access to the overall sky rim development will be required for 200 units or more. (see International Fire Code d102.1 & d106.2) It appears approval of the townhomes preliminary plat and this site will bring the number of preliminarily approved units for the Sky Rim development to 169 (15 single family units in sky rim phase 2 + 132 units in the townhomes preliminary plat + 22 units from this site). The site construction plans must show that safe visibility along the curve will be maintained (HCS 3.2.4.12). Required trees will likely need to be clustered (HCC 10-32-6(b)(2)). HCC 10-15-4 indicates street side yard setbacks must be 20'. Hurricane City Code 10-33-4(a) states parking lot design should include ... adequate turning radii, ...". per AASHTO, the minimum inside turning radius for three-axle box trucks is 36.4 feet (radius of 37 feet is shown). The applicant must indicate the anticipated design vehicle. It appears the site boundary is meant to match out lot 7 of the Sky Rim Phase 1 final plat (yet to be recorded). Site construction plans and final site plan must label the bearings and distances of the site boundary (HCC 10-7-10(d)(3)(c)(1)(d)). Methods to stabilize the existing slope on the site's north boundary must be proposed in the site construction plans. The cross slope in public utility easements must be less than 5%. retaining walls shall not be built in public utility easements. Unit 1 will likely require retaining. The existing grade surface model shows the site has an over 20' elevation distance from it's southwest corner to it's northeast corner. A reasonably traversable parking lot will be challenging to construct with the proposed number of building pads (even if the units are stepped).
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 Site Plan

1. **Land Use:** The proposed use of 22 live/work units is a permitted use in a commercial section of a Planned Commercial development. Per HCC 10-15-8(B): *Live/work Unit: A single unit consisting of both a commercial use/office and a residential component that is occupied by the same resident. A Live/work Unit shall not exceed two bedrooms for the residential portion of the unit. A Live/work Unit shall be the primary dwelling of the occupant. Live/work units may only be owner-occupied and cannot be sublet to long-term or short-term renters. The owner-occupied requirement and prohibition of long-term or short-term renters shall be included in a recorded deed restriction prior to or as a condition of final site plan approval.*
 - a. CC&Rs will be required to ensure that the conditions of the definition of live/work units are being met.
2. A preliminary plat will be required to begin the process of splitting the units into individual parcels.
3. HCC 10-15-8(H) states: *For commercial parking, parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Commercial buildings may only be located behind parking lots if other buildings are fronting onto the right-of-way.* The site needs to be redesigned to meet this code. Units 3-10 need to be moved so the parking lot is not in front of the building.
4. **Parking Requirement:** Each unit is planned to have three parking stalls (one exterior and two interior). This is not a use that has a set parking requirement per HCC 10-34-10(A). Based on the authority given in HCC 10-34-4(E) staff has requested a parking study from the applicant to justify this number of parking stalls.
5. **Landscape:** Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way pursuant to the following code section:

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

1. *A ten-foot wide landscaped area on any commercial development.*
2. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
3. *The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*

A full landscape plan will be required with the final site plan. Staff would support clustering the required landscaping to increase sight visibility along the corner of 3150 W and 90 N.

6. **It should be noted that pursuant to Hurricane City Code section 10-7-10 (D)(2)(b): *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.***

Recommendation: The Planning Commission should review this application based on standards in the Hurricane City Code. Staff recommends this application to be tabled to allow the applicant time to address staff and JUC comments.

****Skyrim Flex Narrative****

The Skyrim Flex Space is a highly anticipated project developed by The Land Guys. This development will consist of 22 units situated on approximately 2.5 acres within the vibrant Skyrim community, which includes apartments, townhomes, single-family homes, and commercial spaces.

These flex units, while attached, will each have individual tax ID numbers and will be available for sale. They are in high demand due to their unique live-work combination, allowing for both residential and commercial applications. This versatility presents significant opportunities for a diverse range of buyers and businesses. Each unit will feature a footprint of approximately 30 x 60 feet, with the main level designed for garage, commercial, or retail work environments. The garage door openings will be 16 feet wide and 14 feet tall, and each unit will include three dedicated exterior parking stalls.

The second level can accommodate livable space and/or office areas, leveraging the live-work zoning applicable to this location, which allows for two-bedroom configurations. A second-level deck will enhance the building's elevation and functionality, while access to a rooftop area of 1,000 square feet will provide additional outdoor space. The rooftop patios will be structurally supported to accommodate any necessary additional weight.

Parking and common areas will be managed by a Commercial Owners Association (COA). Monthly dues will be collected from each unit owner to cover expenses related to external insurance, maintenance, resurfacing of parking areas, security systems, landscaping, water, and other essential services.

We are excited to submit this plat application, showcasing our vision for this project. We look forward to receiving a positive response from the city. Our ultimate goal is to enhance Hurricane and provide a development that offers both aesthetic appeal and functional benefits for the community for years to come.

Thank you for your attention.

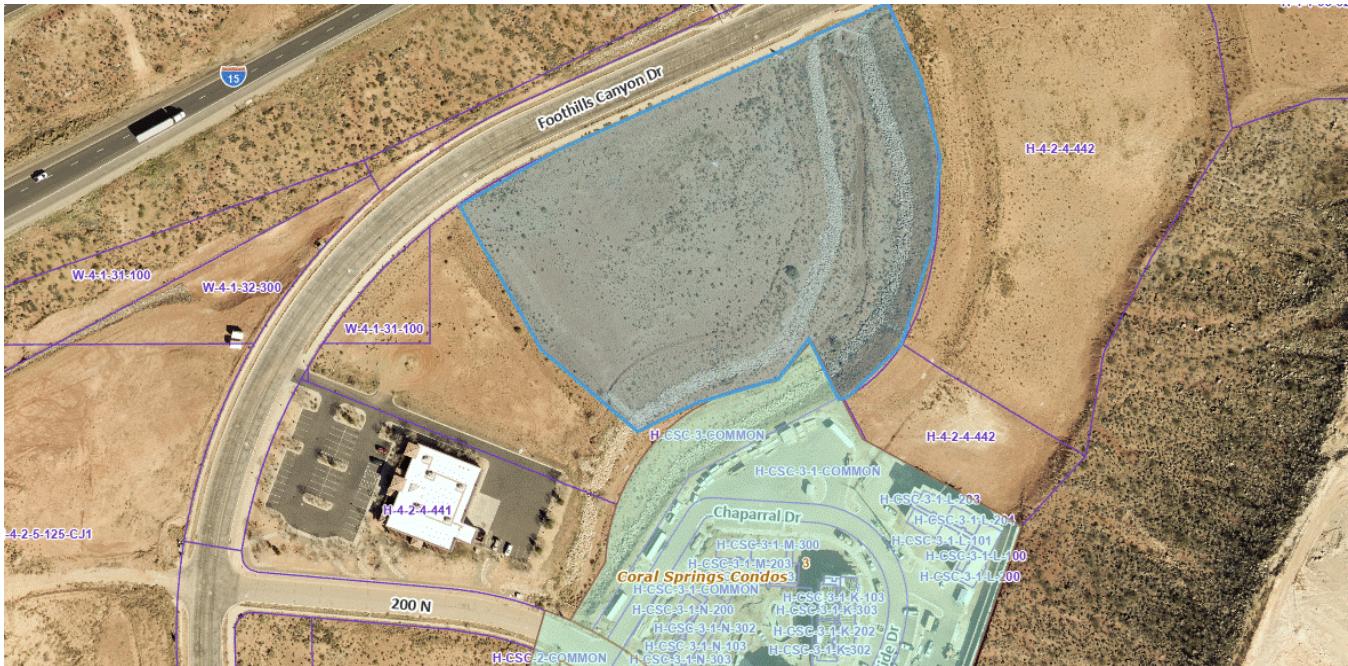
Blair Gardner/Developer



Agenda Date:	08/14/2025 - Planning Commission
Application Number:	PSP25-11
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Exceptional Healthcare
Agent:	Daniel Stewart
Request:	Preliminary Site Plan Approval
Location:	280 N Foothills Canyon Dr
Zoning:	General Commercial (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for a “micro” hospital located on Foothills Canyon Dr. east of the state liquor store. This will be a relatively small (25,000 sq ft) hospital with nineteen beds, a surgery center, and helipad. This site is zoned General Commercial as part of the Coral Canyon Planned Development Overlay zone.



Vicinity Map

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** Need to check power availability.
- 2. Fire:** Approved.
- 3. Sewer:** No comment.
- 4. Water:** Okay.
- 5. Power:** 1. As a lot split, it looks like electrical equipment on the north/west side of the street didn't line up with the entrances, these pieces of equipment may need to be moved or additional infrastructure added. 2. The hospital must fill out an application for power service. 3. Hospitals must provide load calculations based on similar projects, this will include high months of power bills to ensure the size of service is correct. 4. Hospital may need to cut across Foothills Canyon Dr.
- 6. Streets:** Cut new approach per city code. Maintain existing drainage.
- 7. Engineering:** Driveway intersections with foothills canyon drive must be perpendicular (HCS 3.2.4.2(a)). Engineering suggests moving the northeastern access. The area "behind" the hospital (southeast side) appears tight, especially if ambulances need to pass areas frequented by semi truck deliveries and trash collection trucks. Ensure appropriate turning radii are observed (HCC 10-33-4(a)). please make the intended routes for larger design vehicles clear in the construction plans (i.e. depict turning templates along said routes). The preliminary site plan fails to show or describe a preliminary storm drainage plan (HCC 10-7-10(d)(2)(a)(5)); however, it's possible detention requirements (HCS 3.4.7) are met elsewhere (i.e. off-site). The design engineer will need to submit more information to the

city engineer's office during construction plan review (HCS 3.4.1). This site should minimize disturbing the regional drainage channel; if disturbances are unavoidable HCS 3.4.6, specifies design standards that must be preserved. Engineering provided suggested revisions to the proposed pedestrian paths, it appears desire paths could be followed more closely (HCC 10-33-5(h)). It appears advisory circular (ac) number: 150/5390-2d is the governing document for FFA's heliport standards. Applicant must inform Hurricane City if said standards impact neighboring parcels.

8. 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 Site Plan

1. **Land Use:** The proposed hospital use is permitted by the property's General Commercial zone as part of the Coral Canyon Planned Development Overlay zone. The proposed helipad use is also permitted due to its use being accessory to the hospital use.
2. **Parking Requirement:** Per HCC 10-34-10(A) a hospital requires, "2 spaces per bed" The applicant's narrative has stated that the hospital will have 19 beds so 38 parking stalls are required and 100 are provided. This meets the parking standard for this development.
3. **Landscape:** Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way pursuant to the following code section:

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

1. *A ten-foot wide landscaped area on any commercial development.*
2. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
3. *The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*

A full landscape plan will be required with the final site plan. The applicant should investigate whether landscape clustering will be necessary with the proximity of the helipad to Foothills Canyon Dr.

4. **It should be noted that pursuant to Hurricane City Code section 10-7-10 (D)(2)(b): *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.***

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



July 7, 2025

City of Hurricane City
147 N 870 W
Hurricane, Utah 84737

Re: Preliminary Site Plan Narrative
Exceptional Healthcare
Foothills Canyon Drive
DEC No. 10875

Dear Staff:

It's my pleasure to submit this Preliminary Site Plan package for Exceptional Healthcare on Foothills Canyon Drive just east of the DABS liquor store. Exceptional Healthcare is a proposed 25,500 square-foot hospital with emergency rooms, in-patient services, and a surgery center. The facility contains nineteen beds and will provide high quality healthcare access to residents of the city and the surrounding regions/communities. It will employ approximately 60 professional and operations staff.

The facility also includes a helistop as an accessory use that is needed for this type of critical care. Not only serving as a destination for emergency care to the City and surrounding regions, the helistop will also provide a critical pickup location for patients that are stabilized, but need acute specialty care at a large hospital elsewhere in the state. It will be used only for emergency pickup and dropoff. There will not be any aircraft on site full-time. The duration of stay is limited only to the amount of time it takes staff to load or unload.

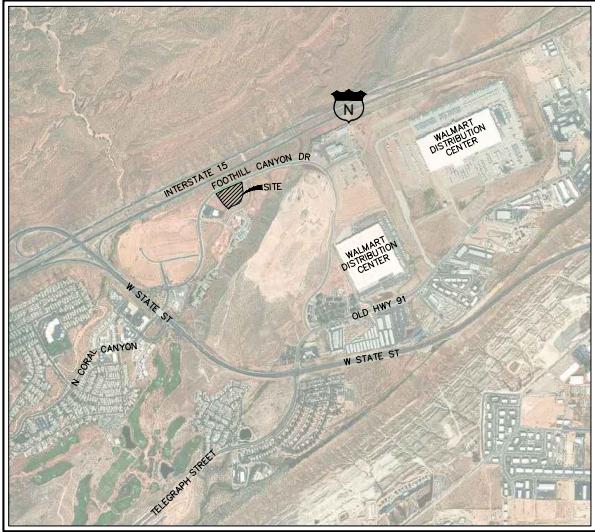
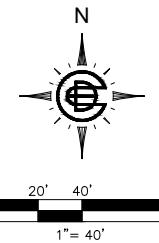
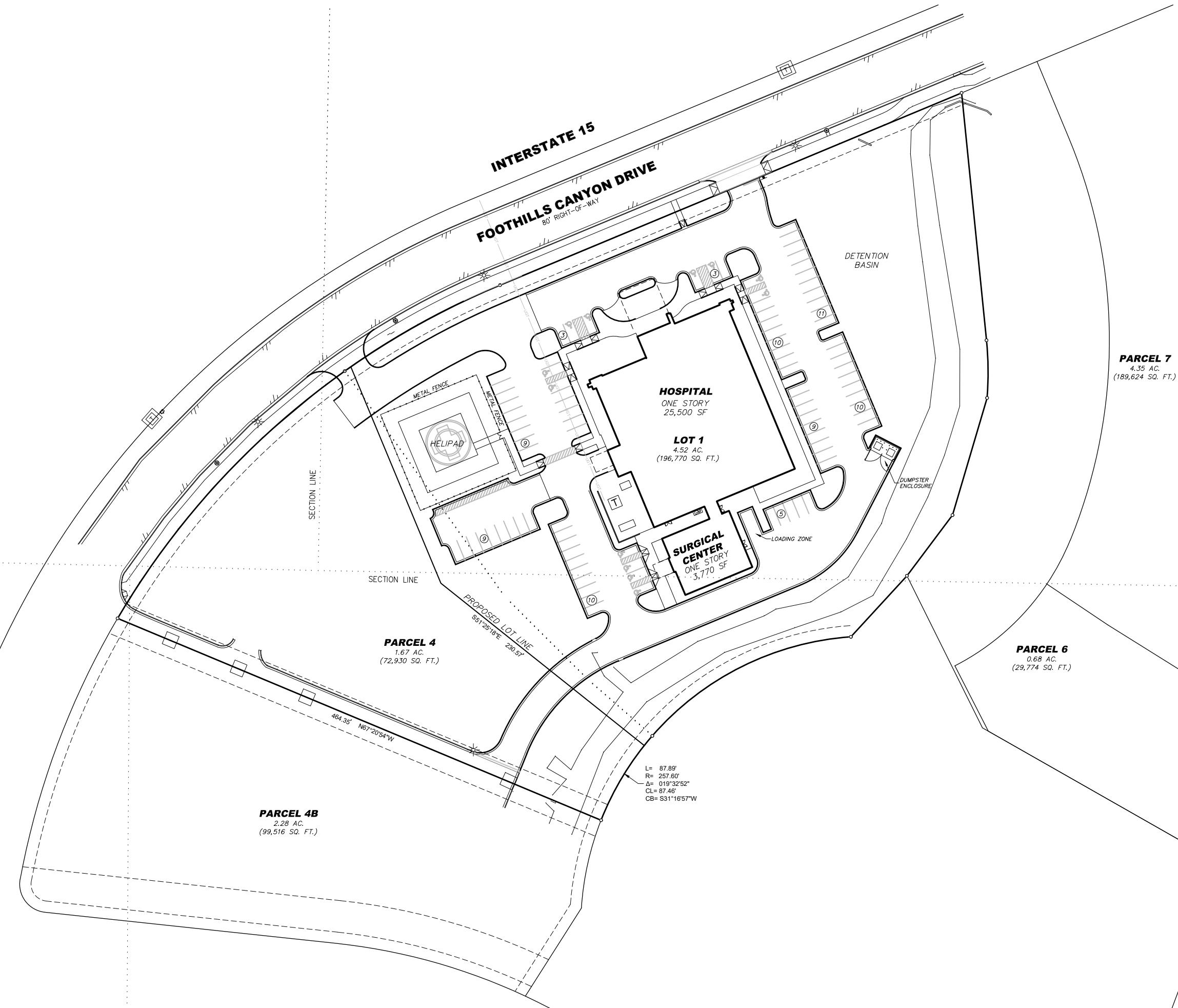
Based on the current zoning of GC, this hospital is a permitted use and does not require any special approvals. The property is currently undeveloped but does have all public utilities within adjacent rights-of-way. We are also proposing to create two platted lots with one being for future development.

I look forward to working with you on this application. Please contact me with any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Stewart".

Daniel Stewart
Project Manager
Development Engineering Consultants, LLC



SITE PLAN	
EXCEPTIONAL HEALTHCARE	
SECTION 33, T41S, R14W & SECTION 4, T42S, R14W, S.L.B. & M.	
CITY OF HURRICANE CITY, WASHINGTON COUNTY, UTAH	
PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E.	ENGINEERING  5300 TOWN & COUNTRY BOULEVARD, SUITE 190 Frisco, Texas 75034 469-850-0060 dec-en.com
ISSUE DATE 07/07/25	DEC FILE NO. 10876
CITY FILE NO. -	SHEET NO. C3.1



STAFF COMMENTS

Agenda Date:	08/14/2025 - Planning Commission
Application Number:	PP25-04
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Smoothie Kings Holdings LLC
Agent:	Tony Carter
Request:	Approval of a Preliminary Plat.
Location:	Sand Hollow Road and Ash Creek Road
Zoning:	PC
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Discussion:

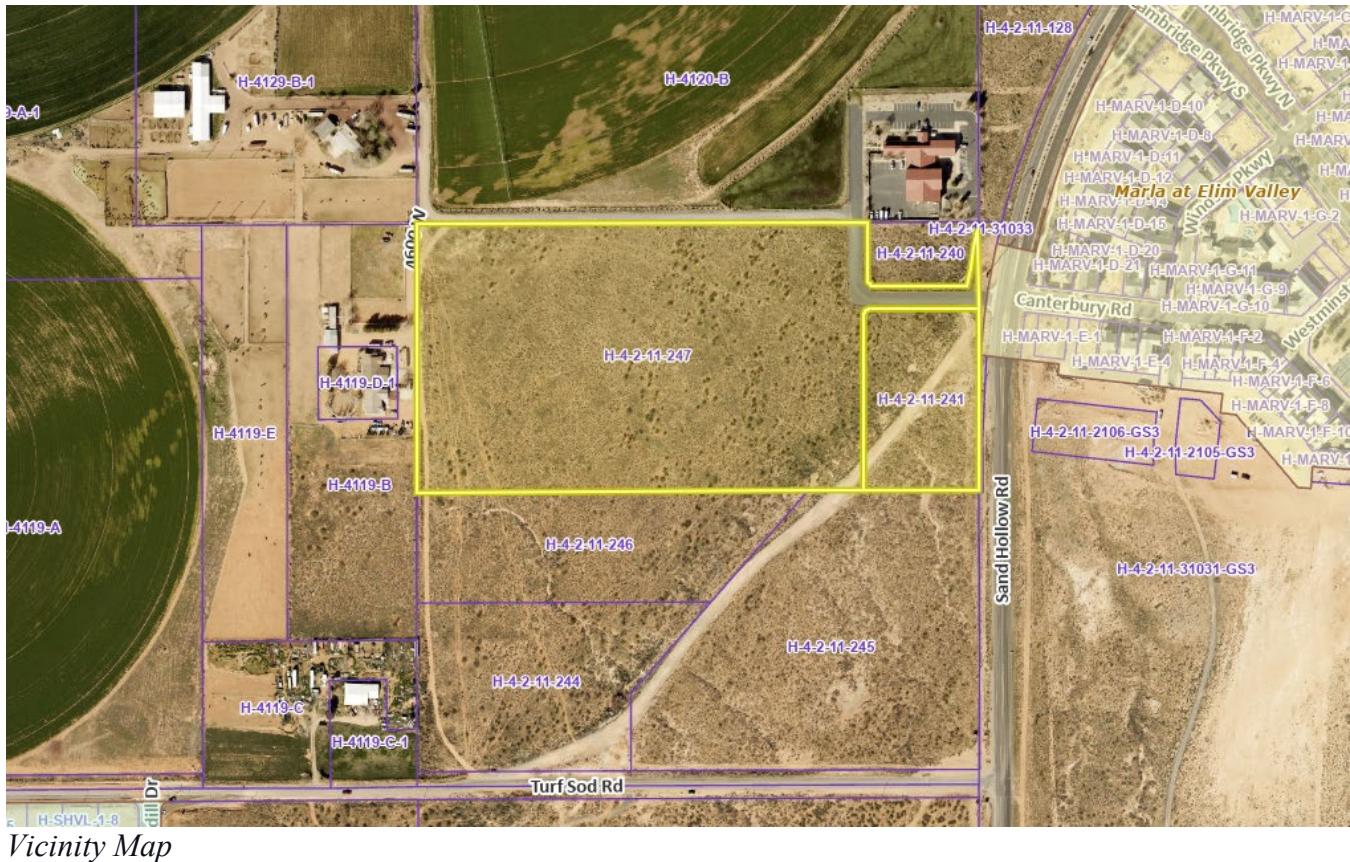
The applicant is seeking preliminary plat approval for a 156 lot townhome subdivision located near the intersection of Sand Hollow Road and Turf Sod Road located south of the Ash Creek Special Service District property. This site received preliminary site plan approval in 2022 as "Sand Hollow Townhomes". The site is zoned Planned Commercial.

JUC Comments

The following items will need to be addressed: The applicant has addressed these comments and their response is attached to this report

- Public Works:** Will need second access. Will need water loop. Will need drainage plan.
- Fire:** Denied. Second access required. IFC Appendix D D106. 100 homes max without sprinklers 200 homes max with sprinklers.
- Sewer:** Ash Creek has meet with the engineer for Azure Ridge to discuss the needed pump station for this project. Submitted preliminary plans show the pressure line discharging to Sand Hollow Road. To reduce the pump head on the pressure line, Ash Creek recommended to the engineer that they discharge to a designated manhole on Ash Creek property.
- Water:** Water model required. Will require water line looping.
- Power:** Dixie Power area. No issues.

6. **Streets:** Will there still be access for property owners on west side. Remove median in Sand Hollow Road. Striping on Sand Hollow Road will need to be coordinated.
7. **Gas:** Okay
8. **Infowest:** Received.
9. **Engineering:** An approved traffic impact study will be required prior to construction plans (HCS 3.9.2). Engineering suggests joining with the Hurricane Storage site to complete the study. Water loop and 2nd paved access required (HCS 3.6.4 HCS 3.2.4.2(k)). If roadway dedication can't be immediately obtained, this road must be included in the proposed subdivision boundary. The proposed right turn lane must be designed per AASHTO standard and section 9.3.12 of the transportation master plan (HCS 3.2). The developer will be responsible for tying back to existing improvements. The intersection of street A and D must be reconfigured (HCS 3.2.4.2(a&b)). Restoring/improving access to the existing home and providing for a future roadway should be provided, \approx 1,000' block (HCC 10-39-11(a)(1) & HCS 3.2.4.2(f)). Engineering anticipates this portion of street a should be made to accommodate three (3) lanes (i.e. 40' minimum asphalt for a 14' receiving lane, an 11' departing left and through lane and an 11' departing right only lane, 2' paved shoulders) (HCS, exhibit b table 1a, note 3).
10. **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

1. **Density:** Zoning is Planned Commercial. This property received entitlements prior to recent changes to the Planned Commercial ordinance. The project is required to be a minimum 20% residential and 20% commercial. It is not clear from the information provided that this plan meets this code; however, HCC 10-15-8(D)(1)(b) states this will be verified by the final site plan.
 - a. 156 townhomes is below the maximum density for this zoning and what was depicted on the preliminary site plan by nine units.
2. **Amenities:** The site plan shows a playground and another larger amenity area. HCC 10-33-5 states that a development of this size would require four amenities. The applicant will have to provide a more detailed amenity plan with the final site plan.
3. **Parking:** The on-street parking depicted is permitted but will need to meet HCC 10-34-8(J). This will be reviewed during the subdivision improvement plans review process.
4. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided.
5. As stated in the JUC comments above, for fire access and water looping a second access out to Turf Sod Road will be required for this development. This road will almost certainly need to entirely be on their property since this is not a master planned roadway. This roadway, in a slightly different alignment, is depicted on the Hurricane Storage site plan for the property due south.
6. For the final plat, the following note will need to be added to the plat: *“Agriculture protection area. This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status.”*

It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of annoyance or inconvenience which may result from such normal agricultural uses and activities.” (HCC 10-21-9(C)(3))

7. **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 would add an additional 156 lots 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.

NARRATIVE

To: Hurricane City
From: American Consulting & Engineering
Date: July 10, 2025
Re: Azure Ridge



Azure Ridge is a proposed development consisting of 156 townhomes northwest of the Sand Hollow Road and Turf Sod Road intersection. It is located on parcel H-4-2-11-241. A site plan for Azure Ridge was previously presented to the City with a zone change application. The zone change to the planned commercial zone was approved by the City on 3/23/2021. The proposed preliminary plat alters from the original site plan but maintains the same general design as what was previously accepted with the zone change. All streets, lot sizes, setbacks, etc. are following Hurricane City standards and specifications as well as requirements.

Thank you,

American Consulting & Engineering

Fred Resch

From: Jeff Thomas <Jeff@alcsg.com>
Sent: Wednesday, August 6, 2025 9:40 PM
To: Fred Resch
Cc: Adam Allen
Subject: Re: Azure Ridge
Attachments: 2025.08.06 AZURE RIDGE PRE PLAT.pdf; 2025.06.16 Layout F.pdf

Fred,

Here is an updated preliminary plat that address the following staff comments:

1. Public Works: Will need second access. Will need water loop. Will need drainage plan. **A second access is planned on the west side of the project down to Turf Sod Road. Water will be installed in this planned roadway to complete the needed loop. This was always the plan. Hurricane Storage is planning to submit plans soon to construct this roadway. The attached plans show the planned roadway with the note stating that coordination between this development and the storage units will take place during the construction drawing process.**
2. Fire: Denied. Second access required. IFC Appendix D D106. 100 homes max without sprinklers 200 homes max with sprinklers. **The needed secondary access is now shown in the plans.**
3. Sewer: Ash Creek has meet with the engineer for Azure Ridge to discuss the needed pump station for this project. Submitted preliminary plans show the pressure line discharging to Sand Hollow Road. To reduce the pump head on the pressure line, Ash Creek recommended to the engineer that they discharge to a designated manhole on Ash Creek property. **quired. Will require water line looping. Our firm is working with Ash Creek and the developers of this project and the Hurricane Storage project to design the sewer lift station needed. Water looping is planned from Sand Hollow Road down to Turf Sod Road**
4. Power: No comments received.
5. Streets: Will there still be access for property owners on west side. Remove median in Sand Hollow Road. Striping on Sand Hollow Road will need to be coordinated. **The roadway to the west will provide the needed access to the properties to the west. The developers have been in discussion with some of the owners to the west and plan to provide them their desired access to their properties. Ash Creek does not want any roadway stubbed up into their property to the north. The median in Sand Hollow is planned to be removed. Striping in Sand Hollow will need to be coordinated throughout the construction drawing process.**
6. Gas: Okay
7. Infowest: Received.
8. Engineering: See attached.
 - a. **A traffic study for this area is in the works and should be completed within the next week or two.**
 - b. **The planned roadway to the southwest will provide the needed access and water looping.**
 - c. **The deceleration lane now extends to the existing roadway. The design is consistent with the deceleration lanes to the north on Sand Hollow Road.**
 - d. **It is only planned to dedicate enough right-of-way to install the required improvements on 4600 West.**

- e. Street A was redesigned to meet the City standard of a 15-degree skew or less. Any more alteration would require loss of units. The owners do not wish to lose any units nor do they wish to install a roundabout.
- f. Ash Creek does not want us to design any road that stubs up into their property. We have kept the road design and lift station as it was originally drawn.

9. 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.

10. Planning: Make sure 20% commercial and 20% residential ratios are being met. This will be confirmed with the final site plan (HCC 10-15-8(D)). **Dave Nasal and Adam Allen met with Fred and Gary with the attached exhibit F that showed the planned area dedicated for commercial use which extends to the centerline of the surrounding roadway. This area includes 20% of the property. In that meeting it was agreed that this area would suffice for the 20% required commercial area. Is this not true?**

Thanks,

Jeff Thomas
Operations Manager



O: (435) 288-3330
C: (801) 834-1740

1173 S 250 W.
Suite 504
St. George, UT 84770

www.aceutah.com



From: Fred Resch <fred@hurricane.utah.gov>

Sent: Friday, July 25, 2025 9:13 AM

To: Jeff Thomas <Jeff@alcsg.com>

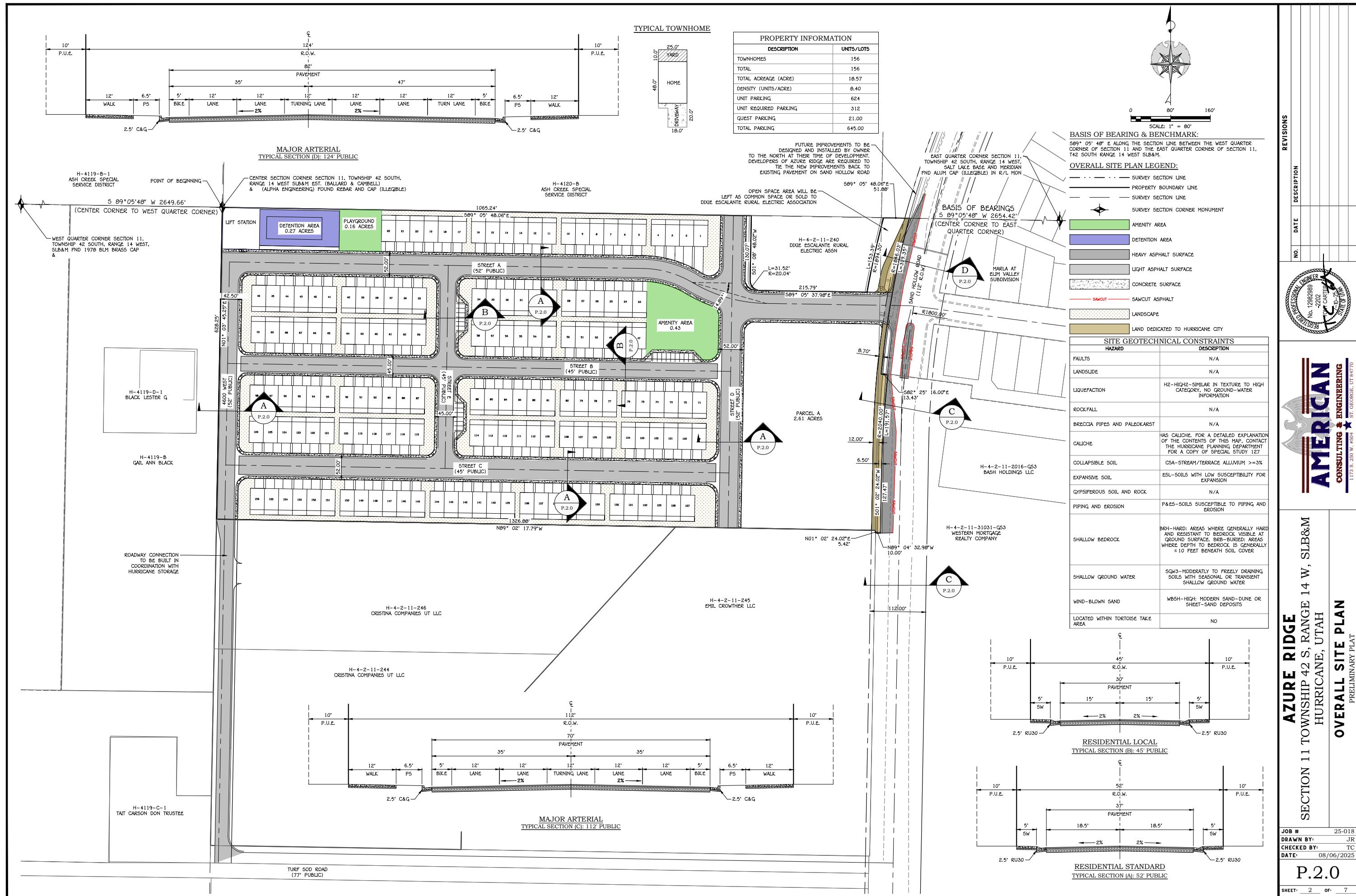
Cc: Adam Allen <Adam@alcsg.com>

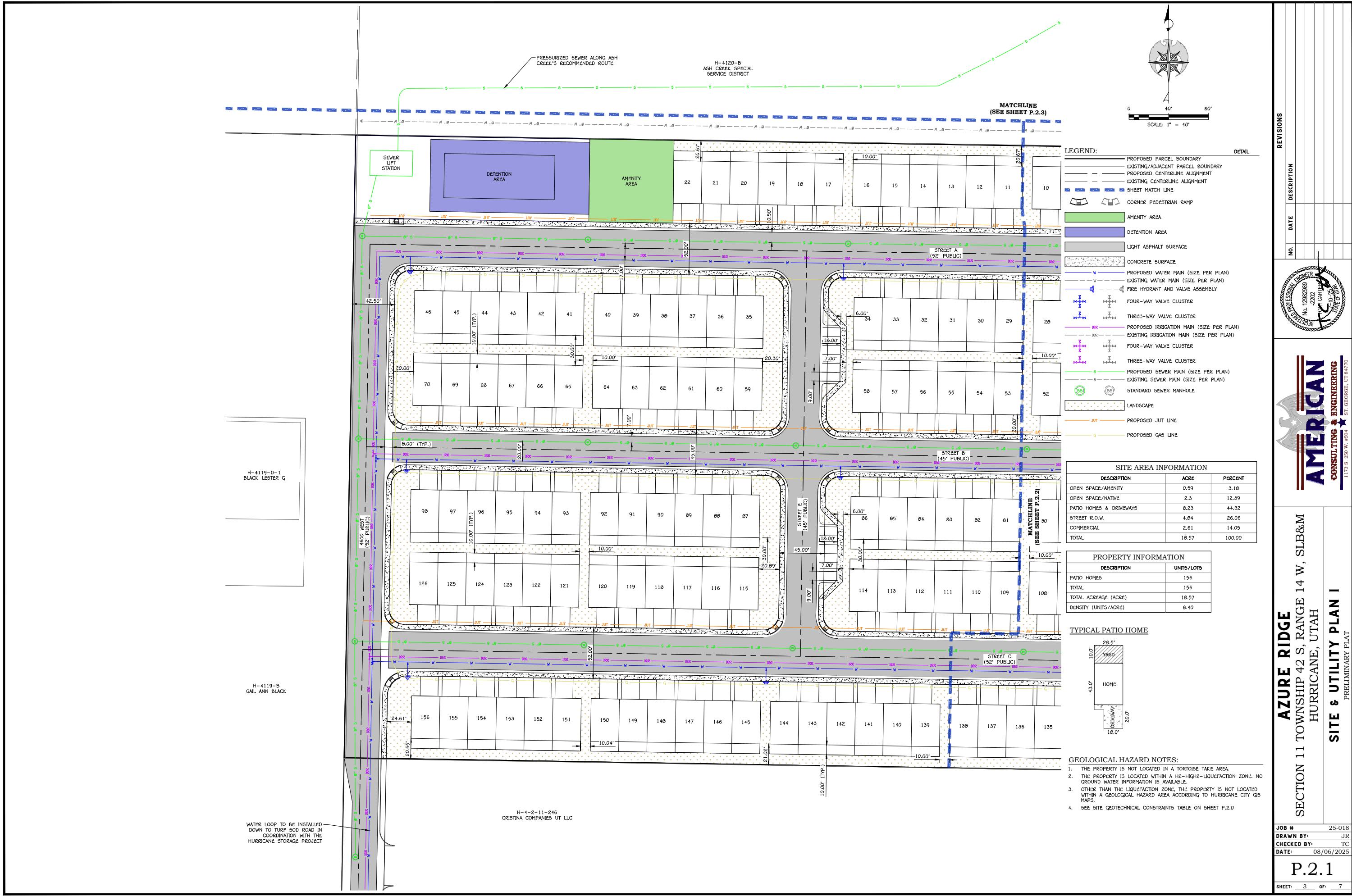
Subject: RE: Azure Ridge

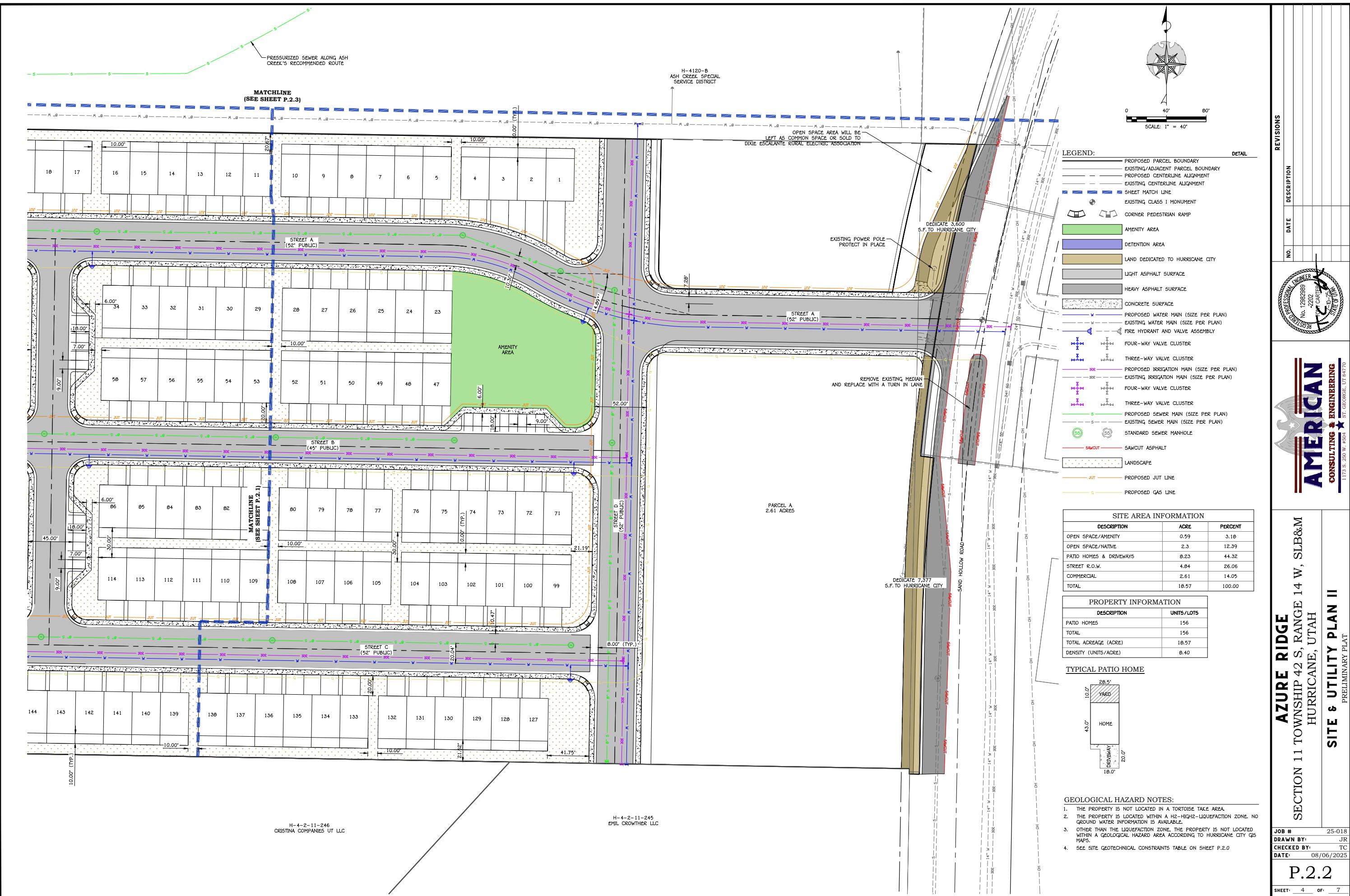
Jeff,

Please see the JUC comments for this project attached. This project is scheduled for review by the Planning Commission on August 14th, 2025. Please try to have these comments addressed by then.

Fred Resch III
City Planner
Hurricane City
P: (435) 635-2811 x 110
E: fred@hurricane.utah.gov









Agenda Date:	08/14/2025 - Planning Commission
Application Number:	CUP25-14
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Jon Garner
Agent:	N/A
Request:	Approval of a conditional use permit.
Location:	2020 Flora Tech Road
Zoning:	RA-1
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has requested a conditional use permit for a farm stand selling commercially packaged handicrafts or commercially processed or packaged food stuffs. This is for the Living Earth farm stand located along Flora Tech Road. The use had previously been established without city approval in violation of city ordinances. A code change was recently approved, which allows the use upon approval of a conditional use permit.

Code Review and Analysis:

Hurricane City Code 10-9-7 has the following conditions for operating a farm stand selling commercially packaged or commercially processed or packaged food stuffs:

- (1) *The farm stand is located on a parcel zoned agricultural or residential agriculture not less than one acre in size.*
- (2) *Merchandise sold in the farm stand shall comply with the following conditions:*
 - (A) *All merchandise sold at the farm stand shall conform to the farm stand definition in section 10-3-4.*
 - (B) *The structure shall be primarily devoted to the sale of agriculturally produced or farmed products.*
 - (C) *Fifty percent of the structure's total sales area shall be devoted to the sale of farm products grown or produced on the property on which the farm stand is located.*
 - (D) *The sale of accessory items (i.e. unprocessed or home-processed foodstuffs such as canned goods, baked goods, and homemade handicrafts), commercially processed or packaged food stuffs, or commercial handicrafts shall be*

subordinate to the sale of agriculturally produced or farmed products, and the area of the structure utilized for the sale of such accessory items shall be less than 50 percent).

(3) Commercially processed or packaged foods must be fully labeled for retail sale pursuant to applicable state and local health regulations.

(4) Only one such structure not exceeding 500 square feet in size is allowed per legal lot or parcel. Structures are not permitted on lots or parcels that were subdivided in violation of this Code.

(5) The height may not be greater than permitted in the associated zoning district.

(6) Structure must comply with all setbacks of the associated zoning district.

(7) Use must be subordinate to an established agricultural use.

(8) The conditional use shall be discontinued if the size of the lot or parcel is reduced in area to less than one acre by subdivision or any other land-dividing activity.

(9) Operation of the farm stand requires a business license pursuant to title 3 of this Code.

(10) The use is not located in a recorded subdivision.

The applicant has provided a statement of intent for this application. This statement of intent will be binding as far as meeting the conditional use permit conditions of approval, and staff therefore makes the following findings relating to conditions 1 through 10:

Staff Findings - Compliance with Conditions 1 - 10:

1. The property is zoned Residential Agriculture 1 (RA-1) and the overall property is larger than one acre in size.
2. The applicant has stated that they will be primarily selling agricultural products grown on site and will only be selling commercially packaged items as an accessory use.
3. The applicant has stated that all products within the farm stand are labeled for retail sale and approved by the health department.
4. The structure was constructed without building permits, but the applicant has stated that the structure is under 500 sq ft.
5. Same as Finding #4; however, the structure does not appear to be taller than the 20' maximum height required by zoning.
6. The structure complies with the setbacks in the RA-1 zone.
7. The use is subordinate to an established agricultural use.
8. Not applicable.
9. The applicant has applied for a business license.
10. The property is not in a recorded subdivision.

Staff Recommendation: Staff recommends approval subject to staff and JUC comments.

Living Earth Farms – Farm Stand Compliance Statement

At Living Earth Farms, we are committed to meeting all local regulations for operating our on-site farm store. In accordance with Hurricane City Code Title 10, Section 10-3-4 and related farm stand standards, we confirm the following:

1. Zoning & Parcel Size

Our farm store is located on a parcel zoned Agricultural and is over 1 acre in size, meeting the minimum land requirement.

2. Structure Use & Merchandise Compliance

The structure is primarily devoted to the sale of agricultural products grown or produced on our farm, including fresh vegetables, herbs, eggs, teas, and dried goods.

At least 50% of the sales area is dedicated to products that are grown or made directly on-site.

All commercially processed, packaged foods and handicrafts sold are clearly subordinate to our farm-grown offerings, comprising less than 50% of the total sales area. These include organic pantry staples and locally made goods that align with our values of clean, wholesome food and community support.

3. Labeling & Health Compliance

All commercially packaged items are properly labeled in accordance with State and Local health regulations and are pre-approved for retail sale.

4. Structure Size, Height & Setbacks

The farm store structure is under 500 square feet and adheres to all height and setback regulations required by the applicable zoning district.

5. Agricultural Use & Parcel Conditions

The store is clearly subordinate to our active agricultural operation, which includes diversified organic production across multiple crops and livestock.

The property is not located in a recorded subdivision, and no illegal land division has occurred.

6. Business Licensing

We are currently in the process of applying for a valid business license with the City of Hurricane, as required under Title 3 of the City Code.

Living Earth Farms remains committed to supporting our local food system while operating within the standards and intent of the City's farm stand ordinance. We welcome any inspections or inquiries as part of our transparent and community-oriented approach to farming.

Jon Garner



Agenda Date:	08/14/2025 - Planning Commission
Application Number:	PSP25-16
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	James Cheney
Agent:	Gerold Pratt
Request:	Preliminary Site Plan Approval
Location:	40 N 2480 W
Zoning:	Highway Commercial
General Plan Map:	Multifamily
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary site plan for an office building located south of the Desert Fields Townhomes development. This is a 0.37-acre property that was a remainder piece from the Desert Fields Townhomes development. This property was rezoned to Highway Commercial in June of this year.



Vicinity Map

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comment.
2. **Fire:** Approved.
3. **Sewer:** [No comments received.]
4. **Water:** Okay.
5. **Power:** Need to know the size of service, determined through an application for power. To get power to this lot a single phase vault will need to be cut in and a road crossing will need to be installed to a transformer on the lot. Prequalified contractor to do this work. Hurricane power can deenergize power while this happens.
6. **Streets:** [No comments received.]
7. **Gas:** [No comments received.]
8. **TDS:** [No comments received.]
9. **Infowest:** No comment.
10. **Engineering:** It seems the site could take advantage of the same zone to the south (0' minimum setback). 3.00' or more would avoid firewall requirements. It appears a one-way drive aisle and parallel parking stalls could fit in front of the building. Refer to figures (pgs. 2 & 3) that were attached to

Engineering comments for the minimum drive aisle and diagonal parking stall dimensions. This exit will likely be too close to the corner of 2500 West and 100 N. HCS 3.2.4.2(h)

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 Site Plan

1. **Land Use:** The proposed use of general office is a permitted use in the Highway Commercial zone.
2. **Parking Requirement:** Per the applicant's calculations 19 parking stalls are required, and 20 are being provided.
3. **Landscape:** Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way pursuant to the following code section:

Sec. 10-32-5. Required landscaping.

A. General requirement. Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover.

B. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:

1. *A ten-foot wide landscaped area on any commercial development.*
2. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
3. *The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*

A full landscape plan will be required with the final site plan. It appears appropriate landscaping space has been provided along 40 N.

4. ***It should be noted that pursuant to Hurricane City Code section 10-7-10 (D)(2)(b): 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.

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

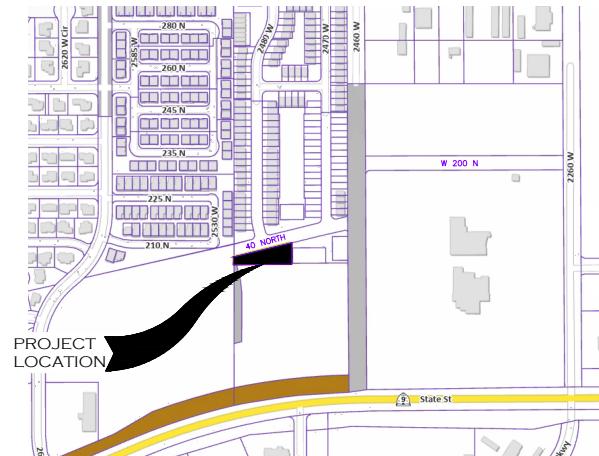
PRELIMINARY SITE PLAN NARRATIVE FOR JAMES CHENEY (JACI PROPERTIES)

There is a 0.37 acre parcel remaining from Desert Fields Townhomes. The parcel was zoned HC earlier this year.

There is sufficient room for a 4800 s.f. office building and 20-parking spaces. A public street with utilities are located in the adjacent..to the project.

KEY

- ① "DO NOT ENTER" SIGN
- ② STOP SIGN
- ③ VAN ACCESSIBLE PARKING SIGN
- ④ ADA RAMP

**PARKING REQUIREMENTS**

DESCRIPTION	AREA SQ.FT.	TOTAL REQUIRED	TOTAL PROVIDED
OFFICE @ 1 SPACE/250 SQFT	4800	19	20*

* INCLUDING 1 VAN ACCESSIBLE SPACE

LAND USE

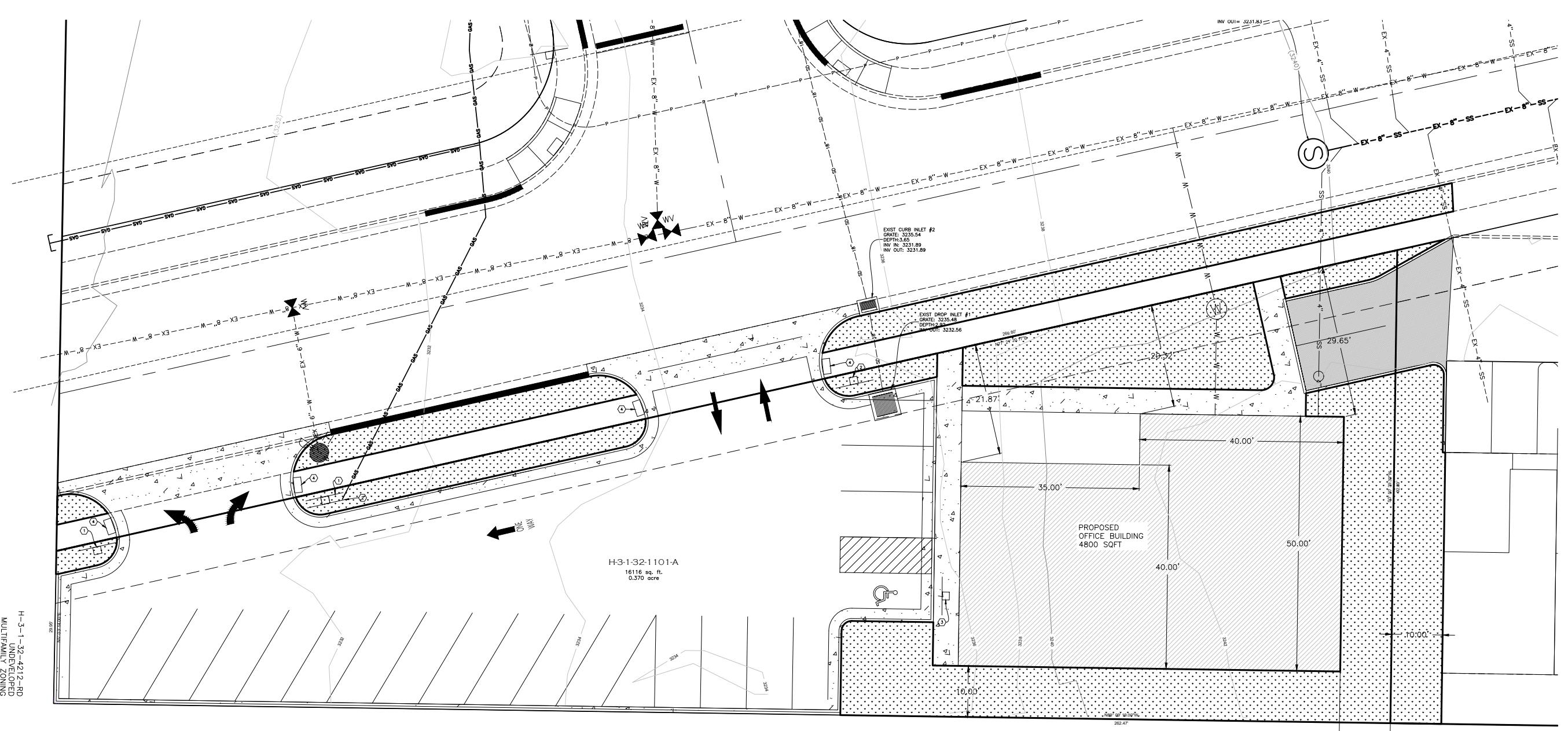
DESCRIPTION	AREA SQ.FT.
AREA:	16116 SQFT (.370 ACRES)
OFFICE BLDG:	3400 SQFT (FOOTPRINT)
PARKING:	8106 SQFT
LANDSCAPE:	3980 SQFT

PRELIMINARY SITE PLAN

JAMES CHENEY
DESERT FIELDS REMAINING PARCEL
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

REVISIONS

REMARKS

10 0 10
SCALE IN FEET**PAT ENGINEERING PC**CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3-HURRICANE, UTAH 84737
TEL: (435) 635-2329
FAX: (435) 635-5765**PRELIMINARY SITE PLAN
FOR
JAMES CHENEY**

CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

FILE NAME:
DATE: 7/3/2025
CHECKED:
SCALE: SHOWN

SHEET **1** OF **1**



Agenda Date:	08/14/2025 - Planning Commission
Application Number:	PP25-22
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Mike Stewart
Agent:	Brandee Walker
Request:	Approval of a Preliminary Plat.
Location:	700 W 100 N
Zoning:	R1-6 and RM-2
General Plan Map:	Multifamily
Recommendation:	Table
Report Prepared by:	Fred Resch III

Discussion:

The applicant has submitted a preliminary plat for a 25 unit residential development consisting of 19 townhomes and six single family lots on the corner of 700 W and 100 N. The preliminary site plan was approved in May 2025. This property is zoned Multifamily Residential RM-2 and Single Family Residential R1-6.

JUC Comments

The following items will need to be addressed:

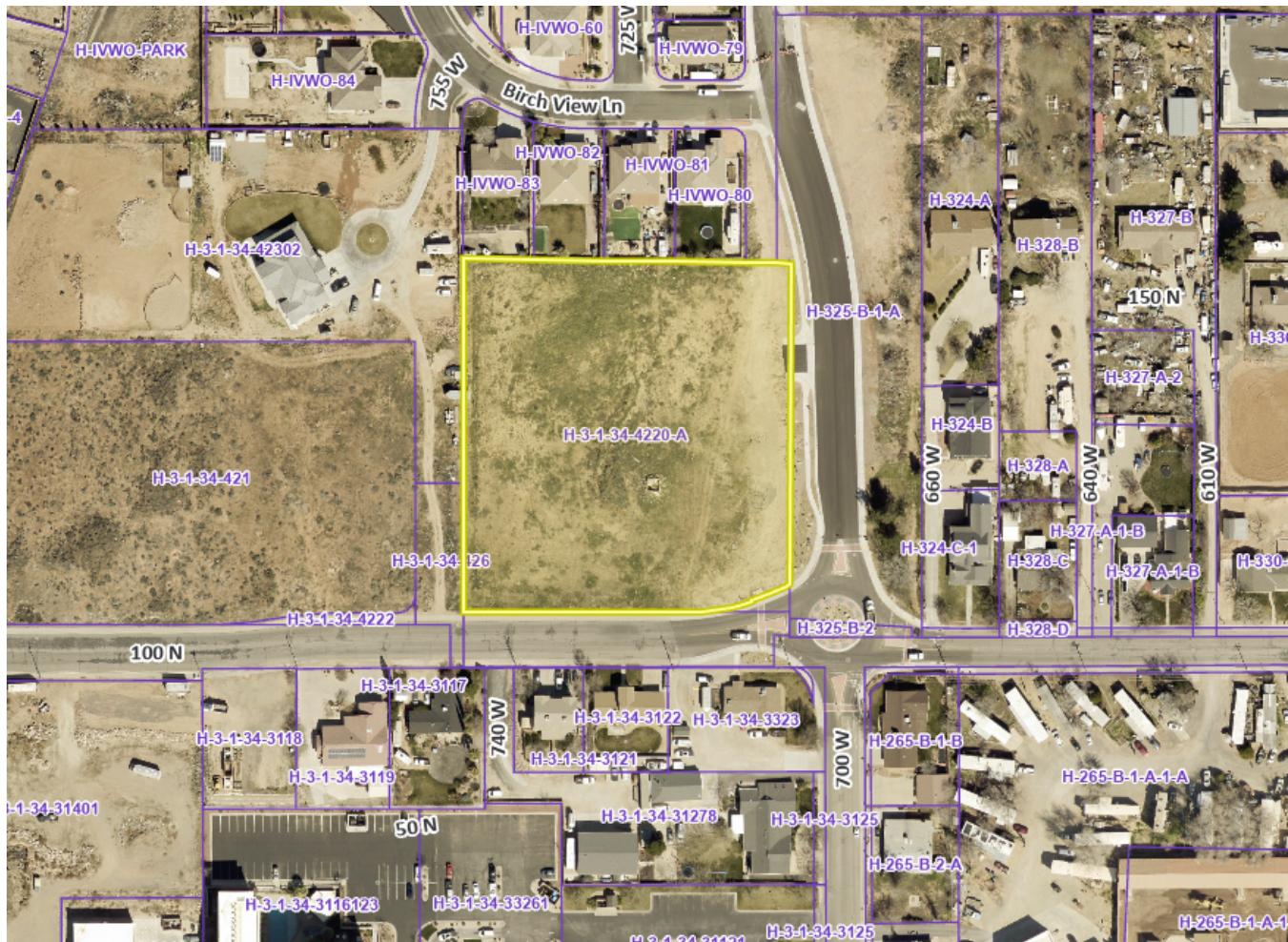
- Public Works:** Need more improvements on 755 W than those that are shown.
- Power:** 1. Need to fill out an application for the power sizing of each service. 2. Detention basin is to be outside of the PUE. 3. Retainer walls must all be outside of pue. 4. Prequalified contractors to install all high voltage installations. 5. Please meet with power dept before construction drawings are final.
- Water:** Water lines need to be looped. Needs fire turnaround on 125 N.
- Streets:** Improvements and dedication on 755 W.
- Sewer:** [No comments received.]
- Engineering:** Redlines from the Preliminary Site Plan seem to be ignored and the utilities need to change significantly.
- Fire:** Not to scale. If 125 N dead end is over 150', a turnaround is required.

8. **Phone:** [No comments received.]

9. **Cable:** No comment.

10. **Gas:** Okay

11. 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.



Staff Comments: Preliminary Plat

1. **Density:** The RM-2 zoning district allows up to 10 dwelling units per acre. The site includes approximately two acres of RM-2 zoning, which would permit up to 20 units; the applicant is proposing 19 units within this area, which complies with the allowable density. The six single-family lots located within the R1-6 portion of the property meets all applicable R1-6 zoning standards.

2. **Parking Requirements:** Pursuant to Hurricane City Code (HCC) section 10-34-10,

<i>Dwelling, single-family</i>	<i>2 spaces per dwelling unit</i>	
<i>Dwelling, Multiple-family</i>	<i>2 spaces per dwelling unit</i>	

The site plan shows that each townhome unit will have driveway space sufficient for two parking stalls.

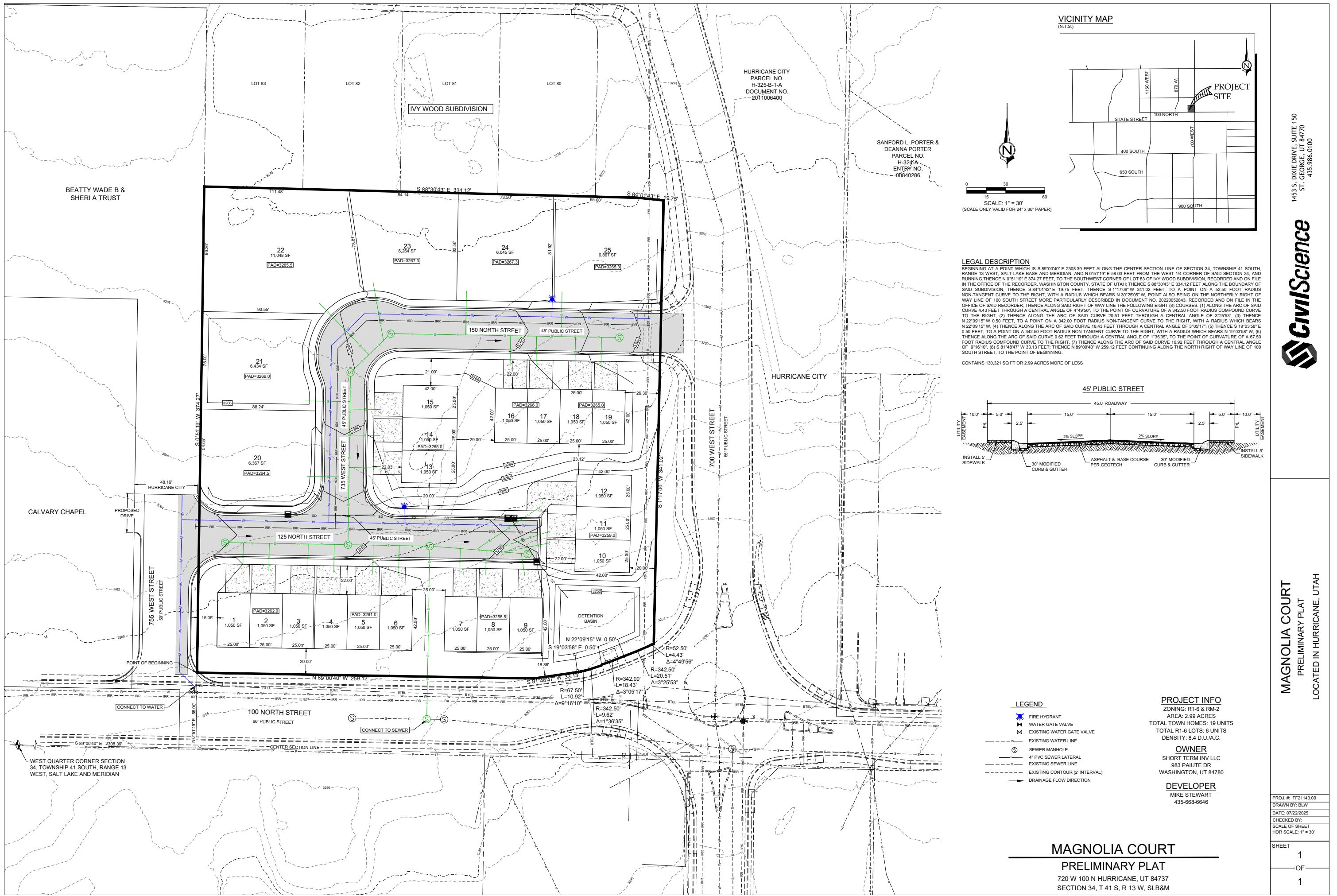
3. **Open Space and Amenities:** HCC section 10-33-5 requires that multifamily developments provide a minimum of 20% open space and at least one qualifying amenity. The preliminary plat appears to meet the open space requirement; however, additional detail will be required with the final site plan to demonstrate compliance with the amenity requirement:

- a. HCC section 10-33-5(E)(9)(f)(2) states: *Amenities may include, but are not limited to, pools of at least 1,500 square feet, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sport courts, and club houses. All amenities shall be built to commercial standards.*
4. **Landscaping:** The final site plan will have to provide a landscaping plan which meets HCC section 10-32-6.
5. There are some outstanding concerns with layouts and utilities as laid out in the JUC comments, that will need to be addressed prior to preliminary plat approval
6. Will serve letters have been received from Hurricane City Water and Ash Creek Special Service District.

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

Magnolia Court

The proposed residential development contains 25 residential units comprising 19 townhomes and 6 single family lots. The property is located at approximately 100 North and 700 West on 2.99 acres. The parcel is split zoned with R1-6 and RM-2.



The site is currently secured with a **fenced compound**. Any necessary upgrades to the fencing will meet the city's required height and material standards, ensuring that the equipment is properly enclosed and access is controlled. A **minimum six-foot-high chain-link fence** or its equivalent will be maintained to ensure the safety and security of the site.

6. Safety & Access

To further enhance safety, the lower section of the tower, including climbing pegs, will be removed or secured to prevent unauthorized access, in accordance with federal safety standards. This will ensure that the tower complies with the **anti-climb safety regulations** and will not pose a safety risk to the public.

7. Visual Impact

The proposed equipment will be installed in a manner that is consistent with the existing structure of the tower. No significant visual impact is expected, as the project involves the addition of antennas and related equipment without altering the height or overall appearance of the tower. Landscaping or screening, if necessary, will be considered to mitigate any visual concerns, though given the existing nature of the facility, this is expected to be minimal.

8. FCC & Technical Compliance

The proposed installation will fully comply with the Federal Communications Commission's (FCC) **radio frequency (RF) emissions standards**. All equipment will be carefully selected to ensure that it does not interfere with neighboring telecommunications operations, and proper measures will be taken to ensure that the facility operates within the technical limits required by the FCC.

9. Public Notice & Permitting

RAGE Development acknowledges that co-location is subject to the City's conditional use review process, and we will submit all necessary documentation in accordance with the requirements of the Hurricane City Planning Commission. We are committed to complying with all aspects of the permitting process and will respond to any questions or concerns raised during the review.

Summary

- The co-location project will involve **no new tower construction or height extensions**.
- A **structural loading study** will confirm the tower's capacity to support the additional equipment.
- The co-location is in full compliance with **setback, zoning, and safety regulations**.
- All utilities will be **underground**, and the site will remain **securely fenced**.

- The installation will comply with **FCC RF emissions standards** and will not interfere with existing operations.

We respectfully request the Planning Commission's approval for this Conditional Use Permit, and we are happy to provide any additional information or documentation as required.

Please reach out with any questions at 801.809.7806 or matthew@ragedevelopment.com.

Best Regards,

Matthew T. Schutjer

3. *Location of the antenna in relation to existing vegetation, topography including ridgelines, and buildings to obtain the best visual screening.*

4. *Spacing between monopoles or lattice towers which creates detrimental impacts to adjoining properties.*

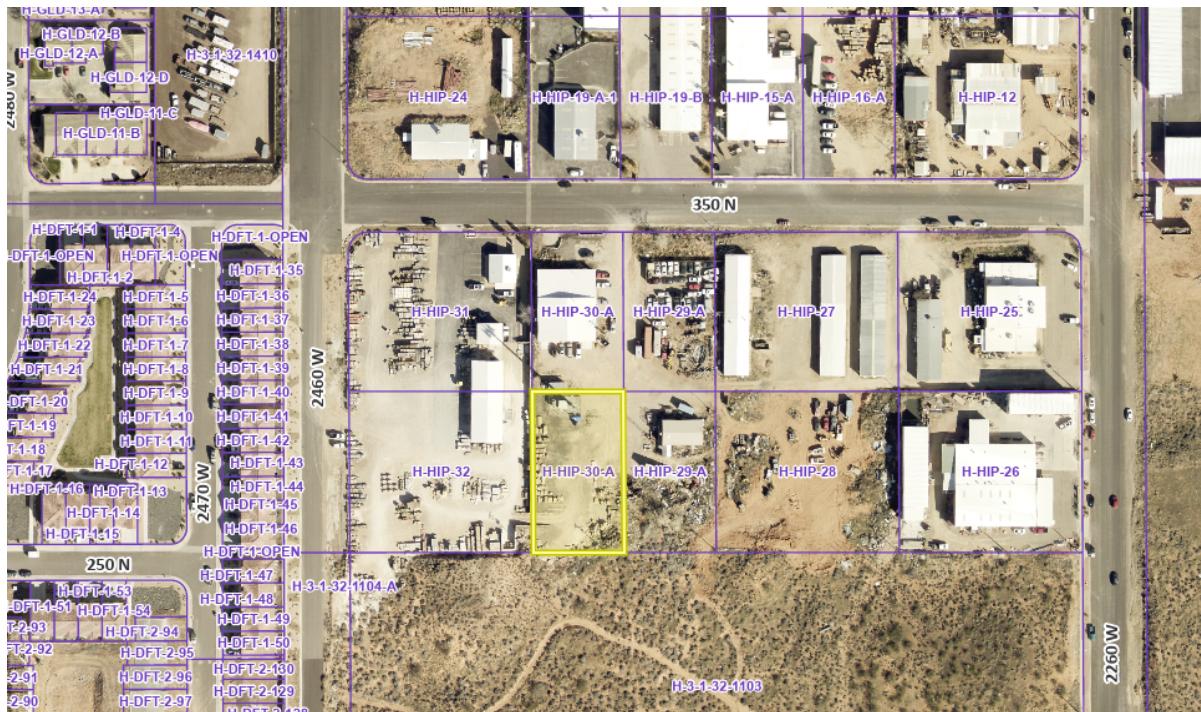
5. *Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as required by this title.*

6. *Color of facilities.*

7. *Height of any lattice tower, including the antenna, over 100 feet.*

8. *Any antenna, monopole, and/or lattice tower proposed for a location within a historic district or landmark site shall have prior approval by the Historic Preservation Commission.*

9. *Security lighting of monopoles and lattice towers shall comply with FAA requirements for lighting. The Planning Commission may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding areas, shall be minimized by using indirect lighting where appropriate.*



3. This is the only wireless telecommunication facility in the vicinity.
4. The existing color of the facility is not planned to change and staff does not find it to be a negative visual impact.
5. The area is not within a historical district.
6. The applicant has stated the site will be brought up to standards regarding security and lighting.
7. The existing tower is over 100' tall; however, this collocation will not increase the height of the tower, as the facilities will be installed at about 84'.

Recommendation: Staff recommends approval of a conditional use permit subject to staff comments.



Statement of Intent

Applicant: Matthew Schutjer

Company: RAGE Development

Project: Co-location on Existing Cell Tower at 2417 West 350 North / Parcel ID: H-HIP-30-A-RD

Date: July 18, 2025

1. Overview

RAGE Development, represented by Matthew Schutjer, is submitting this application for a Conditional Use Permit to co-locate telecommunications equipment on the existing cell tower located at 2417 West 350 North / Parcel ID: H-HIP-30-A-RD. The proposed project will involve the installation of antennas and associated equipment on the existing tower structure. No new tower construction or height extensions will be required.

2. Structural Integrity & Tower Capacity

A qualified structural engineer will conduct a detailed analysis of the existing cell tower and confirm that the structure can safely support the proposed antennas and associated equipment. A formal **loading study** will be submitted to ensure compliance with all structural integrity and safety standards. The applicant will take all necessary steps to ensure that the existing tower continues to meet safety codes for co-location.

3. Compliance with Setbacks & Zoning

The proposed co-location will occur on an **existing tower** that is already located within an area zoned for telecommunications use. Since no new height or expansion of the tower is required, the project will be in full compliance with the applicable **setback and height regulations**. The co-location will not alter the original footprint of the tower or cause any encroachment into required setbacks or buffer zones.

4. Underground Utilities

All power lines, coaxial cables, and other necessary infrastructure for the co-location will be installed **underground** to avoid any disruptions to the surrounding area and to comply with local utility requirements. This approach aligns with local ordinances aimed at minimizing above-ground infrastructure impacts and maintaining the visual and environmental integrity of the site.

5. Fencing & Access Control



PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	08/14/2025
Application Number:	CUP25-16
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Matthew Schutjer
Agent:	N/A
Request:	Approval of a conditional use permit to collocate a wireless telecommunication facility.
Location:	2417 W 350 N
Zoning:	M-1
General Plan Map:	N/A
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is proposing to collocate additional telecommunications equipment on an existing tower located in Hurricane Industrial Park. Telecommunications facilities are regulated under the Hurricane City Wireless Telecommunications Tower and Facilities Ordinance (10-50). The property is zoned Light Industrial M-1, and collocated facilities are a conditional use in that zone. The standards for a lattice tower are as follows:

F. Collocated antennas. The following provision shall apply to collocated antennas:

- 1. Collocated antennas shall be permitted in any zone where a monopole or lattice tower is permitted. Collocated antennas shall conform to all applicable provisions of this title.*

As well Hurricane City Code (HCC) section 10-50-9, which states:

D. Miscellaneous considerations. The following shall be considered by the Planning Commission in connection with a request for a conditional use permit for a wireless telecommunication facility:

- 1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*
- 2. Locating the antenna on other existing structures in the same vicinity, such as other monopoles, lattice towers, buildings, water storage facilities, utility poles, athletic field lights, and parking lot lights, etc., where possible without significantly impacting antenna transmission or reception.*

NOTES:

1. CONTRACTOR TO COORDINATE & PROVIDE PRIVATE LOCATING SERVICE PRIOR TO CONSTRUCTION.
2. ALL COAXIAL CABLING TO BE RUN INSIDE POLE.

SETBACKS TO PROPERTY LINES

NORTH 217'-9"±
SOUTH 181'-2"±
WEST 52'-3"±
EAST 62'-5"±

* SETBACKS ARE ESTIMATED FROM THE ASSESSORS MAPS, GIS INFORMATION & INFORMATION PROVIDED BY RAGE DEVELOPMENT INC.

LEGEND

(P)	PROPOSED
(E)	EXISTING
(F)	FUTURE
	Fire Hydrant
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
WM	WATER METER
SVLT	SEWER VAULT
EVLT	ELECTRIC VAULT
EP	ELECTRIC PANEL
—	PROPERTY LINE
— OHE —	OVERHEAD ELECTRIC
— S —	BLUESTAKED SEWER LINE
0000.00	SPOT ELEVATION
NG	POSITION OF GEODETIC COORDINATES
GV	GAS VALVE
	POWER POLE
	SANITARY SEWER MANHOLE
● FOUND AS NOTED	FOUND AS NOTED
— W —	BLUESTAKED WATER LINE
— E —	BLUESTAKED ELECTRIC LINE



NOTE TO D.R.M. REVIEWER
A SURVEY IS REQUIRED IF
PROPERTY SETBACKS ARE
NEEDED.



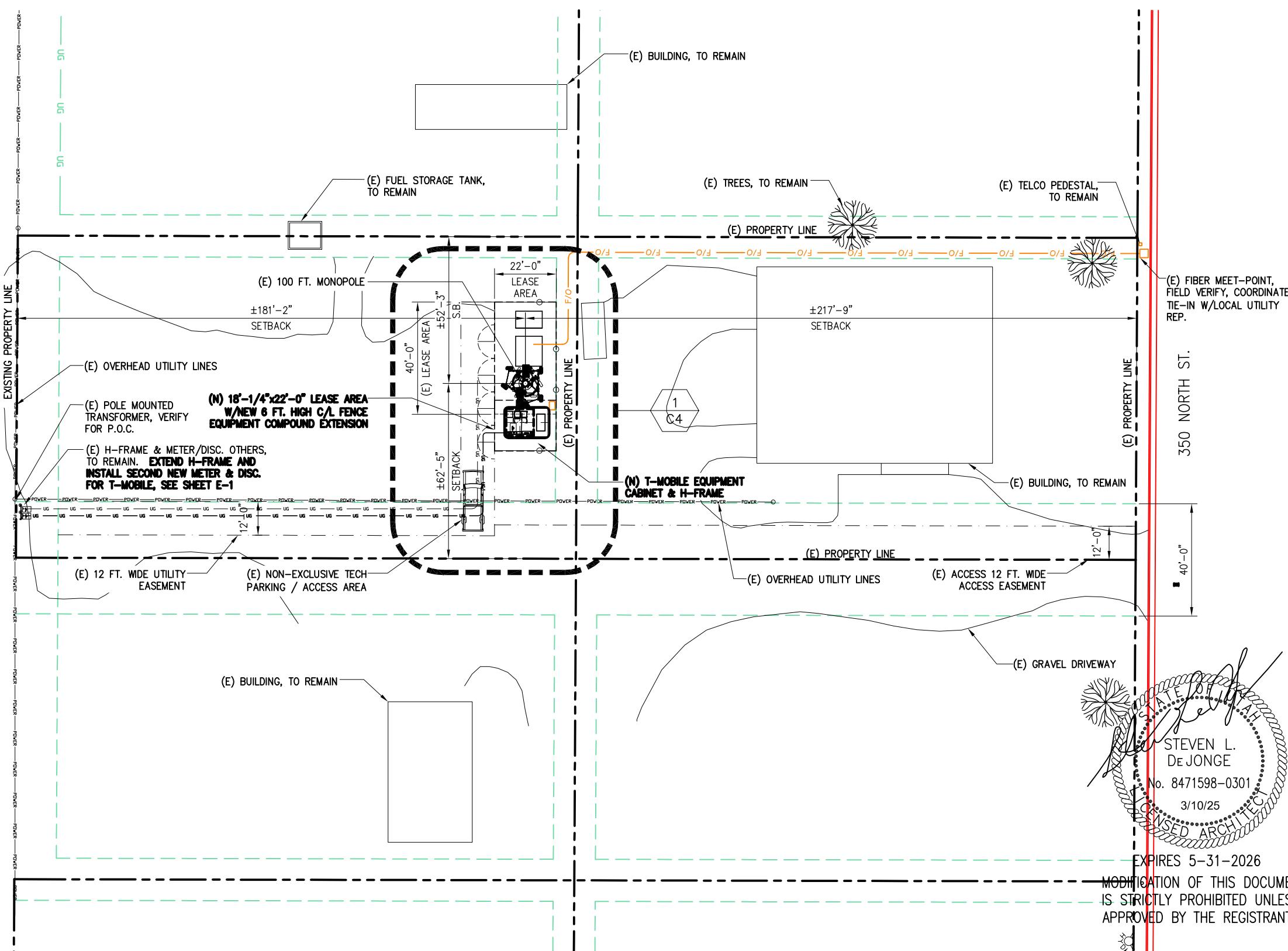
CALL TWO WORKING DAYS
BEFORE YOU DIG
Dial 811 or
1-800-662-4111



Know what's below

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THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. A/E FIRM CANNOT GUARANTEE THE CORRECTNESS NOR THE COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT. CONTRACTOR TO PROVIDE PRIVATE LOCATE SERVICE PRIOR TO START OF CONSTRUCTION.



1 OVERALL SITE PLAN
SCALE: 1" = 40' (11x17)
SCALE: 1" = 20' (22x34)

FULL SCALE 1" = 20'
(22x34 SHEET ONLY)
20 0 20 40
HALF SCALE 1" = 40'
(11x17 SHEET ONLY)

ZD

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OVERALL SITE PLAN

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AS NOTED

Date:

03/04/2025

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0 ZONING DRAWINGS SLD 3/4/25
No. Submittal / Revision App'd Date
Drawn: SLD Date: 2/6/25
Designed: SLD Date: 2/6/25
Checked: RS Date: 2/6/25

Project Number SL04713B

Project Title SKY MOUNTAIN

2417 WEST 350 NORTH
HURRICANE, UT 84737
WASHINGTON COUNTY

Professional Registrant Stamp:

STEVEN L.
DE JONGE
No. 8471598-0301
3/10/25
PENSSED ARCHITECT
EXPIRES 5-31-2026

MODIFICATION OF THIS DOCUMENT
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APPROVED BY THE REGISTRANT



Agenda Date:	08/14/2025 - Planning Commission
Application Number:	FSP25-30
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Ben Shakespeare
Agent:	Tyler Hughes
Request:	Approval of a Final Site Plan.
Location:	34 S 1400 W
Zoning:	HC
General Plan Map:	Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed for an amendment to the final site plan for the Buck's Ace Hardware development on the corner of 1400 W and State St., which was approved in January 2024, for the Lot 2 restaurant pad which is being amended to add a drive through lane and to make minor site adjustments. The site is zoned Highway Commercial.

JUC Comments

The construction drawings were signed off in August 2023.



Vicinity Map

Staff Comments: Final Site Plan

1. **Land Use:** The proposed use of a restaurant is permitted in the Highway Commercial zone.
2. **Parking Requirements:**

Restaurant, fast food	1 space per 100 square feet of gross floor area
-----------------------	---

This proposal removes three parking stalls within this area that were originally approved as part of the overall development, bringing a total of 196 parking stalls for the development. A parking modification was approved for the development which places their required parking count at 179 parking stalls so the proposed reduction is acceptable.

3. **Landscape:** An amended landscaping plan has been submitted which meets landscaping code requirements contained in Hurricane City Code 10-34.
4. **Elevations:** The proposed building elevations show the building to be under the height restriction of 35' as required in the Highway Commercial zone.
5. **Outdoor Lighting:** The applicant has provided an updated lighting plan. All outdoor lighting will need to meet HCC 10-33-7.

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.



Date: July 22, 2025

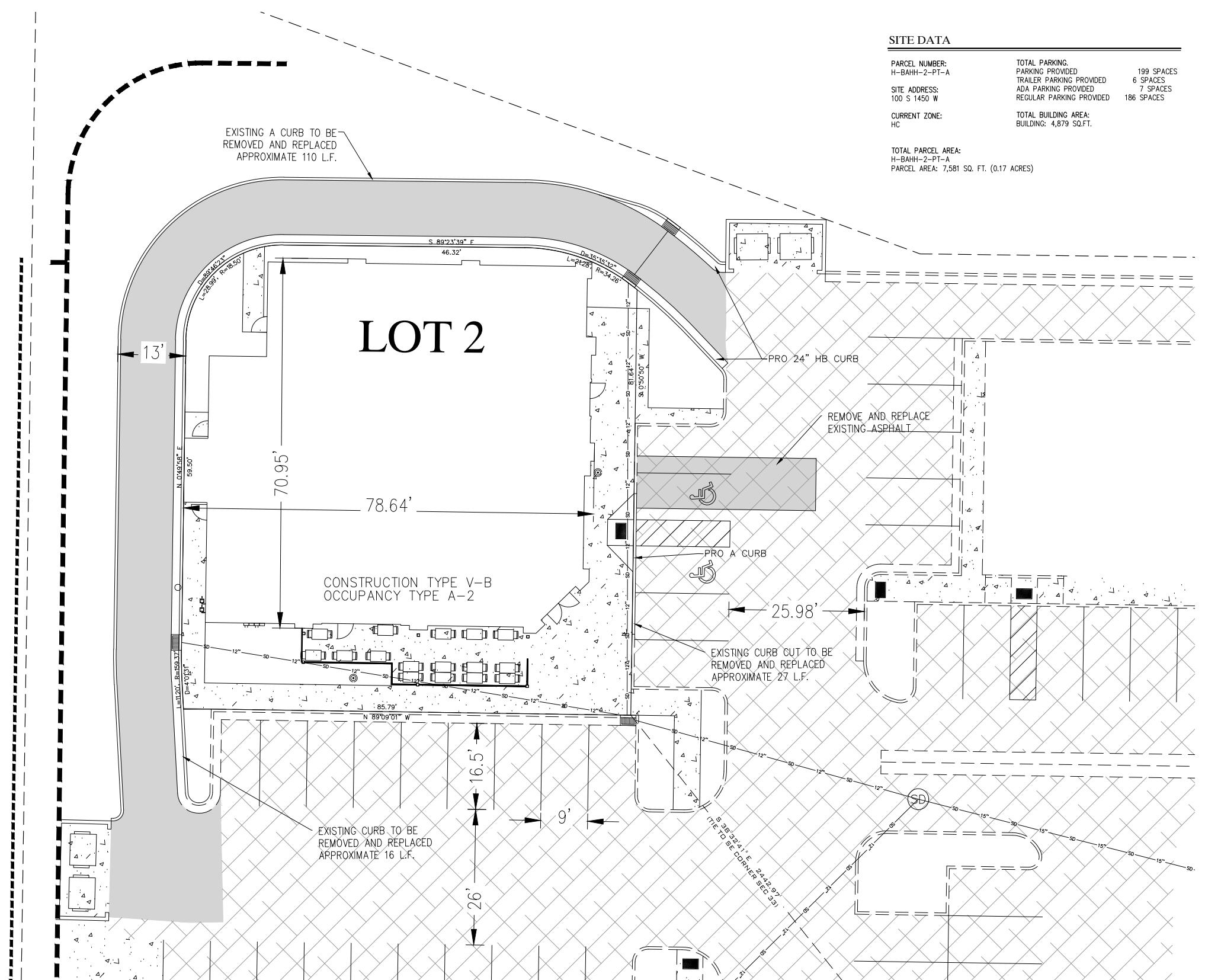
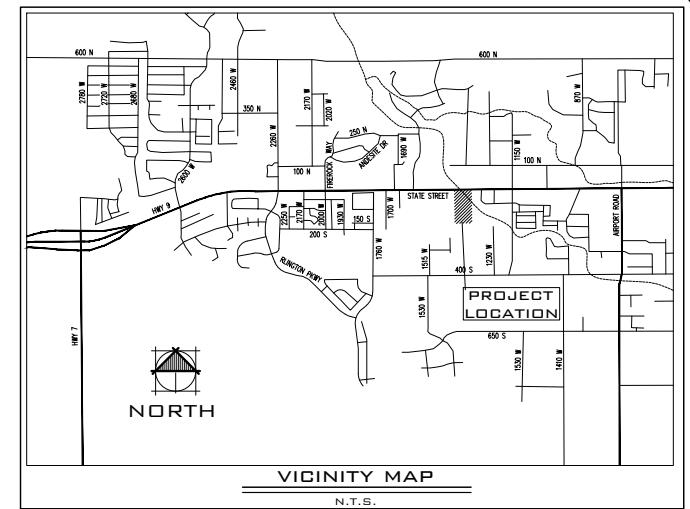
To: Hurricane City Planning and Zoning
Attn: Fred Resch III – City Planner
147 N 870 W
Hurricane, Utah 84737

From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Hurricane Bucks Ace Hardware - Lot 2**
Final Site Plan Application
Project Number: 13250-24-002

This document has been prepared for the proposed commercial building within Lot 2 of the Buck's Ace Hardware Commercial subdivision in Hurricane, Utah. The project is located southwest of the intersection of SR-9 and 1400 West, and is comprised of a 4,879 sq ft building and adjacent site improvements. Minor site, grading, drainage, and utility improvements are proposed with this project to accommodate the final building design and adjacent improvements. No street improvements or impacts to other existing public infrastructure are anticipated with this project. Site access is provided from 1400 West through the existing Bucks Hardware project.

SITE PLAN
 FOR
 PARCEL # H-BAHH-2-PT-A
 HURRICANE
 UTAH



PROJECT OWNER/ DEVELOPER
 GAILS HOLDING
 3096 W CRESTVIEW DR
 SANTA CLARA, UT 84765
 CONTACT: BRANDON HALL
 (435) 701-7002

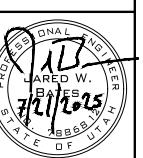
PROJECT ENGINEER
 ROSENBERG ASSOCIATES
 352 EAST RIVERSIDE DRIVE, SUITE A2
 ST. GEORGE, UT 84790
 CONTACT: JARED BATES
 (435) 673-8586

GEOTECHNICAL ENGINEER
 APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS
 1420 SOUTH 270 EAST
 ST. GEORGE, UT 84790
 CONTACT: ARNOLD DECASTRE
 (435) 673-6850



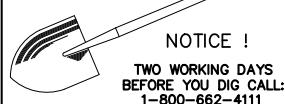
NOTICE: DIAL 811 AT LEAST 48 HOURS IN ADVANCE OF THE CONTRACTOR'S WORK. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITIES OF THE DATE, TIME, AND LOCATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR UTILITIES NOT SHOWN ON SURVEY PRODUCTS.

0 10' 20'
 SCALE: 1"=10'



2.0
 2 OF 8 SHEETS

BLUE STAKES
Call Before
You Dig!

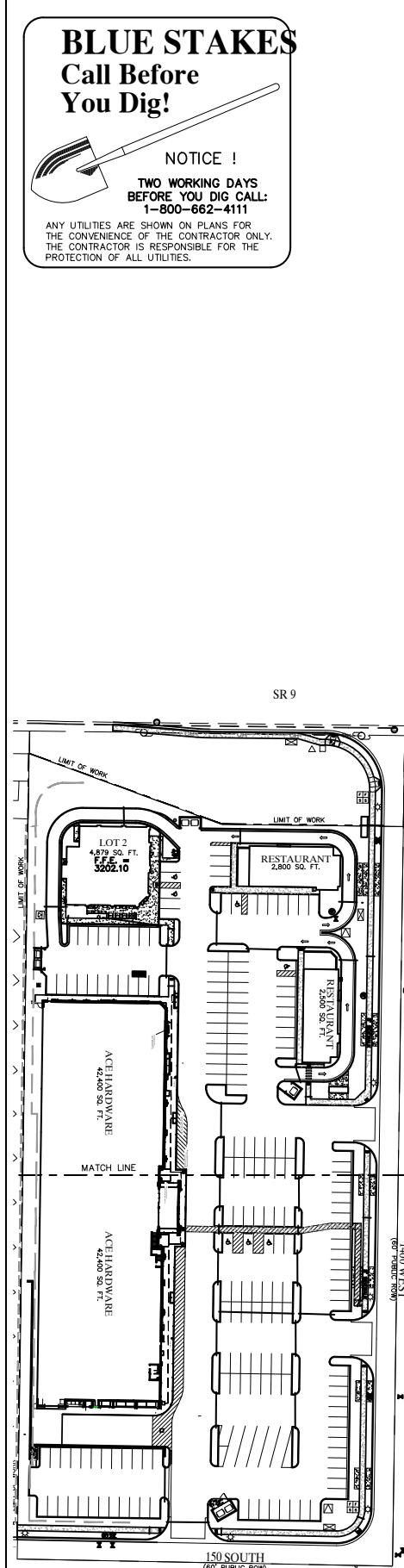


NOTICE!

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SR 9



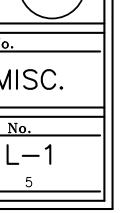
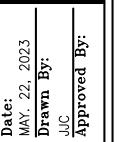
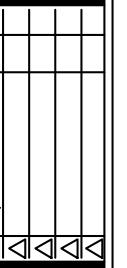
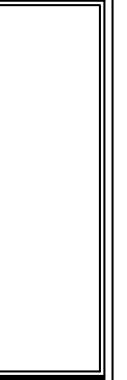
SITE MAP
SCALE: NTS

POT SCHEDULE

SYM.	SUPPLIER	DESCRIPTION	QUANTITY	COLOR	COMMENTS
①	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US3330 GFRC- 33"x30" tall	6	TAUPE SAND BLAST FINISH	PLANT 1-5 GAL. GRASS TREE W/ 2-1 GAL. WINTERCREEPER
②	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US2420 GFRC- 24"x22" tall	4	TAUPE SMOOTH FINISH	PLANT 2-1 GAL. WINTERCREEPER
③	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US2420 GFRC- 24"x22" tall	2	TAUPE SAND BLAST FINISH	PLANT 2-1 GAL. WINTERCREEPER

NOTE- SEE DETAIL SHEET FOR POT PLACEMENT DETAIL

COSTANZA'S ASSOCIATES
John J. Costanza Telephone 438-882-8817
100 S. State St. Suite 1000, Salt Lake City, Utah 84171



PROJECT
MONUMENT SIGNAGE

PLANT LIST

SYMBOL	NAME	SIZE
	Quercus virginiana Live Oak	24" box 5 emitters
	Pyrus calliana Bradford Pear	24" box 5 emitters
	Pistacia chinensis 'Red Push' Red Push Pistache	24" box 5 emitters
	Vitis agnus-castus Chaste Tree - multi	24" box 4 emitters
	Chamaerops humilis Mediterranean Fan Palm	24" box 5 emitters
YY	Yucca filamentosa 'Color Guard' 5 gal Color Guard Yucca	1 emitter
TX	Leucophyllum laevigatum 5 gal Rio Bravo Texas Ranger	1 emitter
HP	Hesperaloe parviflora Red Yucca	5 gal 1 emitter
YO	Ilex vomitoria 'Yaupon' Yaupon Holly	5 gal 1 emitter
MI	Miscanthus sinensis Maiden Grass	5 gal 1 emitter
DW	Dasyliion wheeleri Desert Spoon	15 gal 2 emitters
DL	Dasyliion longissimum Grass Tree	15 gal 2 emitters
TE	Teucrium chamaedrys Germander	5 gal 1 emitter
RR	Rosa X noare Red Carpet Rose	2 gal 2 emitters
AG	AGAVE parryi Parry Agave	5 gal 1 emitter

ALL LANDSCAPE AREA TO RECEIVE 3/4"
PALOMINO GRAVEL

4" ACCENT GRAVEL-GRAY BASALT ROCK
BLACK METAL EDGING TO SEPARATE ROCK

BOULDERS- BASALT 2-5' - 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH
DEWITT PRO 5 WEED BARRIER

PROJECT
MONUMENT SIGNAGE

BLUE STAKES
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You Dig!



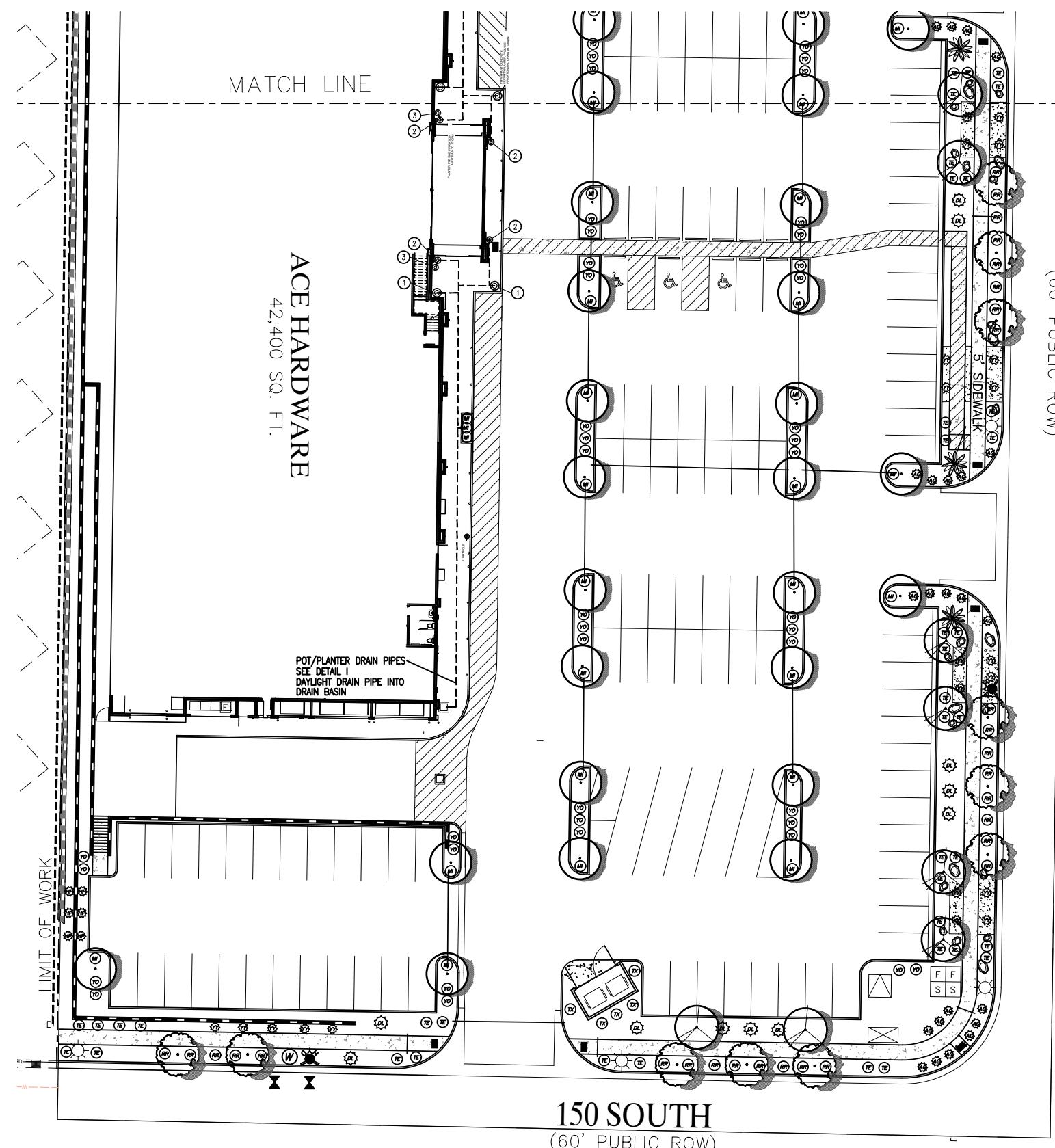
NOTICE !

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1-800-662-4111

ANY UTILITIES ARE SHOWN ON PLANS FOR
THE CONVENIENCE OF THE CONTRACTOR ONLY.
THE CONTRACTOR IS RESPONSIBLE FOR THE
PROTECTION OF ALL UTILITIES.

MATCH LINE

ACE HARDWARE
42,400 SQ. FT.



150 SOUTH
(60' PUBLIC ROW)

POT SCHEDULE					
SYM.	SUPPLIER	DESCRIPTION	QUANTITY	COLOR	COMMENTS
①	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US3330 GFRC- 33"x30" tall	6	TAUPE SAND BLAST FINISH	PLANT 1-5 GAL GRASS TREE W/ 2-1 GAL WINTERCREEPER
②	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US2420 GFRC- 24"x22" tall	4	TAUPE SMOOTH FINISH	PLANT 2-1 GAL WINTERCREEPER
③	PHOENIX PRECAST SUB-CONTRACTOR	URN SERIES US2420 GFRC- 24"x22" tall	2	TAUPE SAND BLAST FINISH	PLANT 2-1 GAL WINTERCREEPER

NOTE- SEE DETAIL SHEET FOR POT PLACEMENT DETAIL

PLANT LIST

SYMBOL	NAME	SIZE
Quercus virginiana	24" box	5 emitters
Live Oak		
Pyrus calliana	24" box	5 emitters
Bradford Pear		
Pistachio chinensis 'Red Push'	24" box	5 emitters
Red Push Pistache		
Vitex agnus-castus	24" box	4 emitters
Chaste Tree - multi		
Chamaerops humilis	24" box	5 emitters
Mediterranean Fan Palm		
YY	Yucca filamentosa 'Color Guard' 5 gal	1 emitter
	Color Guard Yucca	
TX	Leucophyllum laevigatum	5 gal
	Rio Bravo Texas Ranger	
HP	Hesperaloe parviflora	5 gal
	Red Yucca	
YO	Ilex vomitoria 'Yaupon'	5 gal
	Yaupon Holly	
MI	Miscanthus sinensis	5 gal
	Maiden Grass	
DW	Dasylirion wheeleri	15 gal
	Desert Spoon	
DL	Dasylirion longissimum	15 gal
	Grass Tree	
TE	Teucrium chamaedrys	5 gal
	Germander	
RR	Rosa X noore	2 gal
	Red Carpet Rose	
AG	AGAVE parryi	5 gal
	Parry Agave	

ALL LANDSCAPE AREA TO RECEIVE 3/4"

4" ACCENT GRAVEL-GRAY BASALT ROCK
BLACK METAL EDGING TO SEPARATE ROCK

BOULDERS- BASALT 2-5' - 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH
DEWITT PRO 5 WEED BARRIER

COSTANZA'S ASSOCIATES
John J. Costanza Telephone 435-862-8811
St. George, Utah 84770



STATE	UTAH
DESIGNER	John J. Costanza
DATE	05/22/97

Scale:	1"=20'-0"
Date:	MAY. 22, 2023
Drawn By:	JJC
Approved By:	

BUCKS ACE SITE
PLANTING PLAN

North	
Job No.	MISC.
Sheet No.	L-2
of	5



STAFF COMMENTS

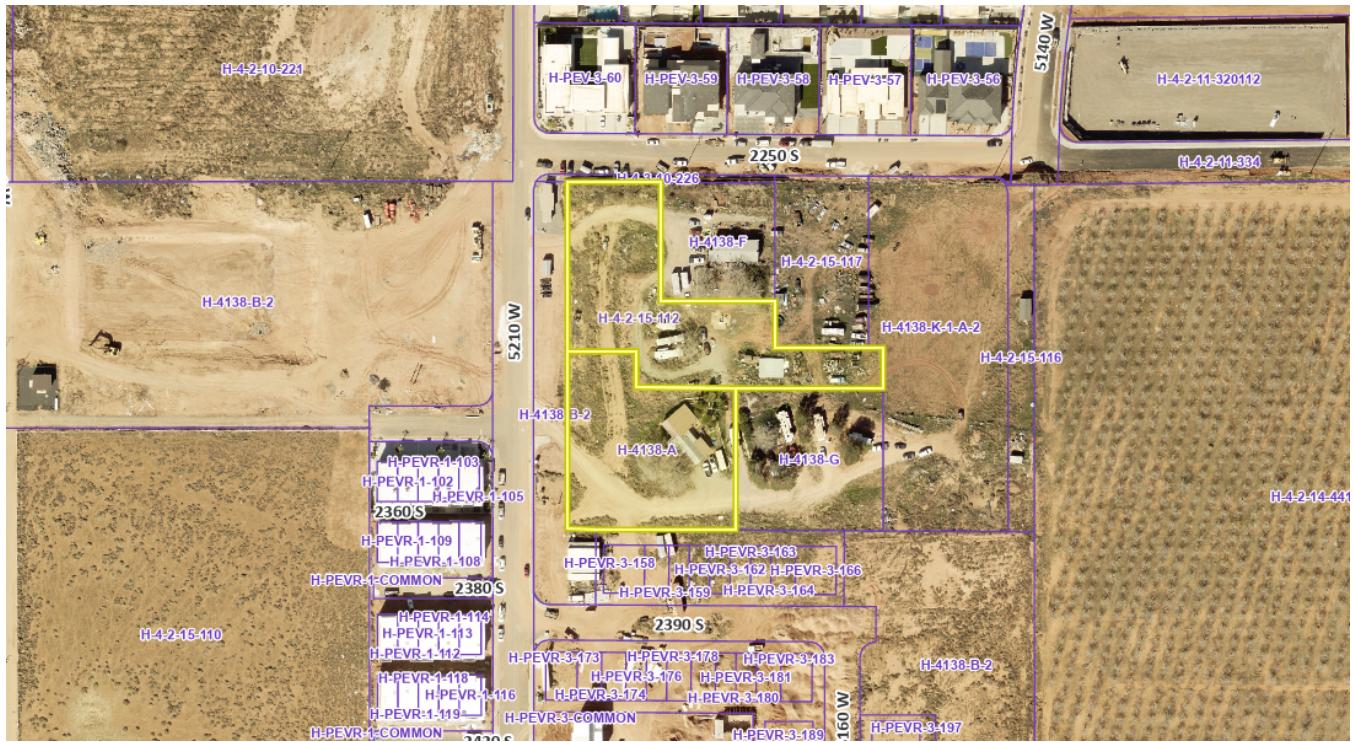
Agenda Date:	08/14/2025
Application Number:	FSP25-31
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Chris Wyler
Agent:	Brandee Walker
Request:	Approval of a Final Site Plan
Location:	2250 S 5210 W
Zoning:	Recreation Resort
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for a parking lot and amenity space within the Pecan Valley Resort. The clubhouse at Pecan Valley Resort was originally intended only for guests within the resort, and as a result was constructed with less than 20 on site parking spaces. The applicant would like to open the clubhouse and amenities up for public use and was therefore required to construct an additional parking lot to accommodate the new use of the property and increased parking demand. A temporary dirt parking lot, located west of this new planned one, is currently serving as parking for the clubhouse. This property is zoned Recreation Resort as part of the Pecan Valley Resort.

JUC Comments

The Joint Utility Committee has signed off on construction drawings for this project in July of 2025.



Vicinity Map

Staff Comments: Final Site Plan

1. **Land Use:** The proposed change in use does not conflict with the Recreation Resort zone.
2. **Parking:** The applicant is proposing 126 parking stalls, in addition to the 17 on site at the clubhouse. Per HCC 10-34-10 this facility is classified as “recreation and entertainment, outdoor” which requires a parking study to be submitted. The applicant has submitted a parking study to justify the number of parking stalls.
 - a. The parking study states that generally this use would require 155 parking stalls based on the clubhouse, restaurant, and water park use per Hurricane City Code and ITE data. However, using the existing parking ratios for similar facilities in St. George and Washington City the applicant believes a smaller parking ratio is acceptable.
 - b. Staff finds the proposed modification relatively minor and well-reasoned and would recommend approval.
3. **Landscape:** A landscaping plan has been submitted that meets HCC 10-32-6. The plan includes appropriate landscaping buffers on 5210 W and 2250 S.
4. **Outdoor Lighting:** An outdoor lighting plan has been received. The applicant is not planning on having any lighting within the parking lot. Any outdoor lighting added would have to meet HCC 10-33-7
5. The applicant is not planning on constructing any additional buildings in this phase.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of the final site plan and parking modification subject to staff and JUC comments.

Narrative

Pecan Valley Resort – Parking & Amenities

The final site plan application is for an additional parking lot area and future amenities for the Pecan Valley Resort community. The clubhouse and resort pool area need additional parking to allow guests of residences and the community to purchase day pass use and host events. The proposed parking lot provides an additional 124 stalls.

A parking study has been provided by Civil Science demonstrating similar use developments and parking scenarios. This study has been provided to the city as part of this application.

No buildings or structures are being proposed with this application however, utility stubs have been included to allow for future development and expansion.

PECAN VALLEY RESORT CLUBHOUSE

A MASTER PLANNED COMMUNITY
LOCATED IN HURRICANE CITY, UTAH

PARKING STUDY

Prepared for:

Pecan Valley Development, LLC.

*444 E Tabernacle
Bldg B, STE 201
St. George, UT 84770
(435) 467-2216*

Prepared by:

Civil Science Infrastructure, Inc.

*1453 S. Dixie Drive, Suite 150
St. George, UT 84770
(435) 986-0100*



April 2025

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1. SITE & DEVELOPMENT OVERVIEW

Pecan Valley Resort is a master planned resort community located in Hurricane, Utah that proposes to develop multiple amenities to serve the guests and residents of the community. This parking study will determine if the number of parking stalls proposed by Pecan Valley Resort will adequately service the proposed amenities using requirements from Hurricane City Code (HCC 10-34-9) and standards given by the Institute of Traffic Engineers. The combined amenity areas occupy a total area of approximately 5.38 acres, the development includes an 11,445 S.F clubhouse building with a restaurant, management offices, and indoor event/recreation space. Outdoor amenities feature multiple swimming pools, lazy river, water slide, and five (5) pickleball courts.

2. PARKING SUMMARY

Based on Hurricane City Code requirements and industry standards, the peak parking demand for the planned facilities within Pecan Valley Resort is estimated at roughly 155 parking stalls. This demand accounts for the restaurant, office, and indoor areas per city code ratios (HCC Table 10-34-1), plus the outdoor recreation areas using an Institute of Transportation Engineers (ITE) parking rate for water park amenities (peak Saturday condition). The resort will provide a total of 141 on-site parking stalls dedicated to the clubhouse and amenities. This total consists of existing and new parking lots near the clubhouse and amenity center. In addition, each of the 473 resort units has a minimum of two private driveway parking spaces (approximately 946 residential stalls total), which accommodate the lodging units' parking needs separately from the amenity area as each residential unit provides a 2-car garage. These amenities will provide services primarily to residents of Pecan Valley Resort and will issue day passes as an option for non-residents to access the amenities.

3. PLANNING AND TRAFFIC ENGINEERING DATA

Hurricane City Code 10-34 specifies off-street parking requirements for various land uses applicable to this project. In particular, the code requires 1 parking space per 100 SF of restaurant area, 1 per 250 SF of professional office space, and 1 per 300 SF of indoor recreation/assembly area. For outdoor recreation and entertainment uses, the code does not provide a fixed ratio but requires a parking study to evaluate these uses. This study has found that a parking rate for a water park facility of approximately 80 vehicles per acre, or 1 stall per 545 SF of outdoor water recreation area at peak use has been used as suggested by the ITE manual. Table 1 below summarizes the parking demand calculations for each component of the Pecan Valley Resort clubhouse and amenities. Table 2 summarizes the onsite stalls provided by Pecan Valley Resort for residents and day pass users, Table 2 does not include the resident parking provided by driveways at the units (946 stalls minimum).

Table 1: Parking Demand Calculations Per Hurricane City Code (HCC) & Institute of Traffic Engineers (ITE) Specifications

Parking Demand Calculations			
Use Category	Area	Parking Ratio	Recommended Parking Count
Professional Office Space	2,154	1/250 S.F (HCC)	8.6
Event Recreation (Indoor) Space	2,542	1/300 S.F (HCC)	8.5
Restaurant space	3,504	1/100 S.F (HCC)	35
Sundeck	7,886	1/545 S.F (ITE)	14.5
Pool & Lazy River Area	47,915	1/545 S.F (ITE)	87.9
		Total Recommended Stalls	154.5

Table 2: Tally of provided parking stalls within Pecan Valley Resort dedicated specifically for the clubhouse and amenity uses. (Pecan Valley Resort Map can be found in the appendix) *Tally does not include resident parking at each unit.*

Provided Parking Count	
Stall Location	Stall Count
Existing Clubhouse Parking	16
Proposed Amenity Parking	125
Total Stall Count	141

4. COMPARABLE USE DATA

To contextualize the proposed parking, several comparable resort and community developments were examined. The following are examples of similar facilities (community clubhouses, amenity features, and aquatic centers) located within Washington County, along with their amenities, site size, building area, and parking provided. Table 3 summarizes the ratio of provided parking to the provided amenity areas.

Table 3: Comparable Use Summary Table. Stalls/Acre calculation includes the total of amenity area and approximate building size.

Comparable Use Summary Table					
Resort Development	Amenity Area (Approx Acres)	Building Area (Approx S.F.)	Sports Courts (#)	Parking (stalls)	Stalls/Acre
Stucki Farms Clubhouse	3.01	12,000	0	93	31
Desert Color Community Center	9.2	15,000	6	112	12
Brio Community Center	10.4	21,600	9	105	10
Arcadia Resort Clubhouse	2.2	10,000	2	17	8
Pecan Valley Resort	5.38	11,445	5	141	26

A. Stucki Farms "Farmhouse" (Washington, Utah):

<https://resortatstuckifarms.com/>



Figure 1: Stucki Farms "Farmhouse" Image from Washington County GIS

Amenities include outdoor pools, a lazy river, a mini-golf course, event space, and property management offices. The site area is approximately 3.0 acres with a clubhouse building of approximately 12,000 SF. Parking provided is 93 stalls.

B. Desert Color Community Center (St. George, Utah):

<https://www.desertcolorresort.com/>

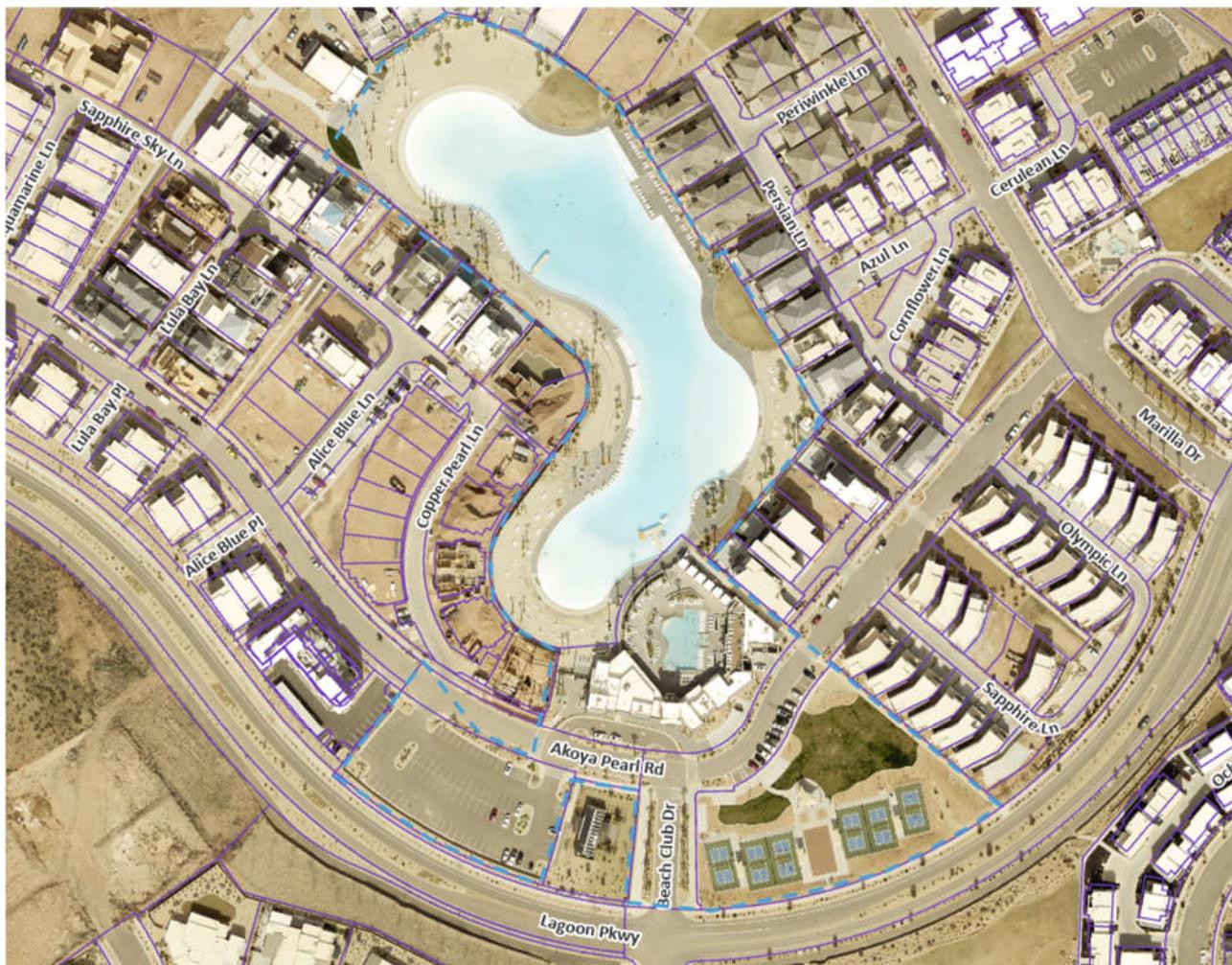


Figure 2: Desert Color Community Center Image from Washington County GIS

Amenities include a 5.5-acre swimming lagoon with beach area, multiple outdoor pools, six (6) pickleball courts, event space, a snack shack, and property management offices. The site area is approximately 9.2 acres with an approximately 15,000 SF building. Parking provided is 112 stalls (plus 10 additional golfcart spaces).

C. Brio Community Center (Washington, Utah):

<https://briohoa.fswp2.net/>



Figure 3: Brio Community Center Image from Washington County GIS

Amenities include outdoor pools, an indoor fitness gym, eight (8) pickleball courts, one (1) tennis court, BBQ areas, event space, a snack bar, and property management offices. The amenity site is approximately 10.4 acres with an approximately 21,600 SF building. Parking provided is 105 stalls.

D. Arcadia Resort Clubhouse (Santa Clara, Utah):

<https://www.arcadiaresort.com/>

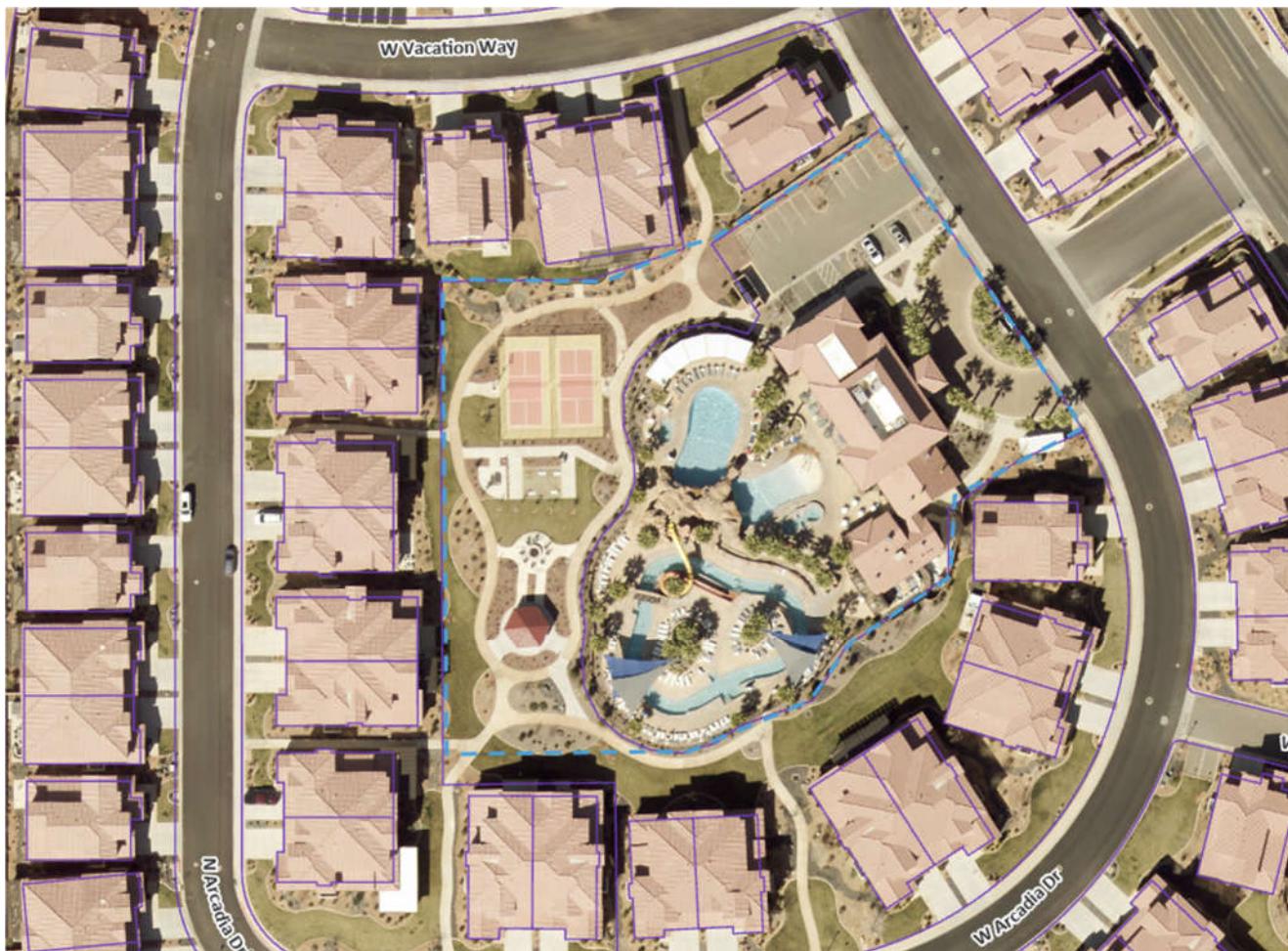


Figure 4: Arcadia Resort Clubhouse Image from Washington County GIS

Amenities include outdoor pools, a lazy river, an indoor gym, two (2) pickleball courts, BBQ areas, event space, a snack shack, and property management offices. The site area is approximately 2.2 acres with an approximately 10,000 SF building. Parking provided is 17 stalls.

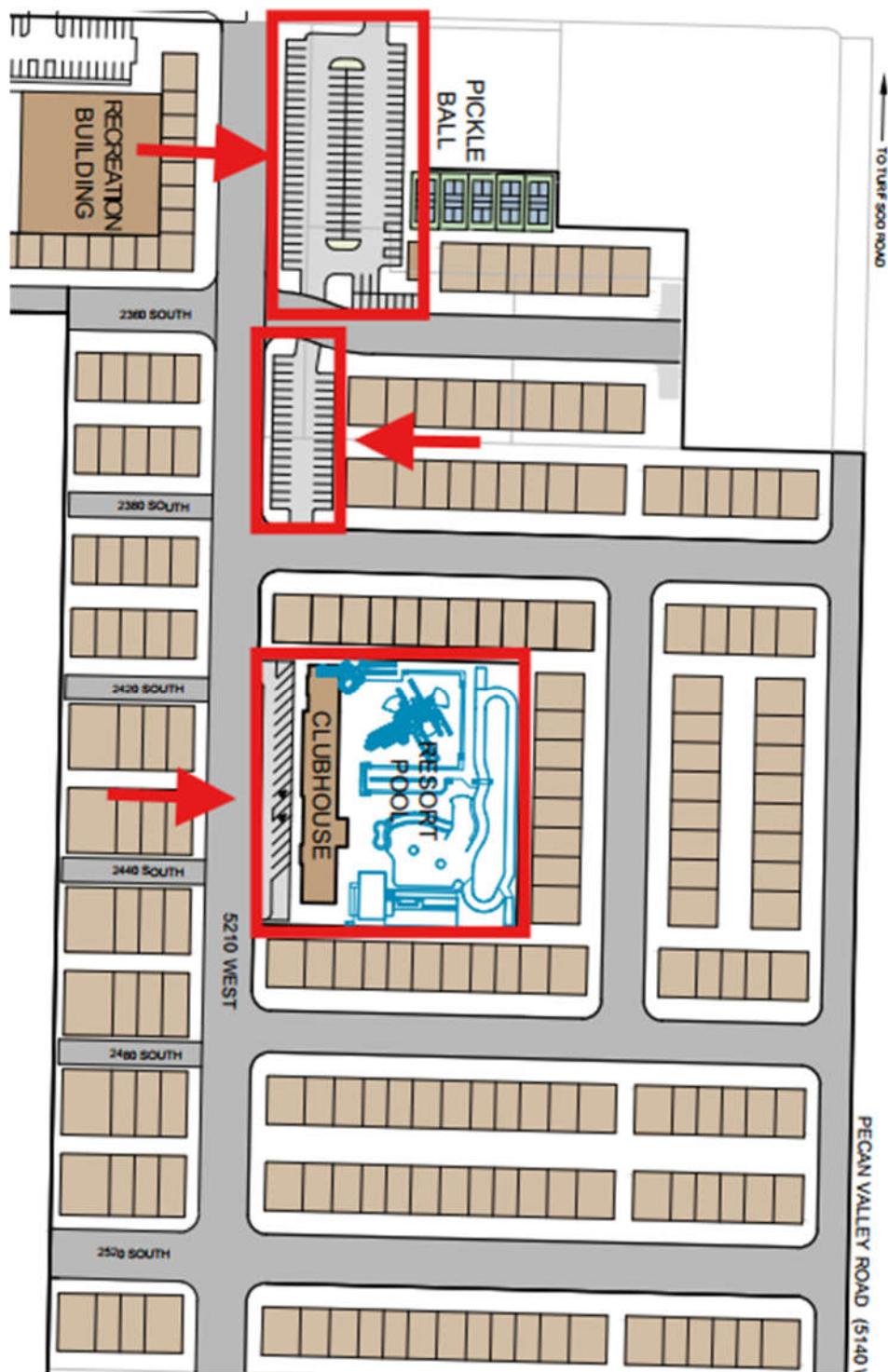
5. CONCLUSION

These comparable sites illustrate that the parking provided at Pecan Valley Resort exceeds similar projects in Washington County. Even larger amenity areas like Desert Color provide just 112 stalls for visitors. In contrast, Pecan Valley's plan for parking spaces (not counting residential unit parking) is significantly higher. This comparison suggests that the proposed parking is at the high end of the expected demand and will comfortably accommodate peak parking demands for both residents and guests.

6. APPENDICES

A. Pecan Valley Resort Map

Pecan Valley Resort Map: Parking areas



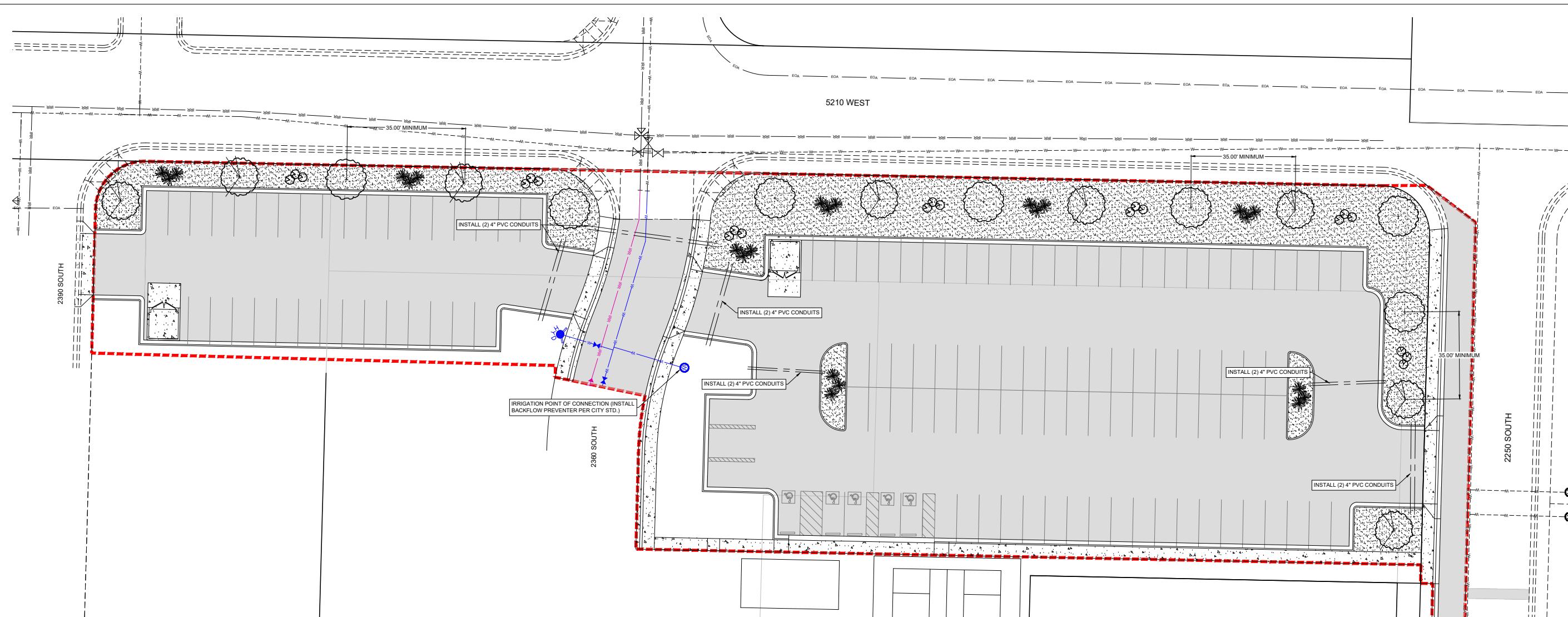
Lighting Plan

Pecan Valley Resort – Parking & Amenities

No additional parking lot lighting is being proposed with this application. The adjacent public streets have standard street lighting. Additional lighting will be installed with the future development of the amenities and buildings.

Narrative

Construct a building to take care of operation of rentals, tours and repairs of Mad Moose, UTV, ATV and boats. The Main floor will be approximately 8320 sq. ft. and 2810 sq. ft. on the 2nd floor.



LANDSCAPE MATERIALS & PLANT LIST

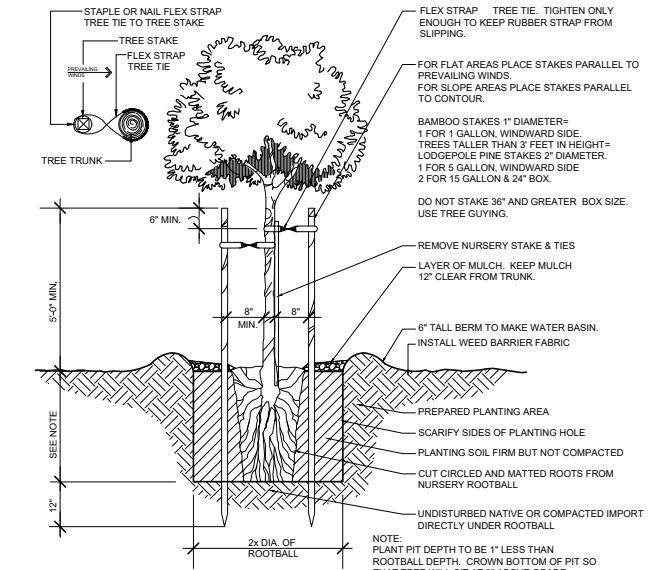
Soil Type	Common Name	Botanical Name	Size
 Tr	MAVERICK MESQUITE	<i>PROSOPIS GRANDULOSA</i> 'MAVERICK'	24" BOX
 +	BLUE PALO VERDE	<i>PARKINSONIA FLORIDA</i>	24" BOX
 •	DESERT WILLOW	<i>CHILOPSIS LINEARIS</i> 'BURGANDY LACE'	24" BOX
 +	SOUTHERN LIVE OAK	<i>QUERCUS VIRGINIANA</i>	24" BOX
 S r			
 ○	YELLOW BIRD OF PARADISE	<i>CAESALPINIA GILLIESII</i>	15 GAL
 ○	ARIZONA ROSEWOOD	<i>VAUQUELINIA CALIFORNICA</i>	15 GAL
 ○	PETITE PINKIE CRAPE MYRTLE	<i>LAGERSTROEMIA INDICA</i> 'MONDIE'	5 GAL
 ○	TEXAS PRIVET	<i>LIGUSTRUM JAPONICUM</i> 'TEXANUM'	5 GAL
 ○	SILVER CLOUD TEXAS RANGER	<i>LEUCOPHYLLUM CANDIDUM</i> 'THUNDER CLOUD'	5 GAL
 ○	DWARF RED OLEANDER	<i>NERIUM OLEANDER</i> 'PETITE'	5 GAL
 ○	INDIAN HAWTHORN	<i>RHAPHIOLEPIS INDICA</i> 'SPRINGTIME'	5 GAL
 ○	RED CARPET ROSE	<i>ROSA X 'NOARE'</i> P.P. 11308	2 GAL
 ○	CIMARRON CUP LEAF BLUE SAGE	<i>LEUCOPHYLLUM ZYGOPHYLLUM</i> 'CIMARRON'	5 GAL
 ○	GRAY DESERT SPOON	<i>DASYLIRION WHEELERI</i>	5 GAL
 ○	RED YUCCA	<i>HESPERALOE PARVIFLORA</i>	5 GAL
 ○	BOX-LEAF EUONYMUS	<i>EUONYMUS JAPONICA</i> 'MICROPHYLIA'	2 GAL
 ○	GERMANDER	<i>TEUCRUM CHAMAEDrys</i>	1 GAL
 —	ROCK MULCH TYPE 1	1/2" MINUS CHAT - LIGHT BROWN	1/2" MINUS.
 —	ROCK MULCH TYPE 2	1.5"-6" ROCK MULCH - "CAPPUCCINO"	3"-6" DIA.
 —	BOULDERS	BEIGE SANDSTONE	3"-5" DIA.

GENERAL AND CONSTRUCTION NOTES:

1. NOTES SHALL BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
2. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
3. LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE AND ALL GRADING AT +/- 3"
4. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
5. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECTS WORK.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
7. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
8. PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF THEIR WORK.
9. CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE SHALL BE RE-INSPECTED DURING FINAL INSPECTION. ANY DAMAGED AREAS SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
12. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.

LANDSCAPE NOTES

1. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
2. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.
3. LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
4. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
5. TREES SHALL BE A MINIMUM OF 3' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 2' OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
6. SOIL MIX FOR ALL TREES, SHRUBS, & GROUND COVER SHALL BE : 3 PARTS TOPSOIL, 1 PART NUTRIFIED GROUND BARK MULCH OR APPROVED EQUAL.
7. GRANULAR TOPDRESSING / ROCK MULCH SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.



1.1 TREE PLANTING & STAKING DETAIL

No o S



Know what's below.
Call before you dig.



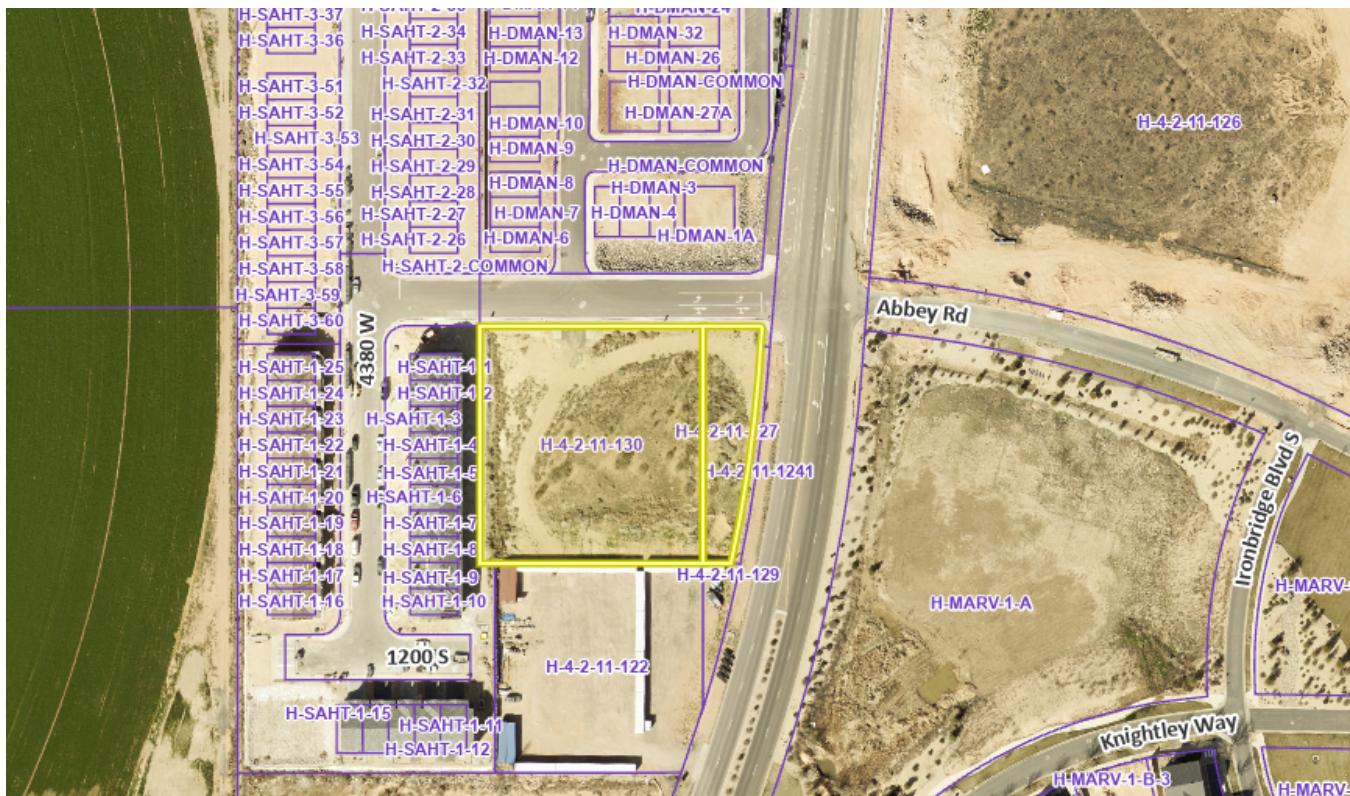
Agenda Date:	08/14/2025 - Planning Commission
Application Number:	FSP25-32
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Spencer Finch
Agent:	Karl Rasmussen
Request:	Approval of a Final Site Plan.
Location:	4345 W Abbey Road
Zoning:	GC
General Plan Map:	Neighborhood Commercial
Recommendation:	Continue
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for a Mad Moose Rentals, a vehicle and equipment rental facility. This will be located at the corner of Abbey Road and Sand Hollow Road. The preliminary site plan was approved in December 2024. The site is zoned General Commercial.

JUC Comments

The construction drawings were signed off in July 2025.



Vicinity Map

Staff Comments: Final Site Plan

- Land Use:** The proposed use of a vehicle and equipment rental facility is permitted in the General Commercial zone.
- Parking Requirements:** Per HCC 10-34-10,

Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed	4 spaces minimum
Office, general	1 space per 250 square feet of gross floor area	8 spaces minimum

Information on the number of vehicles displayed was not presented, however, based on the square footage of the building, 44 parking stalls are required and 44 are being provided. (Note: 44 parking stalls are depicted on the plans but only 42 are counted.)

3. **Landscape:** A landscaping plan has been submitted. The following revisions are needed:
 - a. Per HCC 10-34-6(B)(2) four additional trees are needed along Abbey Road and Sand Hollow Road.
 - b. Per HCC 10-34-6(D) additional detail on parking lot landscaping is required.
4. **Elevations:** The proposed building elevations are under the height restriction of 35' in this zoning.
5. **Lighting:** The applicant has provided a lighting plan. All outdoor lighting will need to meet HCC 10-33-7

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends the item be continued until an updated landscaping plan that meets city code is provided.

LANDSCAPE AREA

DESCRIPTION	AREA
TOTAL BUILDING AREA	8,320 SQ. FT.
Hardscape Area	36,898 SQ. FT.
LANDSCAPE AREA	18,845 SQ. FT.
CITY LANDSCAPE AREA	1,422 SQ. FT.

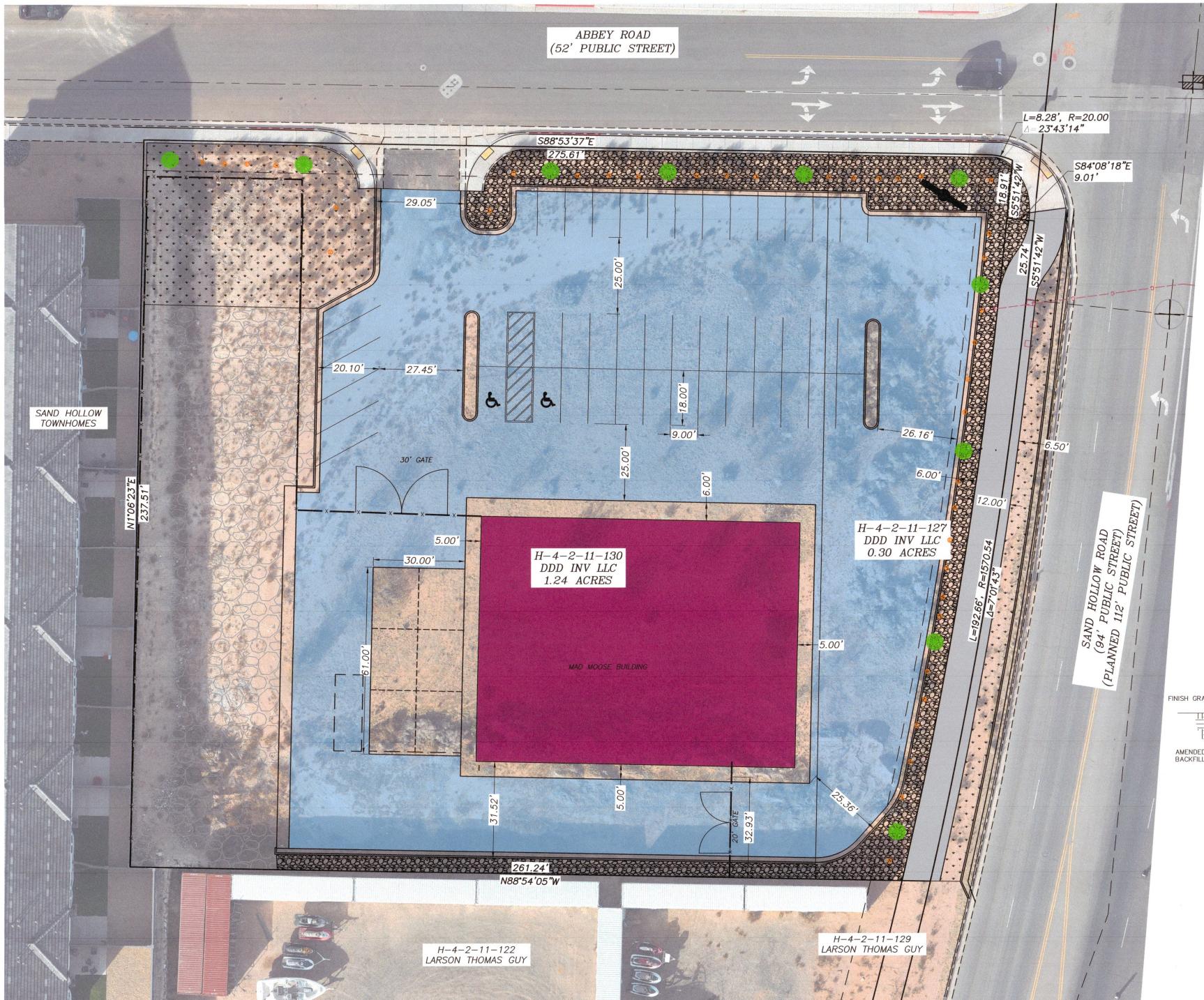
NOTE: LANDSCAPE CONTRACTOR TO
INSTALL WATER-WISE IRRIGATION SYSTEM
TO ADEQUATELY AND SUSTAINABLE CARE
FOR PLANT MATERIAL

LANDSCAPE PLAN FOR: MAD MOOSE

LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE, UTAH

PLANT LEGEND:

TYPE	QUANTITY	SIZE
NATIVE TREE TO BE SELECTED BY LANDSCAPER	11	2" CAL MIN
NATIVE SHRUB TO BE SELECTED BY LANDSCAPER	39	5 GAL



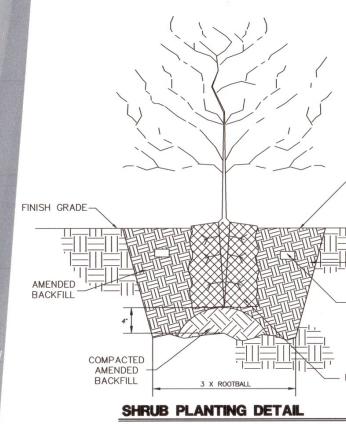
LEGEND

PROPERTY LINE	STRIPING LINE
X-X	FENCE LINE
—	CENTER LINE
—	TAN LINE
—	CURB AND GUTTER
—	PUBLIC UTILITY EASEMENT
—	EXISTING CURB & GUTTER
—	CENTERLINE MONUMENT AT INTERSECTION OF ABBIEY ROAD AND SAND HOLLOW ROAD
PROPOSED ASPHALT	PROPOSED GRAVEL
PROPOSED DESERT LANDSCAPING	PROPOSED ASPHALT TRAIL
PROPOSED BUILDING	

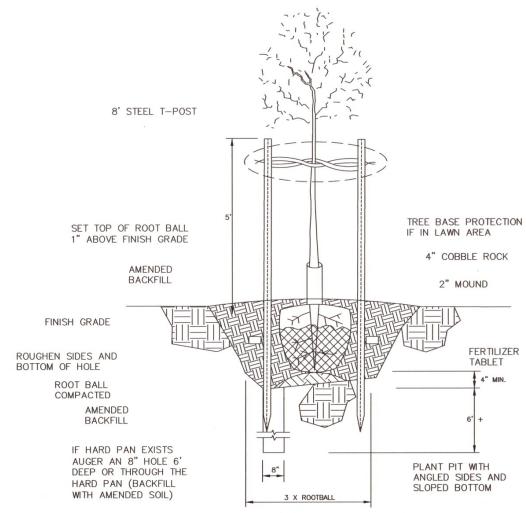


LANDSCAPE NOTES:

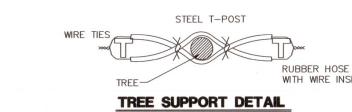
- VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- ALL TREES AND SHRUBS TO BE PLANTED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



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



TREE SUPPORT DETAIL

LANDSCAPE PLAN FOR:
MAD MOOSE

LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, UTAH

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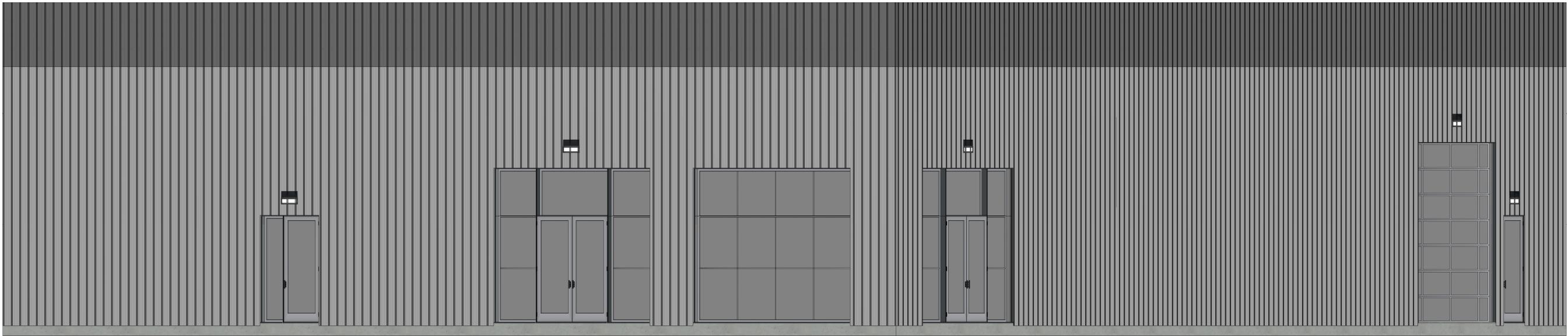
REVISIONS	DESCRIPTION	DATE	BY
NO			

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-658-8307



NOTICE!
DATE 7/1/2025
SCALE 1"=20'
JOB NO. 790-001
SHEET NO. C6

790-001 MAD MOOSE CONSTRUCTION DRAWINGS JUNE 2025 DVG
LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, UTAH



MAD MOOSE BUILDING

888 S SANDHOLLOW RD
HURRICANE, UTAH

SHEET INDEX:

A1	CLIENT AND BUILDING INFORMATION
A2 - A3	FLOOR PLAN
A4	ROOF & CEILING PLAN
A5 - A6	EXTERIOR ELEVATIONS
A7	INTERIOR VIEW & DETAIL
A8 - A9	ELECTRICAL PLAN
A10	ADA DETAILS

SIGN OF APPROVAL

OWNER & BUILDER'S NOTE:

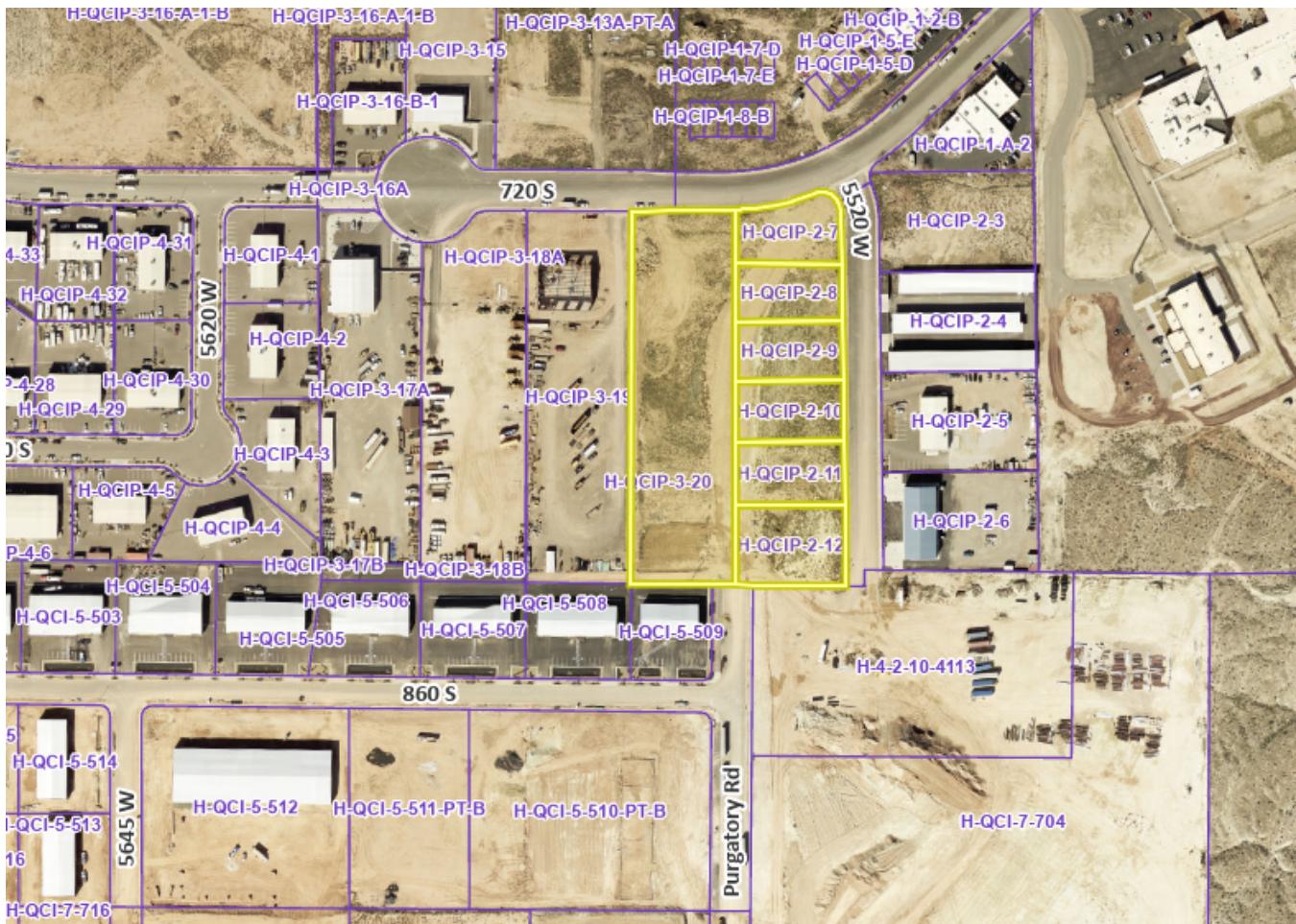
- PLANS VALIDITY: PLANS MUST BE STAMPED, SIGNED BY AN ARCHITECT OR ENGINEER, AND APPROVED BY THE LOCAL BUILDING DEPARTMENT BEFORE USE FOR CONSTRUCTION.
- BUILDER RESPONSIBILITIES: THE BUILDER MUST ADHERE TO THESE APPROVED PLANS, APPLICABLE BUILDING CODES, AND LOCAL ORDINANCES. SITE CONDITIONS MUST BE VERIFIED TO MATCH THE PLANS BEFORE STARTING WORK.
- PLAN CLARITY: WHILE THE PLANS AIM FOR ACCURACY, SCHEMATIC DETAILS MAY BE USED FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHOULD MATCH THE QUALITY OF SIMILAR DETAILED WORK.
- DIMENSIONS AND NOTES: WRITTEN DIMENSIONS AND SPECIFIC NOTES TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONSULT THE ENGINEER/DESIGNER FOR CLARIFICATION IF SITE CONDITIONS DIFFER FROM THOSE SHOWN.
- RESPONSIBILITY DISCLAIMER: THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, CONSTRUCTION TECHNIQUES, MATERIALS, OR QUANTITIES USED IN THE WORK. THEY ALSO ASSUME NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES, OR DISCREPANCIES NOT CLARIFIED BEFOREHAND.



STAFF COMMENTS

Agenda Date:	08/14/2025 - Planning Commission
Application Number:	AFP25-09
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	D&G Property Holdings LLC
Agent:	Brandee Walker
Request:	Approval of an Amended Final Plat.
Location:	720 S 5300 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 Quail Creek Industrial Park Phase 2 to realign Purgatory Road. Purgatory Road is a master planned roadway intended to connect the Fairgrounds area to the Southern Parkway. As the project has progressed there has been a need to connect Purgatory Road with 720 S at a different location than originally intended. Hurricane City acquired the property and has agreed to a property swap with the applicant for construction of the roadway. The project site is zoned Light Industrial M-1.



Vicinity Map

JUC Comments

Construction drawings were approved in July 2025.

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.
3. The newly created lots will need individual site plan approvals by the JUC and Planning staff.

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.

Quail Creek Industrial Park Phase 2 Partial Amendment A
(Lots 7-12 of Phase 2 & 20 of Phase 3)

THE PURPOSE OF THIS AMENDMENT IS TO CONNECT 5300 WEST STREET WITH PURGATORY ROAD, ALSO AMEND LOTS 7 - 12, AND CREATING PARCELS "A", "B" AND "C".

The existing right of way of 5300 West and 720 South Streets has been realigned to create Purgatory Road as the through street. The realignment affects the adjacent lots recently purchased from the City and County by Doug Dennett. The plat amendment creates the new intersection and amended lot lines.

MAYOR'S ACKNOWLEDGMENT

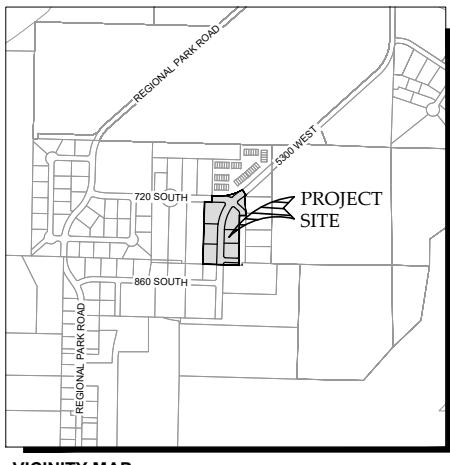
STATE OF _____ } S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____. 20____, APPEARED BEFORE ME MICHELE RANDALL, MAYOR OF THE CITY OF ST. GEORGE, WHO BEING DULY SWEORN
DID SAY THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED BY HER ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF A
RESOLUTION OF ITS CITY COUNCIL, AND SAID NANNETTE BILLINGS DID DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN

DO NOT STAMP



VICINITY MAP
(1" = 1000')

OWNERS ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS ____ DAY OF _____. IN THE YEAR 20____, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN
THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN

DO NOT STAMP

GENERAL NOTES

1. A 15.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY _____ THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED _____. 2025. A COPY OF THIS REPORT IS ON FILE WITH HURRICANE CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SAID OWNER SHALL INDEMNIFY AND HOLD HARMLESS HURRICANE CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
4. THE PARENT PARCELS ARE H-QCIP-3-20, H-QCIP-2-7, H-QCIP-2-8, H-QCIP-2-9, H-QCIP-2-10, H-QCIP-2-11 & H-QCIP-2-12.
5. 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 PLOTTED LOT.
6. PARCELS "A" AND "B" DEPICT CERTAIN AREAS ON THE PLAT THAT SHALL HAVE NO RESIDENTIAL DENSITY AND ARE INSTEAD RESERVED AS OPEN SPACE OR POTENTIAL COMMUNITY AMENITIES FACILITIES. THE ESTABLISHMENT AND IMPLEMENTATION OF ANY SUCH POTENTIAL USES REQUIRE ADDITIONAL APPROVALS FROM HURRICANE CITY.
7. PARCELS "A" AND "B" HAVE BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. PARCEL "B" HAS AN INGRESS/EGRESS EASEMENT IS FOR THE USE OF LOT 3 QUAIL CREEK INDUSTRIAL PARK 2, AS SHOWN ON SHEET 2 OF 2.

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 946170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 22, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HERON OWNERS' I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PARCEL "A", PUBLIC STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

QUAIL CREEK INDUSTRIAL PARK PHASE 2
PARTIAL AMENDMENT A

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

DATE _____

TRAVIS W. SANDERS, PLS



DRAFT COPY FOR REVIEW ONLY

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS N 88°08'24" W 331.52 FEET ALONG THE SOUTH LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND S 0°38'37" W 31.32 FEET AND N 88°08'15" W 36.01 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3, POINT ALSO BEING ON THE SOUTHERN BOUNDARY OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH AND RUNNING THENCE N 88°08'15" W 411.03 FEET ALONG THE SAID SOUTHERN BOUNDARY AND ALONG A PORTION OF THE SOUTHERLY BOUNDARY OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, TO THE SOUTHEAST CORNER OF LOT 19 OF SAID QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3; THENCE N 1°38'38" E 703 FEET ALONG THE EAST LINE OF SAID LOT 19, TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 720 SOUTH STREET, THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 88°21'22" E 23.18 FEET, (2) THENCE N 88°46'53" E 60.07 FEET, THENCE N 1°38'38" E 72.00 FEET, TO THE SOUTHWEST CORNER OF LOT 1 QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 1 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE ALONG SAID LOT 1 THE FOLLOWING TWO (2) COURSES (1) S 88°21'22" E 17 FEET, TO THE POINT OF CURVATURE OF A 46.30 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 273.96 FEET THROUGH A CENTRAL ANGLE OF 33°49'44"; THENCE S 33°49'44" E 20.00 FEET, TO A POINT ON 30.00 FOOT RADIAL CURVE TO THE LEFT, WHICH BEGINS AT THE POINT OF CURVATURE OF THE 46.30 FOOT RADIUS CURVE; THENCE ALONG SAID RADIAL CURVE 11.11 FEET, TO THE POINT OF CURVATURE OF A 186.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 74.44 FEET THROUGH A CENTRAL ANGLE OF 22°55'55", (3) THENCE N 0°38'37" W 123.55 FEET, THENCE N 89°21'23" W 72.00 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF SAID 5520 WEST STREET, THENCE N 0°38'37" W 565.36 FEET ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING.

CONTAINS 385,992 SQ FT OR 8.86 ACRES MORE OR LESS

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HERON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL "A", PUBLIC STREETS AND EASEMENTS TO HEREINAFTER BE KNOWN AS:

QUAIL CREEK INDUSTRIAL PARK PHASE 2
PARTIAL AMENDMENT A

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PARCEL "A", PUBLIC STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT AND CONVEY TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED 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, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ____ DAY OF _____. 20____, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

HURRICANE CITY
(A UTAH MUNICIPAL CORPORATION)

NANNETTE BILLINGS, MAYOR

WASHINGTON COUNTY
(COUNCIL OF GOVERNMENTS)

QUAIL CREEK INDUSTRIAL PARK PHASE 2 PARTIAL AMENDMENT A (LOTS 7 - 12 OF PHASE 2 & 20 OF PHASE 3)

LOCATED IN SW 1/4 OF SECTION 3 & NW 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST,

SALT LAKE BASE AND MERIDIAN

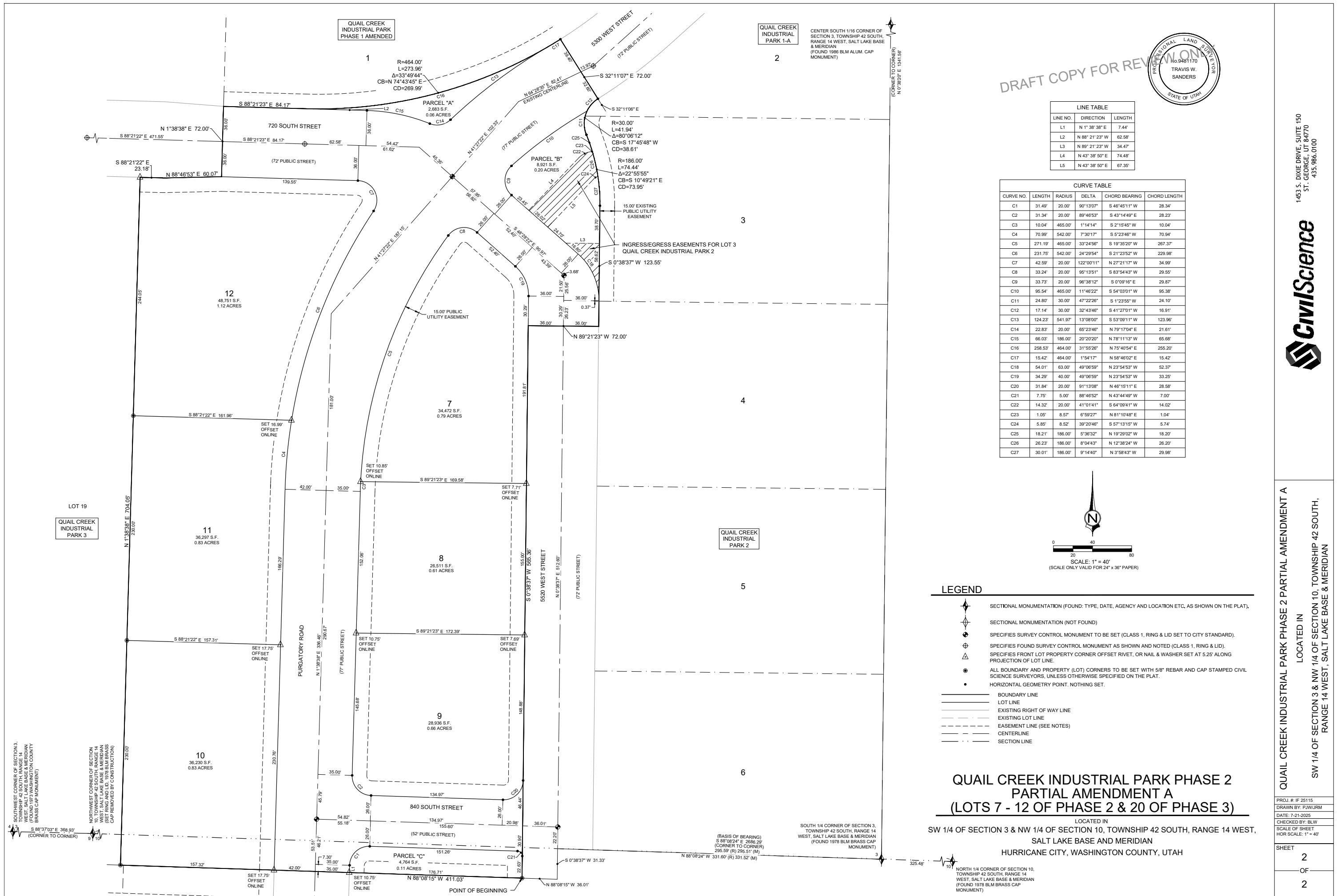
HURRICANE CITY, WASHINGTON COUNTY, UTAH

PROJ. #: IF 2515
DRAWN BY: PJW/JRM
DATE: 7-21-2025
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: N/A
SHEET
1
OF
2

WASHINGTON COUNTY RECORDER
WASHINGTON COUNTY RECORDER
WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.966.0100

CivilScience



Hurricane Planning Commission Meeting Minutes

July 8, 2024

Minutes of the Hurricane City Planning Commission meeting held on July 8, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Brad Winder, and Kelby Iverson.

Members Excused: Michelle Cloud and Shelley Goodfellow

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance by Paul Farthing

Prayer and/or thought by invitation by Ralph Ballard

Declaration of any conflicts of interest

Ralph Ballard motioned approve the agenda as posted. Rebecca Bronemann seconded the motion. Unanimous.

Public Hearings

1. A Zone Change Amendment request located at approximately 2230 W 600 N from NC, neighborhood commercial, to R1-8/PDO, residential one unit per 8,000 square feet with a planned development overlay. Parcel numbers H-3-1-29-2213-RD2 and H-3-1-29-2214-RD2. Comments were submitted and are attached at the end of these minutes.

James Mercer submitted and read a letter to the commission, emphasizing that the area is designated as residential on the general plan and already experiences heavy traffic. He voiced concerns about a lack of park space and increasing density in the city, stating it is getting out of control.

Debbie Isaacs stated that the development would negatively impact property values and raised issues related to trespassing on the golf course after hours, including vandalism, trash, and noise. She also questioned the adequacy of proposed easements and expressed concern for local wildlife.

Rick Williams shared that when he purchased his home, neighbors had been injured by golf balls, with one incident resulting in hospitalization. He felt that the proposed development is incompatible with the existing community and could create liabilities for the city if residents spill onto surrounding areas.

49 Chuck Fletcher, a resident of eight years, expressed that one of the main reasons he enjoys the area is
50 its safety and controlled environment. He questioned why the city would change existing community
51 rules and urged the commission to reconsider the proposal.

52 Shirley Stowa, who also submitted a letter, stated that she purchased her property for the view and is
53 alarmed by the increasing high-density developments in Hurricane. She expressed concern that the
54 changes will significantly reduce her property's value.

55 **2. A Land Use Code Amendment to Title 10 Chapter 6 and Chapter 39 regarding
56 subdivisions.**

57 No comments

58 **3. A Land Use Code Amendment to Title 10 Chapter 3, 12, 13, 14, 15, and 16 regarding
59 childcare centers, licensed family child care, and residential certificate child care.**

60 No comments

61 **NEW BUSINESS**

62 **1. ZC24-07 PSP24-21: Discussion and consideration of a recommendation to the City
63 Council on a Zone Change Amendment request located at approximately 2230 W 600 N from NC,
64 neighborhood commercial, to R1-8/PDO, residential one unit per 8,000 square feet with a planned
65 development overlay. Parcel numbers H-3-1-29-2213-RD2 and H-3-1-29-2214-RD2. 317 Sycamore
66 LLC, Applicant. Brixton Call, Agent**

67 Beau Ogzewalla and Brixton Call, representing the applicant, presented a request to rezone a
68 commercially zoned parcel to allow for a residential development. Mr. Ogzewalla emphasized their
69 intention to bring a high-quality, value-adding project to the area instead of utilizing the existing
70 commercial zoning to build something like storage units. He acknowledged concerns about development
71 and noted that nearly half of the property would remain green space.

72 Commissioner Mark Sampson explained that the property had previously been rezoned to R1-8/PDO for
73 an assisted living development but reverted back to neighborhood commercial when the site plan was
74 not finalized within the required two-year period. Commissioner Kelby Iverson inquired about uses
75 allowed under current zoning, and staff confirmed a wide range of commercial uses are permitted by
76 right. While Iverson is generally hesitant about zone changes, he acknowledged potential value in this
77 proposal.

78 Commissioner Paul Farthing expressed concern about road access issues identified by engineering,
79 even though he felt the project concept was reasonable and well-placed next to a golf course. Jeremy
80 Pickering from engineering stated that access to the east relies on another developer, and without that
81 connection, unit count would be limited. Mr. Ogzewalla confirmed they've had conversations with the
82 neighboring property owners and are working on shared access.

83 Staff noted that while the City Council generally prefers to preserve commercial zoning, they may be
84 open to compromise. Mr. Pickering said the proposed eastern access meets city standards, and there
85 appear to be no major grading issues. Commissioner Rebecca Bronemann asked if access agreements
86 with neighboring developments would be required before approval; Fred Resch III confirmed they would
87 be required by preliminary plat but could also be requested now by the commission.

88 Mr. Ogzewalla assured the commission that the units would be high-end, not \$300k entry-level homes,
89 and that short-term rentals are not part of their plan. Commissioner Brad Winder asked about screening

99 along the west side and Mr. Ogzewalla responded that the green space may provide sufficient buffering,
100 though they're open to further discussion.

101
102 Commissioner Farthing noted that the project's 35 proposed units reflect a relatively low density
103 compared to what could be allowed. Mr. Ogzewalla added that single-family homes were considered but
104 would have to be placed closer to the golf course, which they aimed to avoid. The existing golf cart path
105 will be preserved.

106
107 Commissioners discussed whether the required conditions for a zone change had been met. While staff
108 had recommended approval, City Attorney Dayton Hall stated he would prefer to see finalized access
109 agreements before making a recommendation to the council.

110
111 *Paul Farthing motioned to table ZC24-07 and PSP24-21 due to unresolved issues with access and
112 water looping. Ralph Ballard seconded the motion. Roll call. Unanimous.*

113
114 **2. PSP24-20: Discussion and consideration of a possible approval for a preliminary
115 site plan for 65 N LLC, a transient lodging facility located at 57 N State St. Kendall Clements,
116 Applicant. Karl Rasmussen, Agent.**

117 Karl Rasmussen explained that approximately half of the site has already been developed and they are
118 now ready to complete the remainder. Due to updates in the unit layout, they were required to return
119 with a revised site plan. Commissioner Paul Farthing asked whether the lack of comments from some
120 departments meant there were no issues, or simply that the departments had not reviewed the plan.
121 Fred Resch III clarified that if a department does not submit any comments during the review process,
122 he notes it as "no comment." The commission requested that the comment language be clarified to
123 indicate whether a department reviewed the plan and had no comments or did not respond at all.

124
125 *Kelby Iverson motioned to approve PSP24-20 subject to JUC and staff comments. Brad Winder
126 seconded the motion. Unanimous.*

127
128 **3. AFP24-11: Discussion and consideration of a possible approval of an amended
129 final plat for Quail Creek Industrial Park Phase 3 Lots 13 & 14, located at 5564 W 720 S. William
130 Zitting, Applicant. Eric McFadden, Agent.**

131 Fred Resch III explained that the request involves combining lots, and while the engineering department
132 initially had concerns, those have been addressed in the updated documents submitted to the
133 commission. Commissioner Paul Farthing asked Scott Hughes about a power department comment
134 regarding utility equipment located in the middle of a lot. Mr. Hughes responded that although it would
135 be best for the developer to design around the equipment, if they choose not to and the equipment must
136 be moved, it would be done at the developer's expense. However, the city does not have a reason to
137 require the equipment to be moved at this time.

138
139 *Rebecca Bronemann motioned to approve AFP24-11 subject to staff and JUC comments. Ralph Ballard
140 seconded the motion. Unanimous.*

141
142 **4. FSP24-28: Discussion and consideration of a possible approval of a final site plan
143 for Liberty Village Phase 1, a civic educational development located at 2820 S 2300 W. Liberty
144 Village-Brett John, Applicant. EPS Group, Agent.**

145 No comments from the commissioners

146
147 *Rebecca Bronemann motioned to approve FSP24-28 subject to staff and JUC comments. Brad Winder
148 seconded the motion. Unanimous.*

150
151 **5. PP23-17: Discussion and consideration of a possible approval of an extension of**
152 **the preliminary plat approval for Adventus Phase 1, a mixed use development consisting of hotel**
153 **condominiums, apartments, commercial, and restaurant space located at the corner of Abbey**
154 **Road and Sand Hollow Road. Brent Moser, Applicant. Karl Rasmussen, Agent.**

155 Karl Rasmussen explained that the applicant is requesting an additional year for the project. They are
156 preparing to pave Sand Hollow Road and are currently finalizing construction drawings and the final plat.
157 Although the timeline paused when the fee was paid, they are not yet ready to proceed and need more
158 time to complete the necessary steps.

159 *Paul Farthing motioned to approve the extension for PP23-17. Rebecca Bronemann seconded the*
160 *motion. Unanimous.*

161
162 **6. LUCA24-03: Discussion and consideration of a recommendation to the City Council**
163 **on a Land Use Code Amendment to Title 10 Chapter 6 and Chapter 39 regarding subdivisions.**

164 Fred Resch III explained that in 2023, the state passed legislation outlining the process for reviewing
165 preliminary and final plats. The original wording of the law required construction drawings to be reviewed
166 during both stages, which was not the intended approach. The language has since been clarified to
167 allow for the review of construction drawings at either the preliminary or final plat stage. Staff is
168 recommending that construction drawings be reviewed with the final plat moving forward.

169
170 *Ralph Ballard motioned a recommendation of approval of LUCA24-03. Rebecca Bronemann seconded*
171 *the motion. Unanimous.*

172
173 **7. LUCA24-04: Discussion and consideration of a recommendation to the City Council**
174 **on a Land Use Code Amendment to Title 10 Chapter 3, 12, 13, 14, 15, and 16 regarding child care**
175 **centers, licensed family child care, and residential certificate child care.**

176 Gary Cupp explained that the proposed amendment is primarily housekeeping. In 2017, the state
177 updated certain definitions, which the city adopted at that time. However, the city's use tables within
178 various zoning sections were not updated to reflect those new terms. This amendment brings the use
179 tables into alignment with the updated definitions adopted in 2017.

180
181 *Kelby Iverson motioned a recommendation of approval of LUCA24-04. Paul Farthing seconded the*
182 *motion. Unanimous.*

183
184 *Rebecca Bronemann motioned to adjourn. Paul Farthing seconded the motion. Unanimous.*

185
186 **Adjournment at 7:45PM**

Hurricane Planning Commission

Meeting Minutes

September 26, 2024

Minutes of the Hurricane City Planning Commission meeting held on September 26, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Ralph Ballard

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance by Brad Winder

Prayer and/or thought by invitation given by Mark Sampson

Declaration of any conflicts of interest

Mark Sampson amended the agenda to add a discussion and update on the Southern Utah moderate income housing workshop from last Friday.

Brad Winder motioned to approve the agenda with the addition of a discussion item at the end. Paul Farthing seconded the motion. Unanimous.

Public Hearings

1. A comprehensive amendment to the Future Land Use Map

No comments.

OLD BUSINESS

1. **AFP24-10: Discussion and consideration of a possible approval of an amended final plat for Canyons RV Phase 1 Amended and Extended, located at 100 N 2800 W. Western CRE, Applicant, Joby Venuti, Agent.**

Fred Resch III shared that the applicant has requested the item be continued. Mark Sampson asked why the applicant would like to continue. Mr. Resch III shared that the applicant has some issues they would like to work through before a decision is made.

Shelley Goodfellow motioned to continue AFP24-10. Brad Winder seconded the motion. Unanimous.

NEW BUSINESS

49 **1. PP24-22: Discussion and consideration of a possible approval of a preliminary plat for**
50 **Strawberry Fields, a 13 lot single family residential subdivision, located at 1100 S 400 W.**
51 **Interstate Rock Products, Applicant. Kyson Spendlove, Agent.**

52 Crayton Stratton explained that this proposal is strictly a subdivision. Some of the outstanding issues are
53 expected to be resolved during the construction drawing phase. However, Gary Cupp expressed that
54 due to the current engineering comments and concerns, it would be appropriate to postpone further
55 action until those issues are fully addressed.

56 Mr. Stratton acknowledged the comments and stated they believe the issues can be resolved. He
57 emphasized that final city approval of the plans is required before any progress can be made. No work
58 can proceed without prior approval from the city. He also noted that the utility agreement appears to be
59 the most significant outstanding concern.

60 Mr. Cupp pointed out that the power department has indicated easements along 400 West have not
61 been secured. Since the provision of adequate services is a requirement for preliminary plat approval,
62 and those services are currently lacking, the project cannot yet move forward.

63 Mike Ramirez added that there are no existing power poles or known easements along 400 West, which
64 are necessary to provide power to the development.

65 Mr. Stratton responded that Kyson is actively working to resolve these issues and, to his knowledge,
66 intends to meet all city requirements.

67 Jeremy Pickering clarified that Public Utility Easements (PUEs) can be recorded with the final plat, but
68 the specific power easements still need to be secured. A letter from the Johnsons would be required,
69 acknowledging and agreeing to grant the necessary roadway and easement. Because the Johnsons'
70 property is under agricultural protection, the city may have limited ability to intervene if they become
71 uncooperative once development begins.

72 *Paul Farthing motioned to table PP24-22 for no longer than 6 months. Michelle Cloud seconded the
73 motion. Unanimous.*

74 **2. PP24-23: Discussion and consideration of a possible approval of a preliminary plat for**
75 **Lakeview Townhomes Phase 1, a 38 unit townhome subdivision, located at 4640 W Dixie Springs**
76 **Dr. The Hollows LLC, Applicant. DSG Engineering-Logan Blake, Agent.**

77 *Rebecca Bronemann motioned to approve PP24-23 subject to staff and JUC comments. Michelle Cloud
78 seconded the motion. Unanimous.*

79 **3. PSP24-29: Discussion and consideration of a possible approval of a preliminary site plan**
80 **for Hurricane Self Storage, a storage unit complex, located at 260 N 3700 W. Mike Wade,**
81 **Applicant. Jordan Williams, Agent.**

82 *Michelle Cloud motioned to approve PSP24-29 subject to staff and JUC comments. Paul Farthing
83 seconded the motion. Unanimous.*

84 **4. AFP24-13: Discussion and consideration of a possible approval of an amended final plat**
85 **for Dixie Springs Plat C Lots 257 and 258, located at 3647 W 2540 S. Gregory Higgs, Applicant.**
86 **Terry Spinks, Agent.**

87 Terry Spinks shared that the applicant is wanting to combine their lot to build an RV garage and maybe
88 a swimming pool.

100
101 *Paul Farthing motioned to approve AFP24-13 subject to staff and JUC comments. Shelley Goodfellow*
102 *seconded the motion. Unanimous.*

103
104 **5. CUP24-20: Discussion and consideration of a possible approval of a conditional use**
105 permit for three metal buildings located at 125 N 325 W. Mitchell Holm, Applicant.
106 Rebecca Bronemann asked for confirmation that the units will be used for storage purposes. Mitchell
107 Holm confirmed that they will be used as storage.

108
109 *Shelly Goodfellow motioned to approve CUP24-20 subject to staff and JUC comments. Rebecca*
110 *Bronemann seconded the motion. Unanimous.*

111
112 **6. AFP24-14: Discussion and consideration of a possible approval of an amended final plat**
113 for Scenic Pointe Phase 2-Partial Amendment A, located at 795 S 1480 W. David Eves, Applicant.
114 **Barry Thompson, Agent.**
115 Gary Cupp stated that staff's recommendation has changed and they are now recommending approval
116 of the project. Barry Thompson added that the common area will be incorporated into the adjacent
117 subdivision and will be formally accepted through the owner's dedication on the final plat.

118
119 *Rebecca Bronemann motioned to approve AFP24-14 seeing as the new changes bring the lot into*
120 *compliance with zoning standards and subject to staff and JUC comments. Shelley Goodfellow*
121 *seconded the motion. Unanimous.*

122
123 **7. Discussion and consideration of a recommendation to the City Council on a**
124 comprehensive amendment to the Future Land Use Map.
125 Gary Cupp went over the changes from last time and the workshop from last week with the Council on
126 the map presented in the meeting.

127
128 *Paul Farthing motioned a recommendation of approval based on the fact that it better matches existing*
129 *zoning and development patterns and the citizens desires of Sand Mountain. Rebecca Bronemann*
130 *seconded the motion. Unanimous.*

131
132 **8. Discussion on a domestic lot split ordinance**
133 The commission discussed a domestic lot split ordinance, noting that this initiative was directed to staff
134 by the city council and mayor. The goal is to explore ways to encourage infill development within the city
135 by allowing lot splits without requiring full compliance with all current zoning standards. Staff will
136 continue to research and develop proposals, with further discussion and recommendations to be
137 presented at a future meeting.

138
139 **9. Discussion on the Southern Utah Moderate income housing workshop**
140 A diagram with contributing factors to unaffordable housing was presented and reviewed. This diagram
141 is attached at the end of these minutes.

142
143 *Paul Farthing motioned to adjourn. Shelley Goodfellow seconded the motion. Unanimous.*

144
145 **Adjournment at 8PM**

Hurricane Planning Commission

Meeting Minutes

October 24, 2024

Minutes of the Hurricane City Planning Commission meeting held on October 24, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Paul Farthing

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

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

1. Discussion on a proposed domestic lot split ordinance

Mayor Billings explained that the lot split discussion was prompted by a conference she attended, where lot splits in non-subdivision areas were addressed. She noted that St. George's ordinance requires a minimum lot size of 10,000 square feet to qualify for a split, allowing a division into a 4,000 square foot lot while retaining 6,000 square feet for the existing parcel.

2. Discussion on development standards in rockfall zones

Gary Cupp shared that the city's ordinance already includes provisions related to this issue, and the current update is simply to clarify the requirement for professional review when building in rockfall hazard areas.

3. Discussion on the Civic Center Master Plan and proposed amendments to Title 10 Chapter 17 and 23 regarding Planned Developments

Gary Cupp shared that a Civic Center master plan is underway for the area west of the current city office. The plan includes rezoning the Civic Center property to Public Facility; however, the current Public Facility zone does not permit government services. The proposal also includes plans for some commercial, housing, and public services uses. Additionally, the city is considering updates to the planned development ordinance to allow certain uses exclusively for the city.

4. Discussion on takeoff and landing of aircraft for medical transport

Gary Cupp shared that Intermountain Health Care has a helicopter pad located in a commercial zone, which is currently not permitted under existing code. The proposed update would allow an exception to permit medical transport facilities, such as helicopter pads, within commercial zones.

5. Discussion on STRs in commercial zones

No discussion. On the agenda as an action item.

6. Recap on Fall APA conference

6:00 p.m. - Call to Order

51 Roll Call

52 Pledge of Allegiance led by Shelley Goodfellow

53 Prayer and/or thought by invitation given by Ralph Ballard

54 *Michelle Cloud motioned to approve the agenda as presented. Ralph Ballard seconded the motion.*
55 *Unanimous.*

56 Declaration of any conflicts of interest – no conflicts were declared.

57 **Public Hearings**

58 **1. A Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient**
lodging facilities in commercial zones.

59 No comments

60 **2. A Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in**
rockfall zones.

61 No comments

62 **3. A Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the**
takeoff and landing of aircraft in commercial zones for the purpose of medical transport at
hospital facilities.

63 No comments

64 **4. A Zone Change Amendment request located at 259 N Main St. from R1-10, residential one**
unit per 10,000 square feet, to RM-3, multifamily 15 units per acre. Public Hearing Only. No
action on this item will be taken until November 14th, 2024.

65 Comments were submitted and are attached at the end of these minutes. No further comments.

66 **5. A Zone Change Amendment request located at 1015 W 250 N from R1-10, residential one**
unit per 10,000 square feet, to RA-0.5, residential agriculture one unit per half acre. Public
Hearing Only. No action on this item will be taken until November 14th, 2024.

67 The property owner explained that they need the zoning change to construct a metal building of the
68 desired size.

69 Mac Hall, who lives to the north, expressed support for the proposed project.

70 No further comments.

71 **6. A Zone Change Amendment request located at 1268 W 650 S from RA-1, residential**
agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet. Public
Hearing Only. No action on this item will be taken until November 14th, 2024.

72 Comments were submitted and are attached at the end of these minutes.

73 Joseph Lovell, who owns the property directly adjacent to the site, shared a detailed list of concerns via
74 email that he hopes the commission has reviewed. He noted that three different developers have
75 previously been unable to proceed without involving his property—two sought access through his lane,
76 and another requested to acquire his land entirely. He expressed interest in hearing how the current
77 proposal will address these development challenges.

102

103 No further comments.

104

105 **NEW BUSINESS**

106

107 **1. CUP24-23: Discussion and consideration of a possible approval of a conditional use**
108 permit for a building of greater height located at 43 E 200 N. Shane Bambrough, Applicant.
109 Fred Resch III shared that the property owner intends to construct a new building. To comply with
110 setback requirements, an existing building will need to be demolished as part of the proposal. The
111 commissioners had no comments or concerns regarding this plan.

112

113 *Rebecca Bronemann motioned to CUP24-23 based on staff and JUC comments specifically that the*
114 *existing building will be torn down. Michelle Cloud seconded the motion. Unanimous.*

115

116 **2. AFP24-15: Discussion and consideration of a possible approval of an amended final plat**
117 for LeGrand Heights Phase 5 Partial Amended & Extended "A" Lot 9, located at 2521 W 250 S.
118 L&O Property Investment LLC, Applicant. Chanse Snow, Agent.

119

120 Brandee Walker explained that the existing Lot 9 is being expanded by adding some raw land into the
121 subdivision. Fred Resch III added that the added portion was initially intended to be developed as a
122 separate lot in a future subdivision, but that plan was never carried out.

123

124 *Shelley Goodfellow motioned to approve AFP24-15. Rebecca Bronemann seconded the motion.*
Unanimous.

125

126 **3. AFP24-16: Discussion and consideration of a possible approval of an amended final plat**
127 for Buck's Ace Hardware Partial Amendment A, located at 90 S 1400 W. Buck's Ace Hardware-Joe
128 Johnson, Applicant. Jared Bates, Agent.

129

130 Cody Arnoldson explained that they are amending the plat to adjust the shape and size of lots 2 through
131 4, and it just needs approval. Fred Resch III noted that the only required change is to include the sign
132 within the common area, as offsite signage is not permitted.

133

134 *Kelby Iverson motioned to approve AFP24-16 with the advisory caveat that the note get put on the plat*
135 for the sign and subject to staff and JUC comments. Shelley Goodfellow seconded the motion.
Unanimous.

136

137 **4. FSP24-67: Discussion and consideration of a possible approval of a final site plan for**
138 Starbucks, a coffee shop, located at 789 W State St. Stratton Land Holdings, Inc. Applicant.
139 Chase Stratton, Agent.

140

141 Chase Stratton shared that they finally got signed plans through the JUC. They would like to break
142 ground in the next couple weeks.

143

144 *Michelle Cloud motioned to approve FSP24-67 subject to staff and JUC comments. Rebecca*
Bronemann seconded the motion. Unanimous.

145

146 **5. FSP24-68: Discussion and consideration of a recommendation to the City Council on a**
147 final site plan for Canyon Villas, a 180 unit park model development located at 250 N 2800 W.
148 Sunwood Homes, Applicant. Brandee Walker, Agent.

149

150 Fred Resch III shared that the preliminary site plan was approved in 2022 and revised in June 2023 with
151 an update to the park model ordinance. The project has now completed drawings and received
152 necessary approvals to proceed. A Sunwood Homes representative explained that the units are park
models designed to resemble stick-built homes, consisting of double wides placed on permanent

153 foundations with 14-foot-wide driveways. Sewer access, which had been a challenge, was recently
154 secured through a neighboring property. Shelley Goodfellow asked about ownership; the representative
155 confirmed the homes will be privately owned, while the land and common amenities will be rented and
156 maintained by the HOA.

157
158 *Ralph Ballard motioned a recommendation of approval of FSP24-68 based on the finding that their*
159 *homes are attractive and appear more affordable. Shelley Goodfellow seconded the motion. Unanimous.*
160

161 **6. PSP24-31: Discussion and consideration of a preliminary site plan for Gateway**
162 **Commercial at Sand Hollow, a commercial development consisting of a hotel, three restaurant**
163 **pads, and a gas station, located at 4 S 3700 W. Tim Tippett, Applicant. Karl Rasmussen, Agent.**
164 Karl Rasmussen stated that at the corner of State Street and Sand Hollow Road, several restaurant
165 locations and a hotel are proposed. Construction drawings cannot be submitted until the preliminary site
166 plan is approved. The plan is to begin vertical construction on one of the northern units by March or
167 April. Shelley Goodfellow asked if there were any issues with staff and JUC comments, and Mr.
168 Rasmussen confirmed they are actively working through those. Kelby Iverson inquired about any
169 developments planned between Diamond Ranch and this property, to which Mr. Rasmussen responded
170 that the intervening land is owned by U-DOT.
171

172 *Kelby Iverson motioned to approve PSP24-31 subject to staff and JUC comments. Brad Winder*
173 *seconded the motion. Unanimous.*
174

175 **7. LUCA24-05: Discussion and consideration of a recommendation to the City Council on a**
176 **Land Use Code Amendment to Title 10, Chapters 3, 15, and 51 regarding transient lodging**
177 **facilities in commercial zones. Hurricane City Planning, Applicant.**

178 Fred Resch III shared that the council has directed staff to limit short-term rentals in commercial areas,
179 with a current proposal to prohibit short-term rentals and define motels and hotels as facilities with 10 or
180 more units. Shelley Goodfellow expressed concern about restricting revitalization efforts in historic
181 downtown buildings. Ralph Ballard noted that at some point, pricing can push out small, locally owned
182 businesses. Rebecca Bronemann agreed with Shelley, citing Helper, Utah as an example where short-
183 term rentals helped finance restoration of historic buildings by offsetting costs. She supports allowing
184 Airbnb-style rentals in buildings needing revitalization. Mark Sampson mentioned that in Virgin, short-
185 term rentals have negatively affected community cohesion. Mrs. Goodfellow asked if there could be a
186 way to allow short-term rentals specifically in historic homes to balance these concerns.
187

188 *Ralph Ballard motioned to continue LUCA24-04. Michelle Cloud seconded the motion. Unanimous.*
189

190 **8. LUCA24-06: Discussion and consideration of a recommendation to the City Council on a**
191 **Land Use Code Amendment to Title 10, Chapter 28 regarding development standards in rockfall**
192 **zones. Hurricane City Planning, Applicant.**

193
194 *Ralph Ballard motioned to continue LUCA24-06 to include input from geotechnical engineers on areas*
195 *that require different treatment. Shelley Goodfellow seconded the motion. Unanimous.*
196

197 **9. LUCA24-07: Discussion and consideration of a recommendation to the City Council on a**
198 **Land Use Code Amendment to Title 10, Chapter 15 to provide an exception to allow the takeoff**
199 **and landing of aircraft in commercial zones for the purpose of medical transport at hospital**
200 **facilities. Hurricane City Planning, Applicant.**

201
202 *Rebecca Bronemann motioned a recommendation of approval of LUCA24-07. Shelley Goodfellow*
203 *seconded the motion. Unanimous.*

204

205 **Approval of Minutes:**

206

207 **1. May 23, 2024**

208

209 *Michelle Cloud motioned to approve. Brad Winder seconded the motion. Unanimous.*

210

211 **2. July 11, 2024**

212

213 *Brad Winder motioned to approve. Michelle Cloud seconded the motion. Unanimous*

214

215 **3. September 12, 2024**

216

217 *Shelley Goodfellow motioned to approve. Michelle Cloud seconded the motion. Unanimous*

218

219 **4. August 22, 2024**

220

221 *Shelley Goodfellow motioned to approve. Rebecca Bronemann seconded the motion. Unanimous.*

222

223 **Planning Commission Business (Continued From Above)(If Necessary)**

224

225 Michelle Cloud shared that Jenny Chamberlain did a podcast on the recap of the attainable housing
226 event a few weeks ago.

227

228 Kelby Iverson asked if we are doing the public hearing backwards in a way of having the public comment
229 before hearing the developer? Sometimes opinions change after the developer has spoken on what they
230 are proposing.

231

232 *Rebecca Bronemann motioned to adjourn. Michelle Cloud seconded the motion. Unanimous*

233

234 **Adjournment at 7:51pm**

Hurricane Planning Commission

Meeting Minutes

January 23, 2025

Minutes of the Hurricane City Planning Commission meeting held on January 23, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Ralph Ballard

Staff Present: Planning Dire

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, Councilman Kevin Thomas, City Engineer Representative Jeremy Pickering, City Power Representative Scott Hughes, and Water Representative Kory Wright.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Brad Winder

Prayer and/or thought by invitation given by Mark Sampson

Declaration of any conflicts of interest – none

Paul Farthing motioned to approve the agenda as presented. Brad Winder seconded the motion. Unanimous.

OLD BUSINESS

1. ZC24-06 PSP24-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located approximately 5210 W 2250 S from A-5, agriculture one unit per 5 acres, to RR, recreational resort. Parcel numbers H-4138-A, H-4138-G, and H-4-2-15-112. Chris Wyler, Applicant. CivilScience, Agent.

Brandee Walker reminded the commission that this proposal is for an expansion of Chris Wyler's Pecan Valley Resort, located just west of the subject property. The proposed use includes a parking lot, several pickleball courts, and the relocation of some resort units. Mr. Wyler's clubhouse is directly south of the property, and he feels additional parking is needed for the overall development. Commissioner Michelle Cloud asked how many new units were being requested. Gary Cupp clarified that while 17 units are planned for this section, they are not in addition to what's already approved. Rather, it's a redistribution of existing density within the development. Dayton Hall confirmed that the existing Pecan Valley development agreement includes a cap on the total number of units, so no additional units beyond that cap can be created. Mrs. Walker reiterated that the proposal does not add to the unit count, just shifts units within the approved total. Commissioner Mark Sampson asked whether the property to the east has agricultural protection. It was clarified that the neighboring pistachio farm and the property owned by Dylan Stratton do not have ag protection status and that the only protected agricultural land nearby is Ash Creek's property farther north. Commissioner Shelley Goodfellow expressed concern that the application appears to be adding 17 units rather than simply reallocating existing ones. Mr. Hall

51 recommended that any approval should be conditioned on amending the development agreement to
52 ensure no increase in total units beyond what is already permitted. Commissioner Brad Winder
53 referenced staff comment #5, which noted the expanded site area would exceed 20 acres, and asked
54 whether that would be an issue. Mr. Cupp responded that the code uses the word "should," not "shall,"
55 and that it makes sense for this area to remain zoned as resort. Commissioner Paul Farthing agreed, so
56 long as the total unit count is not increased. Mrs. Goodfellow also asked whether the development
57 agreement binds the land or the owner. Mr. Cupp confirmed it runs with the land and applies regardless
58 of ownership.

59
60 *Shelley Goodfellow motioned a recommendation of approval of ZC24-06 and PSP24-09 to the City
61 Council with the stipulation that the development agreement be amended and that it does not increase
62 the number of already approved units in the overall development and subject to staff and JUC
63 comments. Paul Farthing seconded the motion. Unanimous.*

64
65 **2. PP25-02: Discussion and consideration of a possible approval of a preliminary plat for
66 The Orchards at Elim Valley, a 63-lot single family subdivision located east of 3400 W between
67 Jellystone Road and Bash Parkway. Western Mortgage and Realty Co - Tim Tippett, Applicant.
68 Karl Rasmussen, Agent.**

69 Karl Rasmussen would like to continue this item for one more meeting because they would like to meet
70 with staff one more time about the new layout and the reduced units.

71
72 *Rebecca Bronemann motioned to table PP25-02 at the request of the applicant until such time the
73 applicant is able to work through things with staff. Brad Winder seconded the motion. Unanimous.*

74
75 **NEW BUSINESS**

76
77 **1. PSP25-03: Discussion and consideration of a possible approval of a preliminary site plan
78 for Bash Park, a park located at the southeast corner of Bash Parkway and Glampers Way.
79 Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.**

80 Karl Rasmussen explained that the proposed park is located approximately half a mile from Gateway
81 Park, which was approved about a month earlier. The primary feature of the new park is a large ball
82 field. He noted that if any changes are made to the plan, they will submit a revised preliminary site plan.
83 At the request of Darren Barney, they have brought on a landscape architect to ensure the design aligns
84 with the preferences and requirements of the City's Parks Department. Gary Cupp followed up with Mr.
85 Barney and reported that no concerns have been raised. Commissioner Mark Sampson expressed that
86 the Parks Department has seemed somewhat standoffish about the project. Dayton Hall noted he was
87 pleased that a landscape architect is involved and emphasized that the park will not be funded by the
88 city. Instead, it will be financed through the Public Infrastructure District, as negotiated during the PID
89 approval process. Once completed, the park will be dedicated to and maintained by the city.

90
91 *Paul Farthing motioned to approve PSP25-03 subject to staff and JUC comments. Michelle Cloud
92 seconded the motion. Unanimous.*

93
94 **2. AFP25-01: Discussion and consideration of possible approval of an amended final plat for
95 Dixie Springs Plat B Lots 122 & 123, located at 2689 S Wilson Drive. Jeffrey and Tiffany Nelson,
96 Applicant. Ryan Scholes, Agent.**

97 Ryan Scholes explained that the property owner intends to construct an accessory building, such as a
98 casita, and in order to do so, the two parcels must be combined. This combination is necessary to meet
99 zoning and development requirements for the planned structures.

100

101 *Michelle Cloud motioned to approve AFP25-01 subject to staff and JUC comments. Rebecca*
102 *Bronemann seconded the motion. Unanimous.*

103 **Planning Commission Business:** None

104

105 **Approval of Minutes:** None

106

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

108

109 **Adjournment**

110

DRAFT

Hurricane Planning Commission

Meeting Minutes

February 13, 2025

Minutes of the Hurricane City Planning Commission meeting held on February 13, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Brad Winder, Kelby Iverson, Amy Werrett, and Michelle Smith.

Members Excused:

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, Water Department Representative Kory Wright, Power Department Representative Scott Hughes, and City Council Representative Kevin Thomas.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Kory Wright

Prayer and/or thought by invitation given by Kelby Iverson

Declaration of any conflicts of interest – none declared

Paul Farthing motioned to approve the agenda as presented. Kelby Iverson seconded the motion. Unanimous.

Public Hearings

1. A Zone Change Amendment request located approx. 126 S 850 W from RM-2, multifamily 10 units per acre, to RM-3, multifamily 15 units per acre. Parcel number H-PMSD-4-A, H-3-1-34-3228 and H-3-34-3205.

No comments

2. A Zone Change Amendment request located at 380 W 500 S from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Parcel number H-TKRF-1-4

WIRE T

3. A Zone Change Amendment request located at 495 E 800 N from M-1, light industrial, to HC, highway commercial. Parcel number H-316-A-1-H.

No comments

NEW BUSINESS

51 **1. ZC25-02: Discussion and consideration of a recommendation to the City Council**
52 **on a Zone Change Amendment request located approx. 126 S 850 W from RM-2, multifamily 10**
53 **units per acre, to RM-3, multifamily 15 units per acre. Parcel number H-PMSD-4-A, H-3-1-34-3228**
54 **and H-3-34-3205. Interstate Homes, Applicant. Amanda Pectol, Agent.**

55 Mitch Godfrey with Interstate Homes shared that they would like to add two additional units to their
56 existing Pecan Meadows subdivision. Commissioner Shelley Goodfellow stated that it conforms to the
57 four questions we look at with a zone change. Her only question was whether the amenity of the
58 basketball court was going to be replaced. Mr. Godfrey shared there is another area in the development
59 that will be revamped but they aren't adding an additional amenity area.

60
61 *Brad Winder motioned a recommendation for approval of ZC25-02 to the City Council subject to staff*
62 *and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.*

63
64 **2. ZC25-03: Discussion and consideration of a recommendation to the City Council**
65 **on a Zone Change Amendment request located at 380 W 500 S from R1-10, residential one unit**
66 **per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet. Parcel number H-**
67 **TKRE-1-4. Don Behunin, Applicant.**

68 Don Behunin shared that they would like to add a casita but would like to add it onto the house instead
69 of it being a separate building. The setback of an R1-8 would allow them to attach it to their house.
70 Commissioner Mark Sampson asked if there was a way to allow an exception to be given because a
71 zone change seems to be extreme. City Attorney Dayton Hall shared that the only way they could seek
72 relief of the current required setback of 20' is through a variance but it's not likely this type of request
73 would be approved because the appeals board has strict guidelines. Gary Cupp stated that this would
74 allow them to have a 10' rear setback which right now the setback required is 20'. Commissioner
75 Sampson asked if we anticipate this type of request happening a lot. Mr. Cupp stated that he doesn't
76 believe so. Commissioner Kelby Iverson asked if there was a way this could be a conditional use. Mr.
77 Hall stated that we have adopted a handful of uses that could be conditional uses and this type of
78 request isn't one of them. We would have to put conditions on approval standards the request would
79 need to meet and how would we choose which properties should receive that and which shouldn't?
80 Commissioner Brad Winder questioned the potential trail that we've discussed along Goulds Wash and
81 how this addition would affect it. Commissioner Shelley Goodfellow responded that if the trail were to go
82 in, it would have to be in the wash. She's unsure how many owners are going to give up land to put in
83 that trail and the city cannot exercise eminent domain for trails not along master planned roadways.
84 Commissioner Michelle Smith asked if this will be a casita and if it'll be a short-term rental. Mr. Behunin
85 stated that there will be a casita with a door accessing the outside but it will not be used as a short-term
86 rental. Commissioner Iverson asked if we have some R1-8 zoning along Goulds Wash? Fred Resch III
87 showed on the zoning map that we do have some multifamily and R1-8 zoning along Goulds Wash
88 along 400 S. Commissioner Amy Werrett asked if the addition would be a completely separate living
89 area. Mr. Behunin shared that they'll expand their dining room and add a master suite.

90
91 *Paul Farthing motioned a recommendation for approval of ZC25-03 to the City Council. Kelby Iverson*
92 *seconded the motion. Unanimous.*

93
94 **3. ZC25-04: Discussion and consideration of a recommendation to the City Council**
95 **on a Zone Change Amendment request located at 495 E 800 N from M-1, light industrial, to HC,**
96 **highway commercial. Parcel number H-316-A-1-H. Matt Lowe, Applicant. Clint Hancock, Agent.**
97 Clint Hancock shared that this is the old Eagles Lounge that has been vacant for a while. They are
98 seeking a highway commercial zone to revamp the building and put in a restaurant. Commissioner Mark
99 Sampson asked why this is light industrial and not commercial when it is along the highway. Gary Cupp
100 speculates it is because the neighbors to the west are light industrial uses. Commissioner Shelley

101 Goodfellow thinks that anytime an old building gets a face lift, it is good for the city. Historically, this has
102 been used commercially so it makes sense to allow the change.
103

104 *Amy Werrett motioned a recommendation for approval of ZC25-04 to the City Council. Kelby Iverson
105 seconded the motion. Unanimous.*

106

107 **4. Discussion and possible approval of a parking modification for the former Eagles
108 Club located at 495 E 800 N. Matt Lowe, Applicant. Clint Hancock, Agent.**

109 Fred Resch III explained that the city's parking requirement for a restaurant is one space per 100 square
110 feet, which would amount to 53 spaces for this location. However, the applicant has provided only 30
111 spaces, along with a justification supporting the adequacy of that number. Commissioner Shelley
112 Goodfellow earlier referenced a section of the code that permits the commission to waive parking
113 requirements for revitalization projects involving older commercial buildings. There is also a provision
114 allowing modification of parking requirements if sufficient justification is provided, and staff believes the
115 parking study submitted meets that standard. Commissioner Mark Sampson asked who on staff reviews
116 such studies, and Mr. Resch responded that he does. He further remarked that the standard parking
117 requirement for restaurants is somewhat excessive and believes a reduction is reasonable for this and
118 future restaurant projects. Commissioner Michelle Smith expressed concern primarily about visibility
119 when exiting the parking lot. Clint Hancock added that the interior would need remodeling to expand the
120 kitchen area, as the existing space is insufficient for a full kitchen. Commissioner Sampson inquired
121 about the parking situation at River Rock in LaVerkin, known for parking challenges, and whether staff
122 feels comfortable with the proposed parking here. Mr. Resch stated he has never experienced parking
123 issues there. Commissioner Goodfellow felt that reducing parking spaces might actually reduce traffic
124 congestion at the intersection, suggesting that encouraging some parking further down the street could
125 be safer than everyone exiting from the lot directly. However, Commissioner Paul Farthing disagreed,
126 warning that if the business is as successful as River Rock, this reduced parking and the current lot
127 layout would likely cause significant parking problems. While he acknowledged the parking study, he felt
128 the number of spaces was insufficient and would create ongoing issues. Commissioner Goodfellow
129 reiterated that staff views the code's parking requirement as excessive and believes the provided
130 parking is adequate for the proposed use.

131

132 *Shelley Goodfellow motioned to approve the parking modification for the former Eagles Club located at
133 495 E 800 N. Ralph Ballard seconded the motion. Brad Winder, Michelle Smith, Kelby Iverson, Mark
134 Sampson, Shelley Goodfellow, Amy Werrett, and Ralph Ballard – aye. Paul Farthing – nay. Motion
135 carries.*

136

137 **5. PP25-03: Discussion and consideration of a possible approval of 2060 S Estates, a
138 three-lot single family residential subdivision located at 2060 S 950 W. Scott Stratton, Applicant.
139 Karl Rasmussen, Agent.**

140 Karl Rasmussen explained that the proposed project is located adjacent to Hurricane Fields Estates and
141 that the lots will be similar in size. The applicant is seeking preliminary plat approval in order to stub
142 utilities to the lots along 2060 South. Commissioner Shelley Goodfellow inquired about the zoning, and
143 Mr. Rasmussen confirmed it is RA-0.5, consistent with the neighboring subdivision. Commissioner Brad
144 Winder raised concerns noted by staff regarding power capacity and also asked about a reference to
145 tortoise habitat on the plans. Staff clarified that the tortoise habitat note was a misprint and not
146 applicable to this property. Gary Cupp stated he had spoken with the power director earlier in the day
147 and confirmed that the power supply is ready to proceed—the necessary agreements have been made,
148 and payments into the utility program have been completed. Commissioner Goodfellow also asked
149 about the long-term plans for roadway access, specifically how 1100 West will connect in the future. Mr.
150 Rasmussen explained that for now, the intersection will function as a standard access point, but

151 eventually, 2060 South will extend west to connect with the planned 1100 West alignment. At that time,
152 the small lane currently serving the area will be removed.

153
154 *Paul Farthing motioned to approve PP25-03 subject to staff and JUC comments. Kelby Iverson
155 seconded the motion. Unanimous.*

156
157 **6. PSP25-04: Discussion and consideration of a possible approval of a preliminary
158 site plan for Hurricane Dental, a medical office, located at 779 W 100 N. Charles and Jessica
159 Elkington, Applicant. Riley Young, Agent.**

160 Charles Elkington explained that because the city chose not to renew their long-term lease at their
161 current location, they plan to build a new facility to continue providing dental services in Hurricane.
162 Commissioner Shelley Goodfellow asked if the applicant had any concerns about staff comments related
163 to cross access and coordination with neighboring properties. Dr. Elkington responded that he has been
164 in communication with one neighbor and that there are no concerns or obstacles anticipated in
165 establishing the necessary cross access.

166
167 *Kelby Iverson motioned to approve PSP25-04 subject to staff and JUC comments. Brad Winder
168 seconded the motion. Unanimous.*

169
170 **7. PP25-05: Discussion and consideration of a possible approval of a preliminary plat
171 for Hideaway Ridge Phase 2, a three-lot single family residential subdivision located at 1080 S 50
172 W. Todd Trane, Applicant. Karl Rasmussen, Agent.**

173 Karl Rasmussen provided a brief history of the property, noting that they have worked through several
174 issues—most notably resolving a right-of-way concern. Although the preliminary plat had previously
175 been approved, that approval expired, and the applicant is now seeking re-approval to proceed.
176 Commissioner Kelby Iverson requested clarification regarding the canal adjacent to the property. Fred
177 Resch III explained that the master plan trail for the Hurricane Canal does not extend to this site.
178 Commissioner Ralph Ballard added that the canal on the north end is currently closed off for safety
179 reasons and will remain inaccessible. Commissioner Shelley Goodfellow disclosed a potential conflict of
180 interest due to her husband having submitted a preliminary bid on the project and therefore abstained
181 from voting on the matter.

182
183 *Paul Farthing motioned to approve PP25-05 subject to staff and JUC comments. Kelby Iverson
184 seconded the motion. All ayes except Shelley Goodfellow who abstained.*

185
186 **8. PP24-30: Discussion and consideration of a possible approval of a preliminary plat
187 for The Orchards, a 41-lot single family residential subdivision located at 3600 W 1640 S. Dennis
188 Miller, Applicant. Karl Rasmussen, Agent.**

189 Karl Rasmussen passed out a diagram and explained their plan. Commissioner Shelley Goodfellow
190 asked why staff still recommended denial. Gary Cupp shared that as it stands, its isolated and reliant on
191 the Peach Spring Estates to be finished to provide as the access as well as some of utilities. We don't
192 feel we can make a finding of adequate public facilities. It is the prerogative of the commission that if
193 they feel that it can be provided timely, that decision can be made. Commissioner Goodfellow asked
194 how adding these few lots changes the decision made the last time it was approved in December. She
195 doesn't feel comfortable denying when we've already approved it. The commissioners and staff
196 discussed how PID's work and the status of the PID for this development specifically.

197
198 *Shelley Goodfellow motioned to approve PP24-30 subject to no construction drawings being approved
199 until the dedicated public access and provisions of utilities are completed by the project proponent or the
200 PID and subject to JUC comments.*

201

202 Commissioner Paul Farthing asked whether the PID was responsible for completing this portion of the
203 project. Karl Rasmussen clarified that Gateway Drive falls under the PID's scope and will facilitate
204 improved connectivity. Dayton Hall added that the PID itself is not a developer but rather a financing
205 mechanism authorized by the city to issue bonds and raise funds for infrastructure projects. The PID
206 contracts with contractors and other professionals to carry out the actual construction work
207

208 *Amy Werrett seconded the motion. Brad Winder – aye, Michelle Smith – nay, Kelby Iverson – aye, Paul
209 Farthing – nay, Mark Sampson – aye, Shelley Goodfellow – aye, Amy Werrett -aye, Ralph Ballard – aye.
210 Motion carries.*

211

212 **9. PP24-01: Discussion and possible approval of an extension of a preliminary plat approval
213 for Trails at Sand Hollow, a 673-unit multifamily development located at 4000 W Sand Hollow
214 Road. Brad Mabey, Applicant. Karl Rasmussen, Agent.**
215 Karl Rasmussen shared that this was before the commission last year. The reason for the extension was
216 because they were waiting for some PID roads to get done.

217

218 *Kelby Iverson motioned to approve the preliminary plat extension for PP24-01. Paul Farthing seconded
219 the motion. Unanimous.*

220

221 **10. FSP25-04: Discussion and consideration of a possible approval of a final site plan for
222 Firerock Townhomes, a 30-unit townhome development located at 184 N 2170 W. Randy
223 Simonsen, Applicant. Gerold Pratt, Agent.**
224 *Paul Farthing motioned to approve FSP25-04 subject to staff and JUC comments. Ralph Ballard
225 seconded the motion. Unanimous.*

226

227 **11. CUP25-02: Discussion and consideration of a possible approval of a conditional
228 use permit for a building of greater height and size located at 2501 W Grandview Dr. Brian and
229 Heather Swearington, Applicant. Terry Spinks, Agent.**
230 Terry Spinks shared that his client would like to build a detached garage. Commissioner Shelley
231 Goodfellow doesn't understand why our ordinance wouldn't allow this.

232

233 *Amy Werrett motioned to approve CUP25-02. Shelley Goodfellow seconded the motion. Unanimous.*

234

235 **12. CUP25-03: Discussion and consideration of a possible approval of a conditional
236 use permit for a metal building located at 296 S 1760 W. David Christensen, Applicant.**
237 David Christensen shared that this garage will be for his vehicles. The color will match his existing block
238 buildings of the burnt red color. Commissioner Amy Werrett shared that there are a lot of metal buildings
239 in this area so it fits.

240

241 *Kelby Iverson motioned to approve CUP25-03. Paul Farthing seconded the motion. Unanimous*

242

243 **13. FSP25-05: Discussion and consideration of a possible approval of a final site plan for
244 Southern Utah Sheds, a retail establishment, located at 980 W State St. Rachael Rasmussen,
245 Applicant.**
246 *Kelby Iverson motioned to approve FSP25-05 subject to staff and JUC comments. Amy Werrett
247 seconded the motion. Unanimous.*

248

249 *Paul Farthing motioned to adjourn. Kelby Iverson seconded the motion. Unanimous.*

250

251

252

253 **Adjournment at 8:34PM**

DRAFT

Hurricane Planning Commission Meeting Minutes

April 24, 2025

Minutes of the Hurricane City Planning Commission meeting held on April 24, 2025, at 6:03 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Brad Winder, Michelle Smith, and Amy Werrett.

Members Excused: Ralph Ballard, Kelby Iverson

Staff Present: Planning Director Gary Cup

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, Building and Planning Clerk Karri Richardson, City Engineer Representative Jeremy Pickering.

6:03 p.m. - Call to Order

Roll Call

Pledge of Allegiance-Paul

Prayer and/or thought by invitation-Amy

Declaration of any conflicts of interest

Brad Winder motioned to approve the

Brad Winder motioned to approve the agenda as posted. Paul Farthing seconded the motion. Unanimous.

OLD BUSINESS

1. LUCA25-03: Discussion and consideration of recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 3, 7, 12, and 14 regarding farm stands. Hurricane City, Applicant.

The item was continued previously to allow time for discussion with legal counsel and to address concerns about land size requirements. The only change made since then was eliminating the land size requirement. Commissioner Paul Farthing proposed that commercial sales be limited to 25–30% of total sales. Commissioner Shelley Goodfellow raised concerns about the proposed language requiring all products sold at the farm stand to be grown or produced on the same property. She noted that this could unintentionally prohibit neighboring farmers from sharing a farm stand on one property, which is a common and practical arrangement. Gary Cupp clarified that this restriction was specific to the CUP version of farm stands that include commercial sales, while Fred Resch III added that regular farm stands without commercial sales already allow for shared use and have no size limitations. The commission discussed how much commercial product should be allowed, with Commissioner Goodfellow advocating to maintain a 50% cap to accommodate seasonal changes and the need for supplemental sales. There was also clarification on whether business licenses would be required.

Paul Farthing motioned to send a recommendation of approval of LUCA25-03 to the City Council subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

NEW BUSINESS

51 **1. PSP25-09: Discussion and consideration of a possible approval of a preliminary site plan**
52 **for Pecan Apartments, a duplex located at 126 S 850 W. Stratton**
53 **Development LLC, Applicant. Mitch Godfrey, Agent.**

54 No questions or concerns.

55
56 *Amy Werrett motioned to approve PSP25-09 subject to staff and JUC comments. Shelley Goodfellow*
57 *seconded the motion. Unanimous.*

58
59 **2. FSP25-17: Discussion and consideration of a possible approval of a final site plan**
60 **for Coral Cliffs Entertainment Center, an indoor recreation facility located at 800 W**
61 **State St. Coral Cliffs Entertainment, Applicant. Chase Stratton, Agent.**

62 Gary Cupp stated that he has no issues with the request for a parking modification. Commissioner
63 Shelley Goodfellow commented that the current code requires five parking stalls per bowling lane, but
64 she feels that two stalls per lane would be more appropriate. Commissioner Amy Werrett asked whether
65 the parking arrangement would negatively impact nearby businesses. Chase Stratton clarified that the
66 neighboring businesses have their own dedicated parking stalls included as part of their sites, so the
67 proposed parking modification would not affect them. No commissioners expressed concerns regarding
68 the proposed parking.

69
70 *Paul Farthing motioned to approve FSP25-17 and the parking modification subject to staff and JUC*
71 *comments. Brad Winder seconded the motion. Unanimous.*

72
73 **Planning Commission Business:**

74 **1. Discussion and possible approval of canceling the May 8th, 2025 Planning**
75 **Commission meeting.**

76 It was noted that the APA Conference is scheduled on this date, and representatives from the Planning
77 Department will be out of the office attending the event.

78
79 *Mark Sampson motioned to approve the cancellation of the meeting on May 8th, 2025. Amy Werrett*
80 *seconded the motion. Unanimous.*

81
82 **2. Discussion on accessory dwelling units in front yards.**

83 The commission held a detailed discussion on accessory dwelling units (ADUs) in front yards, prompted
84 by an applicant who intends to build a new structure in the front yard to serve as their primary residence,
85 converting the existing home into an ADU. Gary Cupp explained that while the current code does not
86 clearly prohibit accessory buildings in front yards, it creates confusion and inconsistency in application.
87 The commission debated whether to revise the code to explicitly restrict front yard ADUs or to allow
88 them under specific conditions. Discussion covered setback requirements, fire access, and consistency
89 in applying standards. Commissioner Paul Farthing expressed concern that ADUs should resemble
90 smaller casitas, not large structures, and worried that allowing them in front yards could increase density
91 in neighborhoods not designed for it. Fred Resch clarified that zoning and CUP provisions already allow
92 larger structures, and owner occupancy is still required for ADU rentals. Commissioner Shelley
93 Goodfellow argued that allowing front yard ADUs could support affordable housing goals, especially on
94 deep lots, as long as they meet setback requirements. She emphasized that only ADUs—not sheds or
95 shops—should be permitted in front yards and suggested adding design standards. Other
96 commissioners inquired about fire code implications, with Fred Resch III noting that fire access is
97 generally not required for ADUs unless on flag lots. Commissioner Amy Werrett asked whether only one
98 front yard ADU could be allowed per lot, and Mr. Cupp confirmed that only one would be permitted. The
99 commission expressed general openness to the idea, with agreement that strict design standards and

102 utility upgrade requirements should be included. A draft amendment will be brought back for further
103 review.

104
105 *Shelley Goodfellow motioned to adjourn. Paul Farthing seconded the motion. Unanimous.*
106

107 **Adjournment**

DRAFT

Hurricane Planning Commission Meeting Minutes

June 12, 2025

Minutes of the Hurricane City Planning Commission meeting held on June 12, 2025, at 6:11 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Michelle Smith, Paul Farthing, and Amy Werrett

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance by Shelley Goodfellow

Prayer and/or thought by invitation by Mark Sampson

Shelley Goodfellow motioned to approve the agenda. Kelby Iverson seconded the motion. Unanimous.

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 2085 S 700 W, from R1-15, residential one unit per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308.

Cheryl Hall, a longtime community member since 1989 who has operated multiple home-based businesses, expressed her full support for the applicant's request to establish a salon with more than one chair. She noted that she has known the applicant for nearly the entire time she has lived in Hurricane and emphasized that her property is completely surrounded by commercial uses.

2. A Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8, residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-GS1.

No comments.

3. A Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one unit per 8,000 square feet. Parcel number H-4138-J.

Several community members voiced concerns regarding proposed development near agricultural lands. Their comments are included in this packet.

50 Jeremy Wilson, owner of Wilson Pecan Farm adjacent to the site, expressed worries similar to those
51 raised during a previous Wyler zone change. He highlighted challenges with fertilizer, dust, and noise
52 associated with farming operations, noting that despite efforts to control dust, it is sometimes
53 unavoidable. Wilson also raised concerns about potential flooding from runoff once the land is leveled.
54

55 Tony Tullius, a long-time resident with 37 years at the second permanent foundation nearby, stated that
56 no one wants additional development in the area. His primary concern centers on road access and
57 easement issues, noting that property owners are reluctant to relinquish road rights. Jeremy Pickering
58 recently met with Tullius to discuss easement language and emphasized that developers should not
59 encroach on existing private roads or split them down the middle, as some roads run very close to
60 residences.
61

62 Jeremy Hargis, another nearby resident, questioned when agricultural lands should be protected and
63 when it is appropriate to allow development. He stressed the importance of making firm decisions now to
64 preserve agricultural zones, noting that once these lands are converted, they cannot be reclaimed.
65

66 Beth Eschler spoke about the broader scope of agriculture, including raising livestock. She shared that
67 her family purchased 10 acres to raise horses, reflecting a lifestyle that is increasingly rare due to
68 ongoing development pressure. She emphasized the adverse impact that development would have on
69 her and her neighbors, making it difficult to maintain their way of life.
70

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

73 No comments
74

75 **NEW BUSINESS**
76

77 **1. ZC25-14: Discussion and consideration of a recommendation to the City Council
78 on a Zone Change Amendment request located at 2085 S 700 W, from R1-15, residential one unit
79 per 15,000 square feet, to GC, general commercial. Parcel number H-3-2-10-2308. Michael and
80 Aimee Carnell, Applicants.**

81 Aimee Carnell shared that her property is situated between two storage unit facilities—one existing and
82 one currently under construction—and she is requesting a zone change to allow her to operate a small
83 salon business. She explained that her two-car garage has been converted into a salon space that
84 accommodates her and three to four booth renters. Staff indicated that they did not see significant
85 concern with the potential loss of a single-family residence, given the surrounding light industrial and
86 civic uses. Shelley Goodfellow commended the applicant for her initiative and noted that there are
87 already several home-based salons in the community with more than one chair. She suggested it may
88 be time to revisit the code that currently limits home salons to a single chair, perhaps allowing two or
89 three instead. In the context of this specific property, she felt commercial zoning was a logical fit. Ralph
90 Ballard questioned the community's interest in prohibiting residential uses within commercial zones.
91

92 Gary Cupp responded that in other communities he is familiar with, one residential use may be permitted
93 in commercial zones, but that is not the case here. He explained that the intent behind excluding
94 residential uses is to preserve commercial properties exclusively for commercial purposes, preventing
95 residential encroachment. Dayton Hall added that the development agreement will ultimately regulate
96 the residential use, clarifying that the current discussion includes allowing the existing residential use to
97 remain while Aimee owns the property, but that it would convert fully to commercial upon sale. The
98 commission expressed consensus that the residential use should be allowed to continue even with the
99 sale of the home, so long as it remains in conjunction with the commercial use. Mr. Hall stated that the
100 commission could make that recommendation, and the City Council would ultimately decide what to
 include in the final development agreement.

101
102 *Ralph Ballard motioned a recommendation of approval of ZC25-14 to the City Council subject to staff*
103 *and JUC comments with the caveat that a development agreement allow the residential aspect be*
104 *allowed to continue as long as it in conjunction with the commercial use. Shelley Goodfellow seconded*
105 *the motion. Unanimous.*

106
107 **2. ZC25-15: Discussion and consideration of a recommendation to the City Council**
108 **on a Zone Change Amendment request located at approx. 3700 W Bash Parkway from R1-8,**
109 **residential one unit per 8,000 square feet, to PF, public facility. Parcel number H-4-2-12-1213-**
110 **GS1. Western Mortgage and Realty Co-Tim Tippett, Applicant. Karl Rasmussen, Agent.**
111 Mark Sampson asked why the substation location had not been included in the original plan. Karl
112 Rasmussen explained that, at the time of the original planning, no one knew exactly where the
113 substation would need to be located. Now that utility planning has progressed, it's clear that the
114 substation needs to be placed in this area to adequately supply power to the surrounding development.

115
116 *Shelley Goodfellow motioned to send a recommendation of approval of ZC25-15 to the City Council*
117 *subject to staff and JUC comment. Kelby Iverson seconded the motion. Unanimous.*

118
119 **3. ZC25-16: Discussion and consideration of a recommendation to the City Council**
120 **on a Zone Change Amendment request located at approx. 2241 S 5400 W from A-5, agriculture**
121 **one unit per 5 acres, to R1-6, residential one unit per 6,000 square feet, and R1-8, residential one**
122 **unit per 8,000 square feet. Parcel number H-4138-J. Andrew Hall, Applicant. Bush & Gudgell-**
123 **Ryan Lay, Agent.**

124 Shelley Goodfellow pointed out that there are clearly unresolved drainage and sewer issues on the site,
125 which is why staff had recommended denial of the request. She referenced prior concerns raised during
126 the agricultural zoning discussion and asked whether the road in question was part of the City's master
127 plan. Fred Resch III confirmed that it is identified as a 77-foot-wide master planned roadway. Mrs.
128 Goodfellow then asked how the City would acquire the roadway if the neighboring property owners had
129 not agreed to give it up. Dayton Hall explained that one method would be through negotiation with the
130 property owners, and the other would involve exercising eminent domain, provided the City could
131 demonstrate a legitimate public need for the road. In that case, the landowners would be compensated
132 at fair market value for the property taken. Mrs. Goodfellow also raised concerns about where a suitable
133 buffer between the proposed development and existing uses would be located. Brad Winder noted that
134 the current turf sod road in the area is neither improved nor maintained and predicted that future
135 residents would likely complain about the conditions if development proceeded as-is. Kelby Iverson
136 expressed discomfort with moving forward at this stage, stating that the proposal felt premature and that
137 more progress and resolution on the surrounding infrastructure was needed before granting approval.

138
139 *Ralph Ballard motioned to table ZC25-16 until the applicant is ready. Brad Winder seconded the motion.*
140 *Unanimous.*

141
142 **4. PP25-15: Discussion and consideration of a possible approval of a preliminary plat**
143 **for Sandwater Estates, a 255 lot single family subdivision located at Sand Hollow Road and 2300**
144 **S. Western Mortgage & Realty Co, Applicant. Karl Rasmussen, Agent.**

145 Karl Rasmussen noted that a lot has changed since the previous application. The developers have
146 essentially combined two subdivisions into one cohesive project. He also pointed out that this plat is
147 adjacent to the site where the school district plans to construct new intermediate and elementary
148 schools, making the location especially relevant for future residential development.

149
150 *Shelley Goodfellow motioned to approve PP25-15 subject to staff and JUC comments. Kelby Iverson*
151 *seconded the motion. Unanimous.*

152

153 **5. FSP25-26: Discussion and consideration of a possible approval of a final site plan**
154 **for Shadow Ridge Apartments Phase 2, a 16-unit apartment building, located at 6129 W 100 S.**
155 **Landon Anderson, Applicant. Curtis Anderson, Agent.**

156 Kyle Arbizu reminded the commission of the project details, noting that they are essentially building
157 permit ready but had overlooked this portion of the approval process. Mark Sampson asked whether
158 affordable housing was included in the project. Mr. Arbizu responded that while it had been considered
159 initially, they ultimately decided to set that component aside for a different development.

160

161 *Kelby Iverson motioned to approve FSP25-26 subject to staff and JUC comments. Shelley Goodfellow*
162 *seconded the motion. Unanimous.*

163

164 **6. AFP25-08: Discussion and consideration of a possible approval of an amended**
165 **final plat for Hurricane Commercial Center located at 83 S 2600 W. DGR Holdings, LLC,**
166 **Applicant. Civil Science-Brandee Walker, Agent.**

167 Fred Resch III explained that the proposed new building for Southwest Vision is located adjacent to the
168 Gubler Therapy building. To facilitate access to utilities and parking across the site, the developer is
169 proposing to incorporate the property into the existing subdivision. Dayton Hall inquired whether the
170 subdivision's CC&Rs have been or will be amended to guarantee legal access to shared utilities and
171 parking before the amendment is approved. Jeremy Pickering confirmed that during the building review
172 process, shared parking, cross access, and utility access were identified as key issues, which led to this
173 approach of formally including the site within the subdivision boundaries. Mr. Hall emphasized that
174 approval from the current unit owners will be required to allow the new building to share parking and
175 utilities, and that the city must ensure these legal rights are secured. This requirement is noted in the
176 staff report, and the city will confirm the necessary agreements are in place prior to recording the
177 amended plat.

178

179 *Kelby Iverson motioned to approve AFP25-08 subject to staff and JUC comments. Shelley Goodfellow*
180 *seconded the motion. Unanimous*

181

182 **7. PSP25-13: Discussion and consideration of a preliminary site plan for Goldenwest**
183 **Credit Union, a bank, located at 28 N 2000 W. Eric Malmberg, Applicant.**

184 The agent shared that Goldenwest is currently under contract for one of the lots within the overall
185 development. They expressed general agreement with most of the comments provided by staff.
186 However, some feedback from the JUC and staff pertained to the entire development site and therefore
187 they cannot fully comply with those requests. The applicant agreed to expand landscaping to cover their
188 portion of the UDOT right-of-way and to construct a detention basin on their site as required. Gary Cupp
189 noted that more detailed discussions and resolutions of complex issues will take place during the
190 construction drawing phase.

191

192 *Ralph Ballard motioned to approve PSP25-13 subject to staff and JUC comments and that the rest of*
193 *the details be worked out before the final site plan. Kelby Iverson seconded the motion. Unanimous.*

194

195 **8. Discussion and consideration of a possible approval of a sign of greater size for**
196 **Coral Cliffs Entertainment, located at 835 W State St. Rainbow Sign and Banner, Applicant.**

197 Nick Davis, representing Rainbow Sign and Banner, presented the proposed sign for the theater, stating
198 that it will be 34.5 feet tall—just under the 35-foot maximum height allowed. The new sign will utilize the
199 existing foundation and structural elements from the current theater sign but will feature a new design.
200 Shelley Goodfellow asked about the total square footage of the sign. Gary Cupp responded that the
201 sign's area is 225 square feet, which exceeds the ordinance's 200-square-foot maximum. Mrs.
202 Goodfellow also raised concerns about brightness, referencing the sign at the nearby intermediate

203 school, which she described as “blinding” and disruptive to the surrounding neighborhood. Mr. Cupp
204 noted that while brightness is not currently regulated by the ordinance, the police chief had requested
205 that it be considered during the review to avoid creating a distraction to drivers or nearby residents. Mr.
206 Davis explained that the intermediate school sign uses true pixels—each color is its own individual
207 bulb—making it significantly brighter. He stated that the new theater sign will have a higher resolution
208 with pixels closer together, resulting in about 30% less brightness than the school’s display. The
209 commissioners discussed possible resolutions for signs that may be too bright.
210

211 *Ralph Ballard motioned to approve the greater size sign as long as the owner is willing to take care of
212 complaints and regulate the hours. Shelley Goodfellow seconded the motion. Unanimous.*

213

214 **9. FSP25-16: Discussion and consideration of a possible approval of a final site plan
215 for Southwest Vision, a medical office located at 83 S 2600 W. DGR Holdings LLC, Applicant.
216 Civil Science-Brandee Walker, Agent.**

217 Fred Resch III stated the amended final plat will need to be recorded before they can move forward.
218

219 *Shelley Goodfellow motioned to approve FSP25-16 subject to staff and JUC comments. Ralph Ballard
220 seconded the motion. Unanimous.*

221

222 **10. LUCA25-06: Discussion and consideration of a recommendation to the City Council
223 on a Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory
224 building in front yards.**

225 Mark Sampson questioned where the 100-foot setback requirement originated. Gary Cupp explained
226 that he is trying to balance the intent of the code with practical, logical considerations. Mr. Sampson
227 followed up by asking why it would necessarily be a bad thing to allow an accessory dwelling unit (ADU)
228 in the front yard. Mr. Cupp acknowledged that in some cases, it may not be an issue. Shelley
229 Goodfellow added that the code should clearly distinguish between ADUs and simple sheds or
230 outbuildings, emphasizing that any ADU should be architecturally compatible with the primary residence.
231

232 *Shelley Goodfellow motioned to continue LUCA25-06 to the next meeting. Ralph Ballard seconded the
233 motion. Unanimous.*

234

235 **Planning Commission Business:**

236

237 **1. Presentation and discussion on updates to use tables**

238 It was explained that each chapter of the land use code contains multiple zones, and each zone lists its
239 own set of allowed uses. However, these allowed uses have varied from chapter to chapter, leading to
240 inconsistency. To resolve this, staff has created a master list of allowed uses that will now be applied
241 uniformly across all zones in each chapter, ensuring consistency throughout the code.
242

243

244 **2. Presentation and discussion on transfer of development rights**

245 Fred Resch III shared a slide show. It is attached in the packet.
246

247 *Shelley Goodfellow motioned to adjourn. Ralph Ballard seconded the motion. Unanimous.*

248 **Adjournment at 9:00PM**

Hurricane Planning Commission Meeting Minutes

June 26, 2025

Minutes of the Hurricane City Planning Commission meeting held on June 26, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Brad Winder, Kelby Iverson, Michelle Smith, and Amy Werrett.

Members Excused:

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer given by Ralph Ballard

Brad Winder motioned to approve the agenda as presented. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest – Amy Werrett disclosed that she knows the applicant of new business item #3 CUP25-04 but she will still be voting.

Public Hearings

1. A Land Use Code Amendment request to Title 10, Chapters 12-17, regarding allowed use table updates.

Fred Resch III explained this is a cleanup to make use tables consistent across all chapters.

No comments from the public.

2. A Land Use Code Amendment request to Title 10, Chapter 43, regarding approval authority for site plans for Mobile Home/Recreational Vehicle parks.

Fred Resch III shared this is also a cleanup. Final site plans for RV parks are approved by the City Council; this amendment moves approval authority from City Council to Planning Commission to align with other site plan processes.

No comments from the public.

OLD BUSINESS

49 1. **PP24-27: Discussion and consideration of a possible approval of a preliminary plat**
50 **for Black Ridge Phase 2, a 45 lot single family subdivision, located north of 900 S and east of**
51 **1760 W. Wasatch Commercial Builders, Applicant. Focus Engineering, Agent.**

52 Fred Resch III noted that this preliminary plat was originally reviewed nearly seven months prior but was
53 tabled in November to resolve power capacity issues, which have now been addressed and approved by
54 the City Council. Brad Winder inquired about the status of power lines and irrigation water line concerns;
55 Resch stated these will be finalized during the construction drawing phase. Winder also asked about
56 sensitive lands in the area; Resch explained that while there are advisory notes regarding sensitive
57 lands, the terrain is not steep in this portion of the subdivision. Jeremy Pickering confirmed the advisory
58 nature of this note and that the applicant may proceed. Paul Farthing expressed concern over approving
59 developments with limited road access, noting that 1760 S is not a fully developed road and 920 W has
60 steep grades. Mark Sampson asked if improvements are planned for 1760 W; Pickering replied that with
61 new developments like the Hampton Inn and Dominion Energy projects, improvements are expected to
62 occur as the area develops, and there remain several alternate routes for access. Michelle Smith asked
63 for clarification on the increase from 35 to 45 lots, confirming that the lot and home sizes will be smaller,
64 and whether these homes would be low income; Resch responded they will be smaller lots and homes
65 and all be market rate. Ralph Ballard asked if a road to the south would provide another outlet; Pickering
66 confirmed that 1300 S is the next road south, and the developer is also working on extending
67 connections off Arlington and 1300 S to improve access.

68
69 *Paul Farthing motioned to approve PP24-27 subject to staff and JUC comments. Amy Werrett seconded*
70 *the motion. Unanimous.*

71 2. **LUCA25-06: Discussion and consideration of a recommendation to the City Council**
72 **on a Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory**
73 **building in front yards.**

74 Kevin Thomas shared that he believes the City Council's goal is to avoid allowing detached structures
75 within street side yard setbacks. The commission had a detailed discussion about whether accessory
76 buildings should be permitted in front of the main house. Lot size emerged as a key factor: for lots that
77 are half an acre or larger, any structure type could potentially be allowed, while lots smaller than half an
78 acre would require a conditional use permit. The group also discussed setting a standard that accessory
79 buildings must be architecturally compatible with the main home. Staff was directed to draft language
80 reflecting these ideas and bring it back for further review at the next meeting.

81
82 *Amy Werrett motioned to continue LUCA25-06 to the next meeting. Ralph Ballard seconded the motion.*
83 *Unanimous.*

84 **NEW BUSINESS**

85 1. **PP25-16: Discussion and consideration of a possible approval of a preliminary plat**
86 **for Firerock Phase 5, a 34 lot single family subdivision located at 460 N Firerock Way. Randy**
87 **Simonsen, Applicant. Gerold Pratt, Agent.**

88 Gerald Pratt shared they have to put in a 6' sidewalk and a retaining wall due to the widening of 600 N.
89 Mark Sampson asked about the project approved down by Goulds Wash, is that not going in? Fred
90 Resch III shared that there was a project with 23 units and the way it was approved, it was crucial this
91 subdivision tied into that property to the east.

92
93 *Shelley Goodfellow motioned to approved PP25-16 subject to staff and JUC comments. Ralph Ballard*
94 *seconded the motion. Unanimous.*

99 2. **PP25-12: Discussion and consideration of a possible approval of a preliminary plat**
100 **for Oasis at Red Cliffs, a 19 lot single family subdivision located at 2170 W and 600 N. Broken**
101 **Kids LLC, Applicant. Rhett Beazer, Agent.**

102 Kirk Coppinger shared they are looking at maybe going to 16 lots but right now they have 19 single
103 family homes with amenities. The parking lot to the south belongs to Jay Rice and not a part of this
104 development. Mr. Coppinger believes parking will be available for rent.

105
106 *Amy Werrett motioned to approved PP25-12 subject to staff and JUC comments. Shelley Goodfellow*
107 *seconded the motion. Unanimous.*

108 3. **CUP25-04: Discussion and consideration of a possible approval of a conditional**
109 **use permit for a metal building located at 3499 W 290 N. Sean Picklesimer, Applicant.**

110 Sean Picklesimer is building a shop. Commissioners discussed whether metal buildings should be staff-
111 approved in future.

112
113 *Paul Farthing motioned to approve CUP25-04 subject to staff and JUC comments. Kelby Iverson*
114 *seconded the motion.*

115 4. **AFP25-03: Discussion and consideration of a possible approval of an amended**
116 **final plat for Hurricane Industrial Park Lots 11 & 12 located at 375 N 2260 W. Renee Thompson,**
117 **Applicant. Nicholette Parker, Agent.**

118 Nicholette Parker shared they are asking for an amendment to allow a lot line adjustment between lots
119 11 & 12. After speaking with staff, they added the horseshoe driveway for fire turnaround and shared
120 driveway access.

121
122 *Kelby Iverson motioned to approve AFP25-03 subject to staff and JUC comments. Ralph Ballard*
123 *seconded the motion. Unanimous.*

124 5. **PSP25-05: Discussion and consideration of a possible approval of a preliminary**
125 **site plan for a Monopole Telecommunications Facility located at 180 N 3700 W. SBA**
126 **Communications Corporation, Applicant. Joseph Banko, Agent.**

127 Shahzad, the architectural engineer, presented the project on behalf of SBA Communications, which
128 holds a master service agreement with Walmart to install wireless communication infrastructure on their
129 properties. The proposed facility is a 100-foot stealth monopole tower designed for use by multiple
130 carriers, with sufficient ground space to accommodate additional equipment as needed. Access to the
131 tower will be provided via a gravel road coming from the rear parking lot of Walmart. Commissioner
132 Ralph Ballard inquired about the type of monopole and how it would be disguised. Shahzad responded
133 that, at the request of the city, the pole would be camouflaged as a pine tree. Mr. Ballard also raised
134 concerns about radio wave emissions. Shahzad explained that while radio waves are emitted from the
135 structure, they are fully regulated by the federal government to ensure safety.

136
137 *Paul Farthing motioned to approve PSP25-05 subject to staff and JUC comments. Ralph Ballard*
138 *seconded the motion. Unanimous.*

139 6. **AFP25-04: Discussion and consideration of a possible approval of an amended**
140 **final plat for Gateway Business Park #2 located at Gateway Park Circle and Old Highway 91.**
141 **Sunroc Corporation, Applicant. Ryan Scholes, Agent.**

142 Ryan Scholes shared that Sunroc owns both these properties, they are just merging and removing the
143 lot line between them.

149 *Kelby Iverson motioned to approve AFP25-04 subject to staff and JUC comments. Shelley Goodfellow*
150 *seconded the motion. Unanimous.*

151
152 **7. LUCA25-07: Discussion and consideration of a recommendation to the City Council**
153 **on a Land Use Code Amendment request to Title 10, Chapters 12-17, regarding allowed use table**
154 **updates.**

155 Shelley Goodfellow asked whether there were any changes between the different zoning districts or
156 within the allowed use table itself. Fred Resch III explained that the primary change was the addition of
157 clarifying language stating that if a use is not listed, it is not allowed. He emphasized that no new uses
158 were prohibited and that the few items added were not previously restricted. Dayton Hall reinforced the
159 point that under state law, if a use is not listed in the code, it is considered prohibited. Kelby Iverson
160 raised a concern about agritourism uses, noting that he does not believe they should be restricted in
161 residential agriculture zones. Mr. Hall clarified that there were no changes to the actual uses permitted—
162 this update simply introduces a consistent table format across all zoning chapters.

163
164 *Shelley Goodfellow motioned a recommendation of approval of LUCA25-07 to the City Council. Paul*
165 *Farthing seconded the motion. Unanimous.*

166
167 **8. LUCA25-08: Discussion and consideration of a recommendation to the City Council**
168 **on a Land Use Code Amendment request to Title 10, Chapter 43, regarding approval authority for**
169 **site plans for Mobile Home/Recreational Vehicle parks.**

170 Mark Sampson asked whether mobile home and RV park developments are the only types of projects
171 that do not currently have their final site plans approved by the Planning Commission, and whether there
172 were any concerns about transferring that responsibility to the commission. Fred Resch III explained that
173 final site plan approval is considered an administrative action, and the State of Utah has advised that
174 such decisions should not go before the City Council. He posed the question of whether approval should
175 be the Planning Commission or potentially be delegated to staff entirely. Shelley Goodfellow inquired
176 whether the code is written to ensure that site plans cannot be approved unless they meet specific
177 criteria. Dayton Hall confirmed that under state law, if an applicant meets the established standards, the
178 city is obligated to approve the plan. This amendment is simply about reassigning who grants that
179 approval. Ralph Ballard added that easing some of the restrictions on these types of developments
180 could support affordable housing efforts, noting that options like these have become increasingly rare.

181
182
183 *Shelley Goodfellow motioned a recommendation of approval of LUCA25-08 to the City Council regarding*
184 *the planning commission being the approval body on final site plans for Mobile Home/Recreational*
185 *Vehicle parks. Paul Farthing seconded the motion. Unanimous.*

186
187 *Shelley Goodfellow motioned to adjourn. Paul Farthing seconded the motion. Unanimous.*

188
189 **Adjournment at 8:20PM**

Hurricane Planning Commission Meeting Minutes

July 10, 2025

Minutes of the Hurricane City Planning Commission meeting held on July 10, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Ralph Ballard, Brad Winder, Kelby Iverson, Michelle Smith, and Amy Werrett (online)

Members Excused: Paul Farthing, Shelley Goodfellow

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

6:05 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Brad Winder

Prayer and/or thought by invitation give by Ralph Ballard

Kelby Iverson motioned to approve the agenda with the amendment to move new business item #2 first. Brad Winder seconded the motion. Unanimous.

Declaration of any conflicts of interest – none

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.

Gary Cupp explained the zone change process, noting that no decision would be made during this meeting. The planning commission will provide a recommendation to the city council, which is the approving body. This meeting serves as the public hearing, and there will not be another one at the city council level. The city purchased the property to the west in 2021 with the intent of developing a civic center due to a growing need for additional office space. The focus will be on constructing a new police station and city building, though no timeline or detailed development plan has been created for the remaining portions. The council approved a master plan for the area in December 2024.

The proposed zoning changes include: 3 acres to be rezoned to R1-4 for approximately 22 single-family homes on 4,000 square foot lots (with no specific concepts yet), 8 acres designated as Public Facility to include the new police department, new city offices, a park, and associated parking (while retaining the current city office), 5 acres of General Commercial with no confirmed uses yet, and 4 acres that will remain R1-10. Although the master plan initially showed some multifamily in the R1-10 area, that component is no longer being considered. Mark Sampson emphasized that the need for the project is long overdue and urged the city to move forward with it.

51 There are public comments submitted and attached in the packet.

52

53 Heather Atkins submitted a letter but also wanted to speak. She expressed concern about the
54 proposed R1-4 zoning for the 3-acre area, noting it could allow up to 32 units, compared to the 11
55 homes on their similarly sized street which has multiple access points. They questioned the lack of
56 parameters for how many units can be placed on a cul-de-sac and raised concerns about parking
57 overflow and emergency access. They also questioned how affordability would be achieved, assuming
58 lower home prices could lead to lower construction quality. They asked how affordability is regulated and
59 whether that regulation is within the city's control. They urged the commission to reject the R1-4 zoning
60 and consider R1-8 instead.

61

62 Ashley Excell submitted an email expressing ongoing public concern regarding the R1-4 zoning. She
63 stated that she is frequently approached with questions about how many homes will be built and how
64 traffic impacts will be addressed. While she noted that the public facility (PF) portion of the project is not
65 a major concern, she emphasized that no one has communicated with Heather or nearby neighbors
66 about what the development will look like or how it will affect them.

67

68 Laurie Marsh expressed concern about the rapid growth in the area and asked whether the designated
69 public facility space would allow room for future additions, such as a library. Gary Cupp responded that
70 the current plan includes two civic buildings and a new police station, but there is space available to
71 accommodate additional uses if needed in the future.

72

73 Valarie Douglas expressed concern about the proposed R1-4 zoning, stating she would prefer the area
74 remain R1-10 to match the surrounding neighborhoods. She also raised concerns about the potential
75 impact of blasting in the public facility area once development begins.

76

77 Bradley Irer expressed concern about the inclusion of housing in the proposed civic center area. While
78 he understood the need for public facilities, he questioned the layout and why elements are being added
79 that don't appear to align financially or aesthetically with the existing area. He also raised a safety
80 concern regarding fire access, specifically questioning whether additional fire requirements would be
81 needed in a neighborhood with a cul-de-sac.

82

83 Sharon Hall shared that she moved to Hurricane to get away from high-density development, not to
84 replicate what she left behind in California. While she supports the idea of a civic center, she questioned
85 the need to include housing in the plan. She expressed that civic buildings alone should be sufficient and
86 that housing, particularly the type being proposed, does not reflect what the community wants. She
87 compared her expectation of a civic center to the one in St. George, emphasizing that homes and parks
88 should not be prioritized if the focus is supposed to be on city business.

89

90 Doug Heideman submitted a letter to the Council and Mayor expressing opposition to the proposal. He
91 suggested the city should expand existing buildings rather than develop new ones, and recommended
92 saving for 5–10 years to pay for improvements with cash. He opposed the city competing with the
93 private sector and felt that R1-4 zoning is too dense for Hurricane. Drawing from past experiences, he
94 noted similar situations in Price, Provo, and Salt Lake where cities constructed buildings that ultimately
95 weren't necessary.

96

97 Mac Hall, who has farmed the land for 30 years, expressed concern that the property has become run
98 down due to the city's takeover. He valued the land as grazing space for his cows and believes
99 development will be detrimental to him. He questioned the rationale behind placing so many houses in a
100 small area and is worried that if the development proceeds, the city will require him to build a road. He

101 prefers to maintain his quiet neighborhood and is strongly opposed to the proposed development for
102 personal reasons.

103
104 Jeannette Beck expressed significant concern about the already heavy traffic on 1050 North,
105 emphasizing that no parking should be allowed on this road. She believes any development in the area
106 will only worsen traffic conditions. Jeannette strongly feels that the land should be reserved entirely for
107 public facilities rather than housing, stressing that once the space is given up for housing, it cannot be
108 reclaimed.

109
110 Francisco Man noted that the town has experienced rapid growth recently, raising concerns about water
111 availability. He questioned whether the impact on local schools has been considered, highlighting that
112 schools are already overcrowded. Adding 20 more houses, each potentially with three children, would
113 significantly increase student numbers, potentially worsening the student-to-teacher ratio to 36 to 1,
114 which could negatively affect education quality. He also expressed concern about increased traffic from
115 the development.

116
117 Claine Tanner expressed that the city appears to have invested significant funds without a clear plan for
118 the property. He feels the current proposal is an attempt to recover those costs by including elements
119 that may not be necessary or appropriate for the area.

120
121 Sharon Webb, a long-time resident, expressed that the R1-4 zoning will have the greatest impact on the
122 area due to its high density. She finds it more concerning than the general commercial development
123 proposed nearby and feels it will negatively affect both herself and her closer neighbors.

124
125 Christine Stolworthy 381 w 500 s expressed concern that the R1-4 density will result in a significant
126 increase in the number of children in the area, raising questions about where they will attend school and
127 how the additional traffic will be managed.

128
129 **OLD BUSINESS**

130
131 **1. PP25-07: Discussion and consideration of a possible approval of a preliminary plat for**
132 **SkyRim Townhomes, a 132 unit townhome development located at 290 N 3320 W. Brad Brown,**
133 **Applicant. Reeve & Associates, Agent.**

134 Fred Resch III explained that this item was tabled in November to allow the applicant to address issues
135 related to power, water, and site access, which have now been resolved. Amy Werrett asked about a
136 referenced letter concerning sewer access easements, but Resch confirmed that sewer has also been
137 addressed. Ralph Ballard inquired whether the water allocation for this project is part of the 25,000 units
138 assigned from the conservancy district. Gary Cupp clarified that staff comments were based on the
139 previous review and all departments are now satisfied. Ballard raised concern about the broader need to
140 monitor how many units have been approved in relation to available water, emphasizing the importance
141 of tracking entitlements. Resch responded that approximately 75,000 units have been approved county-
142 wide, and while numbers fluctuate monthly, more permits are currently being approved than plats.
143 Michelle Smith expressed concern about there being only one access for 132 units and asked if all
144 easements have been granted. Clark Connaway clarified that there are two accesses and a master-
145 planned future road and confirmed that all necessary easements have been granted.

146
147 *Brad Winder motioned to approve PP25-07 subject to JUC and staff comments. Amy Werrett seconded*
148 *the motion. Unanimous.*

150 **2. LUCA25-06: Discussion and consideration of a recommendation to the City Council on a**
151 **Land Use Code Amendment request to Title 10, Chapters 3 & 37, regarding accessory buildings**
152 **in front yards.**

153 *Ralph Ballard motion to table LUCA25-06. Kelby Iverson seconded the motion. Unanimous.*

155 **NEW BUSINESS**

158 **1. ZC25-07: Discussion and consideration of a recommendation to the City Council on a**
159 **Zone Change Amendment for 20 acres located near 110 North 1150 West, 974 West 100 North,**
160 **and 147 N 870 W, the future site of the Hurricane Civic Center, from R1-10, single family**
161 **residential one unit per 10,000 sqft, and PF, public facility to R1-4, single family residential one**
162 **unit per 4,000 sqft, PF, public facility, and GC, General Commercial. Hurricane City, Applicant.**
163 Commissioner Michelle Smith expressed concern with the R1-4 zoning designation, stating it needs to
164 be addressed. Commissioner Ralph Ballard agreed and commented that the R1-4 zoning was
165 developed without a clear foundation. He noted that the council's original intent behind R1-4 was as a
166 funding mechanism and possibly for a public-private partnership, although Councilmember Kevin
167 Thomas clarified that the housing component is no longer part of a partnership. Councilman Thomas
168 also stated that the homes would not be deed restricted, and the city cannot control who purchases
169 them. Gary Cupp confirmed that workforce housing has been removed from consideration, and that
170 affordability is now tied to smaller lot sizes allowed by R1-4 zoning. Commissioner Smith asked whether
171 these units could be rented or used as nightly rentals, to which Mr. Cupp responded that nightly rentals
172 are not allowed and the units will be for long-term rental, not for sale.

173 Commissioner Kelby Iverson noted he hadn't supported R1-4 previously but saw its potential. He
174 acknowledged that the zoning is much denser than the city has had and asked why such density and
175 commercial elements are being proposed. He pointed out that the city needs to fund its new police
176 station and city hall and that this approach is an attempt to avoid burdening citizens with higher taxes.
177 However, he said he would not support this without a traffic study and suggested designating an open
178 space zone to preserve park areas. He voiced opposition to the R1-4 zoning.

179 Commissioner Brad Winder agreed with Commissioner Iverson, adding that a change to R1-4 might
180 benefit the city financially but questioned how much revenue would be generated and noted concerns
181 over financial transparency. He emphasized that the police station is urgent due to growth, especially
182 with the entertainment center coming, and that alternative funding options are necessary.

183 Commissioner Ballard asked whether the city would retain ownership of the property. Mr. Cupp
184 confirmed that the commercial portion would remain under city ownership via ground lease. Councilman
185 Thomas added that only the R1-4 residential area would be sold to generate immediate funds for civic
186 buildings. He expressed surprise at public opposition to a 22-unit proposal, noting the difference is only
187 about 10 units. He reiterated that R1-4 was intended to promote affordability, not maximize land value.
188 Commissioner Ballard appreciated the city's efforts to avoid tax increases and asked what size of home
189 fits on R1-4 lots. Mr. Cupp responded that with the 1,500 sq. ft. maximum footprint set forth in the
190 development standards, a two-story home is possible.

191 Commissioner Amy Werrett appreciated the public comments and agreed with many concerns. She
192 supported the public facility zoning, recognized the need for it, and was not overly concerned with the
193 general commercial zoning. However, she was opposed to the R1-4 portion. She understood the push
194 for smaller homes but questioned the need for R1-4. Commissioner Werrett also expressed concern
195 over the city becoming a landlord and emphasized that public land use must be in the public interest.

201 Commissioner Ballard asked if there was a significant value difference between R1-4 and R1-10 zoning.
202 Councilman Thomas explained that R1-4 was not chosen for maximizing value, but to demonstrate how
203 affordable housing could be done responsibly, with setbacks and standards to avoid issues seen in other
204 developments. He added that financially, developing as R1-10 might yield the same profit as R1-4.
205 Councilman Thomas also confirmed that only the R1-4 section would be sold, while the rest of the
206 property would be retained for future needs.
207

208 Commissioner Iverson acknowledged that the land would be more valuable with R1-4 zoning.
209 Commissioner Ballard emphasized the city's intent to help citizens by reducing tax burdens.
210 Commissioner Mark Sampson noted the urgency around zoning decisions for public facilities.
211 Commissioners discussed zoning boundary lines and possible recommendations. Commissioner Smith
212 stated the site design could be adapted to better serve citizens and asked how much park space was
213 included. Mr. Cupp replied that park space is not yet finalized. Commissioner Ballard and Commissioner
214 Smith advocated for a more citizen-focused design. Commissioner Sampson concluded that a redesign
215 is not feasible at this point, and the commission needs to make a recommendation.
216

217 *Ralph Ballard made a motion to recommend to the City Council there be a redesign in the alignment of
218 the public facilities, expanding the public facility zone into the currently proposed R1-10 zone area and
219 reconfigure and discuss the other proposed zones. Michelle Smith seconded the motion. Roll call.
220 Michelle Smith – aye, Ralph Ballard – aye, Mark Sampson – nay, Kelby Iverson – nay, Brad Winder –
221 nay, Amy Werrett – nay. Motion fails.*
222

223 Further discussion was held among the commissioners to reach a consensus and craft a motion that all
224 members felt comfortable supporting.
225

226 *Kelby Iverson motioned to recommend approval of ZC25-07 to the City Council, excluding the R1-4 and
227 general commercial zones, with the exception that the section where the park will be located be rezoned
228 to open space instead of public facility. The motion included direction for continued discussion regarding
229 the remaining zones and overall development. Brad Winder seconded the motion. Roll call. Amy
230 Werrett – aye, Brad Winder – aye, Kelby Iverson – aye, Mark Sampson – aye, Ralph Ballard – nay,
231 Michelle Smith – nay. Motion carries.*
232

233 **2. FSP25-07: Discussion and consideration of a possible approval of a final site plan for
234 Calvary Chapel, a church, located at 100 N 870 W. Calvary Chapel, Applicant. Chapman
235 Construction, Agent.**
236 Chapman Construction stated that the project is a chapel and they are ready to proceed. It will be a
237 turnkey project for Pastor Dustin and the congregation..
238

239 *Kelby Iverson motioned to approve FSP25-07 subject to staff and JUC comments. Michelle Smith
240 seconded the motion. Unanimous.*
241

242 *Amy Werrett motioned to adjourn. Brad Winder seconded the motion. Unanimous.*
243

244 **Adjournment at 8:05PM**