



HURRICANE CITY UTAH

Planning Commission

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

Mayor

City Manager

Clark Fawcett

Kaden DeMille

Hurricane Planning Commission Meeting Agenda

March 12, 2026

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 515N 360 E from MH/RV, Mobile Home/Recreational Vehicle, to HC, Highway Commercial. Parcel number H-SMME-18-B.
2. A Zone Change Amendment request on approx.. 49 acres, from RA-1, residential agriculture one unit per acre, and RM-2, multifamily ten units per acre, to A-5 with a PDO, agriculture 1 unit per 5 acres with a planned development overlay. Parcel numbers, H-3-2-7-4501, H-3-2-7-45031, H-3-2-7-4331, and H-3-2-7-4332.

3. A Zone Change Amendment request located at approx.. 1188 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-335.

OLD BUSINESS

1. PP26-02: Discussion and consideration of a possible approval of a preliminary plat for Desert's Edge at Sky Mountain, a mixed-use development consisting of 63 townhome units and two commercial lots, located at 2230-2254 W 600 N. 317 Sycamore LLC, Applicant. Brixton Call, Agent.

NEW BUSINESS

1. ZC26-02: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 515 N 360 E from MH/RV to HC, Highway Commercial. Interstate Rock Products, Applicant. Chase Stratton, Agent.
2. ZC26-04: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at 1188 S 920 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Marja Riitta Nugent, Applicant. Karl Rasmussen, Agent.
3. AFP26-01: Discussion and consideration of a possible approval of an amended final plat for Quail Creek Industrial Park Phase 7 Lots 702 & 703, located at 720 S 5300 W. Douglas Dennett, Applicant. Brandee Walker, Agent.
4. PP26-04: Discussion and consideration of a possible approval of a preliminary plat for Trails at Sand Hollow, a multifamily development consisting of 252 apartments, 211 townhomes and 210 condos, located at Sand Hollow Road between Resort Drive and Jellystone Road. Simply Land LLC, Applicant. Karl Rasmussen, Agent.
5. AFP26-02: Discussion and consideration of a possible approval of an amended final plat for FireRock Phase 3 Lots 96 & 97, located at 336 N FireRock Way. Steve Nantz, Applicant.
6. AFP26-03: Discussion and consideration of a possible approval of an amended final plat for The Estates at Sand Hollow Phase 1 Lots 26 & 27, located at 5658 W Desert Dream. Mark Leavitt, Applicant. Gerold Pratt, Agent.
7. AFP26-04: Discussion and consideration of a possible approval of an amended final plat for Pioneer Estates Lot 7, located at 203 S 1430 W. Ramsey Cox, Applicant. Tony Carter, Agent.
8. FSP26-06: Discussion and consideration of a possible approval of a final site plan for Culver's, a restaurant located at 485 W State St. State Street Properties LLC, Applicant. Rick Meyer, Agent.

Approval of Minutes:

Planning Commission Business:

1. Election of chairperson and appointment of alternate chairperson

Adjournment

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please

contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.



STAFF COMMENTS

Agenda Date:	03/12/2026 - Planning Commission
Application Number:	PP26-02
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	317 Sycamore LLC
Agent:	Brixton Call
Request:	Approval of a Preliminary Plat.
Location:	2230-2254 W 600 N
Zoning:	R1-8(PDO)/PC
General Plan Map:	Planned Community
Recommendation:	Table the item
Report Prepared by:	Fred Resch III

Updated Discussion for 3/12/2026:

This item was continued by the Planning Commission on February 26, 2026. Staff met with the applicant on March 2 and had a productive discussion, with the expectation that updated plat materials would be submitted. As of the date of this report, staff has not received any updates from the applicant. Staff therefore recommends that the item be tabled until the requested revisions are submitted.

Previous Discussion:

The applicant has filed a preliminary plat for Desert’s Edge at Sky Mountain, a mixed use development consisting of 63 townhome units and three commercial lots. This project’s zoning was approved in 2025 as “Back Nine at Sky Mountain” and is combined with another previously approved project to the west, called 600 N Planned Commercial, encompassing a total of 11.97 acres. This property is located along 600 N adjacent to the Sky Mountain Golf Course.

for basins to be detention. On-street parking must comply with (HCC 10-34-8(J)). As proposed, it does not. The proposed sewer layout is unrealistic without a sewer pump and pressure sewer. Gravity systems are much more reliable. An acceptable gravity connection appears to be northeast of the proposed subdivision (see HCS 2.1(bullets 1 & 3)). The road on the subdivision's east boundary (2200 W) must be dedicated to the public and road improvements must be constructed with the proposed subdivision (HCC 10-39-11(A)(3)). What is the proposed cross section for 2200 West (HCC 10-39-7(C)(5))? This plat fails to provide one. It appears combining the internal road and 2200 West into a single public street would be the best use of property. However, the fencing plan must be considered with said proposal (HCC 10-23-9(C)). 600 N is an existing 80' public right of way. It appears additional dedication isn't proposed. Applicant must specify the cross section that's to be built (see document #20090021039 for alignment data). doc#20260003563? existing easements must be shown and labeled (HCC 10-39-7(B)(4)). It seems document #20260003563 will allow the applicant to construct public infrastructure but it's unclear if the property for the public infrastructure can be conveyed to the public by the applicant. Engineering would appreciate some additional clarification (HCC 10-39-7(C)(10)). A category I traffic impact study must inform the final layout for the streets connecting to 600 North (HCS 3.9.2). The proposed spacing is substandard (HCS 3.2.4.3), the neighboring property has substantial development potential, and proposed/existing 2200 W is offset from both 2170 W & 2260 W. "Water mains must be in public rights-of-way ... pipelines will not be installed on back lot or side lot lines" - HCS 3.6.8.1; however, water mains with a single source can be up to 600 feet long and serve up to thirty (30) water services and two (2) fire hydrants (HCS 3.6.8.2). Proposed 600 N sidewalk should connect to the existing at 2460 W and 600 N (HCS 2.1(bullet 1)) staff should determine if its impact fee reimbursable (HCC 9-2).

7. **Fire:** construction drawings must be submitted and approved prior to installation
8. **Cable:** Approved.
9. **Gas:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. **Land Use:** The proposed development shown on the preliminary plat meets the standards and conditions of the preliminary site plan approved for this development.
2. **Parking:** The plan shows two car garages for the townhomes as well as ten additional guest parking spaces. Another site plan detailing how the parking requirements will be met will be needed prior to development of "Commercial Lot 3."
3. **Amenities:** Sufficient open space and amenities as required by HCC 10-33-5 are depicted, but additional detail should be provided on the final site plan.
4. Easements through the property to the west for water looping have been provided to the City. Additional review from staff and clarification by the applicant is needed to determine if these easements are adequate to meet the standards of the adequate public facilities ordinance (HCC 10-37-4)

5. All park strips will need to be landscaped and have the proper improvements.
6. A will serve letter from the water and sewer departments has been provided.
7. **Water use:** To assist the Washington County Water Conservancy District (WCWCD) as the city's wholesale water provider under the 2006 Regional Water Supply Agreement, Hurricane City and other cities report monthly the number of final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD's 20-year plan to supply water to the growing County. This development and its 63 lots have not been previously reported and will be added to Hurricane City's totals.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends tabling the item if staff and JUC comments are not addressed.

Preliminary Plat Application Narrative

Project Name: Desert's Edge at Sky Mountain

Applicant: 317 Sycamore LLC

Property Address: Approximately 2230–2254 W 600 N, Hurricane, Washington County

Date: 11/24/25

Introduction

317 Sycamore LLC, the applicant, is submitting this preliminary plat application for the development of Desert's Edge at Sky Mountain subdivision. The proposed plat establishes the lot layout, street network, utility plans, and overall subdivision design for a new single-family residential neighborhood on approximately 7.83 acres located at 2230–2254 W 600 N in Hurricane, Utah.

The plat is consistent with the existing R1-8 zoning and is designed to create a high-quality residential community that complements surrounding land uses, improves connectivity, and supports the City's long-term development goals.

Property Description

The subject property comprises approximately 7.83 acres and is situated in a prime location for development. To the east, the property is bordered by undeveloped land, offering potential for future growth and expansion. To the west, the property borders Sky Mountain golf course, providing scenic views and recreational opportunities for residents. Additionally, to the west, there is a recently approved development featuring a similar mixed-use of commercial and residential, which complements the proposed Desert's Edge project and promotes a cohesive community environment.

Subdivision Overview

The Preliminary Plat establishes:

- Residential townhome and commercial lots in accordance with the approved preliminary site plan.
- A logical internal street network that connects to 600 N and provides circulation within the development.
- A roadway extension designed to support future development to the east by providing required secondary fire access and utility connectivity.
- Adequate space for public utilities, drainage, and required public improvements.

Lot sizes, setbacks, and design standards will comply with all applicable sections of the Hurricane City Code.

Planning & Design Considerations

1. Compatibility With Surrounding Land Uses

The plat design reflects and enhances the surrounding context:

- The residential layout is consistent with neighboring subdivisions.
- The golf course frontage provides natural buffering and enhances property desirability.
- The design aligns with the city's preferred land-use patterns along 600 N, supporting an attractive gateway corridor.

2. Transportation & Access

The preliminary plat includes:

- A safe and efficient primary access point from 600 N.
- An internal local street system designed to City standards.
- A road layout that continues eastward, enabling necessary secondary emergency access for future adjacent development.
- Sidewalks and pedestrian connections throughout the community.

Traffic impacts are expected to be manageable, with the subdivision generating typical trip volumes for single-family neighborhoods.

3. Infrastructure & Utilities

All required utilities will be extended to serve the subdivision, including:

- Water
- Sewer
- Storm drainage
- Power
- Communications

Stormwater will be managed through a compliant system of on-site retention, conveyance, and drainage improvements. All utilities will be designed per City engineering standards.

4. Conformance With the General Plan

The subdivision supports Hurricane City's long-term objectives by:

- Providing needed residential housing.
- Preserving commercial lots along 600 Nn
- Creating efficient connectivity for future growth areas.
- Ensuring development occurs in a structured, infrastructure-supported manner.

Conclusion

The Desert's Edge at Sky Mountain Preliminary Plat represents a well-planned neighborhood that aligns with the City's zoning, subdivision standards, and long-range planning goals. It

supports orderly growth, enhances connectivity, and provides high-quality housing opportunities within Hurricane.



August 4, 2025

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

Subject: Back Nine at Sky Mountain

Gary,

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

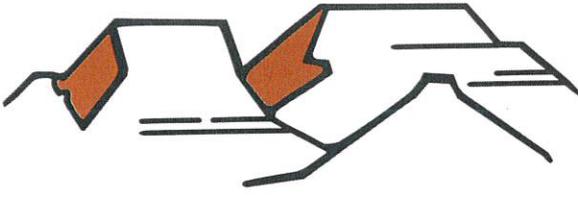
After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

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

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

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com



WATER
HURRICANE CITY
UTAH

Ken Richins, Superintendent

August 14, 2025

To Whom It May Concern:

317 Sycamore, LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as The Back Nine at Sky Mountain, located at approximately 2256 W 600 N in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to 66 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

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

Sincerely,

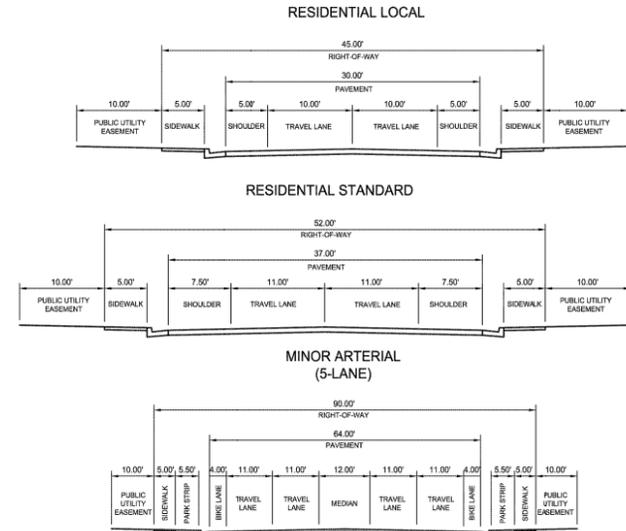
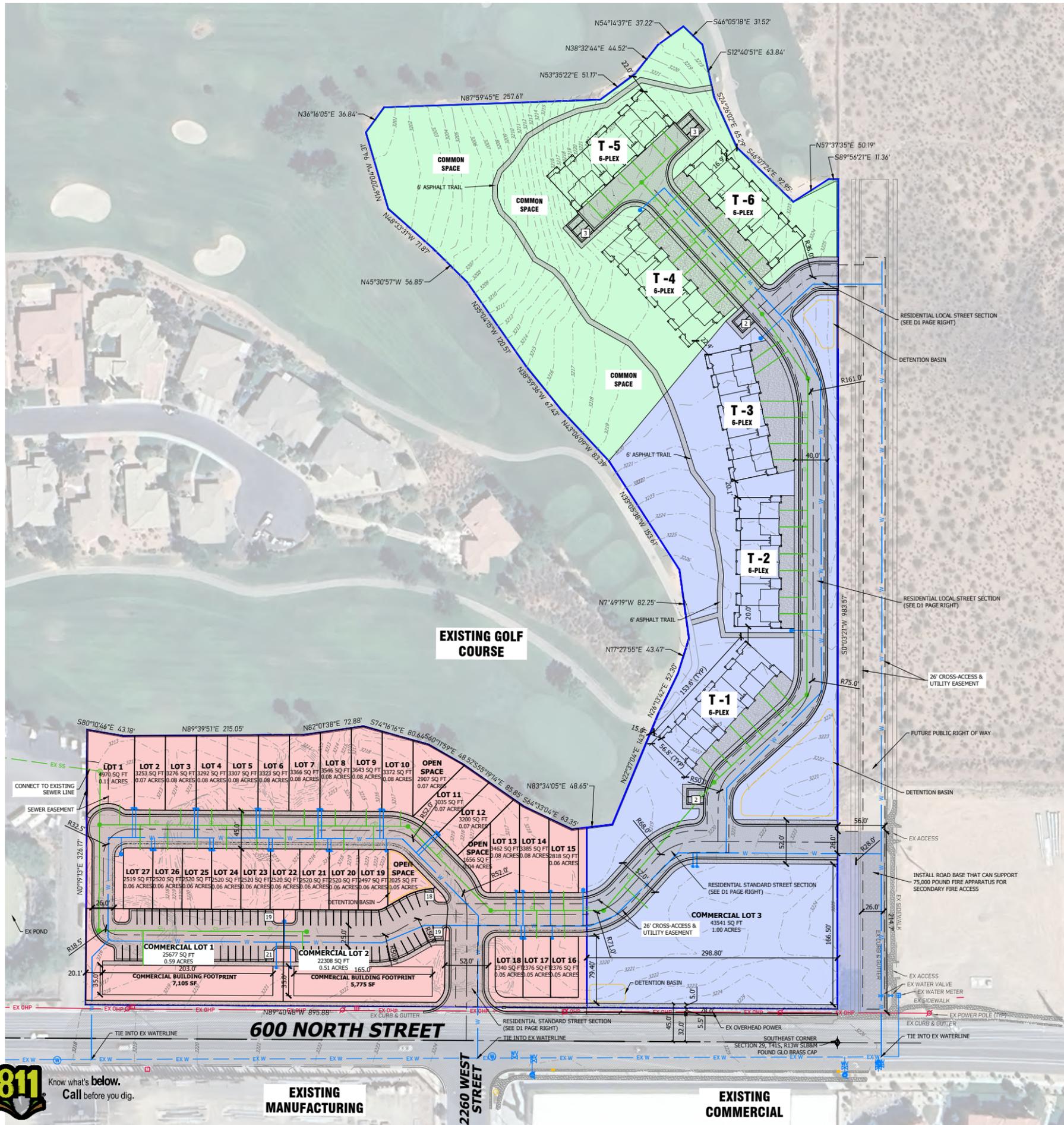
Ken Richins
Water Department Superintendent



HUNT · DAY
 3445 Antelope Drive, St 200
 Syracuse, UT 84075
 PH: 801.664.4724
 EM: Thomas@HuntDay.co

SKY MOUNTAIN
2256 W 600 N
HURRICANE, UT

LOCATED IN THE SE QUARTER OF SECTION 29,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST, 51 BASE AND MERIDIAN



D1 Road Sections
 Scale: NTS

REVISIONS	DESCRIPTION	REV.	DATE	BY



VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1" (Scale bar)

PROJECT INFO.
 Engineer: T. Hunt
 Drawn: R. Hatfield
 Date: 09/16/2025
 Proj. No. 101-05
 SHEET TITLE



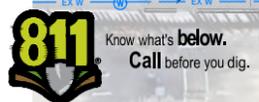
General Notes
 1. TOWNHOMES TO BE PLATTED INDIVIDUALLY, THE REMAINDER OF THE PARCEL WILL BE PLATTED AS COMMON SPACE.

Site Data
 LOCATION: HURRICANE, WASHINGTON COUNTY, UTAH
 CURRENT ZONING: R1-8 PDO
 PROPOSED ZONING: R1-8 PDO
 PROPERTY SIZE: 521,397 SF / 11.97 AC
 TOWNHOMES: 36 UNITS
 RESIDENTIAL LOTS: 27 LOTS

PROPOSED SITE PLAN

SHEET NO.
C1.00

RYAN H.C. Users\Ryan H Hunt Day Desktop\Projects\101-05 The Black 9100 CAD\101-05_Sky Mountain_2025.09.16 9:16:0205 10:36 AM





HUNT · DAY
 3445 Antelope Drive, St 200
 Syracuse, UT 84075
 PH: 801.664.4724
 EM: Thomas@HuntDay.co

SKY MOUNTAIN
2256 W 600 N
HURRICANE, UT
 LOCATED IN THE SE QUARTER OF SECTION 29,
 TOWNSHIP 41 SOUTH, RANGE 13 WEST, 51 BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY



VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 30 60 90
 IF NOT ONE INCH ON THIS SHEET, ADJUST
 SCALES ACCORDINGLY

PROJECT INFO.
 Engineer: T. Hunt
 Drawn: R. Hatfield
 Date: 09 / 16 / 2025
 Proj. No. 101 - 05
 SHEET TITLE

LOT LAYOUT

SHEET NO.
C1.01

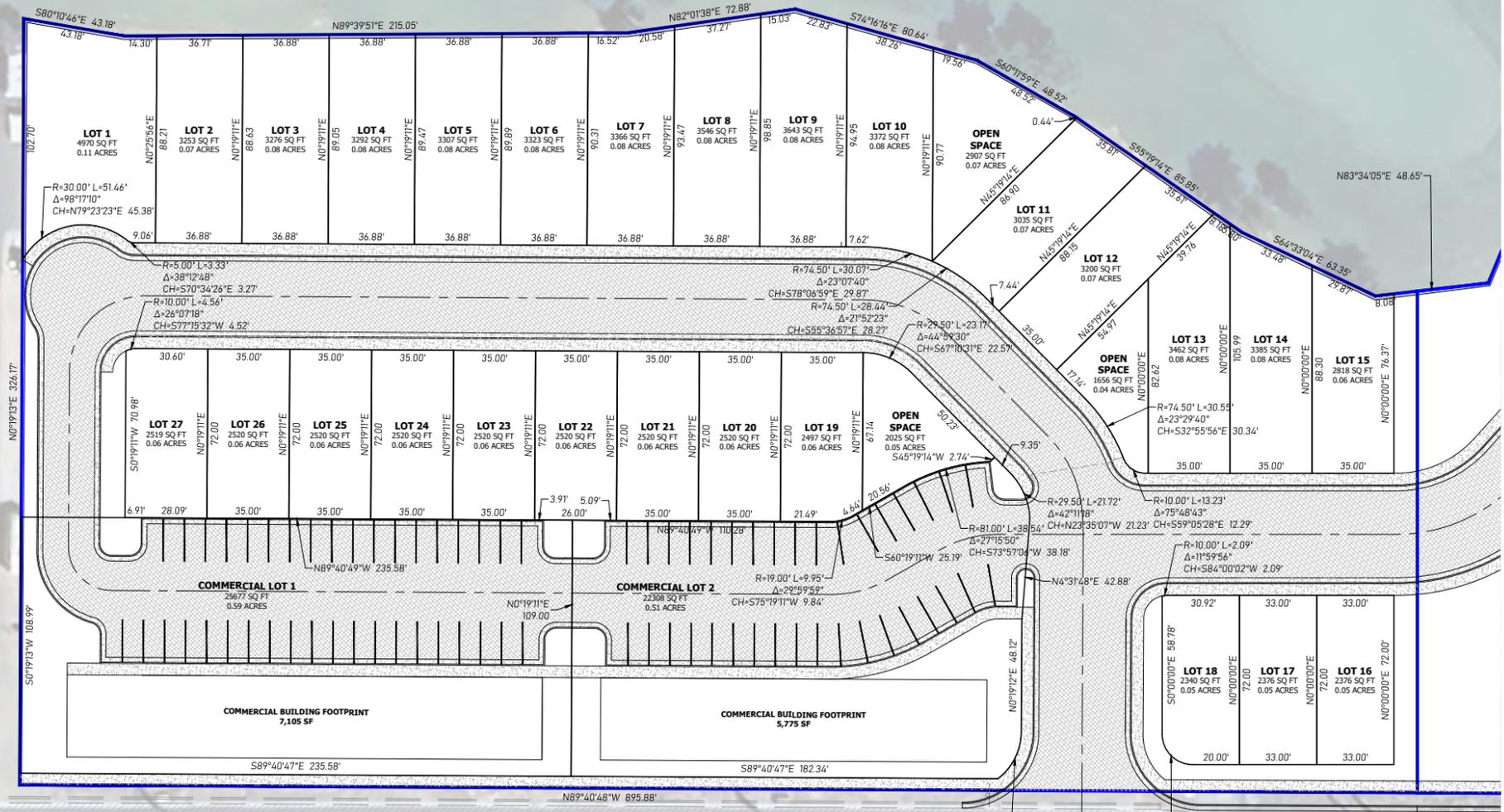
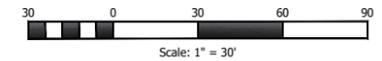
EXISTING GOLF COURSE

EXISTING MANUFACTURING

EXISTING COMMERCIAL

600 NORTH STREET

2260 WEST STREET



RYAN H C:\Users\Ryan H\Hunt Day Desktop\Projects\101-05 The Back 9100 CAD\101-05_Sky Mountain_2025.09.16 9:16:0205 10:36 AM





STAFF COMMENTS

Agenda Date:	03/12/2026 - Planning Commission
Application Number:	ZC26-02
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Interstate Rock Products
Agent:	Chase Stratton
Request:	Approval of a Zone Change from MHRV to HC.
Location:	515 N 360 E
Zoning:	Mobile Home/RV
General Plan Map:	Multifamily
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

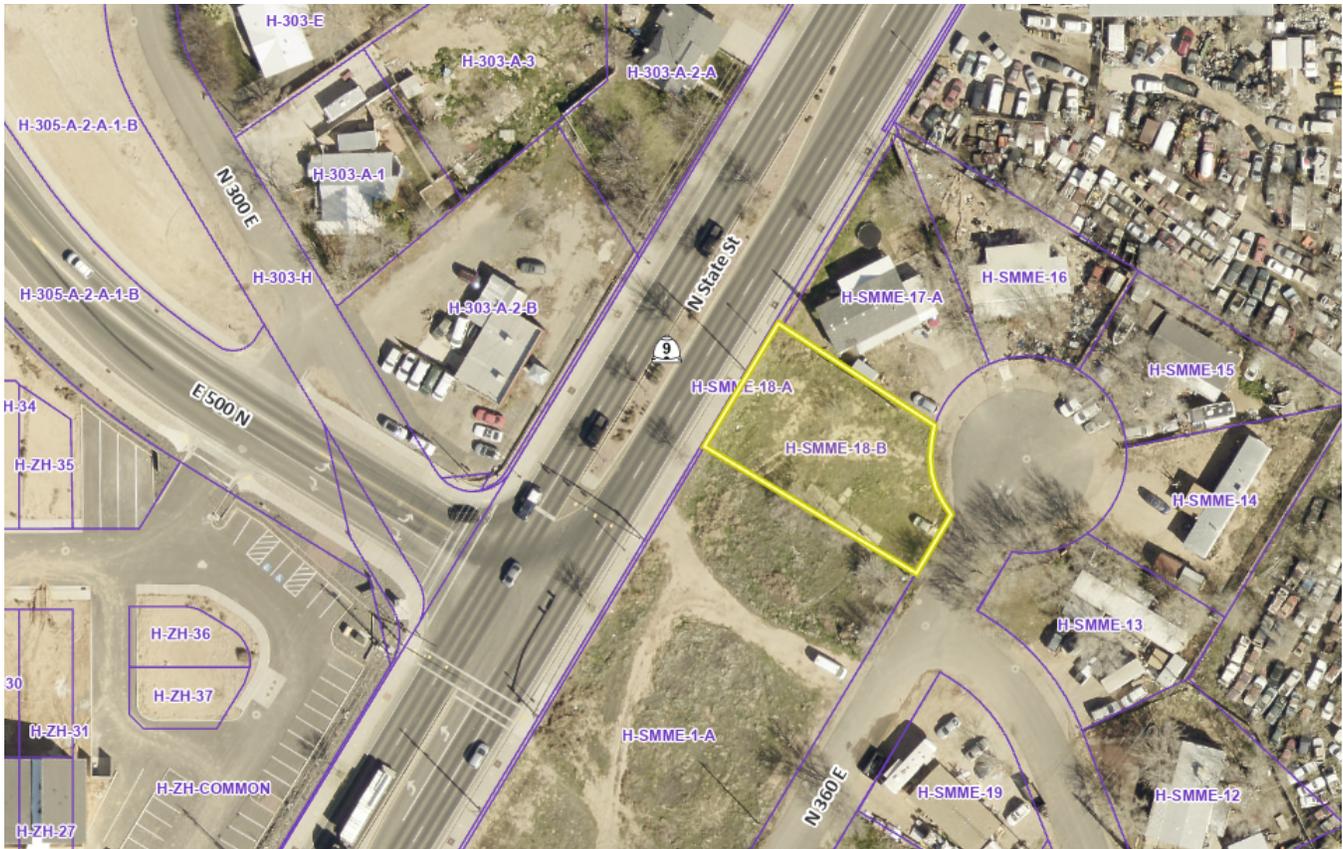
Discussion:

The applicant is requesting a zone change from Mobile Home/RV (MH/RV) to Highway Commercial (HC) for a 0.23 acre lot within the Shadow Mountain Estates subdivision, near the corner of 500 N and State Street. The lot is adjacent to a larger parcel also owned by the applicant, and the applicant intends to develop both parcels as a single commercial project.

The property was originally owned by the Utah Department of Transportation (UDOT). In 2025, the City facilitated the transfer of this parcel from UDOT to the applicant. In exchange, the applicant agreed to convert the existing 500 N/State Street intersection from a three-way intersection to a four-way intersection. This project advances the City's objectives for improving the intersection of 500 N and State Street.

As part of that agreement, the applicant is required to apply for this zone change.

	Zoning	Adjacent Land Use
North	MH/RV, HC	Residential and Commercial
East	MH/RV	Residential
South	HC	Undeveloped property
West	HC	Residential and Commercial



Vicinity Map

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

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

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

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

Analysis

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

Response: The General Plan Map shows this area as “Multifamily,” which recommends:

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

While this zone change does not comply with the General Plan Map, the property to the west is designated as General Commercial which has the purpose of:

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

It is important to note that the mapped boundaries of the General Plan are not intended to be rigidly interpreted or applied. The Planning Commission and City Council have the authority to determine that this proposal aligns with the intent of the General Plan for commercial development in this area. Furthermore, the General Plan supports commercial uses near residential areas to enhance overall connectivity and walkability. Furthermore, the project advances the City’s goals and objectives for improving the intersection of 500 N and State Street.

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

Response: The adjacent property to the south is already zoned Highway Commercial. There are a number of existing commercial developments in the vicinity of the property. Thus, the proposed zone change is considered harmonious with existing development patterns in the area.

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

Response: Depending on the specific commercial use of the property, there is potential for impacts on the adjacent residential properties. However, staff finds this unlikely due to the small size of the property. Furthermore, converting the 500 N/State St intersection to a four-way intersection will be a benefit to the adjacent neighborhood. Thus, any impacts are not anticipated to be adverse.

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

Response: Facilities and services were brought in with the remainder of the subdivision and are considered adequate for this development. The JUC cited no concerns about service availability.

JUC Comments:

Public Works: No comment.

Power: May need to relocate Hurricane City power infrastructure. Rocky Mountain Power transmission lines may also be affected.

Water: Approved.

Streets: Approved

Sewer: Approved.

Engineering: It's anticipated that the area in the proposed zone change will be developed with the existing neighboring Highway Commercial (H-SMME-1-A) and per an existing land transfer and development agreement between Interstate Rock Products and Hurricane City, the existing traffic signal will be converted to a four-way intersection and 500 N will be extended to 360 E. granting this zone change would be consistent with previous commitments by Hurricane City.

Fire: Approved.

Fiber: Approved.

Gas: Approved.

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

Findings:

Staff makes the following findings:

1. While the requested zoning class does not strictly conform to the General Plan Map designation of Multifamily, the commercial nature of the proposal supports several goals and recommendations of the General Plan. These include promoting walkability, connectivity, and appropriate commercial development adjacent to residential uses.
2. While the area is primarily developed with residential uses, the zone change is not out of character and is generally harmonious with the surrounding development pattern.
3. The small size of the property and the applicant's stated intent for the zone change reduce the likelihood of adverse impacts on adjacent residential development.
4. Public services are adequate to serve the property.
5. The project advances the City's goals and objectives for improving the intersection of 500 N and State Street.

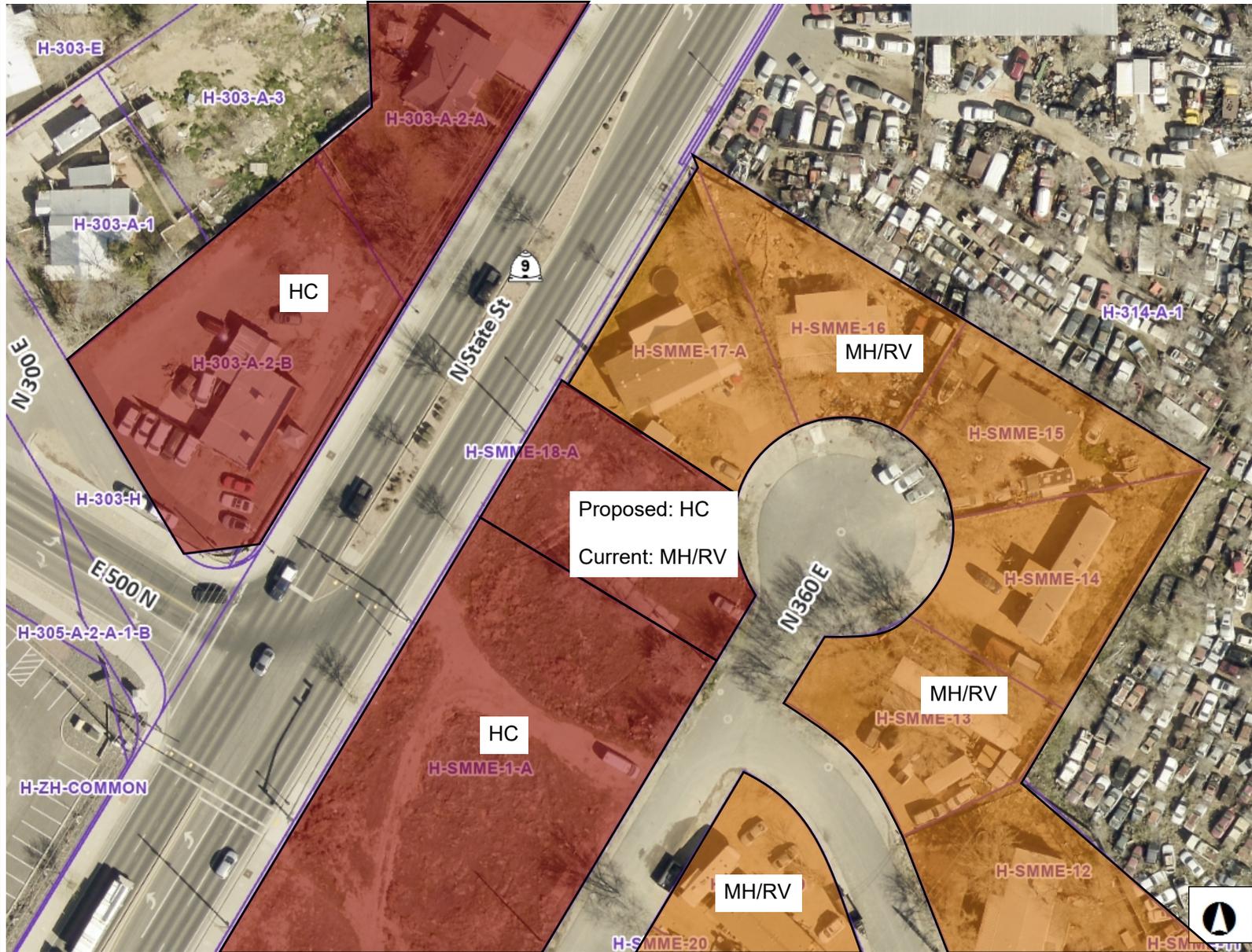
Recommendation: The Planning Commission should review this zone change application based on the standards within the Hurricane City Code and consider any public comments received in the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments.

Interstate Rock - HC Zone Change Narrative

The property in question on SR-9 near 500 N. The property is currently accessed off of 360 E. We are requesting a zone change so we can combine this parcel with a portion of H-SSME-1-A. This will create a new 0.5 acre commercial lot.



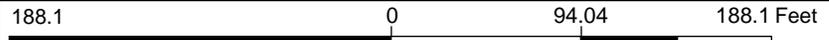
H-SMME-18-B - Zoning Map



Legend

- Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere

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



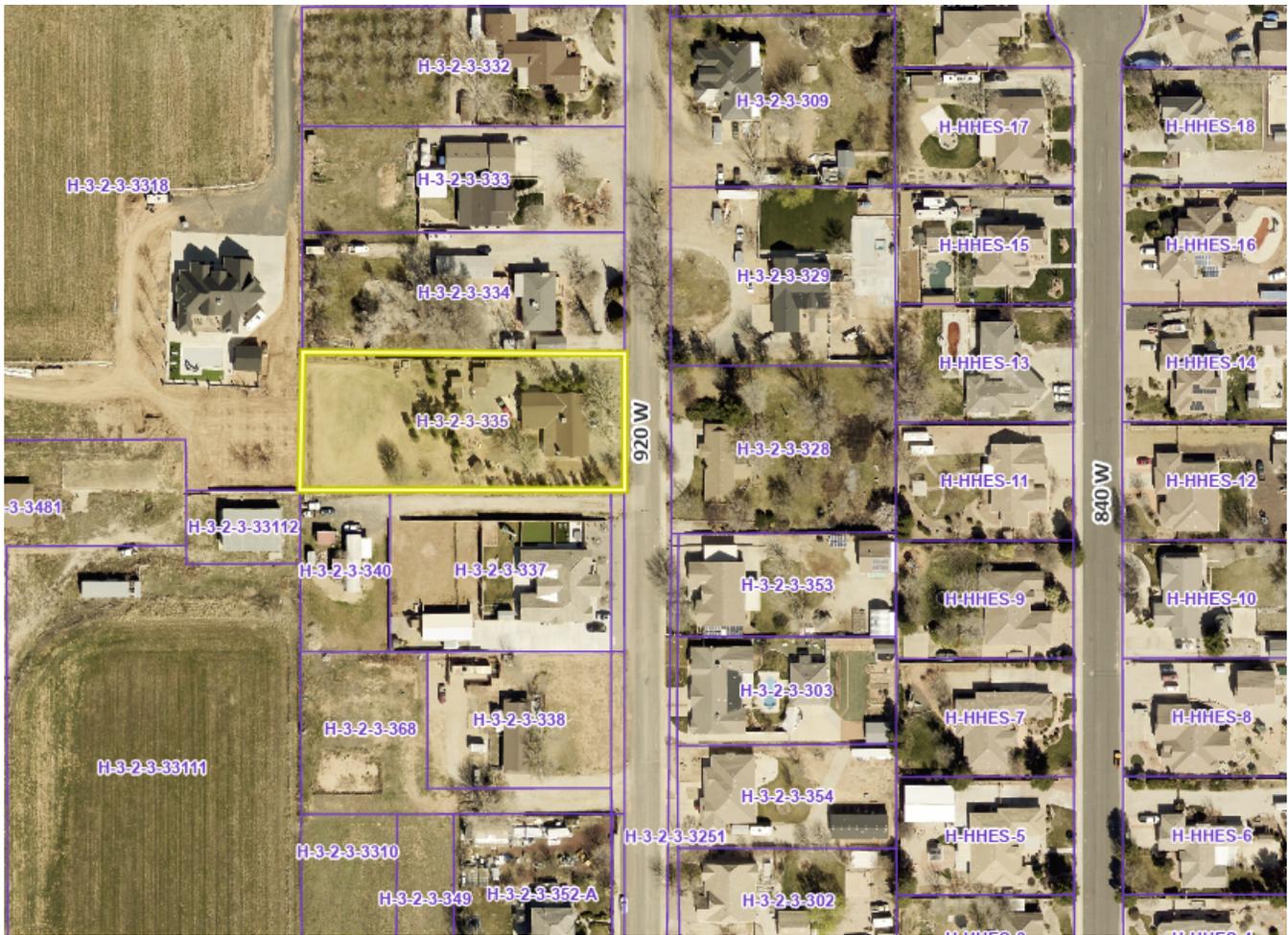
STAFF COMMENTS

Agenda Date:	03/12/2026 - Planning Commission
Application Number:	ZC26-04
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Marja Riitta Nugent
Agent:	Karl Rasmussen
Request:	Zone Change from RA-1 to RA-0.5
Location:	1188 S 920 W
Zoning:	RA-1
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 1.00 acres located on the west side of 920 W and south of 900 S. The applicant has stated that their purpose is to facilitate the sale of the rear portion of the lot to the adjacent property owner.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes, some agriculture
East	RA-1, RA-0.5	Single Family Homes, some agriculture
South	RA-0.5, RA-1	Single Family Homes, some agriculture
West	RA-1	Single Family Homes, some agriculture



Vicinity Map

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

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

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

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

Analysis:

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

Response: The General Plan Map shows this area as Rural Residential, which is defined as,
“A transition from agricultural to traditional neighborhoods or commercial uses.
Appropriate densities for this land use include from one unit/40 acres to RA-0.5 and RA-1.”

This is in the area where the General Plan was recently revised to change the designation to Rural Residential; therefore, the proposed zoning complies with the General Plan for the area.

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

Response: Development in the area is zoned and developed similarly. Overall, the amendment is harmonious with development in the area.

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

Response: The applicant's stated intent will not create any additional lots. The proposed amendment is within the area's densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped or developed in a similar manner as as proposed for the subject property.

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

Response: See JUC comments below. There are no concerns with the adequacy of public facilities to serve this property.

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** Need dedication of required 920 W property.
2. **Power:** [No comments received]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering:** 920 West is an incomplete road. 920 West is a master planned 60' wide road. 13.50' of the master planned road and a 10' public utility easement are needed from the existing property to realize the master plan. The storm drain master plan shows a 48" pipe is needed in 920 west and an 18" pipe is needed on the subject property's south boundary (stormwater seems to converge from the south and west at the SW corner of the site). We don't have dedicated storm drain in the area.
7. **Fire:** Approved.
8. **Cable:** Approved.

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

Staff Comments:

1. 920 W is a master planned minor collector and additional improvements along that roadway may be required as part of a future subdivision application.

Findings:

Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes.
3. The proposed amendment will not adversely impact the area.
4. Services are anticipated to be adequate to serve the area and proposed project.

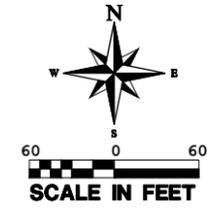
Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code, and consider any comments received at the public hearing. Staff recommends that the Planning Commission send a recommendation of approval to the City Council subject to staff and JUC comments.

NARRATIVE

The property owner wants to zone change their parcel H-3-2-3-335. It currently is RA-1: Residential Agricultural – 1 unit per acre. They want to change it to RA-0.5: Residential Agricultural - 2 unit per acre. The purpose for this zone change is to be able to sell the back half of the property to an existing property owner.

ZONE CHANGE FOR: RIITTA NUGENT

LOCATED IN SECTION 3, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

PARCEL #: H-3-2-3-335 FROM DOCUMENT #: 20140023698

BEGINNING AT A POINT 660.30 FEET NORTH FROM THE SOUTHEAST CORNER OF BLOCK FIVE (5) OF THE HURRICANE FIELD SURVEY, AS PLATTED ON THE OFFICIAL MAP OF SAID SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE WEST 330.00 FEET; THENCE NORTH 132.00 FEET; THENCE EAST 330.00 FEET, THENCE SOUTH 132.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONE RA-0.5: RESIDENTIAL AGRICULTURAL - 2 UNITS PER ACRE
- ZONE RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
- ZONE CHANGE FROM RA-1 TO RA-0.5

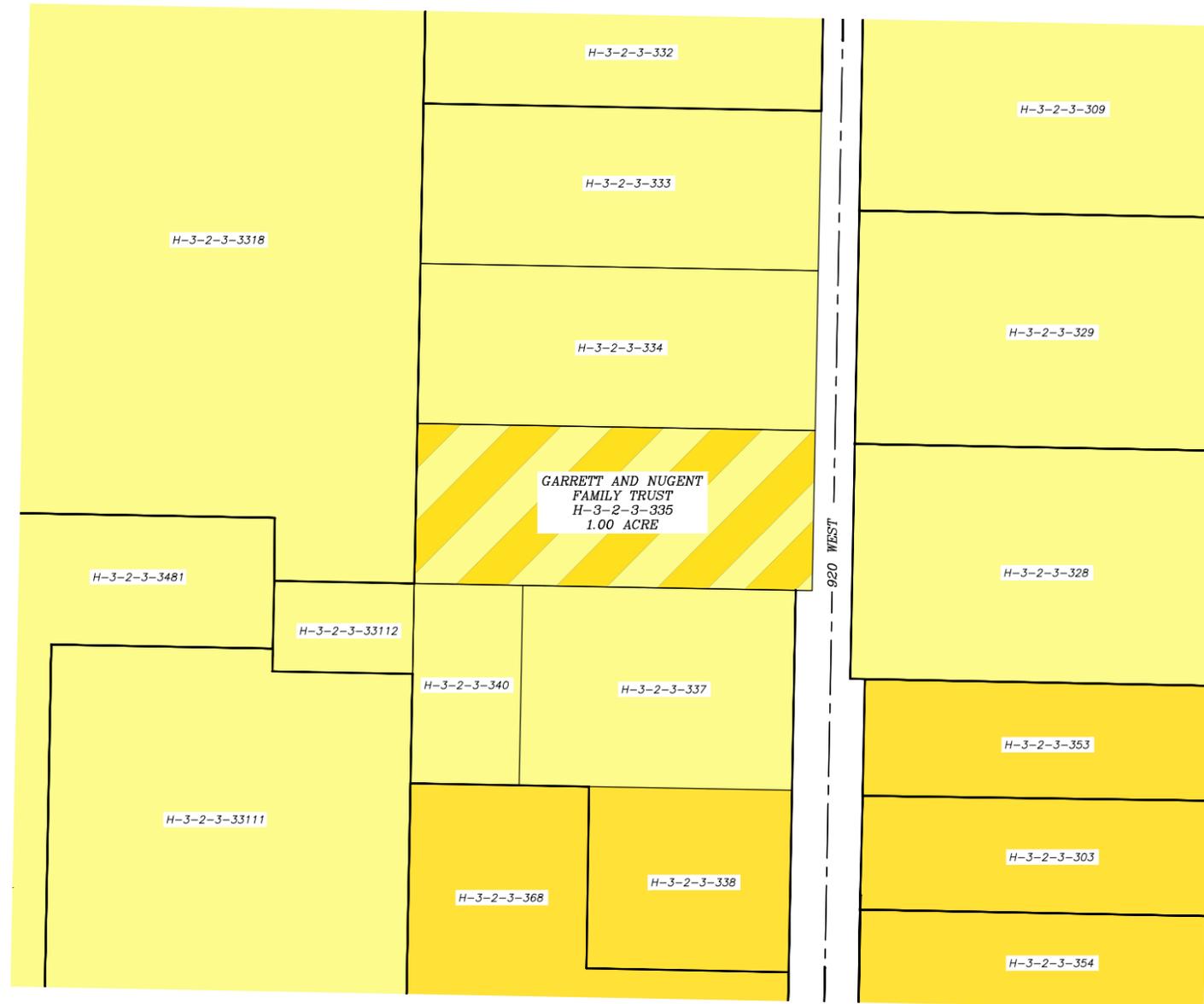
PARCEL INFORMATION

H-3-2-3-303	0.58	DANIELS ANN NORWOOD TR
H-3-2-3-309	1.00	VISSER NELLY L TR
H-3-2-3-328	1.00	MATHEWS JANET CRAWFORD TR
H-3-2-3-329	1.00	CARISLE NATHAN C
H-3-2-3-33111	4.11	SUSTAINABLE COMMERCIAL SERVICES LLC
H-3-2-3-33112	0.20	METALLIXS FABRICATION FX LLC
H-3-2-3-3318	5.42	GOULDING DUSKY R & NICOLE
H-3-2-3-332	0.91	GOULDING ROBERT L & HELAYNA M A TRS
H-3-2-3-333	0.90	HOUGHTON ROGER SCOTT & DEBRA B
H-3-2-3-334	0.91	WILLIAM BILLINGS
H-3-2-3-337	0.85	SEEGMILLER ROGER K TR
H-3-2-3-338	0.60	HAWKINS AUSTIN TODD
H-3-2-3-340	0.34	BEECHER MARGARET ANN
H-3-2-3-3481	1.03	TYLER BARTON
H-3-2-3-353	0.57	WHITAKER WAYNE O & DIANE H TRS
H-3-2-3-354	0.58	STEPHAN DAN MARTIN & CAROL
H-3-2-3-368	0.60	TERESA HARRIS

OWNER(S):

GARRETT AND NUGENT
FAMILY TRUST
1188 S 920 W
HURRICANE, UT 84737

**PROJECT
LOCATION**



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 FOR:
RIITTA NUGENT
LOCATED IN SECTION 3, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

COPYRIGHT © 2023 PROVALUE ENGINEERING INC. 844-001 ZONE CHANGE MAP.DWG



STAFF COMMENTS

Agenda Date:	03/12/2026 - Planning Commision
Application Number:	AFP26-01
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Douglas Dennett
Agent:	Brandee Walker
Request:	Approval of an Amended Final Plat
Location:	720 S 5300 W
Zoning:	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 has applied to amend the final plat for Quail Creek Industrial Park Phase 5 to move the common lot line between lots 702 & 703. This would mirror a similar change on the adjacent lots to the north. Since the lots are within a recorded subdivision, the lot line adjustment requires an amended final plat.

JUC Comments

1. **Public Works:** [No comments received.]
2. **Power:** Approved.
3. **Water:** Water services on the original lot line will need to be terminated at the main line and moved to the new lot line.
4. **Streets:** Approved.
5. **Sewer:** Approved.
6. **Engineering:** Mayor’s name must be updated but otherwise the plat looks ready.
7. **Fire:** Approved.
8. **Cable:** Approved.
9. **Gas:** Approved.
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.



Vicinity Map

Staff Comments

1. The plat meets all the standards for amending final plats contained in Utah Code section 10-20-811 (Subdivision Amendments, updated in 2025). The following are the key requirements for the plat:
 - 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. Provides an amendment note referencing the original plat and describing the changes.
The second sentence of this note can be removed.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.

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

GENERAL NOTES

1. A 15.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY GEOTECHNICAL TESTING SERVICES, INC (GTS). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED JUNE 28, 2022. A COPY OF THIS REPORT IS ON FILE WITH HURRICANE CITY, OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL ROCK WALLS ARE PRIVATE AND ALL ROCK WALL REPAIR AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SAID OWNER SHALL INDEMNIFY AND HOLD HARMLESS HURRICANE CITY, ITS OFFICERS, BOARDS, EMPLOYEES, AGENTS AND ASSIGNS, FROM ANY CLAIMS RESULTING FROM ROCK WALLS LOCATED WITHIN THIS SUBDIVISION.
4. THE PARENT PARCELS ARE H-QCI-7-702 & H-QCI-7-703
5. HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLOTTED LOT.

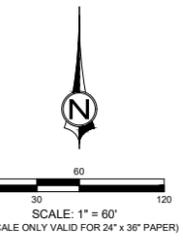
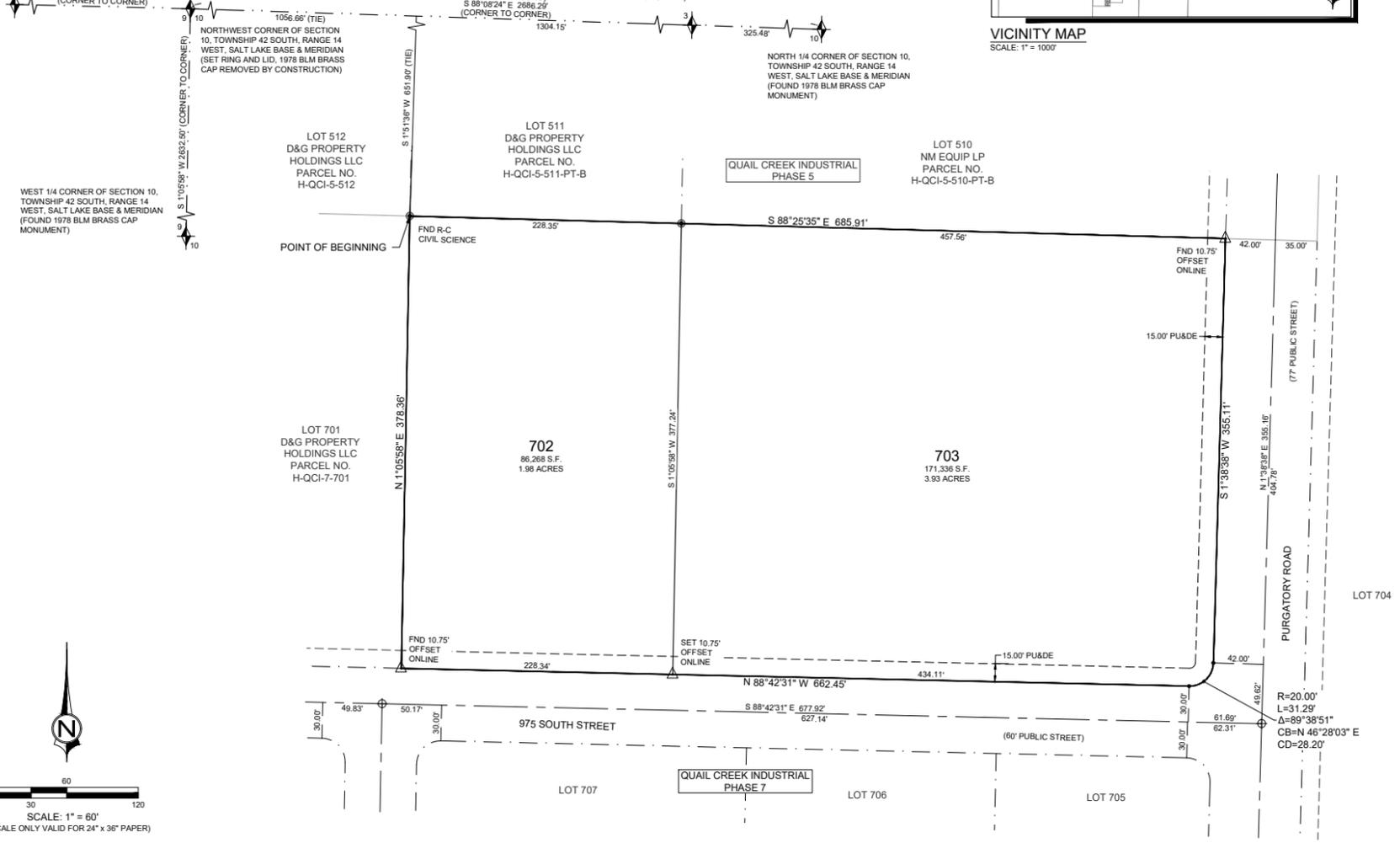
SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN (FOUND 1973 WASHINGTON COUNTY BRASS CAP MONUMENT)

(BASIS OF BEARING) S 88°09'24" E 2886.29' (CORNER TO CORNER)

SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN (FOUND 1978 BLM BRASS CAP MONUMENT)

NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN (FOUND 1978 BLM BRASS CAP MONUMENT)

VICINITY MAP
SCALE: 1" = 1000'



LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC., AS SHOWN ON THE PLAT).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 10.75' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY AND LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO SHIFT THE COMMON PROPERTY LINE OF LOTS 702 & 703, QUAIL CREEK INDUSTRIAL PHASE 7, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 20250006462. FURTHER WEST AREA IS HEREBY CONVEYED FROM LOT 702 TO LOT 703. NO OTHER CHANGES WERE INTENDED.

SURVEYOR'S CERTIFICATE

I, CHANSE SNOW, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 14119376, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS:
QUAIL CREEK INDUSTRIAL PHASE 7 PARTIAL AMENDMENT A
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____
CHANSE R. SNOW, PLS

DRAFT COPY FOR OFFICIAL USE ONLY

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 701, QUAIL CREEK INDUSTRIAL PHASE 7, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT WHICH IS S 88°09'24" E 1056.66 FEET ALONG THE NORTH LINE OF SAID SECTION 10 AND S 1°15'38" W 651.90 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, POINT ALSO BEING ON THE NORTH LINE OF SAID SUBDIVISION, AND RUNNING THENCE S 88°25'35" E 685.91 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION, TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF PURGATORY ROAD, THENCE ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 1°38'38" W 355.11 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 31.29 FEET THROUGH A CENTRAL ANGLE OF 89°38'51", TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF 975 SOUTH STREET, THENCE N 88°42'31" W 662.45 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF SAID LOT 701; THENCE N 1°05'58" E 378.36 FEET ALONG THE EAST LINE OF SAID LOT 701, TO THE POINT OF BEGINNING.

CONTAINS 257.804 SQ FT OR 5.91 ACRES MORE OR LESS

OWNER'S DEDICATION

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

QUAIL CREEK INDUSTRIAL PHASE 7 PARTIAL AMENDMENT A

AND 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 TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, DOCUMENT NO. 20080010506, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 13TH DAY OF MARCH, 2008, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

D&G PROPERTY HOLDINGS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

DOUGLAS T DENNETT, MANAGING MEMBER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DOUGLAS T DENNETT WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF D&G PROPERTY HOLDINGS, LLC, 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 D&G PROPERTY HOLDINGS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, _____, A MORTGAGEE FOR CACHE VALLEY BANK, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: _____

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT _____ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____ OFFICIAL SEAL NOT REQUIRED PER UTAH
NOTARY PUBLIC FULL NAME: _____ CODE 46-1-16(7) IF INFORMATION IS FILLED IN
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

QUAIL CREEK INDUSTRIAL PHASE 7 PARTIAL AMENDMENT A (LOTS 702 & 703)

LOCATED IN
NW 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

<p>APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT</p> <p>I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF A.D. 20____.</p> <p>_____ SUPERINTENDENT, SSD</p>	<p>ENGINEER'S APPROVAL</p> <p>THE HEREON 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>_____ ENGINEER, HURRICANE CITY</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.</p> <p>_____ CITY ATTORNEY, HURRICANE CITY</p>	<p>APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH</p> <p>WE, HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF _____, 20____.</p> <p>ATTEST: CITY RECORDER HURRICANE, UTAH</p> <p>_____ NANETTE BILLINGS MAYOR HURRICANE, UTAH</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 FINAL PLAT HAVE BEEN PAID IN FULL.</p> <p>_____ WASHINGTON COUNTY TREASURER</p>	<p>RECORDED No. _____</p> <p>_____ WASHINGTON COUNTY RECORDER</p>
---	--	--	--	--	---

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435-966.0100



QUAIL CREEK INDUSTRIAL PHASE 7
PARTIAL AMENDMENT A (LOTS 702 & 703)
LOCATED IN
NW 1/4 OF SECTION 10, TOWNSHIP 42 SOUTH,
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ #: IF 23392	CHECKED BY: BLW
DRAWN BY: JRM	SCALE OF SHEET
DATE: 01/07/2026	HOR SCALE: 1" = 60'
SHEET	
1	
OF	
1	



STAFF COMMENTS

Agenda Date:	03/12/2026
Application Number:	PP26-04
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Simply Land LLC
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat
Location:	Sand Hollow Road between Resort Drive and Jellystone Road
Zoning:	RM-3
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a preliminary plat for Trails at Sand Hollow, a 673 unit multifamily development located within the Gateway at Sand Hollow Public Infrastructure District. An almost identical preliminary plat was previously approved in 2024, but that approval has since expired; this application is to renew the preliminary plat for the essentially same project. The property is located northeast of the Glampers Inn RV park. The project consists of a 252 unit apartment complex, 211 townhomes, and 210 condos. This property is zoned Multifamily RM-3.

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

Staff Comments: Preliminary Plat

1. Zoning is RM-3 which has a maximum density of 15 units per acre. The property is 43 acres and they are counting an additional four acres of roadway for 47 acres and 673 units.
2. **Parking:** Parking is required at a rate of 1.5 spaces for single bedroom/studio units and 2 spaces for all other units. The site plan indicates that two spaces per unit for the condo and apartment units and four spaces per townhome have been provided.
3. **Open Space and Amenities:** Per HCC 10-33-5(9), open landscaped space shall be 20% of the development. 20.8% of the site will be landscaped open space, a note on the plat indicates that the stormwater pond in the northwest corner will be park space.
 1. A development of this size requires 12 amenities, and the type of amenity shall generally vary. The site plan shows 14 amenities including eight pickleball courts, two swimming pools, a clubhouse, and three picnic pavilion areas.
4. All park strips will need to be landscaped and have the proper improvements.
5. A note indicating whether or not the property is in a tortoise take area has been provided; not in take area.
6. **Sensitive Lands:** The southern portion of this property has a small number of rock outcroppings, during a previous attempt at developing this property the Zoning Administrator at that time determined that these rock formations do not meet the intent of the Sensitive Lands code and are exempt from the requirements of that chapter. Even with the change in development plan staff maintains that assessment (see attached email dated March 16, 2022)
7. **Adequate Public Facilities:** Hurricane City Code 10-37-4 states:
 1. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a*

proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

2. While this development is not as isolated from existing services as other approved developments within the Gateway to Sand Hollow PID area, the PID or the developer will need to provide significant infrastructure improvements before this development could fully build out.
8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its 673 units are already accounted for within Hurricane City's tracking data. Studies have shown that multifamily developments use significantly less water on a per-capita basis which will mitigate the additional water use.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments and sufficient buildout of the Gateway to Sand Hollow Public Infrastructure District.

**NARRATIVE FOR:
THE TRAILS AT SAND HOLLOW**

The Trails at Sand Hollow is a multi-family zoned (RM-3) area that will have the following:

LAND USE SUMMARY

<i>SITE DATA</i>		
<i>GROSS AREA</i>	<i>2,060,500</i>	<i>SQ. FT.</i>
<i>JELLYSTONE RD. & RESORT DR. AREA</i>	<i>189,797</i>	<i>SQ. FT.</i>
<i>NET AREA</i>	<i>1,870,703</i>	<i>SQ. FT.</i>
<i>TOTAL LOTS/UNITS</i>	<i>673</i>	
<i>UNITS PER ACRE</i>	<i>15</i>	
<i>LANDSCAPING AREA</i>	<i>389,127</i>	<i>SQ. FT.</i>
<i>LANDSCAPING %</i>	<i>20.80%</i>	
	<i>UNITS</i>	<i>PARKING</i>
<i>APARTMENTS</i>	<i>252</i>	<i>2 PER UNIT</i>
<i>TOWNHOMES</i>	<i>211</i>	<i>4 PER UNIT</i>
<i>CONDOS</i>	<i>210</i>	<i>2 PER UNIT</i>
<i>TOTAL</i>	<i>673</i>	<i>1768</i>

JELLYSTONE ROAD & RESORT DRIVE AREA DEDICATED TO HURRICANE CITY WITH:

DOC#: 20230036797 & DOC#: 20230036798

AMENITIES:

- * 8 PICKLEBALL COURTS*
 - * 2 SWIMMING POOLS*
 - * 1 CLUB HOUSE*
 - * 3 PAVILIONS WITH TABLES*
- TOTAL OF 14 AMENITIES*

It is located between Resort Drive & Jellystone Road on Sand Hollow Road. (Parcels #H-4-2-1-324-GS1 & H-4-2-1-322-GS1).



January 20, 2026

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

Subject: Trails at Sand Hollow

Gary,

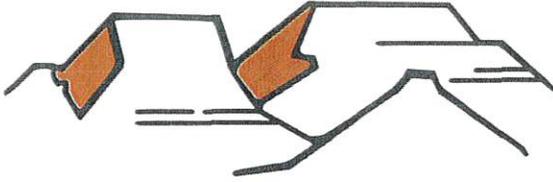
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

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

Sincerely,

A handwritten signature in cursive script that reads "Amber Gillette".

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



WATER
HURRICANE CITY
UTAH

Ken Richins, Superintendent

January 21, 2026

To Whom It May Concern:

Simply Land LLC – Brad Mabey (the “Developer”) has requested a culinary water will serve letter for the subdivision known as Trails at Sand Hollow, located at approximately 400 S Sand Hollow Road in Hurricane, Utah (the “Project”).

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to 645 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the “Conservancy District”). Therefore, the City’s statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City’s culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

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

Sincerely,

Ken Richins

Water Department Superintendent

LEGEND

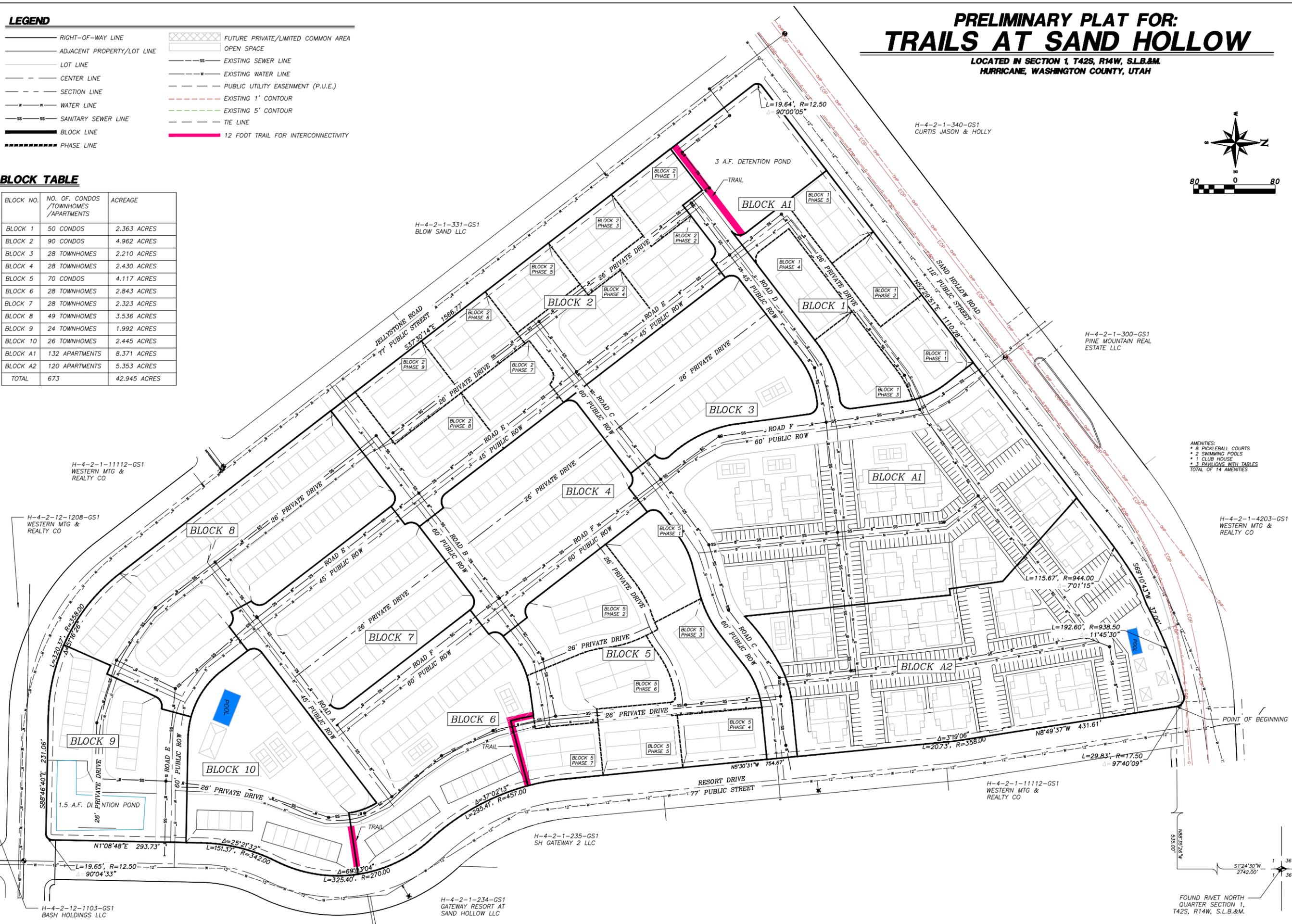
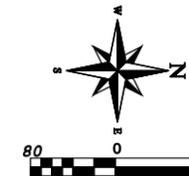
—	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
—	ADJACENT PROPERTY/LOT LINE		OPEN SPACE
—	LOT LINE	—SS—	EXISTING SEWER LINE
—	CENTER LINE	—W—	EXISTING WATER LINE
—	SECTION LINE	---	PUBLIC UTILITY EASEMENT (P.U.E.)
—	WATER LINE	- - -	EXISTING 1' CONTOUR
—SS—	SANITARY SEWER LINE	- - -	EXISTING 5' CONTOUR
—	BLOCK LINE	---	TIE LINE
—	PHASE LINE		12 FOOT TRAIL FOR INTERCONNECTIVITY

BLOCK TABLE

BLOCK NO.	NO. OF CONDOS /TOWNHOMES /APARTMENTS	ACREAGE
BLOCK 1	50 CONDOS	2.363 ACRES
BLOCK 2	90 CONDOS	4.962 ACRES
BLOCK 3	28 TOWNHOMES	2.210 ACRES
BLOCK 4	28 TOWNHOMES	2.430 ACRES
BLOCK 5	70 CONDOS	4.117 ACRES
BLOCK 6	28 TOWNHOMES	2.843 ACRES
BLOCK 7	28 TOWNHOMES	2.323 ACRES
BLOCK 8	49 TOWNHOMES	3.536 ACRES
BLOCK 9	24 TOWNHOMES	1.992 ACRES
BLOCK 10	26 TOWNHOMES	2.445 ACRES
BLOCK A1	132 APARTMENTS	8.371 ACRES
BLOCK A2	120 APARTMENTS	5.353 ACRES
TOTAL	673	42.945 ACRES

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW

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



- AMENITIES:
- 8 PICKLEBALL COURTS
 - 2 SWIMMING POOLS
 - 1 CLUB HOUSE
 - 3 PAVILIONS WITH TABLES
- TOTAL OF 14 AMENITIES

REVISIONS

NO.	DATE	DESCRIPTION

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



PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

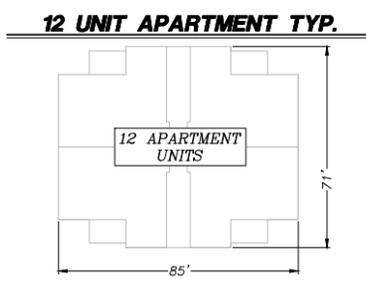
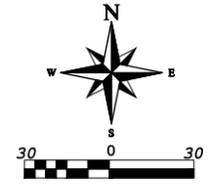
FOUND RIVET NORTH QUARTER SECTION 1, T42S, R14W, S.L.B.&M.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, SLB.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	LOT LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		CURB/SIDEWALK LINE



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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1
LOCATED IN SECTION 1, T42S, R14W, SLB.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	4 OF 16

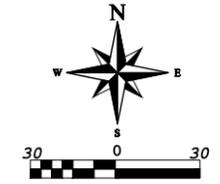
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK A2

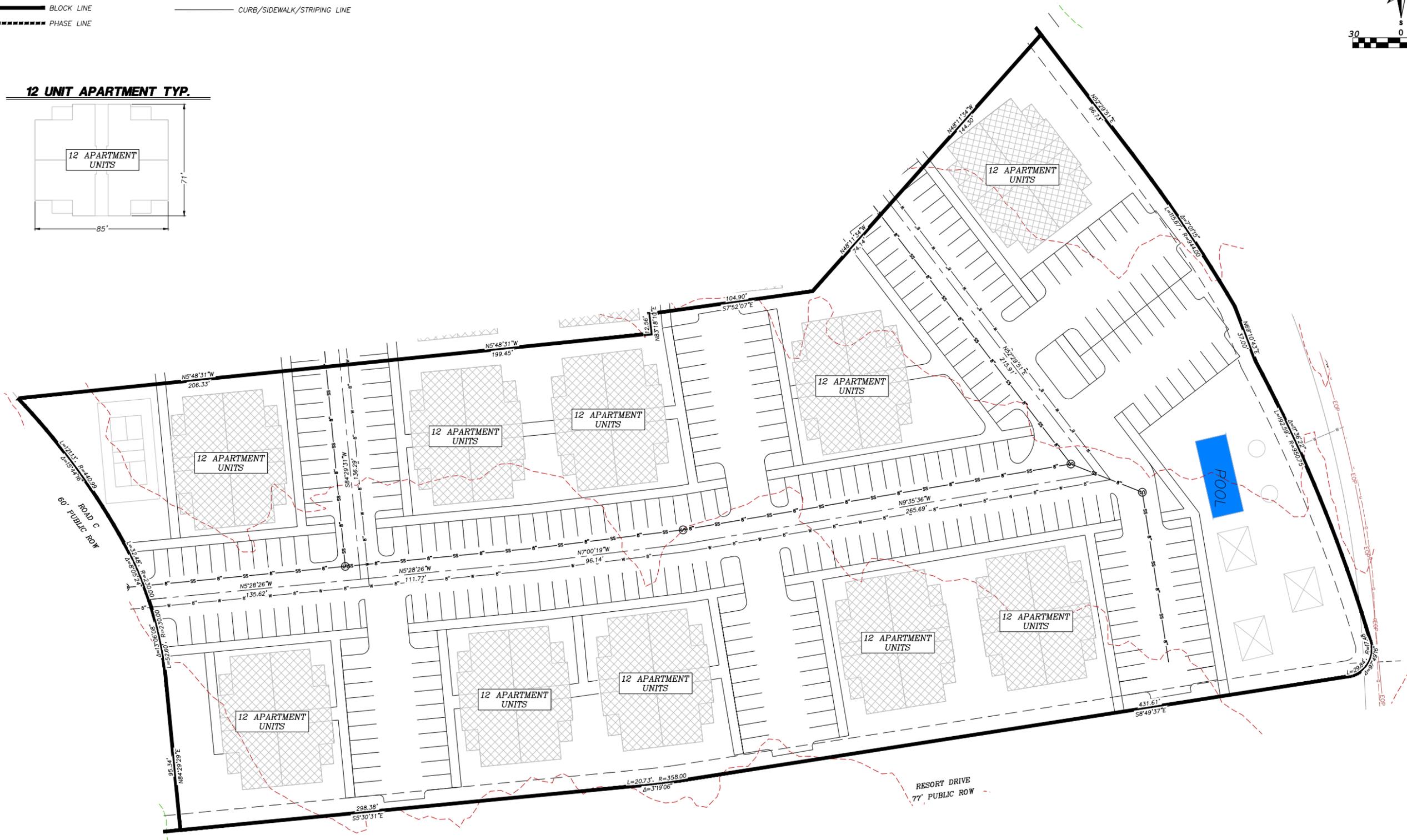
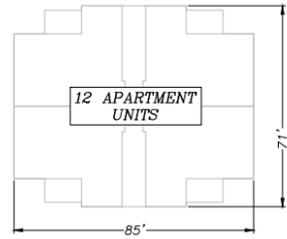
LOCATED IN SECTION 1, T42S, R14W, SLB.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	LOT LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		CURB/SIDEWALK/STRIPING LINE



12 UNIT APARTMENT TYP.



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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A2
LOCATED IN SECTION 1, T42S, R14W, SLB.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	6 OF 16

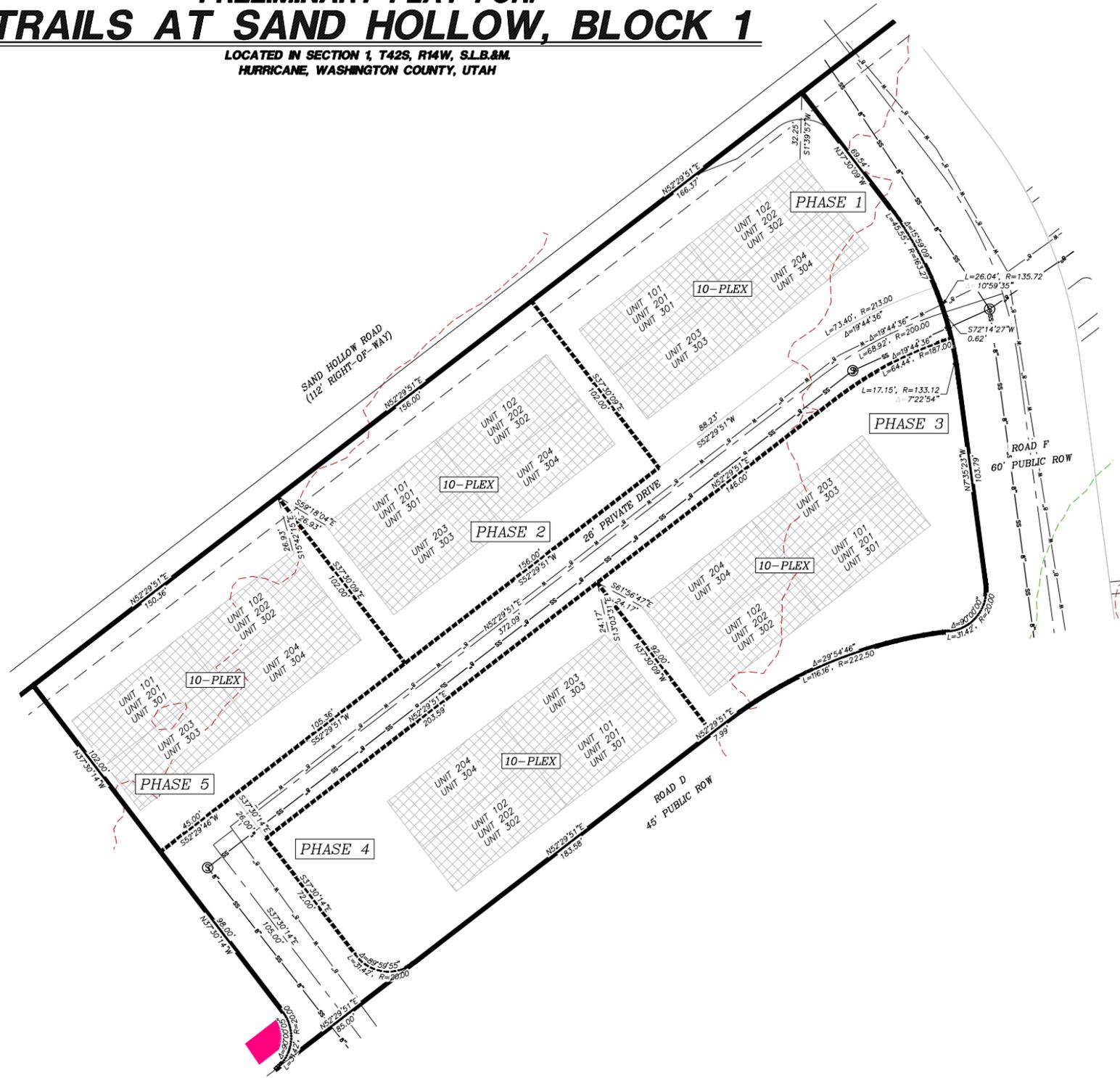
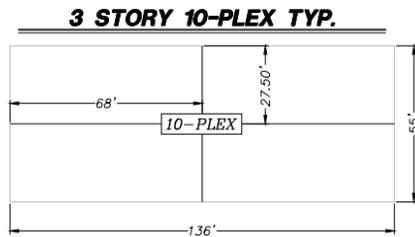
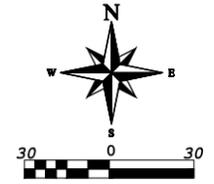
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 1

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

LEGEND

	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	BUILDING LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		



NO.	REVISIONS	DESCRIPTION	DATE	BY

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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 1
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	7 OF 16

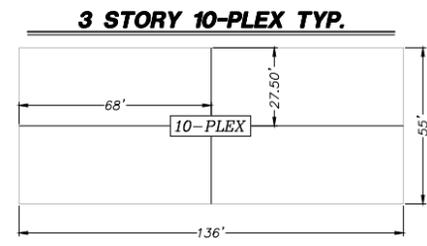
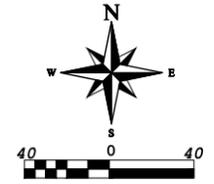
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 2

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

LEGEND

	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	LOT LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		



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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 2
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	8 OF 16

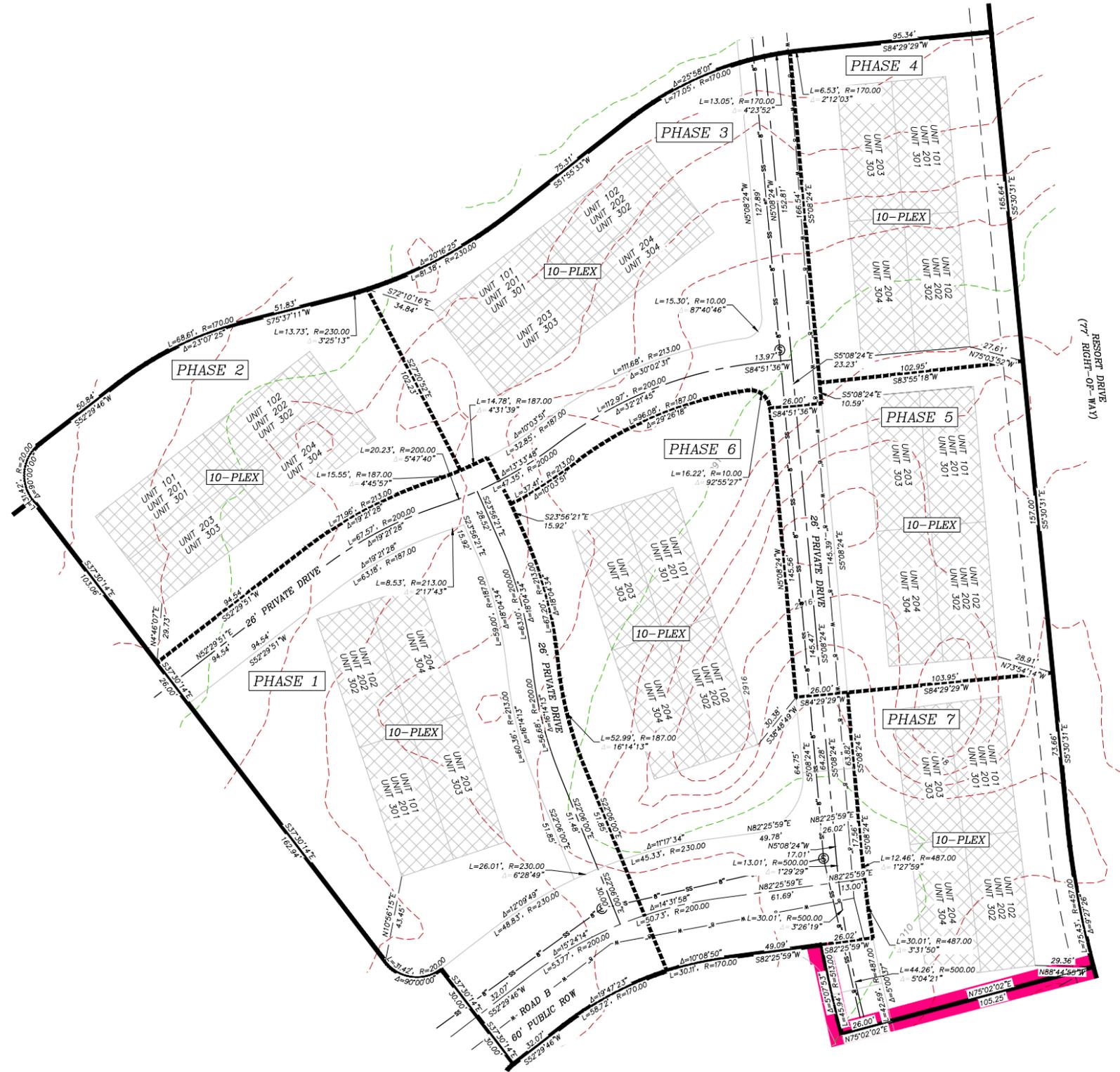
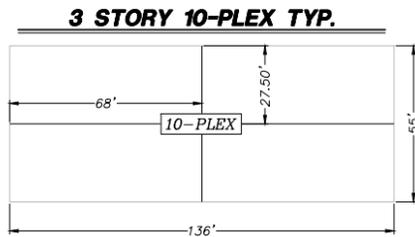
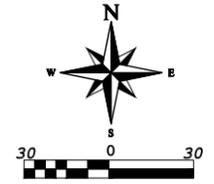
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 5

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

LEGEND

	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	LOT LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		



NO.	REVISIONS	DATE	BY

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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 5
LOCATED IN SECTION 1, T42S, R14W, S.L.B.#M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	11 OF 16

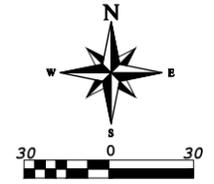
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 6

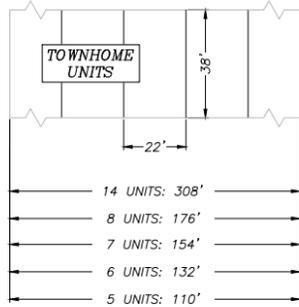
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	LOT LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		



TOWNHOME UNITS TYP.



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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 6
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	12 OF 16

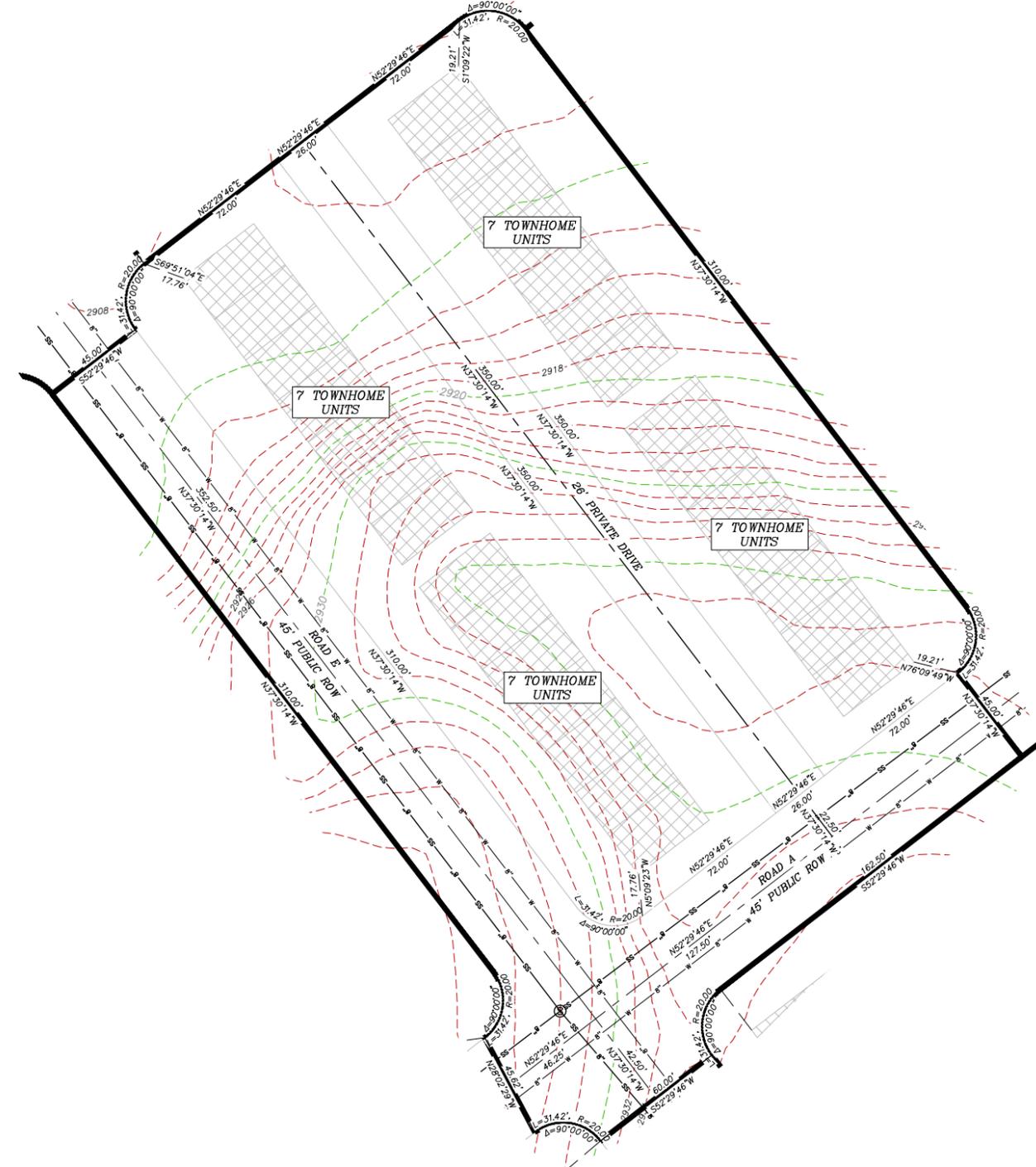
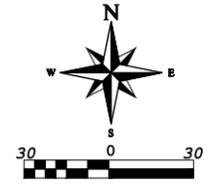
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 7

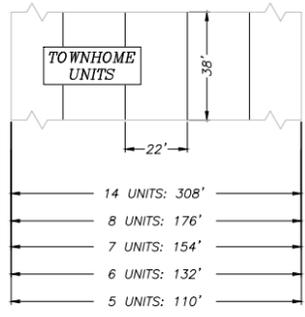
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

— RIGHT-OF-WAY LINE	▨ FUTURE PRIVATE/LIMITED COMMON AREA
— ADJACENT PROPERTY LINE	□ OPEN SPACE
— LOT LINE	— ss — EXISTING SEWER LINE
— CENTER LINE	— w — EXISTING WATER LINE
— SECTION LINE	— — PUBLIC UTILITY EASEMENT (P.U.E.)
— WATER LINE	- - - EXISTING 1' CONTOUR
— ss — SANITARY SEWER LINE	- - - EXISTING 5' CONTOUR
— BLOCK LINE	- - - TIE LINE
— PHASE LINE	



TOWNHOME UNITS TYP.



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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 7
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	13 OF 16

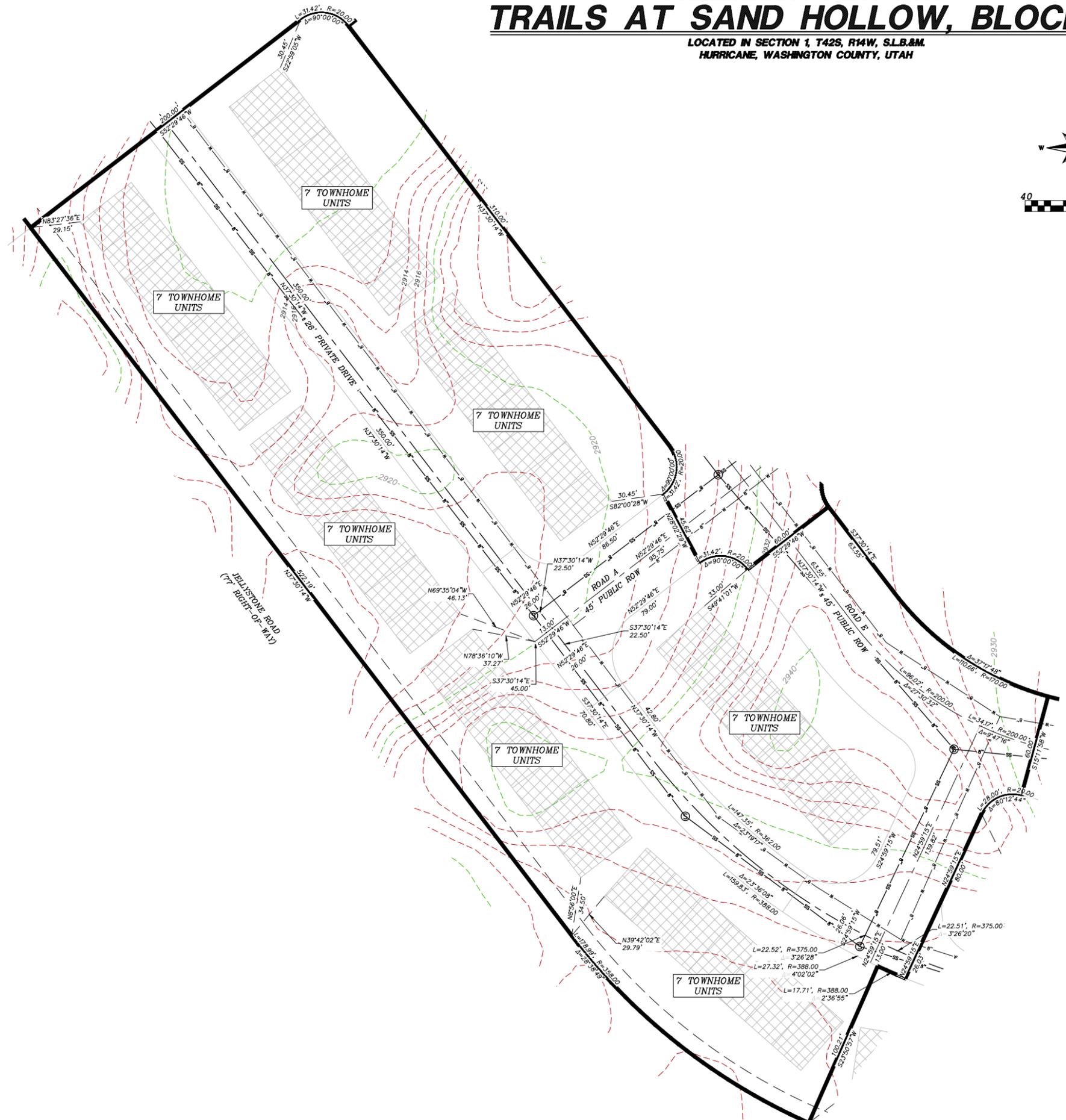
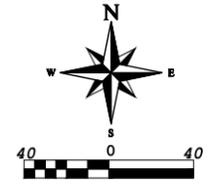
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 8

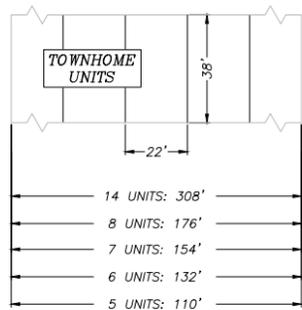
LOCATED IN SECTION 1, T42S, R14W, S1.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	LOT LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		



TOWNHOME UNITS TYP.



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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 8
LOCATED IN SECTION 1, T42S, R14W, S1.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	14 OF 16

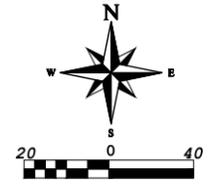
713002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 9

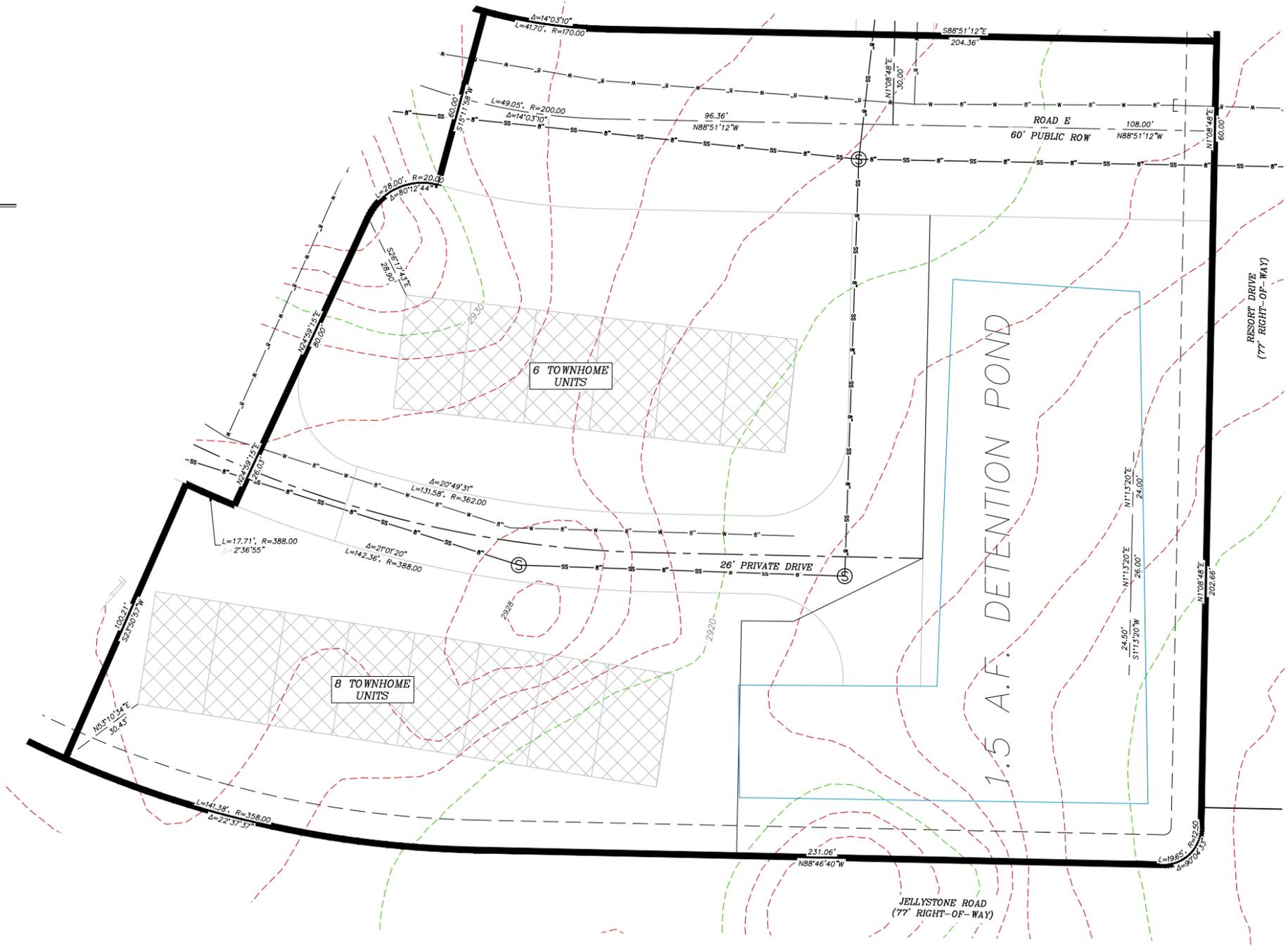
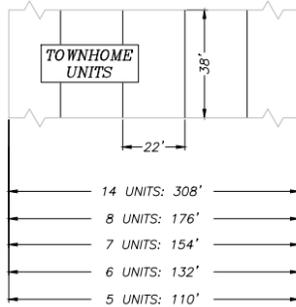
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

— RIGHT-OF-WAY LINE	XXXXXX FUTURE PRIVATE/LIMITED COMMON AREA
— ADJACENT PROPERTY LINE	□ OPEN SPACE
— LOT LINE	---SS--- EXISTING SEWER LINE
— CENTER LINE	---W--- EXISTING WATER LINE
--- SECTION LINE	--- PUBLIC UTILITY EASEMENT (P.U.E.)
— W — WATER LINE	--- EXISTING 1' CONTOUR
---SS--- SANITARY SEWER LINE	--- EXISTING 5' CONTOUR
— BLOCK LINE	--- TIE LINE
----- PHASE LINE	



TOWNHOME UNITS TYP.



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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 9
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=20'
JOB NO.	378-002
SHEET NO.	15 OF 16

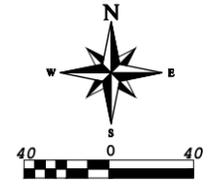
713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

PRELIMINARY PLAT FOR: TRAILS AT SAND HOLLOW, BLOCK 10

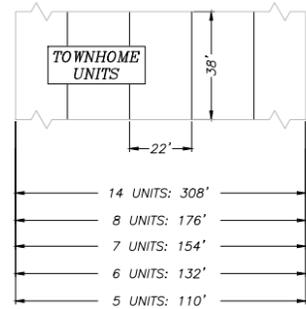
LOCATED IN SECTION 1, T42S, R14W, SLB.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

— RIGHT-OF-WAY LINE	▨ FUTURE PRIVATE/LIMITED COMMON AREA
— ADJACENT PROPERTY LINE	□ OPEN SPACE
— LOT LINE	— SS — EXISTING SEWER LINE
— CENTER LINE	— W — EXISTING WATER LINE
— SECTION LINE	— — PUBLIC UTILITY EASEMENT (P.U.E.)
— WATER LINE	- - - EXISTING 1' CONTOUR
— SS — SANITARY SEWER LINE	- - - EXISTING 5' CONTOUR
— BLOCK LINE	- - - TIE LINE
— PHASE LINE	



TOWNHOME UNITS TYP.



NO.	REVISIONS	DESCRIPTION	DATE	BY

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

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 10
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/15/2026
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	16 OF 16

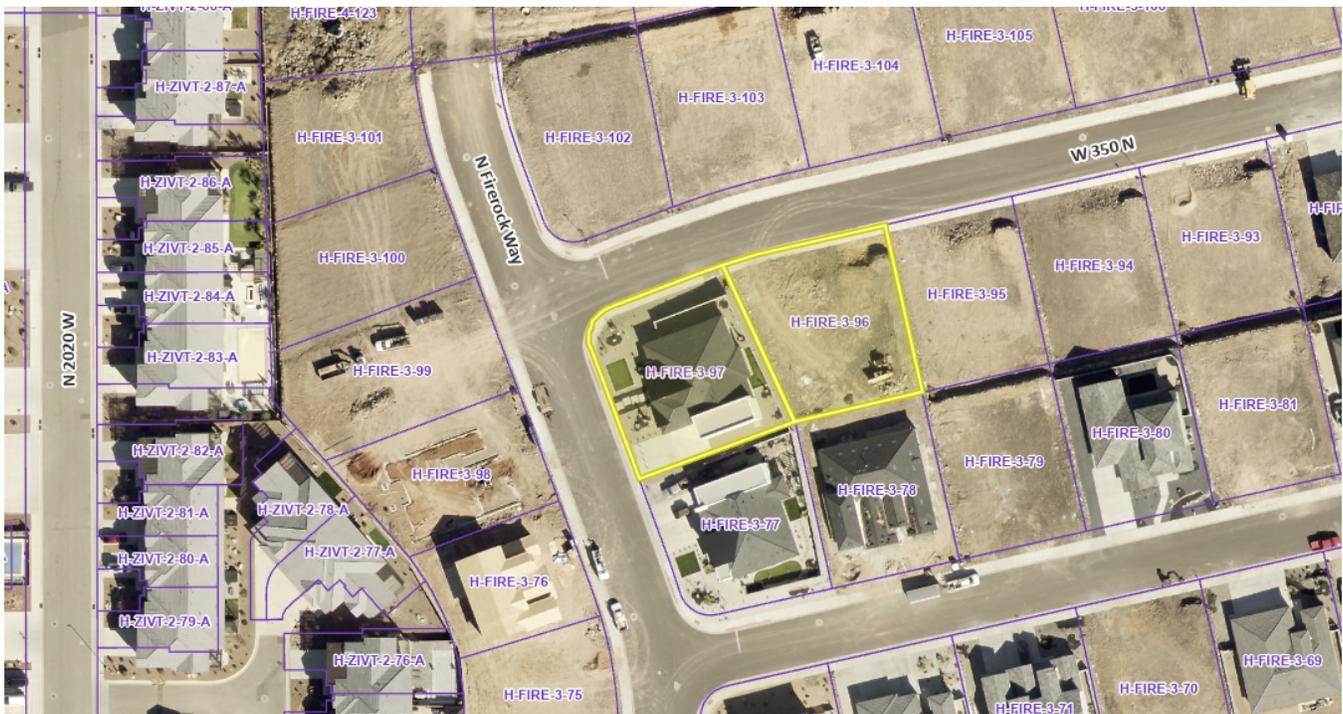
713002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG COPYRIGHT © 2023 PROVALUE ENGINEERING INC.



STAFF COMMENTS

Agenda Date:	03/12/2026 - Planning Commission
Application Number:	AFP26-02
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Steve Nantz
Agent:	
Request:	Approval of an Amended Final Plat.
Location:	336 N FireRock Way
Zoning:	Single Family Residential R1-8
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 FireRock Phase 3 to combine Lots 96 & 97. There is currently a house on Lot 97. This subdivision is zoned Single Family Residential R1-8.



Vicinity Map
JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Good with the lot merger. Need to redline the plat before it's printed and recorded.
3. **Streets:** Approved.
4. **Water:** Water service in Lot 96 will need to be abandoned at the main water line.
5. **Fire:** Approved.
6. **Sewer:** Approved.
7. **Power:** 200 amp for the entire lot is still in place. if 400 amps are needed then upgrades need to be installed.
8. **Gas:** Approved.
9. **Fiber:** Approved.
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 all the standards for amending final plats contained in Utah Code section 10-20-811 (Subdivision Amendments, updated in 2025). The following are the key requirements for the plat:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.
3. The following note needs to be added to the plat: *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.*

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.

I, Steven Nantz, am requesting H-FIRE-3-96 to be combined to H-FIRE-3-97. This will become a combined property as the address to be 336 N Firerock Way, Hurricane, UT 84737 (Lot 97)



NORTHWEST CORNER, SECTION 33
T 41NS, R 13 W, SLB&M
FOUND MONUMENT IN RING AND LID
LS 171919

BASIS OF BEARING
N0°54'34"E, 2628.84' (RECORDED - N 070405'E
2628.27)

WEST 1/4 CORNER, SECTION 33
T 41NS, R 13 W, SLB&M
FOUND ROSENBERG ALUMINUM CAP

NOTES

THESE LOTS ARE SUBJECT TO A 10.00 FOOT WIDE UTILITY EASEMENT DIRECTLY ADJACENT TO ALL PUBLIC STREETS.
THESE LOTS MAY NOT BE SERVED BY AN 8" DEEP SEWER. SEWER SERVICE MAY NOT BE AVAILABLE FOR BASEMENTS.
THE PARENT PARCELS FOR THESE TWO LOTS ARE H-FIRE-3-96 AND H-FIRE-3-97.



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

VICINITY MAP



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 LOT AND EASEMENTS HEREAFTER TO BE KNOWN AS:



GEROLD E. PRATT
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF LOT 96 AND 97 OF THE FIREROCK SUBDIVISION PHASE 3 AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE. DOC NO. 20220039382 RECORDED 08/16/2022.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 0°54'34" EAST, 1082.43 FEET ALONG THE SECTION LINE AND SOUTH 89°25'26" EAST, 1024.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED ON THE RIGHT-OF-WAY OF FIREROCK WAY, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 77, FIREROCK SUBDIVISION PHASE 3; AND RUNNING THENCE NORTH 19°17'16" WEST, 87.50 FEET TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 70°42'44" EAST, 59.51 FEET TO A POINT ON A 477.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 64.95 FEET THROUGH A CENTRAL ANGLE OF 74°7'38"; THENCE NORTH 78°30'21" EAST, 56.80 TO THE NORTH WEST CORNER OF LOT 95 OF SAID FIREROCK SUBDIVISION PHASE 3; THENCE (FOLLOWING THE LOT LINES OF SAID SUBDIVISION THE FOLLOWING 3-COURSES) SOUTH 11°29'39" EAST, 107.50 FEET; THENCE SOUTH 78°30'21" WEST, 82.00 FEET; THENCE SOUTH 70°42'44" WEST, 104.71 FEET TO THE POINT OF BEGINNING. CONTAINING 0.476 ACRE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 0°54'34" EAST 2628.84 FEET FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

NARRATIVE/AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 96 AND 97 OF FIREROCK SUBDIVISION PHASE 3 TO PROVIDE FOR A LARGER HOME TO BE CONSTRUCTED. OTHER LOTS ARE NOT AFFECTED. THE SIZE OF THE RESULTING LOT IS NO DIFFERENT THAN THE SUM OF THE TWO LOTS.

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 LOT AND EASEMENTS TO BE HEREAFTER KNOWN AS:

FIREROCK SUBDIVISION PHASE 3, PARTIAL AMENDMENT "A"
DOES 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.

WHEREOF I HAVE HERETO SET MY HAND THIS ___ DAY OF ___, A.D. 2026.

STEVE NANTZ OWNER
LAURA NANTZ OWNER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____
ON THIS ___ DAY OF ___, A.D. 2026, PERSONALLY APPEARED BEFORE ME, STEVE NANTZ AND LAURA NANTZ, HUSBAND AND WIFE AS JOINT TENANTS, WHO BEING BY ME DULY SWORN DID SAY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND THEY EXECUTED THE DEDICATION FOR THE USES STATED THEREIN.
NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

FIREROCK SUBDIVISION PHASE 3
PARTIAL AMENDMENT "A"

LOCATED IN THE NW 1/4 SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 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. 2026
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. 2026.
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. 2026.
ATTEST: CITY RECORDER HURRICANE, UTAH
CLARK FAWCETT, MAYOR HURRICANE, UTAH

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ___ DAY OF ___, A.D. 2026.
HURRICANE CITY ATTORNEY

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF ___, A.D. 2026 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: NANTZ
DATE: JAN 2026
SHEET 1 OF 1

STAFF COMMENTS

Agenda Date:	03/12/2026 - Planning Commission
Application Number:	AFP26-03
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Mark Leavitt
Agent:	Gerold Pratt
Request:	Approval of an Amended Final Plat.
Location:	5658 W Desert Dream
Zoning:	R1-10(PDO)
General Plan Map:	Planned Community
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 The Estates at Sand Hollow Phase 1 to combine Lots 26 & 27. The applicant would like to build a larger home. This subdivision is zoned Single Family Residential R1-10 with a Planned Development Overlay.



Vicinity Map

JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Engineering doesn't object to the lot merger. A more detailed review will be returned via CityInspect.
3. **Streets:** Approved.
4. **Water:** Water service in Lot 27 will need to be abandoned at the main water line.
5. **Fire:** Approved.
6. **Sewer:** Each lot has a sewer lateral. One lateral will need to be cut, capped, and abandoned.
7. **Power:** [No comments received.]
8. **Gas:** Approved.
9. **Fiber:** Approved.
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 all the standards for amending final plats contained in Utah Code section 10-20-811 (Subdivision Amendments, updated in 2025). The following are the key requirements for the plat:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.
3. The following note needs to be added: *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.*

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.

PRATT ENGINEERING, P.C.

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

February 26, 2026

TO WHOM IT MAY CONCERN:

Mr. Mark Leavitt wishes to combine two lots in “The Estates at Sand Hollow, Phase 1”. He owns lots 26 and 27, they are to be combined into one Lot, Lot 26-A.

We ask that this application be accepted for your consideration.

If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.
Principal

STAFF COMMENTS

Agenda Date:	03/12/2026 - Planning Commission
Application Number:	AFP26-04
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Ramsey Cox
Agent:	Tony Carter
Request:	Approval of an Amended Final Plat.
Location:	203 S 1430 W
Zoning:	RA-0.5
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 Pioneer Estates to split Lot 7 into two lots, 7A and 7B. The applicant would like to build another home on the other lot. This subdivision is zoned Residential Agriculture RA-0.5.



Vicinity Map

JUC Comments

1. **Public Works:** [No comments received.]
2. **Engineering:** Depending on the proposed improvements, a public drainage easement may be needed. If so, it can be provided at that time. It's anticipated that this amendment won't be directly impacted by Hurricane City's extension of 1400 W. Current alignments show the property to the east will carry the alignment.
3. **Streets:** Approved.
4. **Water:** Approved.
5. **Fire:** Approved.
6. **Sewer:** Approved.
7. **Power:** Power pole and overhead lines must be relocated and a new underground service must be installed by a Hurricane City Power approved contractor.
8. **Gas:** Approved.
9. **Fiber:** Approved.
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 all the standards for amending final plats contained in Utah Code section 10-20-811 (Subdivision Amendments, updated in 2025). The following are the key requirements for the plat:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. An amendment note describing the changes from the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details before a final plat mylar is printed and submitted for recording.
3. A set of construction drawings will need to be approved to bring additional utility services to the lot.

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.



NARRATIVE

The purpose of this partial amendment is to split lot 7 into two lots 7a and 7b.

Thanks

PIONEER ESTATES SUBDIVISION 2ND AMENDMENT PARTIAL AMENDMENT "A"

A PART OF LOT 12, BLOCK 12, OF THE HURRICANE FIELD SURVEY IN S.33, T.41S, R.13W., 5LB&M
HURRICANE CITY, WASHINGTON COUNTY, UTAH

NOTES:

- 1) A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREET-SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- 2) ALL WALLS (PRIVACY AND RETAINING) ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 3) DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- 4) ALL BEARINGS ARE DERIVED FROM THE BASIS OF BEARING SHOWN HEREON.
- 5) ALL DISTANCES LISTED ARE GROUND DISTANCES AND ARE TRUE REPRESENTATION OF MONUMENTS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GROUND. (UNLESS OTHERWISE NOTED)
- 6) 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.
- 7) THE PARENT PARCELS ARE PORTIONS OF: H-PE-7

MORTGAGEE CONSENT TO RECORD

CACHE VALLEY BANK, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO THE RECORDING OF THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: _____
ITS: _____

MORTGAGEE ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss.

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

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____ DO NOT STAMP
COMMISSION NO.: _____
EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
(OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

MORTGAGEE CONSENT TO RECORD

CACHE VALLEY BANK, A MORTGAGEE OF SAID TRACT OF LAND DOES HEREBY GIVE CONSENT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO THE RECORDING OF THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

BY: _____
ITS: _____

MORTGAGEE ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss.

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

FULL NAME SIGNATURE: _____
FULL NAME PRINT: _____ DO NOT STAMP
COMMISSION NO.: _____
EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
(OFFICIAL SEAL NOT REQUIRED PER UTAH CODE 46-1-16 (7) IF ABOVE INFORMATION IS FILLED IN)

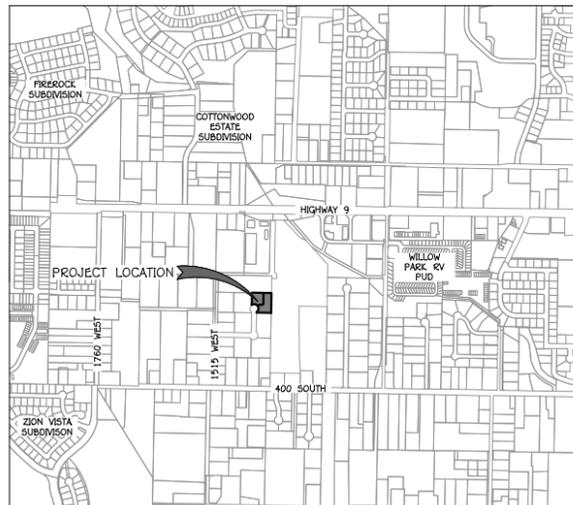
INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) ss.

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

FULL NAME SIGNATURE: _____ COMMISSION NO.: _____
FULL NAME PRINT: _____ EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6))



VICINITY MAP

NOT TO SCALE

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 LOTS AND PUBLIC UTILITY EASEMENTS TO BE HEREAFTER KNOWN AS:

PIONEER ESTATES SUBDIVISION PARTIAL AMENDMENT "A"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

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

DOWANNA KAY COX

(INDIVIDUAL)

SIGNATURE: _____
NAME: _____
TITLE: _____

AMENDMENT NOTE:

THIS PLAT IS CREATED AT THE REQUEST OF OUR CLIENT FOR THE PURPOSE OF DIVIDING LOT 7 OF PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS INTO LOTS 7A AND 7B. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°52'49" EAST 2637.91' MEASURED, BETWEEN THE TWO FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 33, T.41S, R.13W, 5LB&M. NO OTHER CHANGES WERE MADE OR INTENDED. THE LOTS AND BOUNDARY SHOWN HEREON IS IN HARMONY WITH THE AFORE MENTIONED PIONEER ESTATES SUBDIVISION, PIONEER ESTATES SUBDIVISION AMENDED, RECORDED NO. 6006894 AND PIONEER ESTATES SUBDIVISION 2ND AMENDMENT, DOCUMENT NO. 20070030286.

PLAT ROTATION NOTE:

PIONEER ESTATES SUBDIVISION, PIONEER ESTATES SUBDIVISION AMENDED AND PIONEER ESTATES SUBDIVISION 2ND AMENDED WERE ROTATED CLOCKWISE 00°50'41" TO MATCH THIS PLAT'S BASIS OF BEARING.

SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. #563341, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS WITH PUBLIC UTILITY EASEMENTS, HEREAFTER TO BE KNOWN AS:

PIONEER ESTATES SUBDIVISION PARTIAL AMENDMENT "A"

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

XX/XX/XXXX

DATE:



ADAM ALLEN, PL5 #563341

LEGAL DESCRIPTIONS

ORIGINAL LOT 7:
A PARCEL OF LAND LOCATED ON LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°52'49" EAST ALONG THE SECTION LINE 1,318.28 FEET AND NORTH A DISTANCE OF 888.38 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 01°01'32" EAST ALONG THE WEST LINE OF LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, A DISTANCE OF 193.48 FEET AND EAST A DISTANCE OF 329.74 FEET FROM THE SOUTHWEST CORNER SAID LOT 12, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6, PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 89°00'17" WEST (NORTH 89°59'02" WEST (RECORDED)) ALONG THE NORTH LINE SAID LOT 6 A DISTANCE OF 172.39 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 89°00'17" EAST) THROUGH A CENTRAL ANGLE OF 47°24'10", A DISTANCE OF 12.41 FEET; THENCE NORTHWESTERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 41°30'06" WEST) THROUGH A CENTRAL ANGLE OF 178°59'07", A DISTANCE OF 150.96 FEET TO THE EAST LINE OF LOT 8, SAID PIONEER ESTATES SUBDIVISION, THENCE NORTH 01°01'39" EAST (NORTH 00°00'58" EAST (RECORDED)) ALONG SAID EAST LINE 144.81 FEET TO THE NORTH BOUNDARY SAID SUBDIVISION; THENCE SOUTH 88°43'52" EAST (SOUTH 89°44'33" EAST (RECORDED)) ALONG SAID NORTH LINE 230.38 FEET; THENCE SOUTH 01°01'26" WEST (SOUTH 00°00'45" WEST (RECORDED)) ALONG THE EAST LINE SAID SUBDIVISION 232.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,936 SQUARE FEET OR 1.08 ACRES.

NEW LOT 7A:
A PARCEL OF LAND LOCATED IN LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°52'49" EAST ALONG THE SECTION LINE 1,092.07 FEET AND NORTH A DISTANCE OF 1,121.36 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO LIES NORTH 01°01'32" EAST ALONG THE WEST LINE OF LOT 12, BLOCK 12, HURRICANE FIELD SURVEY A DISTANCE OF 430.91 FEET AND EAST A DISTANCE OF 99.32 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 8, PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE SOUTH 88°43'52" EAST 135.93 FEET; THENCE SOUTH 00°56'40" WEST 129.82 FEET; THENCE SOUTH 45°51'33" WEST 14.12 FEET THENCE NORTH 89°13'34" WEST 38.58 FEET; THENCE SOUTH 54°19'38" WEST 25.31 FEET; THENCE WESTERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 54°30'40" WEST) THROUGH A CENTRAL ANGLE OF 88°59'53", A DISTANCE OF 77.67 FEET TO THE SOUTHEAST CORNER SAID LOT 8, THENCE NORTH 01°01'39" EAST ALONG THE EAST LINE SAID LOT 144.81 FEET; TO THE POINT OF BEGINNING.

CONTAINING 19,166 SQUARE FEET OR 0.44 ACRES.

NEW LOT 7B:
A PARCEL OF LAND LOCATED IN LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES SOUTH 88°52'49" EAST ALONG THE SECTION LINE 1,318.28 FEET AND NORTH A DISTANCE OF 888.38 FEET; FROM THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 01°01'32" EAST ALONG THE WEST LINE OF LOT 12, BLOCK 12, HURRICANE FIELD SURVEY, A DISTANCE OF 193.48 FEET AND EAST A DISTANCE OF 329.74 FEET FROM THE SOUTHWEST CORNER SAID LOT 12, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6, PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS, STATE OF UTAH, AND RUNNING THENCE NORTH 89°00'17" WEST 172.39 FEET; THENCE NORTHEASTERLY ALONG A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 89°00'17" EAST) THROUGH A CENTRAL ANGLE OF 47°24'10", A DISTANCE OF 12.41 FEET; THENCE NORTHERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 41°30'06" WEST) THROUGH A CENTRAL ANGLE OF 88°59'24", A DISTANCE OF 73.50 FEET; THENCE NORTH 54°19'38" EAST 25.31 FEET; THENCE SOUTH 89°13'34" EAST 36.58 FEET; THENCE NORTH 45°51'33" EAST 14.21 FEET; THENCE NORTH 00°56'40" EAST 129.82 FEET; THENCE SOUTH 88°43'52" EAST 94.45 FEET; THENCE SOUTH 01°01'26" WEST 232.33 TO THE POINT OF BEGINNING.

CONTAINING 27,771 SQUARE FEET OR 0.64 ACRES.

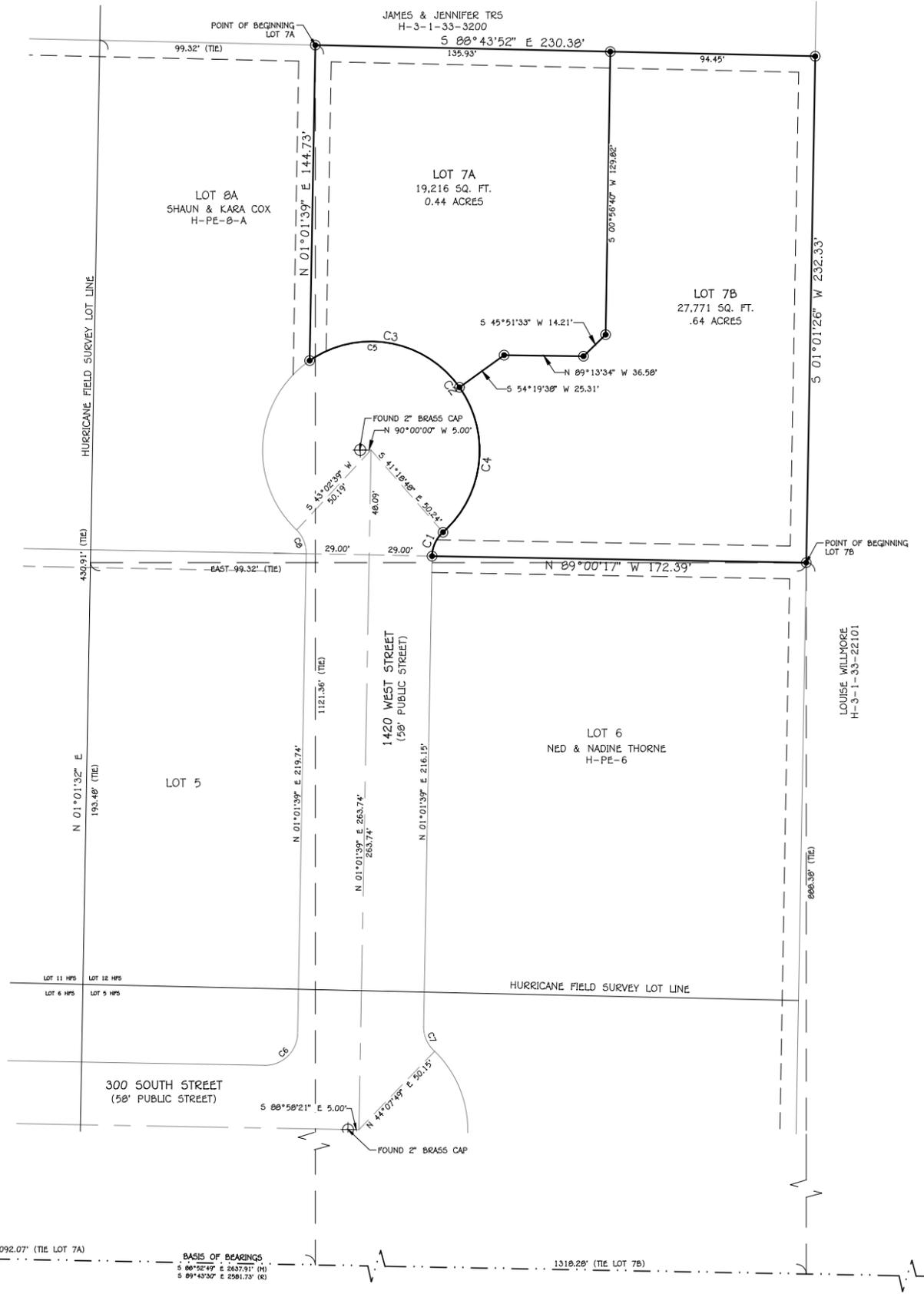
FINAL PLAT OF:

PIONEER ESTATES SUBDIVISION 2ND AMENDMENT PARTIAL AMENDMENT "A"

A PART OF LOT 12, BLOCK 12, OF THE HURRICANE FIELD SURVEY IN S.33, T.41S, R.13W., 5LB&M
HURRICANE CITY, WASHINGTON COUNTY, UTAH

 1173 S. 250 W. #504 ST. GEORGE, UT 84770	ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL:	ENGINEER'S APPROVAL:	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH:		APPROVAL AS TO FORM:	TREASURER APPROVAL:	RECORDED NO.	
	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 _____, 20____.	THE HEREOIN SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS _____ DAY OF _____, 20____.	WE, THE CITY COUNSEL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY APPROVE SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____, 20____.	APPROVED AS TO FORM, THIS _____ DAY OF _____, 20____.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	FEE:	COUNTY RECORDER WASHINGTON COUNTY, UTAH	
JOB # 26-001 FILE: 3RD AMD FP.DWG	DATE: 02/11/2026 SCALE: N/A	SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	CITY ENGINEER HURRICANE CITY, UTAH	ATTEST: CITY RECORDER HURRICANE CITY, UTAH	MAYOR HURRICANE CITY, UTAH	CITY ATTORNEY HURRICANE CITY, UTAH	TREASURER WASHINGTON COUNTY, UTAH	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	12.41'	15.00'	047°24'10"
C2	150.96'	50.00'	172°59'07"
C3	77.64'	50.11'	088°46'35"
C4	73.29'	50.00'	083°59'14"



- LEGEND:**
- FOUND SECTION MONUMENT AS NOTED
 - SET REBAR AND CAP AMERICAN LAND CONSULTING
 - EXISTING SURVEY CONTROL MONUMENT AS NOTED
 - PROPERTY LINE
 - SECTION LINE
 - 7.5' LOT EASEMENT

AMENDMENT NOTE:

THIS PLAT IS CREATED AT THE REQUEST OF OUR CLIENT FOR THE PURPOSE OF DIVIDING LOT 7 OF PIONEER ESTATES SUBDIVISION, DOCUMENT NO. 228098, OFFICIAL WASHINGTON COUNTY RECORDS INTO LOTS 7A AND 7B. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°52'49" EAST 2637.91' MEASURED, BETWEEN THE TWO FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 33, T41S, R13W, SLB&M. NO OTHER CHANGES WERE MADE OR INTENDED. THE LOTS AND BOUNDARY SHOWN HEREON IS IN HARMONY WITH THE AFORE MENTIONED PIONEER ESTATES SUBDIVISION, PIONEER ESTATES SUBDIVISION AMENDED, RECORDED NO. 6006894 AND PIONEER ESTATES SUBDIVISION 2ND AMENDMENT, DOCUMENT NO. 20070030286.

PLAT ROTATION NOTE:

PIONEER ESTATES SUBDIVISION, PIONEER ESTATES SUBDIVISION AMENDED AND PIONEER ESTATES SUBDIVISION 2ND AMENDED WERE ROTATED CLOCKWISE 00°50'41" TO MATCH THIS PLATS BASIS OF BEARING.



JOB # 25-001 DATE: 02/11/2026
 FILE: 3RD AMD FP.DWG SCALE: 1"=30'

FINAL PLAT OF:
**PIONEER ESTATES SUBDIVISION 2ND AMENDMENT
 PARTIAL AMENDMENT "A"**
 A PART OF LOT 12, BLOCK 12, OF THE HURRICANE FIELD SURVEY IN S.33, T.41S, R.13W., SLB&M
 HURRICANE CITY, WASHINGTON COUNTY, UTAH



STAFF COMMENTS

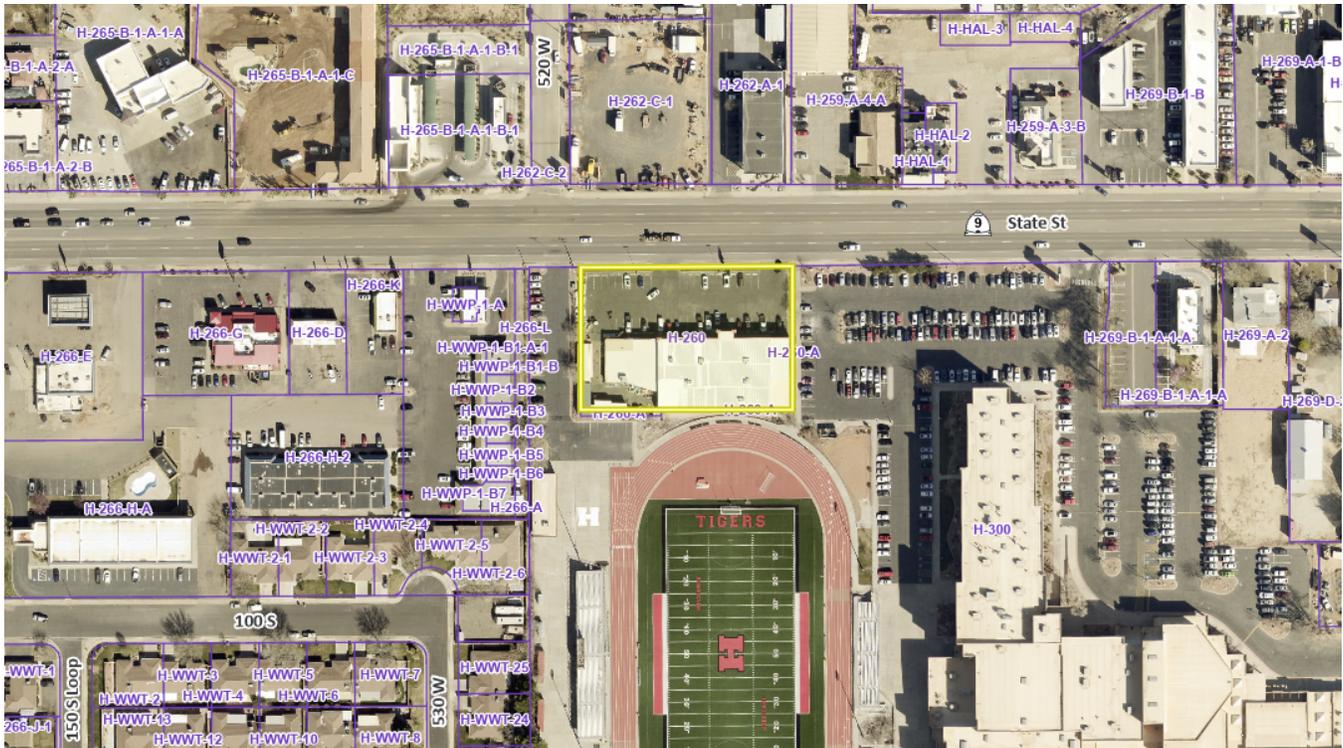
Agenda Date:	03/12/2026 - Planning Commission
Application Number:	FSP26-06
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	State Street Properties LLC
Agent:	Rick Meyer
Request:	Approval of a Final Site Plan.
Location:	485 W State St.
Zoning:	HC
General Plan Map:	Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for a proposed Culver’s fast-food restaurant to be located on the site of the old Ace Hardware building. This site is zoned Highway Commercial (HC).

JUC Comments

The construction drawings were signed off in March 2026.



Staff Comments: Final Site Plan

1. The proposed use for a fast-food restaurant is permitted in the Highway Commercial zone.
2. Parking Requirements:

<p><i>Restaurant, fast food</i></p>	<p><i>1 space per 100 square feet of gross floor area</i></p>
-------------------------------------	---

They are proposing 58 parking spots, which meets the code requirements for a 4,311 sq ft building. Room for stacking for five drive through spaces appears to be provided as well.

3. Landscape: Hurricane City Code requires that a landscape buffer of 10’ wide shall front each right-of-way; the site plan does show this area has been provided. A full landscaping plan has been provided that complies with the following requirements of the Hurricane City Code (HCC):

Sec. 10-32-5. Required landscaping.

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

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

- 1. A ten-foot wide landscaped area on any commercial development.*
- 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*
- 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.*
4. Elevations: The proposed building elevations are under the height restriction of 35' in this zoning. The applicant has also provided building renderings.
5. Lighting: The applicant has provided a lighting plan that will comply with the outdoor lighting requirements found in HCC section 10-33-7.

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



PROJECT INFORMATION

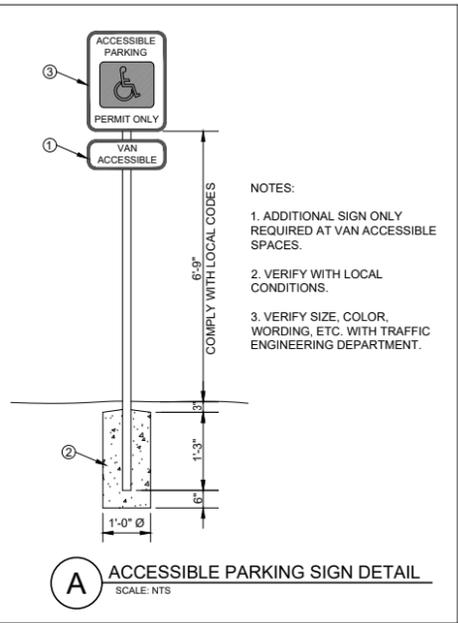
GENERAL PLAN	H-260
ZONING	COMMERCIAL
PROJECT AREA	48,119 SF (1.10 AC)
TOTAL BUILDING SF	4,311 SF (9%)
TOTAL PARKING REQUIRED	44
PROPOSED PARKING	58
ADA REQUIRED	3 (1 VAN)
ADA PROPOSED	3 (2 VAN)
TOTAL LANDSCAPED AREA	9,544 SF (19.83%)

LEGEND

- PROPOSED PRIVACY WALL
- EXISTING RIGHT OF WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- FLOWLINE
- LOT EASEMENT
- 2.5'x8' ASPHALT THROUGH PARKING LOT
- 3'x8' ASPHALT THROUGH DRIVE THROUGH & ENTRY
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE

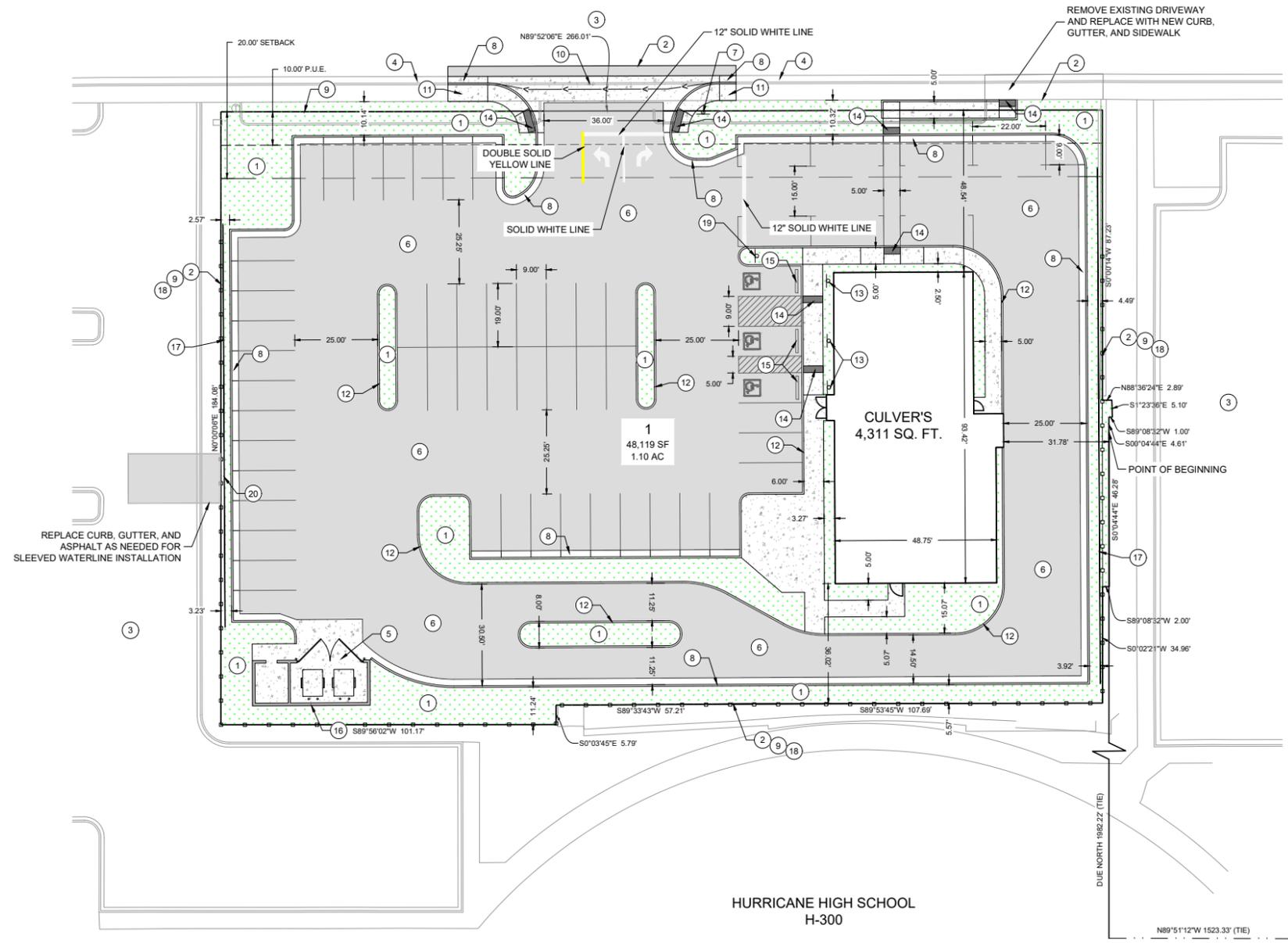
KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 LANDSCAPING PER PLANS (BY OTHERS)
 - 2 LIMITS OF CONSTRUCTION
 - 3 EXISTING ASPHALT
 - 4 EXISTING CURB & GUTTER
 - 5 TRASH ENCLOSURE (DETAIL BY OTHERS)
 - 6 PROPOSED ASPHALT
 - 7 STOP SIGN PER CITY STD. DWG. SS 102
 - 8 HB30-7 CURB & GUTTER PER CITY STD. DWG. CC 101
 - 9 PROJECT BOUNDARY
 - 10 REMOVE EXISTING SIDEWALK/CURB & GUTTER & REPLACE W/ 8" CROSS GUTTER PER CITY STD. DWG. CG 100
 - 11 5' SIDEWALK PER CITY STD. DWG. SW 105
 - 12 6" *A* CURB PER CITY STD DWG CC 100
 - 13 ADA ACCESSIBLE PARKING SIGN (PER DETAIL "A" ON THIS SHEET)
 - 14 ADA RAMP PER CITY STD. DWG. PED 104 & PED 107
 - 15 PROPOSED WHEEL STOP
 - 16 CONSTRUCT INSTALL 6" BLOCK WALL AROUND DUMPSTER
 - 17 CONSTRUCT RETAINING WALL (SEE SHEET 3 FOR ELEVATIONS)
 - 18 CONSTRUCT 6" BLOCK WALL
 - 19 INSTALL 'EXIT ONLY - DO NOT ENTER' SIGN
 - 20 CONSTRUCT REMOVABLE 8" CONCRETE PANEL. MATCH COLOR WITH CMU BLOCK WALL



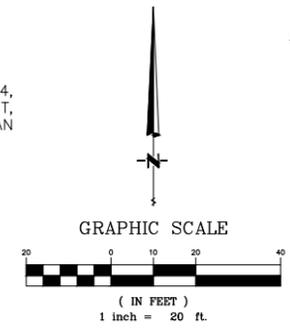
H-262-C-2 H-262-C-1 H-262-A-1 H-259-A-4-A

STATE STREET
(93' PUBLIC ROW)



OWNER/DEVELOPER
 CULVER FRANCHISING SYSTEM, L.L.C.
 608-643-7980
 1240 WATER STREET
 PRAIRIE DU SAC, WI 53578

ENGINEERING CONTACT
 BUSH AND GUDGELL, INC.
 205 EAST TABERNALE #4
 ST GEORGE, UT 84770
 RICK MEYER - PROJECT MANAGER
 (435)-673-2337



AVOID CUTTING UNDERGROUND UTILITY LINES. IF IN DOUBT, CALL BEFORE YOU DIG
Call before you Dig
 1-800-662-4111

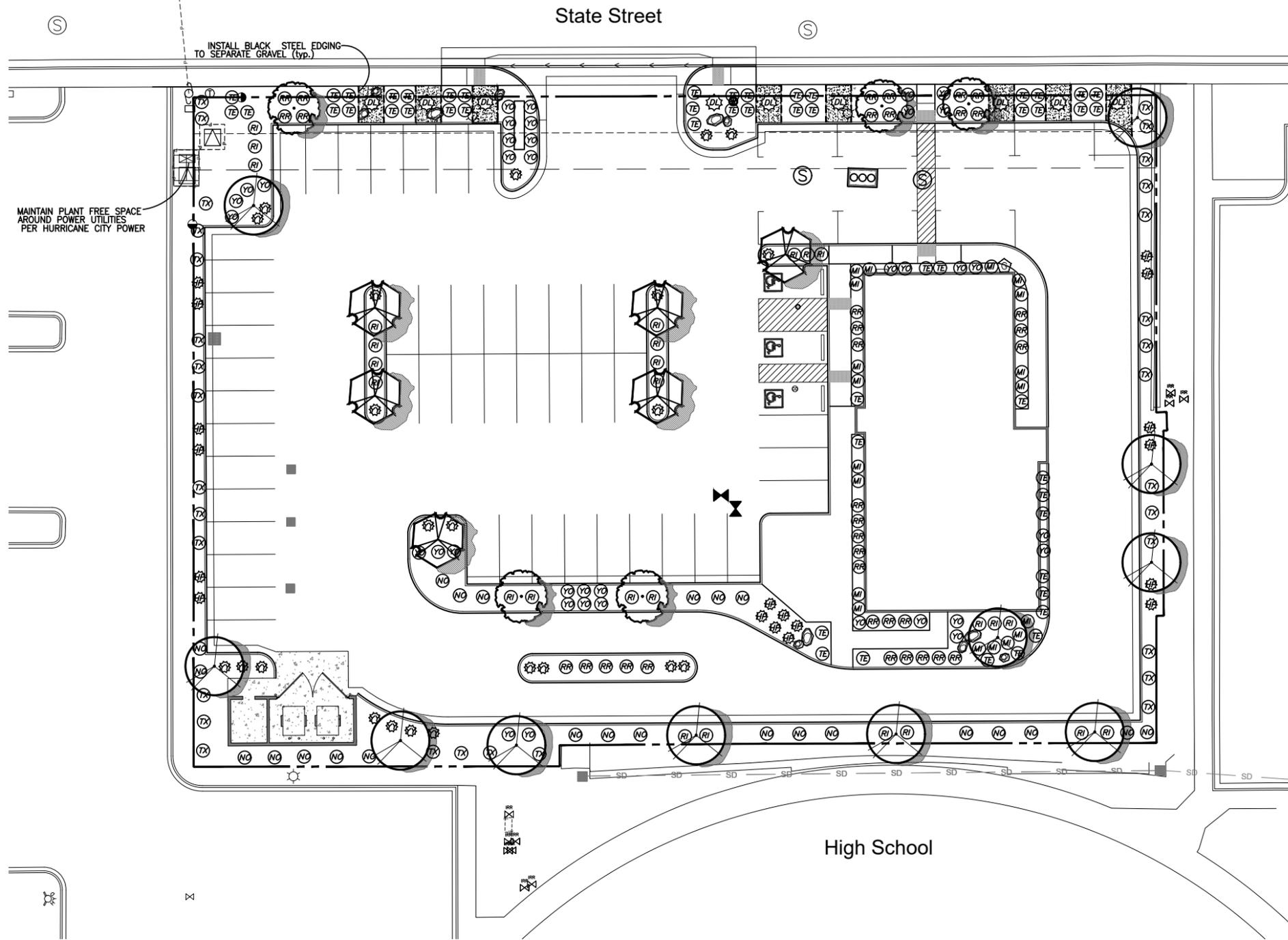
BUSH & GUDGELL, INC.
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161
 www.bushandgudgell.com



DATE: FEB 2026
 DRAWN: BEW
 APPROVED: RM
 SCALE: 1" = 20'
 JOB NO.: 251180

SITE & SIGNAGE PLAN
 CULVER'S HURRICANE
 LOCATED IN HURRICANE, UTAH

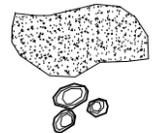
SHEET 2 OF 9 SHEETS
 FILE: 251180



PLANT LIST

SYMBOL	NAME	SIZE	EMITTERS
	<i>Quercus virginiana</i> Live Oak	24" box	6
	<i>Vitex agnus-castus</i> Chaste tree - multi trunk	24" box	6
	<i>Pastachio chinensis</i> 'Red push' Red Push Pistache	24" box	6
RR	<i>Rosa x 'Noare'</i> Red Carpet Rose	2 gal	2
TX	<i>Leucophyllum laevigatum</i> Rio Bravo Texas Ranger	5 gal	1
HP	<i>Hesperaloe parviflora</i> Red Yucca	5 gal	1
YO	<i>Ilex vomitoria</i> 'Yaupan' Yaupan Holly	5 gal	1
RI	<i>Rhapiolepis indica</i> 'Pinkie' Indian Hawthorn	5 gal	2
DL	<i>Dasyliion longissimum</i> Grass Tree	15 gal	2
NO	<i>Nerium oleander</i> 'Dwarf Red' Dwarf Red Oleander	5 gal	1
YP	<i>Yucca pendula</i> 'Color Guard' Color Guard weeping Yucca	5 gal	1
TE	<i>Teucrium chamadrys</i> Germander	5 gal	1
MI	<i>Miscanthus sinensis</i> Maiden Grass	5 gal	1

ALL LANDSCAPE AREA TO RECEIVE 3/4" APACHE GOLD GRAVEL

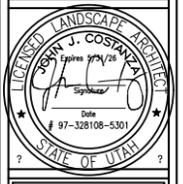


BOULDERS- BASALT 3' - 4' Diameter

ALL LANDSCAPE TO BE COVERED WITH 3 OZ. WEED BARRIER

See sheet L-3 for construction details

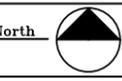
COSTANZA PS ASSOCIATES
John J. Costanza
P.O. Box 3132
St. George, Utah 84771
Telephone 435-862-8217



no.	revisions	date	by

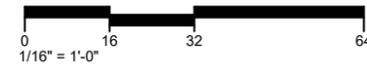
Scale: 1/16" = 1'-0"
Date: NOV 18, 2025
Drawn By: JJC
Approved By: JJC

**CULVERS - HURRICANE
PLANTING PLAN**



Job No.
MISC.

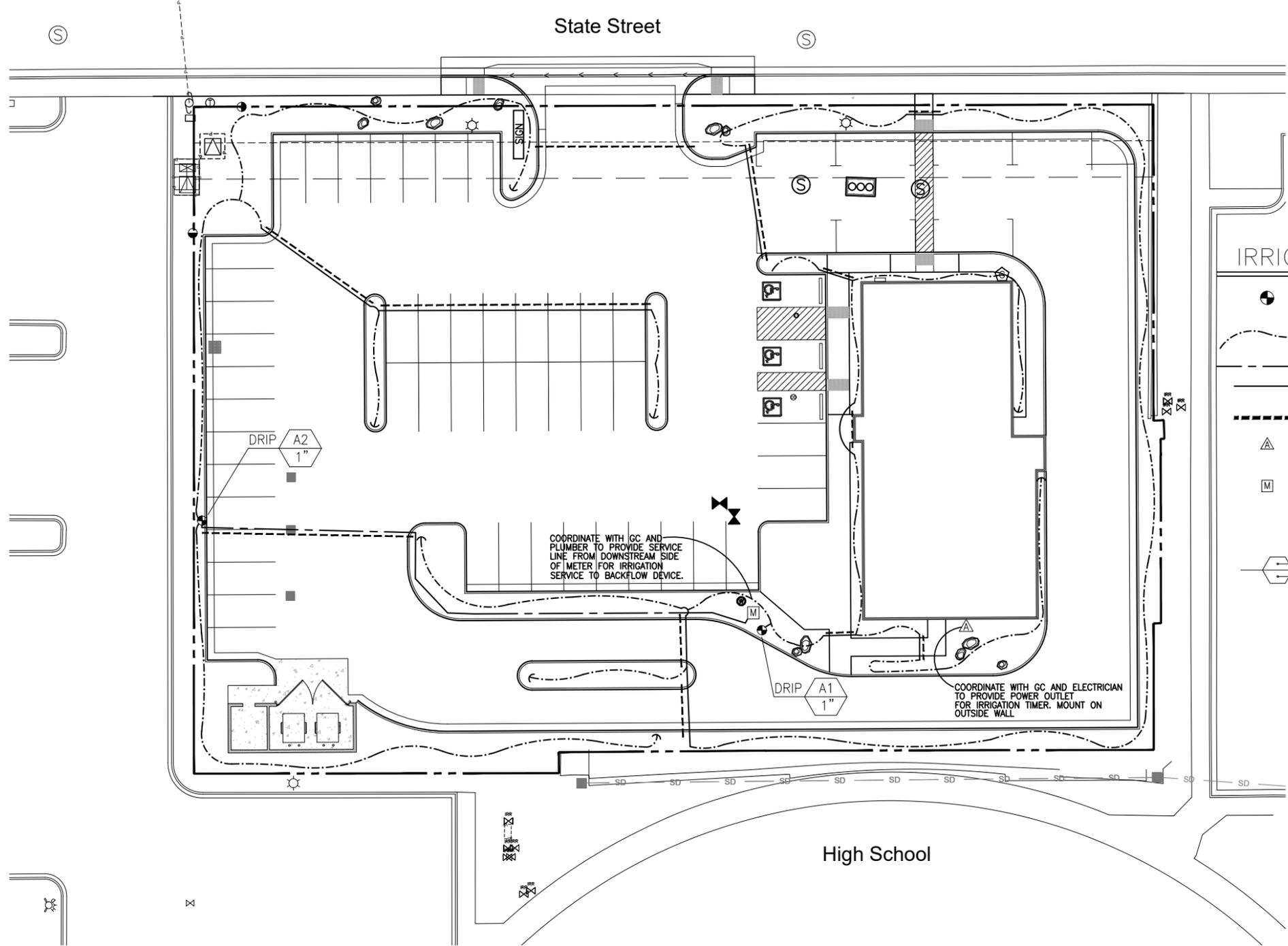
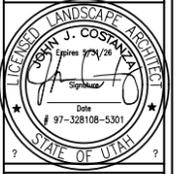
Sheet No.
L-1
of 3



BLUE STAKES
Call Before
You Dig!

NOTICE!
TWO WORKING DAYS
BEFORE YOU DIG CALL:
1-800-662-4111

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



IRRIGATION LEGEND

- RAINBIRD PESB 1" DRIP VALVE ASSEMBLY REFER TO DETAIL FOR ADDITIONAL INFORMATION.
 - RAINBIRD DRIP LINE 3/4" POLY DRIP PIPE W/ CRIMP RING CONNECTORS
 - PRESSURE MAIN LINE PIPING - PVC SCH. 40 (1")
 - NON-PRESSURE LATERAL LINE PIPING - PVC SCH. 40 (3/4") THROUGH ALL SLEEVES
 - IRRIGATION SLEEVE UNDER PAVING - PVC SCH. 40 INSTALL - (2")
 - CONTROLLER - RAINBIRD ESP 4 WALL MOUNT PER DETAIL IN LOCATION SHOWN ON PLAN COORDINATE WITH ELECTRICIAN TO PROVIDE POWER OUTLET
 - IRRIGATION POINT OF CONNECTION - IRRIGATION SERVICE AND METER WITH 1" PRESSURE TYPE BACKFLOW PREVENTER. IRRIGATION CONTRACTOR SHALL CONNECT TO DOWNSTREAM SIDE OF BACKFLOW PREVENTER. REFER TO IRRIGATION PLAN FOR LOCATION. COORDINATE WITH PLUMBER TO PROVIDE CONNECTION FOR BACKFLOW ASSEMBLY PROVIDE INSULATION COVER AND FAKE ROCK COVER FOR BACKFLOW
 - INDICATES CONTROLLER LETTER DESIGNATION STATION NUMBER
 - INDICATES ELECTRIC CONTROL VALVE SIZE
- TREES TO RECEIVE (6) 2 GPH EMITTERS,
 15 GAL PLANTS TO RECEIVE (2) 2 GPH EMITTERS, 5 GAL PLANTS TO RECEIVE
 (1) OR (2) 2 GPH EMITTER- SEE PLANT LEGEND FOR EMITTER QUANTITY PER PLANT SPECIES

See sheet L-3 for construction details

no.	revisions	date	by

Scale: 1/16" = 1'-0"
 Date: NOV 18, 2025
 Drawn By: JJC
 Approved By: JJC

CULVERS - HURRICANE
 IRRIGATION PLAN

North

Job No. MISC.

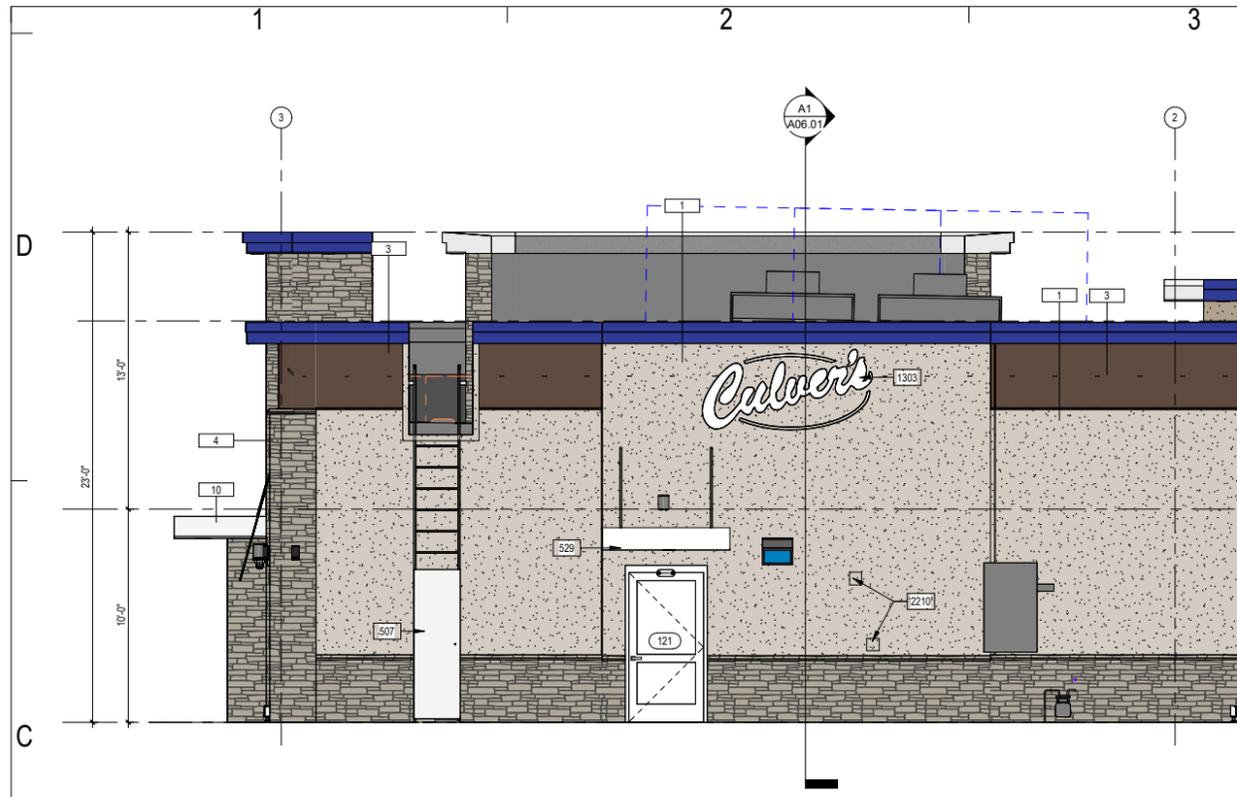
Sheet No. L-2
 of 3

BLUE STAKES
 Call Before
 You Dig!

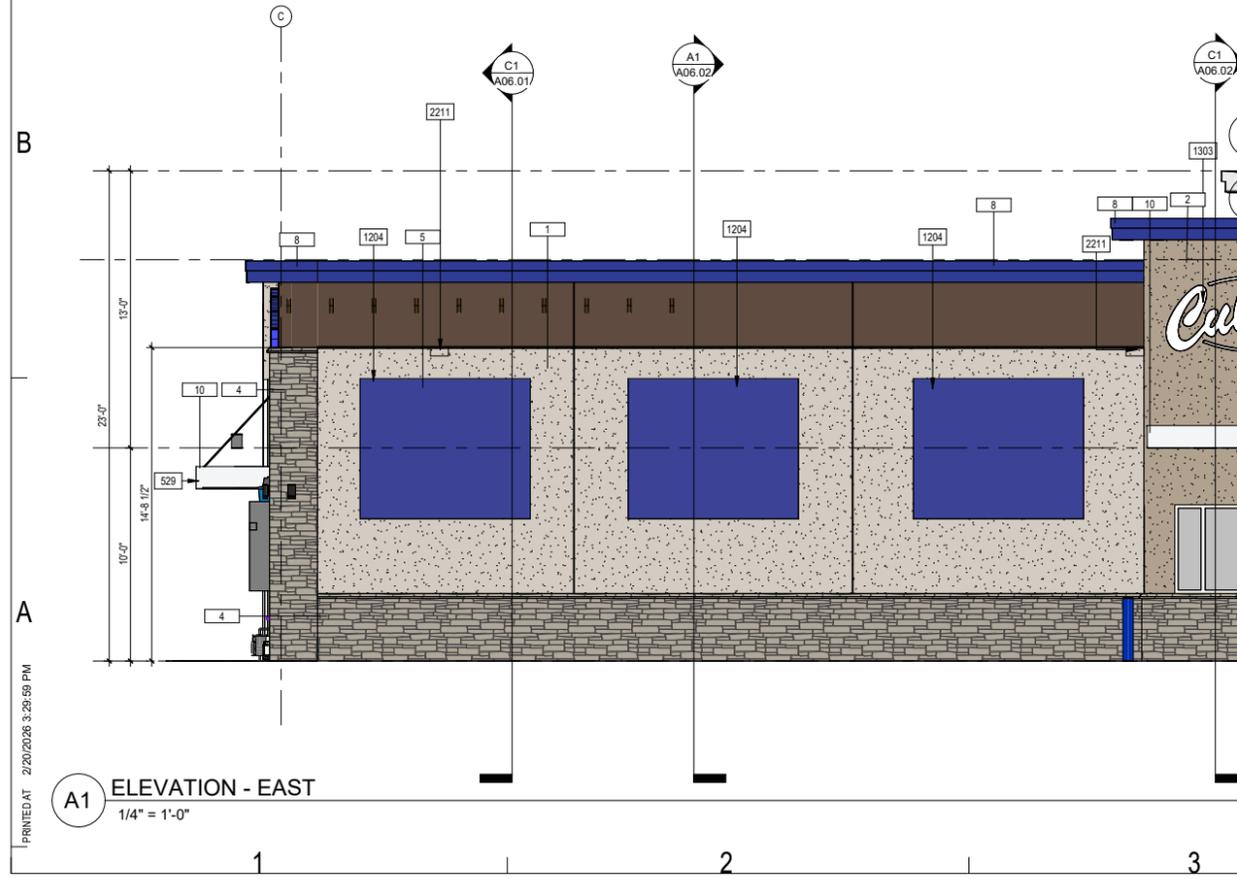
NOTICE !
 TWO WORKING DAYS
 BEFORE YOU DIG CALL:
 1-800-662-4111

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





C1 ELEVATION - SOUTH
1/4" = 1'-0"



A1 ELEVATION - EAST
1/4" = 1'-0"

PRINTED AT 2/20/2026 3:26:59 PM

HURRICANE CITY PLANNING COMMISSION BYLAWS: RULES OF PROCEDURE AND ORDER

Intent

The intent of these bylaws is to supplement the Utah Code and the Hurricane City Code regarding the affairs of the Hurricane City Planning Commission. Conflicts between Utah Code, Hurricane City Code, and these bylaws shall be resolved first by Utah Code, second by Hurricane City Code, and last, by these bylaws. It is not necessary for the bylaws to be readopted each year unless a majority of the Commission determines that a change to the bylaws is needed.

Chairperson and Alternate Chairperson

The Planning Commission shall select a Chairperson from its own members for a term of one (1) year. The Chairperson shall appoint an Alternate Chairperson, with the Planning Commission's advice and consent, to act in the Chairperson's absence. The Chairperson and Alternate Chairperson may be reelected for successive terms.

These selections shall take place at the first Planning Commission in March of each year. The Chairperson shall preside at Planning Commission meetings, or in his/her absence, the Alternate Chairperson shall preside. If neither the Chairperson or Alternate Chairperson are present at the meeting, the most senior commissioner present shall preside.

The presiding commissioner is encouraged to take part in discussion and vote on matters before the Planning Commission while at the same time maintain the opportunity for impartial discussion among commissioners.

If the Chairperson is unable to serve their remaining term, the Planning Commission, by a majority vote, may choose another member to fulfill the remaining term. If the Alternate Chairperson is unable to serve their remaining term, the Chairperson may appoint, with the advice and consent of the Planning Commission, an Alternate Chairperson for the remaining term.

By a majority vote, the Planning Commission may remove the Chairperson or Alternate Chairperson from their term of service by finding that they have violated the code of ethics within these Bylaws.

Meetings

The Planning Commission shall hold regular meetings at least once a month, and preferably twice a month. The Commission shall adopt its regular meeting schedule at its last meeting of each calendar year for the following year. The Chairperson, or in his/her absence, the Alternate Chairperson, with advice from the Planning Director, may call special meetings in addition to regular meetings or cancel a regular meeting as long as the Planning Commission meets at least once a month. The Planning Commission may amend their schedule by a vote of the Commission.

Rules of Conduct

Recognizing that the Planning Commission, as an appointed body, needs a systematic way of conducting its business, these rules of procedure are to provide for the orderly conduct of City business by the Planning Commission for full, open, and comprehensive debate of issues brought before the Planning Commission for action in a forum open to the public, and which encourages citizens' awareness of Planning Commission activities.

These procedures do not increase or diminish the existing powers or authority of the Planning Commission, as set forth in state law or local ordinance.

Planning Commission Meeting Agenda

All meetings of the Planning Commission will have a notice and agenda that complies with the Utah Public Open Meetings Act.

An item may be placed on the agenda only by the Chairperson of the Planning Commission or by the Planning Director, or at the request of a majority of Commission members. Agenda items that require a public hearing must be submitted to the Planning Director at least two (2) weeks in advance of the meeting, all other applications must be submitted prior to Tuesday at noon the week before the next meeting unless otherwise approved by the Planning Director.

The agenda and information packet shall be posted the Monday before the next meeting.

Quorum of the Planning Commission

No official business shall be conducted by the planning commission unless a quorum of its members is present. Five (5) members of the planning commission shall constitute a quorum. The minimum number of yes votes required for the planning commission to take any action shall be the majority of members present, unless otherwise prescribed by law.

Role Of The Chairperson And Other Commission Members:

- The Chairperson shall preside at meetings of the Planning Commission. The Chairperson may participate in discussion of and vote on all matters.
- In addition, the Chairperson has the primary responsibility for ensuring that the Commission's rules of procedure are followed and:
 - For maintaining the dignity of Commission meetings.
 - Calls the meeting to order and confines the discussion to the agenda.
 - Recognizes Commissioners for motions and statements and may allow audience and staff participation at appropriate times.
 - Requires knowledge of the City's adopted rules of parliamentary procedure and how to apply it.
 - Ensures that the Utah Open and Public Meetings Act is complied with.
 - Knows how to courteously discourage Commissioners who talk too much or too often.
 - Knows how to courteously ensure those who have the floor are not interrupted and to rule out of order those not following meeting procedures.
 - Recognizes the Commission member offering the motion, restates the motion, presents it to the Commission for consideration and discussion, calls for the vote, announces the vote, and then announces the next order of business.

Code of Conduct

Members of the Planning Commission, including the Chairperson shall:

- ☐ Ensure that remarks apply to the question under debate.
- ☐ Avoid references to personalities, and refrain from questioning motives of other members or staff personnel.
- ☐ Demonstrate courtesy and shall not disrupt proceedings.
- ☐ Understand and recognize the Chairperson is conducting the meeting and not attempt to take on that role.
- ☐ Not use their positions to secure privileges or personal gains and shall avoid situations that could cause anyone to believe that they may have brought bias or partiality to a question before the Planning Commission.
- ☐ Be dedicated to the principles of representative democracy by recognizing that the chief function of local government is to serve the best interests of the public at large while respecting individual rights.
- ☐ Be dedicated to the effective use of the City's available resources.
- ☐ Refrain from any activity that would hinder their ability to be objective and impartial.
- ☐ See that City business is discussed in open, well-publicized meetings.

Ethics

The Chairperson and Commission members shall comply with the Utah Municipal Officers and Employees Ethics Act as found in Utah Code 10-3-1301 et seq.

Parliamentary Rules

The following may be referred to as the Commission's Rules of Order and shall be the parliamentary rules for conducting the business of the City. Each rule is followed by a purpose and, in some cases, a procedure, to explain the rule and guide the Chairperson and Commission members in its intended application.

Rule No. 1: The meeting is governed by the agenda and the agenda constitutes the Planning Commission's agreed-upon roadmap for the meeting.

Purpose Of The Rule: All meetings must comply with the Utah Open and Public Meetings Act which requires that a notice and an agenda for a public meeting be prepared in advance of the meeting and that no final action be taken on any item that is not on the agenda. In addition, the Act requires that the minutes of the meeting contain certain minimum information including the name of any member of the Commission speaking on an issue, the substance of what the member says, an accurate description of any action taken by the Commission and the voting record of each individual member of the Commission.

Rule No. 2: Any matter that requires a Planning Commission decision shall be brought before the Commission by motion and each motion requires a second.

Purpose Of The Rule. The purpose of this rule is to limit items under discussion to those and only those that the Commission members want to discuss; give clarity as to what is being

decided; and to make sure everyone, including the person taking the minutes actually knows and can remember what the ultimate outcome of any discussion and debate is.

Rule No. 3: One question at a time and one speaker at a time.

Purpose Of The Rule. The purpose is to focus on only one question and to allow Commission members the ability to express their points of consideration without losing their train of thought and to completely finish without fear of interruption.

Rule No. 4: The Chairperson may use General Consent (also known as Unanimous Consent) with all motions except those motions where the votes are used for purposes of the meeting minutes or otherwise require a roll call of the Commission.

Purpose Of The Rule. General consent is helpful in expediting general routine business or when the Chairperson senses the Commission is in agreement. General consent allows flexibility of the rules while protecting the right of the majority to decide and the minority to be heard.

Rule No. 5: There are only three basic forms of motions allowed: Initial Motions, Motions to Amend, and Substitute Motions.

Procedure: The initial motion. The initial motion is the one that puts forward an item for the Planning Commission's consideration. An initial motion might be: "I move that we adopt ordinance number 10-1 as presented."

The motion to amend. If a member wants to change the initial motion that is before the Planning Commission, they would move to amend it. A motion to amend takes the initial motion which is before the Planning Commission and seeks to change it in some way. The motion to amend must be germane to the initial motion. The motion to amend must not be the same as a negative vote on the initial motion.

The substitute motion. If a member wants to completely do away with the initial motion that is before the Planning Commission, and put a new motion before the Planning Commission, they would move a substitute motion.

Purpose Of The Rule. "Motions to amend" and "substitute motions" are often confused. But they are quite different, and their effect (if passed) is quite different. A motion to amend seeks to retain the basic motion on the floor, but modify it in some way. A substitute motion seeks to throw out the basic motion on the floor, and substitute a new and different motion for it. The decision as to whether a motion is really a "motion to amend" or a "substitute motion" is left to the Chairperson. So that if a member makes what that member calls a "motion to amend", but the Chairperson determines that it is really a "substitute motion", then the Chairperson's designation governs.

Rule No. 6. There can be up to three motions on the floor at the same time and no more than three. The Chairperson can reject a fourth motion until the Chairperson has dealt with the three that are on the floor and has resolved them.

Purpose Of The Rule: Too many motions on the same subject can cause confusion as to what the end result is and in the official record. Limiting the number of motions to no more

than three at a time, allows for enough debate and parliamentary maneuvering without undue confusion.

Rule No. 7: The debate can continue as long as members of the Planning Commission wish to discuss an item, subject to the Chairperson determining it is time to move on and take action by using General Consent to limit debate or by a proper motion by a Commission member to limit the debate. The following motions are not debatable—a motion to adjourn; a motion to recess; a motion to fix a time to adjourn; a motion to table; and a motion to limit debate.

Purpose Of The Rule. Debate and discussion are important until they are not. When a matter is chewed on enough it should be swallowed. This rule allows the Chairperson by General Consent or the majority of the Commission to end the debate, after a reasonable time. It also keeps those in a minority position on an issue from filibustering until they get their way.

Rule No. 8: A majority of those present votes are required to pass any item before the Commission. Where the Planning Commission is the Land Use Authority, a failure to obtain a majority vote is a failed motion.

If the Commission is not able to pass a recommendation to the City Council with a majority vote, the Commission may pass two recommendations to the City Council with a minority supporting each.

Any member of the commission may also make a concurring or dissenting report or recommendation to the city council, which may be joined by another member or members. The appropriate time to submit or make a concurring or dissenting report or recommendation and any joiner thereto is immediately following the majority's vote on a report or recommendation to the city council.

Purpose Of The Rule. Utah and Hurricane statutes set out both the number of the quorum and the minimum vote required on any issue.

Rule No. 9: A motion to reconsider any item requires a majority vote to pass, but there are special rules that apply only to the motion to reconsider. First, is timing. A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next meeting of the Planning Commission. In addition, a motion to reconsider cannot be made at a special meeting of the Commission unless the number of members of the Commission present at the special meeting equals or exceeds the number present at the meeting when the action was approved. Second, a motion to reconsider can only be made by a member who voted in the majority on the original motion. If the motion to reconsider is made and approved at the meeting where the item was first voted upon, the Planning Commission may immediately consider the item at the discretion of the Chairman. If the motion to reconsider is made at the following meeting, the Planning Commission may not consider the item until it is properly listed on the agenda.

Purpose Of The Rule. The purpose of this rule is finality. If a member of the minority could make a motion to reconsider, then the item could be brought back to the Planning Commission again and again. That would defeat the purpose of finality. If the motion to reconsider passes, then the original matter is back before the Planning Commission, and a new initial motion is then in order. The matter can be discussed and debated as if it were on the floor for the first time.

Rule No. 10: The Planning Commission may motion to approve, deny, recommend approval, recommend to deny, continue or table an item on the agenda with following rules.

- For items the Planning Commission is the Land Use Authority, the Planning Commission can approve or deny an application.
- For items that the Planning Commission serves as a recommending body to the City Council, the Planning Commission may recommend approval or recommend denial.
- The Planning Commission may make approval or recommendation of approval based on conditions or findings by the Commission. The Planning Director will ensure the applicant complies with approval conditions or ensure the City Council knows of the recommended conditions from the Planning Commission.
- The Planning Commission may continue an item on the agenda, meaning the item shall be placed on the next regularly scheduled meeting's agenda. The Planning Commission may continue an item if they find the application is incomplete, the applicant agrees to provide additional information, or the Planning Commission needs more time to review an item. If an application is complete, the Planning Commission may only continue a land use application for two consecutive meetings without the consent of the applicant.
- The Planning Commission may table an item on the agenda, meaning the item shall not be reviewed again by the Planning Commission until the applicant is able to meet conditions contained within the motion to table.
- The Planning Commission has the obligation to hear, review, and make findings for all complete applications in a timely manner and may not table or continue an item for an unreasonable amount of time without the applicant's consent. An applicant may petition the Planning Commission to make a finding on a complete application.

Purpose Of The Rule. The role of the Planning Commission is to vote and make decisions on land use application and land use policy in the City. For the majority of land use applications, the commission will either be able to make a recommendation or approve or deny without multiple meetings. In some cases, such as incomplete applications, the Planning Commission request for more information, the size of the application takes additional time to review, at the applicant request, etc; the Planning Commission may find the application needs further review or information then can be provided at a single meeting. In these cases, it is appropriate for the Planning Commission to continue or table an item until any concerns can be resolved. The Planning Commission may also continue or table an item if the application would likely be denied and the applicant consents to review proposed changes suggested by the Planning Commission or City staff. In addition, some of the needed changes to an application may be minimal. In these cases, the Commission may find it appropriate to make a motion with attached compliance conditions as the Commission may find.

Rule No. 11: The Chairperson and Commission members shall adhere to the code of conduct.

Purpose Of The Rule. Debate and discussion should be focused, but free and open. In the interest of time, the Chairperson may, however, limit the time allotted to speakers, including members of the Planning Commission. A Commission member may continue speaking on a majority vote of the Commission. The rules of order are meant to create an atmosphere where the members of the Planning Commission and the members of the public can attend to

business efficiently, fairly, and with full participation. At the same time, it is up to the Chairperson and the members of the Planning Commission to maintain common courtesy and decorum. Only one person at a time will have the floor and every speaker must be recognized by the Chairperson before proceeding to speak.

Rule No. 12: If the Parliamentary rules set forth in these Bylaws fail to address a particular point of order that arises, the most recent version of Robert's Rules of Order shall govern, provided that the rule from Robert's Rules of Order is consistent with the Utah Code and the Hurricane Code.

Residents' Right To Be Heard:

Residents may from time to time believe it is necessary to speak to the Planning Commission on matters of concern. Accordingly, the Planning Commission expects any person presenting to the Planning Commission to speak civilly, with due respect for the decorum of the meeting, and with due respect for all persons attending.

- No member of the public shall be heard until recognized by the Chairperson.
- Public comments will only be heard during the appropriate portion of the meeting unless the issue is a Public Hearing or a member of the public is asked to speak on a matter by the Chairperson.
- Speakers must state their name and address for the record.
- Any resident requesting to speak shall limit their comments to matters of fact regarding the issue of concern.
- Comments should be limited to three (3) minutes unless prior approval by the Chairperson.
- If a representative is elected to speak for a group, the Chairperson may approve an increased time allotment.
- Personal attacks made publicly toward any person or city employee are not allowed.
- Any member of the public interrupting Planning Commission proceedings, approaching the dais or podium without permission, otherwise creating a disturbance, or failing to abide by these rules of procedure in addressing Planning Commission, shall be deemed to have disrupted a public meeting and, at the direction of the Chairperson, shall be removed from the meeting by law enforcement personnel or other agent designated by the Planning Commission.