



HURRICANE CITY UTAH

Planning Commission

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

Mayor

City Manager

Nanette Billings Kaden DeMille

Hurricane Planning Commission Meeting Agenda

December 11, 2025

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

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

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

OLD BUSINESS

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

NEW BUSINESS

1. ZC25-17: Discussion and consideration of a possible approval of a Zone Change Amendment request on 1.02 acres located at approx.. 100 N and Black Rock Rd from MH/RV with a PDO, Mobile Home/RV with a Planned Development Overlay, to GC. Western Commercial Real Estate, Applicant. Joby Venuti, Agent.
2. ZC25-21: Discussion and consideration of a recommendation to the City Council on 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. Scott Stratton, Applicant. Karl Rasmussen, Agent.
3. AFP25-13: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat B Lots 58 & 59 located at 4051 W Dorothy Circle. Matt Dickey, Applicant. Terry Spinks, Agent.
4. AFP25-14: Discussion and consideration of a possible approval of an amended final plat for Gateway Industrial Park Lot 3D, located at 395 N 5500 W. Chris Jenkins, Applicant.
5. FSP25-38: Discussion and consideration of a final site plan for Hurricane Dental, a medical office, located at 779 W 100 N. Charles Elkington, Applicant. Riley Young, Agent.
6. AFP25-15: Discussion and consideration of a possible approval of an amended final plat for Rock View Estates Lot 33, located at 3289 S Cliffs Drive. Stuart Bonomo, Applicant. Terry Spinks, Agent.
7. FSP25-42: Discussion and consideration of a possible approval of a final site plan for Exceptional Healthcare, a hospital located at 280 N Foothills Canyon Dr. Excpetional Healthcare, Applicant. Daniel Stewart, Agent.
8. AFSP25-05: Discussion and consideration of a possible approval of an amended final site plan for Glampers Inn for RV rental and sales as well as an additional restaurant located at 505 S Sand Hollow Road. Scott Nielson, Applicant.
9. LUCA25-12: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapter 37 Section 10 regarding the definition of front yards on flag lots.
10. LUCA25-13: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapters 7, 11, and 13 regarding development standards for Single Family Residential R1-4 zones. Hurricane City, Applicant.

11. LUCA25-14: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment Request to Title 10 Chapter 6 Section 5 Subsection B.4 regarding the Appeals Board. Hurricane City, Applicant.
12. Approval of the 2026 meeting schedule

Approval of Minutes:

1. October 23, 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.



Bush and Gudgell, Inc.

Engineers • Planners • Surveyors

www.bushandgudgell.com

October 27, 2025

Hurricane City
Planning and Zoning Department
147 N 870 W
Hurricane, UT 84737
435-635-2811

Dear Commissioners:

We are pleased to submit this Zone Change application to the City of Hurricane for our project in Pecan Valley on parcel # H-4138-J. The parcel lies just west of the Pecan Valley Resort development. We have worked to create a thoughtful development that both helps satisfy upcoming needs in the city and also remains in harmony with other developments in the area. Further information about the project is provided below.

We greatly appreciate your consideration of this application.

Sincerely,

Bob Hermandson
President
Bush & Gudgell, Inc.

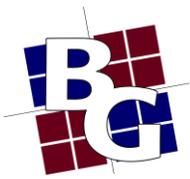
Zone Change: A-5 to R1-6 and R1-8

Project Purpose:

This request seeks to rezone 40.0 acres of land currently designated as A-5 (Agricultural - 1 Unit Per 5 Acres) to 15.5 acres of R1-6 (Residential - 1 Unit Per 6,000 Sq. Ft.) and 24.5 acres of R1-8 (Residential – 1 Unit Per 8,000 Sq. Ft.) in order to facilitate the development of affordable single-family housing within Hurricane City.

Justification and Intent:

As Hurricane City continues to experience rapid growth, the demand for affordable, attainable housing options has increased significantly. The current A-5 zoning limits density and does not allow for the type of residential development needed to meet this growing demand. By rezoning the subject property to R1-6 and R1-8, we will be able to offer smaller, more cost-effective single-family lots that align with the City's General Plan goals for smart growth and housing diversity. Pecan Valley has many active development projects near the subject property which will facilitate connecting the



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property to necessary facilities and utilities. Pecan Valley has reached the point of development that requires a paved secondary access into the region; as part of this project, Dixie Springs and 5140 West will be paved to create the needed secondary access. The River Heights project will bring culinary and irrigation water down Turf Sod Road to within approximately 1300' of the northwest corner of the property. The Pecan Valley Resort has plans to expand south and will border the subject property to the east. As such it will provide both the primary and secondary access point for vehicles and complete the loop for water service. Ash Creek has given preliminary approval for the subject property to connect to the nearby force main system at the corner of 5300 W and 2360 S. There is overhead power on both the east and west side of the property.

Community Benefit:

Rezoning to R1-6 and R1-8 will provide numerous benefits to Hurricane City, including:

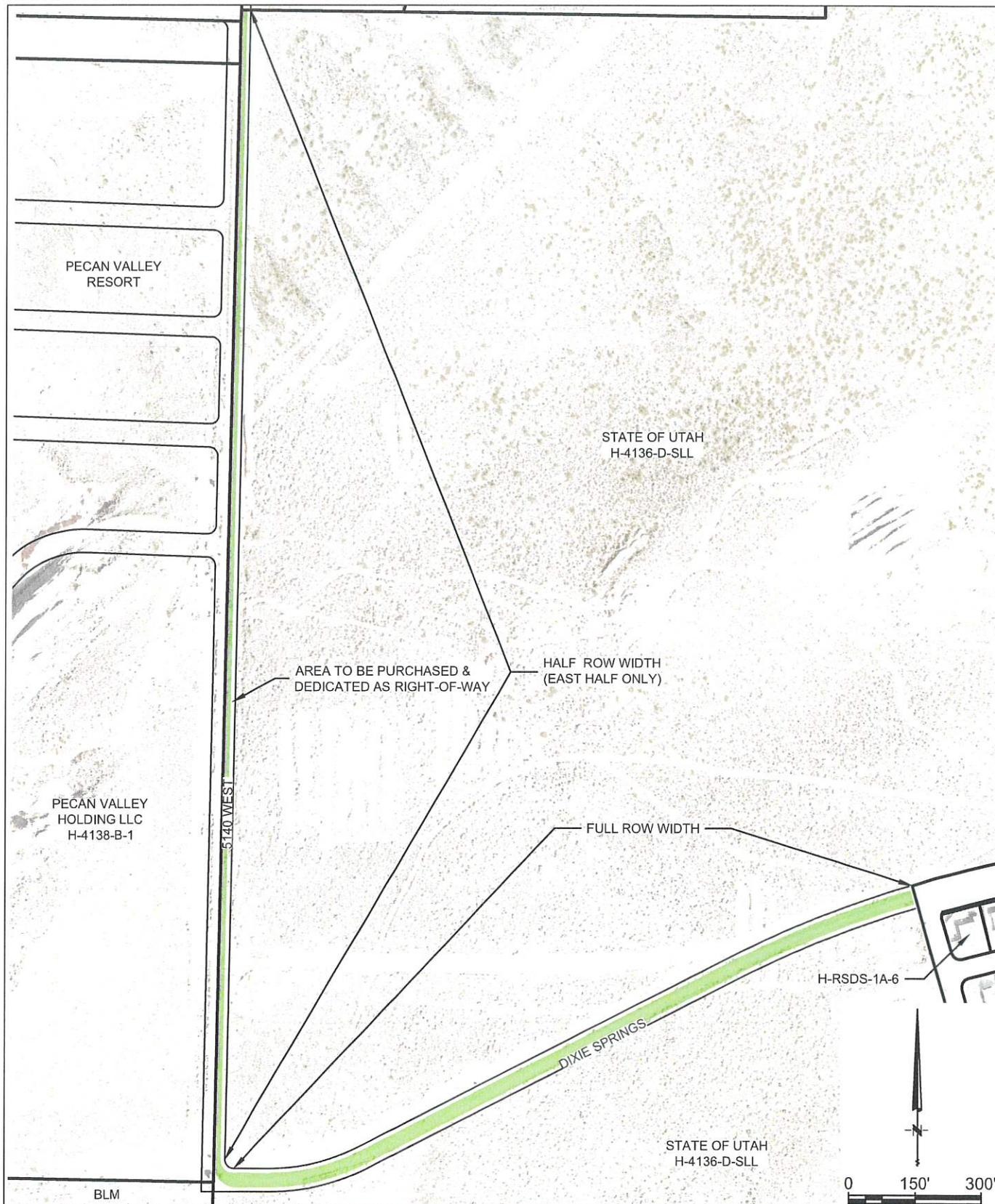
- **Increased Housing Supply:** The R1-6 and R1-8 zones allow for a higher residential density, which means more homes on the same acreage. This helps alleviate housing shortages and meets the need of both first-time buyers and working families.
- **Affordability:** Smaller lot sizes and modest home footprints reduce land and construction costs, making homeownership more accessible to a broader demographic.
- **Smart Growth Principles:** This development supports compact walkable neighborhoods that reduce infrastructure strain and align with sustainable land use practices.
- **Economic Development:** Affordable housing helps support the local workforce by allowing essential workers – teachers, first responders, service workers, etc. – to live within the community they serve.
- **Increased Access to Pecan Valley:** As part of this project Dixie Springs and 5140 will be paved, granting a second paved access to Pecan Valley as a whole.

Compatibility with Surrounding Land Uses:

The proposed zoning change is compatible with the nearby residential developments and aligns with the City's general plan for a planned community for the area. It will serve as a thoughtful transition from a rural area to a higher-density residential area.

Conclusion:

We respectfully request approval of the zoning change from A-5 to R1-6 and R1-8 to support Hurricane City's housing goals and contribute meaningfully to the community's future. This rezoning will enable the development of a high-quality, affordable neighborhood that fits within the fabric of the city and addresses a critical need for housing diversity and attainability.

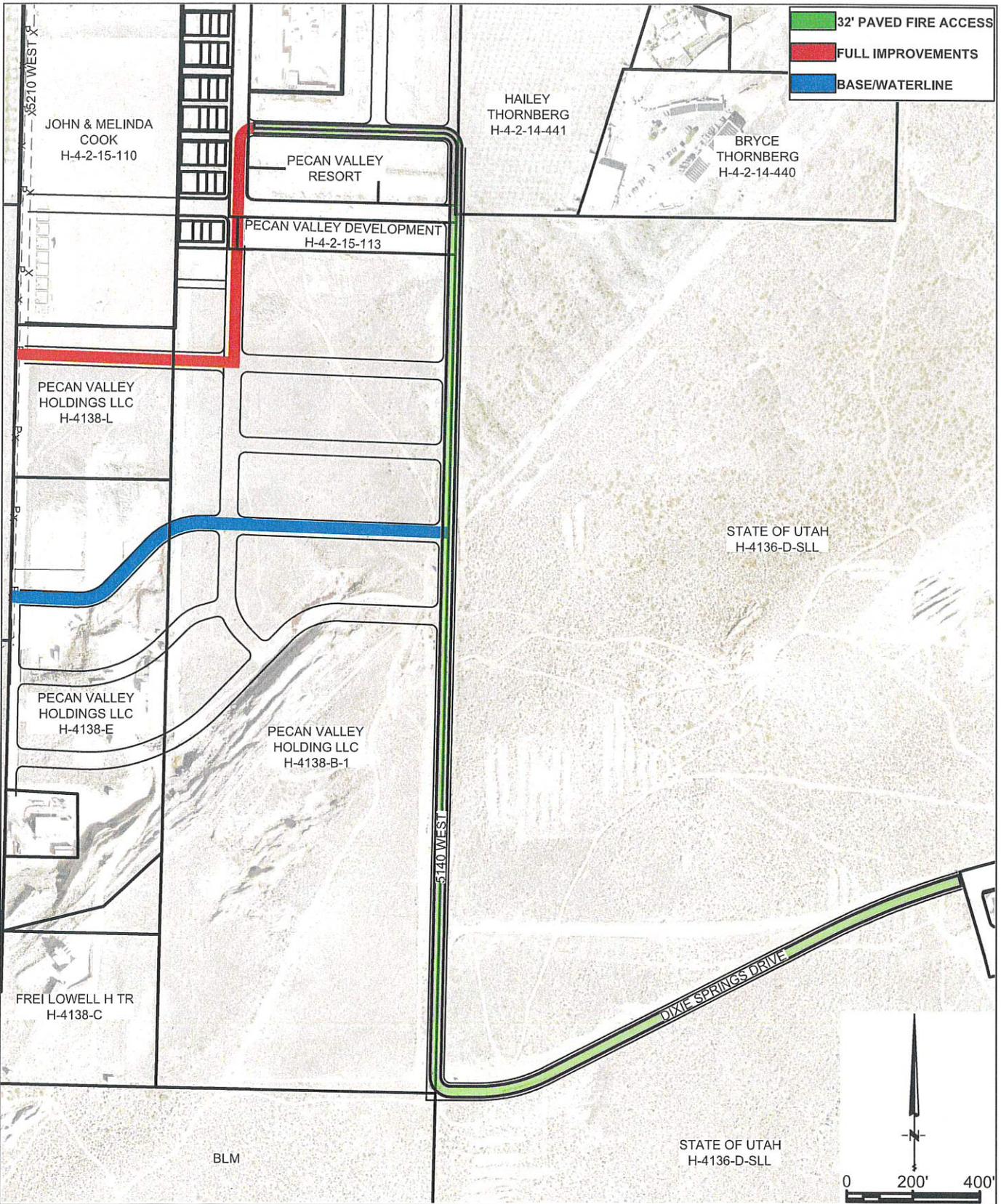


PECAN VALLEY EXHIBIT #1
 PECAN VALLEY RESORT
 LOCATED IN HURRICANE, UTAH

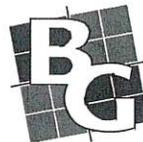


BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161

EXHIBIT A (1 OF 2)



PECAN VALLEY EXHIBIT #2
PECAN VALLEY RESORT
LOCATED IN HURRICANE, UTAH



BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161

EXHIBIT A (2 OF 2)



STAFF COMMENTS

Agenda Date:	12/11/2025 - Planning Commission
Application Number:	ZC25-16
Type of Application:	Zone Change Amendment
Action Type:	Legislative
Applicant:	Andrew Hall
Agent:	Bush & Gudgell - Ryan Lay
Request:	Approval of a Zone Change from A-5 to R1-6 and R1-8.
Location:	Approximately 2241 S 5400 W
Zoning:	Agricultural 5 (A-5)
General Plan Map:	Planned Community
Recommendation:	Deny
Report Prepared by:	Fred Resch III

Updated Discussion for 12/11/2025:

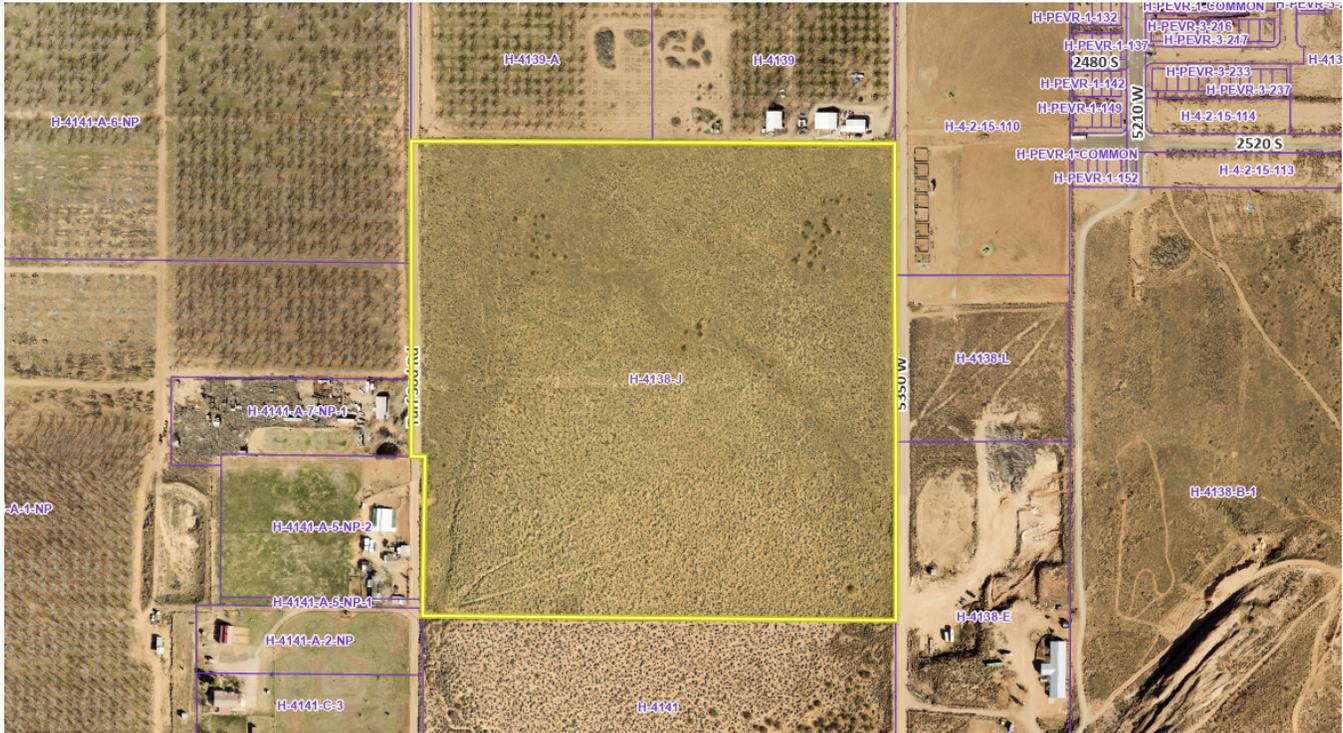
This item was previously presented to the Planning Commission on June 12, 2025. At that meeting, the Commission tabled the request to allow the applicant additional time to resolve issues related to site utilities and access. The Commission also expressed concerns about rezoning agricultural land for residential development. The applicant has since revised the proposal to address these concerns. The updated zoning map places the R1-8 zone adjacent to the existing agricultural property, while the R1-6 zone is located next to the proposed townhome development. In addition, the applicant has proposed an agreement with two property owners to the east to secure a secondary access point and provide utilities to the site. This arrangement would eliminate the need for off-site improvements along Turf Sod Road.

Previous Discussion:

The applicant is requesting a zone change for a 40-acre parcel located along Turf Sod Road, south of the River Heights development and west of Pecan Valley. The proposal seeks to rezone the property from Agricultural 5 (A-5), which permits one dwelling unit per five acres, to a combination of residential zones: Single Family Residential R1-6 (one unit per 6,000 square feet) on approximately 15.5 acres and Single Family Residential R1-8 (one unit per 8,000 square feet) on approximately 24.5 acres. The property is currently vacant and does not appear to have been previously used for agricultural purposes beyond occasional grazing.

Zoning	Adjacent Land Use
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North	A-5, R1-10	Agricultural use, future single family homes
East	RR, RM-1(PDO)	Undeveloped property (Pecan Valley Resort-short-term and long-term rentals)
South	A-5	Undeveloped property
West	A-5	Agricultural use, single family homes



Vicinity Map

Zone Change Factors:

When considering a zone change the Planning Commission must consider the following:
As per Hurricane City Code (HCC) section 10-7-7:

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

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
3. *The extent to which the proposed amendment may adversely affect adjacent property;*
and

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

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

Response: The [General Plan Map](#) shows this area as Planned Community, which recommends: “Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.”

While the current proposal is not for a fully integrated, master-planned community, the requested zone change would move the property closer to compliance with the General Plan than its current Agricultural 5 (A-5) zoning. Although most of the bounding properties are still zoned agricultural, the site is located within a developing area of the city where a mix of residential and supporting uses are planned and currently emerging; specifically, the development within the adjacent Pecan Valley recreation resort zone. In addition, the City’s Moderate Income Housing Plan encourages approval of smaller-lot, single-family subdivisions to expand housing options. The proposed R1-6 and R1-8 zoning designations would support this objective by facilitating the development of more moderately priced single-family homes. This contributes to the City’s broader goals of promoting housing affordability and accommodating population growth in a balanced and sustainable manner.

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

Response: Most of the surrounding property is currently undeveloped or developed with agricultural or low-density residential uses. However, there are approved and planned single-family and multifamily developments in the immediate vicinity, namely Pecan Valley and River Heights, that reflect the region’s ongoing transition toward more residential development. The proposed R1-6 and R1-8 zoning is compatible with this evolving area character and represents a reasonable progression in the area's development trajectory.

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

Response: The change from agricultural to residential zoning would introduce higher density housing than what currently exists on nearby properties, many of which remain undeveloped or are used for agriculture or low-density residential purposes. This could result in increased traffic, noise, and activity levels compared to current conditions. However, the area is in transition with several planned residential developments already approved nearby, including both single-family and multifamily units. If developed as intended, increased residential development may also lead to improved availability of public services and infrastructure benefiting both the subject property and surrounding parcels. Ultimately, this finding is largely dependent upon future development patterns for the areas surrounding the project site. For instance, the proposed zone change could be considered an adverse impact if the wider area is, and

remains, actively agricultural. Alternatively, if the neighboring agriculturally zoned parcels are not being actively farmed and the development trajectory continues to trend toward residential development, which is ultimately expected for the project area over time, the proposed zone change is not likely to have an adverse impact.

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

Response: While public services exist in the general area, this specific parcel is not directly served by them. A paved second access is required for the area and the City Council has said that no additional plats or zone changes can be approved in this area until the second access issue is resolved. The applicant has submitted draft agreements with neighboring property owners to extend services to the site; however, these agreements have not been executed, and no construction drawings or bonding for the necessary off-site improvements have been provided. As a result, staff cannot make the required finding that public facilities are adequate to serve the project site at this time, as required by HCC Sections 9-6-3(B) and 10-37-4.

JUC Comments

These comments will need to be addressed with more detailed construction drawings and preliminary plats:

1. **Public Works:** Access from dedicated city street-Turf Sod Road is prescriptive only. Need second access from the area.
2. **Power:** Dixie Power area: Approved.
3. **Water:** Will need water model and water line looping.
4. **Streets:** No access to city streets. Second access issues. Doesn't fit with the zoning in the area.
5. **Sewer:** District is not opposed to zone change. Sewer main is not readily available. Offsite sewer would be required.
6. **Engineering:** Hurricane City's Storm Drain master plan shows near the middle of this site's west boundary that a 54" \varnothing and 72" \varnothing storm drain pipe is expected to drain Turf Sod Road and the adjoining area to the Virgin River. Developer must access and construct for drainage needs at a later stage. Turf Sod Road is a master planned major collector with a trail on its west side (77' typical cross section). Turf Sod Road is a public street by prescriptive use and not through property dedications or transfers. Needed right of way beyond the space between existing fence lines, must be secured by the developer. The Greater Pecan Valley (east of the Virgin River, south of Ash Creek Special Service District's fields, and west of the nearby ridge) requires a 2nd improved access per Fire Code (appendix d). Hurricane City Standard 3.2.4.17 requires that the paved surface be 32' wide minimum. Plans to connect the valley to Dixie Springs Drive by paving 5140 W (a master planned minor collector within the Pecan Valley and Desert Sands developments) are being considered by city staff and a group of the valley's developers. Connecting Dixie Springs Drive (a master planned major collector) and Turf Sod Road (a master planned major collector) appears to be another viable solution (2019's Transportation Master Plan included these reaches of Turf Sod Road and Dixie Springs Drive in its list of mid-term and long-term projects). The applicant appears to acknowledge most shortcomings of the existing facilities. Timing appears to be most paramount in considering adverse effects on adjacent property. The zone change can foster coordination with neighboring developments and provide

existing residents with increased infrastructure; however, neighbors' participation will be required to install infrastructure well and its anticipated existing residents will be opposed to any additional change in this area.

7. **Fire:** Approved.
8. **Phone:** No comment.
9. **Gas:** [No comments received.]
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Other Considerations: Based on typical development patterns for the R1-8 and R1-6 zones, this project could accommodate approximately 208 units. The proposed plan includes two access points through Pecan Valley, connecting to both Turf Sod Road and Dixie Springs Drive. These connections would provide secondary access and allow for water system looping without requiring right-of-way acquisition along Turf Sod Road, while also ensuring a second fire access for the area.

In conclusion, staff believes the proposed plan is workable but will require additional commitments to ensure it can be successfully implemented.

Findings: Staff makes the following findings:

1. The zone change complies with the General Plan Map designation of Planned Community for the area.
2. While the proposal is not fully harmonious with the existing development, much of which remains agricultural or low-density residential, it is anticipated to better align with nearby planned developments once those are constructed.
3. This finding is largely dependent upon future development patterns for the areas surrounding the project site. For instance, the proposed zone change could be considered an adverse impact if the wider area is, and remains, actively agricultural. Alternatively, if the neighboring agriculturally zoned parcels are not being actively farmed and the development trajectory continues to trend toward residential development, which is ultimately expected for the project area over time, the proposed zone change is not likely to have an adverse impact.
4. Public services and utilities exist in the broader region, but this specific parcel is isolated from those services, thus raising concerns about infrastructure availability. Therefore, staff cannot make the required finding that public facilities are adequate to serve the project site at this time (see HCC sections 9-6-3(B) and 10-37-4).
5. Paved secondary access has not been provided.

Recommendation: The Planning Commission should review the proposed zone change based on the applicable standards within the Hurricane City Code and consider any public comments received at the public hearing and make a recommendation to the City Council. While the application has merits related to its consistency with the General Plan Map and the pattern of planned developments in the surrounding

area, staff has serious concerns regarding the availability of utilities to serve the property. Thee site is also lacking a paved second access road. Therefore, staff recommends that the Planning Commission send a recommendation of denial to the City Council due to the lack of public facilities pursuant to HCC 9-6-3(B) and 10-37-4.

Via E-Mail June 4, 2024

Comments for 12 June 2025 Public Hearing conducted by the Hurricane City Planning Commission to consider a zone change amendment request for Parcel number H-4138-J

The proposal would result in changing the currently allowable density of A-5, a total of 8 residential units for the 40 acres, to R1-6 (up to 290 residential units) and R1-8 (up to 217 residential units).

We are the owners of parcels H-4141-A-5-NP-1, H-4141-A-2-NP, and H-4141-C-3. We object to this proposal for the following reasons:

1. The proposed higher density is incompatible with the existing area. This parcel is surrounded on three sides by open land or parcels with A-5 zoning. The current units built or under construction along Turf Sod Road are indeed higher density, but they do not border any existing housing developments.
2. The schematic enclosed with the May 30, 2025 meeting notice is in error. On the west side, the property belonging to Jeremy Hargis does not appear. It is the parcel between Heffernan and Tullius. This may mean he did not receive adequate notice of the meeting. It also calls the accuracy of your planning efforts into question.
3. Those of us who live along that section of Turf Sod Road have experienced flooding a number of times after heavy rains, when runoff from the cliffs at Sand Hollow crosses H-4141 and inundates the road, as well as creating washouts around our barn at the back of our property at times. After these events, Hurricane City has been unresponsive to our requests to come and repair the road, and it is only due to the efforts of a good neighbor that our washed-out driveway where it enters the road has been repaired in every case.

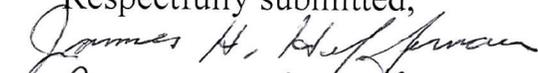
The proposed development, particularly at such high densities, will certainly exacerbate the existing drainage problem. We strongly recommend that you do a very thorough flood analysis before H-4138-J is developed in any way.

4. Such development will presumably lead to proposed improvements to Turf Sod Road, as evidenced by a widening of the road where it turns south. We very much oppose paving the road in front of our property, as our neighbors and we ride our horses down the road. Further, you should be aware that our property line extends halfway across Turf Sod Road, and our adjacent neighbors' parcels do as well. Bush & Gudgeon have surveyed our property and so can furnish you with the markers in the road pertaining to our property.

Therefore, if there is ANY improvement to the road, the entire right of way should be shifted to the developers of H-4138-J. The land on that side of the road is undeveloped and thus is far preferable for improvement compared with moving our fences, irrigation systems, and buildings. We note further that the City of Hurricane has never had an easement for our property on the road, and historic use never envisioned a high traffic thoroughfare.

In summary, we oppose the proposed zoning change. A-5 zoning continues to be appropriate. We will plan to attend the meeting on June 12th and may wish to provide further comments.

Respectfully submitted,




James H and Beverley C Heffernan

b.heffernan@att.net

(801) 891-5349

Subject: Public Comment on Proposed Zone Change Amendment for Parcel No. H-4138-J

Robert & Susan Sebold

2320 S 5400 W

Hurricane, UT 84737

Susan.sebold@outlook.com

435-632-8378

June 5, 2025

Dear Members of the Planning and Zoning Commission

We are the owners of Parcel No. H-4141-A-5-NP-2 and are writing to formally object to the proposed zone change amendment for Parcel No. H-4138-J, which would alter the current A-5 zoning designation to R1-6 and R1-8. We respectfully submit the following concerns for your consideration.

1) Incompatibility with Existing Zoning

The proposed higher density zoning is inconsistent with the surrounding area, which is currently zoned A-5. While nearby subdivisions such as Pecan Valley and River's Edge include higher density housing, they do not directly border the affected parcel. This change would disrupt the established character of our neighborhood.

2) Flooding and Drainage Issues

Residents along this section of Turf Sod Road have experienced increased flooding during heavy rains, which we attribute to altered natural drainage patterns made worse by recent construction. Prior to this development, flooding was a less frequent issue. The resulting washouts have damaged both the road and private property. When the City attempted repairs, a two-foot-deep ditch was dug across the road in front of our property, making it impossible to access our driveway with a truck and horse trailer. We are concerned that additional high-density development will exacerbate these drainage problems.

3) Our property is A-5 and is managed as such

We and our neighbors do manage our properties for agricultural use. We don't want to become yet another case of people who move in near horses and complain about horses, which in this case have been there for decades. We also don't want to deal with an increase of trespass. We already have people coming onto our property through the closed posted gate asking to pet or ride our horses.

4) Potential Road Improvements and Property Access

We are opposed to any paving or major improvements to our section of Turf Sod Road. We use this road to access nearby trails on horseback, and increased traffic and speed pose safety risks. Additionally, we have been informed –and county maps confirm that we own the land extending across the road. Our property includes only one easement, a 10-foot utility

easement held by Dixie Escalante on the eastern boundary. No other entity holds a right of way or easement through our land.

5) Environmental Concerns

I have personally observed a Desert Tortoise on our road while horseback riding, and I am including a photo for your reference. Given the presence of this protected species, we believe further development should be paused until a thorough environmental impact study is completed.

We appreciate the opportunity to provide input and urge the Commission to consider the long-term impacts of this proposed zoning change on the community, environment and infrastructure.

Sincerely

Robert & Susan Sebold

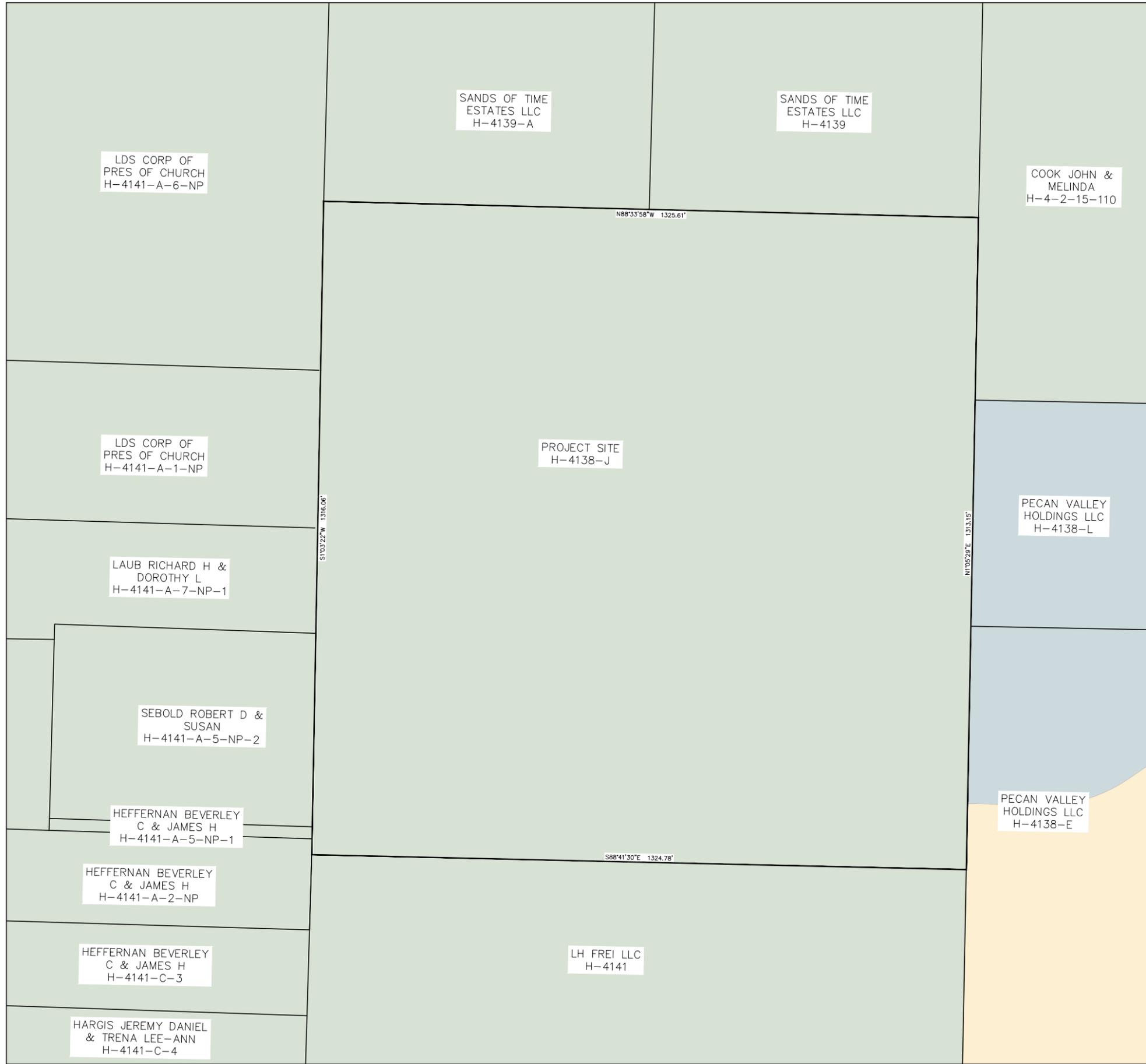
Owner, Parcel No. H-4141-A-5-NP-2

Gary Cupp

From: Beverley Heffernan <b.heffernan@att.net>
Sent: Tuesday, June 3, 2025 6:00 PM
To: Public Comment
Subject: Letter re zoning for parcel H-4138-J

I am in receipt of your May 30 letter and we will be providing comments in objection to the zoning change. Meanwhile you should be aware that your plat is incorrect. You have omitted Jeremy Hargis at 2380 Turf Sod Road. His property is between ours and Tony Tullius. That sort of error does not inspire confidence.

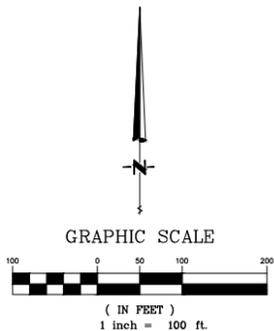
Sincerely,
Beverley Heffernan



EXISTING ZONES	
DESCRIPTION	
	A-5
	RR
	RM-1

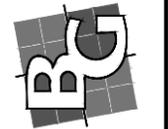


VICINITY MAP



No.	Date	By	Revision

BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com



DATE: SEP 2025
 DRAWN: JAS
 APPROVED: -
 SCALE: 1" = 100'
 JOB NO. 251077

PECAN VALLEY PROJECT
 CURRENT ZONING
 LOCATED IN HURRICANE, UTAH

SHEET 1 OF 1 SHEETS
 FILE: 251077

11-3-2025

To: Hurricane City

From: Western Commercial Real Estate, PLLC

Re: Zone Change

To whom it may concern:

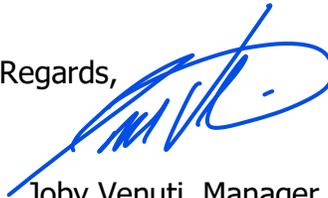
Zone Change Application PLANZC25-17 is being reduced to only the 1.02 acres highlighted on the attached map. The request is to change the zone from MH/RV to General Commercial so that the property can be added to the 5.17 acres of General Commercial it borders on the west.

The original application made on 9-10-2025 was for 2.71 acres. This has been reduced to:

1. Leave all existing public utility easements in place as they are now.
2. Leave all Common areas owned by the Canyons HOA as they are now.

Affidavits from all 3 owners of lots 1-18 have been signed and are included with this application. If the zone change is approved a Partial Plat Amendment for the 1.02 acres (currently platted as lots 1-18) will be submitted to eliminate the lots and add the acreage to the commercial property bordering 2800W and 100N.

Best Regards,



Joby Venuti, Manager
Western CRE, PLLC



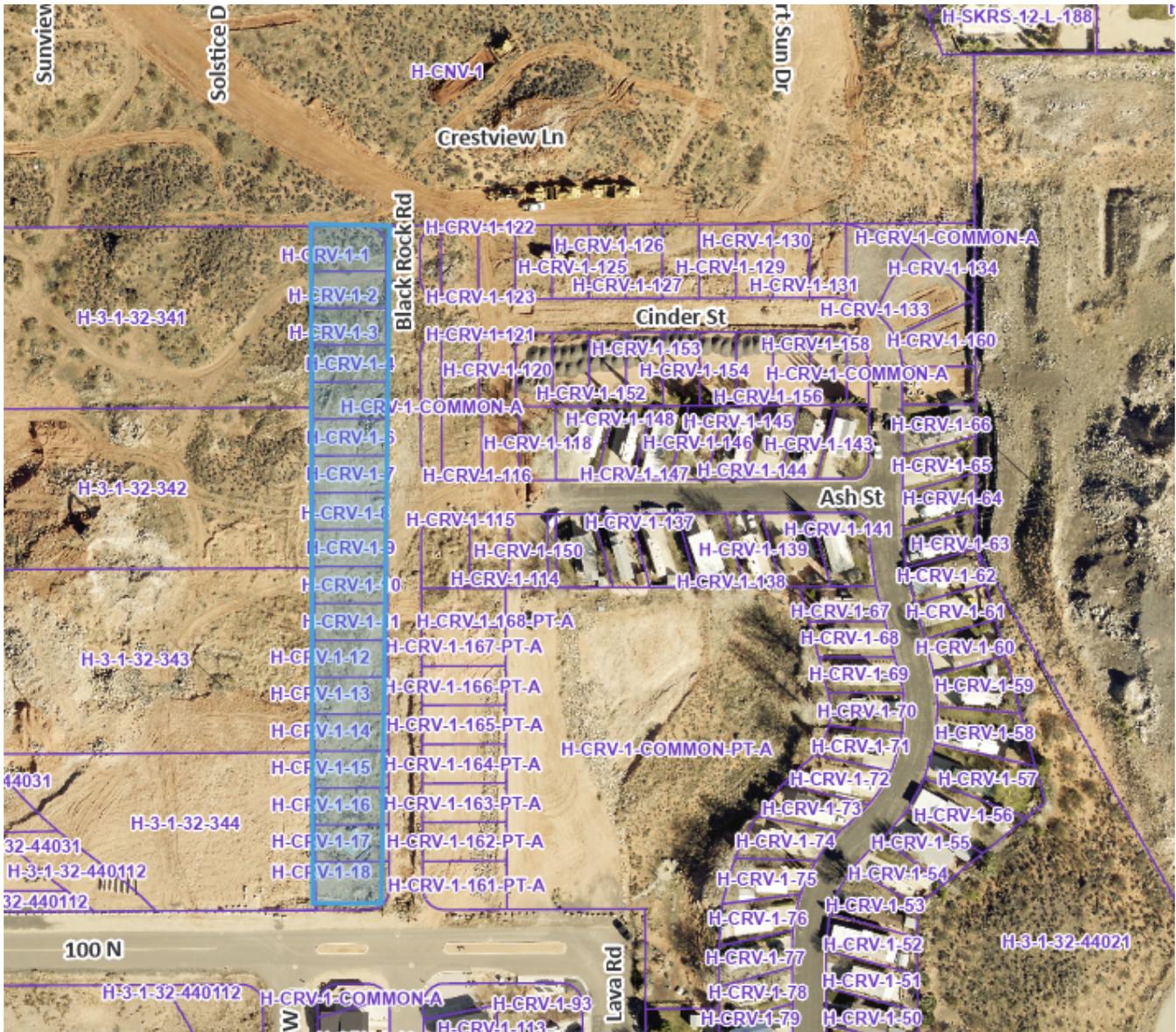
STAFF COMMENTS

Agenda Date:	12/11/2025 - Planning Commission
Application Number:	ZC25-17
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Western Commercial Real Estate
Agent:	Joby Venuti
Request:	A Zone Change from MH/RV(PDO) to GC.
Location:	2800 W 100 N
Zoning:	MH/RV (PDO)
General Plan Map:	General Commercial and Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion: The applicant is seeking a zone change approval to rezone 1.05 acres of property currently within the Canyons RV subdivision from MH/RV (PDO) as part of the Canyons RV development to General Commercial. A public hearing was held on this item on October 9th, 2025. The applicant has lessened the scope of the zone change from that public hearing to only include property west of the undeveloped Black Rock Road. No development plans have been submitted at this time.

Adjacent Land Uses

	Zoning	Adjacent Land Use
North	MH/RV (PDO)	Undeveloped property (proposed Canyon Villas development)
East	MH/RV (PDO)	RV park (Canyons RV)
South	MH/RV (PDO)	RV park (Canyons RV)
West	GC	Undeveloped property



Vicinity Map

Zone Change Factors:

When reviewing a zone change the Planning Commission must consider the following, as per Hurricane City Code (HCC) 10-7-7:

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

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*

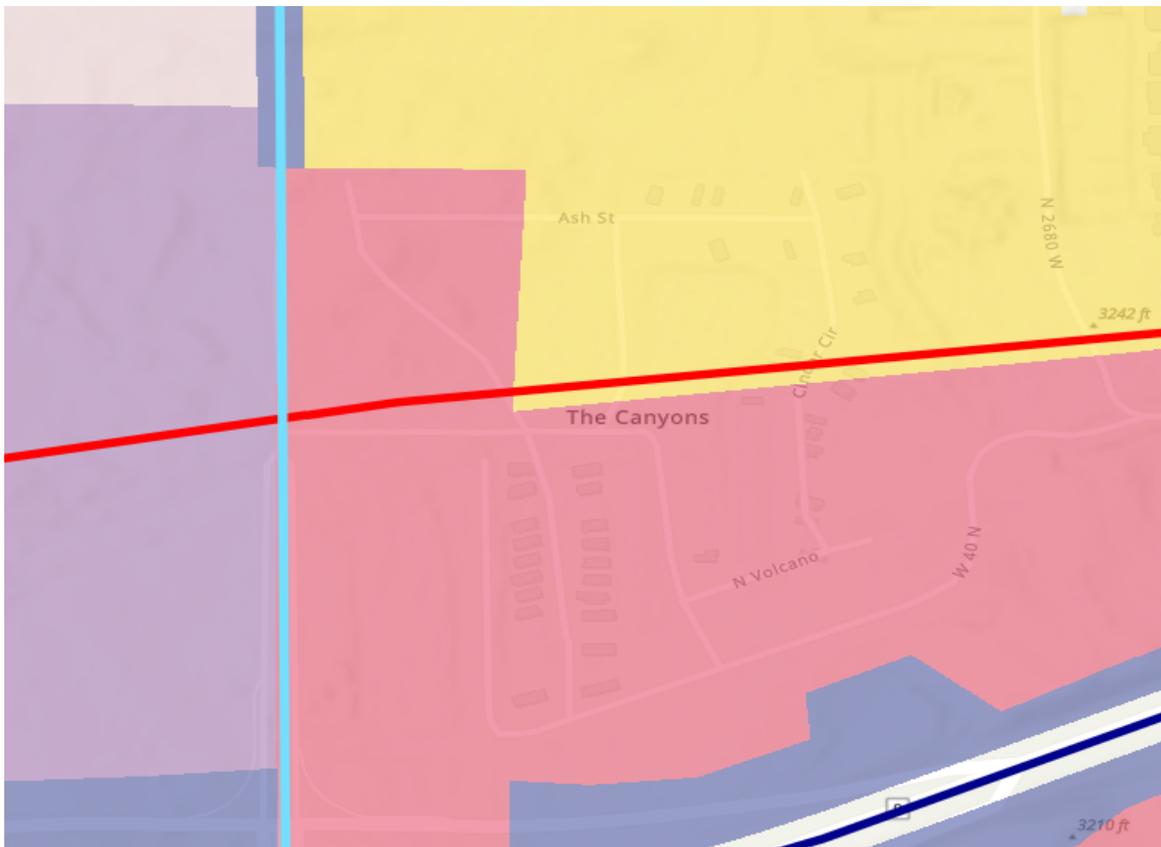
2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
3. *The extent to which the proposed amendment may adversely affect adjacent property; and*
4. *The adequacy of facilities and services intended to serve the subject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

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

Response: This property is on the boundary of General Commercial and Single Family on the General Plan map, which recommends:

GENERAL COMMERCIAL: Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors.

SINGLE FAMILY: 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 zone change does not strictly comply with the General Plan designation for the property, however it is close to the boundary of the General Commercial designated area. The General Plan supports the development of new commercial areas and local employment centers (page 54).

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

Response: The immediate vicinity is largely undeveloped and is harmonious with the planned development to the southwest and west.

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

Response: The General Commercial zone allows for a wide range of commercial uses so the full effect of the zoning cannot be determined at this time. This property is buffered from existing residential development, so future residential development in this area will need to account for this zoning.

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

Response: Public facilities and services are generally adequate for this development. See JUC comments below

JUC Comments

The following items will need to be addressed:

- 1. Public Works:** How will this property receive utilities and access?
- 2. Sewer:** No comment.
- 3. Water:** Water line needs to be looped.
- 4. Fire:** Approved.
- 5. Engineering:** Engineering supports the zone change: this location is on the boundary of the general commercial designation of Hurricane City's General Plan. Commercial uses can provide desirable products for the neighboring unit dense MH/RV zones. The public road network should be added to for additional access to the area and water looping; the properties can reasonably provide adequate facilities for themselves.
- 6. Streets:** No comment.
- 7. Power:** Existing power through this property will need to be rerouted. Unsure of access into property and out of RV park. Power must be finished to 2800 W line along 100 N and across the street.
- 8. Phone/Cable/Fiber:** No comment.
- 9. GIS:** Okay.
- 10. WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Findings:

Staff makes the following findings:

1. The proposed zone change broadly meets the standards of the General Plan Map and goals depending on site layout.
2. The proposed zone change may be considered generally harmonious with the surrounding development.
3. The proposed amendment is not expected to have an adverse impact.
4. Services are adequate, or to be timely provided, for the area.
5. The proposed zone swap will promote the City's goals of additional commercial space along major corridors and provide needed housing opportunities in a growing area of the City.

Recommendation: The Planning Commission should review the site plan and the zone change based on standards within the Hurricane City Code, and consider public comments received at the public hearing. Staff recommends that the Planning Commission make a recommendation to the City Council to approve the zone change subject to staff and JUC comments.

From: Gary Cupp
Sent: Thursday, October 9, 2025 1:08 PM
To: Public Comment
Subject: FW: Planned Development Overlay Canyons RV

From: Jan Anderson <jpanderson22@gmail.com>
Sent: Thursday, October 9, 2025 12:58 PM
To: Gary Cupp <gary@hurricane.utah.gov>
Subject: Planned Development Overlay Canyons RV

Gary,

As long-term residents of the community since 2009, we respectfully express our opposition to the proposed amendment concerning the General Commercial zoning designation and associated plat changes.

We have serious concerns regarding the potential impacts on neighborhood safety, traffic flow, and the overall character of our residential area. We urge the Planning and Zoning Commission to carefully consider these implications before moving forward with any changes.

We appreciate the Commission's careful consideration of this matter.

Ned & Jan Anderson

Lot 52

801-824-2100

From: Kristina Williams <chevellestillrunning@yahoo.com>
Sent: Saturday, October 4, 2025 12:40 PM
To: Public Comment; Public Comment
Subject: Fw: Zone change 100 N and Black Rock Rd

From: mtnbrez 777 <mtnbrez777@yahoo.com>
Sent: Tuesday, October 7, 2025 1:48 PM
To: Public Comment
Subject: Zone change

It's my thought that if the zoning is changed at black rock it is a conflict of canyons Rv resort and the folks that will be living at the rezoned area . It takes alot of revenue from the pockets of people that live I. I. Canyons also. Thank you , Scott Robinson 66 cinder street., Hurricane Ut

[Sent from Yahoo Mail for iPhone](#)

From: Larry Meador <meadorl1976@gmail.com>
Sent: Thursday, October 9, 2025 1:58 PM
To: Public Comment
Subject: Canyons hearing 10-9.

I support the change 100%. As a lot owner on black rock road, I spent thousands of dollars for impact fees and separate water meters. I am aware that over the recent years part of my dues have gone for repairs for water for rest of park. This practice is wrong and unfair. My understanding is that the proposed change separates me from future expenses related to bringing the canyons in compliance with the state water mandate. The second reason I support the change is that in the current CCR's it clearly states that the homeowners association is responsible for improvements such a water hookup and fees. Perhaps I should be paid back for expenses that I spent.

From: C L BATEMAN <craig_and_cindy@msn.com>
Sent: Tuesday, October 7, 2025 1:46 PM
To: Public Comment
Subject: Canyons Rezoning

As long time owners/residents of the Canyons RV, all we can say is "Hell no." Short and sweet answer to this ongoing manipulation.

Craig Caldwell
Cindy Bateman
Lot #69

Sent from my iPhone

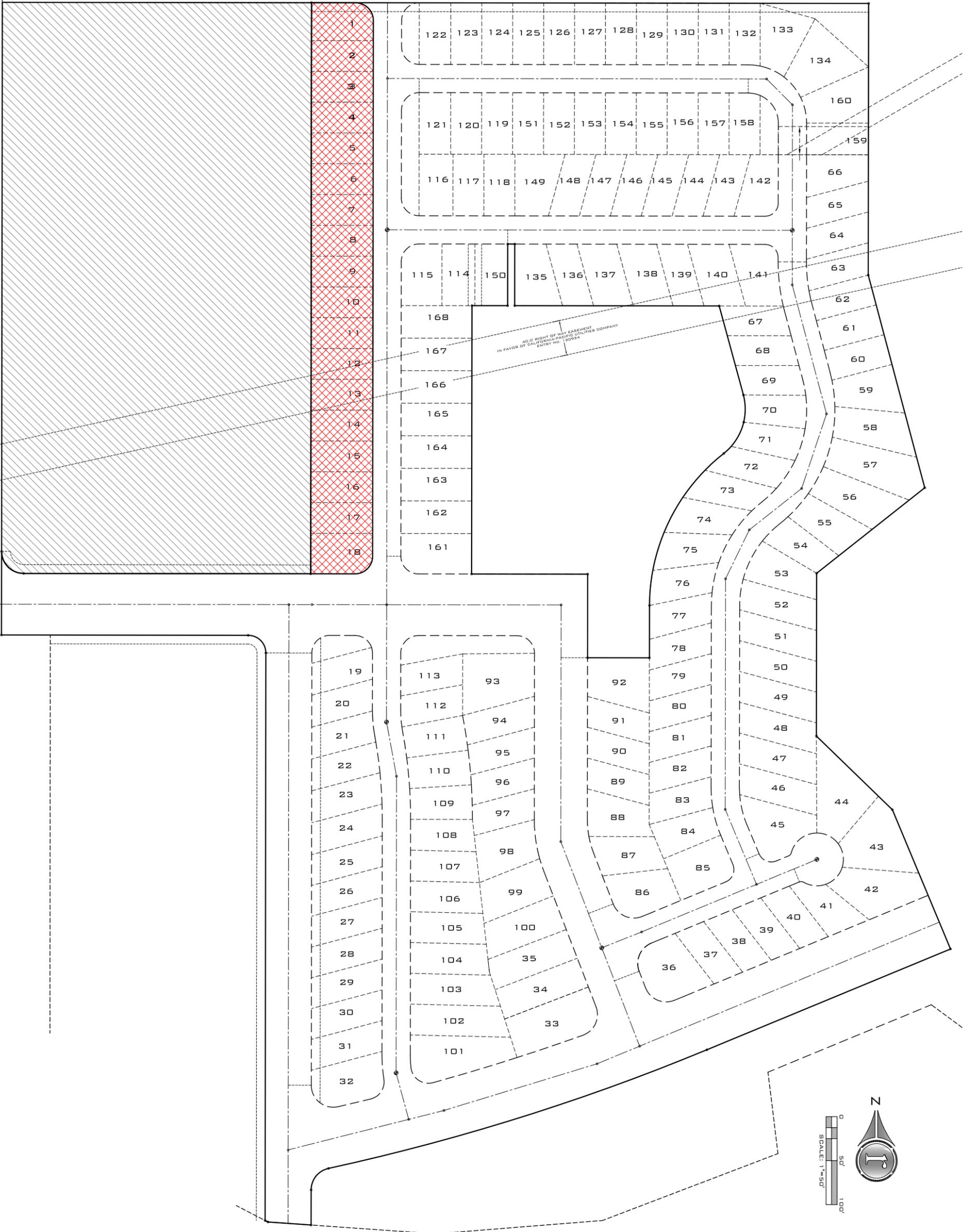


EXHIBIT
FOR
LOT 1-18 PLAT AMENDMENT
CANYONS RV
HURRICANE, UTAH

ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS



ROSENBERG
ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

REVISIONS	DATE

DATE: 10/21/2025
JOB NO.: 1096-22-01
DESIGNED BY: JLM
CHECKED BY: RMA
DWG: Pvd

PARCEL H-3-2-10-3391 NARRATIVE

Scott Stratton requests that Parcel H-3-2-10-3391 be rezoned from RA-0.5: Residential Agricultural – 2 units per acres to M-1: Light Industrial.



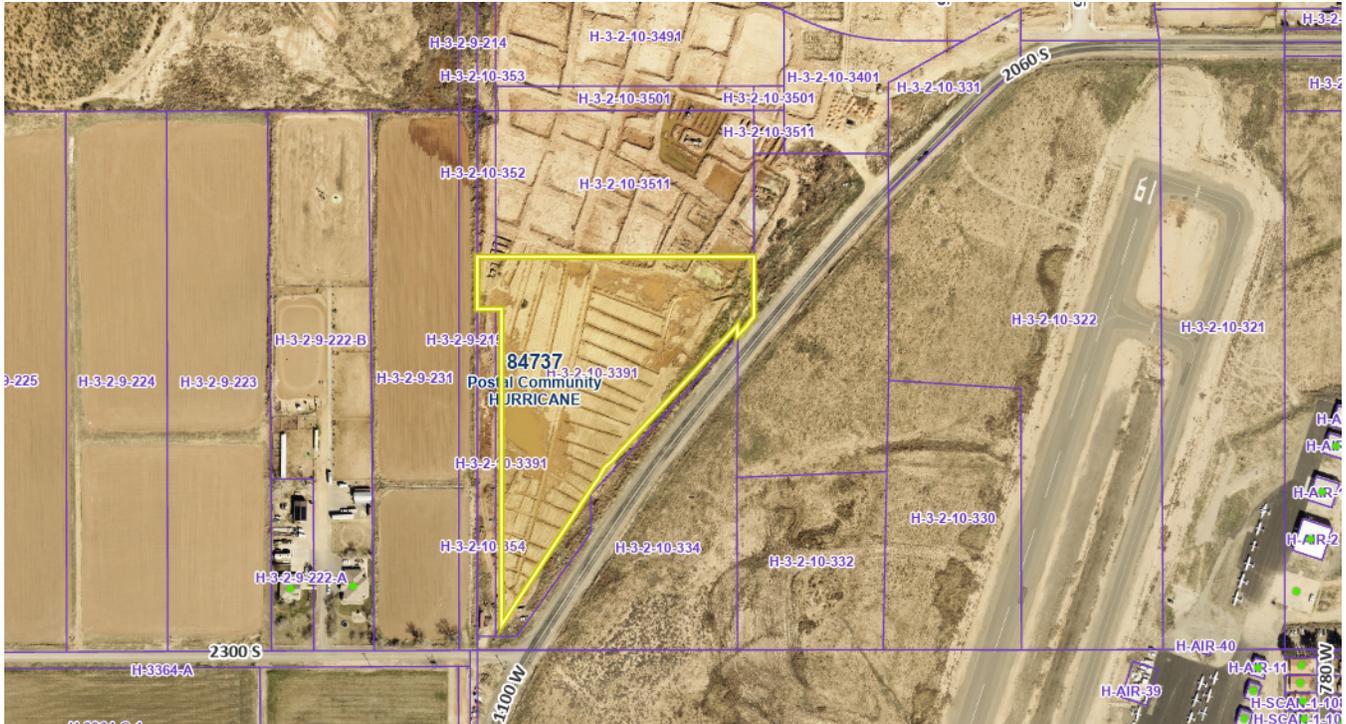
STAFF COMMENTS

Agenda Date:	12/11/2025 - Planning Commission
Application Number:	ZC25-21
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Scott Stratton
Agent:	Karl Rasmussen
Request:	A zone change from RA-0.5 to M-1.
Location:	2300 S 1100 W
Zoning:	RA-0.5
General Plan Map:	Rural Residential
Recommendation:	Deny
Report Prepared by:	Fred Resch III

Discussion:

The applicant has proposed a zone change for seven acres located south of the Hurricane Fields Estates subdivision and west of the Hurricane Airport, from Residential-Agriculture RA-0.5 to M-1 (Light Industrial). According to the applicant, the purpose of the request is to facilitate future light industrial development on the site. The applicant believes that proximity to the airport, along with the confluence of major roadways such as 2060 S, 1150 W, and 2300 S, makes the property less suitable for residential-agricultural use.

	Zoning	Adjacent Land Use
North	RA-0.5	Hurricane Fields Estates subdivision
East	PF	Hurricane Airport
South	PF	Hurricane Airport
West	RA-1	Farm Land, Undeveloped Property



Vicinity Map

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

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

Response: The [General Plan Map](#) shows this area as Rural Residential, which advises:

RURAL RESIDENTIAL These areas should serve as a transition from agricultural to traditional neighborhoods or commercial uses. Appropriate residential densities for this land use include from one unit per 40 acres to RA-.5 and RA-1 (p. 84)

The proposed zoning is not consistent with the General Plan for this area. Although staff and the Planning Commission have discussed potential locations for future industrial development, this area has not been identified as one of those locations. Historically, the City has been firm in its position that this part of town should remain agricultural, and the General Plan supports the preservation of agricultural land (p. 26). The General Plan also advises that housing developments should not be located near “heavy industrial land uses” (p. 42). While not a perfect comparison, an airport can generate many of the same impacts and nuisances as a heavy industrial use, raising similar compatibility concerns.

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

Response: The airport can be considered an industrial use in terms of built form since airport hangars resemble other light industrial buildings, although airport hangars are not located in the immediate

vicinity of this property. Most of the other surrounding property is undeveloped although there is a residential subdivision being constructed nearby.

3. Will the proposed amendment affect the adjacent property?

Response: M-1 zoning allows for a variety of possible uses from storage units to light manufacturing. What effect this zone change has on the adjacent properties can depend heavily on what industrial uses are proposed on the property. It's important to note that if the zone change is approved, any light industrial use permitted under the M-1 zone could go on the property.

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

Response: See JUC comments below. Major roadway work is currently underway in the area, and the adequacy of utilities will depend heavily on the type of light industrial use that ultimately develops. For example, warehouse or storage uses typically require significantly less water and electricity than residential development, while light manufacturing can be among the highest utility users in the community. Although a zone change could, in theory, either increase or lessen future demand, that outcome would depend entirely on the specific use proposed. Notably, some of the City's highest individual power consumers are light manufacturing operations, which would be allowed under the requested zoning.

Overall, any new development in this area will further strain existing utility systems. At present, there is insufficient power capacity to support additional growth, and this issue must be resolved by the applicant before any approval can move forward.

JUC Comments

1. **Power:** This area is looking for higher density in the area that is not approved by Hurricane Power due to capacity issues. Recommended that they have a meeting with the Hurricane Power director to discuss options to move forward.
2. **Sewer:**
3. **Streets:**
4. **Water:** Okay
5. **Engineering:**
6. **Fire:** .
7. **Gas:** Okay
8. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Items to Consider:

The following are key items to consider:

- If this zone change is approved any use permitted in the M-1 zone would be permitted on this property. This includes but is not limited to:
 - *Residential Uses*
 - *Rehabilitation/treatment facility*
 - *Residential facility for troubled youth*
 - *Transitional housing facility*
 - *Commercial Uses*
 - *Vocational school*
 - *Agricultural sales and service*
 - *Business equipment rental*
 - *Convenience store and gas station*
 - *Commercial kennel*
 - *Liquor store*
 - *Vehicle repair/rentals/sales*
 - *Storage units*
 - *Industrial Uses*
 - *Manufacturing*
 - *Warehousing*

Findings:

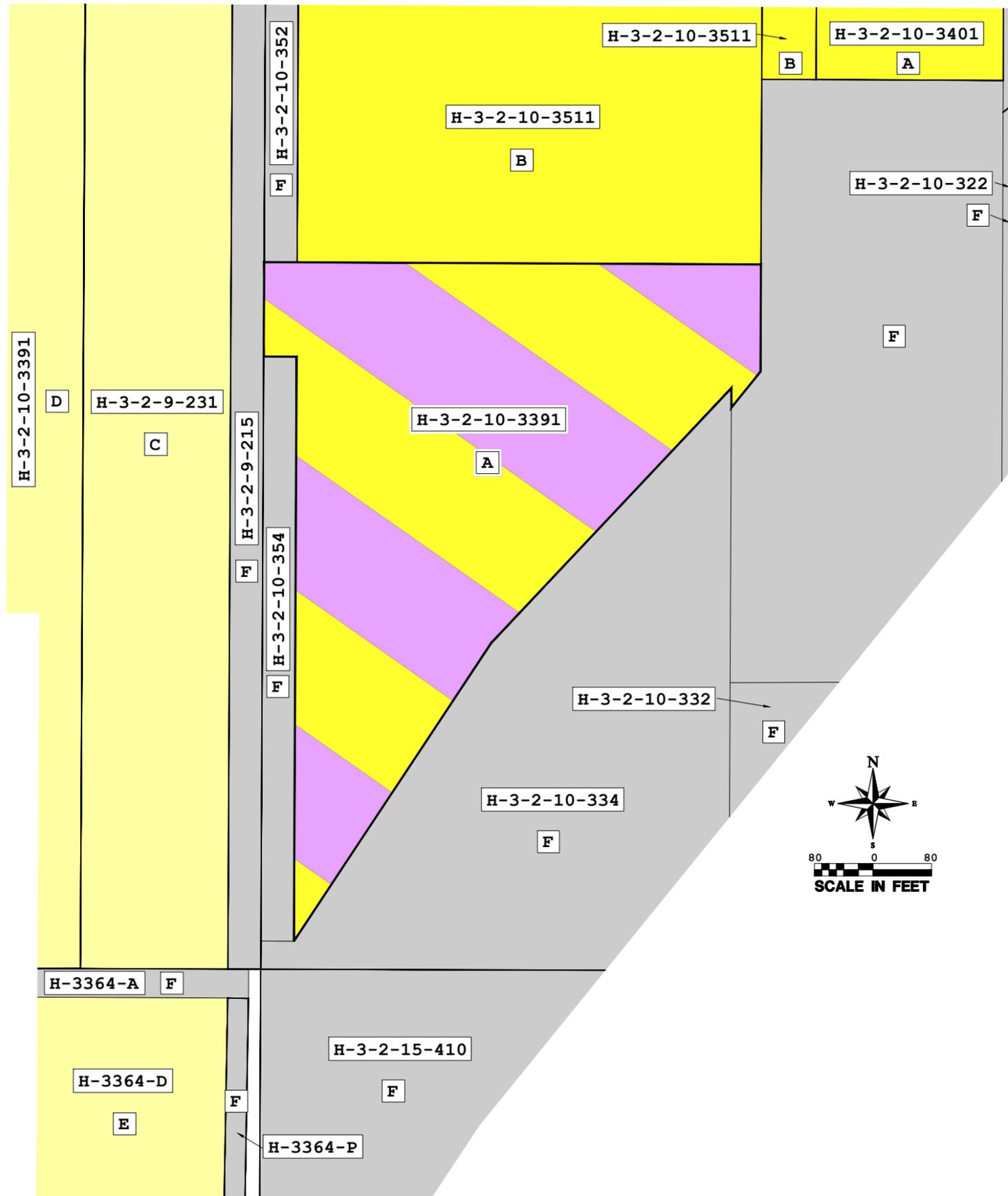
Staff makes the following findings:

1. The proposed zone change is not compatible with the General Plan Map but may meet some of its goals.
2. The proposed zone change is not generally in harmony with the overall residential and rural character of the properties to the north and east, but is more harmonious with the airport to the south.
3. The proposed zone change may have an adverse impact on the area, but that depends on how this area develops.
4. The services are not adequate for the development in this region.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Due to the lack of public facilities in the area and not meeting all four criteria for a zone change, staff would recommend denial.

ZONE CHANGE MAP FOR: SCOTT STRATTON

HURRICANE, WASHINGTON COUNTY, UTAH
PARCEL H-3-2-10-3391 7.27 ACRES



OWNERS LEGEND:

- A SCOTT STRATTON - PARCELS: H-3-2-10-3391 & H-3-2-10-3401
- B KENT CLAYTON - PARCEL: H-3-2-10-3511
- C STANWORTH REVOCABLE TRUST U/A/D JANUARY 23, 2004 - PARCEL: H-3-2-9-231
- D KELBY BRONSEN IVERSON - PARCEL: H-3-2-9-222-B
- E THE LAYNE B. & SHAUNA C. STRATTON LIVING TRUST U/A/D OCTOBER 16, 2006 - PARCEL: H-3364-D
- F HURRICANE CITY - PARCELS: H-3-2-10-322, H-3-2-10-332, H-3-2-10-334, H-3-2-15-410, H-3364-P, H-3364-A, H-3-2-9-215, H-3-2-10-352, & H-3-2-10-354

PARCEL H-3-2-10-3391 LEGAL DESCRIPTION (DOC#20240022473)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°16'42" EAST 38.25 FEET ALONG THE SECTION LINE; THENCE SOUTH 89°49'04" EAST 45.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°16'42" EAST 794.39 FEET; THENCE NORTH 89°43'19" WEST 45.00 FEET; THENCE NORTH 00°16'42" EAST 128.45 FEET; THENCE SOUTH 89°43'32" EAST 678.51 FEET; THENCE SOUTH 00°15'33" WEST 145.73 FEET; THENCE SOUTH 39°10'55" WEST 63.00 FEET; THENCE NORTH 00°11'19" EAST 26.56 FEET; THENCE SOUTH 43°26'46" WEST 475.78 FEET; THENCE SOUTH 33°38'35" WEST 488.12 TO THE POINT OF BEGINNING.

CONTAINING 316.761 SQUARE FEET, OR 7.2718 ACRES.

LEGEND

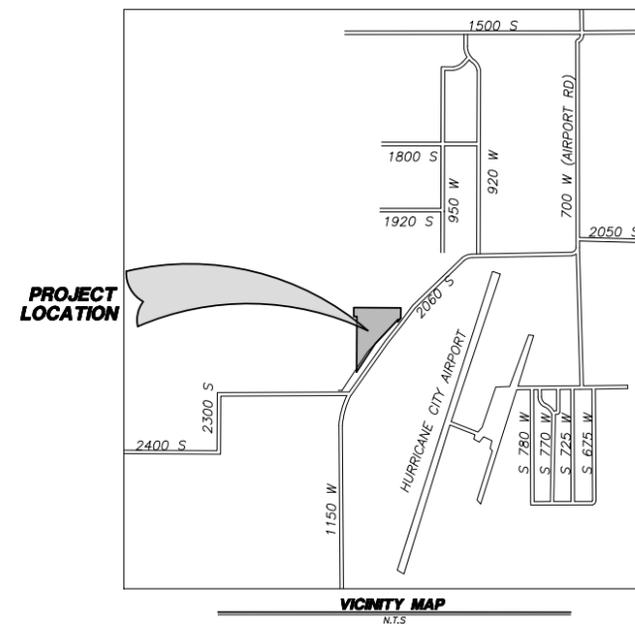
- PROPERTY LINE
- ADJACENT PROPERTY LINE

ZONE LEGEND:

- RA-0.5: RESIDENTIAL AGRICULTURAL - 2 UNITS PER ACRE
- RA-1: RESIDENTIAL AGRICULTURAL - 1 UNITS PER ACRES
- PUBLIC FACILITY
- RA-0.5 TO M-1:
ZONE CHANGE FROM RA-0.5:
RESIDENTIAL AGRICULTURAL - 2 UNITS PER ACRE
ZONE CHANGE TO M-1: LIGHT INDUSTRIAL

OWNER:

SCOTT STRATTON
(435)467-4966
Scottstratton4966@gmail.com



NO	REVISIONS DESCRIPTION	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:
SCOTT STRATTON
HURRICANE CITY, WASHINGTON COUNTY, UTAH
PARCEL H-3-2-10-3391 7.27 ACRES

DATE	11/24/2025
SCALE	1"=80'
JOB NO.	335-041
SHEET NO.	

COPYRIGHT © 2023 PROVALUE ENGINEERING INC. 335-041 LIGHT INDUSTRIAL ZONE CHANGE MAP 11-24-25.DWG



Narrative

Combining Lots 58 & 59 of Dixie Springs Subdivision Second Amendment and Extension Plat "B"



STAFF COMMENTS

Agenda Date:	12/11/2025 - Planning Commission
Application Number:	AFP25-13
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Matt Dickey
Agent:	Terry Spinks
Request:	Approval of an Amended Final Plat.
Location:	4051 W Dorothy Circle
Zoning:	Single Family Residential R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat B to combine Lots 58 & 59. The parcels are currently unoccupied. This subdivision is zoned Single Family Residential R1-10.



Vicinity Map

JUC Comments

1. **Public Works:** Disconnect services to empty lot.
2. **Engineering:** All comments addressed.
3. **Streets:** No comment.
4. **Water:** Unused or abandoned water service will need to be terminated at the main line.
5. **Fire:** Approved.
6. **Sewer:** No comment.
7. **Power:** Dixie Power area. Looks good.
8. **Gas:** Okay.
9. **Fiber:** No comment
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the following standards for amending final plats contained in Utah Code 10-20-811. Subdivision Amendments, updated in 2025:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.

- b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
- 2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.

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

OWNER'S DEDICATION:

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

DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B" - PARTIAL AMENDMENT "D"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT AND ASSIGN TO HURRICANE CITY AND ITS SUCCESSORS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

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

MATT DICKEY

MATT DICKEY - INDIVIDUAL

ACKNOWLEDGMENT:

STATE OF _____) S.S.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, INDIVIDUAL.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____

(OFFICIAL SEAL NOT REQUIRED FOR UTAH CODES 1-1-2010)

EXPIRATION DATE: _____

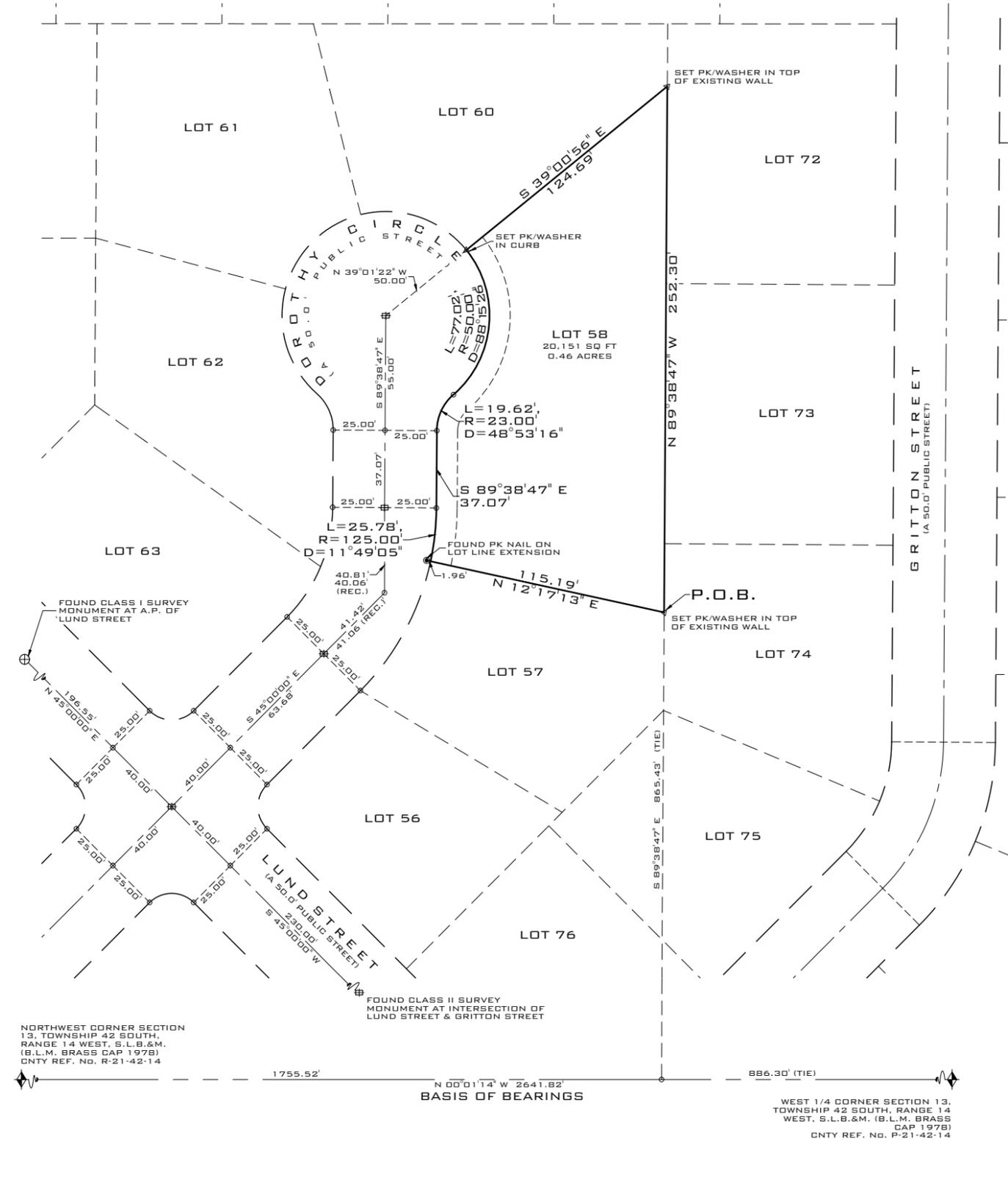
A NOTARY COMMISSIONED IN THE STATE OF _____

DO NOT STAMP

LEGEND:

- NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I (HURRICANE CITY)
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS II
- FOUND AS NOTED
- ▲ SET PK/WASHER AS SHOWN
- ◆ SECTION MONUMENTATION AS SHOWN AND DESCRIBED

VICINITY MAP
SCALE: NONE
HURRICANE, UTAH



NORTHWEST CORNER SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M. (B.L.M. BRASS CAP 1978) CNTY REF. NO. R-21-42-14

N 00°01'14" W 2641.82'
BASIS OF BEARINGS

WEST 1/4 CORNER SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, S.L.B.&M. (B.L.M. BRASS CAP 1978) CNTY REF. NO. P-21-42-14

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS ARE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT AND PUBLIC UTILITY EASEMENT TO BE HEREAFTER KNOWN AS:

DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B" - PARTIAL AMENDMENT "D"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOTS 58 & 59 OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 968045, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 57, SAID DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", SAID POINT BEING NORTH 00°01'14" WEST 886.30 FEET ALONG THE SECTION LINE AND SOUTH 89°38'47" EAST 865.43 FEET FROM THE WEST 1/4 CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING:

THENCE NORTH 12°17'13" EAST 115.18 FEET ALONG THE EASTERLY LINE SAID LOT 57 TO THE SOUTHERLY LINE OF DOROTHY CIRCLE;
THENCE EASTERLY THE FOLLOWING (4) COURSES ALONG SAID SOUTHERLY LINE DOROTHY CIRCLE:
THENCE EASTERLY 25.78 FEET ALONG AN ARC OF A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 12°17'13" EAST, LONG CHORD BEARS SOUTH 83°44'17" EAST 25.74 FEET WITH A CENTRAL ANGLE OF 11°49'05");
THENCE SOUTH 89°38'47" EAST 37.07 FEET;
THENCE SOUTHEASTERLY 19.62 FEET ALONG AN ARC OF A 23.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°21'13" WEST, LONG CHORD BEARS SOUTH 65°12'09" EAST 19.03 FEET WITH A CENTRAL ANGLE OF 48°53'16");
THENCE EASTERLY 77.04 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 49°14'29" EAST, LONG CHORD BEARS SOUTH 84°53'26" EAST 69.63 FEET WITH A CENTRAL ANGLE OF 88°15'26") TO THE NORTHWESTERLY CORNER LOT 60 SAID PLAT "B";
THENCE SOUTH 39°00'56" EAST 124.69 FEET ALONG THE WESTERLY LINE TO THE SOUTHWESTERLY CORNER OF SAID LOT 60 AND NORTHERLY LINE LOT 72 SAID PLAT "B";
THENCE NORTH 89°38'47" WEST 252.30 FEET ALONG THE NORTHERLY LINES SAID LOT 72 AND LOTS 73 & 74 SAID PLAT "B" TO THE POINT OF BEGINNING.

CONTAINING 20,151 SQUARE FEET OR 0.46 ACRES.

AMENDMENT NOTE:

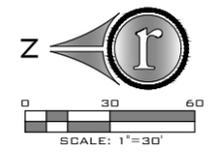
THE PURPOSES OF AMENDING THE FINAL PLAT OF DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", IS TO COMBINE LOTS 58 & 59 INTO ONE LOT, TO BE KNOWN AS LOT 58 AND TO VACATE THE 10' REAR AND SIDE EASEMENTS ON SAID LOTS AND THE 20' EASEMENT BETWEEN SAID LOTS. THE 10' STREET SIDE UTILITY EASEMENT WILL REMAIN. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

NOTES:

1. THE PARENT PARCELS FOR THIS SUBDIVISION ARE H-DSP-B-58 & H-DSP-B-59

SPECIAL NOTE:

HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT



DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B" PARTIAL AMENDMENT - D (LOTS 58 & 59)

LOCATED IN THE N.W. QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 1

<p>ROSENBERG ASSOCIATES CIVIL ENGINEERS • LAND SURVEYORS</p> <p>352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM</p>	<p>ENGINEER'S APPROVAL</p> <p>THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____</p>	<p>ASH CREEK SPECIAL SERVICE DISTRICT</p> <p>THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____</p>	<p>APPROVAL AND ACCEPTANCE BY THE HURRICANE CITY, UTAH</p> <p>WE, THE CITY COUNCIL OF HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. THIS _____ DAY OF _____, 2023.</p>	<p>TREASURER APPROVAL</p> <p>I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.</p>	<p>RECORDED NUMBER</p>
	<p>ENGINEER HURRICANE CITY</p>	<p>CITY ATTORNEY HURRICANE CITY</p>	<p>ASH CREEK SPECIAL SERVICES DISTRICT</p>	<p>ATTEST: CITY RECORDER HURRICANE CITY</p>	<p>WASHINGTON COUNTY TREASURER</p>	<p>WASHINGTON COUNTY RECORDER</p>

Hurricane Planning Department

Plat Amendment
Gateway Industrial Park – Lot 3D

The purpose of this plat amendment is to remove the note from the previous plat which calls for a 50' setback along the north property line. After reviewing with UDOT and the city engineer, there are not any plans for adjusting the width of the right of way in this area and thus no purpose for the setback.

Sincerely,
Chris Jenkins, AIA, Partner
chris.jenkins@edificedna.com
801-455-2914

Edifice Design + Architecture



STAFF COMMENTS

Agenda Date:	12/11/2025 - Planning Commission
Application Number:	AFP25-14
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Chris Jenkins
Agent:	
Request:	Approval of an Amended Final Plat.
Location:	395 N 5500 W
Zoning:	Light Industrial M-1
General Plan Map:	Light Industrial/Business
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat for the Gateway North Industrial Park subdivision to remove a 50’ setback line along Interstate 15. The plat states that setback was in place to protect UDOT’s interests in a potential expansion and interchange on I-15 at this location, however, the applicant has conferred with UDOT and they say the setback is now unnecessary. The project site is zoned Light Industrial M-1.



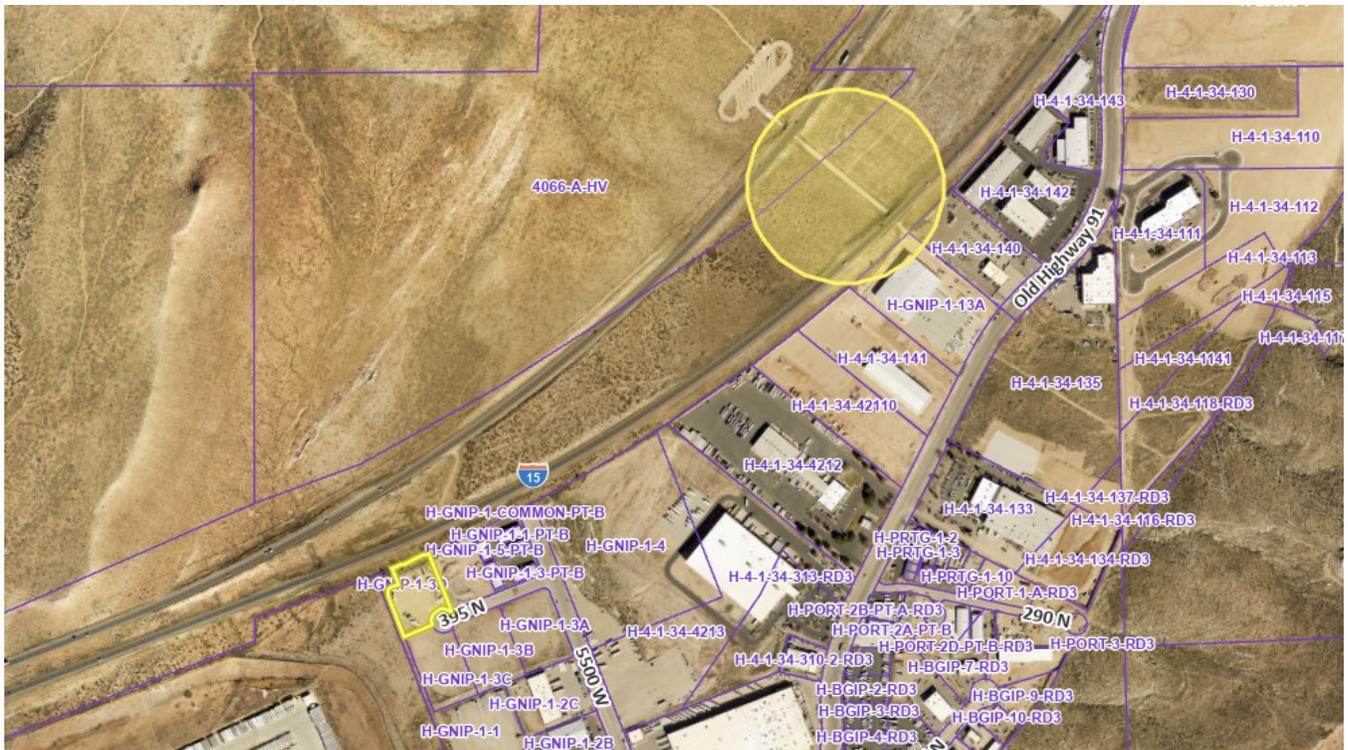
Vicinity Map

JUC Comments

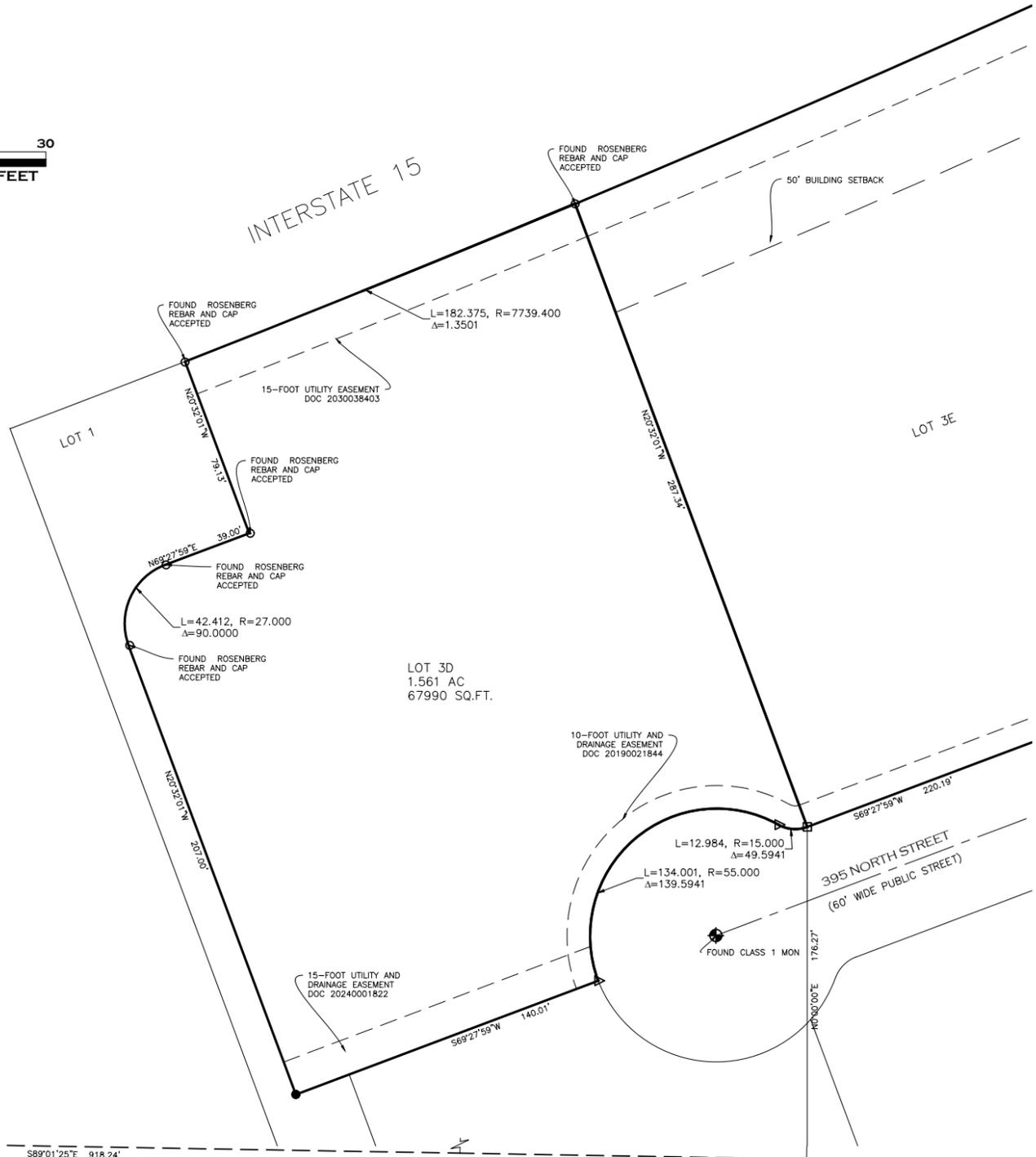
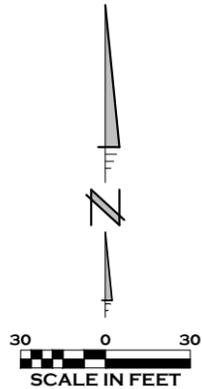
1. **Public Works:** No comment.
2. **Engineering:** Final plat doc #20190021844 includes a note explaining, "[the setback] is intended to accommodate a future interstate off ramp." Recent studies indicate the contemplated interchange will be located at the Cottonwood Trailhead access (~453 N Old Hwy 91).
3. **Streets:** No comment.
4. **Water:** No comment.
5. **Fire:** Okay.
6. **Sewer:** No comment.
7. **Power:** No comment.
8. **Gas:** Is gas already in that 15' PUE?
9. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the following standards for amending final plats contained in Utah Code 10-20-811. Subdivision Amendments, updated in 2025:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. As mentioned in the JUC Comments above (See #2) recent UDOT studies indicate that they are considering an interchange as the existing Cottonwood Trailhead access other than this area.



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



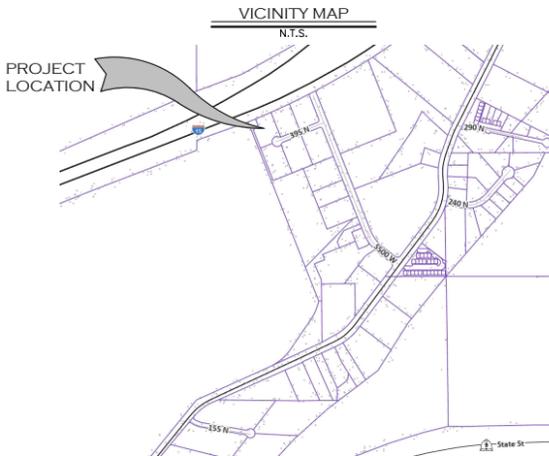
NOTES

THE PARCEL IS SUBJECT TO A PUBLIC UTILITY EASEMENT, DATED OCTOBER 11, 2013 IN FAVOR OF THE CITY OF HURRICANE, A UTAH MUNICIPAL CORPORATION FOR A PERPETUAL EASEMENT TO USE, INSTALL, OPERATE, MAINTAIN, REPAIR, REMOVE, RELOCATED AND REPLACE PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, RECORDED OCTOBER 14, 2013 AS DOC NO. 20130038403, OFFICIAL WASHINGTON COUNTY RECORDS.

THE PARCEL IS SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DEDICATED HEREON. THE EASEMENT IS PERPETUAL AND SHALL BE 10- FEET IN WIDTH, PARALLEL WITH AND ALONG THE FRONT LINES FRONTING 395 NORTH STREET AS SHOWN.

THE PARCEL IS SUBJECT TO A 15 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT DATED JANUARY 19, 2024 IN FAVOR OF THE CITY OF HURRICANE, A MUNICIPAL CORPORATION, RECORDED JANUARY 19, 2024 AS DOC NO. 20240001822, OFFICIAL WASHINGTON COUNTY RECORDS.

- LEGEND**
- ◆ FOUND CENTERLINE MONUMENT
 - SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED "PRATT ENGINEERING PC * GEP" 176247
 - FOUND 5/8" X 20" REBAR PIN
 - ▶ SET MAG NAIL IN CURB, WALL OR ASPHALT
 - FOUND REFERENCE MAG NAIL AND WASHER IN WALL, ROCK OR CURB



SURVEYOR'S CERTIFICATE

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, EASEMENTS, AND COMMON AREA, HEREAFTER TO BE KNOWN AS:

"GATEWAY NORTH INDUSTRIAL PARK PHASE 1 4TH AMENDMENT"

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:



GEROLD E. PRATT
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF LOT 3D OF THE GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED AND EXTENDED AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 01°02'01" EAST BETWEEN THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND THE WEST 1/4 CORNER OF SECTION 34, 2672.46 FEET TO THE NORTH. THIS PLAT HAS A CLOCKWISE BEARING ROTATION OF 0°52'31" FROM THE PREVIOUS PLAT.

NARRATIVE/AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO REMOVE THE 50-FOOT WIDE BUILDING SETBACK ALONG INTERSTATE HIGHWAY I-15. ALL OTHER EASEMENTS, ENCUMBRANCES AND ENTITLEMENTS TO REMAIN. THE BOUNDARY REMAINS UNCHANGED. OTHER LOTS ARE NOT AFFECTED.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, EASEMENTS, AND COMMON AREA TO BE HEREAFTER KNOWN AS:

"GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDED PARTIAL AMENDMENT "C" "

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND EASEMENTS AS NOTED OR SHOWN, TO HURRICANE CITY. ALL COMMON AREAS ARE HEREBY CONVEYED TO THE GATEWAY NORTH ASSOCIATION, LLC. CO&R'S RECORDED CONCURRENTLY WITH THIS PLAT ARE HEREBY INCORPORATED AND MADE A PART OF THIS SUBDIVISION.

WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, A.D. 2025.

JESSE MCCOURT, OWNER/MANAGER
MCCOURT HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. 2025, PERSONALLY APPEARED BEFORE ME, JESSE MCCOURT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE OWNER/MANAGER OF MCCOURT HOLDINGS, LLC A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF MCCOURT HOLDINGS, LLC, AND HE DID FOR HIMSELF DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

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

GATEWAY NORTH INDUSTRIAL PARK PHASE 1 2ND AMENDMENT PARTIAL AMENDMENT "C"

LOCATED IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 14 WEST, SLB&M CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

CITY ENGINEERS APPROVAL
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 2025

DATE: _____ HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS ____ DAY OF _____, A.D. 2025.

DATE: _____ SUPERINTENDENT, SSD

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH
WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ____ DAY OF _____, A.D. 2025.

ATTEST: CITY RECORDER HURRICANE, UTAH
NANETTE BILLINGS, MAYOR HURRICANE, UTAH

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 2025.

HURRICANE CITY ATTORNEY

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 2025 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER

WASHINGTON COUNTY RECORDER

FILE NAME: MCCOURT
DATE: NOV 2025
SHEET 1 OF 1



DECEMBER 30, 2024

NARRATIVE

This final site plan application is for a new ground up building that will be a single occupant dental office. This will be a single story around 2,600 sqft.



STAFF COMMENTS

Agenda Date:	12/11/2025 - Planning Commission
Application Number:	FSP25-38
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Charles Elkington
Agent:	Riley Young
Request:	Approval of a Final Site Plan
Location:	779 W 100 N
Zoning:	Highway Commercial HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for Hurricane Dental, a medical office planned to be located north of the Wingate parking lot along 100 N. The current business is located along 700 W in the Police Station building, which the City plans to sell as part of the Civic Center Master Plan. The preliminary site plan for this site was approved in February 2025. The site is zoned Highway Commercial (HC).

JUC Comments

The construction drawings were signed in October 2025



Vicinity Map

Staff Comments: Final Site Plan

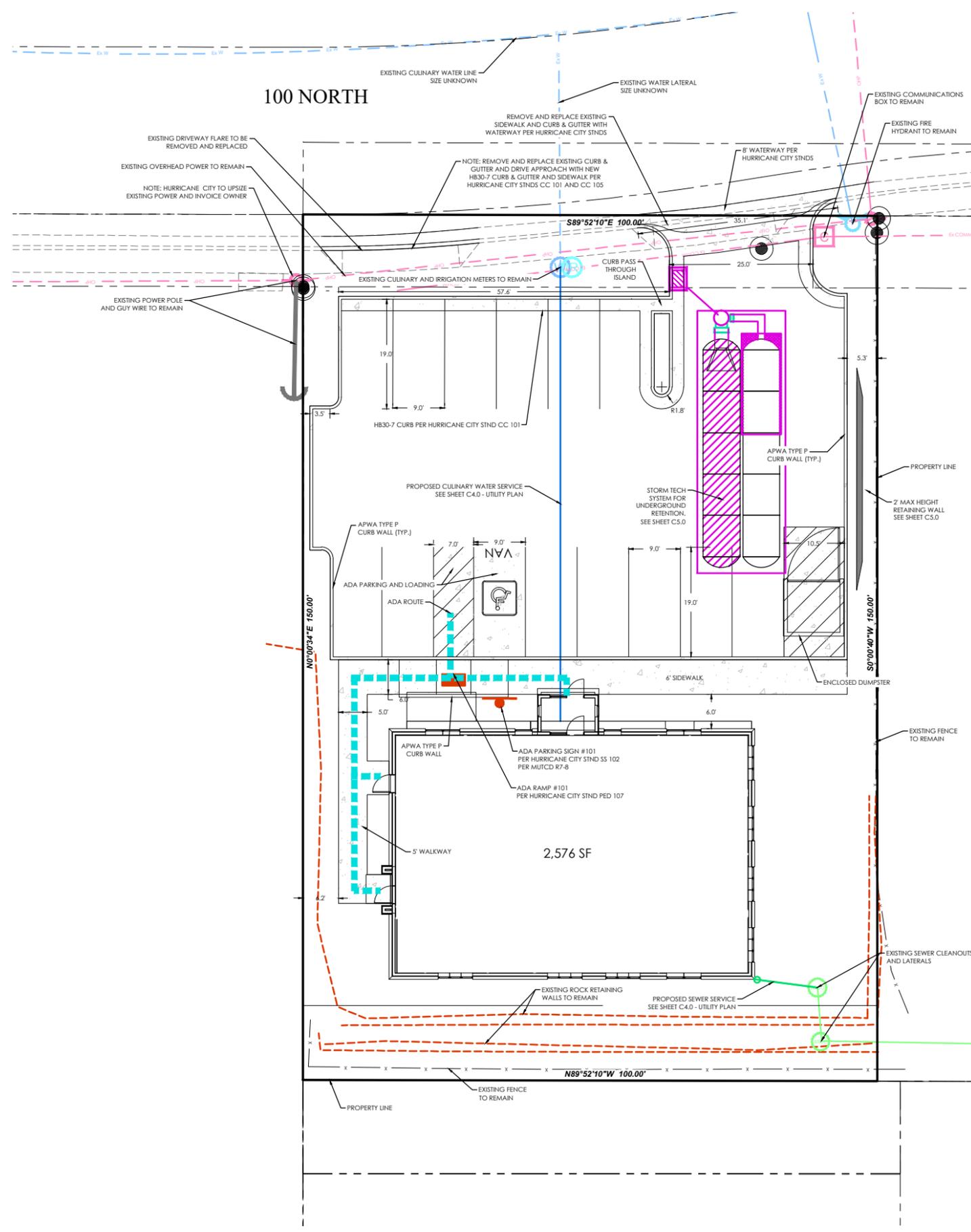
1. The proposed use of a medical office is permitted in the Highway Commercial zone.
2. Parking Requirement: Per HCC 10-34-10.

<i>Office, general</i>	<i>1 space per 250 square feet of gross floor area</i>	<i>8 spaces minimum</i>
------------------------	--	-------------------------

The plan proposes a 2,576 sq ft building; 10 parking stalls is required. 15 parking stalls are shown, which exceeds the requirement.

3. Landscape: The applicant has submitted a landscaping plan that meets Hurricane City Code
4. Outdoor lighting: The applicant’s electrical plan indicates that there will be no outdoor lighting. Any outdoor lighting will need to meet HCC 10-33-7.
5. Building renderings have been submitted, staff has no concerns with the renderings presented as the building will be under 35’ tall.

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



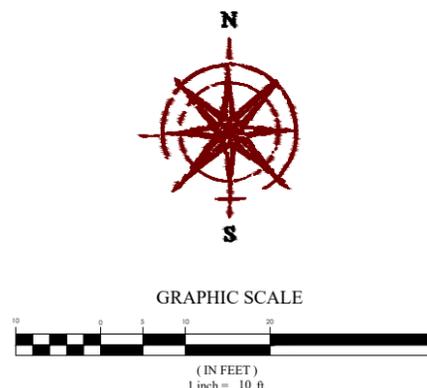
LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX 80	XX" STORM DRAIN
XX 85	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX P	XX" PRESSURE IRRIGATION
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION

NOTE TO CONTRACTOR:
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND THE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

SITE TABULATIONS:

TOTAL AREA:	15,000 SQ FT / 0.34 ACRES
BUILDING AREA:	2,576 SQ FT / 0.06 ACRES
HARDSCAPE AREA:	6,518 SQ FT / 0.15 ACRES
LANDSCAPE AREA:	3,882 SQ FT / 0.09 ACRES
UNDISTURBED AREA:	2,024 SQ FT / 0.04 ACRES
PARKING:	
PARKING PROVIDED:	14 STALLS
ADA STALLS:	1 STALL



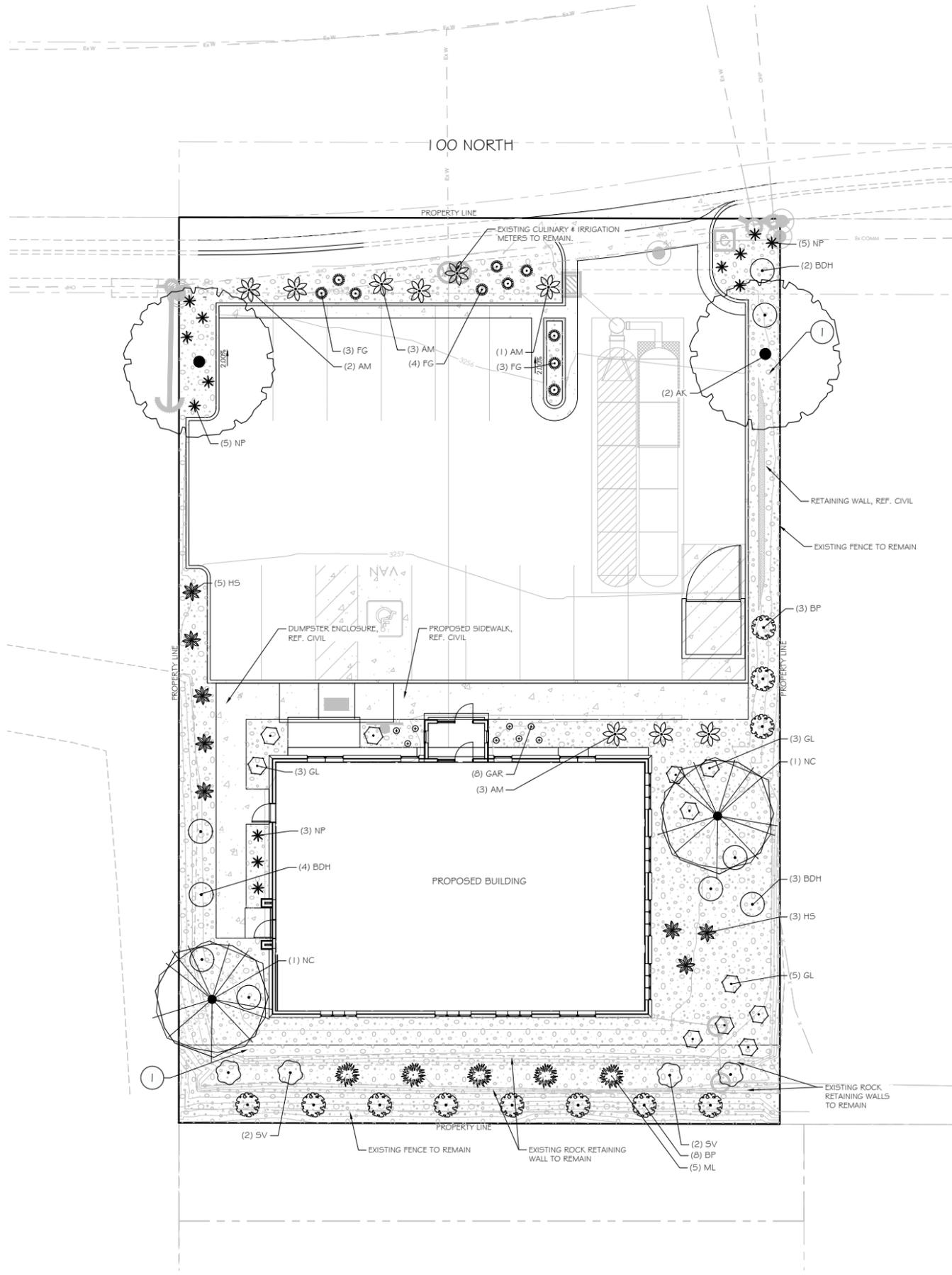
ELKINGTON DENTAL
 HURRICANE, UTAH
 SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		



24_0399_24-0399_dental_office_design_24-0399.dwg User:RRH CS:0 - SITE PLAN.dwg



PLANT SCHEDULE

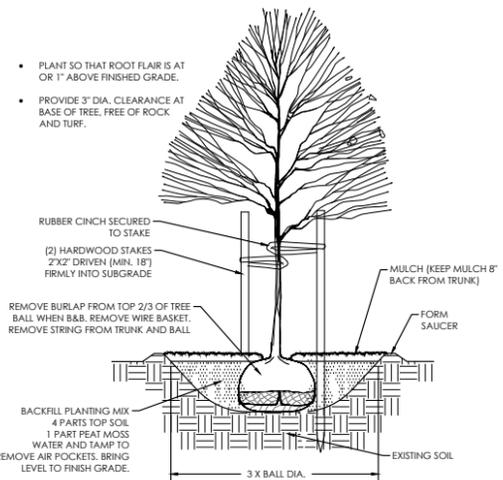
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
NC	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" Cal.	2
AK	Quercus buckleyi	Red Rock Oak	2" Cal.	2
SHRUBS				
BP	Bacchans pilulans 'Pigeon Point'	Pigeon Point Coyote Brush	5 gal.	11
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	5 gal.	9
H5	Hesperaloe parviflora 'Surpse Bouquet'	Red Yucca	5 gal.	8
SV	Salvia dormi clokeyi 'Purple Chip'	Purple Chip Desert Sage	5 gal.	4
CACTI				
AM	Agave angustifolia 'Marginata'	Vanegated Caribbean Century Plant	5 gal.	9
ORNAMENTAL GRASSES				
FG	Festuca glauca	Blue Fescue	2 gal.	7
ML	Muhlenbergia lindheimeri 'Leni' TM	Autumn Glow Lindheimer's Muhly	5 gal.	5
NP	Nassella tenuissima 'Pony Tails'	Pony Tails Mexican Feather Grass	2 gal.	17
PERENNIALS				
GAR	Gaillardia aristata 'Arizona Red Shades'	Arizona Red Shades Blanket Flower	1 gal.	8
GL	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 gal.	11

REFERENCE NOTES SCHEDULE

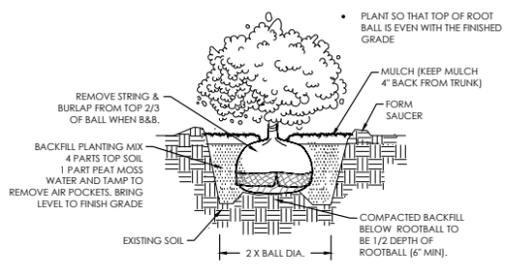
SYMBOL	CODE	DESCRIPTION	QTY
	1	DECORATIVE ROCK MULCH	4,652 sf

LANDSCAPE NOTES

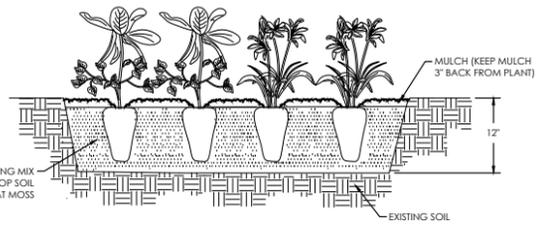
- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.



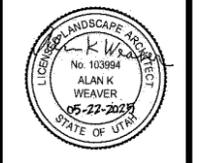
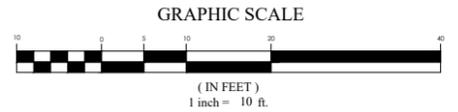
A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



ELKINGTON DENTAL
HURRICANE, UTAH
LANDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

REVISIONS	
MARK DATE	DESCRIPTION
09/12/24	PERMIT SET

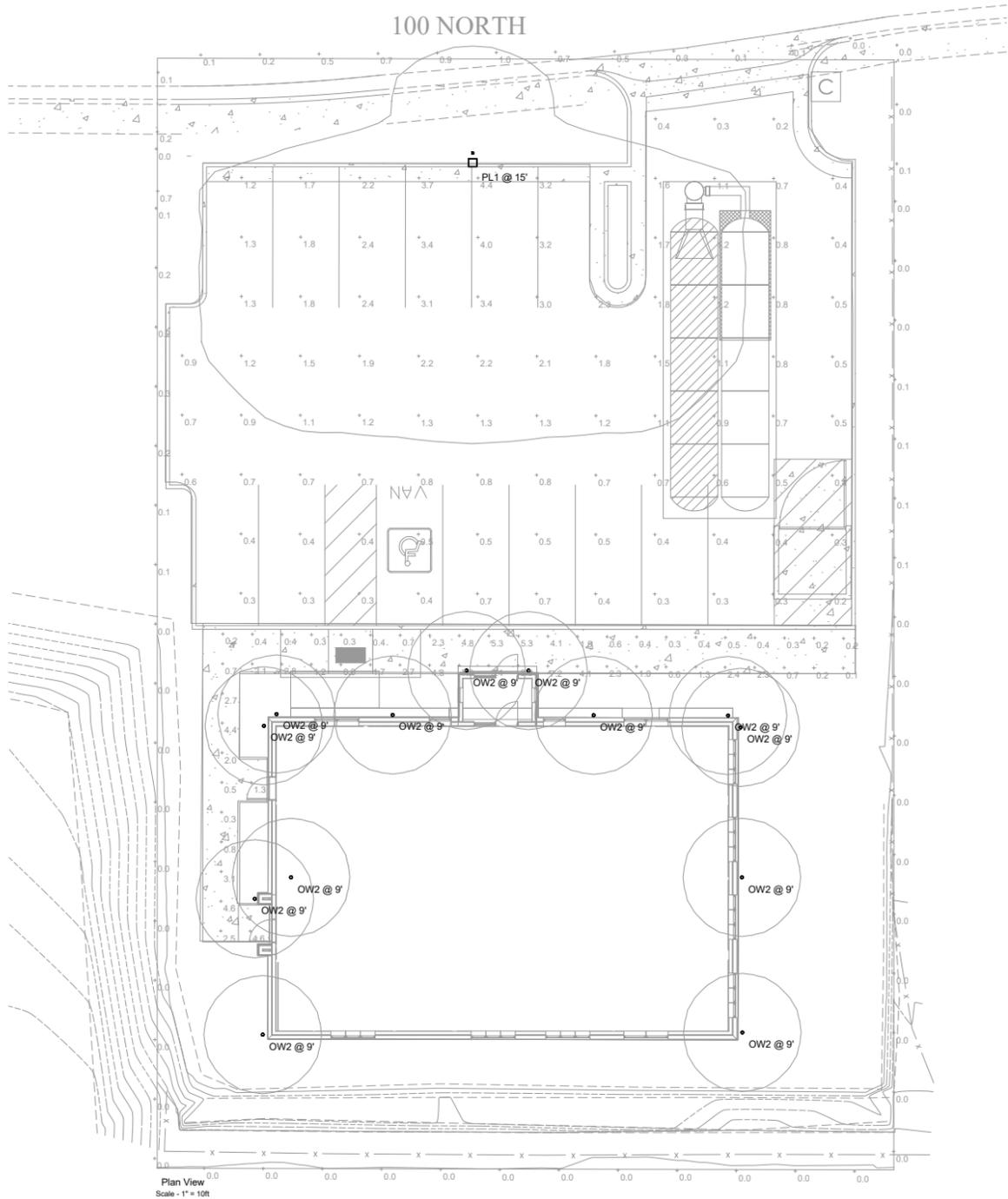
HURRICANE DENTAL
APPROX. 777 WEST 100 NORTH
HURRICANE, UTAH 84737

SHEET TITLE:

PHOTOMETRIC SITE PLAN

ES001

- KEYED NOTES**
- PROVIDE (7) 4" C FROM THE UTILITY TRANSFORMER VAULT TO SERVICE SWITCHGEAR 'SES'. COORDINATE WITH SPANISH FORK POWER AND LIGHT PRIOR TO CONSTRUCTION.
 - EXTEND CONDUITS TO FUTURE TENANT PANEL LOCATIONS. REFER TO THE ONE-LINE DIAGRAM ON SHEET ES01 FOR MORE INFORMATION. SEE CONDUIT CONTINUATION ON SHEET E202.
 - PROVIDE (2) 4" C WITH PULL STRING STUBBED INTO BUILDING ELECTRICAL ROOM AT 6" AFF DIRECTLY BELOW BUILDING TTB. USE 48" SWEEP FIBERGLASS ELBOWS.
 - PROVIDE (1) 4" C WITH 2500LB PULL CORD FOR PRIMARY UTILITY POWER. COORDINATE ALL REQUIREMENTS WITH SPANISH FORK POWER PRIOR TO CONSTRUCTION.
 - COORDINATE LOCATION OF BLOCK OUT IN TILT UP WALL FOR BUILDING CONDUIT ENTRANCE WITH THE ARCHITECT. COORDINATE CONNECTION TO UTILITIES WITH LOCAL UTILITY PROVIDER PRIOR TO CONSTRUCTION.
 - PROVIDE (2) 2" C WITH PULL STRING STUBBED 6" BEHIND THE BACKSIDE OF PARKING STALLS FOR FUTURE CAR CHARGING STATION. EXTEND CONDUITS UP THE INTERIOR SIDE OF BUILDING WALL TO A JUNCTION BOX MOUNTED IN THE BUILDING TRUSSES. PROVIDE GPS COORDINATES OF CONDUIT STUBS TO OWNER UPON PROJECT COMPLETION.
- GENERAL NOTES**
- ALL SITE ELECTRICAL SHALL BE BURIED IN ACCORDANCE WITH NEC TABLE 300.5 UNLESS OTHERWISE NOTED. ALL UTILITY POWER CONDUITS SHALL BE BURIED AT 48" BELOW GRADE. ALL UTILITY TELECOMMUNICATION CONDUITS SHALL BE BURIED AT 36" BELOW GRADE.
 - ALL ELBOWS TO BE GRC SWEEP ELBOWS UNLESS OTHERWISE NOTED.
 - ALL SITE ELECTRICAL SHALL BE #10 AWG CU CONDUCTORS UNLESS OTHERWISE NOTED. EC TO VERIFY VOLTAGE DROP ON ALL RUNS BASED ON ACTUAL CONDUIT LENGTHS. CONDUCTORS SHALL BE UP-SIZED ACCORDINGLY IN ACCORDANCE WITH NEC 210.19(A) INFORMATIONAL NOTE #3 AND NEC 215.1(A)(b) INFORMATIONAL NOTE #2.



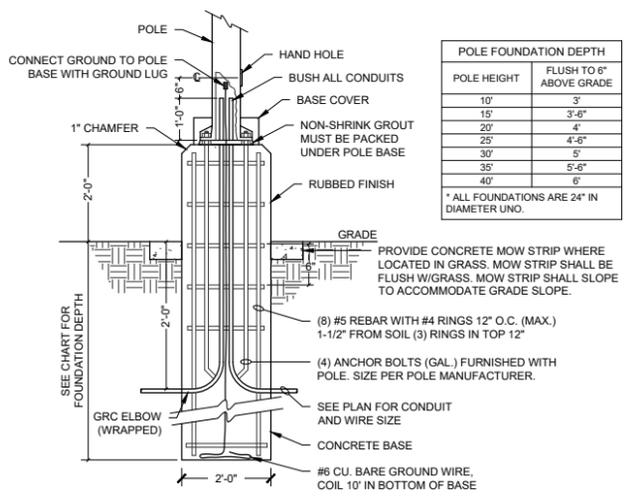
1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE FENCE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
PROPERTY LINE FRONT	+	0.3 fc	1.0 fc	0.0 fc	N/A	N/A
WALKWAY (Copy)	+	2.2 fc	9.4 fc	0.1 fc	94.0:1	22.0:1
PARKING LOT (Copy)	+	1.2 fc	4.4 fc	0.2 fc	22.0:1	6.0:1

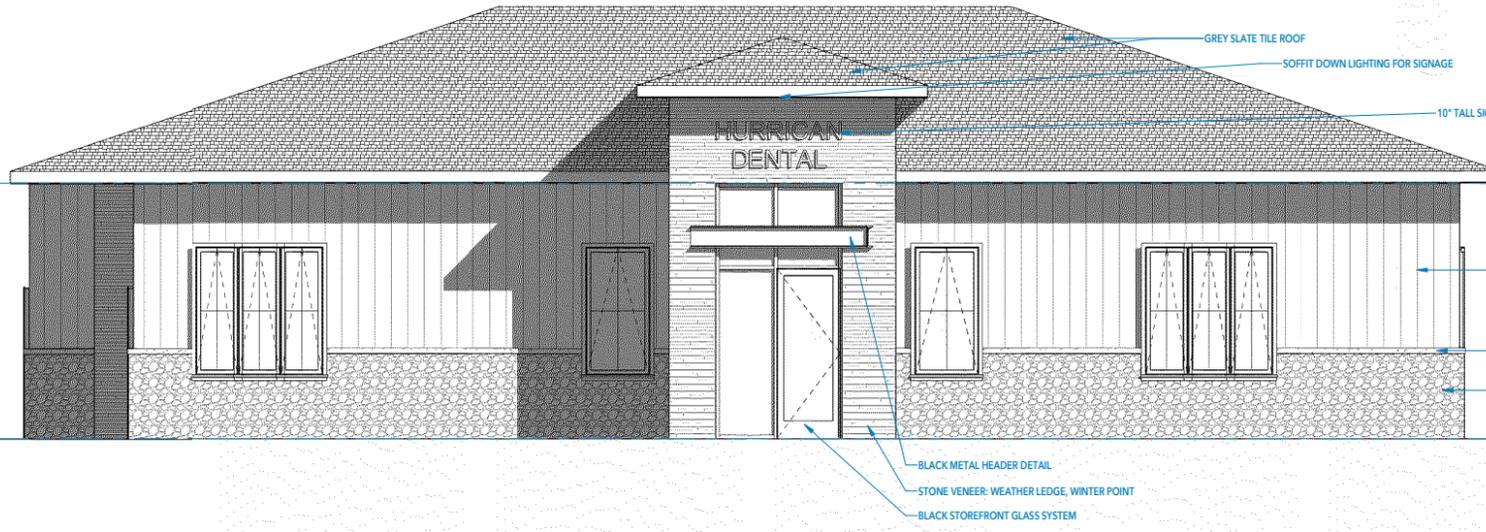
Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	Input Power
□	PL1	1	Lithonia Lighting	DSX1 LED P2 40K 70CRI T4M	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 4 Medium	1	9909	67.79
□	OW1	0	Lithonia Lighting	WDGE3 LED P3 70CRI RFT 30K	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	1	9349	71.6952
○	OW2	12	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HCC4W10D010BZ-HM412B30-41WDBB	HALO COMMERCIAL 4" ROUND, NEW CONSTRUCTION FRAME, WITH 4" WIDE DISTRIBUTION, BLACK BAFFLE TRIM	1	776	10



2 LIGHT POLE BASE DETAIL
ES001 NO SCALE

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2 NORTH ELEVATION
P004 1/4" = 1'-0"



4 WEST ELEVATION
P004 1/4" = 1'-0"



1 EAST ELEVATION
P004 1/4" = 1'-0"



3 SOUTH ELEVATION
P004 1/4" = 1'-0"

NOT FOR CONSTRUCTION



7500 S UNION PARK AVE, STE 100
SALT LAKE CITY, UT 84118
PHONE: 801.796.3644
www.mintfirm.com

HURRICANE DENTAL

HURRICANE UTAH

11.25.2024

ELEVATIONS

SHEET

P004

Narrative

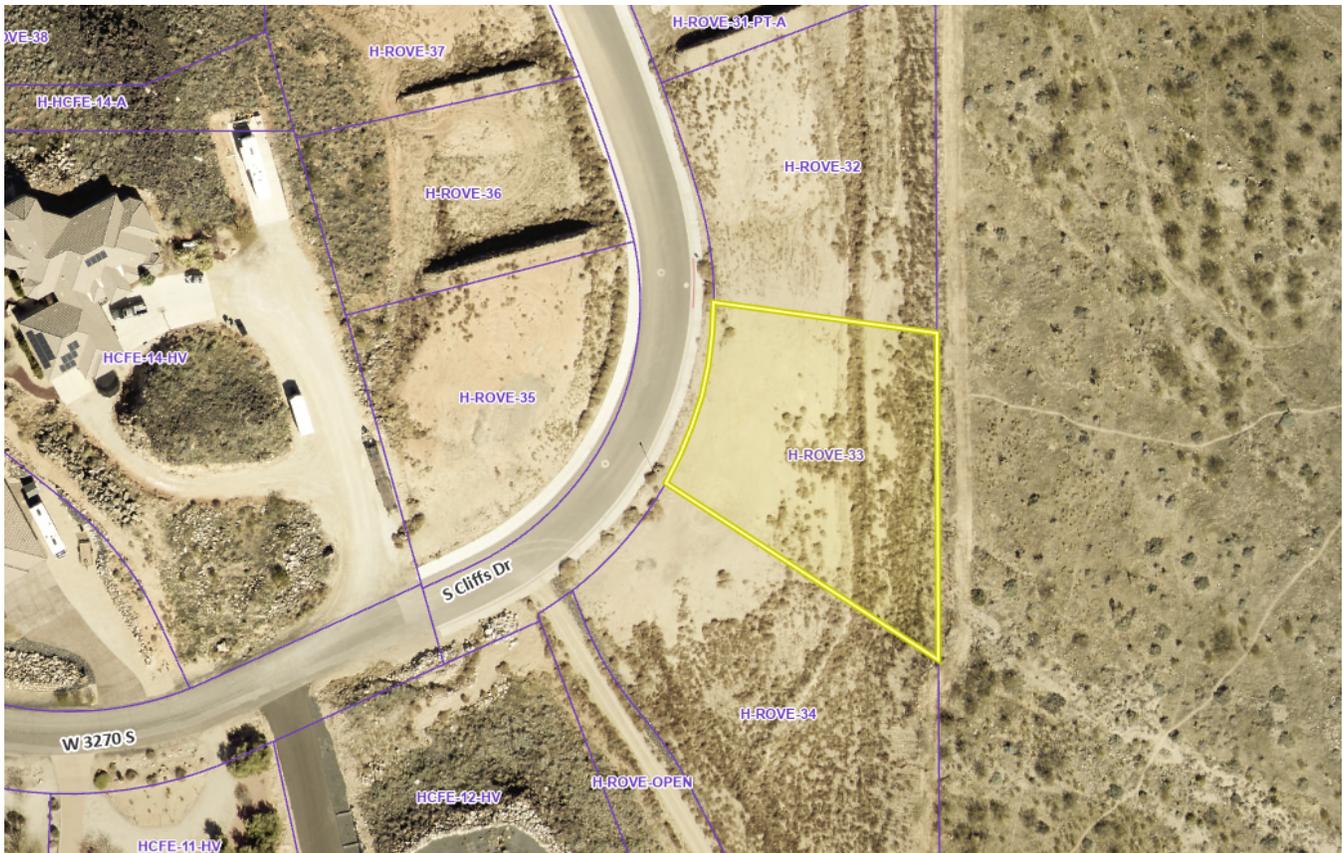
Amending Lot 33 to relocate the 15 foot wide drainage easement at the rear of the lot and vacating the old alignment.



STAFF COMMENTS

Agenda Date:	12/11/2025 - Planning Commission
Application Number:	AFP25-15
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Stuart Bonomo
Agent:	Terry Spinks
Request:	Approval of an Amended Final Plat.
Location:	3289 S Cliffs Drive
Zoning:	Residential-Agriculture RA-0.5
General Plan Map:	Rural Residential
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat for the Rock View Estates subdivision to move a drainage easement that currently runs through the middle of the lot to the rear of the lot. The applicant will also need to move the existing drainage improvements if approved. The project site is zoned Residential Agriculture RA-0.5.



Vicinity Map

JUC Comments

1. **Public Works:** It appears that this easement is required for drainage off hillside-very important.
2. **Engineering:** Legal descriptions and minor survey details need to be worked on before recordation.
3. **Streets:** No comment.
4. **Water:** No comment.
5. **Fire:** Okay.
6. **Sewer:** No comment.
7. **Power:** No comment.
8. **Gas:** Okay.
9. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the following standards for amending final plats contained in Utah Code 10-20-811. Subdivision Amendments, updated in 2025:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. As part of the building permit process the City will need to inspect that the drainage channel is moved properly.

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

OWNER'S DEDICATION:

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

ROCK VIEW ESTATES SUBDIVISION - PARTIAL AMENDMENT "B"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT AND ASSIGN TO HURRICANE CITY AND ITS SUCCESSORS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

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

STUART BONOMO AND CARRIE BONOMO, HUSBAND AND WIFE AS JOINT TENANTS

STUART BONOMO - INDIVIDUAL

CARRIE BONOMO - INDIVIDUAL

ACKNOWLEDGMENT:

STATE OF _____) S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, INDIVIDUAL.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

COMMISSION NO.: _____ (OFFICIAL SEAL NOT REQUIRED FOR UTAH CODE 19-1-107)

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____



ACKNOWLEDGMENT:

STATE OF _____) S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____ BY _____, INDIVIDUAL.

FULL NAME SIGNATURE: _____

FULL NAME PRINT: _____

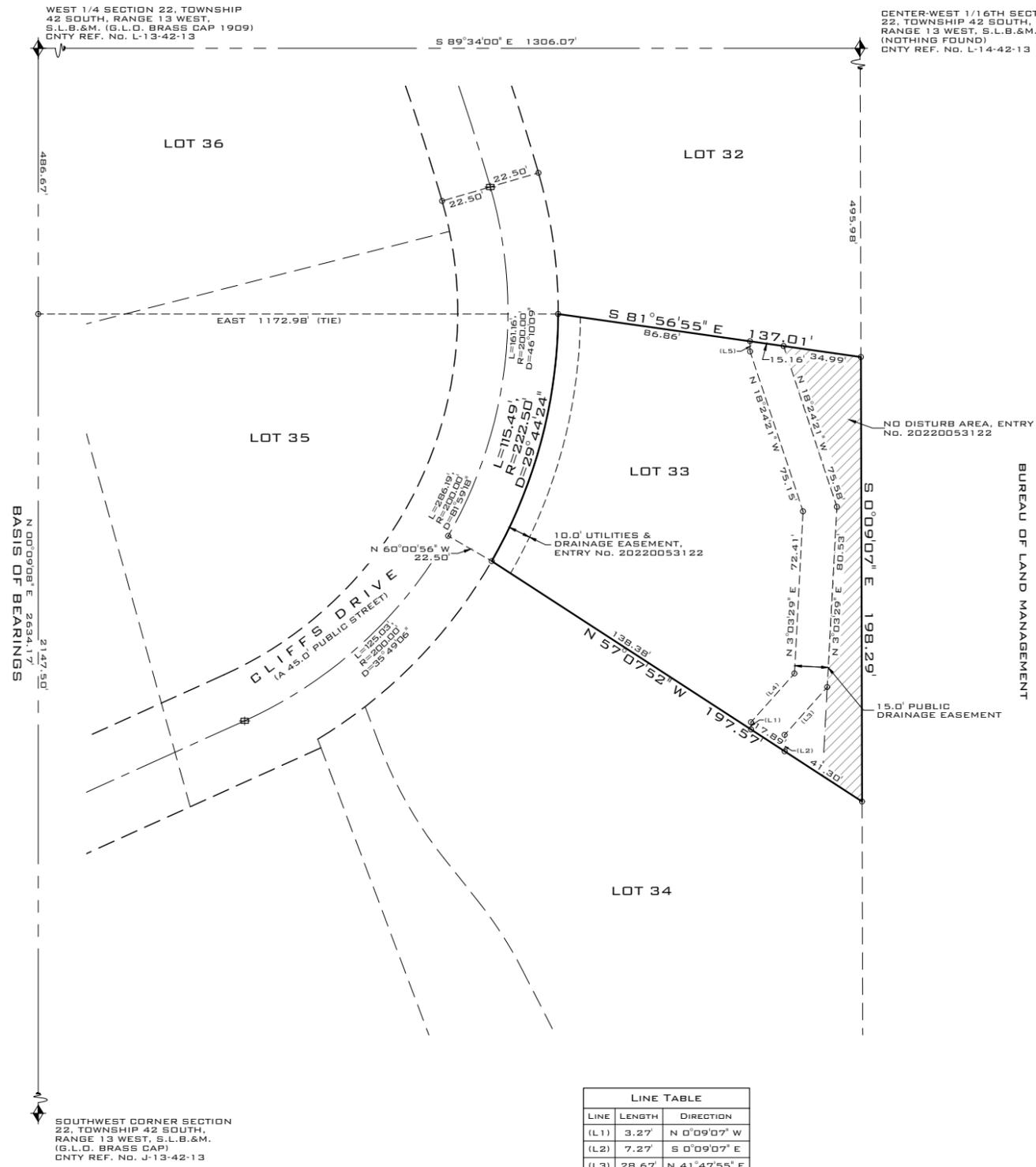
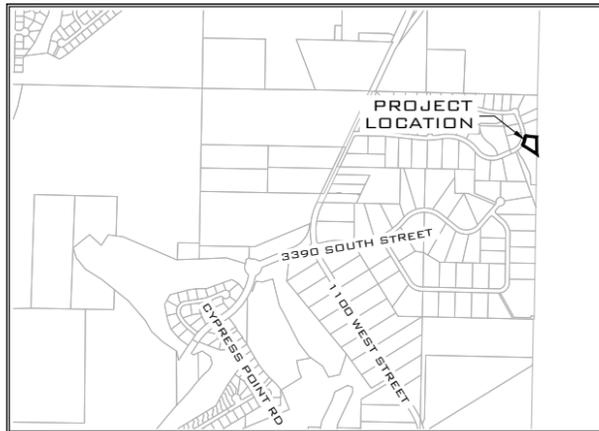
COMMISSION NO.: _____ (OFFICIAL SEAL NOT REQUIRED FOR UTAH CODE 19-1-107)

EXPIRATION DATE: _____

A NOTARY COMMISSIONED IN THE STATE OF _____



VICINITY MAP
SCALE: NONE
HURRICANE, UTAH



LINE	LENGTH	DIRECTION
(L1)	3.27'	N 0°09'07" W
(L2)	7.27'	S 0°09'07" E
(L3)	28.67'	N 41°47'55" E
(L4)	29.15'	N 41°47'55" E
(L5)	4.57'	N 0°09'07" W

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS ARE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT, DRAINAGE EASEMENT AND UTILITIES & DRAINAGE EASEMENT TO BE HEREAFTER KNOWN AS:

ROCK VIEW ESTATES SUBDIVISION - PARTIAL AMENDMENT "B"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



DATE: _____

BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOT 33 OF ROCK VIEW ESTATES SUBDIVISION, AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, ENTRY NO. 20220053122

AMENDMENT NOTE:

THE PURPOSES OF AMENDING THE FINAL PLAT OF ROCK VIEW ESTATES SUBDIVISION, IS TO VACATE THE CURRENT ALIGNMENT OF THE 15.0' DRAINAGE EASEMENT AT THE REAR OF EXISTING LOT 33 & RELOCATE AS SHOWN HEREON. THE 10' STREET SIDE UTILITIES & DRAINAGE EASEMENT WILL REMAIN. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

NOTES:

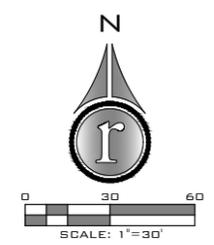
1. THE PARENT PARCEL FOR THIS SUBDIVISION IS H-ROVE-33

SPECIAL NOTES:

- HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
- VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.

LEGEND:

- NOTHING SET OR FOUND
- ◆ SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ SURVEY CONTROL MONUMENT - CLASS II AS PER PLAT
- ▨ NO DISTURB AREA, ENTRY NO. 20220053122



ROCK VIEW ESTATES SUBDIVISION
PARTIAL AMENDMENT - B
(LOT 33)

LOCATED IN THE S.W. QUARTER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST SALT LAKE BASE AND MERIDIAN HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 1

 352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790 PH (435) 673-8586 FX (435) 673-8397 - WWW.RACIVIL.COM	ENGINEER'S APPROVAL THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.	APPROVAL AS TO FORM APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20____.	ASH CREEK SPECIAL SERVICE DISTRICT THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.	APPROVAL AND ACCEPTANCE BY THE HURRICANE CITY, UTAH WE, THE CITY COUNCIL OF HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. THIS _____ DAY OF _____, 20____.	TREASURER APPROVAL I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	RECORDED NUMBER _____
	FPLAT-AMD-PARTIAL FILE NUMBER: 14864-25 DATE: 11/15/2025 SCALE: 1" = 30' C.G.A. DRAWN: B.E.A. CHECKED: _____	ENGINEER HURRICANE CITY	CITY ATTORNEY HURRICANE CITY	ASH CREEK SPECIAL SERVICES DISTRICT	ATTEST: CITY RECORDER HURRICANE CITY _____ MAYOR HURRICANE CITY	WASHINGTON COUNTY TREASURER



November 25, 2025

City of Hurricane City
147 N. 870 W
Hurricane, UT, 84737

Re: Final Site Plan Application
Exceptional Healthcare
280 N. Foothills Canyon Drive
DEC No. 10876

Dear Staff:

It's my pleasure to submit this Final Site Plan package for Exceptional Healthcare at 280 N. Foothills Canyon Drive. Exceptional Healthcare is a proposed 24,600 square-foot hospital with emergency rooms, in patient services, and a surgery center. This facility will provide high quality healthcare access to residents of the city and surrounding regions/communities.

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

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

Sincerely,

Daniel Stewart
Project Manager
Development Engineering Consultants, LLC



STAFF COMMENTS

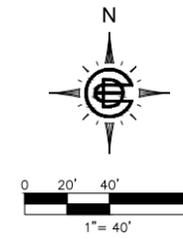
Agenda Date:	12/11/2025 - Planning Commission
Application Number:	FSP25-42
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Exceptional Healthcare
Agent:	Daniel Stewart
Request:	Approval of a Final Site Plan.
Location:	280 N Foothills Canyon Road
Zoning:	General Commercial GC (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for Exceptional Healthcare, a “micro” hospital planned to be located along Foothills Canyon Road north of the state liquor store. This will be a relatively small (25,000 sq ft) hospital with nineteen beds, a surgery center, and helipad. The preliminary site plan for this site was approved in August 2025. The site is zoned General Commercial (GC) as part of the Coral Canyon Planned Development Overlay zone.

JUC Comments

The construction drawings were approved in December 2025.



VICINITY MAP
N.T.S.

**PARCEL
H-4-2-4-442**
4.35 AC.
(189,624 SQ. FT.)

L= 51.14'
R= 282.77'
Δ= 010°21'44"
CL= 51.07'
CB= N00°34'51"W

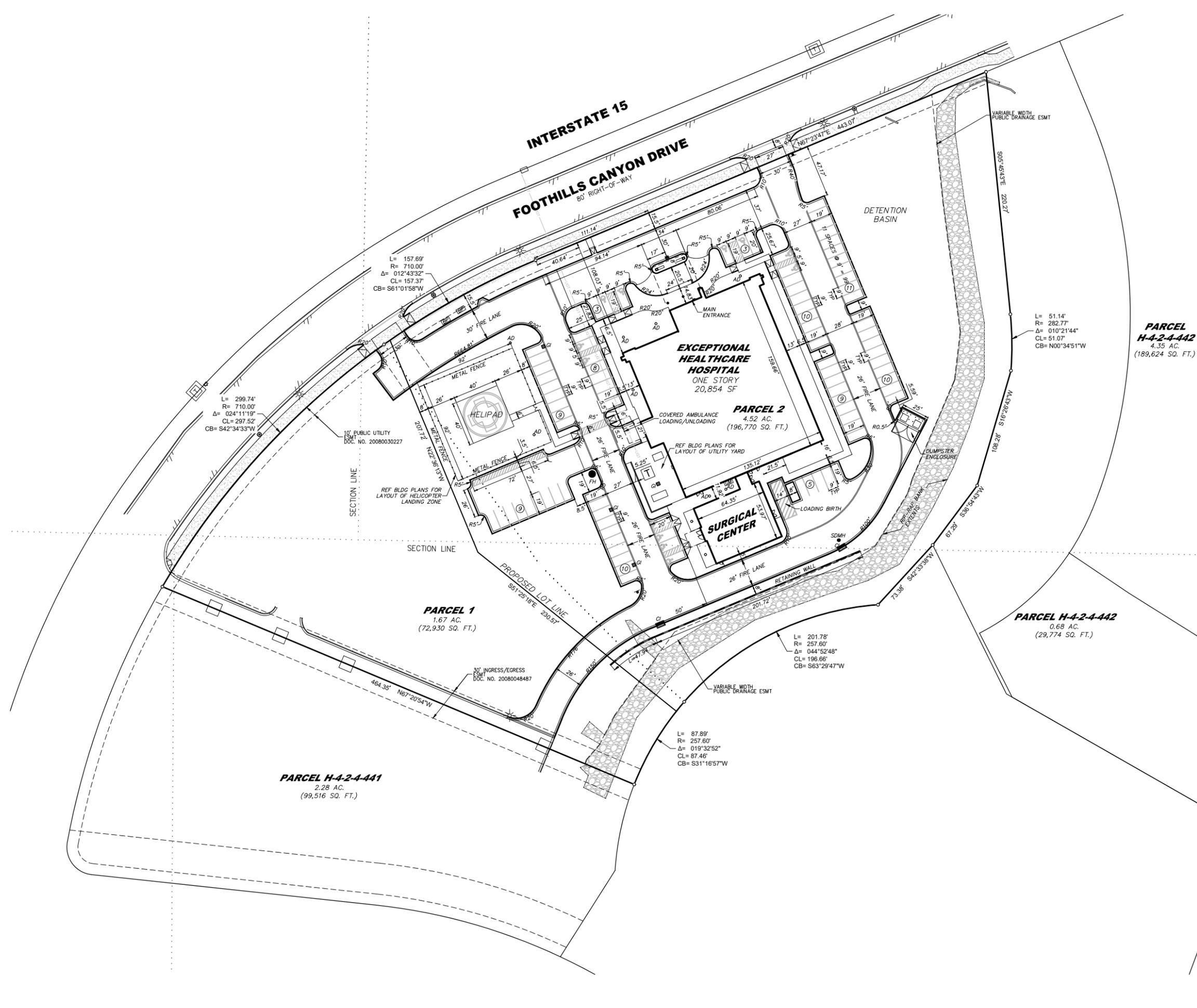
PARCEL H-4-2-4-442
0.68 AC.
(29,774 SQ. FT.)

L= 201.78'
R= 257.60'
Δ= 044°52'48"
CL= 196.66'
CB= S63°29'47"W

L= 87.89'
R= 257.60'
Δ= 019°32'52"
CL= 87.46'
CB= S31°16'57"W

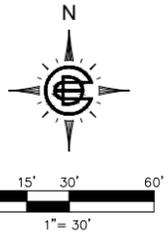
PARCEL 1
1.67 AC.
(72,930 SQ. FT.)

PARCEL H-4-2-4-441
2.28 AC.
(99,516 SQ. FT.)



SITE DATA	
LOT AREA:	4.34 ACRES (188,918 SQ. FT.)
ZONING:	GENERAL COMMERCIAL
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	HOSPITAL (19 BEDS)
BUILDING AREA:	24,624 SQ. FT.
FLOOR/AREA RATIO:	0.13
LANDSCAPE AREA:	100,256 SQ. FT. (53.1%)
PARKING	
PARKING REQUIRED:	38 SPACES (2/BED)
PARKING PROVIDED:	91 SPACES (4.8/BED) (12 ACCESSIBLE SPACES)

SITE PLAN	
EXCEPTIONAL HEALTHCARE	
SECTION 33, T41S, R14W & SECTION 4, T42S, R14W, S.L.B. & M.	
CITY OF HURRICANE CITY, WASHINGTON COUNTY, UTAH	
PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E.	 5300 TOWN & COUNTRY BOULEVARD, SUITE 199 FRISCO, TEXAS 75034 469-850-0060 dec-en.com
ISSUE DATE 08/25/25	DEC FILE NO. 10876
CITY FILE NO. -	SHEET NO. C3.1
P.E. NO.: 13718701-2202 DATE: 08/25/25	



FRANCHISE UTILITY GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY'S SPECIFICATIONS AND DETAILS.
2. IF REQUIRED, THE CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE WORK IS OCCURRING.
3. THE EXISTING UTILITIES SHOWN ON THIS PLAN REFLECT INFORMATION RECEIVED FROM OTHERS (RECORD PLANS, GROUND SURVEY, ETC.). THE PROJECT ENGINEER TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR UTILITIES FOUND THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO THE INSTALLATION OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT BEING REMOVED. ANY REPAIR, WORK STOPPAGE, OR PENALTY INCURRED DUE TO DAMAGE TO EXISTING UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. THERE SHALL BE A MINIMUM OF 36 INCHES FROM TOP OF CONDUIT TO TOP OF FINAL SURFACE GRADE, UNLESS ADDITIONAL DEPTH IS REQUIRED BY THE UTILITY COMPANY'S SPECIFICATIONS.
6. EMBEDMENT AND BACKFILL SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS AND DETAILS. PRIOR TO BACKFILL OF ANY TRENCH, CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANIES FOR INSPECTION AND OBTAIN WRITTEN APPROVAL OF ALL CONDUIT PLACEMENTS.
7. CONDUITS FOR FUTURE USE SHALL BE TURNED VERTICAL AND CAPPED SIX INCHES ABOVE FINAL GRADE.

CONSTRUCTION NOTES

INDICATED BY

1. INSTALL 4" PVC ALONGSIDE EXISTING 6" PVC AND INSTALL 4/0 15KV 3 PHASE WIRE.
2. INSTALL NEW 3 PHASE SECTIONALIZER VAULT.
3. INSTALL 4" PVC WITH 1/0 15KV 3 PHASE WIRE.
4. INSTALL NEW 1000 KVA 277/480 3 PHASE TRANSFORMER. REFERENCE BUILDING PLANS FOR PAD LOCATION.
5. INSTALL (4) RUNS OF 4" PVC WITH 350 MCM ALUM QUADPLEX.
6. INSTALL 1200A LOCKABLE DISCONNECT.
7. EXISTING PMH.
8. HURRICANE POWER WILL INSTALL CTS & METER BASE ON TRANSFORMER AND WILL INVOICE CUSTOMER.
11. INSTALL 288 LF 3-3" TELECOM CONDUIT A MINIMUM OF 48" BELOW FINAL GRADE WITH PULL TAPE PER TDS TELECOM SPECIFICATIONS. TURN VERTICAL AND INSTALL RISER A MINIMUM OF 12" ABOVE FINAL GRADE. REFERENCE BUILDING PLANS FOR EXACT TERMINATION POINT WITHIN WALLED UTILITY AREA.
12. INSTALL 281 LF 3-3" TELECOM CONDUIT A MINIMUM OF 48" BELOW FINAL GRADE WITH PULL TAPE PER TDS TELECOM SPECIFICATIONS. TURN VERTICAL AND INSTALL & CAP RISER A MINIMUM OF 6" ABOVE FINAL GRADE.
21. ENBRIDGE GAS COMPANY TO INSTALL 401 LF GAS SERVICE LINE WITH 2-90° BEND. REFERENCE BUILDING PLANS FOR EXACT LOCATIONS.
31. FULL DEPTH SAWCUT & REMOVE EXIST ASPHALT PAVEMENT FOR INSTALLATION OF UTILITY CONDUITS. REPLACE PAVEMENT WITH 3" ASPHALT OVER 6" ROAD BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.

FRANCHISE UTILITY PLAN

EXCEPTIONAL HEALTHCARE
SECTION 33, T41S, R14W & SECTION 4, T42S, R14W, S.L.B. & M.
CITY OF HURRICANE CITY, WASHINGTON COUNTY, UTAH

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P.E. NO.: 13718701-2202
DATE: 08/25/25



ISSUE DATE	DEC FILE NO.
08/25/25	10876
CITY FILE NO.	SHEET NO.
-	C10.1



BENCHMARKS

1. PK NAIL SET IN ASPHALT AT THE NORTHWEST CORNER OF PARCEL H-4-2-4-441.
ELEVATION: 3064.24

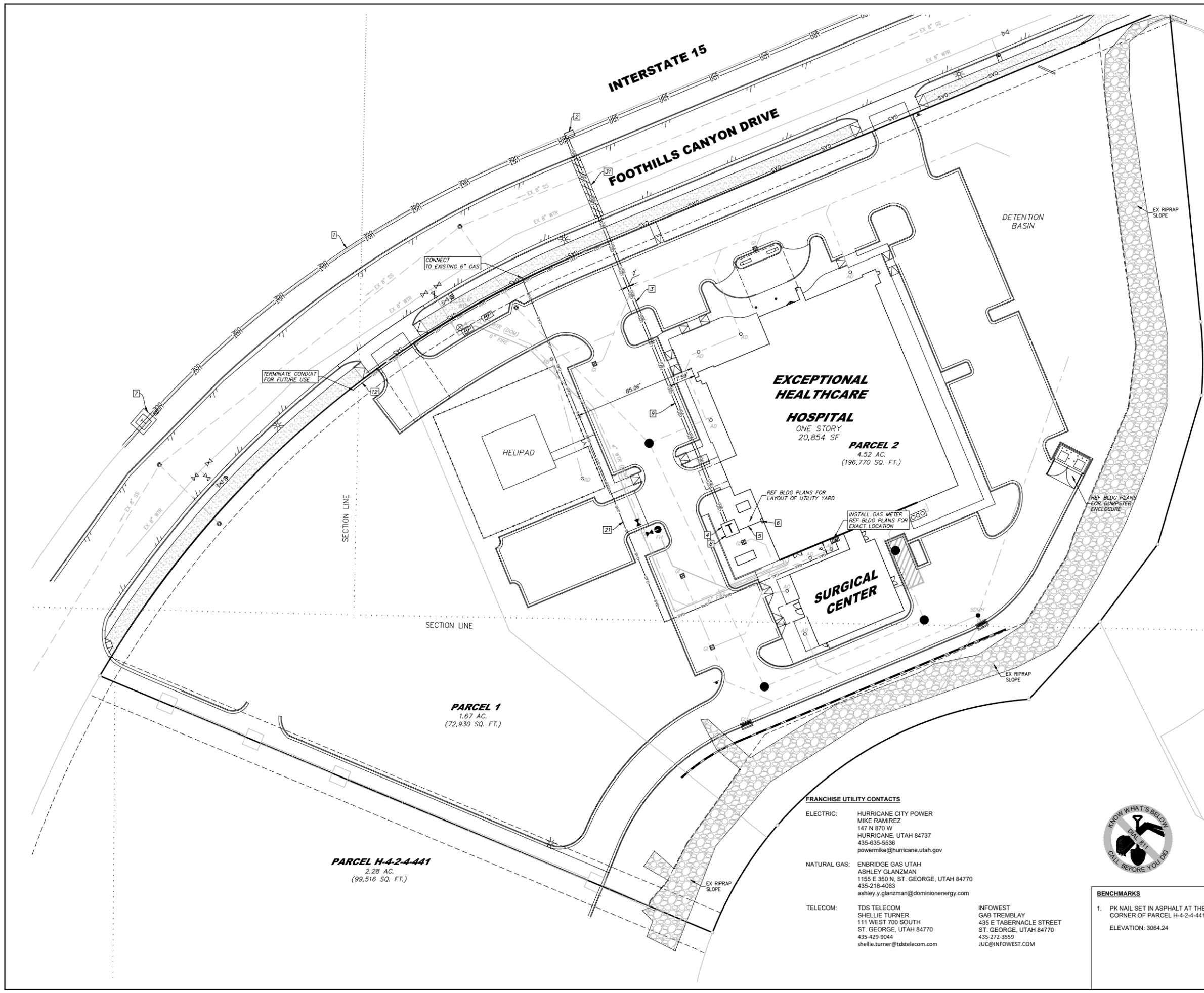
FRANCHISE UTILITY CONTACTS

ELECTRIC: HURRICANE CITY POWER
MIKE RAMIREZ
147 N 870 W
HURRICANE, UTAH 84737
435-635-5536
powermike@hurricane.utah.gov

NATURAL GAS: ENBRIDGE GAS UTAH
ASHLEY GLANZMAN
1155 E 350 N, ST. GEORGE, UTAH 84770
435-218-4063
ashley.y.glanzman@dominionenergy.com

TELECOM: TDS TELECOM
SHELLIE TURNER
111 WEST 700 SOUTH
ST. GEORGE, UTAH 84770
435-429-9044
shellie.turner@tdstelecom.com

INFOWEST
GAB TREMBLAY
435 E TABERNACLE STREET
ST. GEORGE, UTAH 84770
435-272-3559
JUC@INFOWEST.COM



EXCEPTIONAL HEALTHCARE

HOSPITAL

ONE STORY
20,854 SF

PARCEL 2
4.52 AC.
(196,770 SQ. FT.)

SURGICAL CENTER

HELIPAD

PARCEL 1
1.67 AC.
(72,930 SQ. FT.)

PARCEL H-4-2-4-441
2.28 AC.
(99,516 SQ. FT.)

FRANCHISE UTILITY CONTACTS

ELECTRIC: HURRICANE CITY POWER
MIKE RAMIREZ
147 N 870 W
HURRICANE, UTAH 84737
435-635-5536
powermike@hurricane.utah.gov

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435-218-4063
ashley.y.glanzman@dominionenergy.com

TELECOM: TDS TELECOM
SHELLIE TURNER
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435-429-9044
shellie.turner@tdstelecom.com

INFOWEST
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435 E TABERNACLE STREET
ST. GEORGE, UTAH 84770
435-272-3559
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FRANCHISE UTILITY GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY'S SPECIFICATIONS AND DETAILS.
2. IF REQUIRED, THE CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE WORK IS OCCURRING.
3. THE EXISTING UTILITIES SHOWN ON THIS PLAN REFLECT INFORMATION RECEIVED FROM OTHERS (RECORD PLANS, GROUND SURVEY, ETC.). THE PROJECT ENGINEER TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR UTILITIES FOUND THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO THE INSTALLATION OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT BEING REMOVED. ANY REPAIR, WORK STOPPAGE, OR PENALTY INCURRED DUE TO DAMAGE TO EXISTING UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. THERE SHALL BE A MINIMUM OF 36 INCHES FROM TOP OF CONDUIT TO TOP OF FINAL SURFACE GRADE, UNLESS ADDITIONAL DEPTH IS REQUIRED BY THE UTILITY COMPANY'S SPECIFICATIONS.
6. EMBEDMENT AND BACKFILL SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS AND DETAILS. PRIOR TO BACKFILL OF ANY TRENCH, CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANIES FOR INSPECTION AND OBTAIN WRITTEN APPROVAL OF ALL CONDUIT PLACEMENTS.
7. CONDUITS FOR FUTURE USE SHALL BE TURNED VERTICAL AND CAPPED SIX INCHES ABOVE FINAL GRADE.

CONSTRUCTION NOTES

INDICATED BY

1. INSTALL 4" PVC ALONGSIDE EXISTING 6" PVC AND INSTALL 4/0 15KV 3 PHASE WIRE.
2. INSTALL NEW 3 PHASE SECTIONALIZER VAULT.
3. INSTALL 4" PVC WITH 1/0 15KV 3 PHASE WIRE.
4. INSTALL NEW 1000 KVA 277/480 3 PHASE TRANSFORMER. REFERENCE BUILDING PLANS FOR PAD LOCATION.
5. INSTALL (4) RUNS OF 4" PVC WITH 350 MCM ALUM QUADPLEX.
6. INSTALL 1200A LOCKABLE DISCONNECT.
7. EXISTING PMH.
8. HURRICANE POWER WILL INSTALL CTS & METER BASE ON TRANSFORMER AND WILL INVOICE CUSTOMER.
11. INSTALL 288 LF 3-3" TELECOM CONDUIT A MINIMUM OF 48" BELOW FINAL GRADE WITH PULL TAPE PER TDS TELECOM SPECIFICATIONS. TURN VERTICAL AND INSTALL RISER A MINIMUM OF 12" ABOVE FINAL GRADE. REFERENCE BUILDING PLANS FOR EXACT TERMINATION POINT WITHIN WALLED UTILITY AREA.
12. INSTALL 281 LF 3-3" TELECOM CONDUIT A MINIMUM OF 48" BELOW FINAL GRADE WITH PULL TAPE PER TDS TELECOM SPECIFICATIONS. TURN VERTICAL AND INSTALL & CAP RISER A MINIMUM OF 6" ABOVE FINAL GRADE.
21. ENBRIDGE GAS COMPANY TO INSTALL 401 LF GAS SERVICE LINE WITH 2-90° BEND. REFERENCE BUILDING PLANS FOR EXACT LOCATIONS.
31. FULL DEPTH SAWCUT & REMOVE EXIST ASPHALT PAVEMENT FOR INSTALLATION OF UTILITY CONDUITS. REPLACE PAVEMENT WITH 3" ASPHALT OVER 6" ROAD BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.

FRANCHISE UTILITY PLAN

EXCEPTIONAL HEALTHCARE
SECTION 33, T41S, R14W & SECTION 4, T42S, R14W, S.L.B. & M.
CITY OF HURRICANE CITY, WASHINGTON COUNTY, UTAH

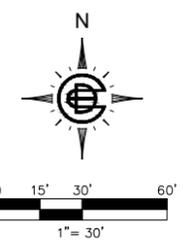
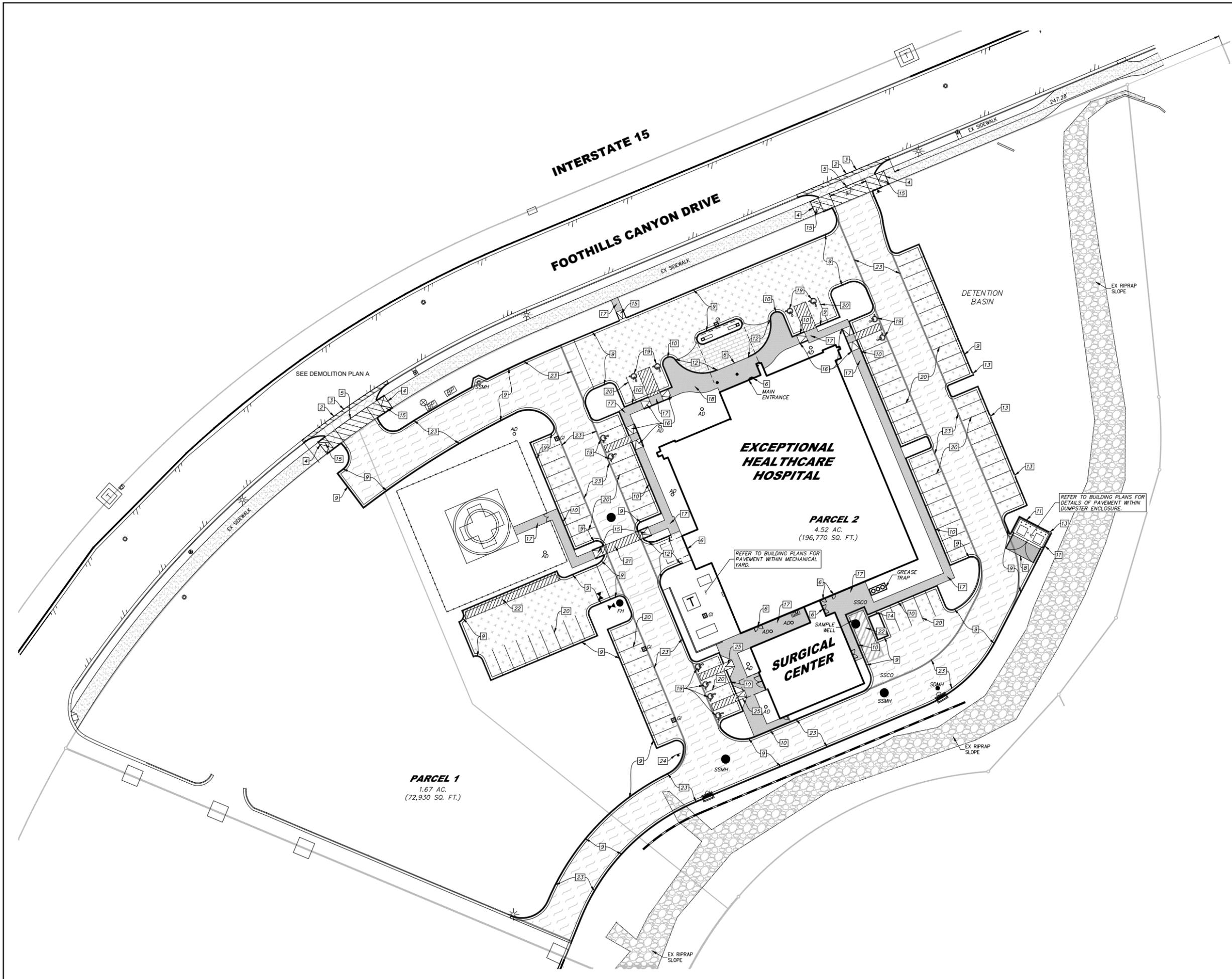
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P.E. NO.: 13718701-2202
DATE: 08/25/25



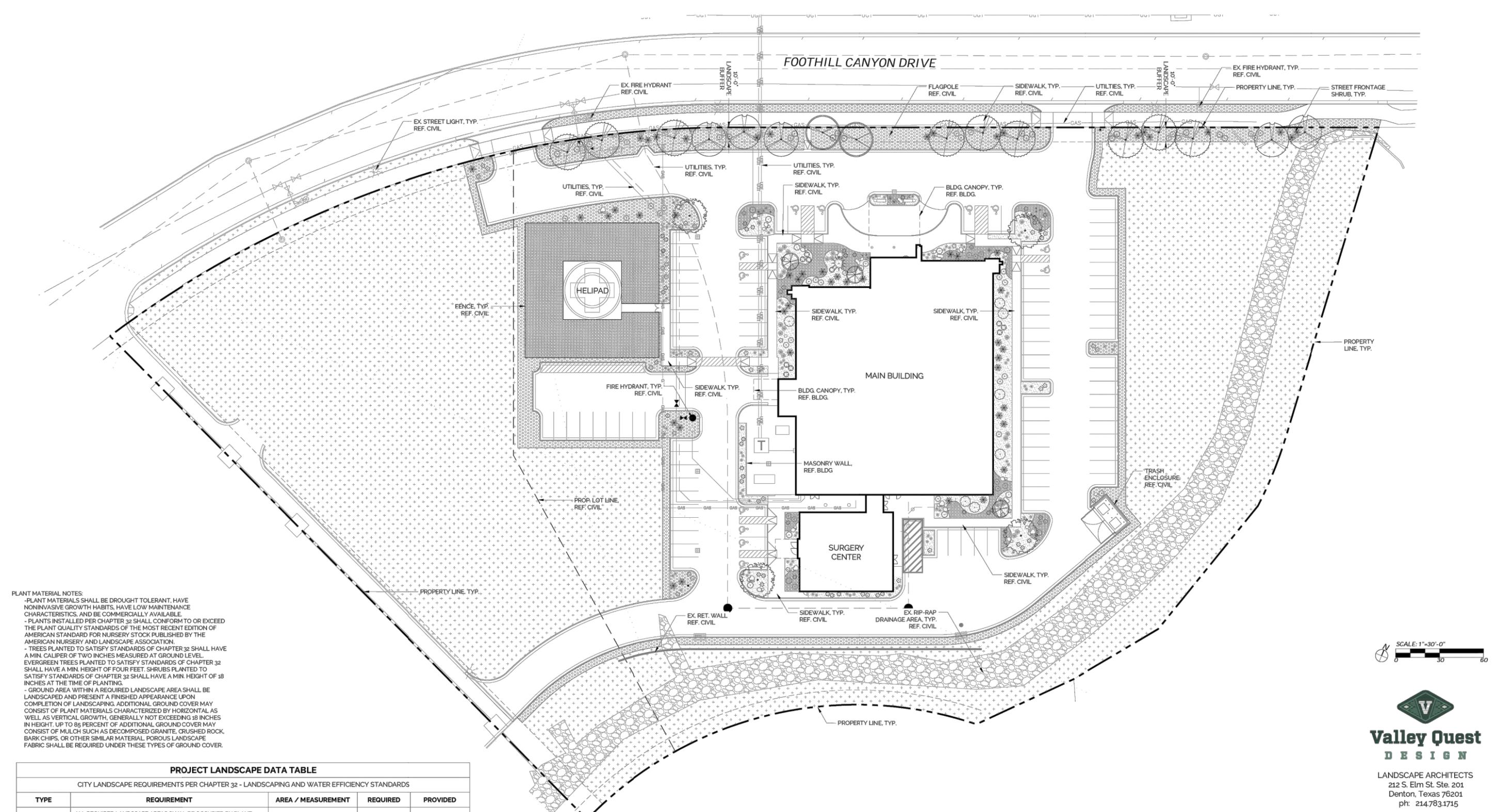
ISSUE DATE	DEC FILE NO.
08/25/25	10876
CITY FILE NO.	SHEET NO.
-	C10.1



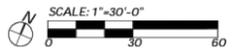
PAVEMENT LEGEND	
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING PAVEMENT
	4"-3,000 PSI REINFORCED CONCRETE SIDEWALK PER DETAIL
	2.5" ASPHALT PAVEMENT OVER 6" ROAD BASE OVER 8" GRAVEL BASE OVER 24" COMPACTED SUBGRADE.
	3" ASPHALT PAVEMENT OVER 8" ROAD BASE OVER 12" GRAVEL BASE OVER 24" COMPACTED SUBGRADE.
	7" - 5,000 PSI REINFORCED CONCRETE PAVEMENT OVER 24" COMPACTED SUBGRADE.
	5" - 4,000 PSI REINFORCED CONCRETE PAVEMENT OVER 24" COMPACTED SUBGRADE. REFER TO BLDG PLANS FOR COLOR/SURFACING

PAVING CONSTRUCTION NOTES	
INDICATED BY	
1.	EXISTING CURB & GUTTER.
2.	FULL DEPTH SAWCUT.
3.	REMOVE EXISTING CURB & GUTTER
4.	FULL DEPTH SAWCUT AT NEAREST JOINT & REMOVE EXISTING SIDEWALK.
5.	CONSTRUCT STANDARD 8" CROSS GUTTER PER CITY DETAIL.
6.	CONSTRUCT EXPANSION JOINT PER DETAIL.
7.	NOT USED.
8.	CONSTRUCT CONCRETE HEADER PER DETAIL.
9.	CONSTRUCT CURB & GUTTER PER DETAIL.
10.	CONSTRUCT CURB & GUTTER WITH ADJACENT SIDEWALK PER DETAIL.
11.	CONSTRUCT INTEGRAL CURB PER DETAIL.
12.	CONSTRUCT VARIABLE HEIGHT CURB PER APPLICABLE CURB DETAIL. REF GRADING PLAN.
13.	CONSTRUCT CURB OPENING FOR DRAINAGE.
14.	CONSTRUCT CONCRETE FLUME PER DETAIL.
15.	CONSTRUCT CURBED BARRIER FREE RAMP PER DETAIL.
16.	CONSTRUCT PERPENDICULAR BARRIER FREE RAMP PER DETAIL.
17.	CONSTRUCT CONCRETE SIDEWALK PER DETAIL.
18.	CONSTRUCT CONCRETE SIDEWALK BETWEEN BUILDING & CURB PER DETAIL.
19.	CONSTRUCT ACCESSIBLE PARKING AREA PER DETAIL.
20.	PAINT PARKING STALL STRIPING PER DETAIL.
21.	PAINT CROSSWALK PER DETAIL.
22.	PAINT ANGLED STRIPING PER DETAIL.
23.	PAINT FIRE LANE PER DETAIL.
24.	INSTALL STOP SIGN PER DETAIL.
25.	INSTALL FLARED BARRIER FREE RAMP PER DETAIL.
REFER TO SHEETS C11.10 - C11.13 FOR PAVING NOTES AND DETAILS.	

DEMOLITION & PAVING PLAN	
EXCEPTIONAL HEALTHCARE	
SECTION 33, T41S, R14W & SECTION 4, T42S, R14W, S.L.B. & M.	
CITY OF HURRICANE CITY, WASHINGTON COUNTY, UTAH	
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P.E. NO.: 13718701-2202 DATE: 08/25/25	ISSUE DATE: 08/25/25 DEC FILE NO.: 10876 CITY FILE NO.: - SHEET NO.: C11.1



PLANT MATERIAL NOTES:
 - PLANT MATERIALS SHALL BE DROUGHT TOLERANT, HAVE NONINVASIVE GROWTH HABITS, HAVE LOW MAINTENANCE CHARACTERISTICS, AND BE COMMERCIALY AVAILABLE.
 - PLANTS INSTALLED PER CHAPTER 32 SHALL CONFORM TO OR EXCEED THE PLANT QUALITY STANDARDS OF THE MOST RECENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 - TREES PLANTED TO SATISFY STANDARDS OF CHAPTER 32 SHALL HAVE A MIN. CALIPER OF TWO INCHES MEASURED AT GROUND LEVEL.
 - EVERGREEN TREES PLANTED TO SATISFY STANDARDS OF CHAPTER 32 SHALL HAVE A MIN. HEIGHT OF FOUR FEET. SHRUBS PLANTED TO SATISFY STANDARDS OF CHAPTER 32 SHALL HAVE A MIN. HEIGHT OF 18 INCHES AT THE TIME OF PLANTING.
 - GROUND AREA WITHIN A REQUIRED LANDSCAPE AREA SHALL BE LANDSCAPED AND PRESENT A FINISHED APPEARANCE UPON COMPLETION OF LANDSCAPING. ADDITIONAL GROUND COVER MAY CONSIST OF PLANT MATERIALS CHARACTERIZED BY HORIZONTAL AS WELL AS VERTICAL GROWTH, GENERALLY NOT EXCEEDING 18 INCHES IN HEIGHT. UP TO 85 PERCENT OF ADDITIONAL GROUND COVER MAY CONSIST OF MULCH SUCH AS DECOMPOSED GRANITE, CRUSHED ROCK, BARK CHIPS, OR OTHER SIMILAR MATERIAL. POROUS LANDSCAPE FABRIC SHALL BE REQUIRED UNDER THESE TYPES OF GROUND COVER.



Valley Quest
DESIGN

LANDSCAPE ARCHITECTS
 212 S. Elm St. Ste. 201
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PROJECT LANDSCAPE DATA TABLE				
CITY LANDSCAPE REQUIREMENTS PER CHAPTER 32 - LANDSCAPING AND WATER EFFICIENCY STANDARDS				
TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
GENERAL	ALL REQUIRED LANDSCAPE AREAS SHALL BE OCCUPIED BY PLANT MATERIAL OF GROUND COVER. AREAS BETWEEN LIVING PLANTS SHALL HAVE MULCH UPON THE SOIL SURFACE WITH EXCEPTIONS FOR AREAS BEING RESTORED TO APPEAR AS NATIVE DESERT		YES	YES
STREET LANDSCAPING	A TEN-FOOT WIDE LANDSCAPED AREA ON ANY COMMERCIAL DEVELOPMENT ADJACENT AND PARALLEL TO THE FRONTAGE OF A PUBLIC STREET (EXCEPT FOR APPROVED DRIVEWAYS AND PEDESTRIAN WALKWAYS) AT LEAST ONE TREE AND THREE SHRUBS SHALL BE PLANTED FOR EVERY 35 FEET OF STREET FRONTAGE IN A REQUIRED LANDSCAPE AREA. TREES AND SHRUBS MAY BE CLUSTERED, PROVIDED THAT NO TREE SHALL BE WITHIN FIVE FEET OF ANOTHER	547 LF (FOOTHILL CANYON DR.)	10' 16 TREES 48 SHRUBS	MIN. 15' 16 TREES 48 SHRUBS
PARKING LOT LANDSCAPING	EVERY COMMERCIAL PARKING LOT CONSISTING OF MORE THAN 10 SPACES AND 3,500 SF OF AREA SHALL CONTAIN INTERNAL LANDSCAPED ISLANDS EQUAL TO A MINIMUM OF SEVEN PERCENT OF TOTAL PARKING LOT AREA FOR EVERY TEN REQUIRED PARKING SPACES, A MIN. OF TWO SHRUBS AND ONE DECIDUOUS TREE SHALL BE PROVIDED WITHIN THE INTERNAL PARKING AREA LANDSCAPED AREAS SHALL CONTAIN A MINIMUM OF 25 SF AND SHALL HAVE A MIN. AVERAGE WIDTH OF AT LEAST FIVE FEET	19,586 SF PARKING AREA 38 REQUIRED SPACES	7% - 1,371 SF 8 SHRUBS 4 TREES YES	3,977 SF 8 SHRUBS 4 TREES YES

PLANT LEGEND

CANOPY TREES	SHRUBS / ORNAMENTAL GRASSES	OTHER
<ul style="list-style-type: none"> RED PUSH PISTACHE SOUTHERN LIVE OAK LACEBARK ELM RIO GRANDE ARIZONA ASH 	<ul style="list-style-type: none"> YELLOW BIRD OF PARADISE GIANT HESPERALOE LENA SCOTCH BROOM RUSSIAN SAGE BLUE RUG JUNIPER NEW GOLD LANTANA BRAKELIGHTS RED YUCCA ORANGE KING DAYLILY DEER GRASS MEXICAN FEATHER GRASS 	<ul style="list-style-type: none"> UNDISTURBED EXISTING LANDSCAPE CONTRACTOR TO PROTECT EXISTING LANDSCAPE AND RESTORE ANY AREAS DISTURBED BY CONSTRUCTION TO REPLICATE AND BLEND WITH EXISTING NATIVE DESERT CONDITIONS OF SURROUNDING LANDSCAPE RIVER ROCK CHAT ROCK MULCH

LANDSCAPE PLAN

EXCEPTIONAL HEALTHCARE

SECTION 33, T41S, R14W & SECTION 4, T42S, R14W, S.L.B. & M.
CITY OF HURRICANE CITY, WASHINGTON COUNTY, UTAH

	ENGINEERING DEC
	8300 TOWN & COUNTRY BOULEVARD, SUITE 100 FRISCO, TEXAS 75034 469-850-0300 dec-ent.com
ISSUE DATE 10/27/25	VQD FILE NO. 2024-113
CITY FILE NO. -	SHEET NO. LP1.0

10/27/2025

FOOTHILL CANYON DRIVE

1" WATER METER
1" BALL VALVE
1" WYE FILTER
1" RP ASSEMBLY
1" MASTER VALVE

1" 7
12 TREE

1" 1
12 TREE

2 1"
8 DRIP

1" 6
8 DRIP

8 1"
8 DRIP

1" 3
8 DRIP

1" 5
10 DRIP

1" 4
10 DRIP

CONTROLLER
WITH RAIN AND FREEZE
SENSOR MOUNTED IN
LOGICAL LOCATION.

MAIN BUILDING

SURGERY
CENTER



LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

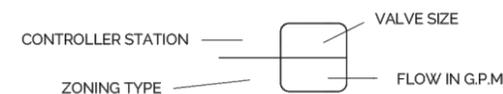
FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	1/2" CLASS 315
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

IRRIGATION LEGEND

- △ HUNTER MSBN-10F STREAM BUBBLER NOZZLE INSTALLED ON FLEX PIPE (18" MIN. LENGTH)
SEE INSTALLATION NOTE #9 REGARDING TREE BUBBLER LATERAL PIPE
- ⊗ HUNTER SINGLE / MULTI OUTLET (HEB-10-BR / MPE-10) POINT SOURCE DRIP EMITTERS.
SEE INSTALLATION NOTE #16 REGARDING EMITTER LAYOUT AND CONNECTION TO DRIP VALVE ASSEMBLY
- ⊕ HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE
SEE INSTALLATION NOTE #8 REGARDING TREE BUBBLER LATERAL PIPE
- ⊕ HUNTER PCZ-101, ICZ-101, AND ICZ-102 DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR AND 120 MESH SCREEN
- ⊕ HUNTER HQ-33DLRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- ⊕ WILKINS 375 SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE
WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE.
- ⊕ LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
- ⊕ HUNTER IC22 SERIES AUTOMATIC CONTROLLER MODEL IC2-1200-M WITH WIRELESS SOLAR SYNC SENSOR
LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
- MASTER ELECTRIC VALVE; (HUNTER ICV OR APPROVED EQUAL)
- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- ONE 4" CLASS 200 SLEEVE PIPE
- TWO 4" CLASS 200 SLEEVE PIPES
- 1 1/2" PVC CONDUIT WITH LONG RADIUS SWEEP FITTINGS
- L.I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

NOTES:

- L.I.C. TO REFER TO LANDSCAPE PLAN FOR PLANT LOCATIONS.
- ALL PLANTS IN DRIP BEDS ARE TO HAVE DRIP EMITTERS PER THEIR WATER REQUIREMENTS.
- REFER TO THE REVISED SITE PLAN FOR EXACT REVISED SITE CONDITIONS.



CRITICAL ZONE CHART

(CONTROLLER STATION #4)
HYDRAULIC CALCULATIONS
METER SIZE = 1" METER
AVAILABLE FLOW = 30 GPM
STATIC PRESSURE = 65 PSI
(TO BE CONFIRMED BY CONTRACTOR)

PRESSURE:

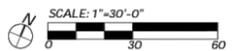
PRESSURE AT POINT OF CONNECTION:	65.00 PSI
ELEVATION LOSS:	N/A
AVAILABLE PRESSURE:	65.00 PSI

DESIGN CALCULATION:

ZONE FLOW:	10.00 GPM
P.O.C. AVAILABLE FLOW:	30.00 GPM
RESIDUAL FLOW:	20.00 GPM

CRITICAL ZONE

PRESSURE REQUIRED @ HEAD:	35.0 PSI
LOSS @ SERVICE:	1.0 PSI
LOSS @ LATERAL PVC PIPE:	2.5 PSI
LOSS @ ELECTRIC VALVE:	1.8 PSI
PRESSURE AT CRITICAL ZONE:	40.3 PSI
LOSS @ 1" WATER METER FOR 10 GPM:	1.0 PSI
LOSS @ 1" BACKFLOW PREVENTOR:	12.0 PSI
LOSS @ MAINLINE:	1.4 PSI
LOSS @ FITTINGS:	3.2 PSI
LOSS @ ELECTRIC VALVE:	1.5 PSI
LOSS @ MASTER VALVE:	1.5 PSI
CRITICAL ZONE PRESSURE @ POC:	58.02 PSI
AVAILABLE PRESSURE:	65.00 PSI
RESIDUAL PRESSURE:	6.98 PSI



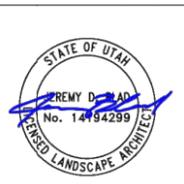
LANDSCAPE ARCHITECTS
212 S. Elm St. Ste. 201
Denton, Texas 76201
ph: 214.783.1715

IRRIGATION PLAN

EXCEPTIONAL HEALTHCARE

SECTION 33, T41S, R14W & SECTION 4, T42S, R14W, S.L.B. & M.

CITY OF HURRICANE CITY, WASHINGTON COUNTY, UTAH



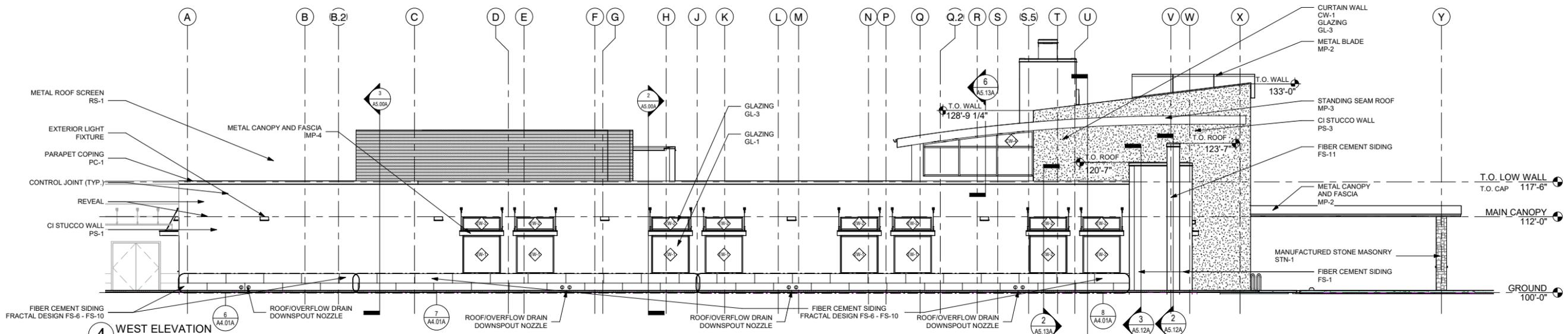
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2024-113

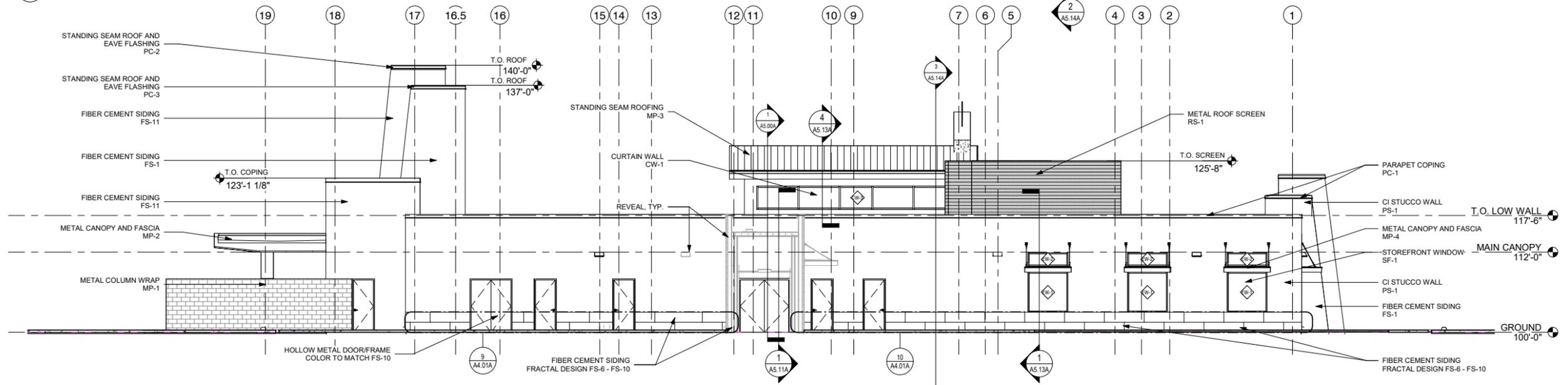
SHEET NO.
L11.0

10/27/2025

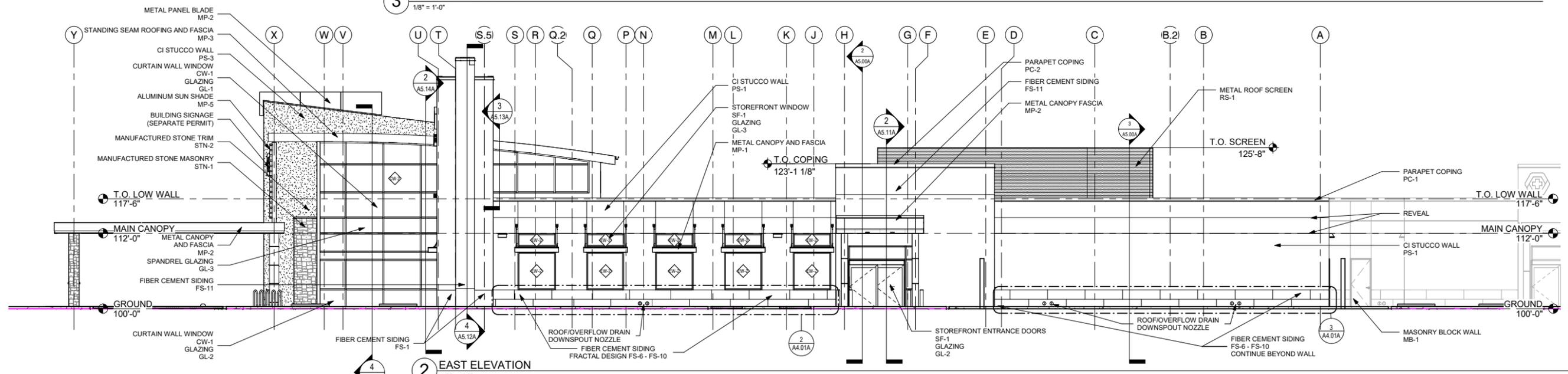
NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY LOCATING SERVICE AND/OR AUTHORITIES AND ALLOW A MINIMUM OF 72 HOURS FOR UTILITY LINES TO BE LOCATED AND MARKED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING UTILITIES AND SHALL BEAR ALL RESPONSIBILITY FOR ANY DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THESE REQUIREMENTS.



4 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

ELEVATION	
MP-1:	COLOR: A
MANUF:	MANUF: A
THICKNESS:	THICKNESS: 4
MP-2:	COLOR: A
MANUF:	MANUF: A
THICKNESS:	THICKNESS: 4
MP-3:	COLOR: A
MANUF:	MANUF: A
THICKNESS:	THICKNESS: 4
MP-4:	COLOR: A
MANUF:	MANUF: A
THICKNESS:	THICKNESS: 4
MP-5:	COLOR: A
MANUF:	MANUF: A
THICKNESS:	THICKNESS: 4
FS-1:	COLOR: A
MANUF:	MANUF: N
SERIES:	SERIES: N
PROFILE:	PROFILE: A
THICKNESS:	THICKNESS: 1
COLOR:	COLOR: C
FS-2:	COLOR: A
REMOVED FROM:	REMOVED FROM: FS-3
REMOVED FROM:	REMOVED FROM: FS-4
REMOVED FROM:	REMOVED FROM: FS-5
REMOVED FROM:	REMOVED FROM: FS-6
MANUF:	MANUF: N
SERIES:	SERIES: N
PROFILE:	PROFILE: A
THICKNESS:	THICKNESS: 1
COLOR:	COLOR: C
FS-7:	COLOR: A
MANUF:	MANUF: C
SERIES:	SERIES: C
PROFILE:	PROFILE: A
THICKNESS:	THICKNESS: 1
COLOR:	COLOR: C
FS-8:	COLOR: A
MANUF:	MANUF: C
SERIES:	SERIES: C
PROFILE:	PROFILE: A
THICKNESS:	THICKNESS: 1
COLOR:	COLOR: C
FS-9:	COLOR: A
MANUF:	MANUF: C
SERIES:	SERIES: C
PROFILE:	PROFILE: A
THICKNESS:	THICKNESS: 1
COLOR:	COLOR: C
FS-10:	COLOR: A
MANUF:	MANUF: C
SERIES:	SERIES: C
PROFILE:	PROFILE: A
THICKNESS:	THICKNESS: 1
COLOR:	COLOR: C
PS-1:	COLOR: A
MANUF:	MANUF: E
SERIES:	SERIES: E
COLOR:	COLOR: F
FINISH:	FINISH: C
PS-2:	COLOR: A
MANUF:	MANUF: E
SERIES:	SERIES: E
COLOR:	COLOR: F
FINISH:	FINISH: C
PS-3:	COLOR: A
MANUF:	MANUF: E
SERIES:	SERIES: E
COLOR:	COLOR: F
FINISH:	FINISH: C
SF-1:	COLOR: A
MANUF:	MANUF: F
SERIES:	SERIES: F
COLOR:	COLOR: G
CW-1:	COLOR: A
MANUF:	MANUF: F
SERIES:	SERIES: F
COLOR:	COLOR: G
PC-1:	COLOR: A
MANUF:	MANUF: G
COLOR:	COLOR: H
PC-2:	COLOR: A
MANUF:	MANUF: G
COLOR:	COLOR: H
PC-3:	COLOR: A
MANUF:	MANUF: G
COLOR:	COLOR: H
MB-1:	COLOR: A
MANUF:	MANUF: H
COLOR:	COLOR: I
TEXTURE:	TEXTURE: J
GL-1:	COLOR: A
MANUF:	MANUF: I
DEPTH:	DEPTH: K
TYPE:	TYPE: L
GL-2:	COLOR: A
MANUF:	MANUF: I
DEPTH:	DEPTH: K
TYPE:	TYPE: L
GL-3:	COLOR: A
MANUF:	MANUF: I
DEPTH:	DEPTH: K
TYPE:	TYPE: L
RS-1:	COLOR: A
MANUF:	MANUF: J
TYPE:	TYPE: M
COLOR:	COLOR: N
STN-1:	COLOR: A
MANUF:	MANUF: J
TYPE:	TYPE: M
COLOR:	COLOR: N
STN-2:	COLOR: A
MANUF:	MANUF: J
TYPE:	TYPE: M
COLOR:	COLOR: N



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Project ID
0428529Ar1

EXCEPTIONAL HEALTHCARE

Sign Item

Revision Note

Information Required for Production

Customer Approval

Signature _____

MM/DD/YYYY _____

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the sign being ordered. Notify Pattison ID immediately if further details are required.

Pattison
 1.866.635.1110
 pattisonid.com



D/F MONUMENT CUSTOM SCALE: 1/2" = 1'-0"
 ONE (1) REQUIRED - MANUFACTURE & INSTALL 83.33 Sq Ft.

ALUM. FAB. ACCENT PAINTED TO MATCH BUILDING COLOR (SW 6600 "ENTICING RED")

ALUMINUM FAB. MONUMENT BACKGROUND PAINTED TO MATCH BUILDING COLOR (SW 6959 "BLUE CHIP")

ROUTED LOGO BACKED w/ #7328 WHITE ACRYLIC w/ 1st SURFACE VINYL GRAPHICS LEAVING A WHITE OUTLINE/BORDER - DIGITALLY-PRINTED VINYL TO MATCH CUSTOMER'S VECTOR ART FILE - SEE COLOR DETAIL

WHITE LED ILLUMINATION

ALUMINUM FAB. HOSPITAL CABINET PAINTED WHITE - #7328 WHITE ACRYLIC FACES w/ 1st SURFACE VINYL GRAPHICS - DIGITALLY-PRINTED TO MATCH PMS 1795c RED & PMS 431c GRAY

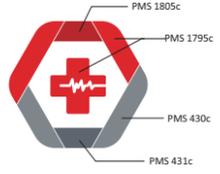
WHITE LED ILLUMINATION

ALUMINUM FAB. EMERGENCY CABINET P.T.M. 3M 3630-33 RED - #7328 WHITE ACRYLIC FACES w/ 3M 3630-33 RED VINYL FACE OVERLAYS - WEEDED OUT COPY TO BE WHITE SHOWING THRU

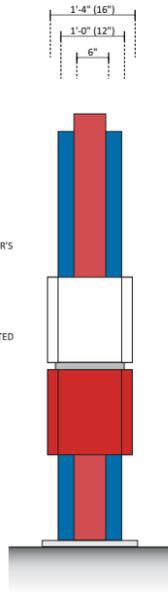
WHITE LED ILLUMINATION

CONCRETE MAINTENANCE PAD

STEEL PIPE SUPPORT SET IN CONCRETE PIER FOUNDATION AS REQUIRED



LOGO COLOR DETAIL



END VIEW
TOWARD STREET



OPPOSITE SIDE

Project ID
0428529Ar1

EXCEPTIONAL HEALTHCARE

Sign Item

SG A MONUMENT

Scale: AS NOTED

Revision Note

Information Required for Production

Customer Approval

Signature _____

MM/DD/YYYY

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Pattison
 1.866.635.1110
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September 15th, 2025

Narrative Statement for Planning Board

Re: PLAT # H-GIP-2-GS1 – Zoning from PC to GC

Proposed Use: Conditional Use for Small RV Dealership & Rental Operation

To the Honorable Members of the Planning Board,

This narrative is submitted on behalf of Scott T. Nielson and his proposed business of GlampersRV, LLC., regarding our proposal for the parcel identified as PLAT # H-GIP-2-GS1. We are seeking the necessary approvals to operate a small-scale RV (Recreational Vehicle) dealership and rental facility.

1. Proposed Business Operation:

Our business model is designed to be a low-impact, service-oriented enterprise with a focus on three core functions:

- **RV Sales:** The retail sale of new and pre-owned recreational vehicles.
- **RV Rentals:** Providing short-term and long-term rentals to the general public.
- **Fleet Services:** Maintaining a small, dedicated fleet of RVs to serve specific, pre-booked events.

2. Synergy with Adjacent Jellystone Campground & Community Benefit:

The strategic location of this parcel is integral to our business plan and represents a significant community benefit. Our operation is designed to be a complementary and supportive amenity to the existing Jellystone Campground, a major local attraction owned and operated by KSCO Investments, LLC.

- **Dedicated Rental Partner:** We have a formal agreement in principle with KSCO Investments, LLC, to become the preferred RV rental provider for their campground. Many guests wish to experience camping but do not own an RV. We will fulfill this demand directly, enhancing the guest experience at Jellystone and increasing its appeal and occupancy rates.
- **Event Support:** KSCO Investments, LLC hosts numerous events throughout the year at their Jellystone Campground. Our proposal includes maintaining a dedicated fleet of RVs to be used for these events (e.g., housing for performers, staff, VIP guests, or as hospitality suites). This eliminates the need for the campground to source vehicles from distant vendors, ensuring reliability and convenience for event execution.
- **Economic & Tourism Support:** By supporting the campground's operations and attracting our own customer base for sales and rentals, our business will contribute to local tourism, create new job opportunities, and generate increased tax revenue for the municipality.

3. Site Plan and Operational Details:

We are committed to operating a clean, professional, and aesthetically pleasing facility that will be an asset to the area.

- **Inventory:** We propose to maintain a managed inventory of approximately [e.g., 15-25] RVs on-site at any given time.
- **Facilities:** The operation will be conducted from a single, main office building. No major exterior structural changes are planned. A parking area with defined spaces for display, customer parking, and RV staging.
- **Screening:** We have a solid barrier block wall with appropriate landscaping and/or fencing as recommended to screen the inventory from public view and seamlessly blend with the character of the surrounding area, particularly the adjacent campground.

- **Hours of Operation:** Anticipated business hours will be consistent with similar retail operations, likely from 9:00 AM to 6:00 PM, Monday through Saturday. No late-night activity is anticipated.
- **Traffic & Safety:** Vehicle movement will be minimal and primarily consist of customer vehicles and the occasional slow movement of an RV to/from the adjacent campground. All RVs will be transported to and from the site by professional drivers. We do not anticipate a negative impact on local traffic patterns.

4. Conclusion:

Our proposal for PLAT # H-GIP-2-GS1 is not for a stand-alone commercial operation, but for a synergistic business that directly supports and enhances a key existing tourism asset in our community. We believe this use is consistent with the spirit of the area's zoning and comprehensive plan, as it promotes economic development while serving an established neighbor.

We are prepared to comply with all conditions set forth by the Planning Board and look forward to answering any questions you may have.

Respectfully submitted,

Scott T. Nielson
Owner
KSCO Investments, LLC
435-229-1673



STAFF COMMENTS

Agenda Date:	12/11/2025 - Planning Commission
Application Number:	AFSP25-05
Type of Application:	Final Site Plan Amendment
Action Type:	Administrative
Applicant:	Scott Nielson
Agent:	
Request:	Amendment to a Final Site Plan.
Location:	505 S Sand Hollow Road
Zoning:	Planned Commercial
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff comments
Report Prepared by:	Fred Resch III

Discussion:

The owners and operators of the Glampers Inn/Jellystone RV Park development are seeking approval of an Amended Final Site Plan to allow additional uses of the facility that were not considered or approved under existing entitlements. The applicant is asking for approval of an RV rental and sales facility, previously contemplated under a zone change approved earlier this year, as well as an additional restaurant facility next to the water park that was also not previously approved.



Vicinity Map

Staff comments:

The Planning Commission previously approved a parking modification and parking study, as well as a traffic impact study for this development (see AFSP25-01). This amendment increases the overall parking demand for the site. As part of the proposed RV sales and rental facility, the applicant is adding 45 parking stalls. This amount exceeds the required parking for the RV dealership (approximately 5 stalls) and the restaurant (29 stalls) under Hurricane City Code 10-34-10. Because parking for this project is being evaluated on a comprehensive, site-wide basis in accordance with the previously approved parking study and modification, the total number of proposed stalls for the entire development continues to meet City code requirements.

Traffic Signal:

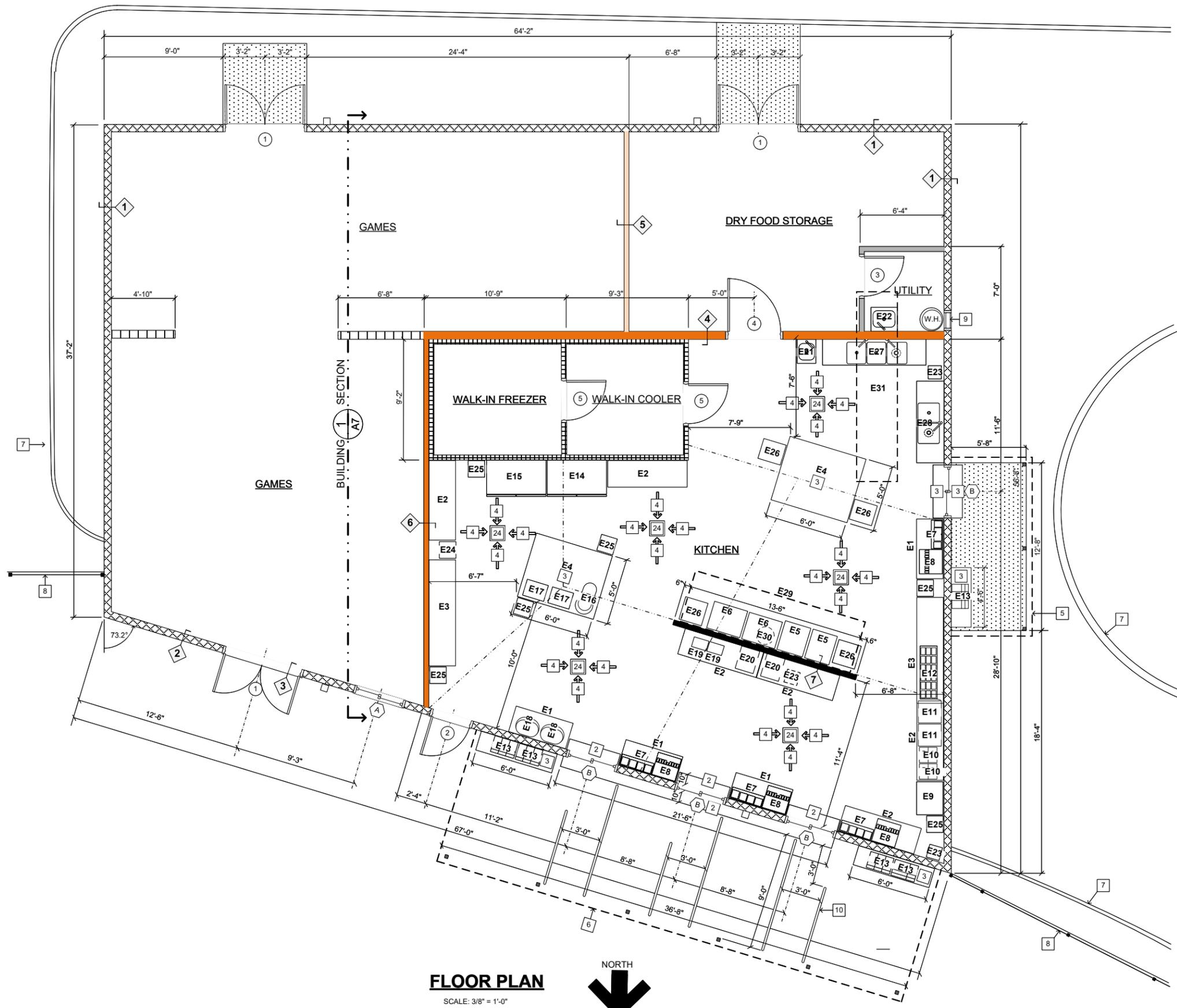
Under the approved traffic impact study for the Glampers Inn RV Park, the traffic and parking impacts from the existing Jellystone RV Park uses: including the waterpark, concessions/restaurant, ranger station, future activity center, ropes course, and maintenance building, were determined not to exceed the threshold that would require installation of a traffic signal. However, any expansion of the site, including the one proposed in this amendment, triggers the need for a traffic signal at the intersection of Jellystone Road and Sand Hollow Road. Installation of this signal was included as a condition of the previous site plan approval and must be completed as a condition for any additional development.

Findings:

1. The applicant has proposed adding additional parking stalls to offset the parking impacts of the expansion of the development to meet city code and the previous parking modification.
2. Based on the approved traffic impact study, this expansion triggers the requirement for a traffic signal at the intersection of Jellystone Road and Sand Hollow Road. Installation of this signal must be completed as a condition of approval, or fully bonded for, before development of the proposed new uses can proceed.

Recommendation:

The Planning Commission should review the application based on standards within the Hurricane City Code. Staff recommends approval of the amended site plan subject to staff comments and the findings in this report.



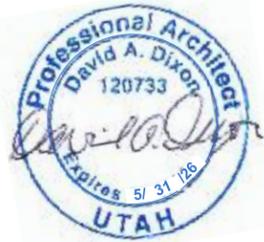
FLOOR PLAN
SCALE: 3/8" = 1'-0"

KEYED NOTES

- 1 EXIST. RANGER STATION EMPLOYEES LOUNGE WEST WALL.
- 2 3/4" THICK MARBLE OR GRANITE SERVING COUNTER.
- 3 3/4" THICK MARBLE OR GRANITE CONDOMENT COUNTER.
- 4 SLOPE CONC. SLAB 1/2" DOWN TO FLOOR DRAIN.
- 5 13'-6" x 6'-0" PRE-ENGINEERED PRE-FABRICATED PREFINISHED METAL CANOPY.
- 6 36'-8" x 10'-4" PREFINISHED PRE-ENGINEERED PRE-FINISHED METAL CANOPY.
- 7 EXIST. 6" WIDE CONC. CURB.
- 8 EXIST. METAL FENCE.
- 9 2 - 14" x 20" PREFINISHED METAL LOUVERS W/ INSECT SCREEN.
- 10 1 1/2" DIA. x 3'-0" HIGH STAINLESS STEEL RAILING. SEE DETAIL 18.

LEGEND

- EXTERIOR WALL W/ 2" x 6" D.F. #2 STUDS AT 16" O.C.
- INTERIOR WALL W/ 2" x 6" D.F. #2 STUDS AT 16" O.C.
- INTERIOR WALL W/ 2" x 4" D.F. #2 STUDS AT 16" O.C.
- 1-HOUR FIRE-RATED WALL
- 2-HOUR FIRE-RATED WALL
- 6" THICK INSULATED FOAM PANEL WALL
- INTERIOR WALL W/ 4" x 22 GAUGE STEEL STUDS AT 16" O.C.
- 4" CONC. FLATWORK
- 1 KEYED NOTE DESIGNATION
- 1 DOOR DESIGNATION
- A WINDOW DESIGNATION
- E1 KITCHEN EQUIPMENT NUMBER
- 1 DETAIL DESIGNATION



RESTAURANT NO. 2
Located in Section 12, T42S, R14W, S.L.B.4M.
Sand Hollow Road, Hurricane, Utah

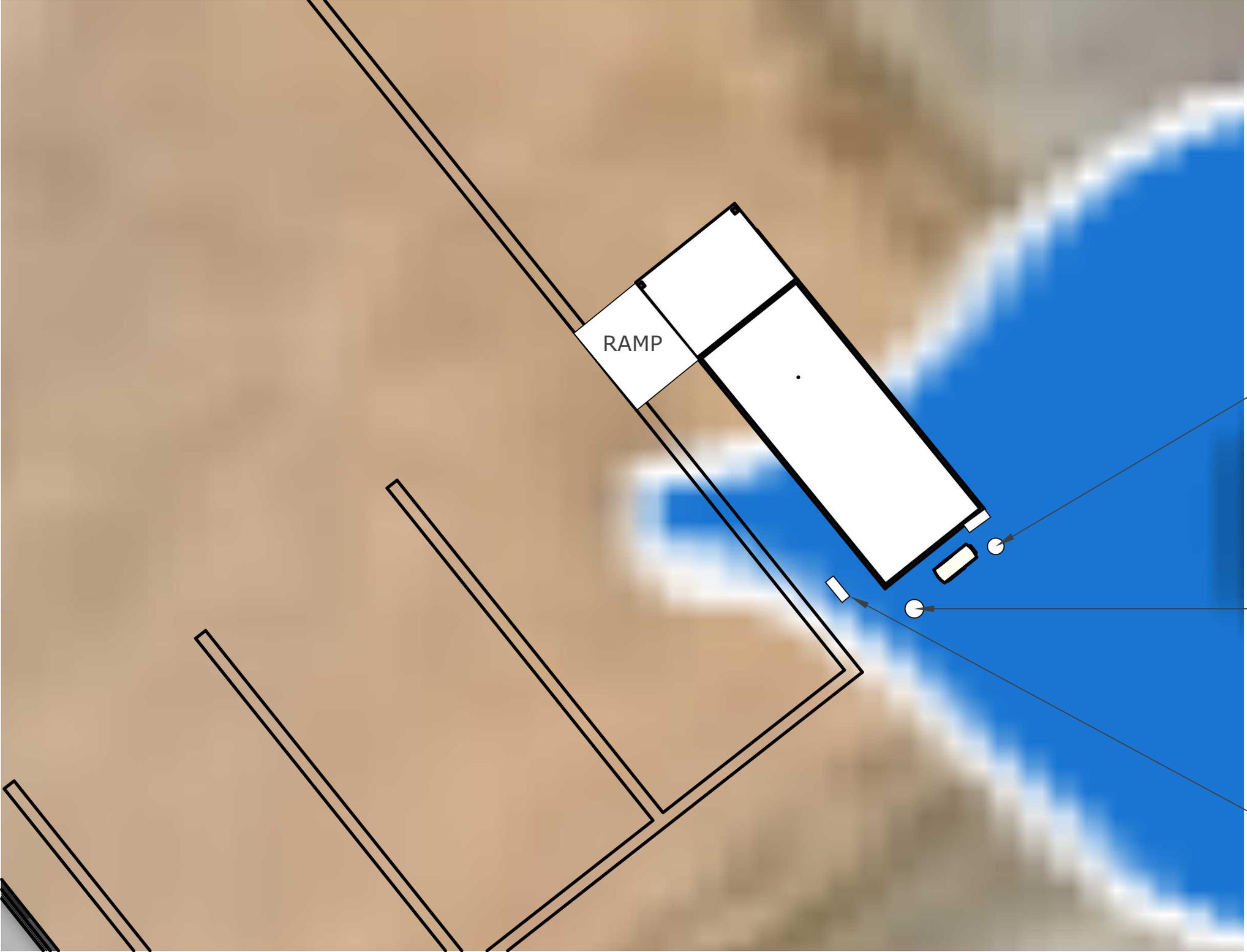
Atex Enterprises **Architect**
David A. Dixon
2177 S. OLD HIGHWAY 91, NEW HARMONY, UTAH 84757

DRAWING CONTENTS
FLOOR PLAN

DATE
11/17/25
LATEST REVISION
DRAWN BY
DAD
PROJECT NO.
2111
DWG. NO.
A3



RV DEALERSHIP
OFFICE



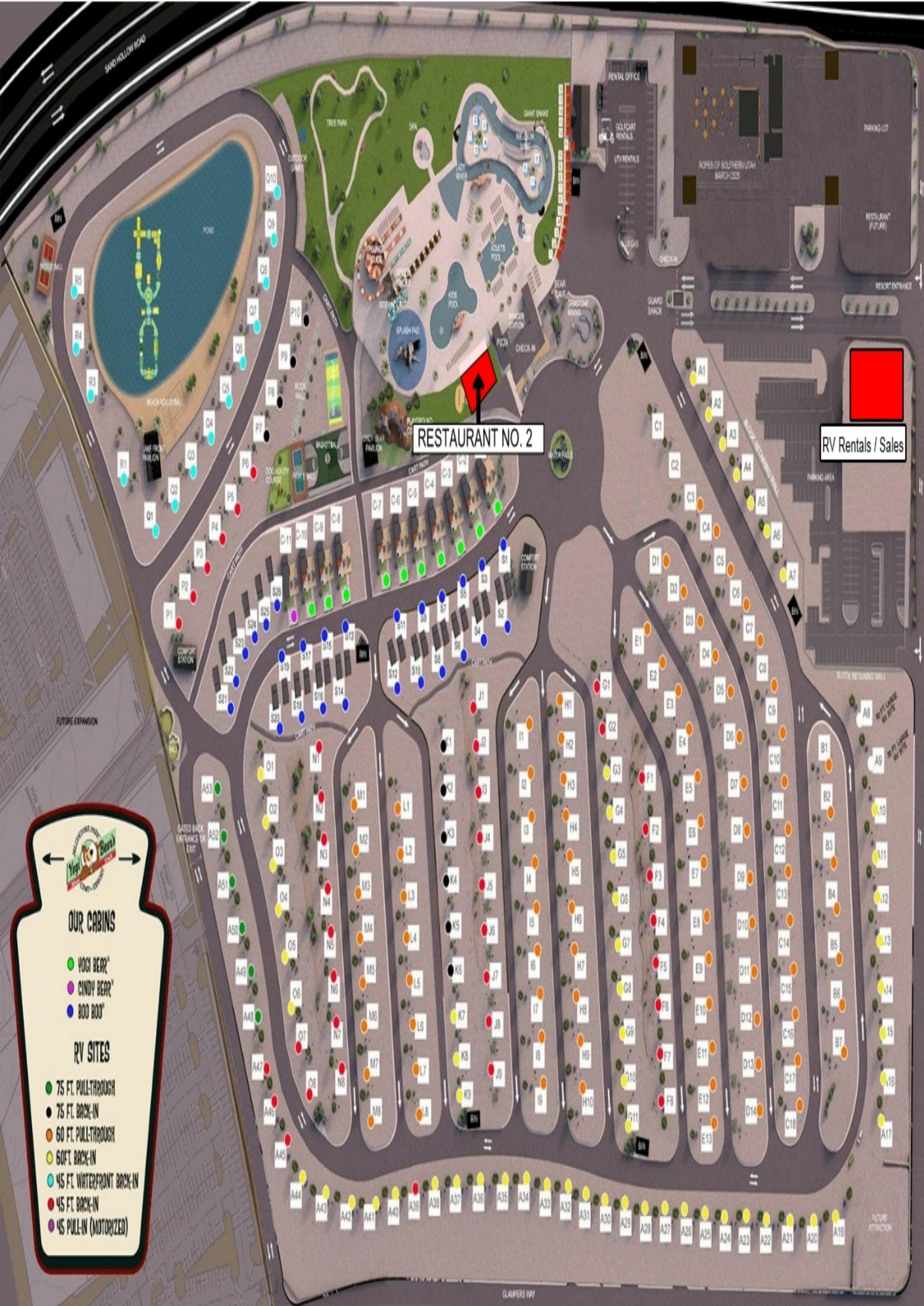
RAMP

WATER

SEWER

POWER





RESTAURANT NO. 2

RV Rentals / Sales



OUR CABINS

- YOGI BEAR
- CINDY BEAR
- BOO BOO

RV SITES

- 75 FT. PULL-THROUGH
- 75 FT. BACK-IN
- 60 FT. PULL-THROUGH
- 60 FT. BACK-IN
- 45 FT. WATERFRONT BACK-IN
- 45 FT. BACK-IN
- 45 PULL-IN (MOTORIZED)

Agenda Date:	12/11/2025 – Planning Commission
Application Number:	LUCA25-12
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 37, Section 10 regarding front yard setback standards for flag lots.
Recommendation:	Approve
Report Prepared By:	Gary Cupp

Discussion: Staff was directed by the City Council recommend a way to allow flag lots to be more optimally developed. To this end, staff proposes to amend the front yard setback standards for flag lots found in Title 10, Chapter 37, Section 10-37-10(B)(5) that currently designates the entire bottom of the “flag” portion of a flag lot as the front yard. The code currently reads:

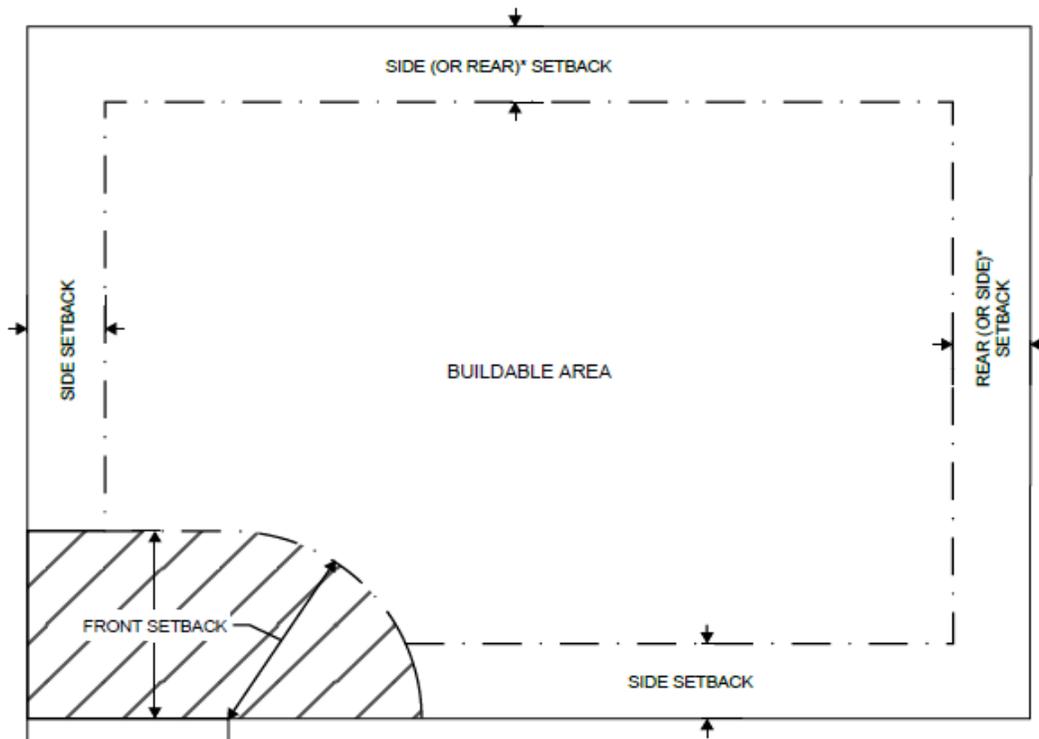
“The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located.”

Since the entire bottom of the flag is the front yard pursuant to this code section, it therefore demands that a front setback also extend across this area. Staff proposes to amend this section of code to read:

“The front yard setback area of a flag lot shall extend the distance required by the applicable zone in which the flag lot is located from the point where the side of the flag portion connects to the staff as depicted in Figure 37-1. Other yard setbacks shall also conform to the setback requirements of the zone in which the flag lot is located.”

This change will allow a lesser side yard or rear yard setback distance along the bottom of the flag portion of the lot, which will in turn allow development in an area of the lot that currently cannot be developed under the existing standard. The proposed Figure 37-1 is pasted below to visually illustrate the suggested setback adjustment for flag lots:

FIGURE 37-1



FLAG LOT TYPICAL SETBACKS

PER HURRICANE CITY CODE 10-37-10(B)(3) SUFFICIENT TURNAROUND SPACE PER THE INTERNATIONAL FIRE CODE MUST BE PROVIDED.
 *REAR SETBACK DETERMINED BY BUILDING'S ORIENTATION.
 REFER TO ZONING STANDARDS FOR REQUIRED SETBACK DISTANCES

LEGEND

- BUILDING SETBACK
- PROPERTY LINE
- FRONT SETBACK AREA

SCALE: 1" = 20' (8.50" X 11")

Power Department: The Power Department has reviewed the proposed code update and commented that they do not generally have concerns with flag lots as long as the property owners understand that they will need to run primary power into the flag lot for it to work. Sometimes the power source is further away than they expect so there can also be added expense to accommodate power service. They recommended that the “flag pole” portion should be increased to at least 30’ wide in order to get proper separation from each utility. Power requires 10’ from water, gas, or sewer. Currently the required staff width is 26 feet.

Engineering Department: The Engineering Department urged that room for adequate fire-turnaround, if needed, be provided and protected by easement. The code has been updated to reflect this.

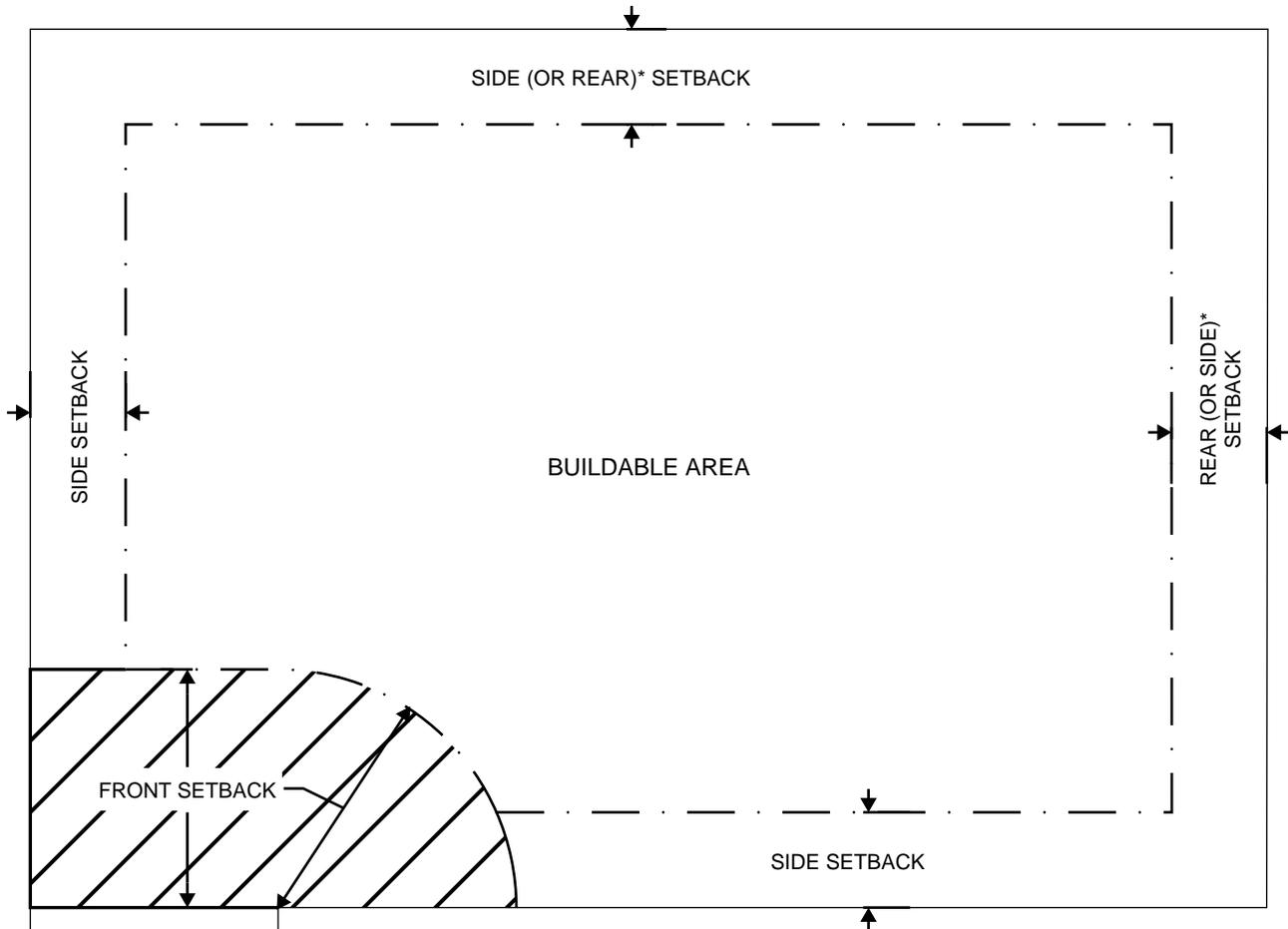
Recommendation:

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

Sec. 10-37-10. Flag lots.

A flag lot for one single-family dwelling may be allowed to accommodate the development of property that otherwise could not reasonably be developed under the regulations contained in this title or other titles adopted by the City. The primary purpose of this section is not to make development of property easier and more profitable. Rather, it is to serve as a "last resort" for property which may not otherwise be reasonably developed.

- A. *Factors.* When property is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:
1. More than two flag lots with contiguous staffs should be avoided;
 2. Whether development of the property in question under normal City land use and subdivision regulations is reasonable and practical; and
 3. Creation of a flag lot should not foreclose the possibility of future development of other large interior parcels that are not developable unless a street is extended to them across other adjacent properties.
- B. *Development standards.* When flag lots are permitted, they shall be subject to the following conditions:
1. A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion.
 2. The staff portion of the lot shall front on and be contiguous to a public street. The minimum width of the staff portion at any point shall be 26 feet. However, a greater staff width for lots within the sensitive lands overlay zone may be required. The maximum length of a staff shall be 500 feet. The maximum grade of a staff shall not exceed 12 percent.
 3. The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located. Sufficient turnaround space per the fire code shall be provided. **Fire turnaround space shall be protected by recorded easements.**
 4. No building or structure shall be located within the staff portion of a flag lot.
 5. The front yard setback area of a flag lot shall extend the distance required by the applicable zone in which the flag lot is located ~~be on from the point where~~ the side of the flag portion ~~which~~ connects to the staff as depicted in Figure 37-1. ~~Other~~ ~~Y~~yard setbacks shall also conform to the setback requirements of the zone in which the flag lot is located.
 6. A main building shall be located no more than 250 feet from a fire hydrant, measured along a public or private right-of-way or along the staff portion of a flag lot. An easement for any fire hydrant located on private property shall be provided to the City for access to and maintenance of the hydrant.
 7. Upon review the City may require installation of curb, gutter and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.
 8. Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right-of-way.
 9. The new residential structure to be constructed on a flag lot shall be no higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
 10. Before a flag lot is approved the joint utility committee must approve the design and location of all facilities needed to accommodate a single-family dwelling. Construction of the approved facilities must be complete before a building permit will be issued for the lot.
- (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2007-17, 7-5-2007; Ord. 2008-10, 6-5-2008)



FLAG LOT TYPICAL SETBACKS

PER HURRICANE CITY CODE 10-37-10(B)(3) SUFFICIENT TURNAROUND SPACE PER THE INTERNATIONAL FIRE CODE MUST BE PROVIDED.
 *REAR SETBACK DETERMINED BY BUILDING'S ORIENTATION.
 REFER TO ZONING STANDARDS FOR REQUIRED SETBACK DISTANCES

LEGEND

- BUILDING SETBACK - - - - -
- PROPERTY LINE —————
- FRONT SETBACK AREA 

SCALE: 1" = 20' (8.50" X 11")

Agenda Date:	12/11/2025 – Planning Commission
Application Number:	LUCA25-13
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapters 11 and 13 regarding development standards in the Single Family Residential R1-4 Zone.
Recommendation:	Approve
Report Prepared By:	Gary Cupp

Discussion: Staff was directed by the City Council to amend the recently adopted Single Family Residential R1-4 zone-specific development standards found in Section 10-13-4(A) of the Hurricane City Code. The primary change be to remove the adjacency restriction relating to its proximity to other residential zones:

~~“R1-4 developments shall not be clustered together or be located adjacent to another R1-4 zone. In addition, a proposed R1-4 zone adjacent to single-family residential zoning shall only be permitted when the adjacent zoning is R1-6 or R1-8; a proposed R1-4 zone is not permitted adjacent to any residential agriculture or agricultural zones.”~~

This restriction has proven to hinder advantageous use of the R1-4 zone. None have been applied for and only one exists in the city so far, and that one was not requested by the applicant but rather was negotiated as a compromise in place of a multifamily zone. The other significant amendment is to increase the minimum lot size to 63 feet instead of 50 feet, which is intended to help avoid a dense looking development. The other proposed updates include allowing front and rear yard setback exceptions for patio covers and one-room bumpouts:

- “Covered patios may extend into the front and/or rear setback area up to 5 feet; such patio covers cannot be wider than one half the length of the side of the home to which it will be attached.”*
- “A single room may extend into the front and/or rear setback area up to 2 feet to allow greater variety in home designs and to provide more functional floor plans.”*

Recommendation:

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

Sec. 10-11-2. Zone purposes.

In addition to the general purposes of this title as set forth in section 10-1-3 of this title, the various zones each serve more specific purposes as set forth below:

- A. *Agricultural zones.* Agricultural zones preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.
 - B. *Residential agriculture zones.* Residential agriculture zones allow a mix of agricultural and residential uses on large lots. Limited agriculture activities, the keeping of limited numbers of animals, and the enjoyment of a "gentleman farmer" type neighborhood are the purpose of these zones.
 1. The purpose of the RA-1 and RA-.5 zones is to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the City's semirural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl. The predominant use in these zones is intended to be large lot neighborhoods with detached single-family dwellings, protected from encroachment by commercial and industrial uses. Other major uses in these zones are small farms, hobby farms, and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
 - C. *Residential zones.* Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses.
 1. The purpose of the R1-15, R1-10, R1-8, R1-6, and ~~R1-4~~ R1-6 zones is to permit development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
 2. The purpose of the RM-1, RM-2, and RM-~~3~~2 zones is to permit well designed apartments, townhomes, twin homes, and condominiums at medium to high density that are appropriately buffered from and compatible with surrounding land uses. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
 3. The purpose of the MH/RV zone is to provide locations where neighborhoods consisting of manufactured/mobile homes and recreational vehicle parks and subdivisions may be created, maintained, and preserved. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
 - D. *Commercial zones.* Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the City.
 1. The purpose of the NC zone is to provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities that meet day-to-day needs of nearby residents and which are compatible in character and scale with adjacent development.
 2. The purpose of the GC zone is to accommodate a wide range of commercial uses developed without an overall plan or design scheme. Use of the GC zone for new commercial development should be avoided unless integrated shopping center development in another zone is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed appropriate for commercial use. Typical uses in this zone may include offices, retail stores, personal services, heavy commercial, and institutional uses.
-

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3. The purpose of the HC zone is to provide commercial areas with visibility and access from Interstate 15 and major arterial roads for the convenience of commuters and the traveling public. Typical uses include lodging facilities, personal services, travel plazas, restaurants and fast food facilities, and commuter parking.
 4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and nonresidents of the City. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.
 5. The purpose of the POC zone is to provide walkable commercial areas which are generally oriented toward local residents rather than out-of-town patrons. Uses typical of this zone include planned retail and office development and limited medium to high density residential uses that can be harmoniously mixed with commercial development.
- E. *Business and industrial zones.* Business and industrial zones provide areas for conducting business, manufacturing and industrial activities.
1. The purpose of the BMP zone is to provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities.
 2. The purpose of the PO zone is to provide locations primarily along arterial or major collector streets which will accommodate offices or laboratories for professional persons and other related uses. The zone is intended to provide availability of professional services conveniently to all neighborhoods in the City. Typical uses in this zone include offices for doctors, dentists, accountants, and other similar professions, medical and dental laboratories, and pharmacies.
 3. The purpose of the M-1 zone is to provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.
 4. The purpose of the M-2 zone is to provide areas where uses involving industrial processes and natural resource extraction may be permitted without negatively impacting other areas of the City, especially when undertaken on a large scale.
- F. *Open space and public facility zones.* Open space and public facility zones allow public or quasi-public uses.
1. The purpose of the OS zone is to recognize on the official zoning map areas which are open and generally undevelopable due to government ownership, their sensitive environmental nature and/or the unavailability of adequate public facilities, such as conservation areas and national park land.
 2. The purpose of the PF zone is to provide areas for facilities owned by public and quasi-public entities and which utilize relatively large areas of land. This zone is intended to provide immediate recognition of such areas on the official zoning map. Typical uses in this zone are cemeteries, government services, hospitals, open air theaters, public parks, public schools, and public utility facilities.
- G. *Special purpose and overlay zones.* Special purpose zones are intended to accomplish objectives unique to the particular zone. Overlay zones implement supplemental regulations that apply geographically,
-

regardless of the underlying base zone. Whenever the regulations of a base zone and an overlay zone conflict, overlay zone regulations apply.

1. The purpose of the APO zone is to protect and preserve existing agricultural areas from encroachment of development and to allow ongoing agricultural operations to continue without unreasonable regulations, except for those needed to protect public health and safety.
2. The purpose of the HDO zone is to implement regulations designed to promote the preservation of structures and sites having historical, cultural, or architectural significance, and to foster economic development consistent with historic preservation plans adopted by the City.
3. The purpose of the PDO zone is to permit a compatible, master planned mix of various uses in combination with open space components on land that has unique or unusual characteristics that warrant customized development requirements. Although development size may vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.
4. The SLO zone provides regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas.
5. The RPZ zone provides regulations to promote and protect the City airport.
6. The recreation resort zone is established to designate certain areas within the City where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.
7. The general purpose of the extraction industries overlay zone is to provide for the operation of extraction industries in the City, while regulating the operation of such industrial uses particularly on properties in close proximity to residential districts and to provide regulatory standards and procedures to ensure the reclamation of the extraction industry sites upon completion of the extraction processes.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-9, 4-1-2004; Ord. 2004-15, 6-17-2004; Ord. 2008-10, 6-5-2008; Ord. 2009-04, 3-19-2009; Ord. 2009-15A, 11-5-2009; Ord. 2013-02, 3-21-2013; Ord. No. 2022-12, 5-5-2022; Ord. No. 2024-17, 12-19-2024; Ord. No. 2024-07, 1-2-2025; Ord. No. 2025-05, 4-3-2025)

Sec. 10-13-4. Development standards.

Development standards within residential zones shall be as set forth in table 10-13-2 of this section.

TABLE 10-13-2
DEVELOPMENT STANDARDS IN RESIDENTIAL ZONES

Development standard	Zones							
	R1-15	R1-10	R1-8	R1-6	R1-4	RM-1 ¹	RM-2	RM-3
Lot standards:								
Average lot area ²	15,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	6,000 sq. ft.	4,000 sq. ft.	n/a	n/a	n/a
Minimum lot area or acreage	12,000 sq. ft.	8,000 sq. ft.	6,400 sq. ft.	4,800 sq. ft.	3,900 sq. ft.	10,000 sq. ft.	1 acre (see note 10)	1 acre (see note 10)
Minimum lot width and/or project frontage	90 ft.	80 ft.	70 ft.	60 ft.	50-63 ft.	80 ft. project	100 ft. project	200 ft. project
Maximum density per acre	n/a	n/a	n/a	n/a	n/a	6 units/lots	10 units/lots	15 units/lots
Building standards:								
Maximum height, main building ³	35 ft.	35 ft.	35 ft.	35 ft.	30 ft.	35 ft.	35 ft.	35 ft.
Maximum height, accessory building ⁴	16 ft.	16 ft.	16 ft.	16 ft.	n/a	20 ft.	20 ft.	20 ft.
Maximum size, accessory building	1,200 sq. ft.	1,200 sq. ft.	500 sq. ft.	500 sq. ft.	n/a	1,000 sq. ft.	1,000 sq. ft.	500 sq. ft.
Building coverage: see subsection 10-37-12l of this title	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot	50% of lot
Distance between buildings	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.	20 ft.
Setback standards—Front yard:								

Any building ⁵	25 ft.	Living area 20' Garage 22'	Living area 20' Garage 22'	Living area 20' Garage 22'				
Setback standards—Rear yard:								
Main building	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Accessory building, including private garage ⁶	See note 9	See note 9	See note 9	See note 9	n/a	See note 9	See note 9	See note 9
Setback standards—Interior side yard:								
Main building	10 ft.	10 ft.	10 ft.	8 ft.	See note 11	10 ft.	10 ft.	10 ft.
Accessory building, including private garage	See note 6	See note 6	See note 6	See note 6	n/a	See note 6	See note 6	See note 6
Setback standards—Street side yard:								
Main building ⁷	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	20 ft.	20 ft.
Accessory building	See note 6	See note 6	See note 6	See note 6	n/a	See note 6	See note 6	See note 6
Pool location and setbacks ⁸	3 ft.	3 ft.	3 ft.	3 ft.	n/a	3 ft.	3 ft.	3 ft.

Notes:

1. Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards.
2. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
3. Except as otherwise permitted by subsection 10-13-7C of this chapter.
4. Except as otherwise permitted by subsection 10-13-7B of this chapter.
5. Except as modified by the provisions of subsection 10-37-12F, setback measurement, of this title.
6. If located at least ten feet from main building, two feet. Otherwise, same as for main building.
7. When this side setback is required, rear setback may be reduced to ten feet.
8. Pools must be located behind front yard setbacks. Setback is measured from rear and side property lines. Pools may require special engineering. A closer property line setback may be approved by the building official if engineering ensures structural integrity for any adjoining buildings or walls as well as the pool.
9. If located at least ten feet from main building, ten feet. Otherwise, same as for main building. No accessory building shall be built within a public utility easement.
10. Minimum area shall not be required in downtown area as listed within the general plan map to allow for infill and redevelopment of the downtown area in order to accomplish goals within the City's general plan and supporting master plans.

-
11. Side yards shall be 5 feet on one side and minimum 10 feet on the other side.

A. *R1-4 specific zoning and development standards.*

1. ~~R1-4 developments shall not be clustered together or be located adjacent to another R1-4 zone. In addition, a proposed R1-4 zone adjacent to single-family residential zoning shall only be permitted when the adjacent zoning is R1-6 or R1-8; a proposed R1-4 zone is not permitted adjacent to any residential agriculture or agricultural zones.~~ Areas zoned R1-4 shall be distributed evenly throughout the City in an orderly, harmonious, and functionally efficient manner.
2. No R1-4 zoned development or subdivision shall exceed ten acres.
3. No building shall exceed two stories.
4. Each lot shall have a minimum width of 18 feet of concrete driveway.
5. The maximum lot size is 6,000 square feet.
6. The maximum footprint of the main building is 1,500 square feet.
7. No accessory buildings or accessory dwellings units are permitted.
8. A development agreement between the City and the applicant may be required by the City Council as part of the Council's legislative action to add R1-4 zoning to the City's zoning map.
9. Side yards shall be 5 feet on one side and minimum 10 feet on the other side.
10. Covered patios may extend into the front and/or rear setback area up to 5 feet; such patio covers cannot be wider than one half the length of the side of the home to which it will be attached.
11. A single room may extend into the front and/or rear setback area up to 2 feet to allow greater variety in home designs and to provide more functional floor plans.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2004-15, 6-17-2004; Ord. 2005-6, 2-17-2005; Ord. 2017-14, 8-17-2017; Ord. 2018-14, 12-20-2018; Ord. 2019-02, 3-7-2019; Ord. No. 2020-12, 3-5-2020; Ord. 2020-18, 9-3-2020; Ord. No. 2021-05, 6-3-2021; Ord. No. 2024-07, 1-2-2025)



STAFF COMMENTS

Agenda Date:	12/11/2025 – Planning Commission
Application Number:	LUCA25-13
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 6, Section 10-6-5 regarding compensation for the Appeals Board.
Recommendation:	Approve
Report Prepared By:	Gary Cupp

Discussion: The Appeals Board currently receives compensation based on a contract approved by the City Council. This code update is to establish their compensation by way of a fee instead of a contract that needs periodic renewal by the City Council. The code will also be updated to provide a complete list of the duties and responsibilities of the Appeals Board, as shown in the attached redlined ordinance section.

Recommendation:

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

Sec. 10-6-5. Appeals Board.

- A. *Established.* In order to provide for just and fair treatment in the administration of this title, and to ensure that substantial justice is done, an Appeals Board is hereby established to exercise the powers and duties specified herein. The Appeals Board shall consist of three members.
- B. *Qualifications, appointment, and compensation.*
1. Appeals Board members shall consist of:
 - a. One member professionally trained in land use, law, or public administration;
 - b. One member who is not a City resident; and
 - c. One member who is a City business owner.
 2. No member of the Appeals Board shall be a member of the City Council, the Planning Commission, or City staff.
 3. Appeals Board members shall be appointed by the Mayor with the advice and consent of the City Council.
 4. Appeals Board members shall be compensated according to a fee established in accordance with a contract approved by the City Council.
- C. *Standards of actions.*
1. The Appeals Board shall:
 - a. Act in a quasi-judicial manner; and
 - b. Serve as the final arbiter of issues involving the interpretation or application of land use ordinances.
- D. *Powers and duties.*
1. The Appeals Board is hereby designated as the Land Use Authority to hear and decide the following matters:
 - a. Applications for a determination of special exceptions, as provided in section 10-7-11 of this title;
 - b. Applications for a variance from the terms of this title, as provided in section 10-7-12 of this title;
 - c. Applications to determine the existence, expansion or modification of a nonconforming use or noncomplying structure, as provided in section 10-7-14 of this title.
 2. The Appeals Board is hereby designated as the Appeal Authority to hear and decide the following matters:
 - a. Appeals from Planning Commission decisions regarding conditional use permits, as provided in section 10-7-9 of this title;
 - b. Appeals from administrative decisions by the Zoning Administrator applying the provisions of this title.
 - c. Appeals from administrative decisions of the Land Use Authority regarding a land use permit or a land use application.
 - d. Appeals from land use decisions applying land use ordinances.
 - e. Appeals from administrative decisions of the City Building Official regarding the building codes and standards.
 - f. Appeals from a fee charged in accordance with Utah Code section 10-20-904, as amended.

- E. *Appeals.* Appeals to the Appeals Board shall be filed in writing with the City Recorder within 14 days from the date of the decision or action appealed and shall state the grounds for the appeal. The officer or department from whom the appeal is taken shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.
- F. *Notice of hearing.* The Appeals Board shall fix a reasonable time for the hearing of each appeal, give public notice thereof and due notice to the parties in interest as provided in section 10-7-4 of this title.
- G. *Decisions of the board.* At the hearing of any matter the parties affected may appear in person with or without an attorney. The Appeals Board shall decide all appeals and other issues brought before it within a reasonable time.
- H. *Stay of proceedings.* An appeal to the Appeals Board shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board that by reason of the facts stated in the appeal, a stay would in his or her opinion, cause immediate peril to life or property. In such case, proceedings shall not be stayed except by a restraining order granted by the Appeals Board or by the District Court upon application, notice, and due cause shown.
- I. *Restrictions on scope of appeal.*
 - 1. Only land use decisions applying the land use ordinance to a particular application, person, or parcel may be appealed to the Appeals Board.
 - 2. The Appeals Board may not consider any land use ordinance amendments.
 - 3. Appeals may not be used to waive or modify the terms or requirements of the land use ordinance.
- J. *Burden of proof.* The person or entity making the appeal has the burden of proving that an error has been made. Every appeal shall refer to the specific provisions of the ordinance involved and shall exactly set forth the error that is claimed. The appealing party is required to present to the Appeal Authority every theory of relief that it could raise in district court.
- K. *Standards.* In reviewing an action or decision from which an appeal has been taken, the Appeal Authority shall apply the appropriate standards, requirements or criteria as specified within this title and state law for such action or decision, and accordingly shall review the action or decision only to determine if an error was made in applying the land use ordinance.
- L. *Stay of action.* An appeal stays all proceedings in furtherance of the action appealed from unless the City Council finds and certifies to the Appeal Authority that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order issued by the district court.
- M. *Administrative powers on appeal.* In his/her decision, the Appeal Authority may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed. At the public meeting, the Appeal Authority may continue consideration to a later date. If consideration of the appeal is adjourned, within 35 days following the closing of the public meeting on an appeal, the Appeal Authority shall act on the appeal at a public meeting held in conformance with Utah Code Annotated title 52, chapter 4, open and public meetings.
- N. *Decision and findings.* The Appeal Authority's decision takes effect on the date his or her written decision is issued. The decision of the Appeal Authority regarding the appeal shall contain a full record of the findings of the body in the particular case. The Appeal Authority's decision constitutes a final, appealable decision.
- O. *District court review of Appeal Authority decision.* No decision of an official or administrative body of the City administering or interpreting the land use ordinance may be appealed directly to the district court. Before petitioning for district court review, a person must exhaust all administrative remedies by appealing to the Appeals Board in accordance with this section and receiving a final decision issued by the Appeals Board. Any person adversely affected by any decision of the Appeals Board, including the City Council, may file a petition for review of the decision with the district court within 30 days of the Appeals Board's final decision. The

right to file a petition for review of the Appeals Board's decision is lost if the petition is not filed within 30 days of the decision.

1. In the petition, the plaintiff may allege only that the Appeals Board's decision was not supported by substantial evidence or was arbitrary, capricious or illegal. The court shall review the decision of the Appeals Board pursuant to the standards found in Utah Code Annotated section 10-9a-801(3).
 2. The Appeals Board shall transmit to the reviewing court the record of its proceedings, including its minutes, findings, orders and if available, a true and correct transcript of its proceedings. If the proceeding was recorded, a transcript of that recording is a true and correct transcript for purposes of this subsection.
 3. The filing of a petition does not stay the decision of the Appeals Board. However, before filing the petition, the aggrieved party may petition the Appeals Board to stay its decision. Upon receipt of a petition to stay, the Appeals Board may order its decision stayed pending district court review if the Appeals Board finds it to be in the best interest of the municipality.
 4. After the petition is filed the petitioner may seek an injunction staying the Appeals Board's decision.
 5. The petitioner may not present any information, evidence, or theory of relief that was not presented to the Appeals Board.
- P. *Appeals from the board.* Any person aggrieved by a final decision of the Appeals Board may appeal such decision to district court, provided that the petition for such relief is presented to the court within 30 days from the date of the decision of the Appeals Board.

Planning Commission 2026 Meeting Schedule

Regularly scheduled meetings are held on the 2nd and 4th Thursday of each month (as shown below) at **6:00 PM** in the City Council Chambers, 147 North 870 West.

Special meetings such as General Plan Amendments and Joint City Council/Planning Commission work sessions are scheduled throughout the year.

January 8, 2026
January 22, 2026
February 12, 2026
February 26, 2026
March 12, 2026
March 26, 2026
April 9, 2026
April 23, 2026
May 14, 2026
May 28, 2026
June 11, 2026
June 25, 2026
July 9, 2026
July 23, 2026
August 13, 2026
August 27, 2026
September 10, 2026
September 24, 2026
October 8, 2026
October 22, 2026
November 12, 2026
December 10, 2026

NOTE TO AGENDA ITEM APPLICANTS: Application deadlines vary depending on the application. The required deadlines are listed on the individual application or you may contact the Planning Department. These deadlines are necessary to allow staff sufficient time to review and process each application. Failure to submit **ALL** required application materials by the meeting deadline will delay the consideration of the application.

**Hurricane Planning Commission
Meeting Minutes
October 23, 2025**

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

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

Members Excused: Michelle Smith and Paul Farthing.

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Mark Sampson

Prayer and/or thought by invitation given by Shelley Goodfellow

Amy Werrett motioned to approve the agenda as presented. Shelley Goodfellow seconded the motion. Unanimous.

Declaration of any conflicts of interest

NEW BUSINESS

1. WCUP25-01: Discussion and consideration of a possible approval of a conditional use permit for a wall of greater height located at 2170 W 600 N. Hurricane City Power, Applicant. Jared Ross, Agent.

Jared Ross shared that construction on the Sky Mountain Substation originally began in 2021 but was placed on hold to allow completion of the Three Falls Substation located on 1300 South. The Sky Mountain project is now resuming to provide additional power capacity for future development to the west and south. Plans include the construction of an eight-foot wall for security purposes and to minimize visibility from the public right-of-way. There were no comments from the commissioners.

Ralph Ballard motioned to approve WCUP25-1 for a wall of greater height and based on the fact that it meets city code requirements. Brad Winder seconded the motion. Unanimous.

2. AFP25-11: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Plat E Lots 31 & 32 located at 3723 W 2800 S. Teresa Peters, Applicant. Cody Arnoldson, Agent.

Terry Spinks shared that this lot is to combine the two lots to build a garage. No comments from the commissioners.

1 *Amy Werrett motioned to approve AFP25-11 subject to staff and JUC comments. Shelley Goodfellow*
2 *seconded the motion. Unanimous.*
3

4 **3. PSP25-21: Discussion and consideration of a possible approval of Desert Sands**
5 **Garage Condos, a storage unit development located at 2950 S Sand Hollow Road. The Hollows**
6 **LLC, Applicant. Logan Blake, Agent.**

7 Brett Burgess shared that they were encouraged to include some commercial development along Sand
8 Hollow Road. After hearing community feedback about the need for commercial space in the area, they
9 incorporated it into their master plan. One of the recurring issues they have encountered among
10 residents is the lack of storage options on this side of town. Many of the residential lots are smaller and
11 do not allow sufficient space for storage. The intent of this proposal is to provide storage solutions for
12 residents and to determine whether there is continued interest in commercial development in the area.
13 Mr. Burgess noted that the demand for this type of use has primarily come from residents within their
14 own community.
15

16 Mark Sampson asked for clarification on the comments regarding private and public streets. Fred Resch
17 III explained that commercial developments are somewhat different from residential areas and that street
18 ownership is less of a concern. Mr. Sampson asked whether the proposal would include any living
19 space, and Mr. Burgess responded that it would consist solely of storage units. He stated that they
20 would prefer to include gates for security, which would require the private streets to be maintained by the
21 HOA. If the city requires the streets to remain public, they are willing to comply, though their preference
22 is to keep them private.
23

24 Ralph Ballard asked if the commercial portion would be open to various commercial enterprises. Mr.
25 Burgess explained that their plan is to retain ownership and rent the units; however, they may condo
26 them to allow for individual sales if necessary. If required, they are open to including restrictions through
27 a development agreement. Their goal is to receive feedback on this initial four-acre phase before
28 proceeding with additional development on the rest of their commercial property. Mr. Ballard asked
29 whether opening the property for commercial use could allow other businesses to operate from the site.
30 Mr. Resch responded that any change in use would require an updated site plan and a review of parking
31 requirements.
32

33 Brad Winder asked why storage use would be permitted if it is not currently allowed in the neighborhood
34 commercial zone. Gary Cupp explained that when this project was originally approved, storage was a
35 permitted use. Although the code has since been updated to remove that use, the project remains
36 entitled under the previous approval.
37

38 Amy Werrett asked whether the storage units would be limited to residents of the associated HOA or
39 open to the general public. Mr. Burgess confirmed that the facility would be open to anyone.
40

41 *Brad Winder motioned to approve PSP25-21 subject to staff and JUC comments. Shelley Goodfellow*
42 *seconded the motion. Unanimous.*
43

44 **4. PSP25-23: Discussion and consideration of a possible approval of a preliminary**
45 **site plan for Desert Sands Commercial, a commercial development consisting of six**
46 **retail/restaurant buildings and a self-service car wash. 4640 W Dixie Springs Drive. The Hollows**
47 **LLC, Applicant. Logan Blake, Agent.**

48 Brett Burgess explained that they have already seen interest from several businesses for this site and
49 intend to move forward with a series of triplex-style commercial units. Along the frontage, they plan to
50 include a self-service wash, which they believe will be highly used given the proximity to the dunes, as
51 well as a pad for a future gas station.

1
2 Ralph Ballard asked about the project timeline. Mr. Burgess said they plan to move ahead as soon as
3 approvals are in place. Their intention is to begin with two or three buildings to test demand before
4 expanding further. When asked which components would be built first, Mr. Burgess said the wash
5 station and a restaurant would likely be the initial phases.
6

7 Shelley Goodfellow noted that the area is likely to become a future commercial hub and expressed hope
8 that both proposed projects in the vicinity see long-term success. Amy Werrett asked whether there
9 were any concerns with the pylon signs shown in the concept. Gary Cupp clarified that all signage will be
10 required to comply with city standards, and staff will ensure compliance as the project moves into later
11 stages.
12

13 Mrs. Werrett also asked about the drive-through being placed closer to the roadway and how that
14 appears on the presented plan. Jeremy Pickering explained that the driveway and landscaping
15 standards will guide the layout and that the current design is an efficient way to meet those
16 requirements.
17

18 Mrs. Goodfellow then asked if Mr. Burgess was aware of the city's 35-gallon-per-car water limit for
19 washes. Mr. Burgess said he was not but would comply. Mr. Ballard questioned whether reclaimed
20 water factored into that limit—whether the 35 gallons refers to total water use or water lost. Dayton Hall
21 noted that this part of the code has never been applied to a car wash, so interpretation will need to be
22 worked out. Mrs. Goodfellow said she would like to understand how the standard applies to a self-serve
23 wash. Mr. Hall reiterated that preliminary site plan review is the stage where these concerns are
24 identified so they can be addressed as the project progresses.
25

26 *Shelley Goodfellow motioned to approve PSP25-23 subject to staff and JUC comments. Amy Werrett*
27 *seconded the motion. Unanimous.*
28

29 **5. FSP25-34: Discussion and consideration of a possible approval of a final site plan**
30 **for Adventus, a mixed use development consisting of three buildings located at the southeast**
31 **corner of Bash Parkway and Sand Hollow Road. Enhanced Home Builders, Applicant. Karl**
32 **Rasmussen, Agent.**

33 Karl Rasmussen shared that the project would include underground parking. He noted that both Bash
34 Parkway and Sand Hollow Road have been constructed, and the developer is ready to move forward.
35 Shelley Goodfellow asked whether staff still recommended tabling the item. Gary Cupp responded that
36 previous concerns have been addressed and staff is now recommending approval.
37

38 Mark Sampson asked how many living units would be included in the development. Mr. Rasmussen
39 reviewed the unit count and explained that the project will include a mix of uses, featuring commercial
40 space, amenities such as a spa, gym, pool, hotel units, and residential units. Ralph Ballard commented
41 that the project is beautiful but asked about the previously mentioned limited water feature. Mr.
42 Rasmussen clarified that the areas in question are designed as retention and detention basins and will
43 not contain standing water.
44

45 *Amy Werrett motioned to approve FSP25-34 subject to staff and JUC comments. Shelley Goodfellow*
46 *seconded the motion. Unanimous.*
47

48 **Planning Commission Business:**

49 **1. Discussion on flag lots**
50

1 Gary Cupp shared that the primary issue under review is how the city code defines the front setback for
2 flag lots. Staff has been advised to evaluate this section of the code for potential clarification. He
3 explained that this item is for discussion purposes only; if the city chooses to move forward, the matter
4 will be formally noticed and follow the required public process. Staff presented a possible proposal
5 outlining how the setback area on flag lots could be more clearly defined, which is included as an
6 attachment to the minutes.

7
8 Mr. Cupp noted that from a fire safety standpoint, the proposed change would not create any issues, as
9 fire access requirements would still necessitate a proper turnaround. The Power Department requested
10 that the minimum driveway width be increased from 26 feet to 30 feet to allow adequate space for all
11 utility lines.

12
13 Shelley Goodfellow shared that she has heard concerns from residents living near flag lots, noting that
14 neighbors have complained about typical backyard activities occurring in what appears to be the front
15 yard of adjacent properties. She suggested the city consider whether limitations should be placed on the
16 number of structures allowed in the rear portions of flag lots to help address these concerns.

17
18 **2. Discussion on economic development incentives**

19 Gary Cupp stated that staff was asked to explore the possibility of amending the code to provide
20 incentives for large “big box” commercial developments. Some of the potential incentives discussed
21 include fast-tracked approvals or delayed permitting fees. However, staff’s intent is to avoid making this
22 a formal code amendment and instead approach it on a case-by-case basis. The proposal would
23 establish a committee to review qualifying projects and make recommendations to the City Council.

24
25 Mark Sampson asked whether these items would come before the Planning Commission, expressing
26 concern that the Commission should remain involved in planning-related decisions. Mr. Cupp clarified
27 that the standard development review process would still take place and that this proposal would not
28 alter or bypass existing approval requirements.

29
30 Ralph Ballard stated that financing large-scale developments at the expense of local businesses is
31 problematic, adding that providing incentives to major retailers with significant resources could
32 negatively impact smaller, locally owned businesses. Amy Werrett asked whether a community member
33 without a vested interest could be included on the proposed review committee to ensure fair
34 representation.

35
36 Shelley Goodfellow agreed with Mr. Ballard’s concerns but added that the city should also consider
37 incentivizing light industrial development rather than focusing solely on retail. She noted that industrial
38 projects tend to create higher-paying jobs and generate greater tax revenue for the city. She
39 emphasized the need to look at all types of development opportunities and mentioned that the city is
40 currently running out of available industrial property.

41
42 **3. Discussion on the sign ordinance**

43 Gary Cupp stated that the city is planning to reopen the sign ordinance at the beginning of the year. The
44 primary focus will be on political signs and establishing standards that align with state regulations.
45 Additionally, staff intends to address and clarify certain conflicting provisions within the current ordinance
46 to ensure consistency and compliance.

47
48 **4. Discussion on Civic Center zoning**

49 The Planning Department has been directed to move forward with development of the remaining R1-10
50 parcels around the Civic Center. At the meeting, a possible development suggestion was presented,
51 which is attached at the end of the minutes and staff indicated that this item will return for another public

1 hearing to gather further feedback. A second alternative was also shared, involving changes to the
2 multifamily development plan: increasing from two 12-unit buildings with an RM-1 designation to three
3 12-unit buildings with an RM-2 designation.
4

5 Dayton Hall noted that the city had originally considered ground leasing part of this property to help
6 finance the new City Hall and Police Station. However, after consultation with the City Manager, funding
7 for those buildings has been secured through savings and other means, so this change is not related to
8 the Civic Center project but is being considered for other purposes.
9

10 Mark Sampson requested a flyover or visual representation of the development plan, noting it would help
11 reduce potential disputes. Shelley Goodfellow asked whether the city would act as a landlord and how
12 the property might be used for employee housing. Gary Cupp confirmed there are no plans to sell the
13 property. Mrs. Goodfellow noted that the revised plan appears better than the previous version but
14 raised concern over the increase in multifamily units from 24 to 36. She asked about building height to
15 which Fred Resch III responded that the mockup assumes approximately three stories, based on similar
16 developments. Mr. Cupp added that while staff was asked to look at RM-1 zoning, the RM-2 mockup
17 was included to demonstrate potential options.
18

19 Mrs. Goodfellow and Amy Werrett asked about the number of city employees and whether the proposed
20 units would meet actual housing needs. Mrs. Werrett expressed concern that the multifamily units might
21 not be family-friendly and could be unsuitable for city families. Mrs. Goodfellow questioned whether the
22 single-family homes would be sold and cautioned against the city becoming a large landlord, noting that
23 similar developments have been approved near State Street.
24

25 Mr. Hall emphasized the uniqueness of the city owning a full block of land and the importance of
26 considering long-term growth over 50 to 100 years. He suggested that with no immediate need to
27 ground lease the property for Civic Center funding, the city should carefully evaluate how best to
28 develop or hold the property, ensuring that any decisions are appropriate for future needs.
29

30 **Approval of Minutes:**

- 31
32 1. August 28, 2025
33

34 *Shelley Goodfellow motioned to approve the minutes for August 28, 2025. Amy Werrett seconded the*
35 *motion. Unanimous.*
36

37 *Ralph Ballard motioned to adjourn the meeting. Shelley Goodfellow seconded the motion. Unanimous.*
38

39 **Adjourned at 7:29PM**
40

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