



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Brad Winder
Kelby Iverson
Amy Werrett
Michelle Smith*

Hurricane Planning Commission Meeting Agenda

October 23, 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

NEW BUSINESS

1. WCUP25-01: Discussion and consideration of a possible approval of a conditional use permit for a wall of greater height located at 2170 W 600 N. Hurricane City Power, Applicant. Jared Ross, Agent.
2. AFP25-11: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat E Lots 31 & 32 located at 3723 W 2800 S. Teresa Peters, Applicant. Cody Arnoldson, Agent.
3. PSP25-21: Discussion and consideration of a possible approval of Desert Sands Garage Condos, a storage unit development located at 2950 S Sand Hollow Road. The Hollows LLC, Applicant. Logan Blake, Agent.

4. PSP25-23: Discussion and consideration of a possible approval of a preliminary site plan for Desert Sands Commercial, a commercial development consisting of six retail/restaurant buildings and a self-service car wash. 4640 W Dixie Springs Drive. The Hollows LLC, Applicant. Logan Blake, Agent.
5. FSP25-34: Discussion and consideration of a possible approval of a final site plan for Adventus, a mixed use development consisting of three buildings located at the southeast corner of Bash Parkway and Sand Hollow Road. Enhanced Home Builders, Applicant. Karl Rasmussen, Agent.

Planning Commission Business:

1. Discussion on flag lots
2. Discussion on economic development incentives
3. Discussion on the sign ordinance
4. Discussion on Civic Center zoning

Approval of Minutes:

1. August 28, 2025

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.



Application

Application Accepted Date: 10/15/2025		Valuation		\$	0.00
Type of Improvement: Higher Wall Conditional Use Permit		PERMIT FEES			
Description:		Planning Fee		\$	0.00
Tenant / Project Name: Conditional Use Permit - Higher Wall for Hurricane City Power Substation		Planning Fee		\$	0.00
Bldg. Address: Sky Mountain Substation		Sub Total:		\$	0.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	0.00
Subdivision: NA Phase:		Amount Paid:		\$	0.00
Block: Lot #: Parcel ID #: NA		Remaining Due:		\$	0.00
Property Owner: Hurricane City					
Permit Contact: Jared Ross P:(435) 669-5262					
Email: powerjared@hurricane.utah.gov					
CONTACT INFORMATION					
General Contractor: Jared Ross					
License #: P: (435) 669-5262					
City: State: Zip:					
Email: powerjared@hurricane.utah.gov					
APPLICATION DETAILS					
					
APPROVALS		DATE		INFO	
Setbacks	Front:	Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER:		PLANWCUP25-01			
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Brienna Spencer					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #:					

Request is for a higher wall around the Sky Mountain Power Substation. Proposed 8', which is standard for substations.



Discussion

This aerial map displays the 21700 block of West 500 North. The map includes the following details:

- Streets:** 21700 West (vertical) and 500 North (horizontal).
- Highlighted Lot:** A yellow rectangle is located at the intersection of 21700 West and 500 North, with lot number H-3-1-28-3302.
- Other Lot Numbers:**
 - Along 21700 West: H-3-1-28-3301, H-3-1-28-3302, H-3-1-28-3303, H-3-1-28-3304, H-3-1-28-3305, H-3-1-28-3306, H-3-1-28-3307, H-3-1-28-3308, H-3-1-28-3309, H-3-1-28-3310, H-3-1-28-3311, H-3-1-28-3312, H-3-1-28-3313, H-3-1-28-3314, H-3-1-28-3315, H-3-1-28-3316, H-3-1-28-3317, H-3-1-28-3318, H-3-1-28-3319, H-3-1-28-3320, H-3-1-28-3321, H-3-1-28-3322, H-3-1-28-3323, H-3-1-28-3324, H-3-1-28-3325, H-3-1-28-3326, H-3-1-28-3327, H-3-1-28-3328, H-3-1-28-3329, H-3-1-28-3330, H-3-1-28-3331, H-3-1-28-3332, H-3-1-28-3333, H-3-1-28-3334, H-3-1-28-3335, H-3-1-28-3336, H-3-1-28-3337, H-3-1-28-3338, H-3-1-28-3339, H-3-1-28-3340, H-3-1-28-3341, H-3-1-28-3342, H-3-1-28-3343, H-3-1-28-3344, H-3-1-28-3345, H-3-1-28-3346, H-3-1-28-3347, H-3-1-28-3348, H-3-1-28-3349, H-3-1-28-3350, H-3-1-28-3351, H-3-1-28-3352, H-3-1-28-3353, H-3-1-28-3354, H-3-1-28-3355, H-3-1-28-3356, H-3-1-28-3357, H-3-1-28-3358, H-3-1-28-3359, H-3-1-28-3360, H-3-1-28-3361, H-3-1-28-3362, H-3-1-28-3363, H-3-1-28-3364, H-3-1-28-3365, H-3-1-28-3366, H-3-1-28-3367, H-3-1-28-3368, H-3-1-28-3369, H-3-1-28-3370, H-3-1-28-3371, H-3-1-28-3372, H-3-1-28-3373, H-3-1-28-3374, H-3-1-28-3375, H-3-1-28-3376, H-3-1-28-3377, H-3-1-28-3378, H-3-1-28-3379, H-3-1-28-3380, H-3-1-28-3381, H-3-1-28-3382, H-3-1-28-3383, H-3-1-28-3384, H-3-1-28-3385, H-3-1-28-3386, H-3-1-28-3387, H-3-1-28-3388, H-3-1-28-3389, H-3-1-28-3390, H-3-1-28-3391, H-3-1-28-3392, H-3-1-28-3393, H-3-1-28-3394, H-3-1-28-3395, H-3-1-28-3396, H-3-1-28-3397, H-3-1-28-3398, H-3-1-28-3399, H-3-1-28-3400, H-3-1-28-3401, H-3-1-28-3402, H-3-1-28-3403, H-3-1-28-3404, H-3-1-28-3405, H-3-1-28-3406, H-3-1-28-3407, H-3-1-28-3408, H-3-1-28-3409, H-3-1-28-3410, H-3-1-28-3411, H-3-1-28-3412, H-3-1-28-3413, H-3-1-28-3414, H-3-1-28-3415, H-3-1-28-3416, H-3-1-28-3417, H-3-1-28-3418, H-3-1-28-3419, H-3-1-28-3420, H-3-1-28-3421, H-3-1-28-3422, H-3-1-28-3423, H-3-1-28-3424, H-3-1-28-3425, H-3-1-28-3426, H-3-1-28-3427, H-3-1-28-3428, H-3-1-28-3429, H-3-1-28-3430, H-3-1-28-3431, H-3-1-28-3432, H-3-1-28-3433, H-3-1-28-3434, H-3-1-28-3435, H-3-1-28-3436, H-3-1-28-3437, H-3-1-28-3438, H-3-1-28-3439, H-3-1-28-3440, H-3-1-28-3441, H-3-1-28-3442, H-3-1-28-3443, H-3-1-28-3444, H-3-1-28-3445, H-3-1-28-3446, H-3-1-28-3447, H-3-1-28-3448, H-3-1-28-3449, H-3-1-28-3450, H-3-1-28-3451, H-3-1-28-3452, H-3-1-28-3453, H-3-1-28-3454, H-3-1-28-3455, H-3-1-28-3456, H-3-1-28-3457, H-3-1-28-3458, H-3-1-28-3459, H-3-1-28-3460, H-3-1-28-3461, H-3-1-28-3462, H-3-1-28-3463, H-3-1-28-3464, H-3-1-28-3465, H-3-1-28-3466, H-3-1-28-3467, H-3-1-28-3468, H-3-1-28-3469, H-3-1-28-3470, H-3-1-28-3471, H-3-1-28-3472, H-3-1-28-3473, H-3-1-28-3474, H-3-1-28-3475, H-3-1-28-3476, H-3-1-28-3477, H-3-1-28-3478, H-3-1-28-3479, H-3-1-28-3480, H-3-1-28-3481, H-3-1-28-3482, H-3-1-28-3483, H-3-1-28-3484, H-3-1-28-3485, H-3-1-28-3486, H-3-1-28-3487, H-3-1-28-3488, H-3-1-28-3489, H-3-1-28-3490, H-3-1-28-3491, H-3-1-28-3492, H-3-1-28-3493, H-3-1-28-3494, H-3-1-28-3495, H-3-1-28-3496, H-3-1-28-3497, H-3-1-28-3498, H-3-1-28-3499, H-3-1-28-3500, H-3-1-28-3501, H-3-1-28-3502, H-3-1-28-3503, H-3-1-28-3504, H-3-1-28-3505, H-3-1-28-3506, H-3-1-28-3507, H-3-1-28-3508, H-3-1-28-3509, H-3-1-28-3510, H-3-1-28-3511, H-3-1-28-3512, H-3-1-28-3513, H-3-1-28-3514, H-3-1-28-3515, H-3-1-28-3516, H-3-1-28-3517, H-3-1-28-3518, H-3-1-28-3519, H-3-1-28-3520, H-3-1-28-3521, H-3-1-28-3522, H-3-1-28-3523, H-3-1-28-3524, H-3-1-28-3525, H-3-1-28-3526, H-3-1-28-3527, H-3-1-28-3528, H-3-1-28-3529, H-3-1-28-3530, H-3-1-28-3531, H-3-1-28-3532, H-3-1-28-3533, H-3-1-28-3534, H-3-1-28-3535, H-3-1-28-3536, H-3-1-28-3537, H-3-1-28-3538, H-3-1-28-3539, H-3-1-28-3540, H-3-1-28-3541, H-3-1-28-3542, H-3-1-28-3543, H-3-1-28-3544, H-3-1-28-3545, H-3-1-28-3546, H-3-1-28-3547, H-3-1-28-3548, H-3-1-28-3549, H-3-1-28-3550, H-3-1-28-3551, H-3-1-28-3552, H-3-1-28-3553, H-3-1-28-3554, H-3-1-28-3555, H-3-1-28-3556, H-3-1-28-3557, H-3-1-28-3558, H-3-1-28-3559, H-3-1-28-3560, H-3-1-28-3561, H-3-1-28-3562, H-3-1-28-3563, H-3-1-28-3564, H-3-1-28-3565, H-3-1-28-3566, H-3-1-28-3567, H-3-1-28-3568, H-3-1-28-3569, H-3-1-28-3570, H-3-1-28-3571, H-3-1-28-3572, H-3-1-28-3573, H-3-1-28-3574, H-3-1-28-3575, H-3-1-28-3576, H-3-1-28-3577, H-3-1-28-3578,

Vicinity Map

Staff Review

1. Hurricane City Code (HCC) requires that a substation shall provide fencing. HCC 10-45-4 (B) states,

“Fencing: The perimeter of the public utility substation site shall be fenced if necessary to provide public safety or protect utility equipment.”

2. HCC 10-7-9 states:

- (1) Except for fences or walls surrounding public utility facilities, the fence or wall may not be located in the front yard of the property, but must be located in the rear or side yard;*
- (2) The fence or wall may not exceed ten feet in height;*
- (3) Except for fences or walls surrounding public utility facilities, the topography of the subject property and surrounding properties must be of such a unique or unusual character that a wall of greater height is necessary for the typical quiet enjoyment of the property;*
- (4) The fence or wall shall comply with all other provisions of this title.*

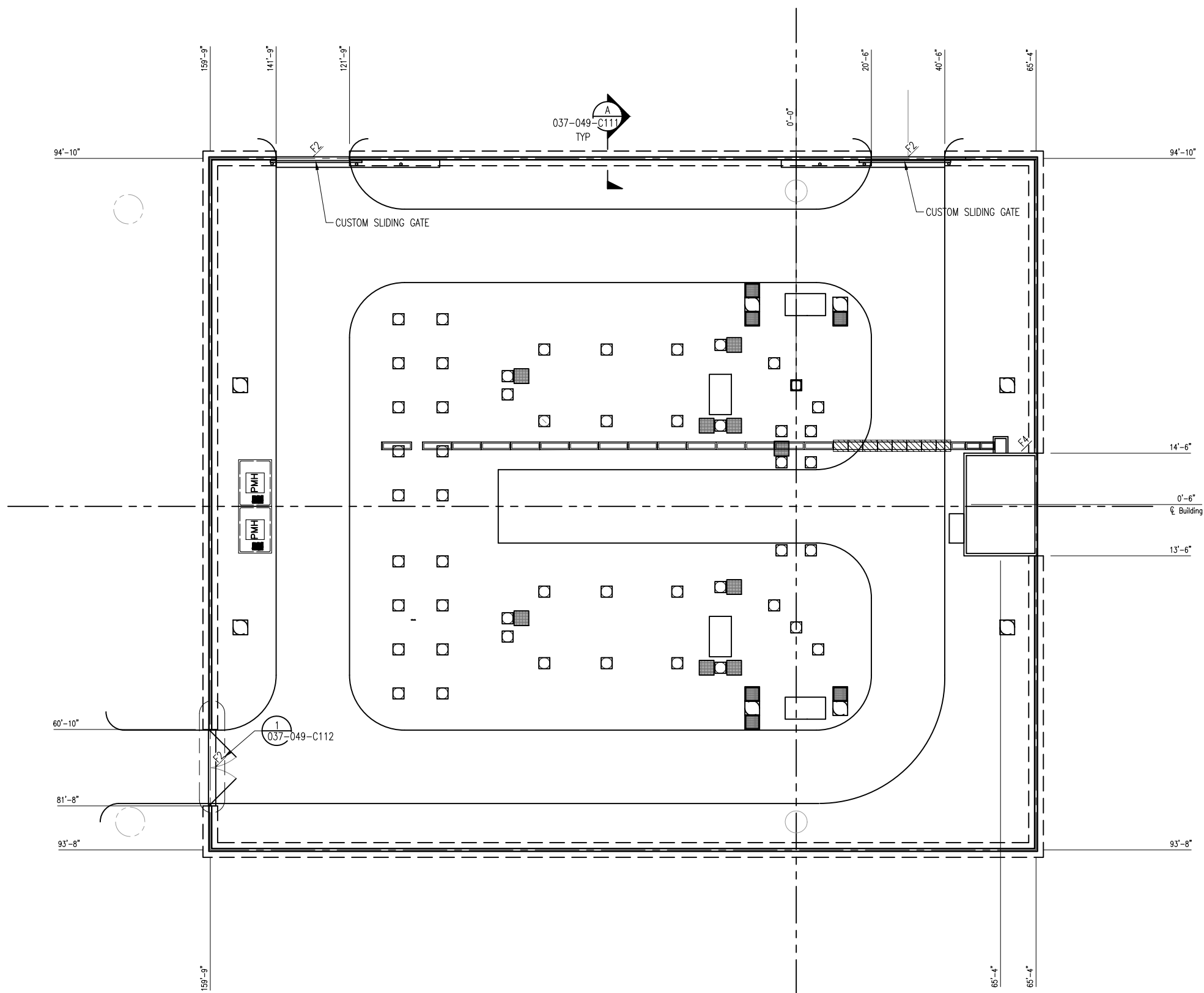
Since this is a public utility facility, these standards do not apply.

3. Sight Obstruction at Intersections: The wall is set back sufficiently from the corner of 600 N and the future road to the west to maintain proper sight distances.

Recommendation: Staff recommends approval subject to staff comments.



NORTH



B	08/21/25	DJV	ML	ISSUED FOR BID		
A	07/21/25	NM	DJV	30% ISSUED FOR REVIEW		
No.	DATE	BY	APP	REVISION	REFERENCE DRAWING	NUMBER



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CONFIDENTIAL

Des By:	NM	Date	07/18/25
Drawn By:	NM	Date	07/18/25
Chk'd. By:	—	Date	—
ENGR.	DJV	Date	07/17/25
APPD.	ML	Date	
APPD.		Date	

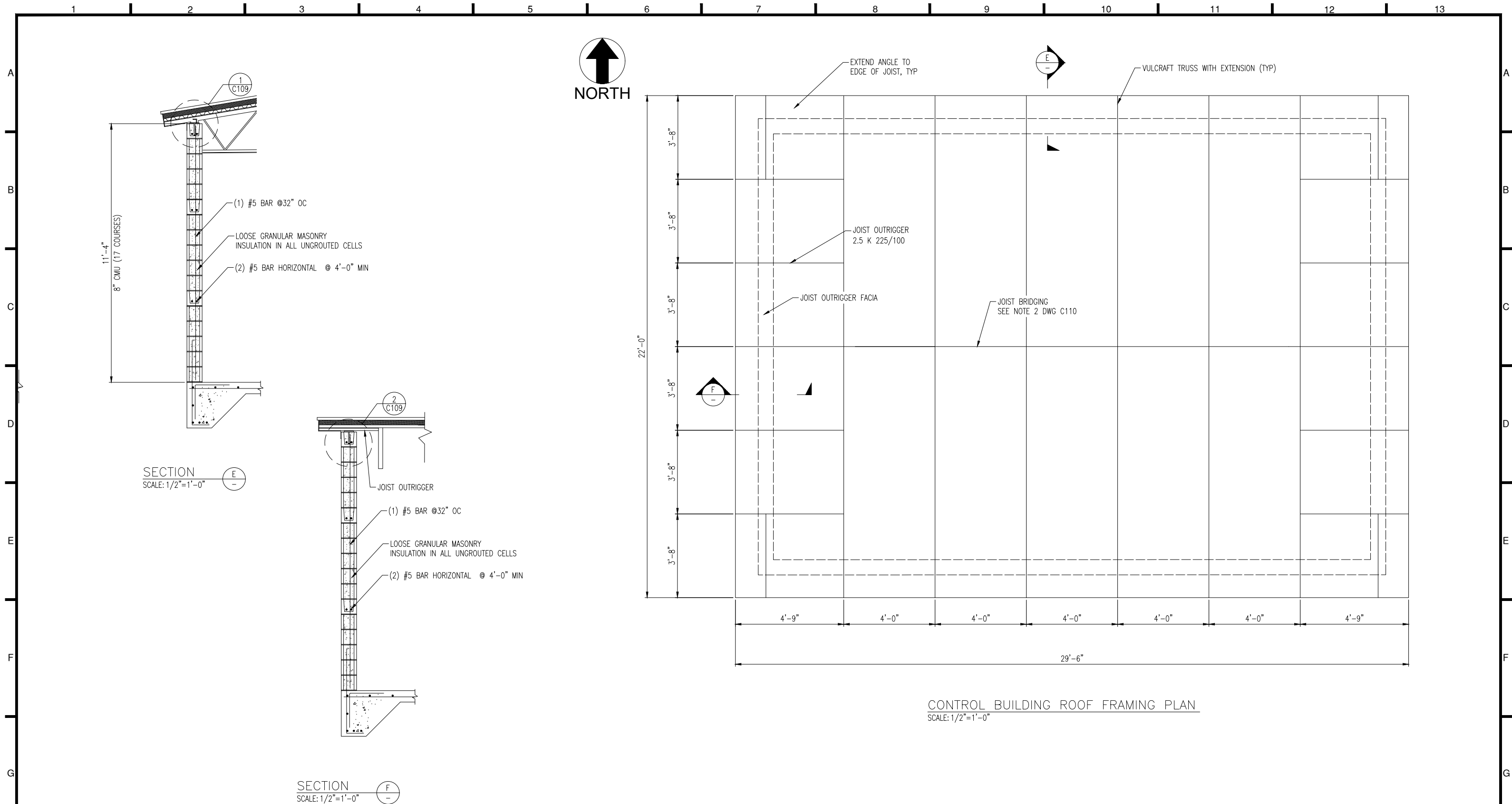
NOT FOR CONSTRUCTION

CITY OF HURRICANE
SKY MOUNTAIN SUBSTATION
FENCE
PLAN VIEW

SCALE	1"=18'
Project No.	037-049

DRAWING No. 037-049_C100A

B

[illegible]



Application

Application Accepted Date: 10/01/2025		Valuation		\$	0.00
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES			
Description: Combining Lots 31 & 32 of Dixie Springs Subdivisio		Planning Fee		\$	150.00
Tenant / Project Name: Dixie Springs Subdivision Amendment		Planning Fee		\$	150.00
Bldg. Address: 3723 W 2800 S		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Dixie Springs Plat E Phase:		Amount Paid:		\$	150.00
Block: Lot #: Parcel ID #: H-DSP-E-32A		Remaining Due:		\$	0.00
Property Owner: Teresa Peters					
Permit Contact: Cody Arnoldson P:(435) 619-9203					
Email: codya@racivil.com					
CONTACT INFORMATION					
General Contractor: Rosenberg Associates					
License #: P: (435) 619-9203					
City: State: Zip:					
Email: codya@racivil.com					
APPLICATION DETAILS					
					
Setbacks		Front:	Rear:	Left:	Right:
Min.					
Actual:					
APPLICATION NUMBER:				PLANAFP25-11	
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Cody Arnoldson					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
Application Issued By:				Date:	
Receipt #: 244539559-09/30/25					



Narrative

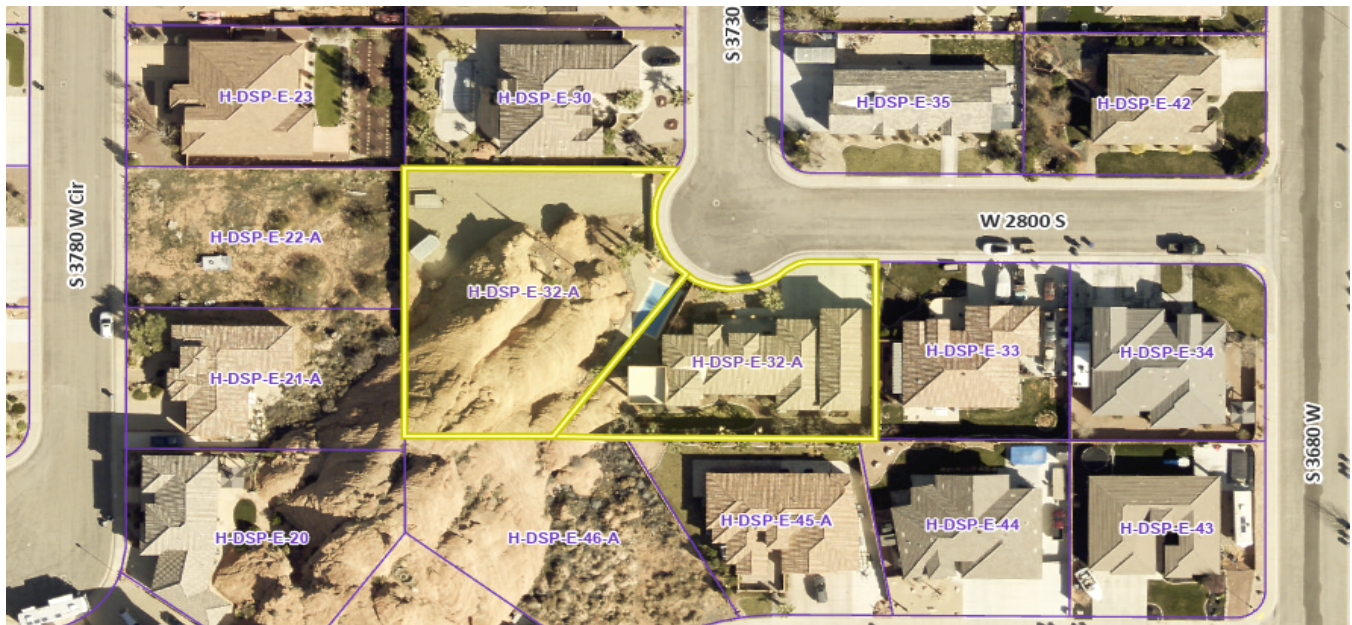
Combining Lots 31 & 32 of Dixie Springs Subdivision Amendment and Extension Plat
"E"



STAFF COMMENTS

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	AFP25-11
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Teresa Peters
Agent:	Cody Arnoldson
Request:	Approval of an Amended Final Plat.
Location:	3723 W 2800 S
Zoning:	Single Family Residential R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat E to combine Lots 31 & 32. There is a large rock formation that takes up the majority of the buildable area on Lot 31. This subdivision is zoned Single Family Residential R1-10.



Vicinity Map

JUC Comments

1. **Public Works:** Disconnect services to empty lot.
2. **Engineering:** Existing Lot 31 has a unique geologic feature. Should the City make any effort to safeguard it? It appears the lot doesn't have any existing restriction besides expense. Other minor redlines submitted to the applicant's engineer.
3. **Streets:** No comment.
4. **Water:** Abandon water service to be terminated at the main line.
5. **Fire:** Approved.
6. **Sewer:** No comment.
7. **Power:** Dixie Power area. Looks good.
8. **Gas:** Okay.
9. **Fiber:** Okay.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the following standards for amending final plats contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.
3. **Sensitive Lands Ordinance:** No development is proposed at this time, but due to the natural rock formation, any potential future development of the Lot 31 area may require a sensitive lands review. Any development should make efforts to avoid and preserve the natural rock formation.

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.



Application

Application Accepted Date: 10/01/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: 104 Unit Garage Condo Project		Planning Fee		\$	200.00					
Tenant / Project Name: Desert Sands Garage Condos		Planning Fee		\$	200.00					
Bldg. Address: 2950 South Sand Hollow Rd		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: Desert Sands Garage Condos Phase: 1		Amount Paid:		\$	200.00					
Block: Lot #: Parcel ID #: H-4-2-14-232, H-4-2-14-		Remaining Due:		\$	0.00					
Zone: NC (PDO) 233										
Property Owner: The Hollows, LLC.										
Permit Contact: Logan Blake P:(435) 628-2121										
Email: logan@dsgcivil.com										
CONTACT INFORMATION										
Engineer of Record: Logan Blake										
Email: logan@dsgcivil.com P: (435) 628-2121										
General Contractor: DSG Engineering, Inc.										
License #: 797785 P: (435) 628-2121										
Address: 113 East 200 North Suite 2										
City: St. George State: UT Zip: 84770										
Email: logan@dsgcivil.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPSP25-21										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Logan Blake										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 244663192-10/01/25										

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located North of 2950 South, west of Sand Hollow Rd, and east of 4640 West. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is Neighborhood Commercial with a PDO overlay. This application proposes to develop Garage Condos on 9.11 acres shown as area "E" on the Desert Sands PDO Land use Plan.

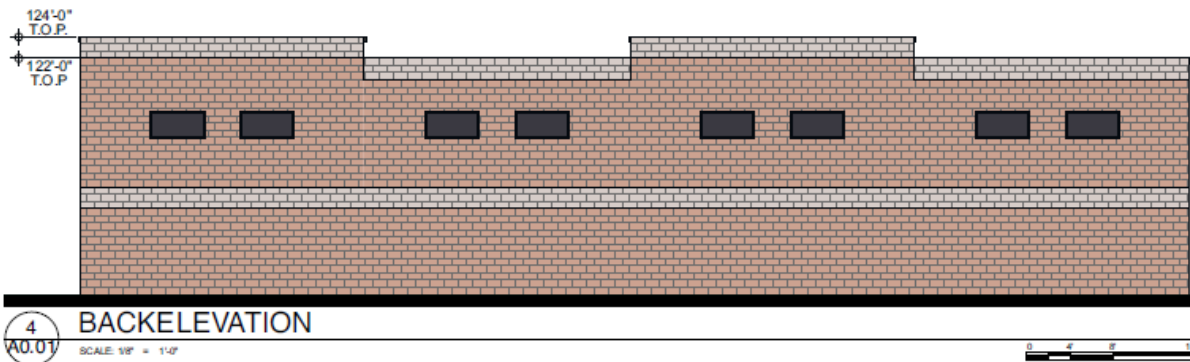
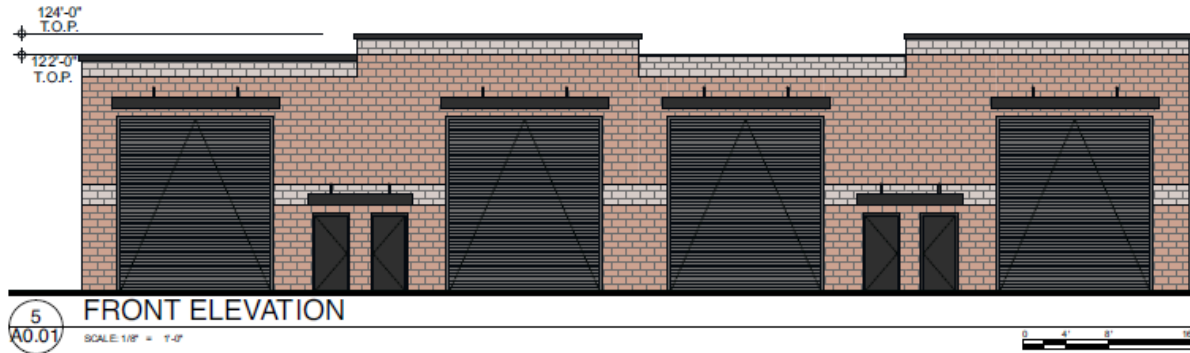
A. Use of Land

We propose 104 Garage Condo Units on the site. The units will be one story with an optional indoor mezzanine. Units will be 25 ft by 52 ft wide on the inside. A 20 ft deep driveway from the interior private streets will provide outside parking for each unit. CC&R's will not allow these to be used as residences but will allow for the construction of indoor plumbing within each unit. We propose that the interior streets be private and automatic gates be installed at the two entrances for additional security for the project. Masonry privacy walls will be constructed in the gaps between the units to provide a continuous masonry perimeter.

B. Height and Elevations

The proposed buildings are of two-tone masonry construction with black metal accents and will contain anywhere from 6 units to 18 units per building. Building heights to the top of the parapet will be 24 ft. Masonry firewalls will be constructed periodically within the buildings to keep the combustible space below 5,000 sq. ft.





C. Density

We propose 104 units on 9.11 acres for a project density of 11.4 units per acre (u/a).

D. Schools, Churches and Open Spaces

No schools or churches are proposed within this project. The Elementary and upper grade level schools that service this area are 8 miles away. The Washington County School District owns property within 1.5 miles of the property, but it is not known when and if schools will be constructed. Several Churches are within 5 to 8 Miles of the project. Open space is also proposed on the PDO Land Use Plan north of the project.

E. Phasing Plan

We plan on constructing the project in 2 phases.

F. Topography

The project site itself slopes from south to north at grades of less than 1%

G. Landscape Plan

Landscaping will be installed adjacent to the units as they are constructed. Landscaping will also be installed along the 4640 West, 2950 South, and Sand Hollow Road.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements is 88,000 sq. ft. about 22% of the project area.

I. Utilities

Water, sewer, power, and communication utilities will be extended from Dixie Springs Dr and 2950 South to service the project. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

Two dumpsters within an enclosure is proposed for the project.

K. Lighting Plan

Exterior Wall sconces will be placed on the units to provide lighting.

L. Turning Space

With each phase of the project, space will be provided. The interior private street cross sections match Hurricane City Standard Street sections.

M. Signs

There will be a project sign located at the entrance on 2950 South and the south end of the proposed commercial project. A sign permit application will be submitted at a later date.

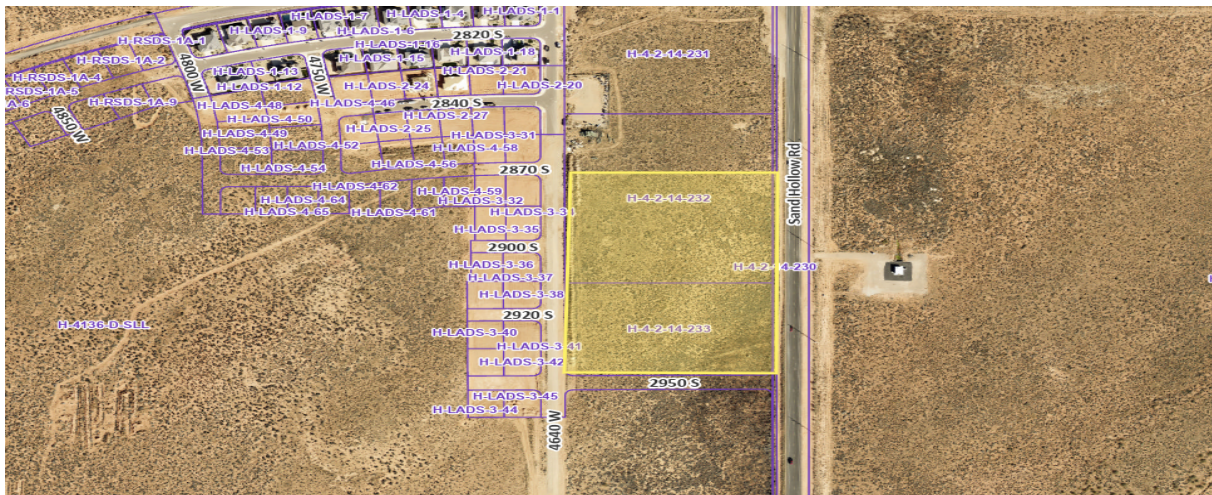


STAFF COMMENTS

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	PSP25-21
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Logan Blake
Request:	Preliminary Site Plan Approval
Location:	2950 S Sand Hollow Road
Zoning:	R1-8 (PDO) (designated Neighborhood Commercial)
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 “garage condos”, i.e., luxury storage units that are individually owned. Hurricane City Code considers these as substantially similar to storage units. They are proposing 104 units over 9.11 acres located south of Dixie Springs Drive along Sand Hollow Road. This property is part of the Desert Sands development that was approved with a PDO in 2021.



Vicinity Map

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** Look at access to 4640 W.
- 2. Fire:** Approved.
- 3. Sewer:** No comment.
- 4. Water:** Pipe to be ductile iron pipe. Water line needs to be looped.
- 5. Power:** Dixie Power area. Looks good.
- 6. Streets:** No comment.
- 7. Gas:** Okay
- 8. Infowest:** No comment.
- 9. Engineering:** Sand Hollow Road is an existing 90' public street. A road dedication to make it 112' wide has been distributed for owners' signatures. Recording said dedication must be coordinated with this project (HCC 10-39-11(A)(3)). A large diameter drainage alignment is depicted along Sand Hollow Road on Hurricane City's Storm Drain Master Plan. The project's drainage study must provide commentary on this (item 5, pg. 4-1, Hurricane City's Drainage Manual/HCS 3.4.1). Access to the units can be provided via driveways instead of streets (see HCC 10-34-8(B&C)). It appears this development would benefit from calling their accesses driveways because HCS 3.2.4 specifies private and public streets must be held to the same standard (e.g. sidewalks on both sides). Two sidewalks feel excessive for this type of development. Engineering has highlighted sidewalks worth keeping and suggests a new pedestrian connection to benefit the greater neighborhood (see comments for Desert Sands Commercial's preliminary site plan). This site is dependent on infrastructure provided by the Desert Sands Commercial site. Namely: water loop, sewer outlet, and storm drain outlet. Water mains on private property must be ductile iron (HCS 4.4.1.4(C)).
- 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 Site Plan

- 1. Land Use:** The proposed use of warehouse, self storage is not currently approved in Neighborhood Commercial, but was approved as part of the PDO approval for Desert Sands as a potential use in the Neighborhood Commercial portions of the development. No residential use is permitted within these zones; therefore, residential use of the units is not permitted. The

applicant has proposed CC&Rs to enforce the zoning restrictions within this development. Additional business uses may be permitted if parking requirements can be met.

2. **Parking Requirement:** Per Hurricane City Code (HCC) section 10-34-10,

Warehouse, self-service storage	1 space per employee on highest employment shift	
---------------------------------	--	--

There does not appear to be any office space depicted on the site plan, regardless each unit is depicted with driveway space and garage space.

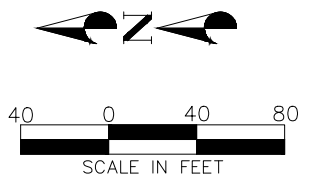
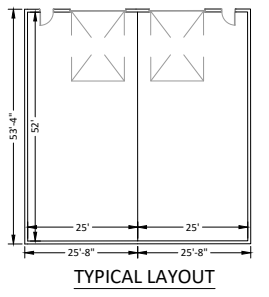
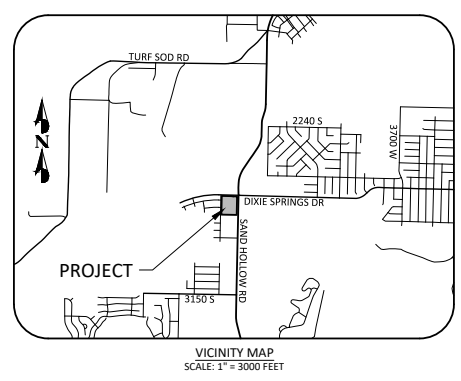
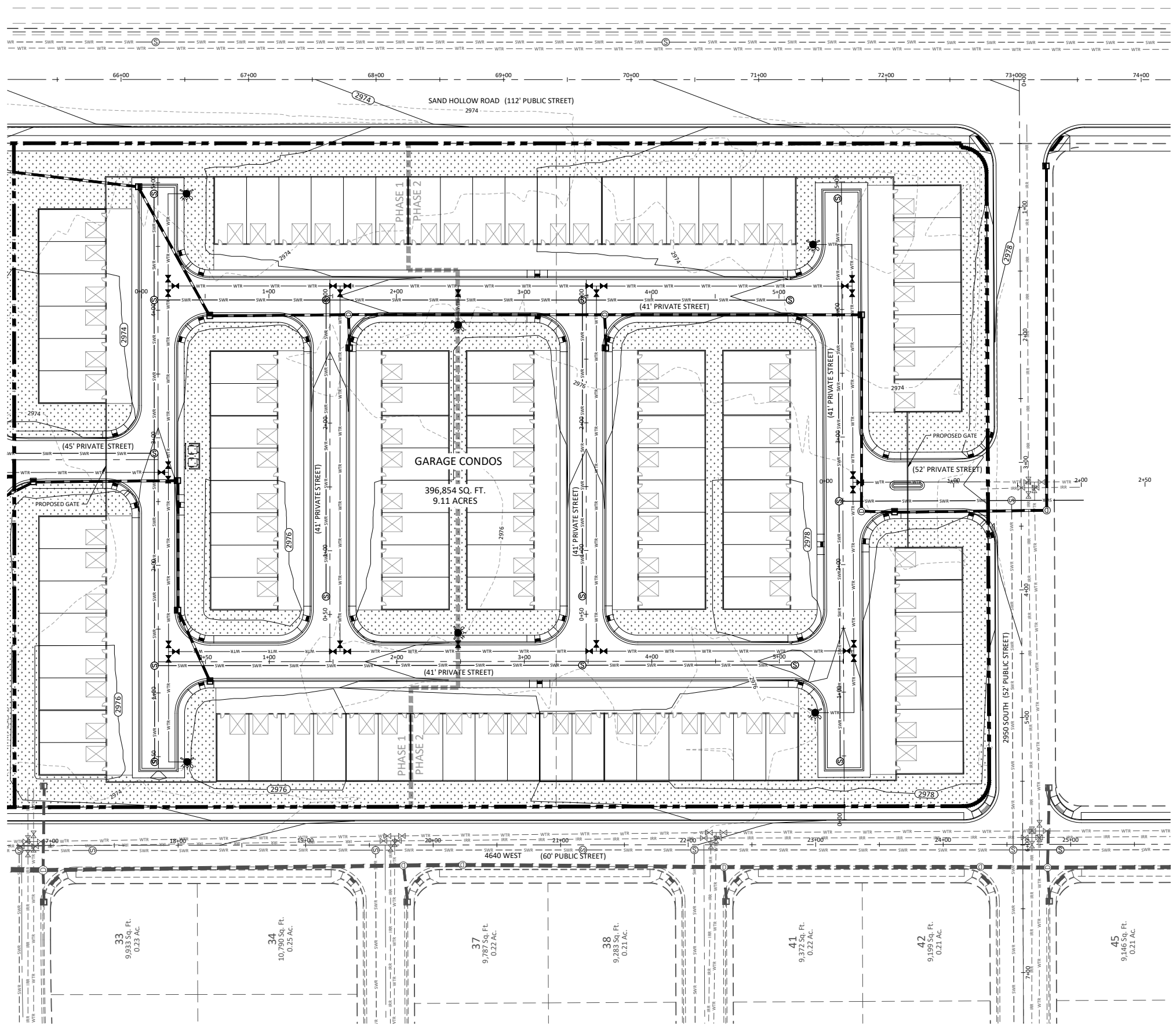
3. **Landscape:** Hurricane City Code (HCC) requires that a landscape buffer of 10' wide shall front each right-of-way. A complete landscape plan will be required with the final site plan in order to verify the requirements of the code section cited below; the necessary space for landscaping appears to be depicted on the preliminary site plan.

HCC 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.*
4. As stated in Engineering comments above (JUC #9) private streets are discouraged within Hurricane City ordinances and standards but where this is a commercial development, private “drive-aisles” make sense for the development.
5. **No Vesting Rights:** 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 of the preliminary site plan subject to JUC and staff comments.



GARAGE CONDO PROJECT DATA:

BUILDING DATA	
GARAGE CONDO UNITS:	104 UNITS
AGGREGATE BUILDING FLOOR SPACE:	142,248 SQ. FT.

PRELIMINARY SITE PLAN
FOR
**DESERT SANDS
GARAGE CONDOS
(AREA E)**
4640 WEST DIXIE SPRINGS DR.,
HURRICANE UT, 84737
LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 42 SOUTH,
RANGE 14 WEST, S.L.B.&M.



NO.	DESCRIPTION	DATE	APP'D

**DESERT SANDS
GARAGE CONDOS (AREA E)**
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH
PRELIMINARY SITE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	OCTOBER 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	21-022
SCALE:	1" = 30'
SHEET NUMBER:	

PSP-1
1 OF 1 TOTAL



Application

Application Accepted Date: 10/01/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES								
Description: 26,000 sq. ft. of commercial space		Planning Fee		\$	200.00					
Tenant / Project Name: Desert Sands Commercial		Planning Fee		\$	200.00					
Bldg. Address: 4640 West Dixie Springs Dr		Sub Total:		\$	200.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00					
Subdivision: Desert Sands Commercial Phase: 1		Amount Paid:		\$	200.00					
Block: Lot #: Parcel ID #: H-4-2-14-231, H-4-2-14-		Remaining Due:		\$	0.00					
Zone: NC (PDO) 231										
Property Owner: The Hollows, LLC.										
Permit Contact: Logan Blake P:(435) 628-2121										
Email: logan@dsgcivil.com										
CONTACT INFORMATION										
Engineer of Record: Logan Blake										
Email: logan@dsgcivil.com P: (435) 628-2121										
General Contractor: DSG Engineering, Inc.										
License #: 797785 P: (435) 628-2121										
Address: 113 East 200 North Suite 2										
City: St. George State: UT Zip: 84770										
Email: logan@dsgcivil.com										
APPLICATION DETAILS										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANPSP25-23										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Logan Blake										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 244663281-10/01/25										

Property Location and Purpose of Preliminary Site Plan Review

The subject property is part of the overall Desert Sands development, and is located south of Dixie Springs Dr, west of Sand Hollow Rd, and east of 4640 West. The project is adjacent to the existing Lakeside at Desert Sands Residential Subdivision. The property's General Plan designation is Planned Community and current zoning is Neighborhood Commercial with a PDO overlay. This application proposes to develop small multiuse commercial center on 3.76 acres shown as area "D" on the Desert Sands PDO Land use Plan.

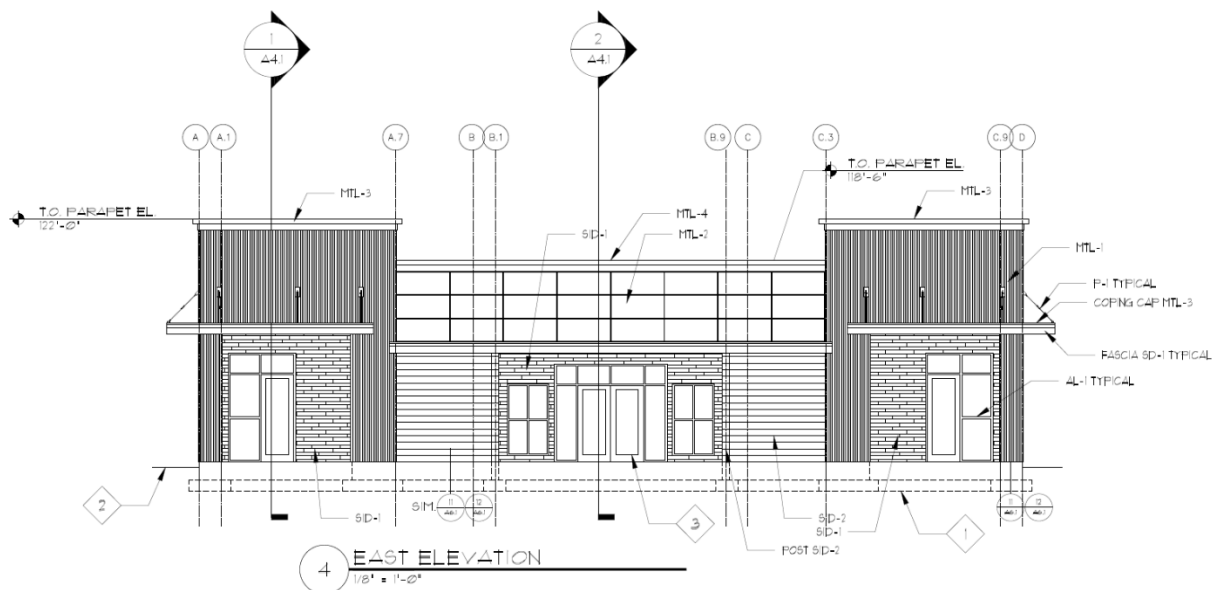
A. Use of Land

We propose to develop the site into six (6) commercial buildings. Each building will be 4,362 square feet in size and be individually owned for a total project floor space of 26,172 square feet. Each building can also be compartmentalized to allow leasing for up to three (3) tenants. Three (3) of the buildings will have a drive-through component for one of the tenants. Off street surface parking will be provided to allow for vehicular access to the site. The site can accommodate up to 201 parking spaces, this will allow for one space per every 130 square feet of building space. This amount will allow for a mixture of both retail and restaurant tenants within the development.

Adjacent to Sand Hollow Road on 1.17 acres we propose a self-service car wash where visitors to the Sand Hollow state park and Sand Mountain Recreation can come and clean of their boats or off road vehicles.

B. Height and Elevations

The proposed buildings are 3 bay commercial buildings with a 4,362 sq.ft. footprint area. Building heights to the top of the parapet are 22 feet. Exterior finishes consist of: metal siding in rust, black, and gray colors, pre finished metal fascia and accents in black or red colors, and wood siding.



C. Density

N/A

D. Schools, Churches and Open Spaces

No schools or churches are proposed within this project. The Elementary and upper grade level schools that service this area are 8 miles away. The Washington County School District owns property within 1.5 miles of the property, but it is not known when and if schools will be constructed. Several Churches are within 5 to 8 Miles of the project. Open space is proposed as part of the PDO Land Use Plan north of the project.

E. Phasing Plan

We plan on constructing the project in 3 phases.

F. Topography

The project site itself slopes from south to north at a grades of less than 1%

G. Landscape Plan

Landscaping will be installed adjacent to the buildings and in terminal islands throughout the parking area. Landscaping will also be installed along the Dixie Springs Dr, 4640 West, and Sand Hollow Rd.

H. Area Reserved for Landscaping

The area designated for programmatic landscape improvements for the retail/restaurant project area is 28,000 sq. ft. about 17%, and for the self-service carwash project area is 7,000 sq. ft. about 14%.

I. Utilities

Water, sewer, power, and communication utilities will be extended from Dixie Springs Dr and 4640 West to service the project. Detailed utility planning will be completed as part of the construction plan set.

J. Refuse Storage Areas

Several enclosed dumpster sites are placed throughout the project for waste disposal.

K. Lighting Plan

Project lighting will consist primarily of street lighting installed to Hurricane City standards along the exterior roads. Interior lighting will be provided with 25 ft pole mounted lights placed throughout the project. Exterior Wall sconces will also be placed on the buildings to provide additional lighting.

L. Turning Space

With each phase of the project, two points of public street access will be provided.

M. Signs

Wall signs will be placed on the front sides of the buildings facing the parking lot as well as any side of the building facing the public streets.

Monument signs of approximately 12 ft in height and 80 sq. ft. will be placed at the three entrances coming off of the surrounding streets.

A Free-Standing pylon sign will be placed along Sand Hollow Road. We propose this sign be 30 ft in height and 150 sq. ft. in area. Specific elevations of these signs will be submitted for review at a later date.

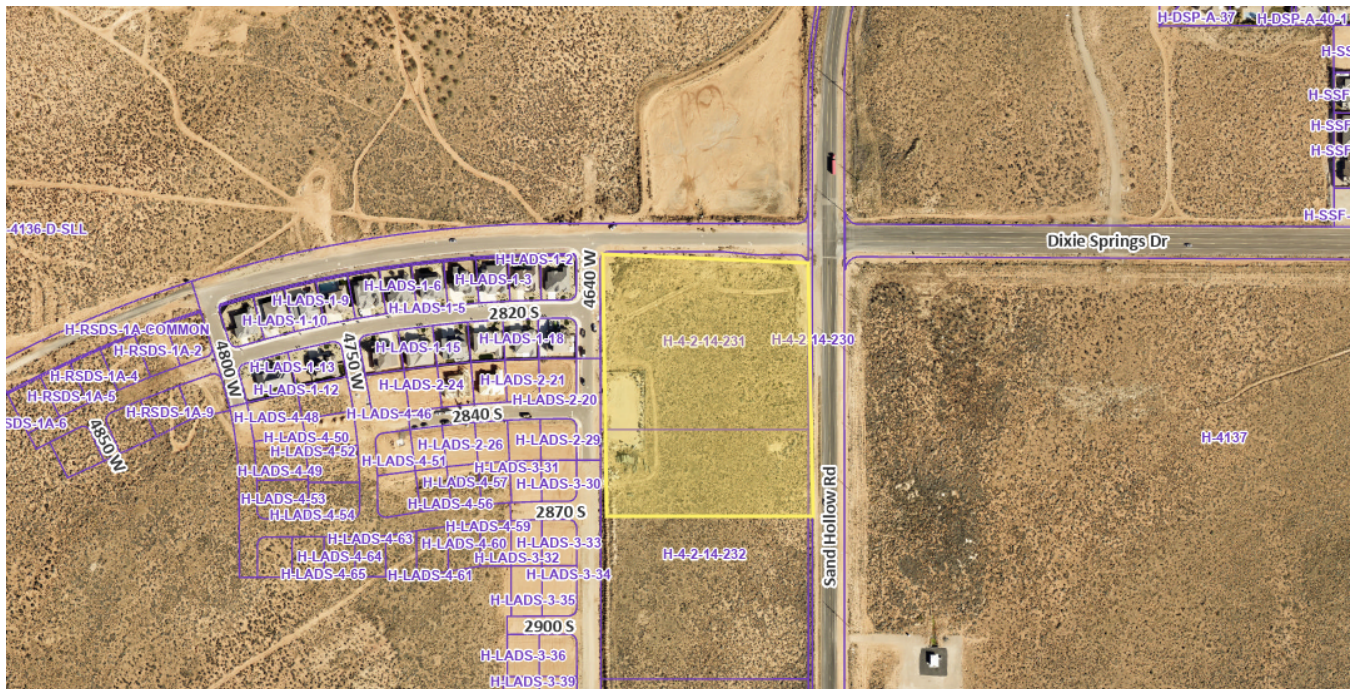


STAFF COMMENTS

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	PSP25-23
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	The Hollows LLC
Agent:	Logan Blake
Request:	Preliminary Site Plan Approval
Location:	4640 W Dixie Springs Drive
Zoning:	R1-8 (PDO) (designated Neighborhood Commercial)
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 commercial development located at the southwest corner of Dixie Springs Drive and Sand Hollow Road. They are proposing six commercial buildings with three tenant spaces in each building, along with a self service car wash. This property is part of the Desert Sands development, “Area D”, that was approved with a PDO in 2021.



Vicinity Map

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comment.
2. **Fire:** Approved.
3. **Sewer:** No comment.
4. **Water:** Water line needs to be ductile iron pipe. Water line looping required.
5. **Power:** Dixie Power area. Looks good.
6. **Streets:** No comment.
7. **Gas:** Okay.
8. **Infowest:** No comment.
9. **Engineering:** Sand Hollow Road is an existing 90' public street. A road dedication to make it 112' wide has been distributed for owners' signatures. Recording said dedication must be coordinated with this project (HCC 10-39-11(A)(3)). A large diameter drainage alignment is depicted along Sand Hollow Road on Hurricane City's Storm Drain Master Plan. The project's drainage study must provide commentary on this (item 5, pg. 4-1, Hurricane City's Drainage Manual/HCS 3.4.1). Engineering assumes common area will cover most of the shared areas and shared infrastructure, otherwise easements should be arranged (for utilities and cross access) (see HCS 3.8.4 & HCC 10-35-4(B)(8)). What can we do to encourage a pedestrian connection between Sand Hollow Road and 4640 West (it

appears one would fit nicely between this site and the proposed garage condos site) (HCC 10-33-5(H))?

Road connectivity standards encourage block lengths no greater than 800' (HCS 3.2.4.2(f)). The existing block that separates the residential portion of Desert Sands from the planned Sand Hollow Road trail is approximately fourteen hundred feet. The construction plans must detail how traffic will be controlled at the 4640 W access that is aligned with 2840 South (see HCC 10-7-10(D)(2)(a)(4)). Another vehicle access from 4640 West is encouraged (near the northwest corner of the site, see HCS 3.2.3.8). Landscaping in the street has counted toward 10' landscape strips before (HCC 10-32-6(B)). It appears allowing the drive through closer to the road would make the internal and street layouts better. Engineering needs proposed cross sections for Dixie Springs Drive. Traffic control for Dixie Springs Drive between Sand Hollow Road and 4640 West must be more apparent in the construction plans. What is the proposed pavement width, lane configurations, and such? It appears there are proposed median islands. Engineering provided a suggested layout that should net less concrete and pavement. A typical major collector with a trail is 77' wide.

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 Site Plan

1. **Land Use:** The proposed uses of retail, restaurant, and car wash are permitted as part of the Neighborhood Commercial portion of the Desert Sands PDO.
2. **Parking Requirement:** The applicant is proposing 26,172 square feet of building space and 201 parking stalls, which equates to approximately one stall per 130 square feet of floor area. The exact parking requirement will depend on the specific uses within the buildings; however, with restaurants requiring one space per 100 square feet and retail or office uses requiring one space per 250 square feet, the proposed parking supply will most likely be sufficient. The car wash use requires one space per employee so a "self-service" car wash would require no additional parking stalls.
3. **Landscape:** Hurricane City Code (HCC) requires that a landscape buffer of 10' wide shall front each right-of-way, park strip area does count towards the required buffer. A complete landscape plan will be required with the final site plan in order to verify the requirements of the code section cited below; the necessary space for landscaping appears to be depicted on the preliminary site plan.

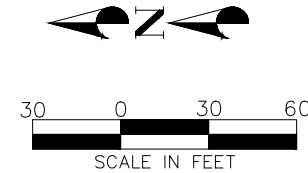
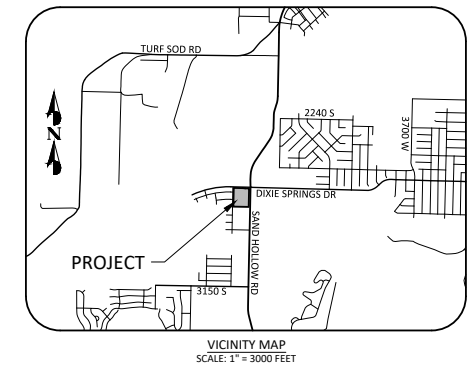
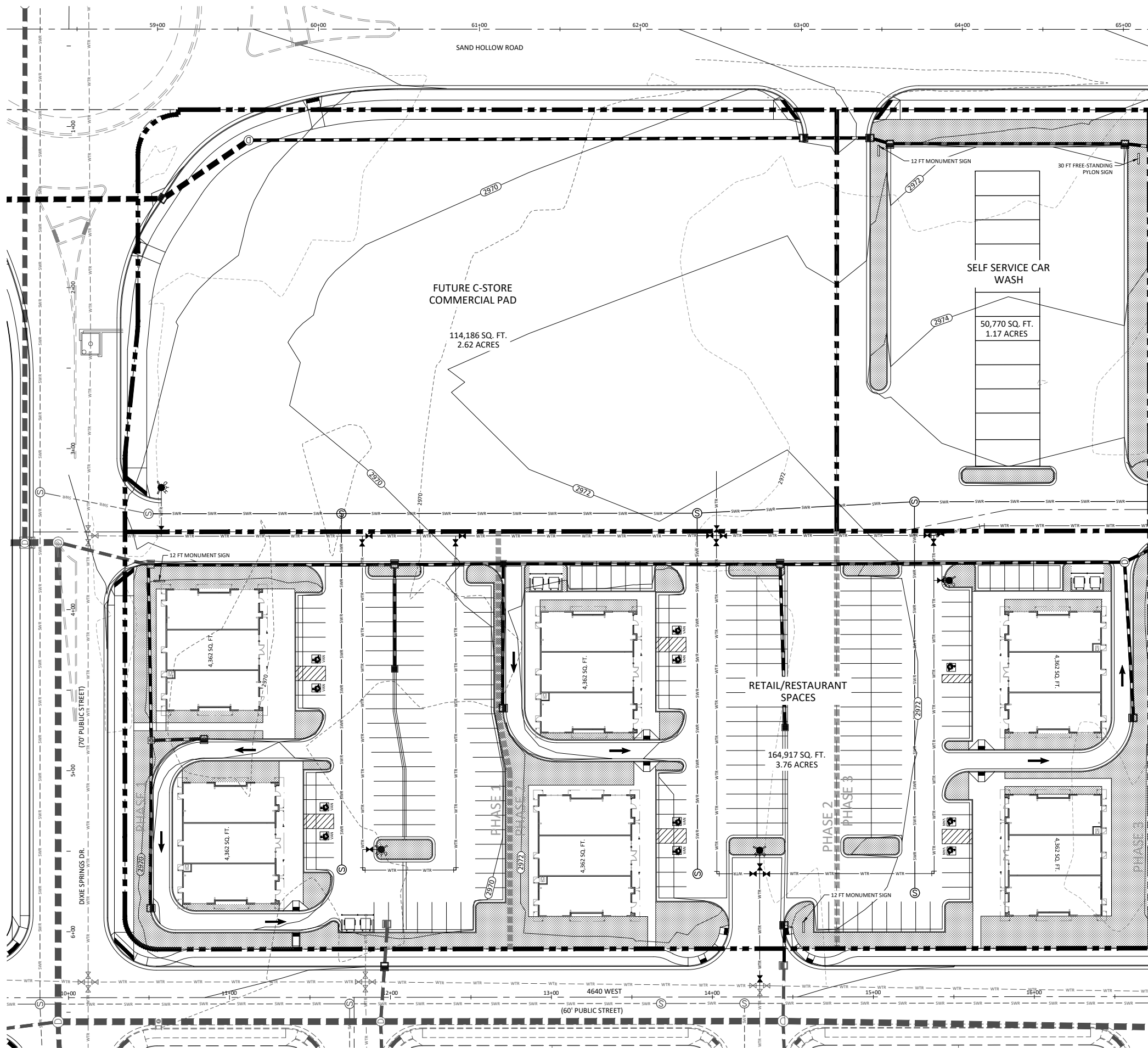
HCC Sec. 10-32-5. Required landscaping.

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.*
4. As stated in Engineering comments above (JUC #9), Planning staff would agree another connection to 4640 W at 2820 S would be better for circulation and an additional pedestrian access from 4640 W to Sand Hollow Road would be preferable.
 5. For the self-service car wash: HCC 10-32-12(A)(3) states: *All car wash facilities shall be plumbed during construction for water recycling systems and not exceed an average of 35 gallons of potable water per washed vehicle.*
 6. The “Future C-store commercial pad” area will need its own preliminary site plan application when plans are ready for that area.
 7. **No Vesting Rights:** 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 of the preliminary site plan subject to JUC and staff comments.



RETAIL/RESTAURANT SPACE PROJECT DATA:

BUILDING DATA

AGGREGATE BUILDING FLOOR SPACE: 26,172 SQ. FT.

PARKING DATA

PARKING STALLS PROVIDED: 201 STALLS (1 PER 130 SQ. FT.)

PRELIMINARY SITE PLAN FOR DESERT SANDS COMMERCIAL (AREA D)

4640 WEST DIXIE SPRINGS DR.,
HURRICANE UT, 84737

LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 42 SOUTH,
RANGE 14 WEST, S.L.B.&M.



NO.	DESCRIPTION	DATE	APP'D

PROJECT NAME:
**DESERT SANDS
COMMERCIAL (AREA D)**
4640 WEST DIXIE SPRINGS DR., HURRICANE, UTAH
SHEET NAME:
PRELIMINARY SITE PLAN

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 East 200 North Suite #2
St. George, UT 84770
Office (435) 628-2121



DATE:	OCTOBER 2025
PM:	LB
DRAWN BY:	LB
DESIGNED BY:	LB
CHECKED BY:	
PROJECT NO.:	21-022
SCALE:	1" = 30'
SHEET NUMBER:	

PSP-1



Application

Application Accepted Date: 08/08/2025		Valuation		\$	0.00					
Type of Improvement: Site Plan (Final)		PERMIT FEES								
Description:		Planning Fee		\$	250.00					
Tenant / Project Name: Final Site Plan - Adventus		Sub Total:		\$	250.00					
Bldg. Address: BASH PARKWAY & SAND HOLLOW ROAD SE		Permit Total:		\$	250.00					
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	250.00					
Subdivision: ADVENTUS Phase:		Remaining Due:		\$	0.00					
Block: Lot #: Parcel ID #: H-4-2-11-126;H-4-2-11-										
Zone: PC 1111-GS1										
Property Owner: ENHANCED HOME BUILDERS LLC										
Permit Contact: Karl Rasmussen P:(435) 680-0816										
Email: karl@pv-eng.com										
CONTACT INFORMATION										
Engineer of Record: Provalue Engineering										
Email: karl@pv-eng.com P: (435) 668-8307										
General Contractor: ENHANCED HOMES										
License #: 191090-2203 P: (801) 793-0346										
Address: 6610 W COURT ST										
City: Pasco State: WA Zip: 99301										
Email: enhancedhomesofutah@gmail.com										
APPLICATION DETAILS										
										
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PLANFSP25-34										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Treasa Anderson										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By: Date:										
Application Issued By: Date:										
Receipt #: 239530815-08/08/25										

NARRATIVE FOR: THE ADVENTUS

The Adventus is a Planned commercial and used for commercial and short term rental . It is located approximately at South East Corner of Bash Parkway & Sand Hollow Road. (Parcel #H-4-2-11-126, H-4-2-11-1111-GS1, H-4-2-11-2112-GS1).



STAFF COMMENTS

Agenda Date:	10/23/2025 - Planning Commission
Application Number:	FSP25-34
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Enhanced Home Builders
Agent:	Karl Rasmussen
Request:	Approval of a Final Site Plan
Location:	Southeast corner of Bash Parkway and Sand Hollow Road.
Zoning:	Planned Commercial PC
General Plan Map:	Neighborhood Commercial
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for Adventus, a mixed use development located on the corner of Sand Hollow Road and Bash Parkway. The site consists of three buildings, each with retail and restaurant space on the lower floors and condominiums on the upper floors with parking underneath. The site is zoned Planned Commercial (PC).

JUC Comments

The construction drawings should have been signed off in October 2025. Fully signed and stamped construction drawings have yet to be presented to the Planning Department.

3. **Landscape:** The applicant has submitted a landscaping plan that meets Hurricane City Code for both commercial and residential developments.
4. **Outdoor lighting:** Any new outdoor lighting needs to meet HCC 10-33-7.
5. Building renderings have been submitted, staff has no concerns with the renderings presented as the roof of the building will be under 55' tall.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff is waiting on additional information from the applicant on:

- Signed construction drawings
- Percentages of use
- Parking calculations

If these are not submitted by meeting time staff would recommend tabling the item.

Brienna Spencer

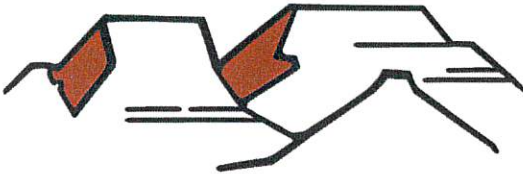
From: Fred Resch
Sent: Wednesday, October 22, 2025 2:35 PM
To: Amy Werrett; Brad Winder; Brienna Spencer; Dayton Hall; Fred Resch; Gary Cupp; Jeremy Pickering; Kelby Iverson; Kevin Thomas; 'Mark Sampson.1'; Michelle Smith; Nanette Billings; 'Paul Farthing'; 'Ralph Ballard'; 'Shelley Goodfellow'
Subject: Planning Commission Updates 10-23-2025
Attachments: 281-010 The Adventus Phase 1 NEW PARKING LAYOUT 10-22 2025 C2.pdf; Mixed Use and Parking Calculations for The Adventus Phase 1 10-20-2025.pdf

Planning Commission,
The following items have updates:

FSP25-34 Adventus:

The construction drawings have been signed off by all departments and staff has been provided with the percentages of uses and clarifications on parking requirements. Staff now recommends approval subject to staff and JUC comments.

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



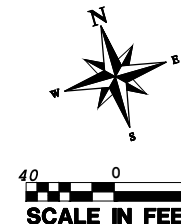
PLANNING & ZONING
HURRICANE CITY
UTAH

OVERALL SITE PLAN FOR: THE ADVENTUS

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- BUILDING WALL
- BURIED GARAGE WALL
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED METAL FENCE
- PROPOSED CURB AND GUTTER
- EXISTING/PLANNED CURB AND GUTTER
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- LANDSCAPING AREA
- ROADWAY DEDICATION
- DOG PARK TURF
- EXISTING CURB & GUTTER IN MARLA
- STREET/STOP SIGN
- SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
- ADA RAMP ACCESSIBLE AREA
- ADA RAMP



LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°07'24"W, ALONG THE EAST SECTION LINE, 851.71 FEET; THENCE N90°00'00"W, 107.82 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHERN RIGHT-OF-WAY LINE OF BASH PARKWAY; THENCE S01°07'24"W, 602.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 146.10 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.06 FEET, THROUGH A CENTRAL ANGLE OF 12°57'48", (LONG CHORD BEARS: S07°36'18"W, 32.99 FEET) TO A POINT ON THE NORTHERN BOUNDARY LINE OF THE SUBDIVISION MARLA AT ELIM VALLEY; THENCE, ALONG SAID BOUNDARY LINE, FOLLOWING COURSE, WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 600.17 FEET, HAVING A RADIUS OF 1326.40 FEET AND A RADIAL BEARING OF S32°58'52"W, THROUGH A CENTRAL ANGLE OF 25°55'31" (LONG CHORD BEARS: N69°58'53"W, 595.06 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 17.46 FEET, HAVING A RADIUS OF 11.00 FEET AND A RADIAL BEARING OF N05°51'42"E, THROUGH A CENTRAL ANGLE OF 90°57'02" (LONG CHORD BEARS: N38°39'47"W, 15.68 FEET) TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD AMENDED AND EXTENDED; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES, (1) N05°51'41"E, 330.83 FEET; (2) THENCE N14°57'13"E, 34.82 FEET; (3) THENCE N05°39'40"E, 143.46 FEET; (4) THENCE NORTHERLY ALONG THE ARC OF A 1611.27 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.74 FEET, THROUGH A CENTRAL ANGLE OF 02°22'24", (LONG CHORD BEARS: N06°50'52"E, 66.74 FEET); (5) THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 31.44 FEET, THROUGH A CENTRAL ANGLE OF 92°22'04", (LONG CHORD BEARS: N54°13'06"E, 28.14 FEET) TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF BASH PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES (1) THENCE S79°35'52"E, 114.19 FEET; (2) THENCE EASTERLY ALONG THE ARC OF A 465.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 57.40 FEET, THROUGH A CENTRAL ANGLE OF 07°04'20", (LONG CHORD BEARS: S76°03'42"E, 57.36 FEET); (3) THENCE EASTERLY ALONG THE ARC OF A 2166.55 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 356.13 FEET, THROUGH A CENTRAL ANGLE OF 09°25'05", (LONG CHORD BEARS: S67°49'00"E, 355.73 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 340,594 SQUARE FEET OR 7.816 ACRES.

SITE USE AND PARKING CALCULATIONS

TOTAL PLANNED PARKING IS 616 (310 OUTDOOR STALLS, 306 PLANNED GARAGE STALLS).
20 BOAT/TRAILER PARKING STALLS AVAILABLE
16 ADA REQUIRED (12 OUTDOOR AND 4 GARAGE PLANNED INCLUDING 3 OUTDOOR VAN ADA STALLS)

TOTAL REQUIRED PARKING - 570 PARKING STALLS
- 40 RESIDENTIAL (50% ALL DAY AND 50% MORNING AND EVENING USE) - 80 PARKING STALLS
- 130 HOTEL CONDOS (MORNING AND EVENING USE) - 132 PARKING STALLS
- GYM - 14,554 S.F. (ALL DAY 6 AM-10 PM USE WITH HEAVY USE IN MORNING AND EVENING) - 49 PARKING STALLS
- RESTAURANT - 18,268 S.F. (ALL DAY 11 AM-10 PM) - 183 PARKING STALLS
- RETAIL - 31,461 S.F. (MON-SAT 8AM-8PM USE ONLY) - 126 PARKING STALLS

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WITH A BLANKET UTILITY EASEMENT THROUGHOUT ALL COMMON AREAS.

1. PARKING WILL BE UNCOVERED.

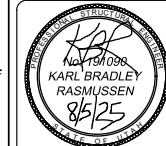
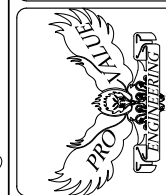
OVERALL LAND USE SUMMARY

TOTAL DEVELOPMENTAL AREA:	340,457 SQ.FT. (7.816 ACRE)
TOTAL BUILDING FOOTPRINT:	84,769 SQ. FT.
TOTAL PAVEMENT:	134,286 SQ. FT.
TOTAL LANDSCAPE AREA:	90,685 SQ. FT. (26.64% TOTAL AREA)
TOTAL UNITS ALLOWED	117 (15/ACRE) OR 132 (17/ACRE) WHEN 10% OF THE RESIDENTIAL UNITS ARE RESERVED FOR AFFORDABLE HOUSING
LIST OF AMENITIES:	ROOFTOP POOL, GYM, ROOFTOP COMMUNAL GARDEN/SEATING, MIN. 8,000 SF MIXED-USE OUTDOOR SPACE.

CONSTRUCTION KEYNOTES:

1. INSTALL NEW 24" CURB AND GUTTER (SEE DETAILS ON SHEET DT-5)
2. INSTALL NEW "A" CURB (SEE DETAILS CC-100 ON SHEET DT-1)
3. INSTALL NEW STOP SIGN PER CITY STANDARDS
4. EXISTING WATER-WAY
5. EXISTING IMPROVEMENTS
6. PROPOSED ASPHALT
7. INSTALL NEW ADA RAMP
8. TRASH ENCLOSURE
9. INSTALL 6" SIDEWALK
10. INSTALL GARAGE VENT FAN - SEE BUILDING PLANS FOR DETAILS
11. INSTALL 5' SIDEWALK
12. INSTALL STREET SIGN - SEE STRIPING AND SIGNAGE PLAN
13. INSTALL RAISED ISLAND + STRIPE- SEE UDOT DETAIL SHEET SD9

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8501



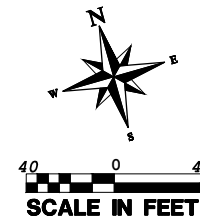
SITE PLAN:
THE ADVENTUS
LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/5/2023
SCALE: 1"=40'

JOB NO.
120-001

SHEET NO:
C2

**LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**



	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	PROPOSED CURB AND GUTTER
	PROPOSED ASPHALT
	PROPOSED SIDEWALK
	BASH PARKWAY ROAD ROW
	PROPOSED TRANSMISSION POWER LINE AS PER BASH PARKWAY ROAD DESIGN PLAN
	PROPOSED PRIMARY POWER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
	SECONDARY POWER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
	PROPOSED PRIMARY POWER
	SECONDARY POWER
	EXISTING UNDERGROUND POWER IN MARLA
	PROPOSED STREETLIGHT AS PER BASH PARKWAY PID ROAD DESIGN PLAN
	PROPOSED POWER TRANSFORMER AS PER BASH PARKWAY PID ROAD DESIGN PLAN
	PROPOSED SECONDARY BOX AS PER BASH PARKWAY PID ROAD DESIGN PLAN
	PHASE VAULT AS PER BASH PARKWAY PID ROAD DESIGN PLAN
	TRANSMISSION UTILITY POLE AS PER BASH PARKWAY PID ROAD DESIGN PLAN
	PROPOSED STREETLIGHT
	PROPOSED POWER TRANSFORMER
	UNDERGROUND PARKING AREA

UNDERGROUND PARKING AREA IS SHOWN IN RED
SHADED AREA.

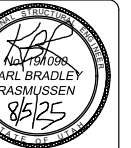
POWER

- ## GAS

- ## COMMUNICATION

- 30** INSTALL JUC TRENCH
- 31** EXISTING JUC TRENCH

ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



THE ADVENTUS

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S12B, 4M.
HURRICANE, WASHINGTON COUNTY, UTAH

THE ADVENTUS

LE: 8/5/2025
LE: 1"=40'

NO.
-001

TEST NO:

C5

LANDSCAPE PLAN FOR:
THE ADVENTUS

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

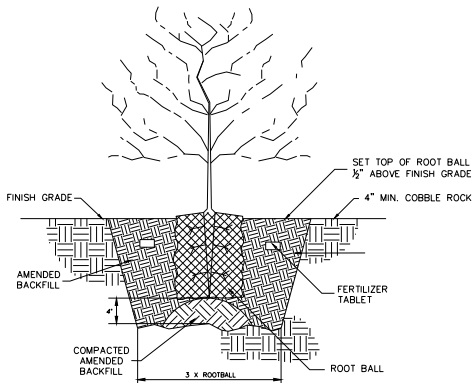
PLANT SCHEDULE:

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE (H)	SIZE (W)
24		PISTACHIA X 'RED PUSH' (OR EQUAL)	RED PUSH PISTACHE	40'	40'
45		CAESALPINIA GILLIESII (OR EQUAL)	YELLOW BIRD OF PARADISE	8.5'	8.5'
64		CHIOPSIS LINEARIS (OR EQUAL)	DESERT WILLOW	20'	10'
509		HESPEROLAE PARVIFLORA (OR EQUAL)	RED YUCCA	48"	36"
34.3		OLIA EUROPAEA (OR EQUAL)	LITTLE OLLIW	24"	24"

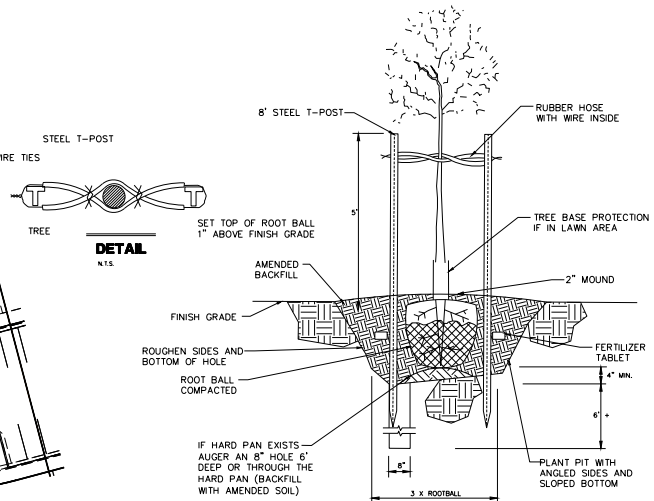
LANDSCAPE NOTES:

- 1: OUTDOOR LIGHTING TO COMPLY WITH DARK SKY AND CITY CODE.
- 2: 1 TREE & 3 SHRUBS FOR EVERY 35' OF FRONTAGE ALONG BASH PARKWAY, SAND HOLLOW ROAD, AND ABBEY ROAD.
- 3: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 4: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 5: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 6: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 7: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BE THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY QUALIFIED PERSON.
- 8: 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.
- 9: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

TOTAL LANDSCAPE AREA 80,781 SQ.FT.
TOTAL PARKING AREA 153,554 SQ.FT.
LANDSCAPE TO PARKING PERCENT 52.61%



SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

LEGEND

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

H-4-2-11-2112-GS1
WESTERN MTG &
REALTY CO

BASH PARKWAY
77' PUBLIC ROW

SAND HOLLOW ROAD
112' PUBLIC ROW

SAND HOLLOW ROAD

H-4-2-11-2112-GS1
WESTERN MORTGAGE &
REALTY COMPANY
H-4-2-11-126
SAND HOLLOW HOLDINGS RBT
LLC

DETENTION BASIN - 20
(0.9 AC-FT)

ABBIEY ROAD 53'
PUBLIC ROW

H-MARV-1-A
WESTERN MTG & REALTY CO

IRON BRIDGE BLVD SOUTH
(48' PUBLIC STREET
[ONE-WAY SOUTH
& SOUTHEAST])

H-MARV-1-B
WESTERN MTG & REALTY CO

(48' PUBLIC STREET
[ONE-WAY NORTH &
NORTHWEST])

TURF IN DOG PARK

H-4-2-11-1121
OBSIDIAN RESORT
PROPERTIES LLC LLC



40 0 40
SCALE IN FEET



NOTICE!

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

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 868-0601



LANDSCAPE PLAN FOR:
THE ADVENTUS

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/5/2025
SCALE: 1"=40'

JOB NO.
120-001

SHEET NO:

L1



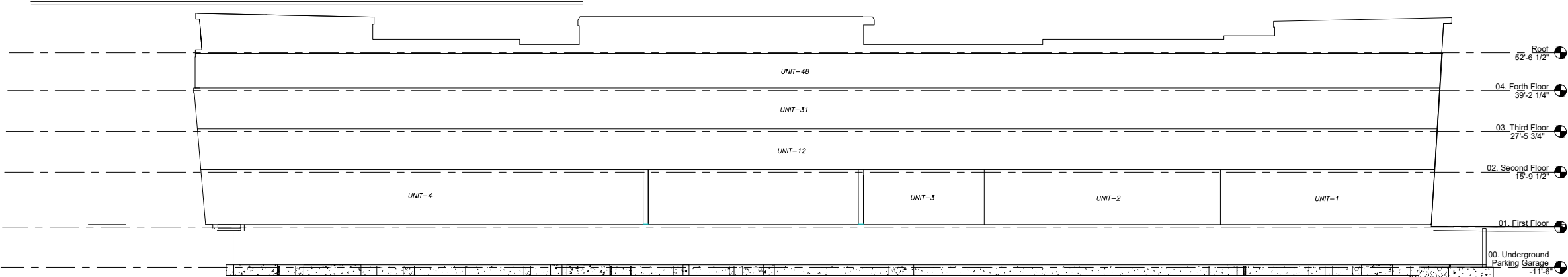




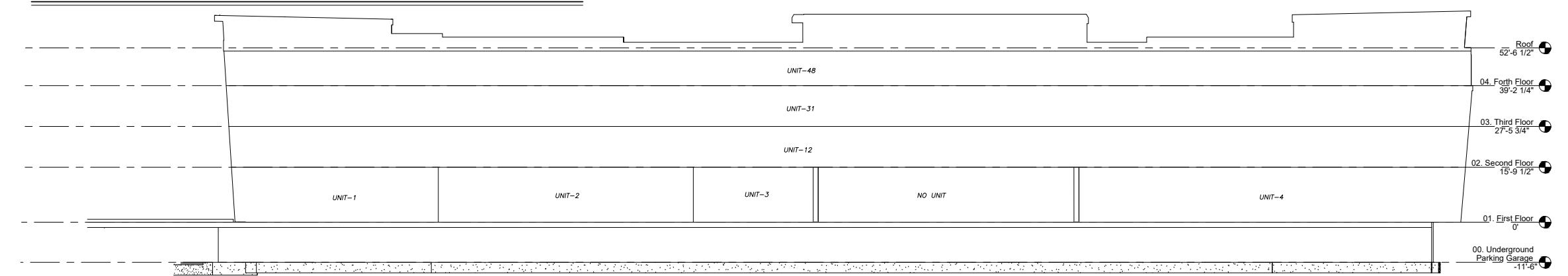
ELEVATIONS FOR:
THE ADVENTUS

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

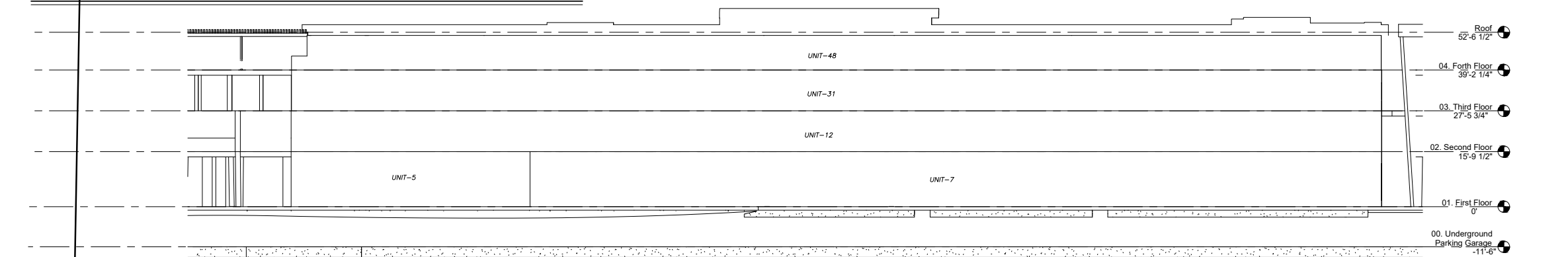
NORTH BUILDING LOOKING SOUTH



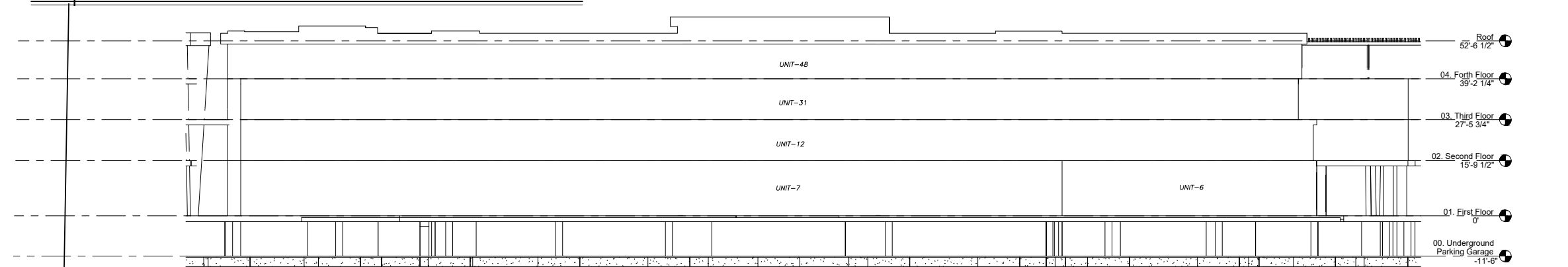
NORTH BUILDING LOOKING NORTH



WEST BUILDING LOOKING EAST



WEST BUILDING LOOKING WEST



REVISIONS		DATE	BY
DESCRIPTION			
NO			

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

FINAL PLAT FOR:
THE ADVENTUS

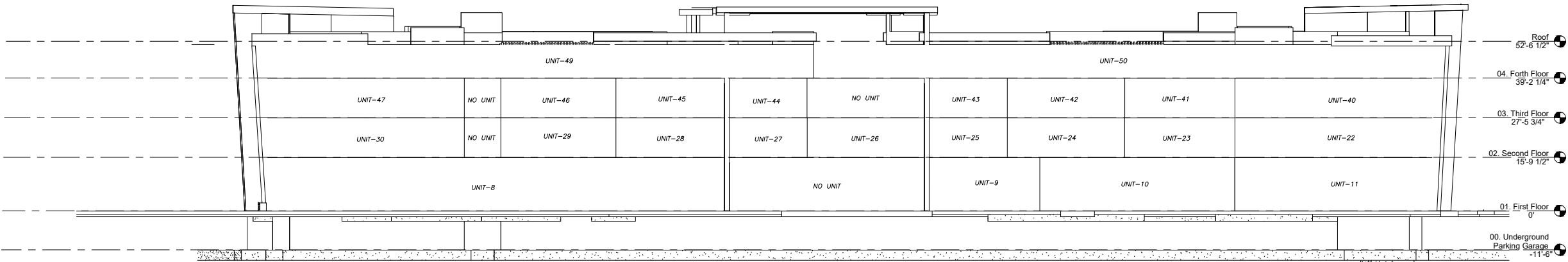
LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	9/10/2025
SCALE	1"=40'
JOB NO.	281-010
SHEET NO.	1

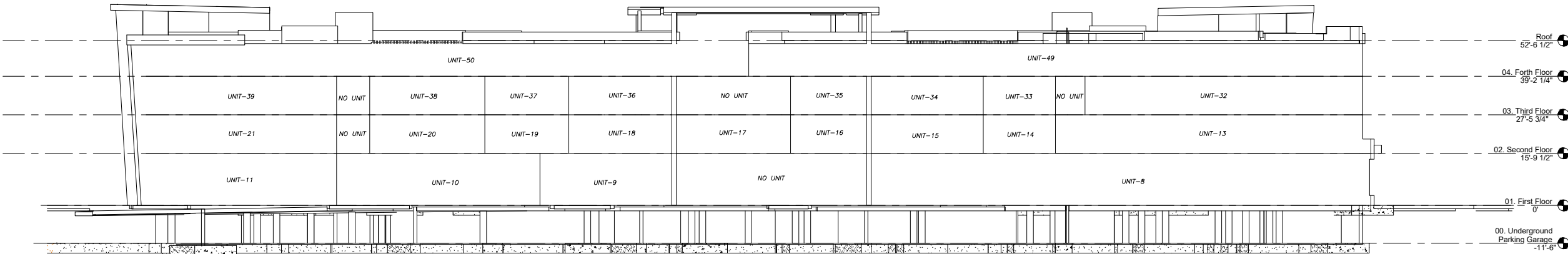
ELEVATIONS FOR:
THE ADVENTUS

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

SOUTH BUILDING LOOKING NORTH



SOUTH BUILDING LOOKING SOUTH



REVISIONS		DATE	BY
DESCRIPTION			
NO			

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



ELEVATIONS FOR:
THE ADVENTUS
LOCATED IN SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	9/10/2025
SCALE	1"=40'
JOB NO.	281-010
SHEET NO.	

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

 PROPERTY LINE
 BUILDING WALL
 BURIED GARAGE WALL
 ADJACENT PROPERTY LINE
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 EASEMENT LINE
 PROPOSED METAL FENCE
 PROPOSED CURB AND GUTTER
 EXISTING/PLANNED CURB AND GUTTER
 PROPOSED ASPHALT
 PROPOSED SIDEWALK
 LANDSCAPING AREA
 ROADWAY DEDICATION
 DOG PARK TURF
 EXISTING CURB & GUTTER IN MARLA
 STREET/STOP SIGN
 SPEED LIMIT SIGN PER HURRICANE CITY STANDARDS
 ADA RAMP ACCESSIBLE AREA
 ADA RAMP

COMMENCING AT THE NORTH-EAST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 11, N01°07'24"W 851.71 FEET, THENCE WEST 107.82 FEET TO THE POINT OF BEGINNING; THENCE S01°07'24"W 602.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 146.10 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.07 FEET, THROUGH A CENTRAL ANGLE OF 12°58'04", (LONG CHORD BEARS: S05°36'26"W 33.00 FEET) TO THE NORTH BOUNDARY OF MARLA AT ELIM VALLEY, PHASE 1 (DOCUMENT #20080033761 WASHINGTON COUNTY RECORDS); THENCE ALONG SAID NORTH BOUNDARY, WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 620.18 FEET HAVING A RADIUS OF 1326.50 FEET AND A RADIAL BEARING OF S32°58'51"W, THROUGH A CENTRAL ANGLE OF 26°47'15" (LONG CHORD BEARS: N07°24'46"W 614.54 FEET) TO THE EAST RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW ROAD (DOCUMENT #20080020605 WASHINGTON COUNTY RECORDS); THENCE ALONG SAID EAST RIGHT-OF-WAY BOUNDARY, N05°51'44"E 397.49 FEET TO THE EAST RIGHT-OF-WAY BOUNDARY OF SAND HOLLOW ROAD AMENDED AND EXTENDED (DOCUMENT #20240006171 WASHINGTON COUNTY RECORDS); THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: (1) S88°51'17"E 9.03 FEET; (2) N05°51'42"E 4.69 FEET; (3) NORTHERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 3.13 FEET THROUGH A CENTRAL ANGLE OF 08°57'33", (LONG CHORD BEARS: N10°20'28"E 3.12 FEET); (4) N14°49'15"E 22.71 FEET; (5) NORTHERLY ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 15.64 FEET THROUGH A CENTRAL ANGLE OF 08°57'33", (LONG CHORD BEARS: N10°20'28"E 15.62 FEET); (6) N05°51'42"E 75.54 FEET; (7) NORTHERLY ALONG THE ARC OF A 1938.82 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.67 FEET, THROUGH A CENTRAL ANGLE OF 01°58'13", (LONG CHORD BEARS: N06°50'48"E 66.67 FEET); (8) NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 31.66 FEET, HAVING A RADIUS OF 19.19 FEET AND A RADIAL BEARING OF S83°09'12"E, THROUGH A CENTRAL ANGLE OF 94°32'27" (LONG CHORD BEARS: N54°07'01"E 28.19 FEET) TO THE SOUTH RIGHT-OF-WAY BOUNDARY OF BASH PARKWAY (DOCUMENT #20230036793 WASHINGTON COUNTY RECORDS); THENCE ALONG SAID SOUTH RIGHT-OF-WAY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S79°35'52"E 114.19 FEET; (2) EASTERLY ALONG THE ARC OF A 465.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 57.40 FEET, THROUGH A CENTRAL ANGLE OF 07°04'20", (LONG CHORD BEARS: S76°03'42"E 57.36 FEET); (3) EASTERLY ALONG THE ARC OF A 2166.55 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 356.13 FEET, THROUGH A CENTRAL ANGLE OF 09°25'05", (LONG CHORD BEARS: S67°49'00"E 355.73 FEET) TO THE POINT OF BEGINNING.

SITE USE AND PARKING CALCULATIONS

TOTAL REQUIRED PARKING - 636 PARKING STALLS

- 40 RESIDENTIAL (50% ALL DAY AND 50% MORNING AND EVENING USE) - 80 PARKING STALLS
- 140 HOTEL ROOMS (MORNING AND EVENING USE) - 142 PARKING STALLS
- GYM - 14,554 SF (ALL DAY 6 AM-10 PM USE WITH HEAVY USE IN MORNING AND EVENING) - 49 PARKING STALLS
- RESTAURANT - 23,476.26 S.F. (ALL DAY 11 AM-10 PM) - 235 PARKING STALLS
- RETAIL - 32,394.01 S.F. (MON-SAT 8AM-BPM USE ONLY) - 130 PARKING STALLS

TOTAL DEVELOPMENTAL AREA:	344,561 SQ.FT. (7.91 ACRE)
TOTAL BUILDING FOOTPRINT:	84,104 SQ. FT.
TOTAL PAVEMENT:	134,286 SQ. FT.
TOTAL LANDSCAPE AREA:	80,781 SQ. FT. (23.44% TOTAL AREA)
TOTAL UNITS ALLOWED	117 (15/ACRE) OR 132 (17/ACRE) WHEN 10% OF THE RESIDENTIAL UNITS ARE RESERVED FOR AFFORDABLE HOUSING
TOTAL UNITS CONSTRUCTED	50 UNITS
LIST OF AMENITIES:	ROOFTOP POOL, GYM, ROOFTOP COMMUNAL GARDEN/SEATING, MIN. 8,000 SF MIXED-USE OUTDOOR SPACE.

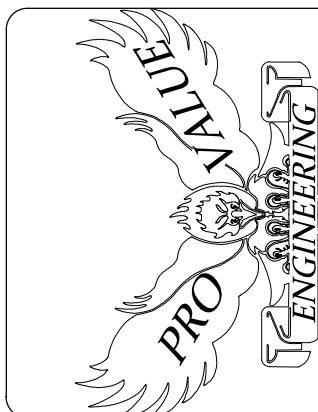
- 1 INSTALL NEW 24" CURB AND GUTTER (SEE DETAILS ON SHEET DT-5)
- 2 INSTALL NEW "A" CURB (SEE DETAILS CC-100 ON SHEET DT-1)
- 3 INSTALL NEW STOP SIGN PER CITY STANDARDS
- 4 EXISTING WATER-WAY
- 5 EXISTING IMPROVEMENTS
- 6 PROPOSED ASPHALT
- 7 INSTALL NEW ADA RAMP
- 8 TRASH ENCLOSURE
- 9 INSTALL 6' SIDEWALK
- 10 INSTALL GARAGE VENT FAN - SEE BUILDING PLANS FOR DETAILS
- 11 INSTALL 5' SIDEWALK
- 12 INSTALL STREET SIGN - SEE STRIPING AND SIGNAGE PLAN
- 13 INSTALL (M2) TYPE MEDIAN CURB- SEE UDOT DETAIL ON SHEET DT-9

THE BASIS OF BEARINGS IS S01°07'24"W 2642.11 FEET FROM THE NORTHEAST CORNER TO THE EAST QUARTER (1/4) CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

NOTE: ALL ROADWAYS WILL BE PRIVATE, BUT WILL BE SHOWN ON THE FINAL PLAT AS COMMON SPACE. THE COMMON SPACE WITH A BLANKET UTILITY EASEMENT THROUGHOUT ALL COMMON AREAS.

1. PARKING WILL BE UNCOVERED.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
210 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



SITE PLAN:

THE ADVANTAGES

LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S1.B.4M.

DATE: 10/20/2025
SCALE: 1"=40'

JOB NO.
281-010

SHEET NO. _____

C2

**Hurricane Planning Commission
Meeting Minutes
August 28, 2025**

Minutes of the Hurricane City Planning Commission meeting held on August 28, 2025, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

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

Members Excused: Kelby Iverson and Brad Winder

Staff Present: 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 led by Michelle Smith

Prayer and/or thought by invitation given by Mark Sampson

Paul Farthing motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.

Declaration of any conflicts of interest - none were declared.

Public Hearings

1. A Zone Change Amendment request located at 184 N State Street from R1-10, residential one unit per 10,000 square feet, to RM-3, multi-family 15 units per acre. Parcel number H-178.

No comments.

2. A Land Use Code Amendment request to Title 10, Chapters 3, 7, & 37 regarding accessory buildings in the front yards.

Amy Heaton – Resident at 1049 S 180 W, which is a flag lot, stated that she would like to build an ADU in her front yard. She requested that the city consider removing the setback requirement for ADUs on flag lots. She explained that her property is fully enclosed by a block wall, with approximately 40 feet of space in front of her home and 20 feet in the back.

No further comments

OLD BUSINESS

1. LUCA25-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment request to Title 10, Chapters 3, 7 & 37, regarding accessory building in front yards.

Fred Resch III shared that additional changes were made at the commission's request, including adding conditional use standards for ADUs in front yards. He also noted that staff addressed contradictory definitions, and after legal review, it was suggested that the item be tabled to make broader updates. Specifically, the definition of guesthouse/casita may no longer be necessary. Shelley Goodfellow asked how front setbacks are determined on flag lots and if they are necessary. Fred explained that from a zoning standpoint, front setbacks are primarily to ensure distance from streets for potential road expansion. He added that if the commission wishes, staff can propose amendments to clarify setbacks for flag lots. Mrs. Goodfellow commented that this issue will arise frequently, and if the setback requirements don't make sense, they shouldn't be enforced as-is. While she supports some setbacks, she felt the current 25-foot requirement is excessive. She also asked about the minimum 100-foot setback mentioned in the staff report. Mr. Resch clarified that the staff report wasn't updated and that the ordinance requires accessory buildings to meet the same setback standards as the primary residence. Mrs. Goodfellow asked if the definition allows for two ADUs on agricultural lots. Mr. Resch confirmed that Chapter 7 outlines the standards for having two ADUs. Amy Werrett asked about design requirements, and Mr. Resch explained that ADUs on lots 0.5 acres or smaller must be architecturally consistent with the primary residence, while larger agricultural lots do not have this restriction. Ralph Ballard raised concerns about fire turnaround space on flag lots, and Mr. Resch stated that all flag lots require a site plan approved by the JUC, which includes fire department review for turnaround space. Mr. Ballard emphasized that ADUs should not be built within designated fire turnaround areas.

Shelley Goodfellow motioned to table LUCA25-06. Paul Farthing seconded the motion. Unanimous.

Mark Sampson asked about the variance request mentioned by the commenter that was previously denied. Fred Resch explained that state law outlines five criteria for approving a variance, and the most common reason for denial is that the hardship or issue prompting the request cannot be self-imposed.

NEW BUSINESS

1. ZC25-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 235 N 1580 W, from RA-1, residential agriculture one unit per acre, to R1-10, single family residential one unit per 10,000 sqft. George Love, Applicant. Tim Scott, Agent.

Tim Scott shared that George Love owns the property in question and is requesting a zone change to allow a lot line adjustment with the neighboring property owner, Scott Hughes. Mr. Hughes intends to purchase the portion of land, and the proposed lot line would follow the existing block wall that already divides the two properties. This adjustment would not create a new lot but would enlarge Mr. Hughes' property. Ralph Ballard asked what was preventing the adjustment. Fred Resch III explained that the RA zone requires a minimum of one acre per lot and dividing the property would result in one parcel being smaller than allowed, making it noncompliant with city requirements. Mr. Ballard asked if a third lot could be created with this zone change. Mr. Scott responded that it would be difficult to achieve, given the lot sizes. Mr. Ballard stated he had no issue with making one lot smaller and the other larger but felt creating an additional lot would be unfair to surrounding neighbors. Amy Werrett commented that the goal is not to eliminate agricultural zoning, but this property does not appear to be actively used for agriculture. Mr. Ballard noted that over time, these types of changes can reduce available agricultural land. Shelley Goodfellow stated that the request meets the four requirements for a zone change and the intent is simply to adjust property boundaries between neighbors, maintaining overall open space. She added that the requested zoning is consistent with adjacent properties. Michelle Smith asked about engineering comments. Mr. Resch explained that if the zone change were used to further subdivide the property, road improvements would be required, but for a simple lot line adjustment, they would not. Mr. Scott added that further subdivision would not be practical.

1 *Shelley Goodfellow motioned a recommendation of approval of ZC25-10 subject to staff and JUC*
2 *comments. Ralph Ballard seconded the motion. Unanimous.*

3
4 **2. ZC25-12: Discussion and consideration of a recommendation to the City Council**
5 **on a Zone Change Amendment request located at 184 N State Street from R1-10, residential one**
6 **unit per 10,000 square feet, to RM-3, multi-family 15 units per acre. White Glove Construction-**
7 **Kevin Hanson, Applicant.**

8 Kevin Hanson shared that his family has owned this property for 75–80 years. He explained that its
9 location on State Street makes it less desirable for resale as a single-unit property but more viable as a
10 multifamily development, which would also align with the general plan. Mark Sampson asked for
11 clarification between RM-3 and RM-2 zoning. Fred Resch III explained that RM-2 allows for 10 units per
12 acre, while RM-3 allows for 15 units per acre. Given the property size, the difference in total units may
13 not be significant. Mr. Sampson then asked about the proposed type of housing. Mr. Hanson stated they
14 are considering either 12 townhomes with a fire turnaround or up to 16 units to maximize the property's
15 use. Shelley Goodfellow expressed concern that RM-3 could be too dense but noted that the request
16 meets the four criteria for a zone change. She felt comfortable with RM-3 as long as it is not built out to
17 the maximum 18 units allowed. Paul Farthing agreed with RM-2 but felt RM-3 would be too dense,
18 warning that a full 18-unit buildout could require three-story structures, which may not fit the character of
19 the neighborhood. Mr. Hanson noted that the neighboring development property elevation is already
20 approximately 15 feet taller than this property. Michelle Smith asked about traffic circulation, specifically
21 whether vehicles exiting onto 200 West would be able to cross the median or would be limited to turning
22 right and making a U-turn. Mr. Hanson stated they had explored commercial use for the site, but limited
23 ingress and egress make commercial development impractical. Ralph Ballard agreed with concerns over
24 density, adding that the city is also trying to preserve highway commercial areas. Mr. Farthing
25 emphasized that market demand will drive property value regardless of unit count. Mr. Hanson
26 concluded by expressing his commitment to creating a development that is as attractive or better than
27 the neighboring property to the south, aiming to make the site desirable for residents.

28
29 *Paul Farthing motioned to approve an RM-2 being more conducive and meeting the four criteria. Ralph*
30 *Ballard seconded the motion.*

31
32 *Paul Farthing withdrew his motion*

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34 *Shelley Goodfellow motioned to reopen the public hearing. Amy Werrett seconded the motion.*
35 *Unanimous.*

36
37 Renee Thompson, who owns the property directly east of the proposed development, stated that she is
38 not opposed to the project but she believes the number of units should be reduced. She expressed
39 concerns about the area already feeling crowded, noting that there are currently 10 townhomes nearby
40 and children often play in the street. She shared that one family in the area owns five vehicles, and the
41 section of the street proposed for extension is frequently used for parking, including a trailer that is
42 regularly parked there. She emphasized her desire to limit the development to fewer units and to prohibit
43 three-story buildings, citing a lack of privacy as an existing issue. She also raised traffic concerns,
44 asking whether vehicles exiting onto 200 North would be restricted to turning right and then making a U-
45 turn or if they would reroute down 300 North. Additionally, she urged consideration of increased parking
46 to accommodate the likely overflow onto surrounding streets.

47
48 Dory Tharp, who lives nearby, expressed concern about increased traffic on State Street and 200 North,
49 noting that vehicles making U-turns at 300 North would likely slow traffic. She also shared safety
50 concerns, explaining that she enjoys walking in the evenings but there are no sidewalks or streetlights in
51 the area. Dory stated that she would prefer the development to be less dense.

1 *Paul Farthing motioned to close the public hearing. Ralph Ballard seconded the motion. Unanimous.*

2
3 Ralph Ballard suggested conducting a traffic study on SR-9 to explore ways to slow traffic, noting that
4 when SR-9 was designed, it was modeled after St. George Boulevard, which doesn't suit the area. He
5 asked about the widths of 200 North and 300 North. Jeremy Pickering responded that 200 North is a 66-
6 foot roadway, while most of 300 North has been vacated. Mr. Ballard noted that 240 East was originally
7 intended to connect developments, which could help address traffic issues for vehicles turning right onto
8 SR-9 from 200 North.

9
10 *Paul Farthing motioned to approve ZC25-12 with the change of RM-3 to RM-2 based on the findings*
11 *that the RM-3 is not compatible with the surrounding properties and the RM-3 will have an adverse affect*
12 *on the area opposed to the RM-2. Shelley Goodfellow seconded the motion.*

13
14 Ralph Ballard asked if there was any way to move the buildings to the north and adjust the property on
15 the south end to facilitate a turnaround, noting that traffic is one of the major concerns discussed and
16 that having a turnaround on 200 N would be a significant benefit to the City by allowing vehicles to safely
17 reverse direction on State Street. He asked if there was any legal way to make that happen if the
18 developer was agreeable. Dayton Hall explained that if a zone change is granted, the development must
19 comply with the standards of that zone, but conditions related to traffic flow improvements could be
20 addressed through a development agreement. Kevin Hanson noted that the design already includes a
21 modification at the corner of 200 N to allow for parking along the side of the road. He added that they
22 would like to preserve the existing pecan trees and could tighten HOA parking restrictions if needed.

23
24 *Roll call on the motion. All ayes. Motion carries.*

25
26 **Planning Commission Business:**

27
28 **1. Discussion on parking standards**

29 Fred Resch III shared a presentation, which is attached at the end of these minutes. Michelle Smith
30 asked about the width of parking spaces. Mark Sampson inquired who typically performs parking and
31 traffic studies. Mr. Resch responded that these are usually conducted by the project's engineer. Ralph
32 Ballard noted the parking situation at the Eagles' old building and emphasized the need to be thoughtful
33 when considering parking requirements.

34
35 **Approval of Minutes:**

36
37 **1. August 8, 2024**

38
39 **2. November 11, 2024**

40 Minutes are actually November 14th, 2024.

41
42 **3. May 22, 2025**

43 Amy Werrett hasn't worked at Valley Academy but worked with the applicant. Line 22

44
45 **4. August 14, 2025**

46 Kelby Iverson was absent only, minutes show he was present as well. Michelle Smith abstained from
47 voting on the D&G item.

48
49 *Amy Werrett motioned to approve the minutes for August 8, 2024, November 14, 2024, May 22, 2025,*
50 *and August 14, 2025 as amended. Shelley Goodfellow seconded the motion. Unanimous.*

- 1 *Paul Farthing motioned to adjourn the meeting. Michelle Smith seconded the motion. Unanimous.*
- 2
- 3 **Adjournment at 7:32PM**

DRAFT