



# HURRICANE CITY UTAH

## Planning Commission

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

### Mayor

Clark Fawcett

### City Manager

Kaden DeMille

## Hurricane Planning Commission Meeting Agenda

February 12, 2026

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

### Meeting link:

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

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

### Public Hearings

1. A Land Use Code Amendment to Title 10 Chapter 7 regarding conditional use permit for metal buildings.
2. A General Plan Amendment requested located at 1015 N 200 W from single family residential to multifamily. Parcel number H-3-1-27-2106.
3. A Zone Change Amendment request located at 1015 N 200 W from R1-10, residential one unit per 10,000 square feet to RM-1, multifamily six units per acre. Parcel number H-3-1-27-2106.

### NEW BUSINESS

1. GPA26-01: Discussion and consideration of a recommendation to the City Council on a General Plan Amendment requested located at 1015 N 200 W from single family residential to multifamily. Parcel number H-3-1-27-2106. Adam Nielson, Applicant. Karl Rasmussen, Agent.
2. ZC26-01: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1015 N 200 W from R1-10, residential one unit per 10,000 square feet to RM-1, multifamily six units per acre. Parcel number H-3-1-27-2106. Adam Nielson, Applicant. Karl Rasmussen, Agent.
3. PP26-01: Discussion and consideration of a possible approval of a preliminary plat for Gateway Resort at Sand Hollow Phase 1, a 96 unit recreation resort development located at Resort Drive and Sand Hollow Road. Enhanced Home Builders-Brent Moser, Applicant. Karl Rasmussen, Agent.
4. FSP26-03: Discussion and consideration of a possible approval of a final site plan for the Hurricane City Pool, a recreational development located at 750 N 200 W. Hurricane City, Applicant.
5. FSP26-04: Discussion and consideration of a possible approval of a final site plan for SkyRim Townhomes, a 132 unit townhome development located at 290 N 3100 W. SkyRim Development, Applicant. Clark Conway, Agent.
6. LUCA26-01: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 7 regarding conditional use permit for metal buildings. Hurricane City, Applicant.

#### **Approval of Minutes:**

1. December 11, 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.



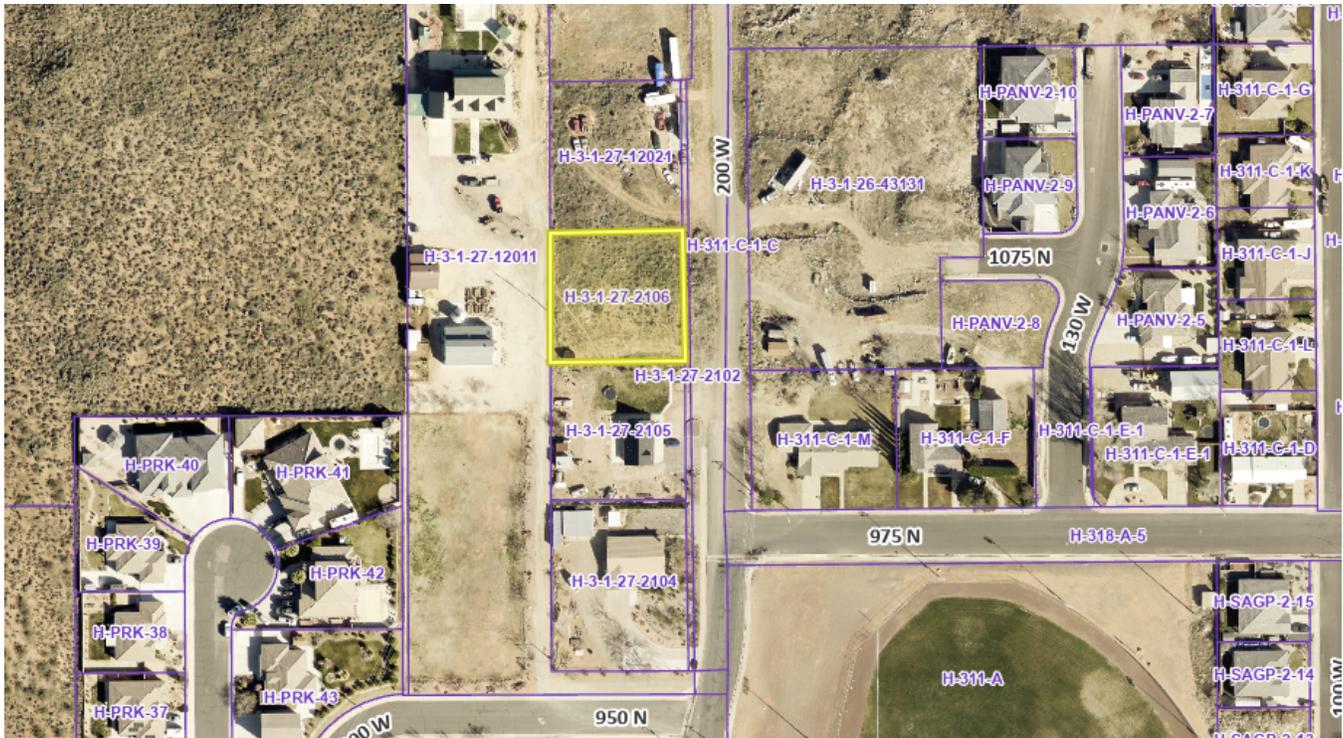
**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>02/12/2026 - Planning Commission</b>
<b>Application Number:</b>	GPA26-01
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Adam Nielson
<b>Agent:</b>	Karl Rasmussen
<b>Request:</b>	Request for a General Plan Amendment from Single Family to Multifamily.
<b>Location:</b>	1015 N 200 W
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	Single Family
<b>Recommendation:</b>	Deny
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant requests a General Plan Map Amendment on a vacant 0.48 acre lot along an unimproved section of 200 W from Single Family Residential to Multifamily. The applicant has also applied for a zone change which will be treated as a separate item. All changes to the General Plan Map should be supported by the General Plan and by best planning practices and principles.

	<b>Zoning</b>	<b>Adjacent Land Use</b>
<b>North</b>	R1-10	Undeveloped property, Single Family Homes
<b>East</b>	R1-10	Undeveloped property, Single Family Homes
<b>South</b>	R1-10	Single Family Homes
<b>West</b>	RA-1, OS	Agriculture, Desert Reserve



Vicinity Map

**Review of the General Plan:**

The current designation of the property is Single Family, for which the General Plan advises: *“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 applicant is requesting a designation of Multifamily, which the General Plan defines as: *“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.”*

**Considerations:**

The City has wide discretion on the General Plan Map Amendments. It should take into account the Goals and Policies of the General Plan and Master Plans, public feedback, and the overall vision of the City for the area in question.

**Affordable Housing:** While the applicant’s proposal to increase affordable housing aligns with the General Plan and the Moderate Income Housing Plan, the specific location presents a fundamental policy conflict. Both plans prioritize the placement of high-density housing in “opportunity areas” near transit, employment centers, and schools. Conversely, the subject property is situated on an unimproved access road adjacent to active agricultural operations. Because the General Plan mandates that new development remain compatible with the agricultural landscape, the introduction of a multi-family residential use, which is historically considered incompatible with farming operations, is inappropriate

for this site.

**Planning Principles:** The General Plan serves as a flexible, advisory framework for managing citywide growth, where land-use boundaries are intentionally fluid rather than rigid. However, this inherent flexibility necessitates caution: amending a designation for a single parcel may establish an undesirable precedent for the surrounding area. While the City maintains broad legislative deference in zoning matters, a General Plan Amendment for this property could serve as a catalyst for higher-density zoning and development within the broader neighborhood.

**Findings:**

Staff makes the following findings:

1. The request does not meet all the goals and policies of the General Plan Map.
2. This request does not match proper planning principles, and a “spot designation” on the General Plan Map would be inappropriate.

**Recommendation:** Staff recommends that the Planning Commission consider any public comments received in the public hearing and send a recommendation of denial to the City Council due to not aligning with the intent of the General Plan or proper planning principles.

# NARRATIVE

Duplex

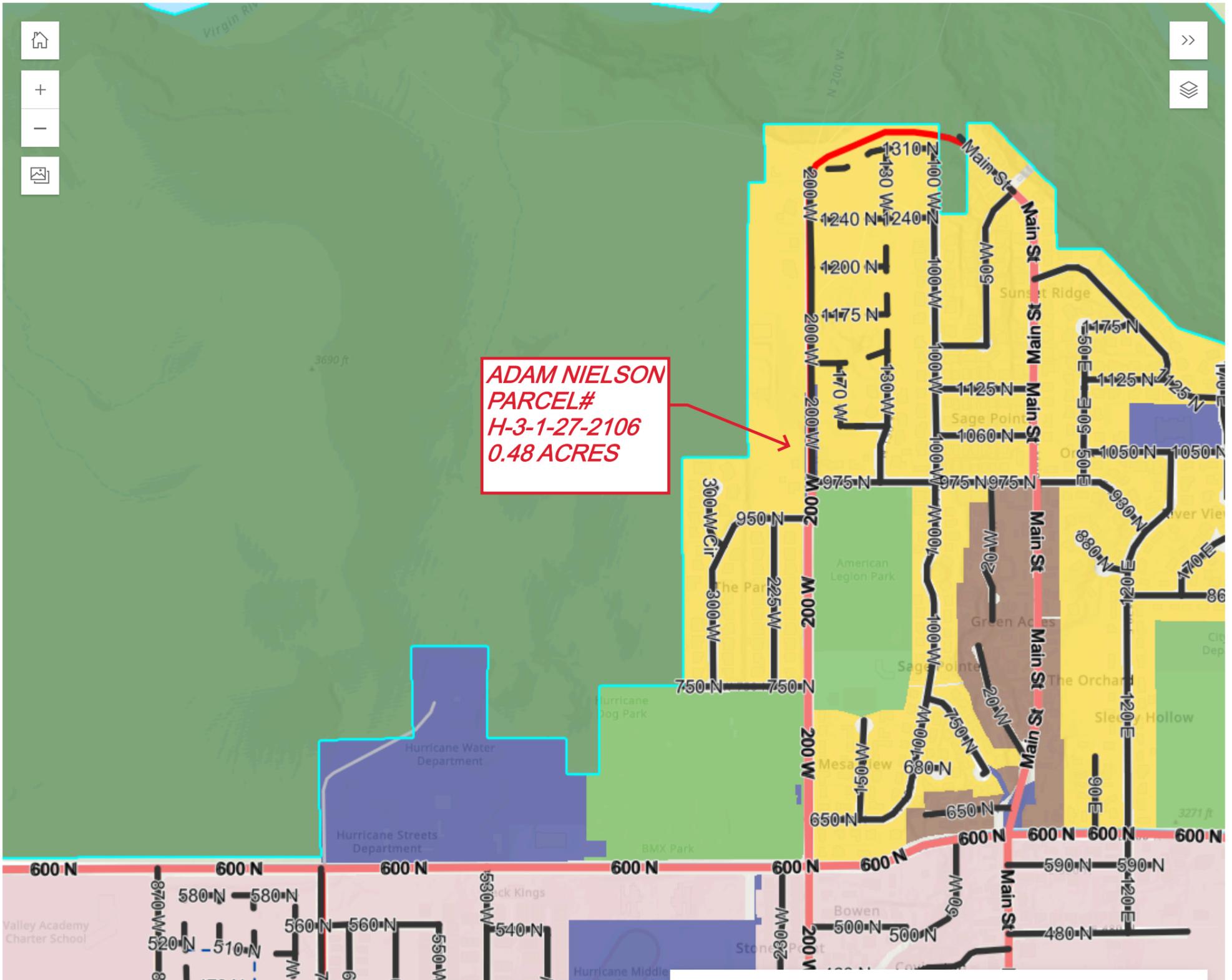
I want to generate Affordable places  
for family & friends when  
young families need a place to live  
AND — jump start their future.

Alan Nickel

## Potential Impacts

We see no impacts to the environment, surrounding properties, and current city infrastructure with the propose Zone Change to RM-1. We see positive benefit to the City because we will be extending sewer, providing street improvements.

# Planning - Future Land Use General Plan



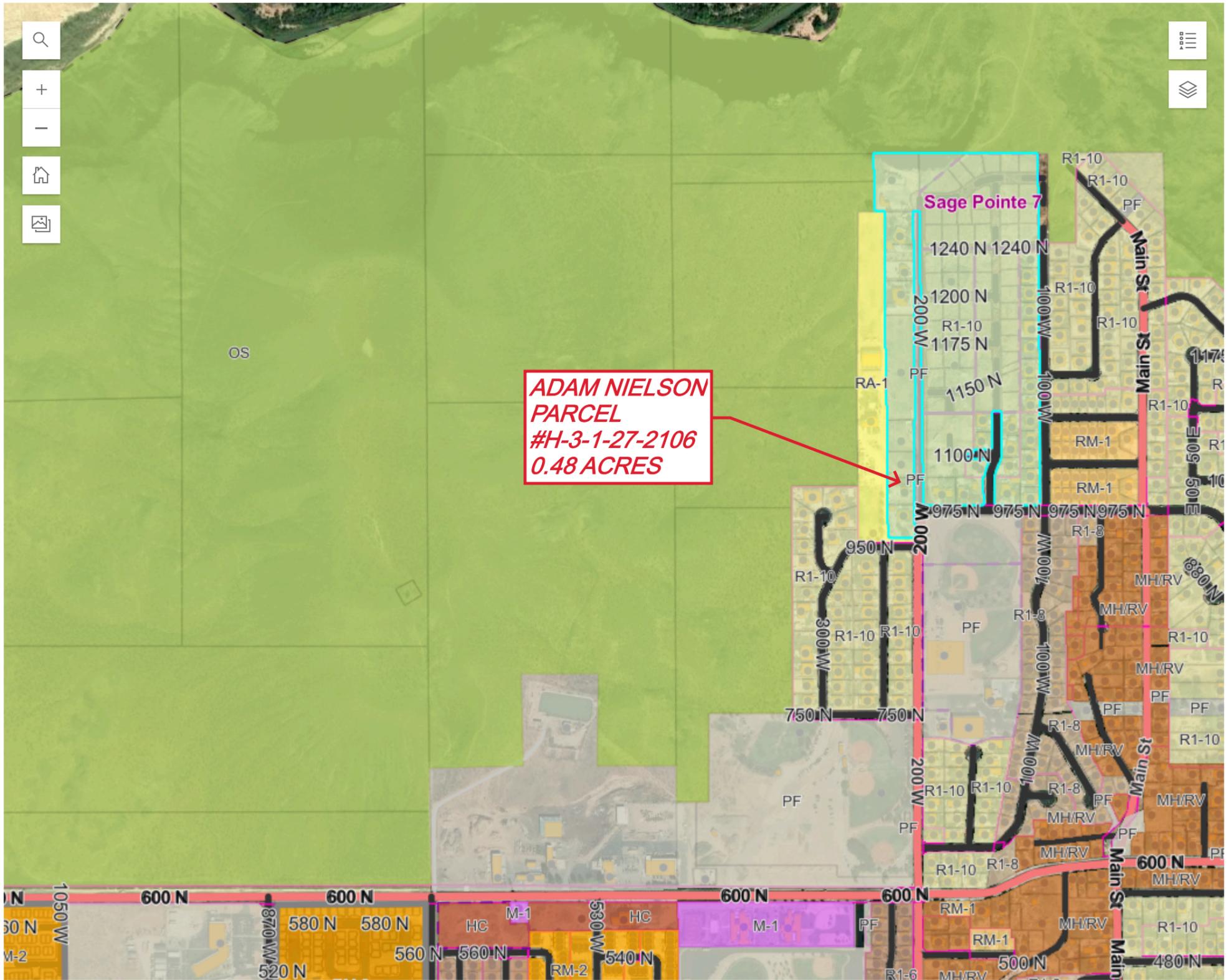
**ADAM NIELSON  
PARCEL#  
H-3-1-27-2106  
0.48 ACRES**

Zoom to	
OBJECTID	8214
Last Update Date	
Last Editor	
globalid	cc1d0460-21de-4415-b07d-339e323be119
Description	Areas within the City of undeveloped open space, such as hillsides, ridge lines, river corridors, habitat, and drainage channels left in a predominately undisturbed state with minimal use impacts. These areas may include uses such as trails, trailheads, and small pavilions.
General Plan	Natural Open Space
Planning Date	
Council Date	
st_area(shape)	39746571.604164
st_length(shape)	60881.417325



500 ft

# Planning - Zoning



**ADAM NIELSON  
PARCEL  
#H-3-1-27-2106  
0.48 ACRES**

**R1-10** [Close] [Dropdown]

Zoom to

Zoning Classification	R1-10
Planning Commission Date	
City Council Date	4/7/08, 6:00 PM
Acres	34.327926

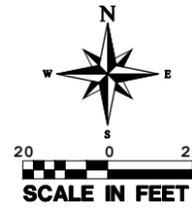
< > [List Icon] 1 of 4

500 ft



# LAND USE MAP FOR: ADAM NIELSON

PARCEL H-3-1-27-2106  
LOCATED IN SECTION 27, T41S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

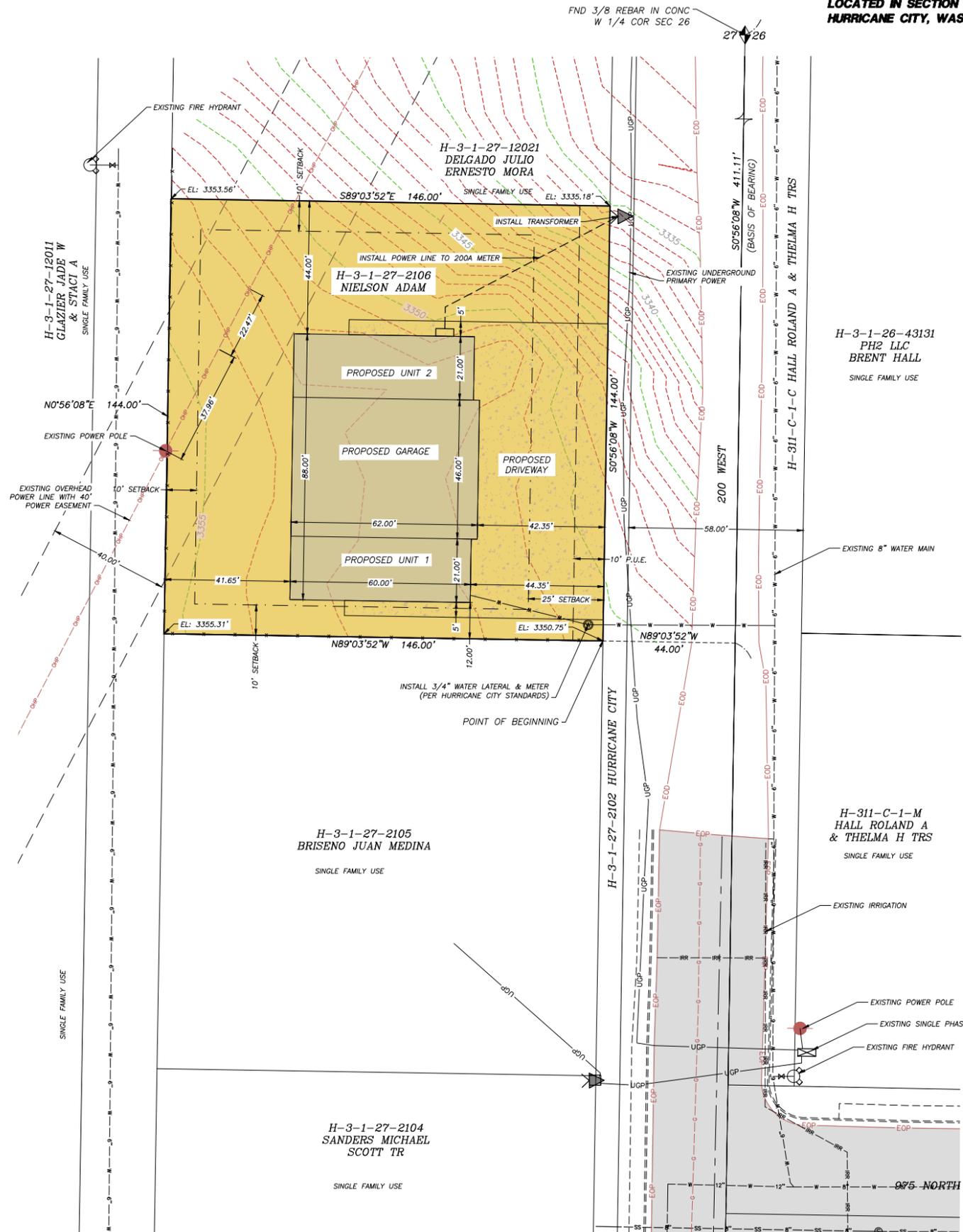


## LEGEND

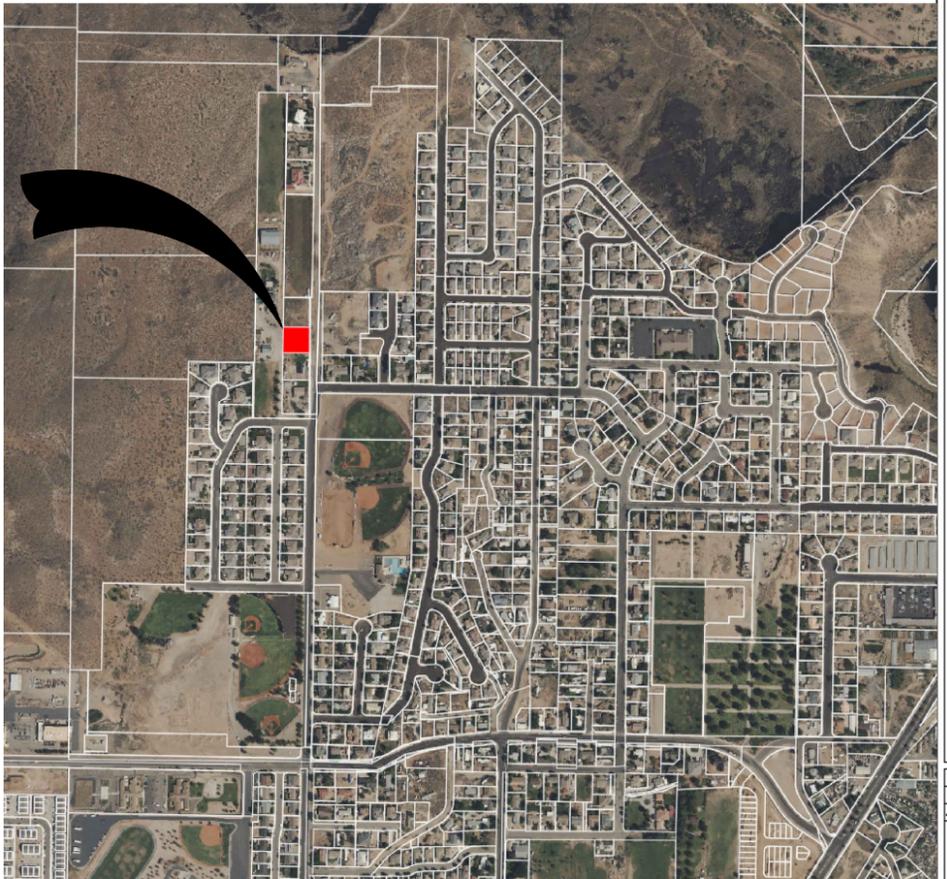
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- SECTION TIE
- CENTER LINE
- EXISTING 6" WATER MAIN
- PROPOSED 3/4" WATER SERVICE
- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND PRIMARY POWER
- PROPOSED POWER LINE
- EXISTING GAS LINE
- PROPOSED LEACH LINE & TRENCH
- EXISTING GRADE MINOR CONTOURS 1'
- EXISTING GRADE MAJOR CONTOURS 5'
- CONTOUR ELEVATION LABEL
- PROPOSED LAND USE OF MULTIFAMILY
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EXISTING ASPHALT
- EXISTING DIRT ROAD
- SECTION MONUMENT AS DESCRIBED
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING TRANSFORMER
- TEST PIT
- CLEANOUT

MULTIFAMILY USE:  
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.

LEGAL DESCRIPTION:  
COMMENCING AT THE EAST QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE & MERIDIAN; THENCE SOUTH 0°56'08" WEST 411.11 FEET AND NORTH 89°03'42" WEST 44.00 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 89°03'52" WEST 146.00 FEET; THENCE NORTH 0°56'08" EAST 144.00 FEET; THENCE SOUTH 89°03'52" EAST 146.00 FEET; THENCE SOUTH 0°56'08" WEST 144.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.48 ACRES.



**PROJECT LOCATION**



NO.	REVISIONS	DATE	BY

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

LAND USE MAP FOR:  
**ADAM NIELSON**  
PARCEL H-3-1-27-2106  
LOCATED IN SECTION 27, T41S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/14/2026
SCALE	1"=20'
JOB NO.	827-001
SHEET NO.	<b>01</b>

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**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>02/12/2026</b>
<b>Application Number:</b>	ZC26-01
<b>Type of Application:</b>	Zone Change Application
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Adam Nielson
<b>Agent:</b>	Karl Rasmussen
<b>Request:</b>	A Zone Change from R1-10 to RM-1
<b>Location:</b>	1015 N 200 W
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	Single Family
<b>Recommendation:</b>	Deny
<b>Report prepared by:</b>	Fred Resch III

**Discussion:**

The applicant is seeking a zone change from Single Family Residential R1-10, one unit per 10,000 sq ft, to Multiple Family RM-1 for a 0.48-acre lot for the purpose of building a duplex on the property. The lot is located along 200 W north of the existing improvements on an unimproved road. The applicant has stated they would like to build a duplex for family members. Staff has informed the applicant of the Accessory Dwelling Unit (ADU) ordinance and how it might accomplish their goals for this property without the need for a zone change or the construction of a multifamily duplex. Notwithstanding, the applicant has elected to proceed with the requested zone change.



4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

**Response:** It should be noted that the applicant has also applied for a General Plan Amendment, and this report's analysis is based on the current General Plan designation of the property and surrounding area. The General Plan Map designates this area as "Single Family", which advises densities consistent with R1-15, R1-10, R1-8, and R1-6. The proposed Multiple Family RM-1 zone does not comply with the general plan's Single Family designation for the site. Rezoning the property would create an inconsistency between zoning and the general plan where consistency currently exists. Although, it is recognized that the general plan is advisory in nature and not binding, and the City Council ultimately has discretion to approve a zone change that does not conform with the general plan if they deem the degree of inconsistency to be minimal or of no consequence. Nevertheless, it is not an advisable land-use practice to create inconsistencies between zoning and the general plan. Rather, it is generally expected that zone changes be approved in cases that maintain or improve consistency.

Alternatively, the general plan does recommend that the City consider adding different housing types in appropriate areas:

*"In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing."*

Also, the 2022 Moderate Income Housing Plan recommends that the City, "*Look at areas where 'Missing Middle Housing' and mixed-use zones can be implemented within existing and future residential and commercial developments.*" The project has the potential to provide an additional for-sale housing unit, which would be a benefit to the City, but an exclusively single-family neighborhood may not be an appropriate area to spot-zone for a Multiple Family project.

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

**Response:** The area is sparsely developed, with the majority of the surrounding area being undeveloped. There are larger lots with agricultural use in the area and any multifamily use would not be harmonious with the low-density agricultural and single family uses in the area.

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

**Response:** The surrounding area remains largely undeveloped and lacks fully constructed public infrastructure, including improved roadway access, drainage facilities, and utility extensions. Additional

residential density may introduce increased traffic, service demands, and site disturbance that could affect adjacent properties until such improvements are completed. Without coordinated infrastructure upgrades, incremental development has the potential to create compatibility challenges related to access, drainage, and overall neighborhood transition.

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

**Response:** Some public facilities and services are in the vicinity while others are not. 200 W is not fully improved and the applicant does not control enough property to make it acceptable. While Ash Creek Special Service District finds a septic system acceptable for this project, it is poor planning practice to allow increased density in an area with no gravity sewer. See JUC comments below.

**JUC Comments:**

**Public Works:** [No comments received.]

**Sewer:** Due to the date of the parcel creation, topography of the lot, and distance to existing sewer this lot will need to install a septic system. Owner will need to complete the Ash Creek septic agreement and contact the Health Department for a septic permit before building.

**Streets:** Approved.

**Power:** [No comments received.]

**Water:** Approved

**Engineering:** 200 W (a master planned major collector with a trail on its west side) is a substandard road and the water main in 200 W is (was) substandard. Sage Pointe Phase 5, a development currently under construction northeast of the proposed zone change, has committed to replace the water main and construct curb, gutter, and sidewalk on 200 W's east side and pave 32' of asphalt across the proposed zone change's frontage. Additional right of way is to be secured from the Halls (per a commitment on document #20080003353). The exact timing is uncertain.

This property will need a future project to get gravity sewer. Although the sewer will be constructed with Sage Pointe Phase 5, it will be too shallow for this site. This property and the properties to the north will likely need to coordinate a sewer project for themselves with Ash Creek Special Service District.

The property to the west has limited development potential due to the narrowness of the lot and it being adjacent to BLM property on its west and north boundaries. Without coordinated efforts it seems a more than 6 acre property can get trapped behind other development.

**Fire:** Utility plan must be submitted and approved.

**Other Considerations:**

The applicant has stated that they want two units for an affordable living arrangement for family or friends. The current Single Family Residential R1-10 zoning would allow for a single-family home with an ADU, which would also accomplish the applicant's goal of having two units. The proposed floor plan would have to be amended so that one unit was clearly "subordinate" to the other as the city code requires. Staff strongly recommends that the applicant pursue this route instead.

**Findings:**

Staff makes the following findings:

1. The application does not comply with the general plan's Single Family land-use designation of the area, and would create a new inconsistency with the General Plan.
2. The neighborhood and surrounding development is sparsely developed single-family homes. A single, Multiple Family RM-1 lot with a duplex would be out of character with the single-family nature of the neighborhood and vicinity.
3. The proposed amendment may have an adverse impact on the surrounding properties.
4. Services are largely inadequate to serve the area and proposed project.

**Recommendation:** The Planning Commission should review the requested zone change based on standards within the Hurricane City Code, and also consider any public comments. Based on the findings that the proposed zone change does not comply with the General Plan, along with the potential for future construction of a duplex that could be out of character with the surrounding single-family homes, staff recommends that the Planning Commission send a recommendation of denial to the City Council. Staff recommends the applicant apply to build a single family home with an ADU to accomplish their goals for the property.

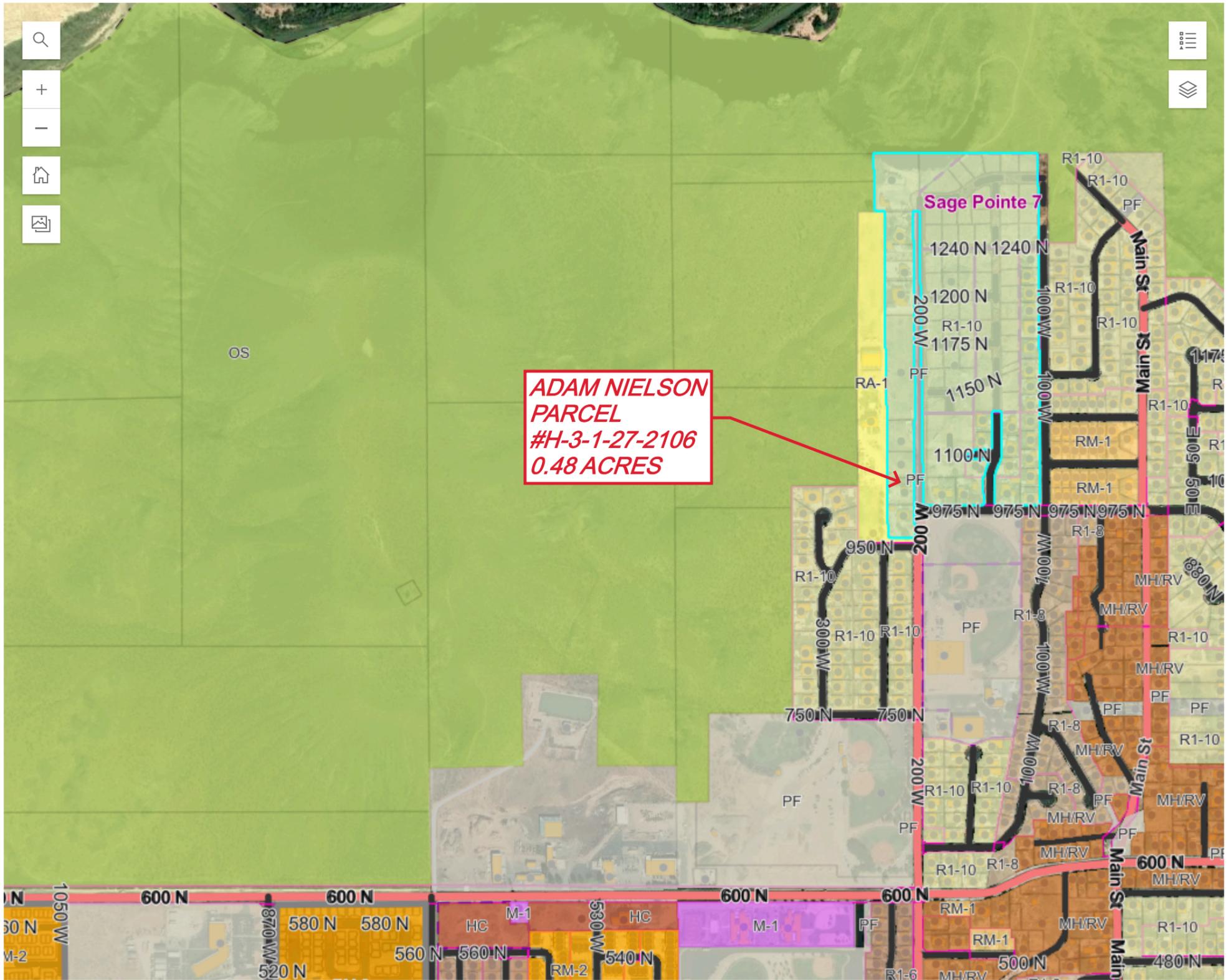
# NARRATIVE

Duplex

I want to generate affordable places  
for family & friends when  
young families need a place to live  
AND — jump start their future.

Alan Nickel

# Planning - Zoning



**ADAM NIELSON  
PARCEL  
#H-3-1-27-2106  
0.48 ACRES**

**R1-10** [Close] [Dropdown]

Zoom to

Zoning Classification	R1-10
Planning Commission Date	
City Council Date	4/7/08, 6:00 PM
Acres	34.327926

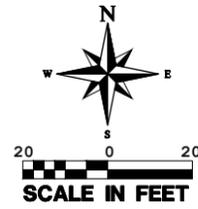
< > [List Icon] 1 of 4

500 ft



# ZONE CHANGE MAP FOR: ADAM NIELSON

PARCEL H-3-1-27-2106  
LOCATED IN SECTION 27, T41S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

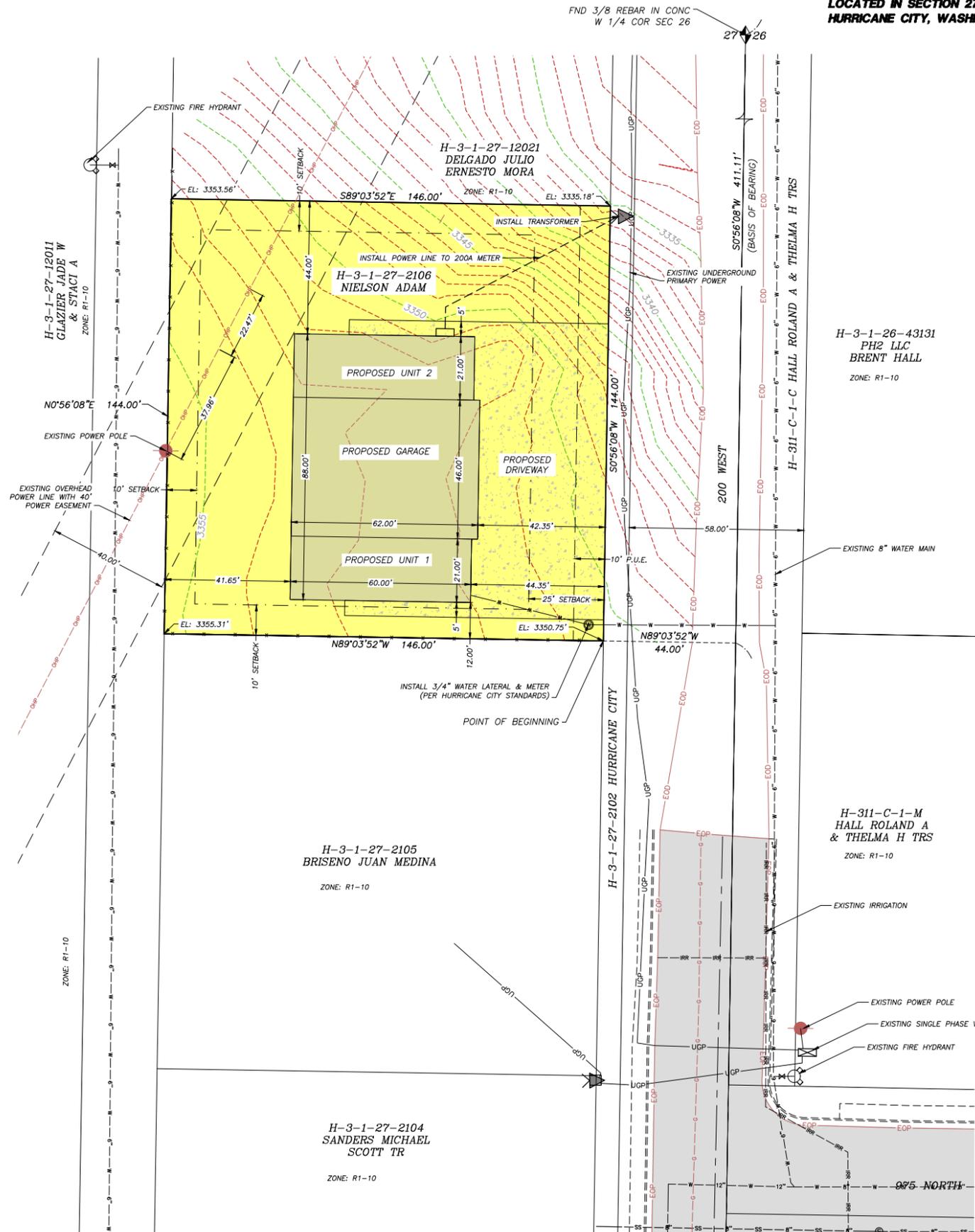


## LEGEND

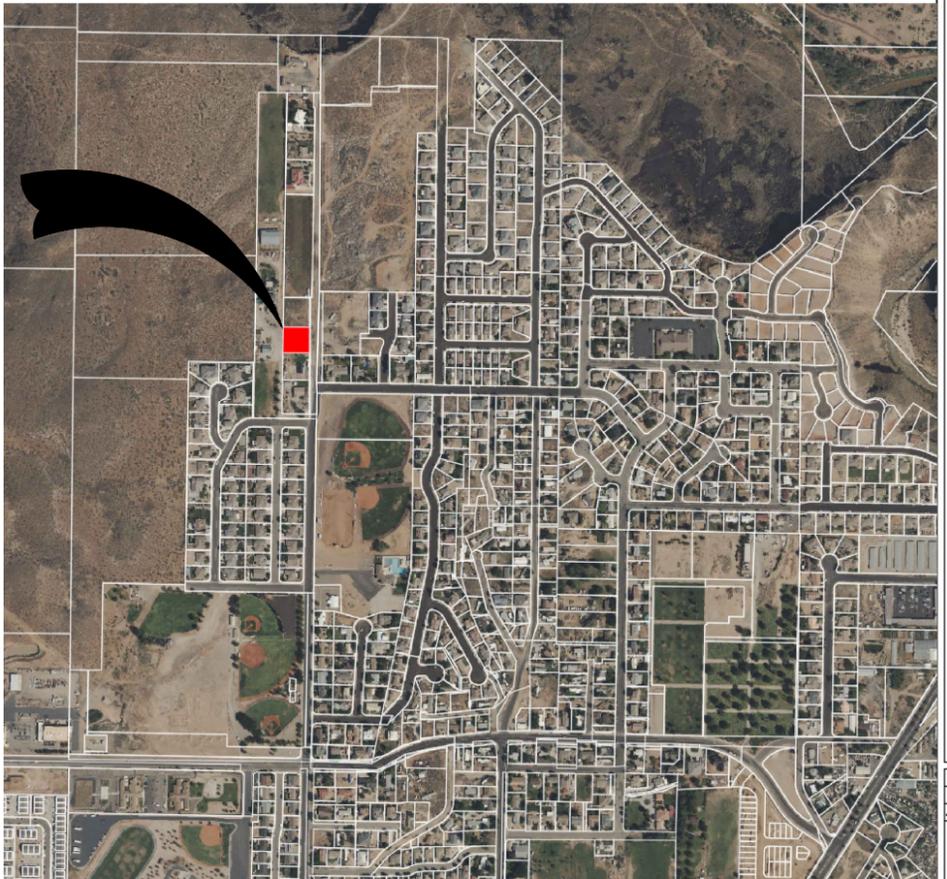
- PROPERTY LINE
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- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND PRIMARY POWER
- PROPOSED POWER LINE
- EXISTING GAS LINE
- PROPOSED LEACH LINE & TRENCH
- EXISTING GRADE MINOR CONTOURS 1'
- EXISTING GRADE MAJOR CONTOURS 5'
- CONTOUR ELEVATION LABEL
- PROPOSED ZONE OF RM-1
- PROPOSED CONCRETE
- PROPOSED BUILDING
- EXISTING ASPHALT
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- SECTION MONUMENT AS DESCRIBED
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING TRANSFORMER
- TEST PIT
- CLEANOUT

PROPOSED ZONE CHANGE:  
CHANGE ZONE TO RM-1 TO ALLOW FOR MULTIFAMILY (6 UNITS PER ACRE)

LEGAL DESCRIPTION:  
COMMENCING AT THE EAST QUARTER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE  
BASE & MERIDIAN; THENCE SOUTH 0°56'08" WEST 411.11 FEET AND NORTH 89°03'42" WEST 44.00 FEET TO THE  
POINT OF BEGINNING;  
THENCE NORTH 89°03'52" WEST 146.00 FEET; THENCE NORTH 0°56'08" EAST 144.00 FEET; THENCE SOUTH 89°03'52"  
EAST 146.00 FEET; THENCE SOUTH 0°56'08" WEST 144.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.48 ACRES.



**PROJECT  
LOCATION**



NO.	REVISIONS	DATE	BY

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

ZONE CHANGE MAP FOR:  
**ADAM NIELSON**  
PARCEL H-3-1-27-2106  
LOCATED IN SECTION 27, T41S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/14/2026
SCALE	1"=20'
JOB NO.	827-001
SHEET NO.	02



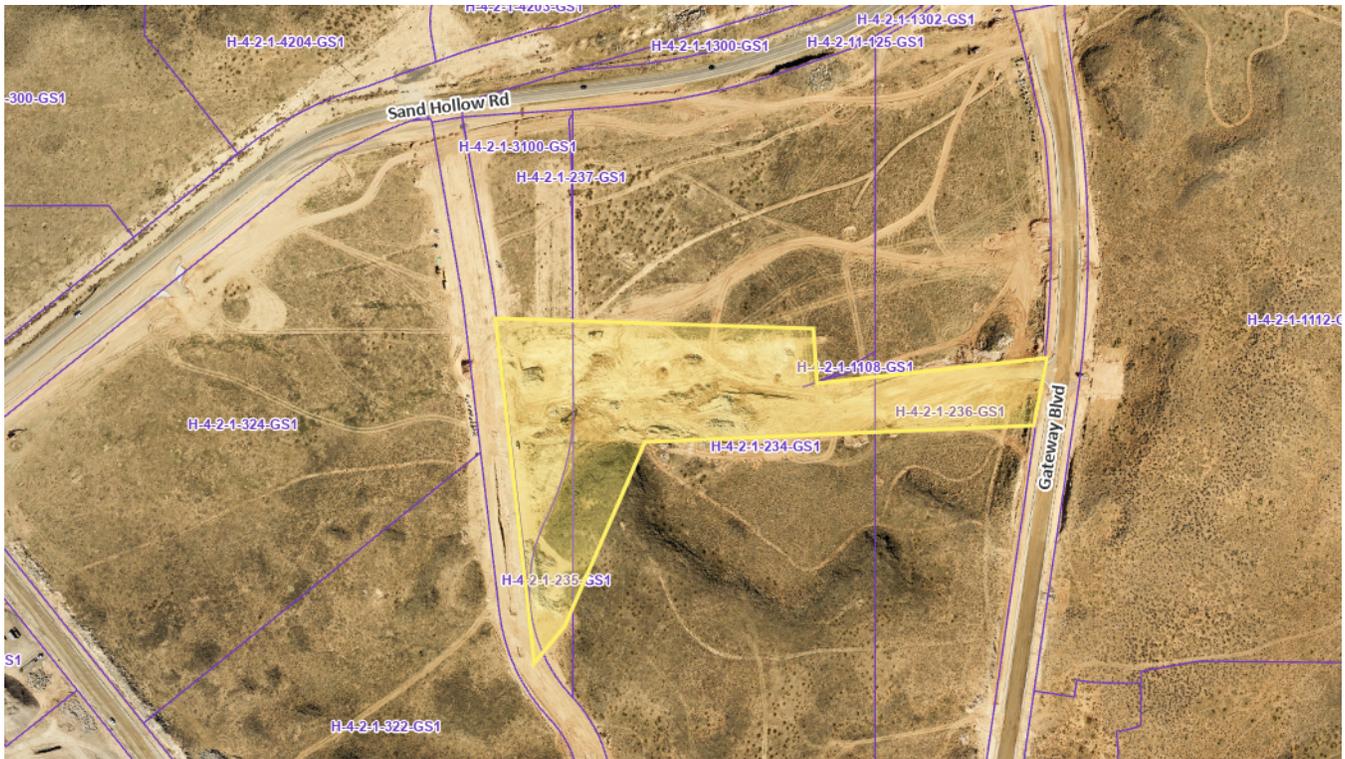


**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>02/12/2026</b>
<b>Application Number:</b>	PP26-01
<b>Type of Application:</b>	Preliminary Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Brent Moser
<b>Agent:</b>	Karl Rasmussen
<b>Request:</b>	Approval of a Preliminary Plat.
<b>Location:</b>	Resort Drive and Sand Hollow Road
<b>Zoning:</b>	RR
<b>General Plan Map:</b>	Planned Community
<b>Recommendation:</b>	Approve subject staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant has filed a preliminary plat for Gateway Resort at Sand Hollow. This is a recreation resort development located within the Gateway to Sand Hollow Public Infrastructure District. This preliminary plat was originally approved in January 2023, but that approval has since expired. This proposal is for the first phase of 96 condominium recreation resort units and a clubhouse and pool. The site is zoned Recreation Resort (RR).



*Vicinity Map*

### JUC Comments

Construction drawings have already been submitted for this phase. The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** Dixie Power area.
3. **Sewer:** Approved.
4. **Street:** Approved.
5. **Water:** Approved.
6. **Engineering:**
7. **Fire:** Utility plan must be approved.
8. **Cable:** Approved.
9. **Gas:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed 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. **Land Use:** The property is zoned Recreation Resort, which allows a maximum density of 15 units per acre. The applicant is proposing 96 units over 11.658 acres which equates to a density of 8.23 units per acre which meets the zoning standards. Where this is only the first phase, the City will need to ensure that future phases and the overall development does not exceed the approved density for the development.
2. **Parking:** The applicant is proposing 525 parking spaces for this phase, with 231 stalls being in an underground parking garage below the building. The parking standard for resorts is one space per bedroom (Hurricane City Code (HCC) 10-26-6(E)) while the applicant has not proposed specific floorplans to verify the number of bedrooms this is almost certainly sufficient. Some parking will need to be set aside for the clubhouse and pool. In addition, 19 RV and trailer parking spaces are required. The city has accepted “pull through” spaces to count towards this standard. The applicant will need to provide a more detailed parking breakdown for the final site plan.
3. **Amenities:** Per HCC 10-26-4, one clubhouse and one pool are required with this phase and must be constructed with the first phase. The plan indicates that three pools and the clubhouse will be constructed with this phase, thus meeting the requirement.
4. All park strips will need to be landscaped and have the proper improvements.
5. A will serve letter from the water and sewer departments has been provided.
6. **Water use:** To assist the Washington County Water Conservancy District (WCWCD) as the city’s wholesale water provider under the 2006 Regional Water Supply Agreement, Hurricane City and other cities report monthly the number of final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD’s 20-year plan to supply water to the growing County. As part of the Gateway to Sand Hollow Public Infrastructure District this development’s 96 units have already been reported to WCWCD.

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval subject to staff and JUC comments.

Gateway Resort at Sand Hollow is being built in phases. We are currently building phase 1 with 96 units on the North side of 800 South and a Clubhouse with a pool on the South side.



January 14, 2026

Hurricane City  
Gary Cupp  
127 N. 870 W.  
Hurricane, UT 84737

**Subject: Will Serve – Gateway at Sand Hollow Resort Ph. 1**

Gary,

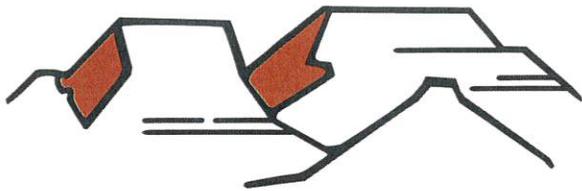
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

Amber Gillette, P.E.  
Engineer  
Ash Creek Special Service District



WATER  
**HURRICANE CITY**  
UTAH

*Ken Richins, Superintendent*

January 14, 2026

To Whom It May Concern:

Western Mortgage and Realty Company (the "Developer") has requested a culinary water will serve letter for the subdivision known as N/A, located at approximately 303 S Sand Hollow Rd in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general vicinity of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. A looped water system will be required. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the water system will deliver required fire flows and provide adequate storage.

Water Supply

As of the date of this letter, the City has adequate water to supply water to 96 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement. The Water Department will withhold any approval of the proposed Project until all the requirements and conditions of this letter are met as determined by the Water Department.

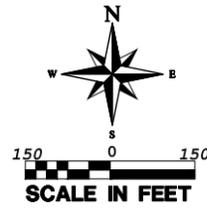
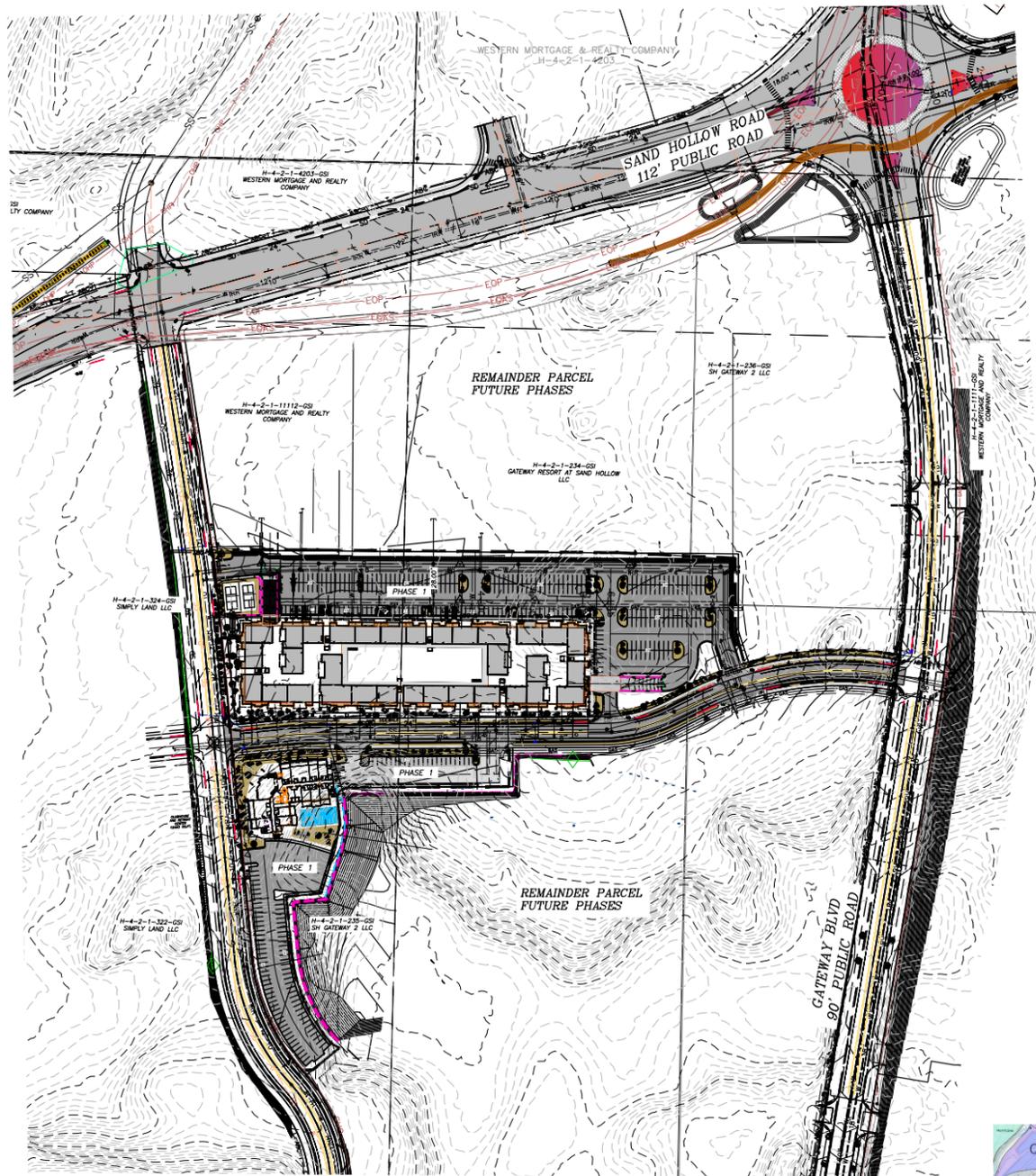
Sincerely,

Kory Wright

Water Department Superintendent

# PRELIMINARY PLAT FOR: GATEWAY AT SAND HOLLOW RESORT PHASE 1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.#M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH



### SITE DATA PHASE-1

TOTAL UNITS = 96  
TOTAL REQUIRED PARKING PHASE 1 = 300 SPACES (1 SPACE/BEDROOM)  
PHASE 1 PROVIDED = 288 + 6 (ADA)  
+ 231 (UNDERGROUND)  
TRAILER PARKING IN PHASE 1 = 21  
BUILDING FOOTPRINT OF PHASE 1 = 87107.20 SQ.FT.  
TOTAL PAVEMENT OF PHASE 1 = 149,430.38 SQ.FT.  
TOTAL POOL AREA = 1200'x2 + 4348 = 6,748 SQ.FT. (3 POOLS)  
TOTAL LANDSCAPE OF PHASE 1 = 112,919.47 SQ. FT. (24.27% OF TOTAL SITE AREA FOR PH 1)  
TOTAL REQUIRED PLANTS = 207 TREES AND 414 SHRUBS

**FIRE NOTE:** 3 STORY BUILDINGS NEED A SPRINKLER SYSTEM WITH REMOTE FDC. KNOX BOX REQUIRED

### NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

### DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

### NOTE:

1. THE VALET RV PARKING WILL BE PROVIDED WHEN DOUBLE PARKING STALLS ARE NOT AVAILABLE
2. THE OWNER IS CURRENTLY IN THE PROCESS OF ACQUIRING LAND NEARBY TO PROVIDE THE VALET RV/TRAILER PARKING.
3. THE PLANNING DEPARTMENT CONFIRMED THAT A VALET SERVICE WOULD BE WITHIN THE CITY'S CODE CRITERIA IN ORDER TO PROVIDE NEEDED TRAILER/RV PARKING.
4. OFFSITE PARKING LOCATION IS STILL BEING DETERMINED WITHIN A TWO MILE RADIUS OF THE RESORT
5. A TEMPORARY RECEPTION AREA WILL BE BUILT AT THE RETREAT CENTER UNTIL THE HOTEL/CLUBHOUSE IS BUILT.
6. THE RETREAT CENTER WILL ACT AS A TEMPORARY CLUB HOUSE/ CHECK-IN LOCATION UNTIL THE MAIN CLUBHOUSE IS BUILT WITH THE HOTEL.

### GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO 'HIGH' CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY <=10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.



### GEOLOGICAL SURVEY REPORT:

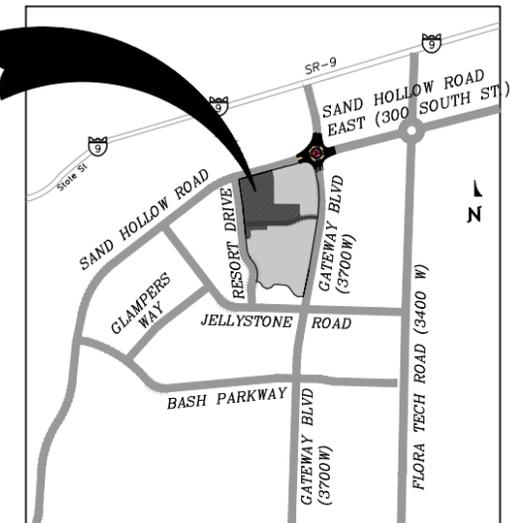
#### QBV: VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE)

MEDIUM- TO DARK-GRAY TO GRAYISH-BLACK, FINE- TO MEDIUM-GRAINED ALKALI BASALT (QBV) WITH SPARSE OLIVINE PHENOCRYSTS, ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (QBV) SOUTHWEST OF HURRICANE, DIVISIBLE INTO THREE SEPARATE FLOWS (BIEK, 2003A, 2003B). YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED <sup>40</sup>AR AGES OF 0.258 ± 0.024 MA AND 0.353 ± 0.045 MA, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-AR AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 M) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 KM) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 M) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 M) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL.

#### QAE: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

### PROJECT LOCATION



### VICINITY MAP

N.T.S

### OWNERS:

SWF EASEMENT, LLC  
LARSON THOMAS GUY AND SUEANN SH GATEWAY 2 LLC  
GATEWAY RESORT AT SAND HOLLOW LLC  
WESTERN MORTGAGE AND REALTY COMPANY

CONTACT REPRESENTATIVE  
BRENT MOSER  
TELEPHONE: (801)-793-0346

EMAIL:  
ENHANCEDHOMESOFUTAH@GMAIL.COM  
THEBEACHSANDHOLLOW@GMAIL.COM

### LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	STREET CENTERLINE
	10' PUBLIC UTILITY EASEMENT LINE
	PHASE LINE
	CURB & GUTTER
	ADA PARKING ACCESSIBLE AREAS
	STOP/STREET SIGN
	DUMPSTER
	ADA PARKING STALL
	25 MPH SPEED SIGN
	SECTION CORNER AS DESCRIBED
	CLASS 1 MONUMENT

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane, Utah 84403  
Phone: (435) 868-8801



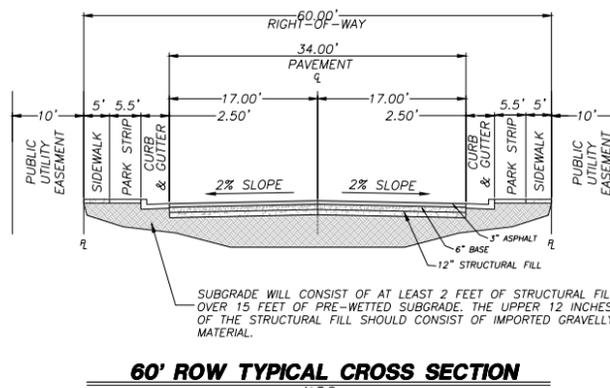
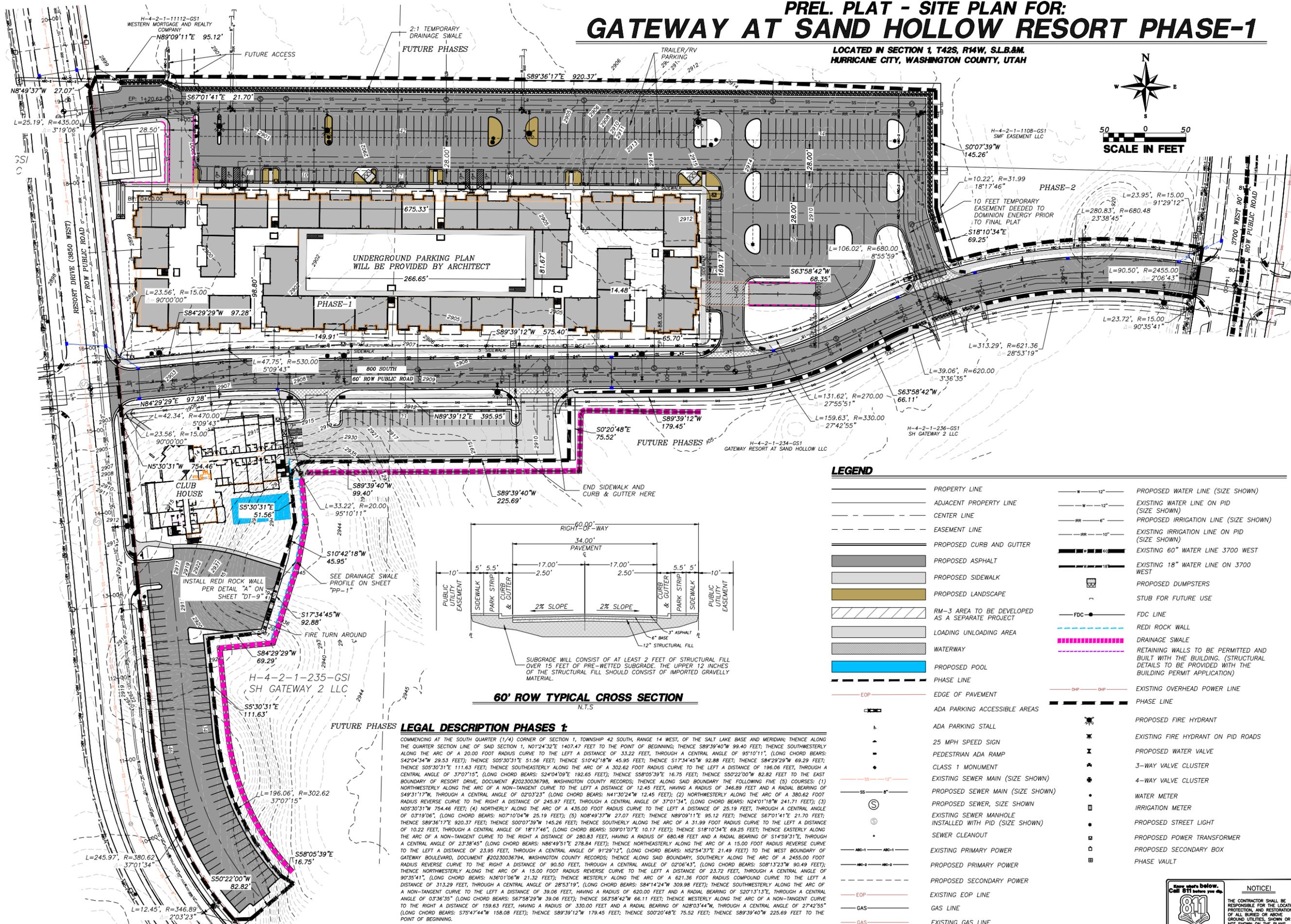
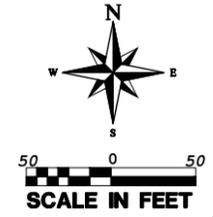
PRELIMINARY PLAT FOR:  
**GATEWAY AT SAND HOLLOW RESORT PH. 1**  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.#M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 1/14/2016
SCALE: 1"=150'
JOB NO: 281-012
SHEET NO: <b>1 OF 5</b>

PRELIMINARY PLAT

# PREL. PLAT - SITE PLAN FOR: GATEWAY AT SAND HOLLOW RESORT PHASE-1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.#M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH



**LEGAL DESCRIPTION PHASES 1:**

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER SECTION LINE OF SAID SECTION 1, N01°24'32"E 1407.47 FEET TO THE POINT OF BEGINNING; THENCE S89°59'40"W 99.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.22 FEET, THROUGH A CENTRAL ANGLE OF 95°10'11", (LONG CHORD BEARS: S42°04'34"W 29.53 FEET); THENCE S05°30'31"E 51.56 FEET; THENCE S10°42'18"W 45.95 FEET; THENCE S17°34'45"W 92.88 FEET; THENCE S84°29'29"W 69.29 FEET; THENCE S05°30'31"E 111.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 302.62 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 196.06 FEET, THROUGH A CENTRAL ANGLE OF 37°07'15", (LONG CHORD BEARS: S24°04'09"E 192.65 FEET); THENCE S58°05'39"E 16.75 FEET; THENCE S50°22'00"W 82.82 FEET TO THE EAST BOUNDARY OF RESORT DRIVE, DOCUMENT #20230036798, WASHINGTON COUNTY RECORDS; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 12.45 FEET, HAVING A RADIUS OF 346.89 FEET AND A RADIAL BEARING OF S49°31'17"W, THROUGH A CENTRAL ANGLE OF 02°03'23" (LONG CHORD BEARS: N41°30'24"W 12.45 FEET); (2) NORTHWESTERLY ALONG THE ARC OF A 380.62 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 245.97 FEET, THROUGH A CENTRAL ANGLE OF 37°01'34", (LONG CHORD BEARS: N24°01'18"W 241.71 FEET); (3) N05°30'31"W 754.46 FEET; (4) NORTHERLY ALONG THE ARC OF A 4335.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 25.19 FEET, THROUGH A CENTRAL ANGLE OF 03°19'06", (LONG CHORD BEARS: N07°10'04"W 25.19 FEET); (5) N08°49'37"W 27.07 FEET; THENCE N89°09'11"E 95.12 FEET; THENCE S67°01'41"E 21.70 FEET; THENCE S89°36'17"E 920.37 FEET; THENCE S00°07'39"W 145.26 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 31.99 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.22 FEET, THROUGH A CENTRAL ANGLE OF 18°17'46", (LONG CHORD BEARS: S09°01'07"E 10.17 FEET); THENCE S18°10'34"E 69.25 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 280.83 FEET, HAVING A RADIUS OF 680.48 FEET AND A RADIAL BEARING OF S14°59'31"E, THROUGH A CENTRAL ANGLE OF 23°38'45" (LONG CHORD BEARS: N86°49'51"E 278.84 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 23.95 FEET, THROUGH A CENTRAL ANGLE OF 91°29'12", (LONG CHORD BEARS: N52°54'37"E 21.49 FEET) TO THE WEST BOUNDARY OF GATEWAY BOULEVARD, DOCUMENT #20230036794, WASHINGTON COUNTY RECORDS; THENCE ALONG SAID BOUNDARY, SOUTHERLY ALONG THE ARC OF A 2455.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 90.50 FEET, THROUGH A CENTRAL ANGLE OF 02°06'43", (LONG CHORD BEARS: S08°13'23"W 90.49 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 23.72 FEET, THROUGH A CENTRAL ANGLE OF 90°35'41", (LONG CHORD BEARS: N36°01'06"W 21.32 FEET); THENCE WESTERLY ALONG THE ARC OF A 621.36 FOOT RADIUS COMPOUND CURVE TO THE LEFT A DISTANCE OF 313.29 FEET, THROUGH A CENTRAL ANGLE OF 28°53'19", (LONG CHORD BEARS: S84°14'24"W 309.98 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 39.06 FEET, HAVING A RADIUS OF 620.00 FEET AND A RADIAL BEARING OF S20°13'13"E, THROUGH A CENTRAL ANGLE OF 03°36'35" (LONG CHORD BEARS: S67°58'29"W 39.06 FEET); THENCE S63°58'42"W 66.11 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 159.63 FEET, HAVING A RADIUS OF 330.00 FEET AND A RADIAL BEARING OF N28°03'44"W, THROUGH A CENTRAL ANGLE OF 27°42'55" (LONG CHORD BEARS: S75°47'44"W 158.08 FEET); THENCE S89°39'12"W 179.45 FEET; THENCE S00°20'48"E 75.52 FEET; THENCE S89°39'40"W 225.69 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 507,823 SQUARE FEET OR 11.658 ACRES.

LEGEND			
	PROPERTY LINE		PROPOSED WATER LINE (SIZE SHOWN)
	ADJACENT PROPERTY LINE		EXISTING WATER LINE ON PID (SIZE SHOWN)
	CENTER LINE		PROPOSED IRRIGATION LINE (SIZE SHOWN)
	EASEMENT LINE		EXISTING IRRIGATION LINE ON PID (SIZE SHOWN)
	PROPOSED CURB AND GUTTER		EXISTING 60" WATER LINE 3700 WEST
	PROPOSED ASPHALT		EXISTING 18" WATER LINE ON 3700 WEST
	PROPOSED SIDEWALK		PROPOSED DUMPSTERS
	PROPOSED LANDSCAPE		STUB FOR FUTURE USE
	RM-3 AREA TO BE DEVELOPED AS A SEPARATE PROJECT		FDC LINE
	LOADING UNLOADING AREA		REDI ROCK WALL
	WATERWAY		DRAINAGE SWALE
	PROPOSED POOL		RETAINING WALLS TO BE PERMITTED AND BUILT WITH THE BUILDING. (STRUCTURAL DETAILS TO BE PROVIDED WITH THE BUILDING PERMIT APPLICATION)
	PHASE LINE		EXISTING OVERHEAD POWER LINE
	EDGE OF PAVEMENT		PHASE LINE
	ADA PARKING ACCESSIBLE AREAS		PROPOSED FIRE HYDRANT
	ADA PARKING STALL		EXISTING FIRE HYDRANT ON PID ROADS
	25 MPH SPEED SIGN		PROPOSED WATER VALVE
	PEDESTRIAN ADA RAMP		3-WAY VALVE CLUSTER
	CLASS 1 MONUMENT		4-WAY VALVE CLUSTER
	EXISTING SEWER MAIN (SIZE SHOWN)		WATER METER
	PROPOSED SEWER, SIZE SHOWN		IRRIGATION METER
	PROPOSED SEWER, SIZE SHOWN		PROPOSED STREET LIGHT
	EXISTING SEWER MANHOLE INSTALLED WITH PID (SIZE SHOWN)		PROPOSED POWER TRANSFORMER
	SEWER CLEANOUT		PROPOSED SECONDARY BOX
	EXISTING PRIMARY POWER		PHASE VAULT
	PROPOSED PRIMARY POWER		
	PROPOSED SECONDARY POWER		
	EXISTING EOP LINE		
	GAS LINE		
	EXISTING GAS LINE		

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane, Utah 84401  
Phone: (435) 688-8801

REVISIONS

NO.	DATE	DESCRIPTION

PROVALUE ENGINEERING, INC.

No. 191090  
KARL BRADLEY RASMUSSEN  
1/15/26

PREL. PLAT - SITE PLAN FOR:  
**GATEWAY AT SAND HOLLOW R. PH-1**

LOCATED IN SECTION 1, T42S, R14W, S.L.B.#M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/15/2026  
SCALE: 1"=50'

JOB NO.  
281-012

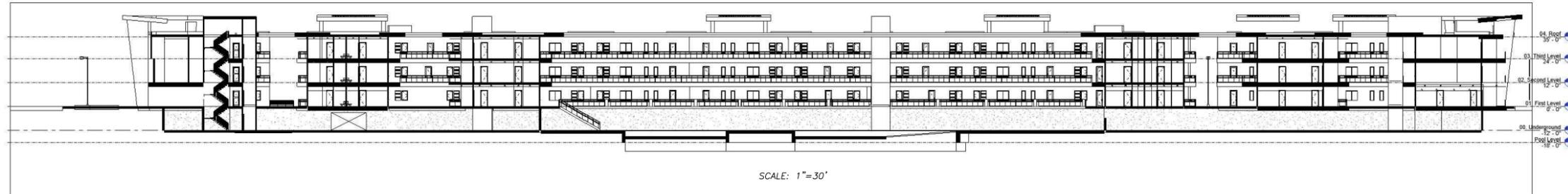
SHEET NO.  
**3 OF 5**

281-012 GATEWAY AT SAND HOLLOW RESORT

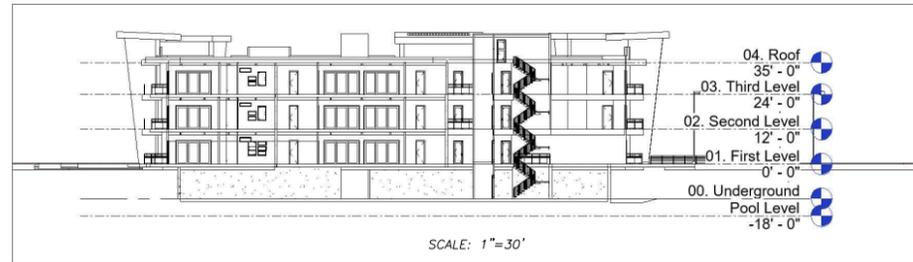
NOTICE!  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

# CONDOS ELEVATIONS FOR: GATEWAY AT SAND HOLLOW RESORT PHASE-1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH



SCALE: 1"=30'



SCALE: 1"=30'



SCALE: 1"=30'



SCALE: 1"=30'

NO	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84401  
Phone: (435) 888-8801



CONDOS ELEVATIONS FOR:  
**GATEWAY AT SAND HOLLOW R. PH-1**  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/15/2016  
SCALE: 1"=30'

JOB NO.  
281-012

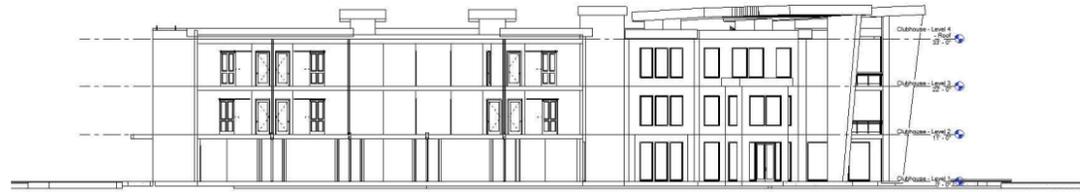
SHEET NO.  
**4 OF 5**

281-012 GATEWAY AT SAND HOLLOW RESORT

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# CLUBHOUSE ELEVATIONS FOR: GATEWAY AT SAND HOLLOW RESORT PHASE-1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH



PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84403  
Phone: (435) 888-8801

NO	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84403  
Phone: (435) 888-8801



CLUBHOUSE ELEVATIONS FOR:  
**GATEWAY AT SAND HOLLOW R. PH-1**  
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 01/15/2016  
SCALE: 1"=20'

JOB NO.  
281-012

SHEET NO.  
**5 OF 5**

281-012 GATEWAY AT SAND HOLLOW RESORT

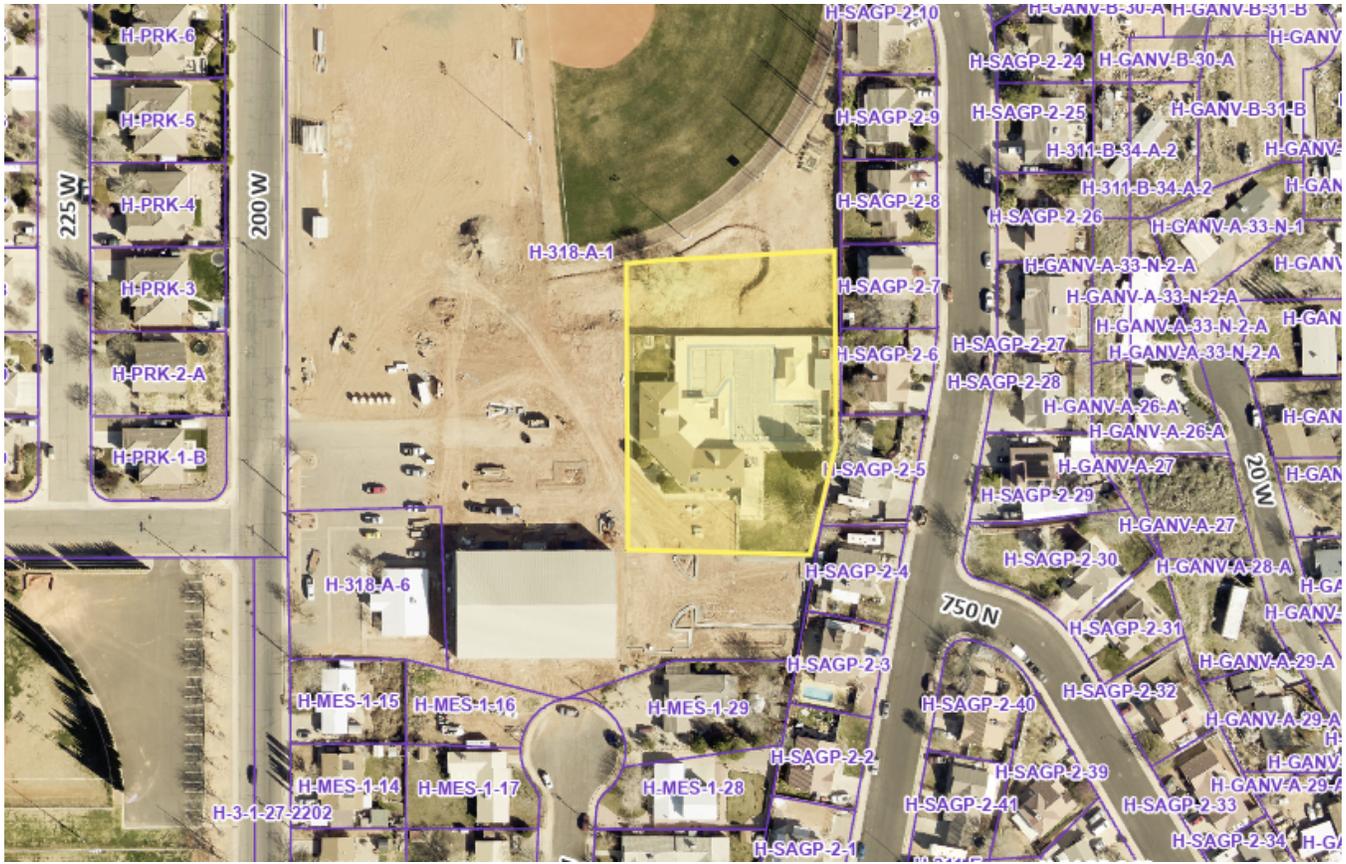


**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>02/12/2026 - Planning Commission</b>
<b>Application Number:</b>	FSP26-03
<b>Type of Application:</b>	Final Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Hurricane City
<b>Agent:</b>	N/A
<b>Request:</b>	Final Site Plan Approval
<b>Location:</b>	750 N 200 W
<b>Zoning:</b>	PF
<b>General Plan Map:</b>	Public
<b>Recommendation:</b>	Approve subject to staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

Hurricane City has filed a final site plan for reconstruction and expansion of the city pool located as part of the Spilsbury-American Legion park complex. This will replace the existing outdoor pool with an expanded, fully enclosed pool complex. As this is an expansion of an existing public or civic use, thus a final site plan is required (Hurricane City Code (HCC) section 10-7-10(C)(1)). The site is zoned “Public Facility” (PF).



Vicinity Map

**JUC Comments**

1. Construction drawings for this project were approved in December 2025.

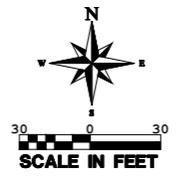
**Staff Comments**

1. **Land Use:** The proposed use is considered a park use which is permitted in the Public Facility zone.
2. **Parking:** Parking for the overall complex was reviewed and approved as part of the construction of the two new gym buildings and has been determined to be sufficient. Eleven (11) more parking stalls are shown to be added as part of this project.
3. **Landscape:** A landscaping plan has been provided. Additional landscaping is being provided around the building. The existing lawn south of the pool is planned to be reconfigured and kept largely in place.
4. **Outdoor Lighting:** No additional outdoor lighting is proposed.
5. **Building elevations:** The proposed pool building meets the height requirements of the Public Facility zone.

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

# SITE PLAN FOR: HURRICANE CITY POOL

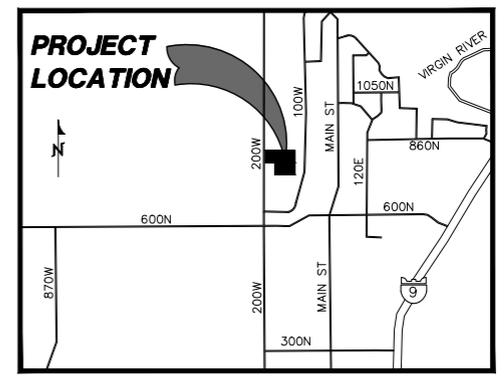
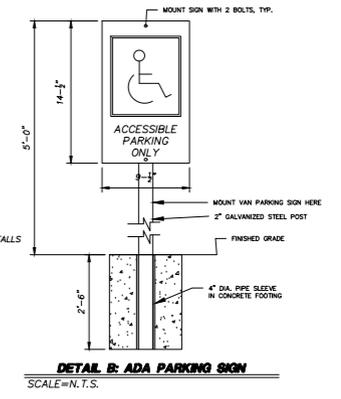
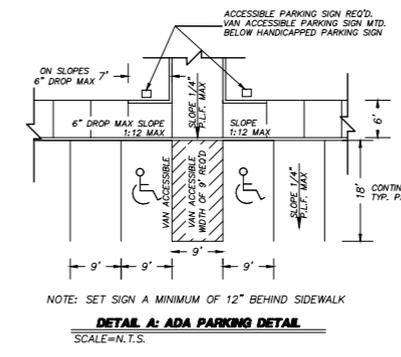
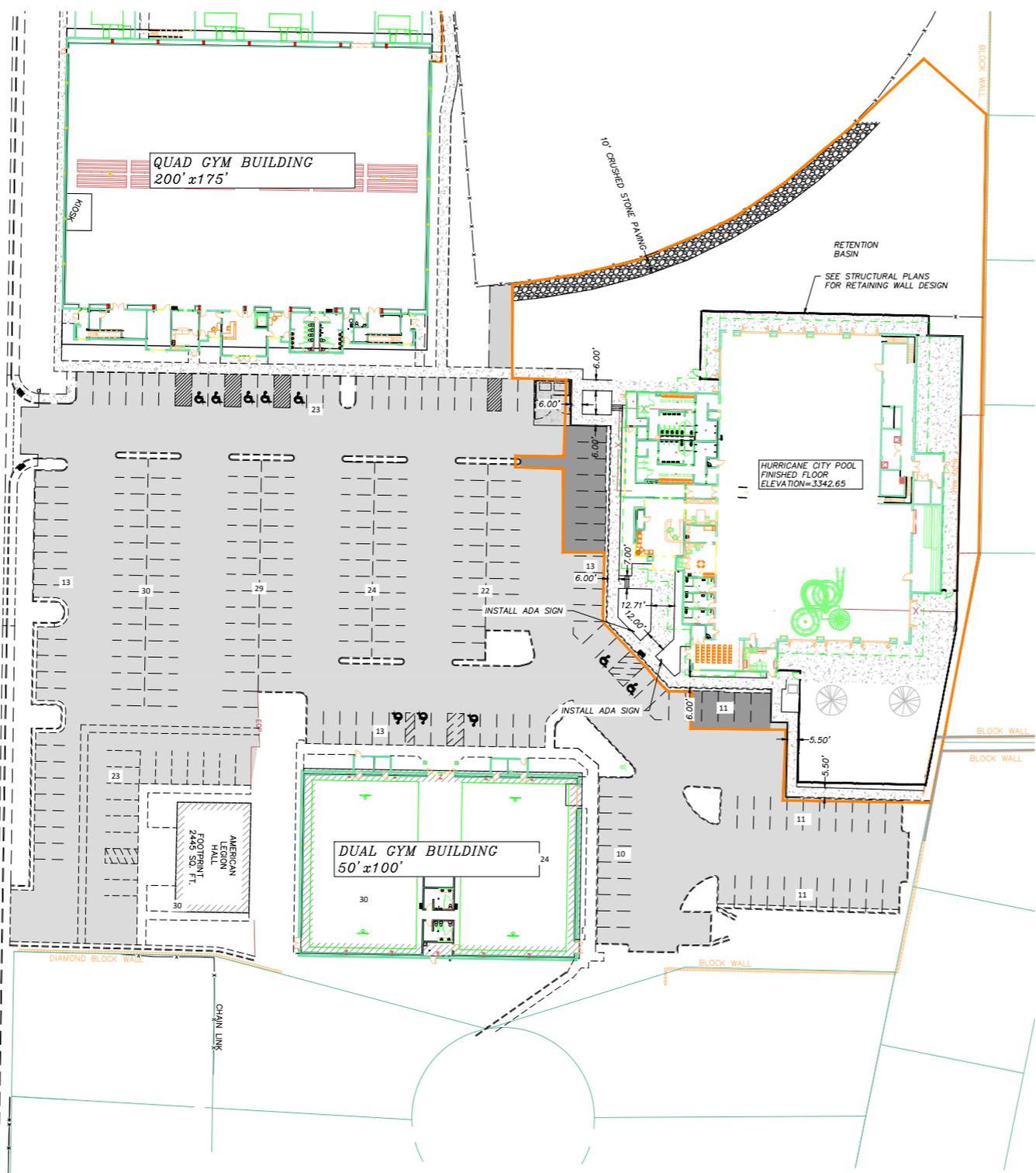
LOCATED AT 748 NORTH 200 WEST, HURRICANE, UTAH



**LEGEND**

—	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
- x - x -	EXISTING FENCE
- - - - -	CENTER LINE
- - - - -	EASEMENT LINE
- - - - -	EXISTING EASEMENT LINE
—	EDGE OF ASPHALT
- - - - -	EXISTING PARKING STALLS
—	BLOCK WALL
—	LIMITS OF DISTURBANCE
▒	PROPOSED ASPHALT
▒	EXISTING ASPHALT
▒	PROPOSED 10" CRUSHED STONE PAVING
- - - - -	EXISTING "A" CURB
- - - - -	EXISTING "L" CURB

**PARKING DATA:**  
**REGULAR PARKINGS - 200**  
**ADA PARKING - 10**  
**TOTAL PARKINGS PROVIDED - 210**



NO.	REVISIONS	DESCRIPTION	DATE	BY
1	CHANGES TO SITE DUMPSTER		9/20/24 JGR	

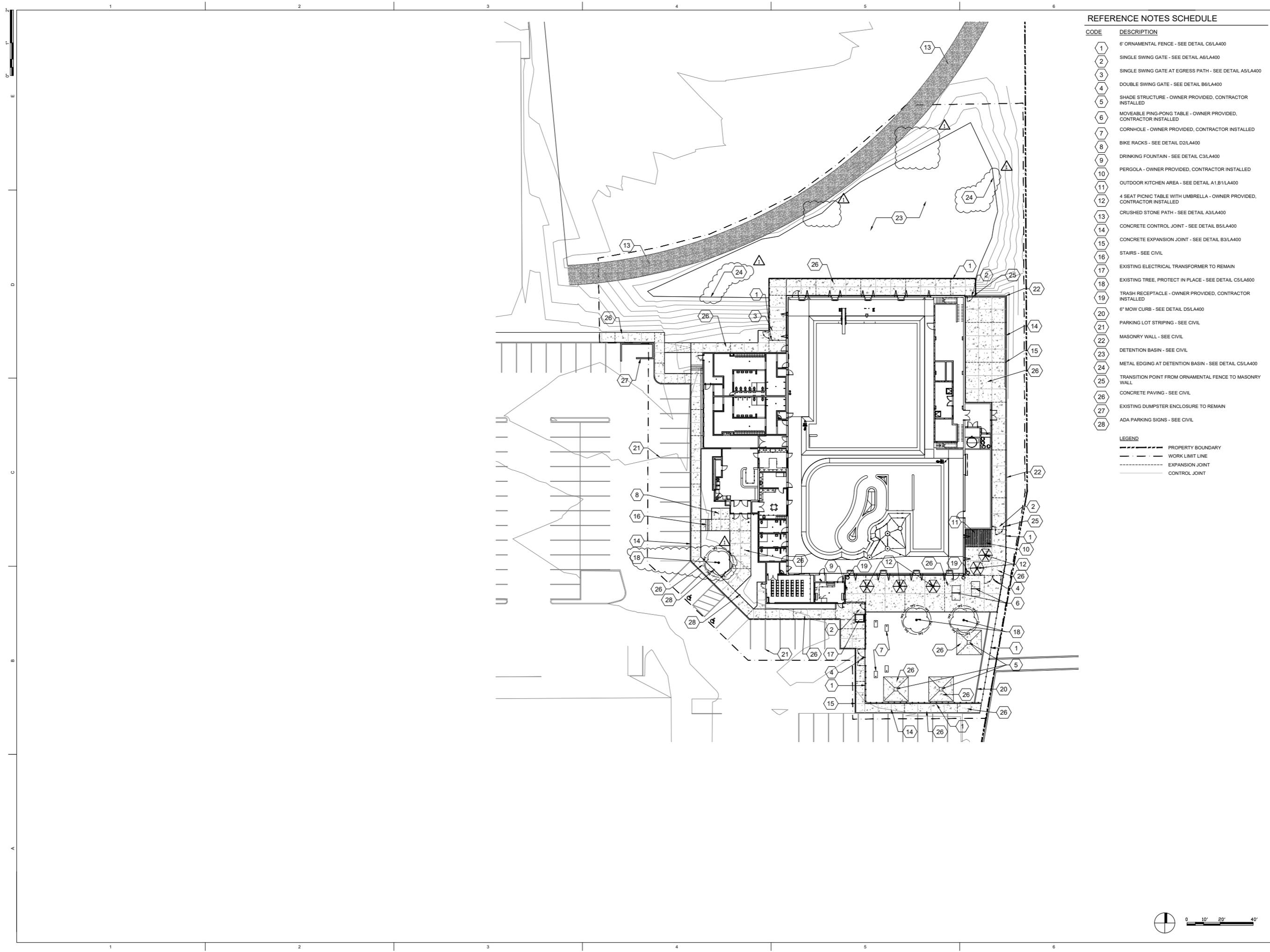
<b>PROVALUE ENGINEERING, INC.</b> Engineers - Land Surveyors - Land Planners 200 South 400 West, Suite 1 Hurricane, UT 84037 Phone: (435) 444-8387	
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SITE PLAN FOR: <b>HURRICANE CITY POOL</b> LOCATED AT 748 NORTH 200 WEST HURRICANE, UTAH	DATE: 02/02/25 SCALE: 1"=30' JOB NO: 18-051 SHEET NO: <b>C2</b>
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APPROVED  
 12/03/2025 11:30:34 AM

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



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	6" ORNAMENTAL FENCE - SEE DETAIL C6/LA400
2	SINGLE SWING GATE - SEE DETAIL A8/LA400
3	SINGLE SWING GATE AT EGRESS PATH - SEE DETAIL A5/LA400
4	DOUBLE SWING GATE - SEE DETAIL B6/LA400
5	SHADE STRUCTURE - OWNER PROVIDED, CONTRACTOR INSTALLED
6	MOVEABLE PING-PONG TABLE - OWNER PROVIDED, CONTRACTOR INSTALLED
7	CORNHOLE - OWNER PROVIDED, CONTRACTOR INSTALLED
8	BIKE RACKS - SEE DETAIL D2/LA400
9	DRINKING FOUNTAIN - SEE DETAIL C3/LA400
10	PERGOLA - OWNER PROVIDED, CONTRACTOR INSTALLED
11	OUTDOOR KITCHEN AREA - SEE DETAIL A1,B1/LA400
12	4 SEAT PICNIC TABLE WITH UMBRELLA - OWNER PROVIDED, CONTRACTOR INSTALLED
13	CRUSHED STONE PATH - SEE DETAIL A3/LA400
14	CONCRETE CONTROL JOINT - SEE DETAIL B5/LA400
15	CONCRETE EXPANSION JOINT - SEE DETAIL B3/LA400
16	STAIRS - SEE CIVIL
17	EXISTING ELECTRICAL TRANSFORMER TO REMAIN
18	EXISTING TREE, PROTECT IN PLACE - SEE DETAIL C5/LA600
19	TRASH RECEPTACLE - OWNER PROVIDED, CONTRACTOR INSTALLED
20	6" MOW CURB - SEE DETAIL D5/LA400
21	PARKING LOT STRIPING - SEE CIVIL
22	MASONRY WALL - SEE CIVIL
23	DETENTION BASIN - SEE CIVIL
24	METAL EDGING AT DETENTION BASIN - SEE DETAIL C5/LA400
25	TRANSITION POINT FROM ORNAMENTAL FENCE TO MASONRY WALL
26	CONCRETE PAVING - SEE CIVIL
27	EXISTING DUMPSTER ENCLOSURE TO REMAIN
28	ADA PARKING SIGNS - SEE CIVIL

LEGEND

	PROPERTY BOUNDARY
	WORK LIMIT LINE
	EXPANSION JOINT
	CONTROL JOINT

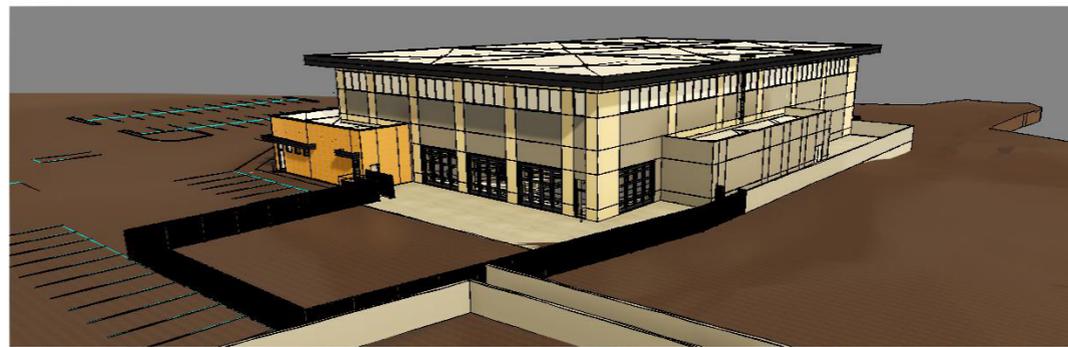
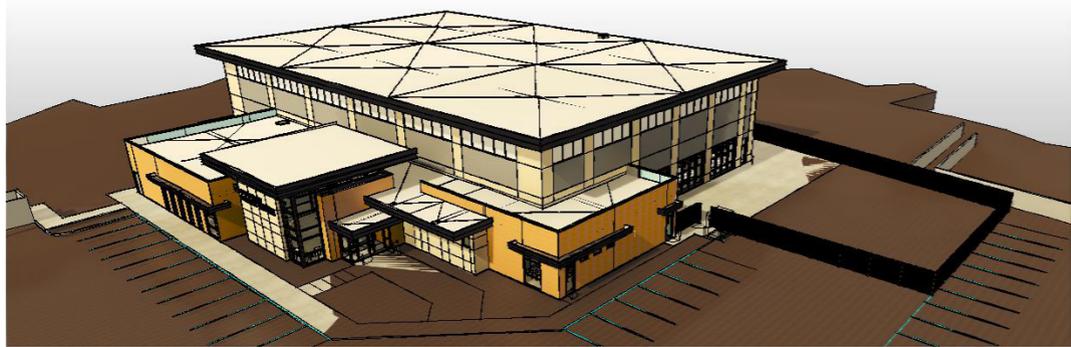


DATE	REVISION
1 12/12/2025	ADD #1

PROJECT NUMBER 001151

SITE MATERIALS PLAN

11/19/2025 12:04:31 PM



DATE	REVISION

PROJECT NUMBER 001151

PERSPECTIVE  
VIEWS  
(FOR  
REFERENCE  
ONLY)

G003



**STAFF COMMENTS**

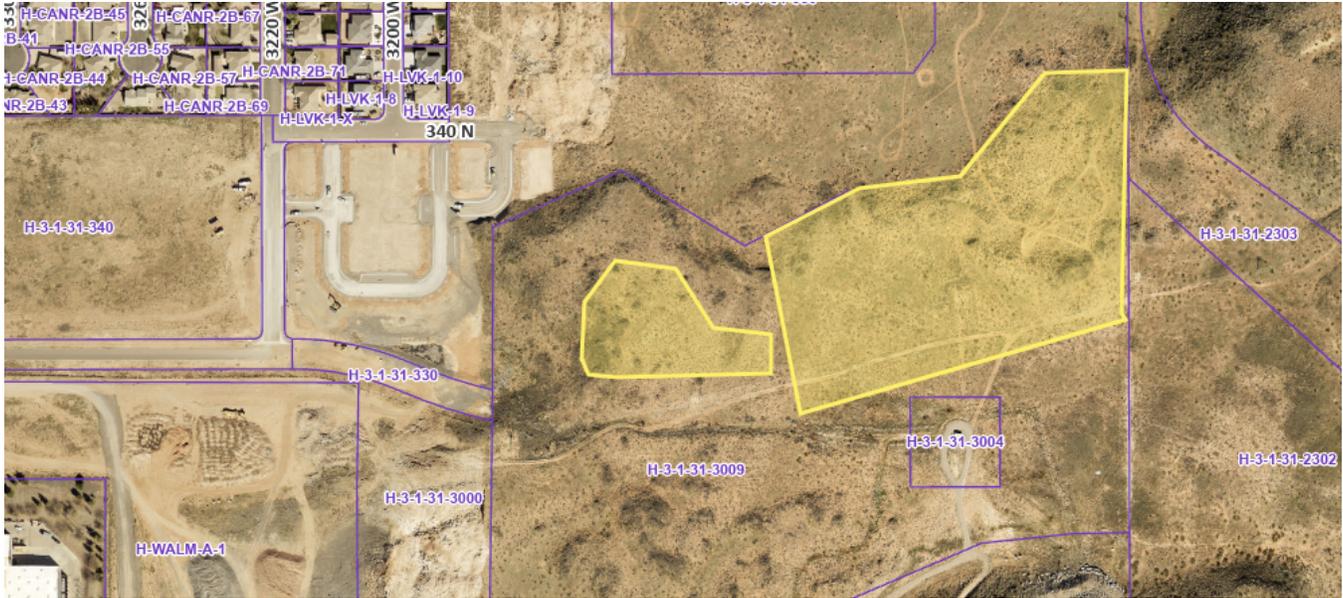
<b>Agenda Date:</b>	<b>02/12/2026 - Planning Commission</b>
<b>Application Number:</b>	FSP26-04
<b>Type of Application:</b>	Final Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	SkyRim Development
<b>Agent:</b>	Clark Conway
<b>Request:</b>	Approval of a Final Site Plan.
<b>Location:</b>	290 N 3100 W
<b>Zoning:</b>	PC
<b>General Plan Map:</b>	Planned Community
<b>Recommendation:</b>	Approve subject to staff and JUC comments
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant is seeking a final site plan for 132 townhomes as part of the SkyRim development, along the north side of 290 N. The preliminary site plan and plat was approved in July 2025. The site is zoned Planned Commercial (PC).

**JUC Comments**

The JUC signed the construction drawings for this project in January 2026.



*Vicinity Map*

### **Staff Comments**

1. The application substantially complies with the preliminary site plan and the underlying zoning.
2. The applicant has supplied a landscape plan that meets the Hurricane City Code (HCC) requirement of one tree and two shrubs for each unit. The plan shows several grass turf areas; the areas near the pickleball courts and picnic area should be removed (HCC 10-32-12(B)(5)(d) the one near the playground is allowed to remain.
3. Four amenities (i.e., pickleball court, playground, picnic area, trail system) are provided, which meets HCC 10-33-5. Additional amenities and open space are planned in later phases of the development.
4. The applicant has provided an outdoor lighting plan. All outdoor lighting will need to meet HCC 10-33-7.
5. The applicant has supplied a rendering of the townhomes. The proposed townhomes meet the standards of the SkyRim development agreement of being three stories or less and under the height limit of the Planned Commercial zone at the time of entitlement of 55 feet.
6. Each unit will have a driveway and garage to meet the parking requirement..

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

# STEWARD

LAND COMPANY

02/02/2026

Hurricane City  
147 N 870 W  
Hurricane, UT 84737

ATTN: Gary Cupp, Fred Resch  
Hurricane City Planning & Zoning

RE: SkyRim Phase 3

To All Who May Be Concerned,

The enclosed narrative has been provided to accompany the Final Site Plan Application for SkyRim Phase 3. Please let us know if you have any questions, or should need additional information.

Thank you for your efforts so far on this project. We look forward to continuing to work together in developing the SkyRim community.

Best Regards,



Clark Conway  
Entitlement & Construction Manager  
[clark@stewardland.com](mailto:clark@stewardland.com)  
801-881-1041





**SkyRim Phase 3 Summary:**

Phase 3 of the SkyRim development consists of 110 townhome pads with associated public and private roads, inclusive of utilities, as designed in accordance with Hurricane City requirements and approved by Hurricane City. Sitting on approximately 10.81 acres, SkyRim Phase 3 has a density well within the approved allotment, approximately 10.17 units/AC. The SkyRim Development team has worked extensively with Hurricane City to design for future roads and utility connections by Others, inclusive of an upsized Sanitary Sewer main and coordinated grading efforts to allow for a planned future road Sky Valley Drive. The SkyRim Development team has also facilitated the design and construction of overhead power lines to serve the property's needs at its own cost, as well as considered requests by Hurricane City for accommodating water blow off from the City-owned Stratton Well property. The SkyRim Development team, represented by Steward Land Company, looks forward to success of this project and partnership with both Hurricane and DR Horton to provide housing for current and future City residents.

**SITE DATA - (West Units 1-28)**

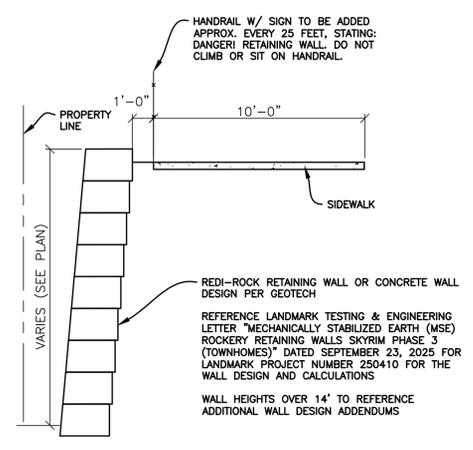
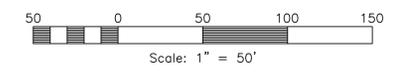
PARCEL #:	H-3-1-31-30091	
SURFACE PARKING:	9 STALLS PROVIDED (1 A.D.A.)	
GARAGE PARKING:	56 STALLS PROVIDED	
PARCEL AREA:	83,129 S.F. (1.90 ACRES)	
BUILDING AREA:	26,683 S.F.	32%
PAVEMENT AREA:	30,224 S.F.	37%
LANDSCAPE AREA:	26,222 S.F.	31%

**SITE DATA - (North Units 29-103)**

PARCEL #:	H-3-1-31-30091	
SURFACE PARKING:	14 STALLS PROVIDED (1 A.D.A.)	
GARAGE PARKING:	150 STALLS PROVIDED	
PARCEL AREA:	302,444 S.F. (6.94 ACRES)	
BUILDING AREA:	76,438 S.F.	25%
PAVEMENT AREA:	63,058 S.F.	21%
LANDSCAPE AREA:	163,319 S.F.	54%

**SITE DATA - (South Units 104-132)**

PARCEL #:	H-3-1-31-30091	
PARKING:	0 STALLS PROVIDED	
GARAGE PARKING:	29 STALLS PROVIDED	
PARCEL AREA:	85,946 S.F. (1.97 ACRES)	
BUILDING AREA:	23,412 S.F.	27%
PAVEMENT AREA:	51,947 S.F.	60%
LANDSCAPE AREA:	11,172 S.F.	13%



**Retaining Wall Detail**  
SCALE: 1"=4'

HANDRAIL W/ SIGN TO BE ADDED APPROX. EVERY 25 FEET, STATING: DANGER! RETAINING WALL. DO NOT CLIMB OR SIT ON HANDRAIL.

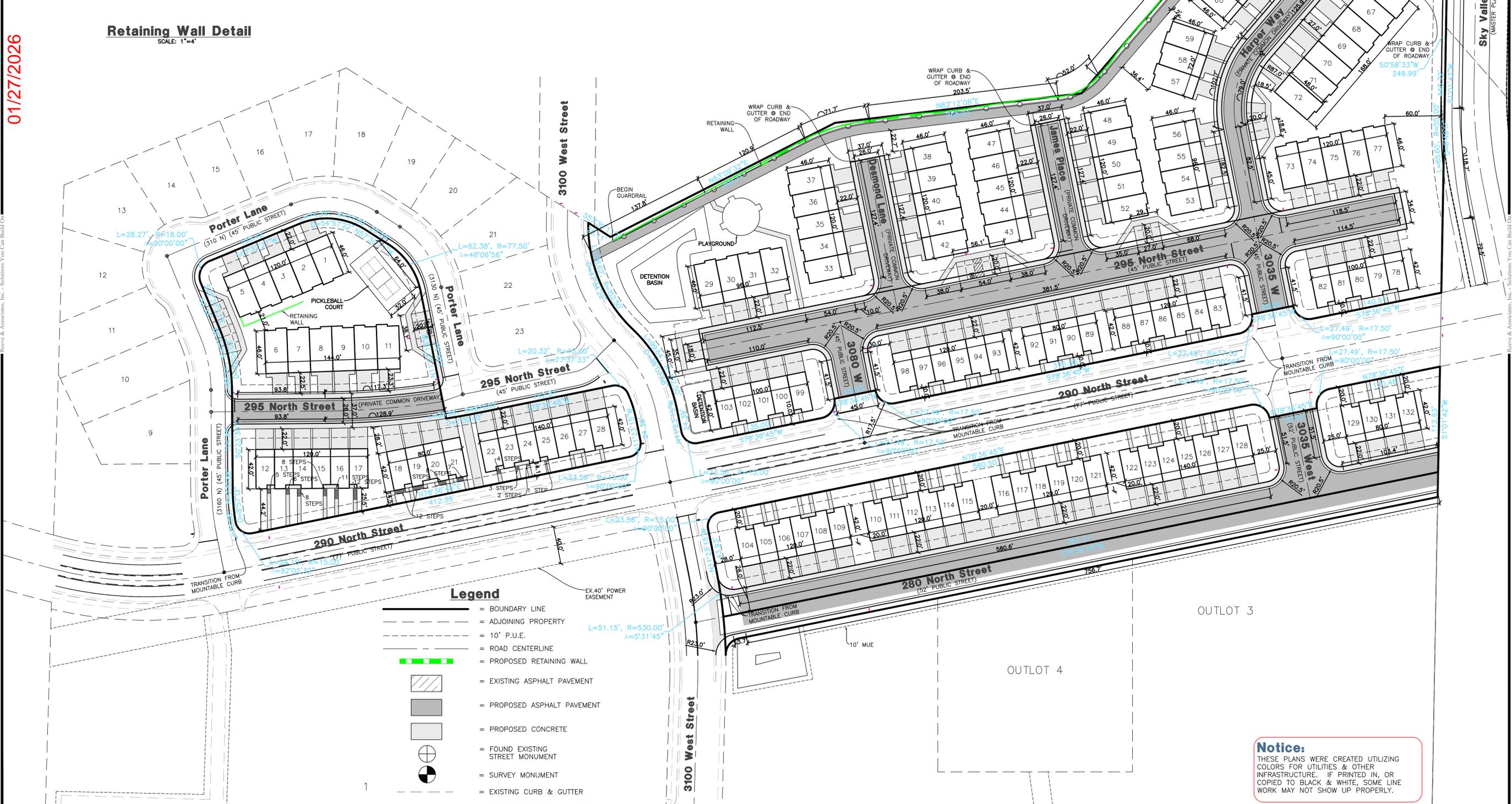
REDI-ROCK RETAINING WALL OR CONCRETE WALL DESIGN PER GEOTECH

REFERENCE LANDMARK TESTING & ENGINEERING LETTER "MECHANICALLY STABILIZED EARTH (MSE) ROCKERY RETAINING WALLS SKYRIM PHASE 3 (TOWNHOMES)" DATED SEPTEMBER 23, 2025 FOR LANDMARK PROJECT NUMBER 250410 FOR THE WALL DESIGN AND CALCULATIONS

WALL HEIGHTS OVER 14' TO REFERENCE ADDITIONAL WALL DESIGN ADDENDUMS

APPROVED 01/27/2026

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



**Legend**

- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = 10' P.U.E.
- = ROAD CENTERLINE
- = PROPOSED RETAINING WALL
- = EXISTING ASPHALT PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE
- = FOUND EXISTING STREET MONUMENT
- = SURVEY MONUMENT
- = EXISTING CURB & GUTTER
- = PROPOSED CURB & GUTTER

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 671-1100 www.raa.com

**RA**

DATE	DESCRIPTION
08-04-25	CK City Comments
09-22-25	CK City Comments
10-21-25	CK City Comments
11-12-25	CK Electrical Sheets
01-07-26	CK City Comments
01-27-26	CK City Comments

**Skyrim Townhomes**  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

**Site Plan**



**Project Info.**

Engineer: KENNETH H. HUNTER, P.E.  
 Drafter: C. KINGSLEY  
 Begin Date: MAY 2025  
 Name: SKYRIM TOWNHOMES  
 Number: 7152-36

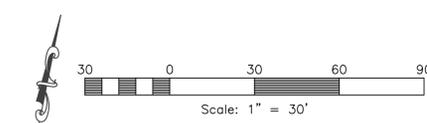
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### PLANT TABLE

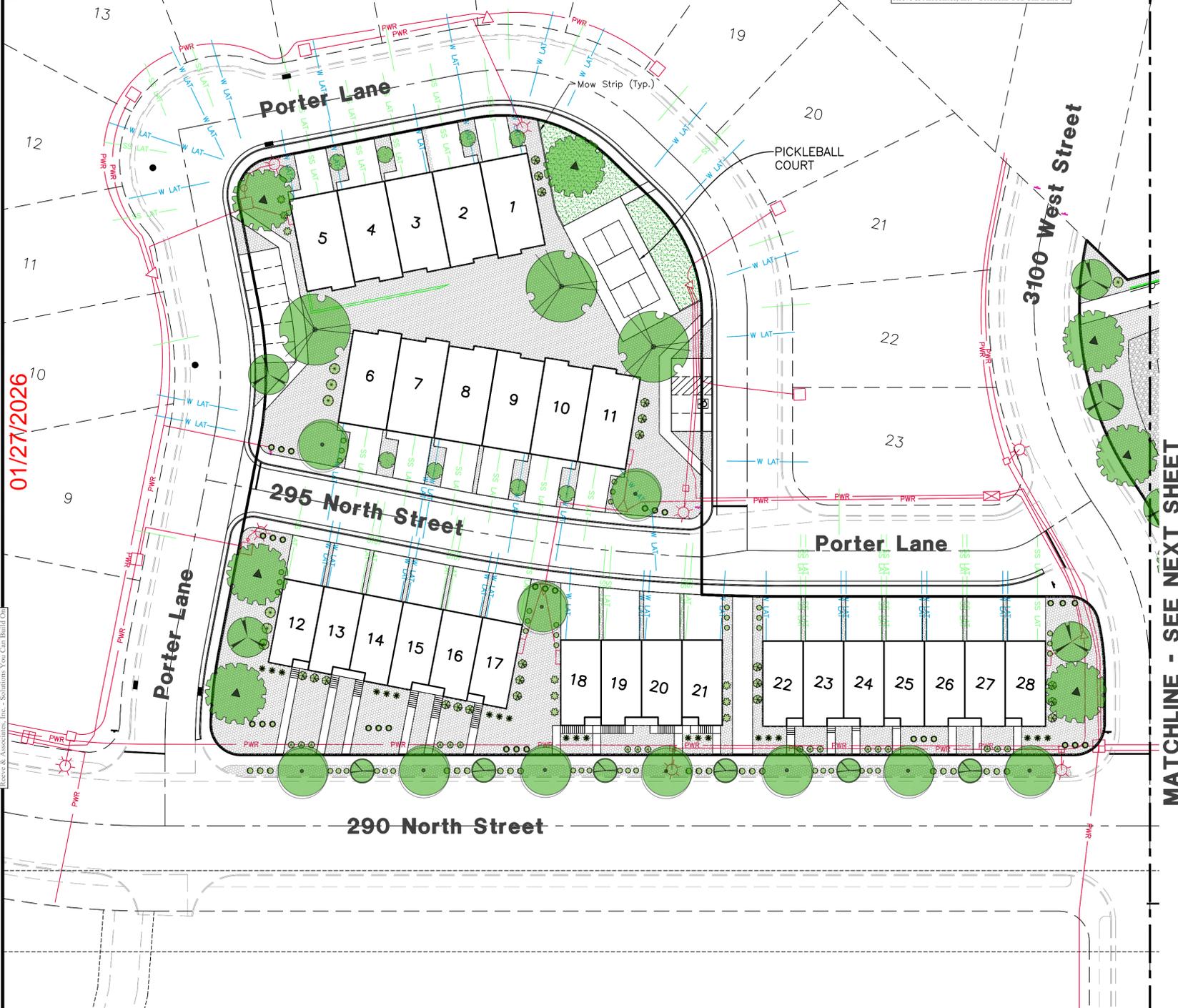
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
22		Chilopsis linearis	Desert Willow	2" cal.
43		Cercis canadensis	Eastern Redbud	2" cal.
12		Celtis occidentalis	Common Hackberry	2" cal.
27		Prosopis pubescens	Screwbean Mesquite	2" cal.
36		Prunus caroliniana 'Compacta'	Compact Carolina Cherry Tree	2" cal.
17		Koeleruteria paniculata	Goldenrain Tree	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
34		Buddleia davidii 'Nanho Purple'	Sungold Butterfly Bush	5 gal.
96		Convolvulus cnerorum	Bush Morning Glory	5 gal.
42		Fallugia paradoxa	Apache Plume	5 gal.
15		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.
12		Leucophyllum f 'Greencloud'	Texas Ranger	5 gal.
57		Nandina domestica	Heavenly Bamboo	5 gal.
72		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
57		Rosmarinus prostratus	Trailing Rosemary	5 gal.
108		Rosa x 'Noare'	Flower Carpet Rose	5 gal.
162		Salvia Dorrri	Darr Sage	5 gal.
57		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.

NOTE:  
LANDSCAPE AND IRRIGATION TO BE COMPLETED UPON LOT/HOME CONSTRUCTION

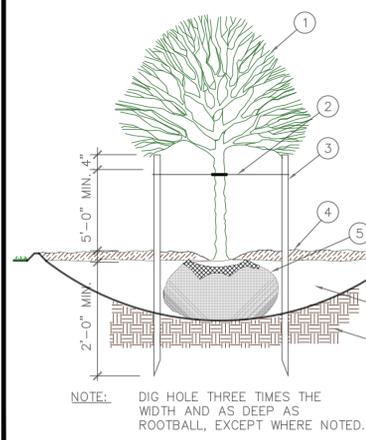


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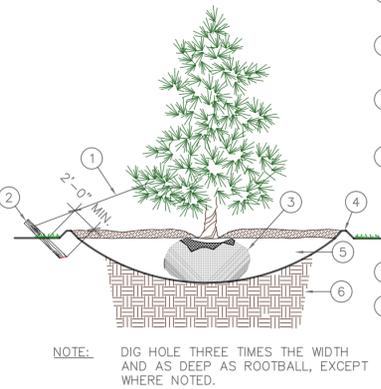


MATCHLINE - SEE NEXT SHEET

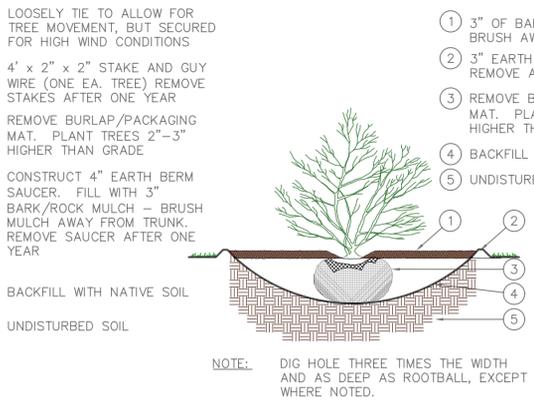
APPROVED 01/27/2026



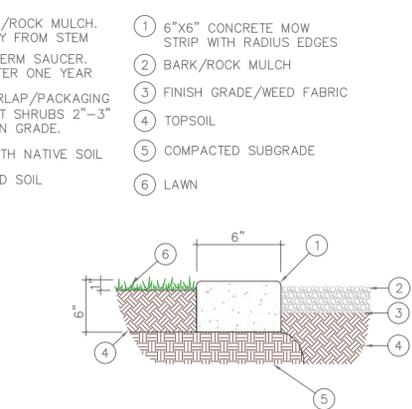
- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL



- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL



- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL



- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- 2 BARK/ROCK MULCH
- 3 FINISH GRADE/WEED FABRIC
- 4 TOPSOIL
- 5 COMPACTED SUBGRADE
- 6 LAWN

### PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own takeoffs.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3" minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

### DECIDUOUS TREE PLANTING

### CONIFEROUS TREE PLANTING

### SHRUB PLANTING

### CONCRETE MOW STRIP

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 www.reeve.co

**RA**

LANDSCAPE ARCHITECTS

REVISIONS DESCRIPTION DATE

**Skyrim Townhomes**  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

**Landscape Plan**

LICENSED LANDSCAPE ARCHITECT  
NATHAN C. PETERSON  
10/22/2025  
STATE OF UTAH

**Project Info.**  
Engineer: KENNETH H. HUNTER, P.E.  
Drafted: N. PETERSON  
Begin Date: MAY 2025  
Name: SKYRIM TOWNHOMES  
Number: 7152-36

**PLANT TABLE**

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
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162		Salvia Dorrii	Dorr Sage	5 gal.
57		Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal.



APPROVED 01/27/2026

MATCHLINE - SEE PREVIOUS SHEET

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-1100 www.reeve.co

**RA**

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

**Skyrim Townhomes**  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH

**Landscape Plan**

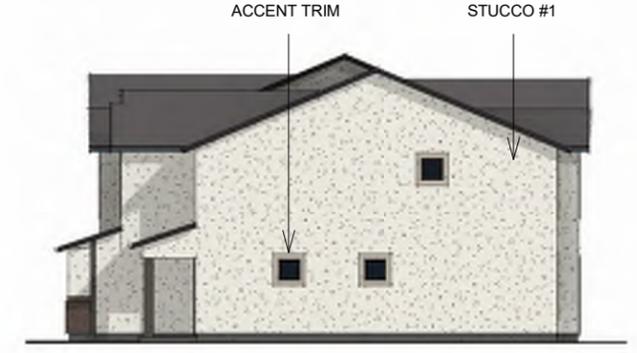
**LICENSED LANDSCAPE ARCHITECT**  
 NATHAN C. PETERSON  
 10/22/2025  
 STATE OF UTAH

**Project Info.**  
 Engineer: KENNETH H. HUNTER, P.E.  
 Drafter: N. PETERSON  
 Begin Date: MAY 2025  
 Name: SKYRIM TOWNHOMES  
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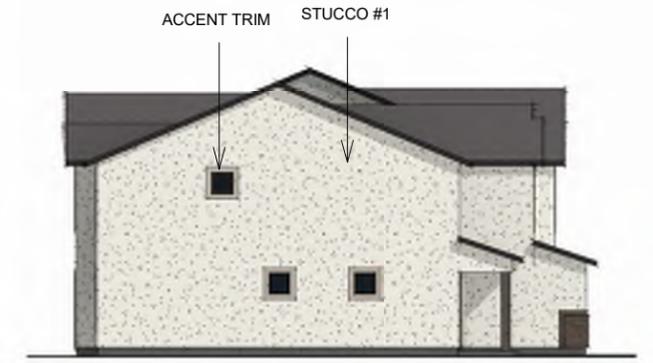
**FRONT ELEVATION**



**RIGHT ELEVATION**



**REAR ELEVATION**

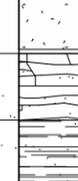


**LEFT ELEVATION**

**PLAN MILLBROOK / OAKRIDGE  
2-STORY TOWNHOME:  
DESERT TRADITIONAL CS#562**

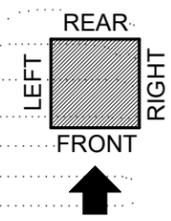


- LAP SIDING (CEMENTATIOUS OR EQUIVALENT)
- BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)
- SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)



- STUCCO
- MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
- ASPHALT SHINGLES

**SKY RIM TOWNHOMES**



REV DATE: 02.02.26





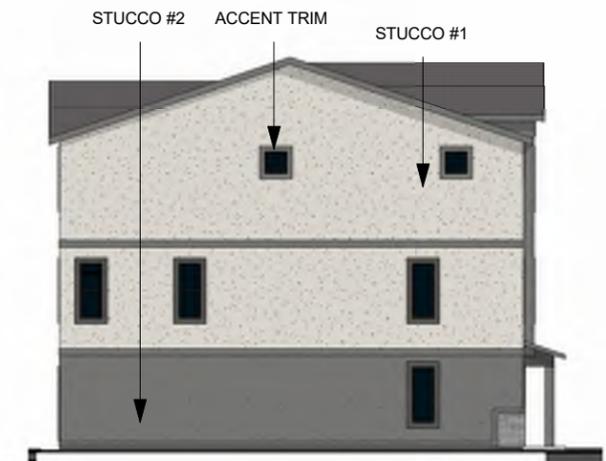
**FRONT ELEVATION**



**RIGHT ELEVATION**



**REAR ELEVATION**

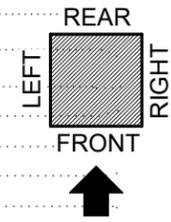


**LEFT ELEVATION**

**PLAN OLIVER  
3-STORY TOWNHOME:  
DESERT TRADITIONAL CS#561**

	LAP SIDING (CEMENTATIOUS OR EQUIVALENT)		STUCCO
	BOARD & BATTON SIDING (CEMENTATIOUS OR EQUIVALENT)		MASONRY: STONE (CULTURED OR SIMILAR) OR BRICK
	SHINGLE SIDING (CEMENTATIOUS OR EQUIVALENT)		ASPHALT SHINGLES

**SKY RIM TOWNHOMES**



REV DATE: 02.02.26





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MULTI-FAMILY EXTERIOR COLOR SCHEMES

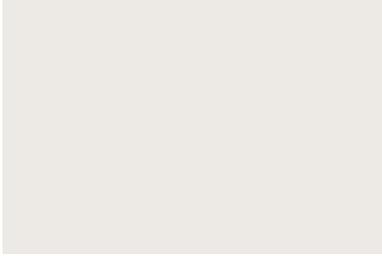
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SKYRIM

V02.2026

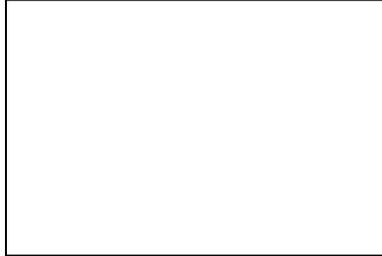
# MULTI-FAMILY | COLOR SCHEME MF-560

STUCCO #1



SW 7004 SNOWBOUND

GARAGE DOOR / GUTTER



WHITE

SOFFIT / FASCIA



SW 7069 IRON ORE

STUCCO #2



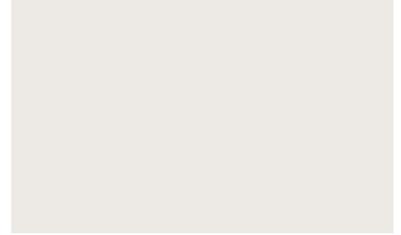
SW 7017 DORIAN GRAY

ENTRY DOOR



SW 9130 EVERGREEN FOG

ACCENT TRIM



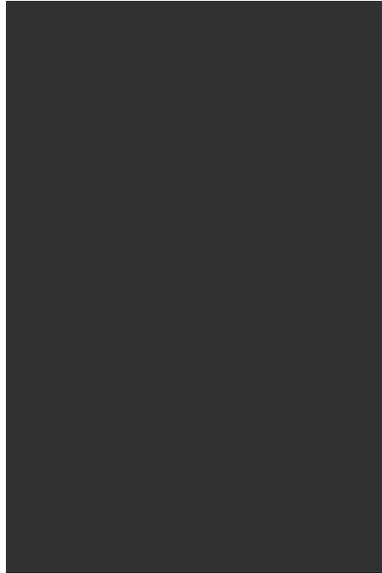
SW 7004 SNOWBOUND

STONE (HARRISTONE)



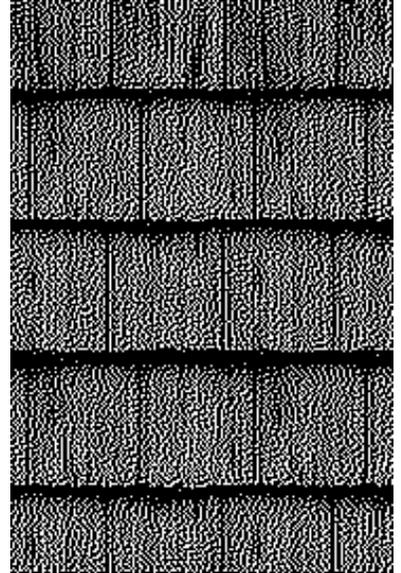
THIN BRICK MIDNIGHT

RAILINGS



BLACK IRON

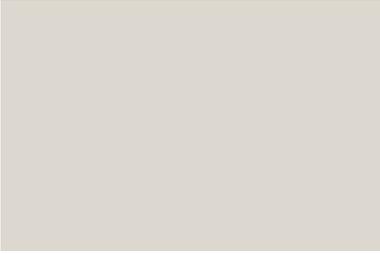
ROOFING (EAGLE)



5503 SEIRRA MADRE

# MULTI-FAMILY | COLOR SCHEME MF-561

STUCCO #1



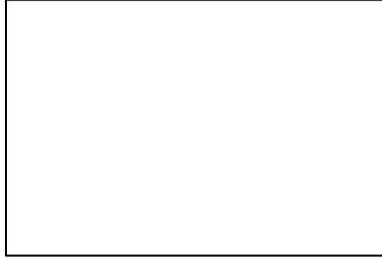
SW 9166 DRIFT OF MIST

STUCCO #2



SW 9565 FORGED STEEL

GARAGE DOOR / GUTTER



BLACK

ENTRY DOOR



SW 9130 EVERGREEN FOG

SOFFIT / FASCIA



BLACK/ SW 7069 IRON ORE

ACCENT TRIM



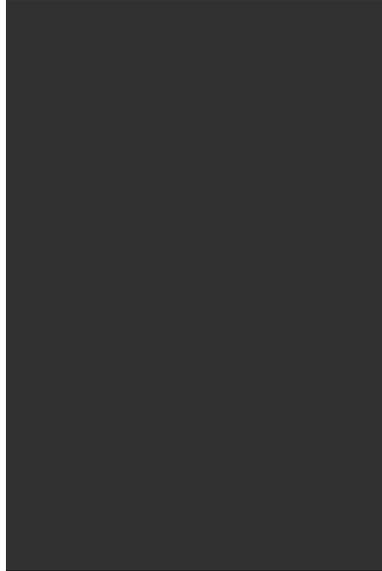
SW 9565 FORGED STEEL

STONE (HARRISTONE)



DRYSTONE HIGHLAND  
WHITE MORTAR

RAILINGS



BLACK IRON

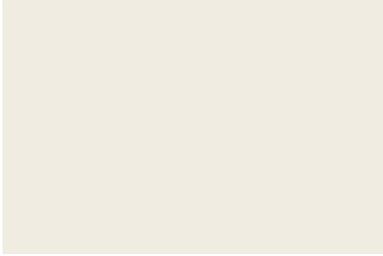
ROOFING (EAGLE)



1699 CHARCOAL RANGE

# MULTI-FAMILY | COLOR SCHEME MF-562

STUCCO #1



SW 7551 GREEK VILLA

GARAGE DOOR



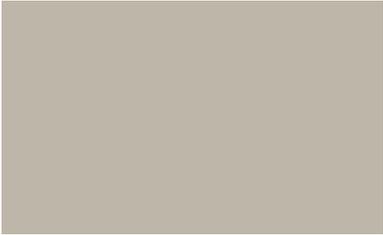
WHITE

SOFFIT / FASCIA



BLACK/ SW 7069 IRON ORE

STUCCO #2



SW 7030 ANEW GRAY

ENTRY DOOR



SW 9130 EVERGREEN FOG

ACCENT TRIM



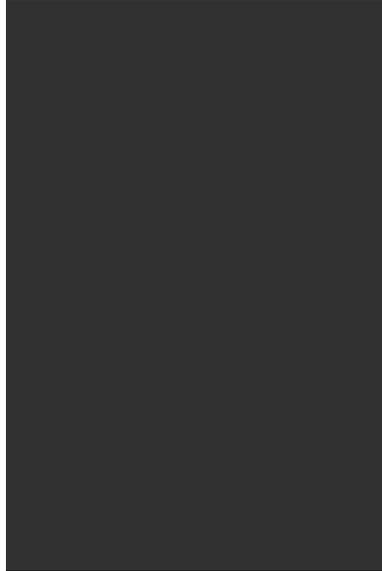
SW 7030 ANEW GRAY

STONE (HARRISTONE)



DIVINO LEDGE - HUNTINGTON  
DRYSTACKED

RAILINGS / GUTTER



BLACK IRON

ROOFING (EAGLE)



1699 CHARCOAL RANGE



#### PRODUCT DESCRIPTION

An elongated rectangular shaped design that is both minimalist and industrial. Die cast frames of Dark Bronze support Clear glass panels that provide an unobstructed view of the lantern's interior. Customize with your choice of lamps from vintage to tubular.

#### MEASUREMENTS

DIMENSION : 6" W x 17" H x 7.5" Ext  
 BACK PLATE : 4.75" W x 8" H x 3.75" HCO  
 HANGING WEIGHT : 6.05 lb

#### LAMPING

INPUT VOLTAGE : 120V  
 BULB : 1 x 60W Incandescent E26 Medium , 60W Total  
 BULB INCLUDED : (Not Included)  
 DIMMABLE : Y  
 LIGHTING\_DIRECTION : Down

#### FINISHES OPTION

 Dark Bronze

#### GLASS

Clear CL

#### MATERIAL

Aluminum, Glass

#### RATINGS

cETLus  
 Wet Location



#### ADDITIONAL

INSTALL UP/DOWN: Down  
 OPERATING TEMPERATURE:  
 -20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.



**WESTERN DISTRIBUTION CENTER (HEADQUARTER)**  
 253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746

**EASTERN DISTRIBUTION CENTER**  
 4200 SHIRLEY DR. | ATLANTA, GA 30336

P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

# CHIP | FLUSH MOUNT

57690 | 57692 | **57694** | 57695 | 57697 | 57699

- Size options: 5," 6.5," 7," and 9"
- Available in 3000K (Made-to-order Color Temperatures available)
- Suitable for Closets according to NEC Section 410.8 & 410.16
- Available in Black (BK), Satin Nickel (SN) and White (WT)
- Dimmable with Triac and ELV Dimmers
- Pendant light accessory available (sold separately)
- Easy to install: fits in 3-0 and 4-0 Outlet Box (pancake and mud ring acceptable)
- Edge-Lit LED Technology
- Suitable for Wet Location, for use on ceilings outdoor and above showers
- IP54 Rating

Job Name : \_\_\_\_\_  
 Job Type : \_\_\_\_\_  
 Quantity : \_\_\_\_\_  
 Comments : \_\_\_\_\_



Round



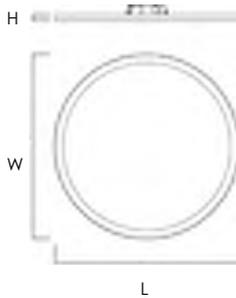
Square



**57600**  
**PENDANT ACCESSORY**  
 (Sold Separately,  
 Fixture NOT included)

## PRODUCT DESCRIPTION

This low profile flush mount is our entry level Wafer. Manufactured of a plastic shell with aluminum backing, the Chip brings all the look of the Wafer at economical pricing for residential applications. The bright and even lighting effect is delivered by edge-lit technology offering an upscale surface mount solution to substitute recessed can lighting. Use the optional pendant adapter to convert any size to a hanging fixture.



## MEASUREMENTS

MODEL	DIMENSION
57690 RD	5.25"W x 0.75"H x 5.25"L
57692 RD	7"W x 0.75"H x 7"L
57694 RD	9" W x 0.75" H x 9"L
57695 SQ	5"W x 0.75"H x 5"L
57697 SQ	6.4"W x 0.75"H x 6.4"L
57699 SQ	8.5" W x 0.75" H x 8.5"L

## LAMPING

BULB TYPE	CRI	COL TEMP.	LUMENS DEL	DIMMABLE	INPUT
12W PCB Integrated LED	90+	3000K	750	Triac CL/ELV	120V
16W PCB Integrated LED	90+	3000K	1100	Triac CL/ELV	120V
18W PCB Integrated LED	90+	3000K	1250	Triac CL/ELV	120V
12W PCB Integrated LED	90+	3000K	900	Triac CL/ELV	120V
15W PCB Integrated LED	90+	3000K	1050	Triac CL/ELV	120V
18W PCB Integrated LED	90+	3000K	1250	Triac CL/ELV	120V

## FINISHES OPTIONS:

Satin Nickel (SN)

White (WT)

Black (BK)



## MATERIAL:

Polycarbonate + Steel

## GLASS:

White

## AVAILABLE SIZE:

5" | 6.5" | 7" | 9"

## RATINGS:

cETLus  
 Wet Location  
 Title 24 JA8 Compliant  
 Energy Star  
 ADA



## ADDITIONAL:

INSTALL UP/DOWN: UP  
 RATED LIFE: 50,000 hours  
 OPERATING TEMPERATURE:  
 -20°C (-4°F), 40°C (104°F)  
 WIRE LENGTH 8"L

Always consult a qualified electrician before installing any lighting product



## WESTERN DISTRIBUTION CENTER (HEADQUARTER)

253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746

## EASTERN DISTRIBUTION CENTER

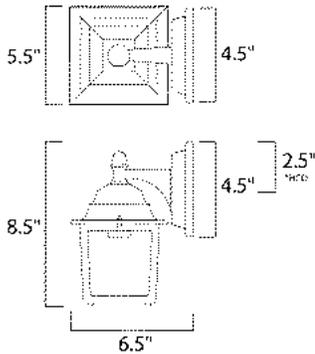
101 GARDNER PARK | PEACHTREE CITY, GA 30269

P. 626.956.4200 | F. 626.956.4225 | maximlighting.com



**PRODUCT DESCRIPTION**

Maxim Lighting's commitment to both the residential lighting and the home building industries will assure you a product line focused on your basic lighting needs. With the Builder Cast collection you will find quality lighting that is well designed, well priced and readily available.



\*Height from center of bulb to the top of the lantern

**MEASUREMENTS**

- DIMENSION : 5.5" W x 8.5" H x 6.5" Ext
- BACK PLATE : 4.5" W x 4.5" H x 2.5" HCO
- HANGING WEIGHT : 1.78 lb

**LAMPING**

- INPUT VOLTAGE : 120V
- LUMENS : 0 Rated
- BULB : 1 x 60W Incandescent E26 Medium , 60W Total
- BULB INCLUDED : (Not Included)
- DIMMABLE : Yes

**FINISHES OPTION**

- Black
- Empire Bronze
- Pewter
- Rust Patina
- White

**GLASS**

Clear CL

**MATERIAL**

Die Cast Aluminum

**RATINGS**

cETLus  
Wet Location



**ADDITIONAL**

RATED LIFE 2500 Hours  
OPERATING TEMPERATURE:  
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.



**WESTERN DISTRIBUTION CENTER (HEADQUARTER)**  
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746

**EASTERN DISTRIBUTION CENTER**  
4200 SHIRLEY DR. | ATLANTA, GA 30336

P. 626.956.4200 | F. 626.956.4225 | maximlighting.com



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>02/12/2025 – Planning Commission</b>
<b>Application Number:</b>	LUCA26-01
<b>Type of Application:</b>	Land Use Code Amendment
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Hurricane City
<b>Agent:</b>	N/A
<b>Request:</b>	Amend Title 10, Chapter 7 regarding the approval authority for conditional use permits for metal buildings.
<b>Recommendation:</b>	Recommend approval to the City Council.
<b>Report Prepared By:</b>	Fred Resch III

**Discussion:** Staff was directed by the Planning Commission to prepare a proposed amendment to the land use code regarding conditional use permits for metal buildings. Currently, the ordinance classifies metal buildings in residential and commercial zones as conditional uses, with the Planning Commission serving as the approval authority. Staff is proposing a minor revision to designate the Zoning Administrator, instead of the Planning Commission, as the approval authority for conditional-use requests for metal buildings. This change would streamline the approval process for metal buildings in residential and commercial zones while allowing the Planning Commission to focus on more substantive agenda items. The amendment is intended to improve processing times without changing the underlying development standards.

**Recommendation:**

Staff requests that the Planning Commission send a recommendation of approval of the proposed land use code amendment to the City Council.

---

**Sec. 10-7-9. Conditional use permit.**

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses:

Agricultural industry.

Agritourism activities.

Animal specialties.

Assisted living facility.

Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs.

Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.

Greater size than permitted by this Code in all zones except residential and residential agricultural zones.

~~Metal building in commercial and residential zones.~~

Multi family in commercial zones.

Public stable.

Reception center.

Recreation and entertainment, outdoor.

Fences or walls of greater height.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

Animals and fowl for recreation and family food production.

Greater size accessory buildings than permitted by this Code in residential zones.

Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

~~Metal building in commercial and residential zones.~~

-----  
h. Standards for metal buildings.

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

---

(B)Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

(C)Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

(D)In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.

**Hurricane Planning Commission  
Meeting Minutes  
December 11, 2025**

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Minutes of the Hurricane City Planning Commission meeting held on December 11, 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, Kelby Iverson, Michelle Smith, and Amy Werrett.

**Members Excused:** Brad Winder

**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, and Councilman Kevin Thomas.

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

Roll Call

Pledge of Allegiance led by Steve Nation

Prayer and/or thought by invitation given by Shelley Goodfellow

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

Declaration of any conflicts of interest

**Public Hearings**

**1. A Zone Change Amendment Request to 7.27 acres located at approximately 2300 S 1100 W from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel number H-3-2-10-3391.**

No comments

**2. A Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the definition of front yards on flag lots.**

Amy Heaton shared that she lives on a flag lot. She expressed her desire for this change which would turn her current front yard to her side yard and allow her to build an ADU in the front of her current home.

**3. A Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding development standards for Single Family Residential R1-4 zones.**

No comments

**4. A Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4 regarding the Appeals Board.**

No comments

1  
2 **OLD BUSINESS**  
3

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

9 Bob Hermandson, representing the applicant through Bush and Gudgell, presented the request, which  
10 was previously reviewed on June 12, 2025, and stated that the proposal has been revised to address  
11 prior concerns. He explained that the applicant is proposing a zoning transition to create a buffer  
12 between the Pecan Valley Resort zoning and adjacent residential zoning, transitioning from resort to R1-  
13 6 and R1-8. He presented a revised zoning plan along with proposed access and utility plans and stated  
14 that discussions have occurred with surrounding property owners regarding extension of utilities and  
15 road access. He stated the applicant is requesting approval of the zoning change in order to provide  
16 agreements and dedications with the preliminary plat.  
17

18 Gary Cupp stated that staff has met with the applicant and continues to recommend denial. He stated  
19 that staff remains concerned that the proposed secondary access is not adequate and that the drafted  
20 agreements do not sufficiently guarantee access or services. He identified the primary concern as the  
21 lack of a paved and dedicated secondary access and stated that staff has not received confirmation from  
22 other departments verifying service availability.  
23

24 Kelby Iverson asked about the general plan designation. Mr. Cupp stated that the property is designated  
25 Planned Community. Commissioner Iverson asked about surrounding land uses and neighbor input,  
26 noting the area is surrounded by agricultural uses. Mr. Hermandson stated that development to the north  
27 has not built out to that extent. Fred Resch noted that higher-density development has been approved to  
28 the north but has not yet been constructed. Mr. Hermandson stated the proposal is intended to transition  
29 from higher density to lower density residential uses. Commissioner Iverson stated that smaller  
30 residential lots adjacent to agricultural uses may raise concerns.  
31

32 Paul Farthing stated that he does not have an issue with the concept of the project but believes the  
33 request is premature without adequate secondary access and recorded agreements. Mr. Hermandson  
34 asked whether acquiring the right-of-way and constructing the road prior to zoning approval would  
35 address the concern. Mr. Farthing stated that approving zoning prior to infrastructure construction has  
36 previously resulted in City liability and is not preferred.  
37

38 Michelle Smith asked whether the project would develop prior to Pecan Valley. Mr. Hermandson stated  
39 that the project would proceed as soon as possible and that improvements would be completed with  
40 Phase 1. He stated that access currently relies on a prescriptive easement. Ralph Ballard stated that  
41 some agricultural neighbors are opposed to the proposal and asked about the extent to which a  
42 prescriptive easement can be developed. Dayton Hall explained that there are different types of  
43 easements and that prescriptive easements are based on long-term use. Commissioner Ballard stated  
44 that written comments have been submitted and that the circumstances have not changed since the  
45 June meeting.  
46

47 Mr. Hermandson stated that the proposal includes construction of a new road and use of an existing  
48 roadway from Pecan Valley and that the project does not rely on the Turf Sod Road prescriptive  
49 easement. He stated the prescriptive easement would be dedicated to the City and that utilities and half-  
50 width road improvements would be installed by the applicant as development occurs. Commissioner

1 Ballard stated that nearby residents purchased property in the area for specific reasons and expressed  
2 understanding of their concerns.

3  
4 Amy Werrett stated that Turf Sod Road is a master-planned roadway and will require improvement  
5 regardless. Mr. Hall stated that roadway improvements would occur as development proceeds and that  
6 the intent is not to leapfrog development. Shelley Goodfellow asked to be shown the primary and  
7 secondary access points, which Mr. Hermandson identified on the map. Mr. Hall stated that the  
8 proposed improvements rely on private agreements that the City is not a party to and therefore cannot  
9 enforce. He suggested that the applicant may consider pursuing a development agreement with the City  
10 Council.

11  
12 Commissioner Goodfellow asked why the project would not be allowed if addressed through a  
13 development agreement. Mr. Hall stated that the master-planned roadway is impact-fee voucher eligible  
14 and that the City would ultimately participate in its construction. Commissioner Smith asked what type of  
15 bond would be required. Mr. Hermandson stated a cash bond would be provided.

16  
17 Commissioner Werrett asked what options would remain if the request is not approved. Mr. Hermandson  
18 stated that the property would not be developed. Commissioner Goodfellow stated that when compared  
19 to other zone change requests, the proposal does not appear to constitute leapfrog development, as  
20 development exists nearby, and that the applicant is proposing improvements to address service  
21 concerns. She stated she did not understand staff's position preventing the applicant from constructing  
22 improvements to demonstrate adequate services.

23  
24 Commissioner Iverson stated that the Commission should consider whether the proposed zoning  
25 transition provides an appropriate buffer and expressed concern about continuing to approve additional  
26 zone changes while previously approved zone changes, preliminary plats, and development agreements  
27 remain incomplete.

28  
29 *Paul Farthing motioned a recommendation of denial on ZC25-16 to the City Council despite the efforts*  
30 *they are making because based on the findings, the facilities are inadequate. Michelle Smith seconded*  
31 *the motion. Roll call. Kelby Iverson – aye, Paul Farthing – aye, Michelle Smith – aye, Mark Sampson –*  
32 *aye, Ralph Ballard – aye, Amy Werrett – aye, Shelley Goodfellow – nay, she would like the Council to*  
33 *look at a development agreement that gets the secondary access to this area faster. Motion carries.*

34  
35 **NEW BUSINESS**

36  
37 **1. LUCA25-12: Discussion and consideration of a recommendation to the City Council**  
38 **on a Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the**  
39 **definition of front yards on flag lots.**

40 No comments from the commission.

41  
42 *Amy Werrett motioned a recommendation of approval of LUCA25-12 to the City Council. Shelley*  
43 *Goodfellow seconded the motion. Unanimous.*

44  
45 **2. ZC25-17: Discussion and consideration of a possible approval of a Zone Change**  
46 **Amendment request on 1.02 acres located at approx.. 100 N and Black Rock Rd from MH/RV with**  
47 **a PDO, Mobile Home/RV with a Planned Development Overlay, to GC. Western Commercial Real**  
48 **Estate, Applicant. Joby Venuti, Agent.**

49 Joby Venuti stated that he initially sought a land use code change to allow larger residential units,  
50 increasing from approximately 900-square-foot units to two-story units of approximately 1,200 square  
51 feet. He stated that this request was denied by the City Council. He further stated that, under the current

1 zoning and configuration, the Canyons project is not workable and that the preferred option is to add the  
2 subject property to the adjacent General Commercial zoning. He stated that he does not currently have  
3 a specific commercial development plan but does not intend to move forward with the Canyons  
4 development as currently approved. He stated that if residential units suitable for long-term occupancy  
5 are not allowed, he does not plan to develop the property.  
6

7 Mr. Venuti stated that development to the north is experiencing difficulties with existing mobile homes.  
8 Mark Sampson asked about the planned width of 2800 West. Jeremy Pickering stated that 2800 West is  
9 master planned as a 90-foot roadway and that the necessary rights-of-way have already been secured.  
10 Commissioner Sampson asked whether the area is intended to function as a commercial hub. Mr.  
11 Pickering responded that it is planned to be a commercial area.  
12

13 Commissioner Sampson asked why two-story homes on the lots were not acceptable. Kevin Thomas  
14 stated that he could not speak to all of the reasoning behind the prior decision, only that the request was  
15 not supported. Kelby Iverson stated that he did not have an issue with two-story units but expressed  
16 surprise that 900-square-foot units would not be considered marketable. Mr. Venuti responded that the  
17 lots are too small for that unit size.  
18

19 Ralph Ballard referenced written comments received, including one indicating potential legal action. He  
20 stated that the lots are within an RV park subdivision and are now proposed to be removed and  
21 expressed concern that funding may not be available to extend utilities. Mr. Venuti stated that the lots  
22 are not currently developed and that he pays approximately \$39 per lot per year, which may benefit the  
23 subdivision. Commissioner Ballard stated that the subdivision was purchased with an understanding of  
24 its existing configuration.  
25

26 Dayton Hall stated that the City would not review or enforce private agreements related to the proposal  
27 and expressed hope that the applicant has community support to proceed. Mr. Venuti stated that he  
28 does not intend to develop the subject lots within the existing subdivision. Mr. Hall asked whether the  
29 applicant believes he has the right to remove the lots from the subdivision. Mr. Venuti stated that he  
30 does and that he could obtain an affidavit from the HOA if necessary.  
31

32 Commissioner Ballard asked about anticipated sale prices for the units. Mr. Venuti stated that  
33 approximately 900 square-foot units would sell for about \$280,000 and that two-story units of  
34 approximately 1,250 square feet with a small 1.5-car garage would sell for approximately \$350,000 per  
35 unit.  
36

37 *Shelley Goodfellow motioned a recommendation of approval of ZC25-17 to the City Council. Paul*  
38 *Farthing seconded the motion. Shelley Goodfellow, Amy Werrett, Mark Sampson, Michelle Smith, Paul*  
39 *Farthing – aye. Ralph Ballard and Kelby Iverson – nay. Motion carries.*  
40

41 **3. ZC25-21: Discussion and consideration of a recommendation to the City Council**  
42 **on a Zone Change Amendment Request to 7.27 acres located at approximately 2300 S 1100 W**  
43 **from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel number**  
44 **H-3-2-10-3391. Scott Stratton, Applicant. Karl Rasmussen, Agent.**

45 Scott Stratton stated that he is requesting a zone change and does not currently have a specific  
46 development plan. He stated that the property is adjacent to two 90-foot rights-of-way and that 1100  
47 West has already been dedicated to the City. He stated that he believes the location is appropriate given  
48 its access and proximity to surrounding infrastructure.

49 Shelley Goodfellow stated that she feels the location is appropriate due to its proximity to the airport and  
50 noted that the applicant is seeking the zone change prior to nearby residential development, providing  
51 notice to future neighbors. She stated her primary concern is the availability of utilities. Mr. Stratton

1 explained proposed sewer service from an existing sewer manhole. Commission and staff discussed the  
2 alignment of 1100 West and access to the property.  
3

4 Dayton Hall stated that the Power Department raised concerns that the service line supplying the  
5 property is currently at capacity. He stated that Mr. Stratton has previously paid into a power agreement  
6 guaranteeing service to other developments and that approved capacity could potentially be reallocated  
7 to serve this property. Mr. Stratton stated that he is not currently using any of the power capacity he has  
8 purchased.  
9

10 Amy Werrett stated that the proposed use is needed in the area and that the location near the airport is  
11 appropriate. Ralph Ballard stated that industrial development has been identified as a need for the City  
12 and asked whether power capacity is quantified. Mr. Hall confirmed that it is.  
13

14 Michelle Smith referenced a prior work meeting where collapsible soils in the area were discussed and  
15 noted that the report identified light industrial uses as most suitable for the soil conditions. Paul Farthing  
16 stated that a pocket light industrial designation is appropriate for the area.  
17

18 Commissioner Goodfellow asked about progress being made by the Power Department to increase  
19 capacity in the area. Mr. Hall stated that the Power Board has approved two additional substations on  
20 the south end of the City, that fees are being collected to fund construction, and that the City is securing  
21 easements for transmission lines. He stated that, to his understanding, the two additional substations will  
22 provide sufficient power to serve developments along the City's southern boundary..  
23

24 *Amy Werrett motioned a recommendation of approval of ZC25-21 to the City Council. Michelle Smith*  
25 *seconded the motion. Unanimous.*  
26

27 **4. AFP25-13: Discussion and consideration of a possible approval of an amended**  
28 **final plat for Dixie Springs Plat B Lots 58 & 59 located at 4051 W Dorothy Circle. Matt Dickey,**  
29 **Applicant. Terry Spinks, Agent.**

30 No comments from the commissioners.  
31

32 *Shelley Goodfellow motioned to approve AFP25-13 subject to staff and JUC comments. Ralph Ballard*  
33 *seconded the motion. Unanimous.*  
34

35 **5. AFP25-14: Discussion and consideration of a possible approval of an amended**  
36 **final plat for Gateway Industrial Park Lot 3D, located at 395 N 5500 W. Chris Jenkins, Applicant.**

37 It was stated that the applicant is proposing to construct a shop for the property owners and that  
38 relocating the structure into the existing nook would allow removal of the existing 50-foot easement,  
39 which was described as outdated. Mark Sampson asked why the easement exists in that location.  
40 Jeremy Pickering stated that the easement was originally intended to accommodate a planned on- and  
41 off-ramp, which is now proposed to be relocated closer to Cottonwood Trail.  
42

43 *Paul Farthing motioned to approve AFP25-14 subject to staff and juc comments. Amy Werrett seconded*  
44 *the motion. Unanimous.*  
45

46 **6. FSP25-38: Discussion and consideration of a final site plan for Hurricane Dental, a**  
47 **medical office, located at 779 W 100 N. Charles Elkington, Applicant. Riley Young, Agent.**

48 Staff stated there were no concerns with the proposal. Amy Werrett asked whether any outside lighting  
49 requirements would apply. Fred Resch stated that exterior lighting is not required by code; however, if  
50 lighting is installed, it must comply with the City's lighting standards.  
51

1 Amy Werrett motioned to approved FSP25-38 subject to staff and JUC comments. Ralph Ballard  
2 seconded the motion. Unanimous.  
3

4 **7. AFP25-15: Discussion and consideration of a possible approval of an amended**  
5 **final plat for Rock View Estates Lot 33, located at 3289 S Cliffs Drive. Stuart Bonomo, Applicant.**  
6 **Terry Spinks, Agent.**

7 Terry Spinks shared that they are just moving the drainage easement further to the east.  
8

9 Kelby Iverson motioned to approve AFP25-15 subject to staff and JUC comments. Amy Werrett  
10 seconded the motion. Unanimous.  
11

12 **8. FSP25-42: Discussion and consideration of a possible approval of a final site plan**  
13 **for Exceptional Healthcare, a hospital located at 280 N Foothills Canyon Dr. Exceptional**  
14 **Healthcare, Applicant. Daniel Stewart, Agent.**

15 Daniel Stewart stated that the project has received JUC approval and that the applicant is prepared to  
16 proceed. Amy Werrett asked where the emergency room entrance is located. Mr. Stewart identified the  
17 location on the presented plan. Michelle Smith asked whether the proposal has been presented to other  
18 cities in the area. Mr. Stewart stated that this is the first time the proposal has been presented in Utah.  
19

20 Amy Werrett motioned to approve FSP25-42 subject to staff and JUC comments. Shelley Goodfellow  
21 seconded the motion. Unanimous.  
22

23 **9. AFSP25-05: Discussion and consideration of a possible approval of an amended**  
24 **final site plan for Glampers Inn for RV rental and sales as well as an additional restaurant located**  
25 **at 505 S Sand Hollow Road. Scott Nielson, Applicant.**

26 Scott Nielson stated that there is currently no restaurant on the site but that the applicant is prepared to  
27 construct one. He stated the restaurant will provide food and beverages to water park guests. He stated  
28 that parking has been dedicated, paved, and striped to eliminate confusion. He explained that the small  
29 dealership is intended for RV sales. He stated that the cabins are currently booked for an extended  
30 period and that RV rentals will be offered to guests. He stated that guests sometimes purchase the RVs  
31 they rent, which would increase occupancy within the RV park.  
32

33 Paul Farthing motioned to approve AFSP25-05 with the exception of disregarding staff finding #2. Kelby  
34 Iverson seconded the motion. Unanimous.  
35

36 **10. LUCA25-13: Discussion and consideration of a recommendation to the City Council**  
37 **on a Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding**  
38 **development standards for Single Family Residential R1-4 zones. Hurricane City, Applicant.**

39 Kevin Thomas presented a PowerPoint outlining proposed amendments to the R1-4 zoning ordinance.  
40 He stated the presentation included information on housing affordability, the type of residential product  
41 that could be developed within the R1-4 zone, and proposed ordinance changes. He explained that the  
42 primary proposed change would remove the requirement that R1-4 zoning be adjacent to R1-6 or R1-8  
43 zoning. Additional proposed changes include increasing minimum lot width from 50 feet to 63 feet to  
44 encourage wider lots, requiring roadway shoulders to accommodate parking, allowing covered patios up  
45 to five feet deep within front and rear setbacks, and permitting a single room to encroach into front or  
46 rear setbacks. He stated the intent of the amendments is to provide flexibility while maintaining R1-4 as  
47 a tool to support affordable housing.

48 Kelby Iverson stated that he prefers R1-4 housing over apartments or other higher-density products and  
49 that the existing adjacency restrictions are important. He stated that R1-4 zoning should remain adjacent  
50 to R1-6 or R1-8 zoning. Paul Farthing stated that while he agrees with the intent, the City should retain  
51 discretion to allow R1-4 zoning in appropriate locations. Commissioner Iverson stated that limiting

1 discretion through defined parameters can help avoid poor zoning decisions. Commissioner Farthing  
2 stated that discretion is necessary to respond to unique circumstances, citing proximity to schools as an  
3 example.

4  
5 Michelle Smith stated that current housing costs are high and that the proposed ordinance changes  
6 clearly outline development standards that could result in quality residential neighborhoods. Ralph  
7 Ballard stated that, if the goal is affordability, the City should consider restricting home size to maintain  
8 affordability. Councilman Thomas stated that there may be legal limitations on imposing such  
9 restrictions. Dayton Hall stated that square footage caps could be considered if desired.

10  
11 Amy Werrett stated that she supports the wider lot widths and believes they contribute to a  
12 neighborhood-oriented design. She stated that zoning placement should remain discretionary. Shelley  
13 Goodfellow stated that while she supports wider lots, she is concerned that increased roadway width  
14 requirements could raise development costs and impact affordability. She stated that she does not  
15 support imposing square footage restrictions.

16  
17 *Paul Farthing motioned a recommendation of approval of LUCA25-13 to the City Council. Michelle Smith*  
18 *seconded the motion. Roll call. Kelby Iverson – nay, he doesn't think we should omit the requirement*  
19 *that it cannot be adjacent to residential agriculture or straight agriculture, Paul Farthing – aye, Michelle*  
20 *Smith – aye, Mark Sampson – aye, Ralph Ballard – nay, he thinks this will drive up the cost of housing if*  
21 *we do not restrict the max square footage of home, Amy Werrett – aye, we don't restrict where other*  
22 *single family zones can be put. Shelley Goodfellow – aye. Motion carries.*

23  
24 **11. LUCA25-14: Discussion and consideration of a recommendation to the City Council**  
25 **on a Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4**  
26 **regarding the Appeals Board. Hurricane City, Applicant.**

27 Gary Cupp stated that the current compensation structure operates under contract rates and that the  
28 proposal would change compensation to a set fee rather than renewing individual contracts. He stated  
29 that additional minor changes are also included. Shelley Goodfellow asked why the item was brought  
30 before the Commission. Mr. Cupp stated that the matter falls within the Land Use Title.

31  
32 *Amy Werrett motioned a recommendation of approval of LUCA25-14 to the City Council. Kelby Iverson*  
33 *seconded the motion. Unanimous.*

34  
35 **12. Approval of the 2026 meeting schedule**  
36 **strike April 9<sup>th</sup>, July 23<sup>rd</sup>, and September 10<sup>th</sup>**

37  
38 *Mark Sampson motioned to approve as amended. Kelby Iverson seconded the motion. Unanimous.*

39  
40 **Approval of Minutes:**

- 41  
42 1. October 23, 2025

43 *Kelby Iverson motioned to approve the meeting minutes from October 23, 2025. Amy Werrett seconded*  
44 *the motion. Unanimous.*

45  
46 *Kelby Iverson motioned to approve. Amy Werrett seconded the motion. Unanimous.*

47  
48 **Adjournment at 8:45pm**