



HURRICANE CITY UTAH

Planning Commission

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Hurricane Planning Commission Meeting Agenda

March 26, 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 on a portion of approx.. 630 S 60 E from RA-1, residential agriculture one unit per acre, to R1-10, single family residential one unit per 10,000 square feet. Parcel number H-362.

OLD BUSINESS

1. PSP24-36 PP24-34: Discussion and consideration of a possible approval of a preliminary site plan and preliminary plat for BASH Mancaves, a mixed use development consisting of 14 mancaves, 42 residential units, and office/retail space

located at west of Marla at Elim Valley. Western Mortgage and Realty Co - Tim Tippett, Applicant. Karl Rasmussen, Agent.

2. 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. PP26-03: Discussion and consideration of a possible approval of a preliminary plat for Cordero Phase 4, a nine lot single family subdivision located at 2100 W Cliff View Drive. River Valley Development, Applicant. Brant Tuttle, Agent.
2. ZC26-05: Discussion and consideration of a recommendation to the City Council on a zone change amendment request located on a portion of approx. 630 S 60 E from RA-1, residential agriculture one unit per acre, to R1-10, single family residential one unit per 10,000 square feet. Parcel number H-362. Samantha Hinton, Applicant.
3. CUP26-11: Discussion and consideration of a possible approval of a conditional use permits for buildings of greater height located at 920 S 1250 W. WPP Hurricane Land LLC, Applicant. Wade Edwards, Agent.
4. FSP26-07: Discussion and consideration of a possible approval of a final site plan for Gateway Park, a park located at the corner of Jellystone Road, Gateway Blvd, and Bash Parkway. Hurricane City, Applicant. Karl Rasmussen, Agent.

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:	03/26/2026 - Planning Commission
Application Number:	PSP24-36 PP24-34
Type of Application:	Preliminary Site Plan and Preliminary Plat
Action Type:	Administrative
Applicant:	BASH Holdings
Agent:	Karl Rasmussen
Request:	Preliminary Site Plan and Plat Approval.
Location:	West of Marla at Elim Valley
Zoning:	Planned Commercial (PC)
General Plan Map:	Planned Community
Recommendation:	Approve
Report Prepared by:	Fred Resch III

Updated Discussion for 3/26/2026:

This application was tabled by the Planning Commission on January 9th, 2025. The applicant has filed a preliminary plat and site plan for BASH Mancaves, a mixed-use development located across Sand Hollow Road from Marla at Elim Valley. This development was originally approved with a zone change to Planned Commercial in 2023, as part of the Sand Hollow Road Commercial development under the name of “Adventus Phase 2.” This development consists of 42 residential units, 13 “mancaves,” and 22,400 square feet of office/retail space.

Sand Hollow Road's intersections with Turf Sod Road and Bash Parkway are the nearest planned traffic signals. (see also HCS 3.2.2). Extending the storm drain pipe will exacerbate existing storm drain maintenance issues for Hurricane City (HCS 3.4.1(14th paragraph)). Existing pipes in and under Sand Hollow Road are silted nearly completely full (existing infrastructure isn't fully modeled). It's unclear if the site intends to grant Hurricane City access for maintenance. A higher concentrated flow will be conveyed to Ash Creek Special Service District's property. The design must be coordinated with them (HCS 3.4.1(6th paragraph)).

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

Staff Comments: Preliminary Site Plan

1. **Land Use:** The zoning for this property is Planned Commercial. Planned Commercial is a mixed-use zoning that requires a mixture of residential and commercial use. Hurricane City Code (HCC) section 10-15-8(D)(1)(b) states: “*The preliminary site plan shall show general areas and proposed percentages of use.*” The exact percentages of use are not shown however staff can determine based on the information provided that at least 20% of the site is proposed to be used residentially. The applicant has told staff the “mancafe” use is solely a commercial use that will be available for short-term rental use.
2. **Parking:** The site plan indicates that 240 parking stalls are required and 243 are provided; thus, satisfying the parking requirement.
3. **Landscaping:** A landscape plan will be required with the final site plan. They will have to show they are providing enough parking lot landscaping for a parking lot this size. City Code requires the following:

HCC section 10-15-8(G) states: “*Landscaping. Landscaping within a planned commercial development shall comply with the following standards:*”

1. *Street trees are required for every 50 feet of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.*
2. *The applicant shall comply with City standards for landscaping.*
3. *In lieu of a ten-foot landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. In these areas, street trees shall be required every 50 feet of frontage.*

4. *Parking lots and parking courts shall remain buffered by a ten-foot landscape area along the frontage with one tree and three shrubs for every 35 linear feet. Except as set forth in this chapter, other landscape requirements within the City landscaping and screening standards shall apply.*

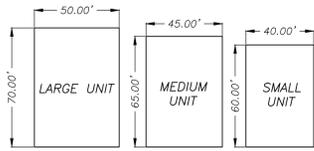
HCC section 10-32-6(D) states: “*Parking lot landscaping.*

1. *Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:*
 - a. *Multiple-family residential. A minimum of ten percent of total parking lot area.*
 - b. *Office and commercial. A minimum of seven percent of total parking lot area.*
 - c. *Industrial and warehouse. A minimum of five percent of total parking lot area.*
 2. *For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.*
 3. *Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.*
 4. *Landscape islands should be located in the following priority:*
 - a. *To define major drives and accessways;*
 - b. *To delineate ends of parking rows;*
 - c. *At aisle intersections; and*
 - d. *Within parking rows.”*
4. All park strips will need to be landscaped and have the proper improvements.
 5. As proposed this site will have two accesses on Sand Hollow Road, both of which will be right-in right-out due to an existing median in Sand Hollow Road.
 6. We have received a will serve letter from Hurricane City Water and Ash Creek Special Service District.
 7. A note indicating whether or not the property is in a tortoise take area has not been provided.
 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 units are already accounted for within Hurricane City’s tracking data.

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

Narrative BASH Mancaves

BASH Holdings LLC and Thomas Guy Larsen plan to develop 13 mancaves along with another multi-purpose building with 22,400 s.f. of retail/office space on the first floor and three floors of 42 units of work force apartment housing.



TYPICAL UNIT DIMENSIONS

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING HAZARD	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Ca
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY <10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSI-LOW MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SHW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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

PRELIMINARY STORM DRAINAGE PLAN

STORM WATER WILL BE COLLECTED AND CONVEYED VIA CURB AND GUTTER, CATCH BASINS AND PIPES TO A SUBTERRANEAN DETENTION BASIN. FROM THERE THE STORM WATER WILL BE RELEASED AT A CONTROLLED PRE-DEVELOPMENT RATE INTO THE NATURAL DRAINAGE AT THE NORTH SIDE OF THE PROPERTY. THE EXACT SYSTEM DESIGN AND PARAMETERS WILL BE DETERMINED DURING THE CONSTRUCTION DRAWING PHASE.

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	57.70'	S48°48'02"E	L18	5.00'	N88°54'26"W
L2	11.40'	S57°21'46"E	L19	45.27'	S1°05'34"W
L3	10.15'	N88°54'26"W	L20	5.00'	N88°54'26"W
L5	50.26'	S1°05'34"W	L21	40.00'	S1°05'34"W
L6	10.00'	N88°54'26"W	L22	5.00'	S88°54'26"E
L7	40.00'	S1°05'34"W	L23	45.52'	S1°05'34"W
L8	5.00'	S88°54'26"E	L24	5.00'	N88°54'26"W
L9	45.53'	S1°05'34"W	L25	40.00'	S1°05'34"W
L10	5.00'	N88°54'26"W	L26	10.00'	S88°54'26"E
L11	40.00'	S1°05'34"W	L27	52.37'	S1°05'34"W
L12	10.00'	S88°54'26"E	L28	70.00'	N88°54'26"W
L13	50.53'	S1°05'34"W	L29	545.00'	N1°05'34"E
L14	5.00'	N88°54'26"W	L30	70.00'	S88°54'26"E
L15	45.00'	S1°05'34"W	L31	10.15'	N88°54'23"W
L16	5.00'	S88°54'26"E			
L17	50.52'	S1°05'34"W			

PRELIMINARY PLAT PLAN FOR: BASH MANCAVES

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

LEGAL DESCRIPTION

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°05'48"W ALONG THE QUARTER SECTION LINE 1271.19 FEET TO THE POINT OF BEGINNING; THENCE

THENCE N89°05'48"W 56.02 FEET; THENCE N01°05'34"E 858.85 FEET; THENCE S88°54'05"E 257.28 FEET; THENCE N01°06'23"E 208.71 FEET; THENCE S88°54'02"E 246.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAND HOLLOW ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 568.58 FEET, HAVING A RADIUS OF 1570.66 FEET AND A RADIAL BEARING OF N77°06'53"W, THROUGH A CENTRAL ANGLE OF 20°44'29" (LONG CHORD BEARS: S23°15'21"W 565.49 FEET); (2) SOUTHWESTERLY ALONG THE ARC OF A 1847.20 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 594.51 FEET, THROUGH A CENTRAL ANGLE OF 18°26'25" (LONG CHORD BEARS: S24°24'19"W 591.94 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 248,582 SQUARE FEET OR 5.707 ACRES.

LAND USE SUMMARY

CURRENT ZONING - PLANNED COMMERCIAL
TOTAL DEVELOPMENT AREA = 247,810 SQ.FT. (5.689 AC)
TOTAL BUILDING FOOTPRINT AREA = 64,837 SF
PARKING TABLE:

PARKING REQUIREMENT			
BUILDING TYPE (USE)	QUANTITY	UNITS	STALLS REQ'D
COMMERCIAL	25760 SF	250 SF/STALL	103
RESIDENTIAL	34 UNITS	2 STALLS/UNIT	68
MANCAVE (6 ROOM)	30 ROOMS	1 STALL/ROOM	30
MANCAVE (5 ROOM)	20 ROOMS	1 STALL/ROOM	20
MANCAVE (4 ROOM)	16 ROOMS	1 STALL/ROOM	16
TOTAL STALLS REQ'D			237

STALLS PROVIDED = 250

LANDSCAPE REQUIREMENT TABLE:

LANDSCAPE REQUIREMENT			
BUILDING TYPE (USE)	QUANTITY	UNITS	% LANDSCAPE REQ'D
PARKING LOT AREA	110,913 SF		7%
TOTAL SF REQ'D			7,764

LANDSCAPE SF PROVIDED = 44,581

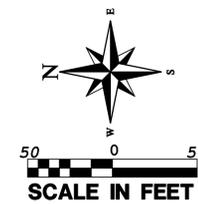
GEOLOGICAL NARRATIVE

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

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAE0) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

QEO: EOLIAN SAND DEPOSITIS (HOLOCENE TO UPPER PLEISTOCENE)

WELL SORTED, FINE TO MEDIUM-GRAINED, WELL-ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTIALLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6m) THICK.



OWNERS:

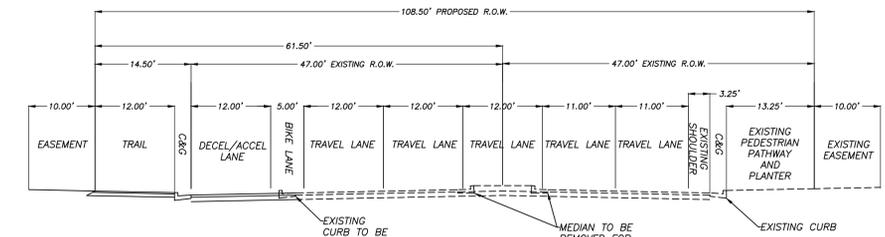
BASH HOLDINGS LLC
LARSON THOMAS GUY, ET AI

CONTACT REPRESENTATIVE:

BRENT MOSER
(801)-793-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

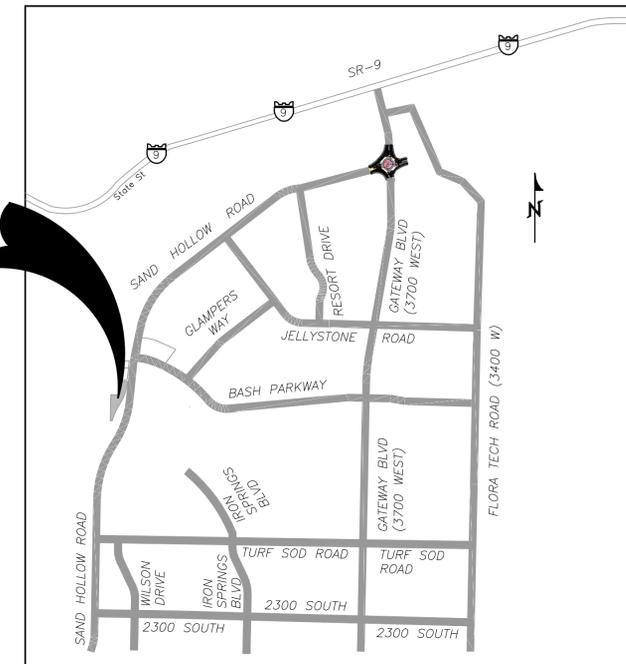
LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - CENTER LINE
- - - CURB AND GUTTER
- - - EXISTING CURB AND GUTTER
- - - EXISTING 1' CONTOURS
- - - EXISTING 5' CONTOURS
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING SEWER LINE (SIZE SHOWN)
- - - EXISTING WATER MAIN (SIZE SHOWN)
- - - EXISTING IRRIGATION MAIN
- - - EXISTING GAS MAIN
- - - EXISTING STORM PIPE
- ⊙ EXISTING SEWER MANHOLE
- ⬇ SECTION CORNER AS DESCRIBED

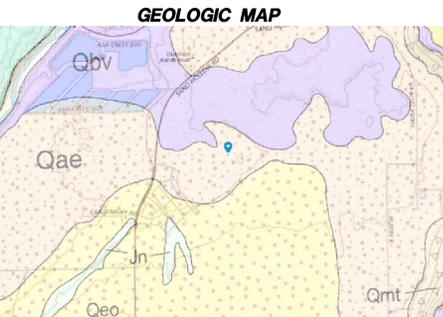
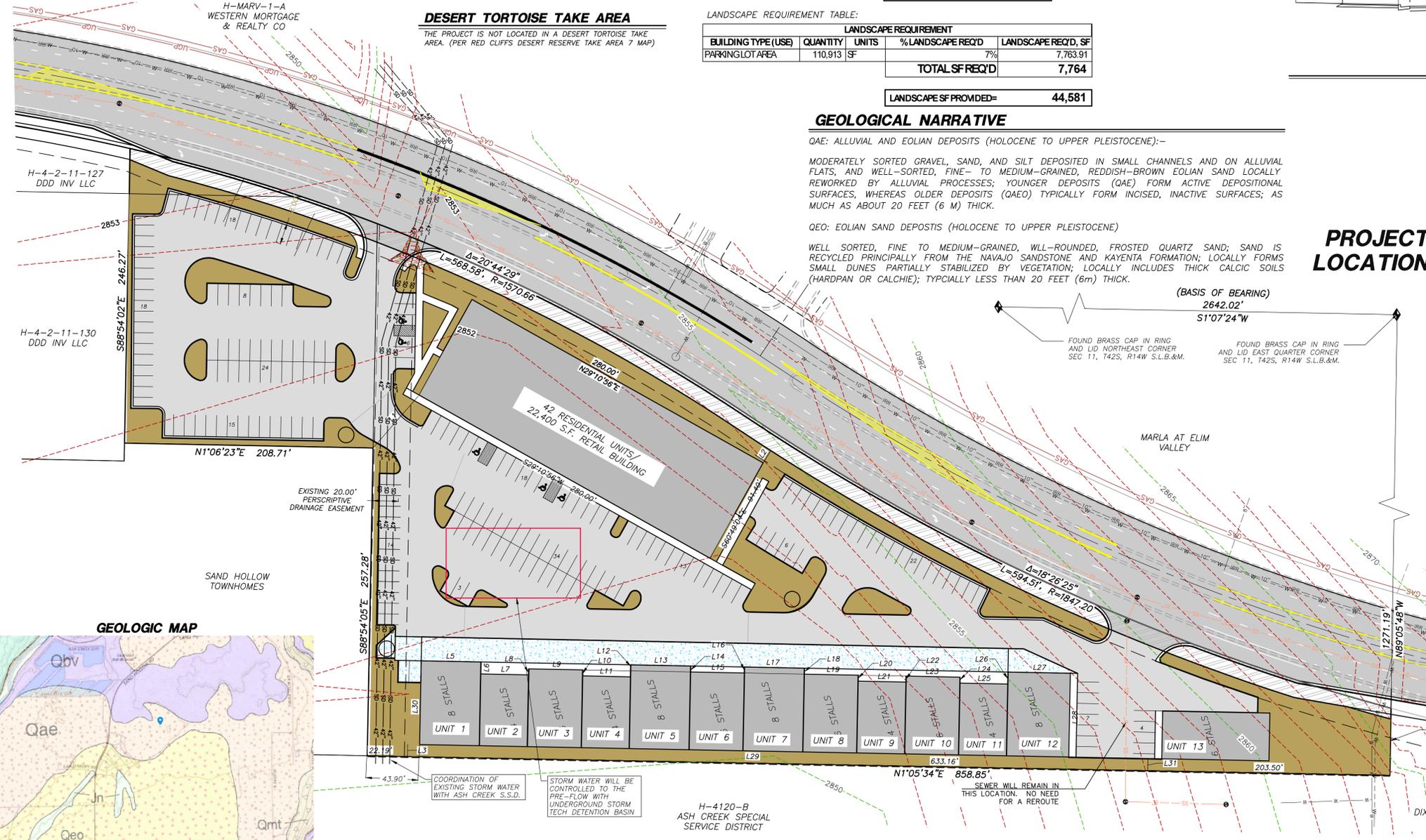


SAND HOLLOW ROAD CROSS SECTION

PROJECT LOCATION



VICINITY MAP
N.T.S.



GEOLOGIC MAP

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
100 South 800 West, Suite 101
Hurricane, UT 84757
Phone: (435) 648-8307



PRELIMINARY PLAT PLAN FOR: BASH MANCAVES
LOCATED IN THE NE QUARTER OF SECTION 11, T42S, R14W, S.L.B.&M. HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 3/21/2026
SCALE: 1"=50'
JOB NO: 281-021
SHEET NO: 1



STAFF COMMENTS

Agenda Date:	03/26/2026 - 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:	Pending
Report Prepared by:	Fred Resch III

Updated Discussion for 3/26/2026:

This item was continued by the Planning Commission on February 26, 2026, and again on March 12th, 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 was prepared, staff has not yet 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

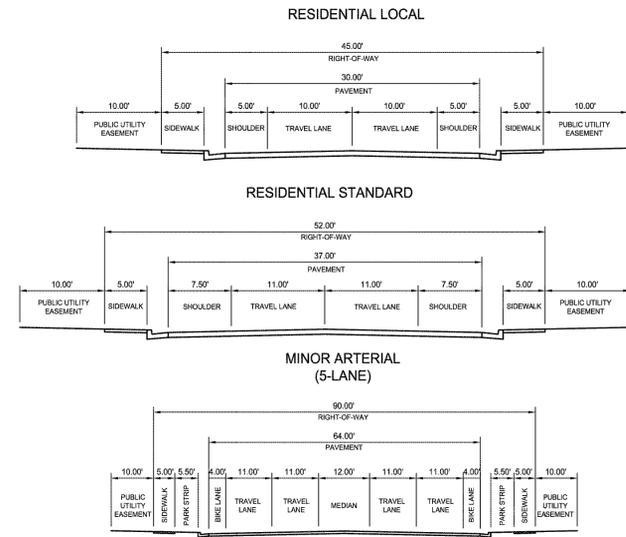
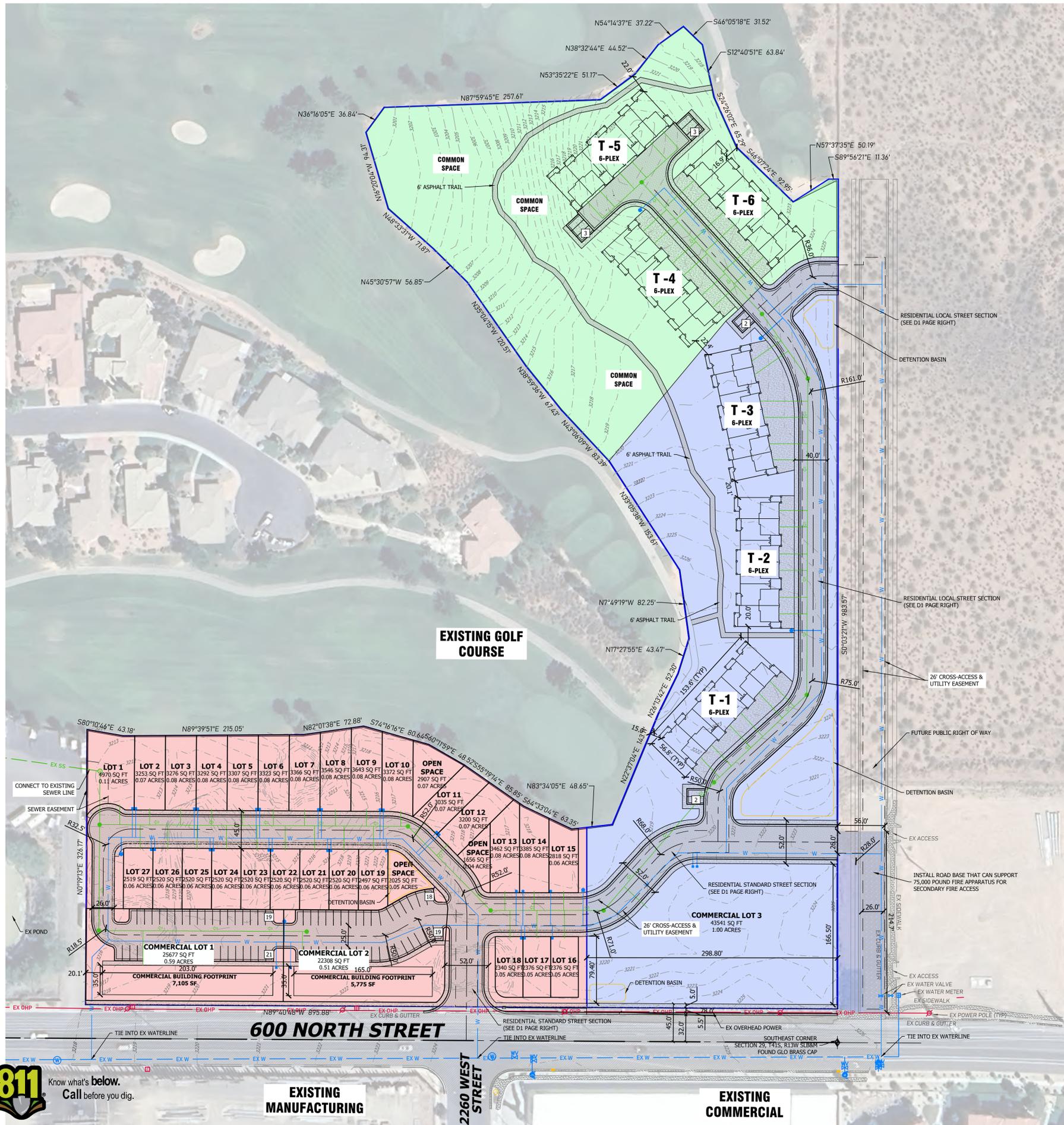
supports orderly growth, enhances connectivity, and provides high-quality housing opportunities within Hurricane.



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, 5L BASE AND MERIDIAN



D1 Road Sections
 Scale: NTS

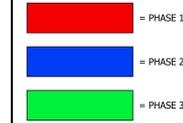
REV.	DATE	DESCRIPTION	BY



VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 0 1"

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

Phasing Legend

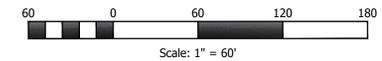


General Notes

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: NC PDD
 PROPOSED ZONING: R1-8 PDD
 PROPERTY SIZE: 521,397 SF / 11.97 AC
 TOWNHOMES: 36 UNITS
 RESIDENTIAL LOTS: 27 LOTS



EXISTING MANUFACTURING

EXISTING COMMERCIAL

PROPOSED SITE PLAN

SHEET NO.
C1.00

RYAN H C:\Users\Ryan.Hunt\My Documents\Projects\101-05 Sky Mountain_2025.09.16 9/16/2025 10:36 AM

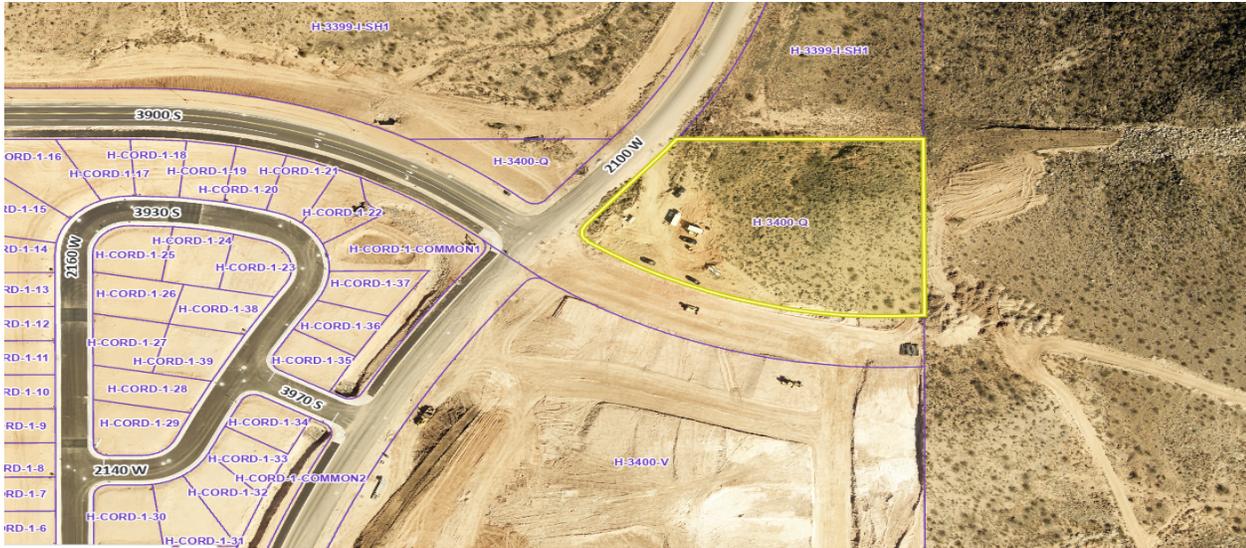


STAFF COMMENTS

Agenda Date:	03/26/2026 - Planning Commission
Application Number:	PP26-03
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	River Valley Development
Agent:	Brant Tuttle
Request:	Preliminary Plat Approval
Location:	2100 W Cliff View Drive
Zoning:	R1-6
General Plan Map:	Planned Community
Recommendation:	Approve
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting preliminary plat approval for Cordero Phase 4, a nine-lot subdivision located north of the currently under-construction Cordero development. The property is situated at the northeast corner of 2100 West and Cliff View Drive. Under the original Cordero Development Agreement, a total of 700 residential units were approved for the combined Cordero, Southern Shores, and Southern Dunes Townhomes developments. Existing entitlements account for 691 of those units, leaving nine remaining units available. Cordero Phase 4 represents the allocation of those remaining nine units. This property is zoned Single Family Residential R1-6.



Vicinity Map

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Lots 8 and 9 cannot access from 2100 W.
2. **Power:** Make sure 10' PUE is clear and level, may have to install power on the west side of 2100 W to provide power to Lots 8 & 9.
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineer:** Cliff View Drive and 2100 W are both Major Collectors with 12' trails (typical 77' cross sections). Residential lots cannot have direct access to major collector roads and larger unless otherwise approved by the city engineer (HCS 3.9.1.1). The Engineering office is willing to accept the common/shared driveway for lots 1 to 7 as proposed. However, lots 8 & 9 must also share a common driveway with curb returns due to access spacing and proximity to corner requirements (HCS 3.9.1.1(E)).

Areas undisturbed by grading should be preserved by easement on the Final Plat.

The plat fails to identify how retention and detention requirements for stormwater drainage will be handled; however options are available (HCC 10-39-7(C)(6)).

Plat fails to identify potential geotechnical constraints however, the applicant has been warned of the existing studies (HCC 10-39-7(B)(8)). The plat appears to fall within special study area on the special study 127 faults and surface faulting map, over l & m2 areas on the special study 127 liquefaction map, in the moderate rock-fall hazard area on the special study 127 rock-fall map, within the CSA, CSB, & CSC areas of the special study 127 collapsible soil map, on the BRB-buried area of the special study 127 shallow bedrock map, and over the SGW3 area of the special study 127 shallow ground water map.

7. **Fire:** Approved.
8. **Cable/Phone:** Approved.
9. **Gas:** Approved.

10. **Water Conservancy District:** We have an 8-inch line in along 2100 W. Please include the line location in the CDs. Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. Zoning is R1-6. All lots meet R1-6 development standards.
2. Access restrictions for lots 5-9 will need to be in place per Engineering comments. These will need to be placed on the final plat.
3. The development is governed by a development agreement which capped the total number of lots at 700 for the whole area. The development agreement required preliminary plats to list the number of lots that have been approved for the full Cordero development. This note has not been provided.
4. There are some potential sensitive lands on the property. The applicant has submitted a grading plan showing how they intend to leave most of the steepest property undisturbed. Staff finds this acceptable due to the relatively nonsubstantial nature of the sensitive lands on the property.
5. Rock fall hazard boundary and a notice to property owners will need to be added to the final plat.
6. Will-serve letters from Hurricane City Water and Ash Creek Sewer District have 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 (“RWSA”), Hurricane City and other cities report monthly the number of number 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. The nine lots contemplated by this application were previously reported to WCWCD as part of the Cordero development agreement.

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

February 11, 2026

Mr. Gary Cupp
City Planning Director
City of Hurricane
147 North 870 West
Hurricane, UT 84737

Cordero Phase Two Preliminary Plat Summary

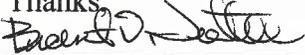
Dear Gary,

The Cordero Phase Four Preliminary Plat contains 9 lots on 2.71 acres for a density of 3.32 lots per acre. Phase Four is located at the northeast corner of the 2100 West and Cliff View Drive intersection. The street improvements along the East side of 2100 West and along the North side of Cliff View Drive will be completed with Cordero Phase Four.

The general slope of the property flows from the northeast to the southwest with the southwest corner being the lowest in elevation. Where there are no new streets being constructed, other than the street improvements along 2100 West and Cliff View Drive, the storm water drainage will be managed with the existing storm drainage facilities and the new curb and gutter constructed with Phase Four. There are no Hurricane Canal Company facilities located on the project site.

Potential geotechnical constraints were previously evaluated at this site and there are no known collapsible soils or geologic fault lines in this area. A soils report was previously performed on the site and will be resubmitted with the construction drawings. The property is not located in a desert tortoise area. Combined lot drive access with either a looped driveway or hammerhead type driveway, will be designed for combined lot access on both 2100 West and Cliff View Drive. The construction drawings will provide combined lot access details. The Ash Creek Special Service District has an existing sewer line installed at 2100 West Street. The water system improvements as part of Cordero Phase One and Phase Two have previously been installed. A new 8" sewer line will be constructed at Cliff View Drive for sewer services on Cliff View Drive. Cordero Phase Four will be developed in one phase.

If you have any questions or need any additional information, please contact me.

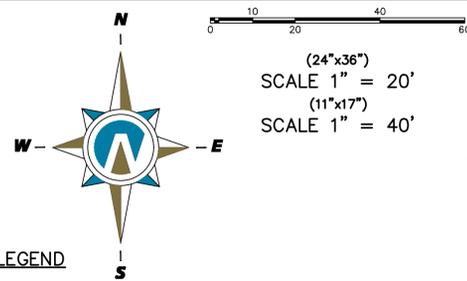
Thanks,


Brant D. Tuttle, P.E.
Northern Engineering, Inc.

PRELIMINARY PLAT CORDERO PHASE FOUR SUBDIVISION

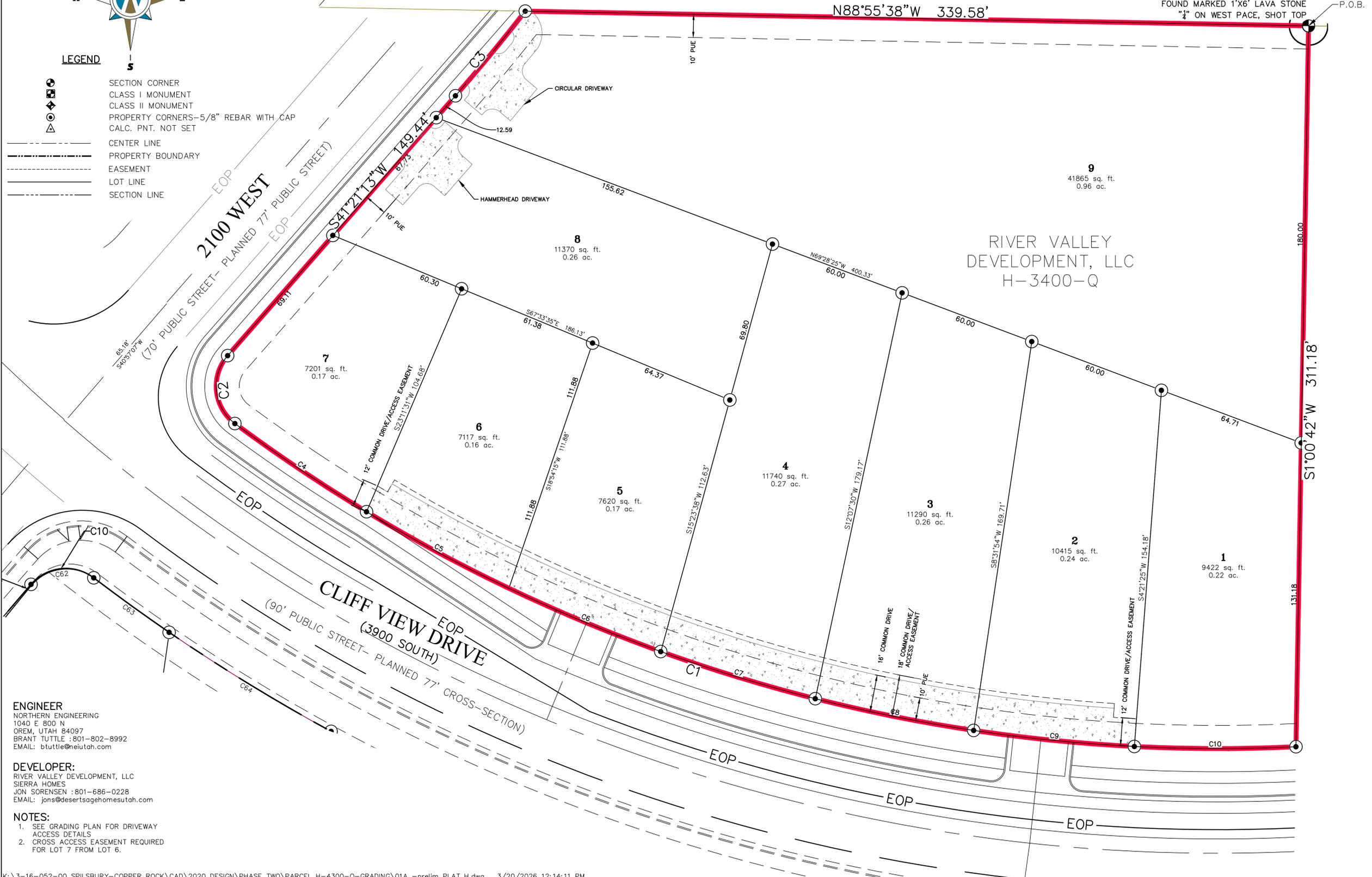
PROJECT LOCATED IN WASHINGTON COUNTY, UTAH
SECTIONS 29 T 42 S R 13 W SLB&M

EAST QUARTER CORNER
OF SECTION 29,
T 42 S, R 13 W, SLB&M
FOUND MARKED 1"x6" LAVA STONE
"¼" ON WEST PACE, SHOT TOP
P.O.B.



LEGEND

- SECTION CORNER
- CLASS I MONUMENT
- CLASS II MONUMENT
- PROPERTY CORNERS—5/8" REBAR WITH CAP
- CALC. PNT. NOT SET
- CENTER LINE
- PROPERTY BOUNDARY
- EASEMENT
- LOT LINE
- SECTION LINE



ENGINEER
NORTHERN ENGINEERING
1040 E 800 N
OREM, UTAH 84097
BRANT TUTTLE : 801-802-8992
EMAIL: btuttle@neutah.com

DEVELOPER:
RIVER VALLEY DEVELOPMENT, LLC
SIERRA HOMES
JON SORENSEN : 801-686-0228
EMAIL: jons@desertsagehomesutah.com

NOTES:
1. SEE GRADING PLAN FOR DRIVEWAY ACCESS DETAILS
2. CROSS ACCESS EASEMENT REQUIRED FOR LOT 7 FROM LOT 6.

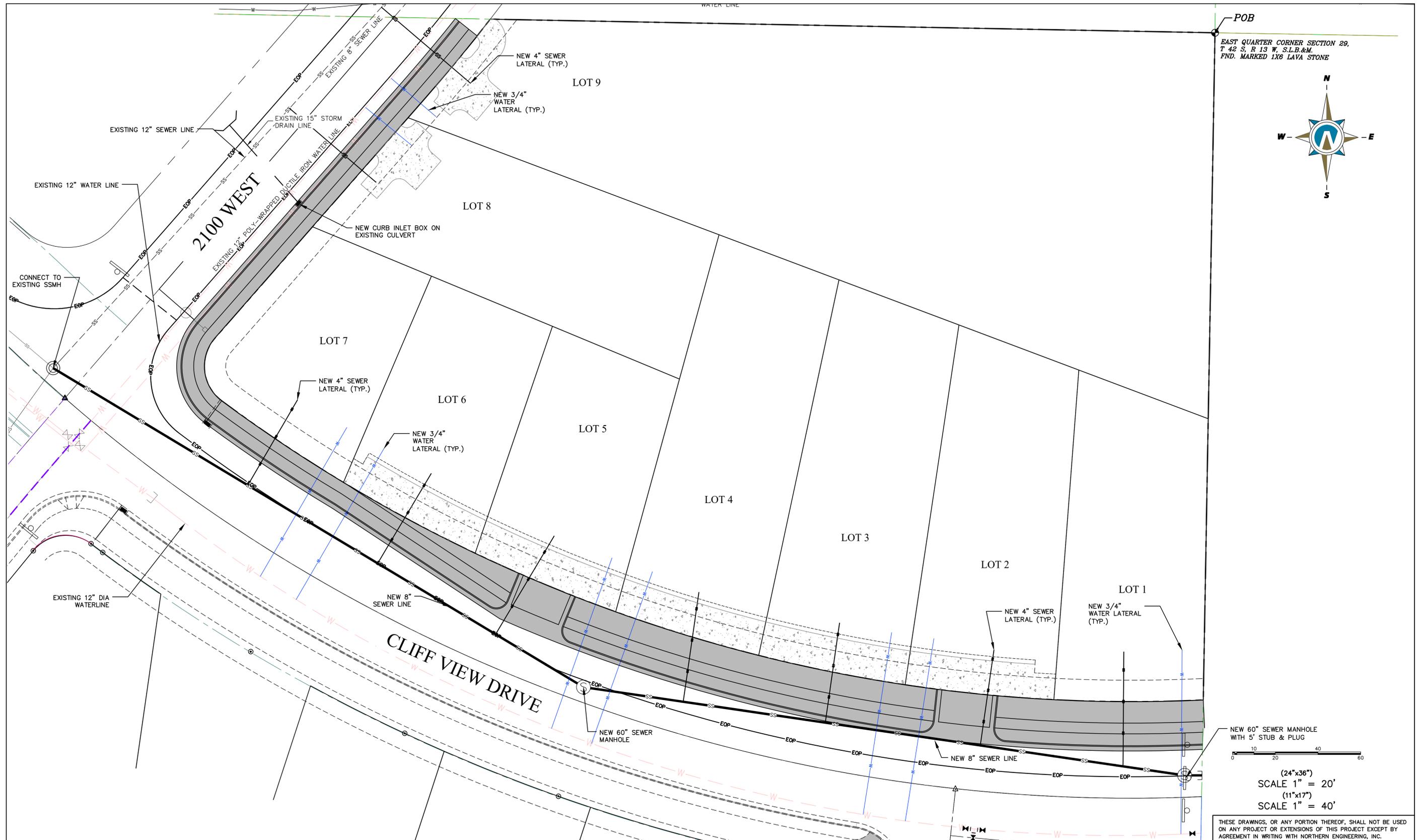
REVISIONS	DATE	BY	APP.

Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 EAST 800 NORTH
OREM, UTAH 84097
801.802.8992
fax: 801.802.8993

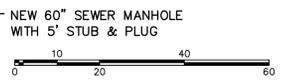
PRELIMINARY PLAT FOR CORDERO PHASE FOUR SUBDIVISION

PROJECT LOCATED IN WASHINGTON COUNTY, UTAH
IN SECTION 29 T 42 S R 13 W SLB&M

DATE:	01/21/26
SCALE:	1" = 20'
JOB NO.:	3-16-052
DESIGNED BY:	KEB
DRAWN BY:	KEB
SHEET NAME:	FP-01
SHEET	2-1



EAST QUARTER CORNER SECTION 29,
T 42 S, R 13 W, S.L.B. & M.
F.N.D. MARKED 1X6 LAVA STONE



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:

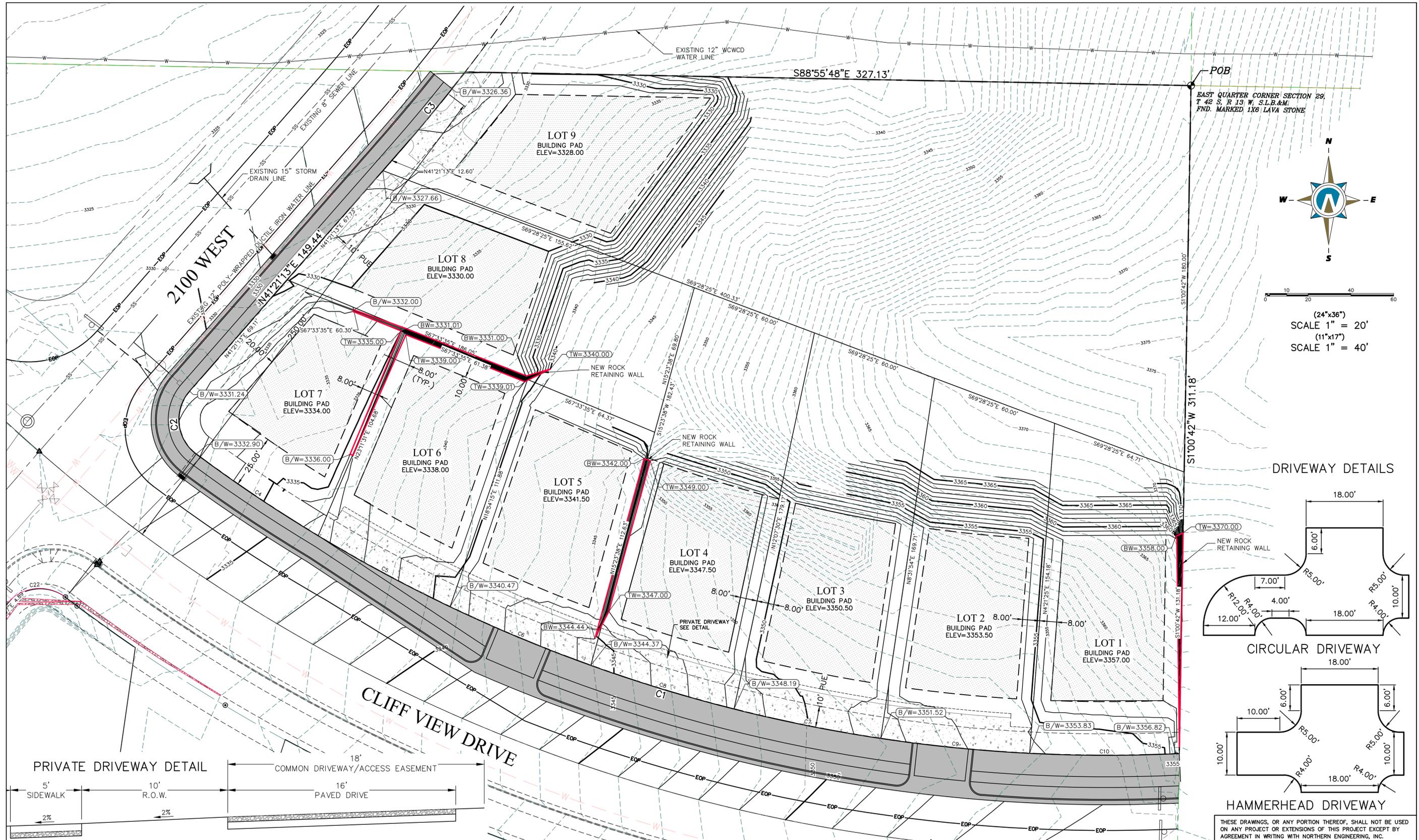
K:\13-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\PARCEL H-4300-G-GRADING\PHASE 4 SITE PLAN BASE-01-28-28.dwg 3/20/2026 11:40:40 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

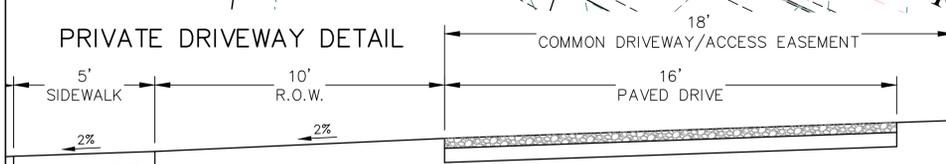
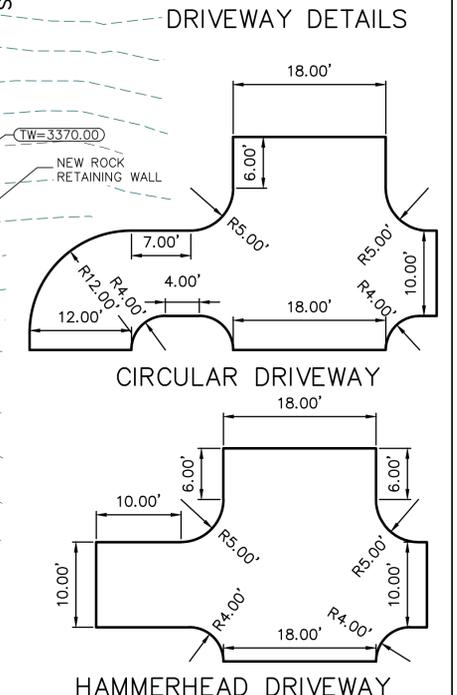
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**CORDERO PHASE FOUR
SUBDIVISION**

PRELIMINARY UTILITY PLAN	JOB NO. 3-16-052
HURRICANE, UTAH	SHEET NO. 2-3



(24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'



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5		DESIGNED BY:		DATE:	
4		DRAWN BY:		DATE:	
3		CHECKED BY:		DATE:	
2		APPROVED:		DATE:	
1		COGO FILE:		DATE:	
		REV. COGO FILE:		DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE

Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

**CORDERO PHASE FOUR
 SUBDIVISION**

PRELIMINARY GRADING PLAN	JOB NO. 3-16-052
HURRICANE, UTAH	SHEET NO. 2-4



STAFF COMMENTS

Agenda Date:	03/26/2026 - Planning Commission
Application Number:	ZC26-05
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Samantha Hinton
Agent:	N/A
Request:	Approval of a Zone Change from RA-1 to R1-10.
Location:	630 S 60 E
Zoning:	RA-1
General Plan Map:	Single Family
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 Single Family Residential R1-10 for a 0.522-acre portion of the larger 8.36 acre parcel located at the south end of Main Street. The applicant has stated their intention after rezoning is to split off the smaller piece from the larger parcel for the purpose of building one single-family home on the new lot.

	Zoning	Adjacent Land Use
North	R1-10	Single Family Homes
East	RA-1, OS	Agriculture, Hurricane Cliffs
South	RA-1, R1-10	Single Family Homes, some agriculture
West	R1-10	Single Family Homes



Vicinity Map

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

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

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

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

Analysis:

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

Response: The General Plan Map shows this area as Single Family, which intends that,

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

The proposed single-family R1-10 zoning is consistent with the “Single Family” general plan designation of the area. The site is located within an already developed area, with community uses such as churches and parks nearby. Although the property is currently used for agricultural purposes, something that the General Plan generally supports preserving, it is not designated for long term agricultural use. The General Plan also supports development that is consistent with surrounding land uses, and this proposal meets that consistency requirement.

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. The amendment is considered harmonious with development in the surrounding area.

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

Response: The applicant’s proposal would not result in the creation of more than one additional lot after a future lot split. As such, the potential to adversely affect neighboring properties is limited, and the proposed density is consistent with that prescribed by the General Plan.

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:** [No comments received.]
2. **Power:** Zone changes may require extensive off site upgrades. Developer will bear the cost of all upgrades from multiple locations. Please set up a meeting with Hurricane City Power to discuss upgrades and receive a quote.
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering:** No comment.
7. **Fire:** Access will need to be addressed
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. Main Street is not a master planned road past the current end of the street. Accommodations will need to be made for turnarounds for fire.
2. The applicant is requesting a rezone for 0.522 acres. While a parcel of this size could typically accommodate two 10,000-square-foot lots, but there is insufficient width to create an additional conforming lot, because the proposed lot width of 85 feet would not allow for further subdivision, since the minimum lot width is 80 feet. The creation of a flag lot is also precluded, since it would require a 26-foot-wide access staff.

Findings:

Staff makes the following findings:

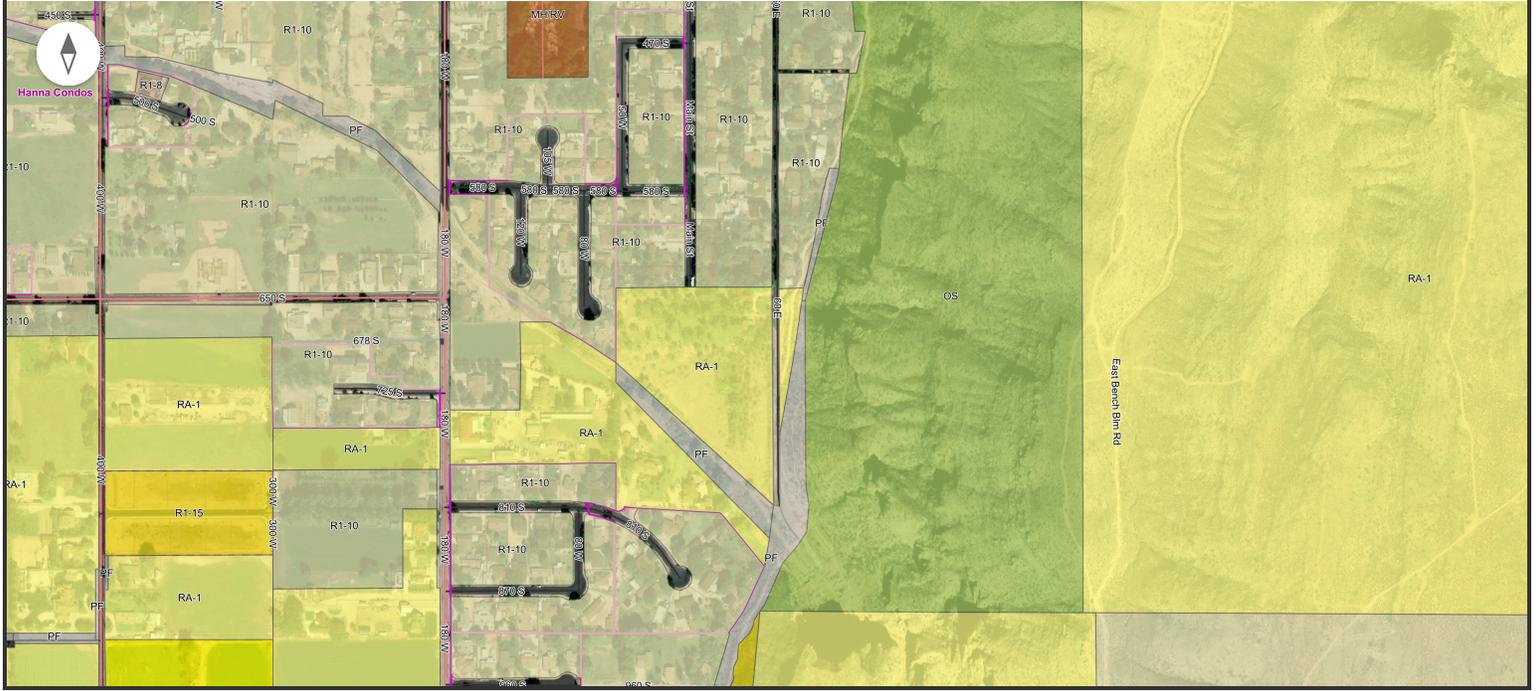
1. The application complies with the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is similar to what is proposed.
3. The proposed amendment will not adversely impact the area.
4. Services are anticipated to be adequate to serve the area and proposed project.

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:

Currently we have a little over 8 acres of land in an RA-1 zone. We'd like to create 1 parcel without giving up too much agricultural land, so closer to a ½ acre parcel or less instead of the current zone of 1-acre parcels for single family homes. The surrounding subdivisions and parcels are in R1-10 zones, so that seemed like the proper zone to request, giving us more flexibility with the Lot width. The parcel is deep, so creating an easement at the front of it to allow for the fire trucks to turn around would hopefully satisfy any turnaround requirements regarding emergency vehicles. The total distance from 580 South to the extended length of Main Street would be less than 600 feet.

 South Main Street



Vantor





STAFF COMMENTS

Agenda Date:	03/26/2026 - Planning Commission
Application Number:	CUP26-11
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	WPP Hurricane LLC
Agent:	Wade Edwards
Request:	Approval of a conditional use permit for buildings of greater height.
Location:	920 S 1250 W
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Pending
Report Prepared by:	Fred Resch III

Discussion: The applicant proposes to develop the Brinley Apartments (formerly named Black Ridge Apartments) that received preliminary site plan approval in January 2026. They are proposing that four of their buildings be four stories with at a height of 43 feet. Hurricane City Code (HCC) 10-13-4 allows the maximum height of a building to be 35 feet tall. The code also allows a property owner to apply for a conditional use permit to build a taller building in a residential zone. The standards to obtain a conditional use permit to allow taller building heights are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:

[Section E2e applies to this application.]

e. Standards for greater heights and size than permitted by this Code:

(1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

- (3) *A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.*
- (4) *In no event shall a building exceed 55 feet in height.*

The applicant has provided building elevations and a site plan for the proposed apartment buildings, as well as renderings of how the buildings would look from street view. The applicant has also provided site plans showing how the units will be set back from planned single family developments in the area.

Findings:

1. The applicant's plans show several of the new buildings proposed to be 43 feet in height with others being 20 and 30.5 feet in height. And because some of the buildings exceed two stories in height, they cannot exceed 1.5 times the height of the immediately adjacent buildings. The plans show two- and three-story buildings to the north, east, and south of the proposed 43-foot buildings. There are various combinations of calculating the average heights of these adjacent buildings that could be considered. Using a liberal interpretation of the average building heights, the maximum allowable height increase could be up to 45 feet, which would accommodate the proposed 43-foot buildings. A more conservative calculation would only allow a maximum of 38 feet, which would disallow the proposed 43-foot buildings. Due to the topographical characteristics of the site and the proposed massing of the project, which would set the taller buildings lower on the site and screen them behind the other buildings, staff would support the less restrictive calculation and allow a maximum building height of 43 feet as shown on the project plans.
2. It must also be noted that the "immediately adjacent buildings," as required by the code, do not yet exist. To ensure compliance with this standard, staff recommends, as a condition of approval, that building permits for one or more of the three-story buildings be issued prior to the issuance of any building permits for the four-story buildings. This is appropriate since the Planning Commission may add reasonable conditions on a conditional use permit pursuant to HCC section 10-7-9(D)(4) and Utah Code 10-20-506(2)(a)(i).
3. The property is not a flag lot.
4. The buildings are planned to be set back 5' from all property lines.
5. One and one-half times the average building heights are below 55 feet. No buildings are proposed to exceed 43 feet in height.

Recommendation: Staff would recommend the Planning Commission consider the standards of the conditional use permit code and whether this application meets those standards. Staff would recommend approval subject to staff comments with the condition described in Finding 2.

Statement of Compliance with Standards for Greater Height

The proposed development is designed to meet the intent and applicable standards for approval of a Conditional Use Permit for greater building height, as outlined in Hurricane City Code.

1. Height compatibility and architectural consistency

The proposed buildings will reach a maximum height of 43 feet and 45 feet. The immediately adjacent multifamily buildings on our site are three stories with a height of 30.5 feet. While the proposed buildings exceed the base height standard, they are designed to maintain architectural compatibility with surrounding development through similar building materials, roof forms, facade articulation, and massing elements consistent with the nearby buildings.

Additionally, the project site slopes downward from 920 S, which significantly reduces the perceived height of the buildings when viewed from surrounding properties and rights-of-way. Due to this grade change, the visual scale of the proposed buildings from the street is comparable to that of a three-story structure, helping maintain neighborhood character and minimizing visual impact.

(2) Surrounding context and site configuration

The property is not a flag lot.

(3) Setbacks and adjacency considerations

The proposed development complies with all required setbacks from side and rear property lines where adjoining properties are zoned or used for single-family residential purposes.

Additional Considerations Supporting the Conditional Use

The increased height allows the development to achieve a more efficient site layout by reducing building footprint coverage and preserving additional open space throughout the project. This design approach supports improved landscaping, pedestrian circulation, and usable outdoor amenities, contributing positively to the overall livability of the site.

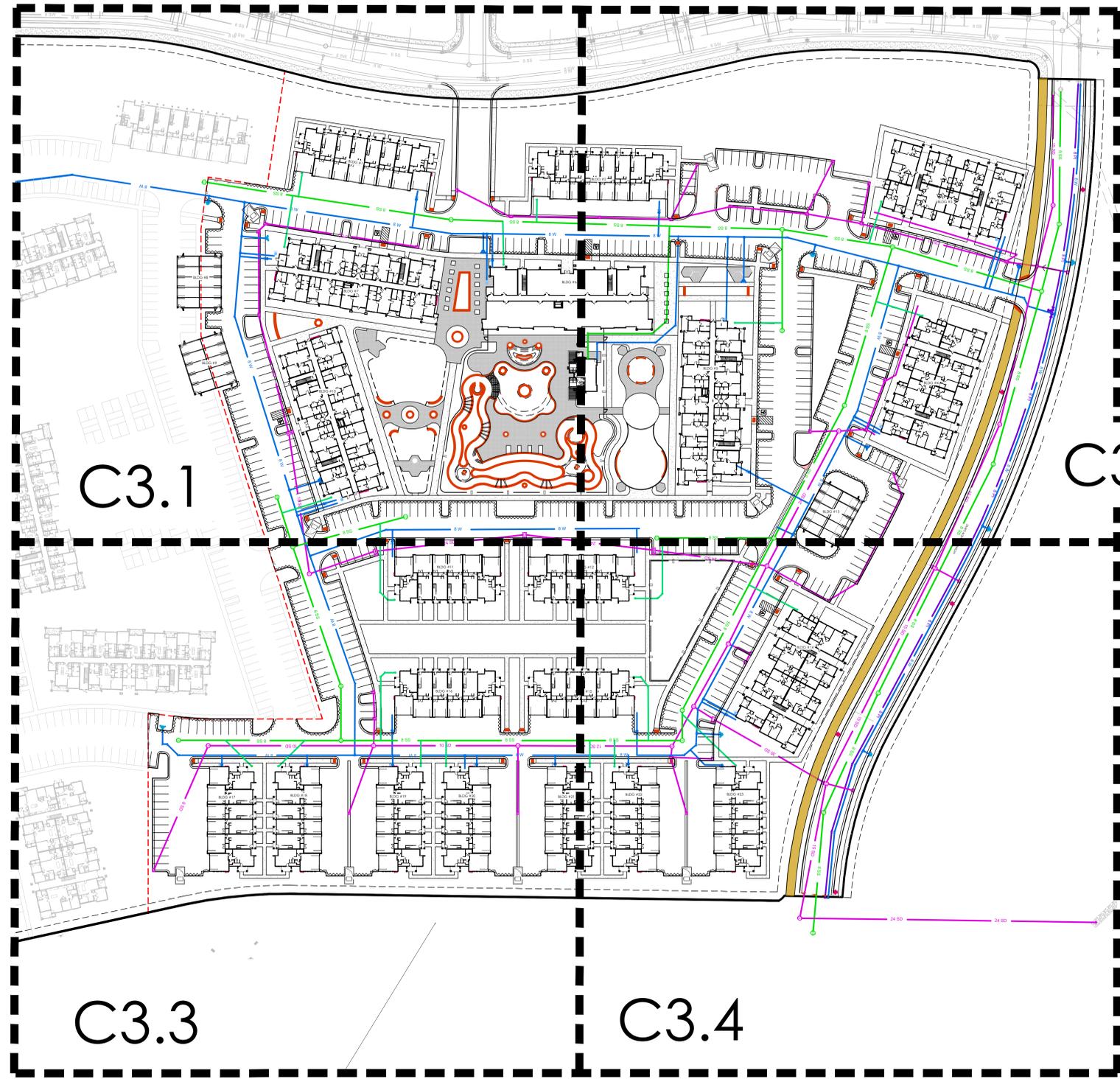
The ability to accommodate additional units vertically enables construction efficiencies and economies of scale. These efficiencies support the delivery of high-quality housing at more attainable rental rates, aligning with the City's broader goals of providing diverse and attainable housing options while making efficient use of available land and infrastructure.

The proposed development meets the intent of the City's height standards by balancing increased height with thoughtful site design, architectural compatibility, reduced visual

impact, and enhanced open space, ensuring the project is consistent with the public health, safety, and welfare of the community.

FOR REVIEW ONLY

THE BRINLEY AT BLACKRIDGE APARTMENTS
 HURRICANE CITY
 OVERALL SITE PLAN



LEGEND

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

NOTES:
 MOUNTAIN VIEW DRIVE SHALL BE FULLY CONSTRUCTED AND FORMALLY DEDICATED PRIOR TO, OR CONCURRENT WITH, THE COMPLETION OF THIS PHASE.
 ALL ADJACENT STREETS SHALL BE IMPROVED PRIOR TO, OR CONCURRENT WITH, THE COMPLETION OF THIS PHASE.

PROPERTY OVERVIEW:

TOTAL AREA:	779,085.47 SQFT (17.88 ACRES)
LAND USE:	TOWNHOMES & APARTMENTS
ZONE TYPE :	MDA

UNIT TYPES:

36-PLEX APARTMENT:	108 UNITS (3 BUILDINGS)
27-PLEX APARTMENT:	27 UNITS (1 BUILDING)
24-PLEX APARTMENT:	72 UNITS (3 BUILDINGS)
8-PLEX TOWNHOME:	16 UNITS (2 BUILDINGS)
6-PLEX TOWNHOME:	66 UNITS (6 BUILDINGS)

AMENITIES:

- SEATING AREA PROVIDED. SEE LANDSCAPING PLANS FOR DETAILS.
- NATURAL OPEN SPACE PROVIDED ADJACENT TO SOUTH PROPERTY LINE.

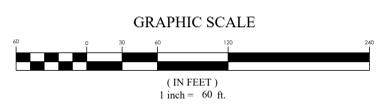
LANDSCAPING:

REQUIRED:	155,817 SQFT (20%)
PROVIDED:	242,649 SQFT (31%)

IMPERVIOUS AREAS 536,436 SQFT (68%)

PARKING:

OPEN STALLS:	430 STALLS
DRIVEWAY STALLS:	134 STALLS
GARAGE STALLS:	154 STALLS
ADA STALLS:	8 STALLS
TOTAL STALLS:	726 STALLS



REVISION BLOCK	DESCRIPTION
1	
2	
3	
4	
5	

OVERALL SITE PLAN

Scale:	1"=60'	Drawn:	KJ
Date:	02/25/2026	Job #:	24-0303
Sheet:			

C3.0



P:\2024\04-0303_black_ridge_apartments\design\24-0303.dwg (sheet)\C3.0 OVERALL SITE PLAN.dwg

Illustrative Concept Plan

- 1 Village Clubhouse
- 2 Hilltop Clubhouse
- 3 Hillside Clubhouse
- 4 Linear Park
- 5 Linear Paseo
- 6 Hillside Overlook
- 7 Community Trail
- 8 Regional Trail Access
- 9 Community Entry
- 10 Retention Pond
- 11 Existing Water Tank
- 12 Future Water Tank (Potential)
- 13 Trail Undercrossing
- 14 Entry Statement



Closer View



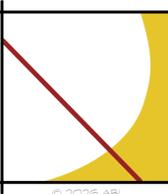


THE BRINLEY

Hurricane, Utah

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PI.01
View @ 920 S



UNIT COUNT - BLDG B

LEVEL	Name	Count
LEVEL 1		
UNIT - 1B END		2
UNIT - 1B SUITE		1
UNIT - 2B		4
UNIT - 2B END		2
LEVEL 2 - B		
UNIT - 1B END		2
UNIT - 1B SUITE		1
UNIT - 2B		4
UNIT - 2B END		2
LEVEL 3 - B		
UNIT - 1B END		2
UNIT - 1B SUITE		1
UNIT - 2B		4
UNIT - 2B END		2
LEVEL 4 - B		
UNIT - 1B END		2
UNIT - 1B SUITE		1
UNIT - 2B		4
UNIT - 2B END		2
Grand total:		36

**BUILDING UNIT TOTALS
BUILDING B**

UNIT - 1B END	=	8
UNIT - 1B SUITE	=	4
UNIT - 2B	=	16
UNIT - 2B END	=	8



LEVEL 1 FLOOR PLAN - BUILDING B
1/8" = 1'-0"

THE BRINLEY AT BLACK RIDGE

BUILDING B - 36 PLEX

LEVEL 1 - BUILDING B | PL.01

09-05-2025



7583 S. Main St. #100 Midvale, UT 84047
801-561-1333

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1 OVERALL ELEVATION - FRONT - BUILDING B
A2.01 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
	EVOLVE STONE VENEER COLOR: CUSTOM, CAPITAL BRY PATTERN
	CHAM-GLAD FALX WOOD SIDING COLOR: BARREL OAK
	3/8" FINE SAND FINISH STUCCO WITH 1/2" REVEALS
	GLAZING



2 OVERALL ELEVATION - LEFT - BUILDING B
A2.01 SCALE: 1/8" = 1'-0"



3 FRONT PERSPECTIVE - BUILDING B
A2.01 SCALE:

BUILDING B

THE BRINLEY AT BLACK RIDGE
HURRICANE, UTAH

Project Number

2024-19

Date

09-05-2025

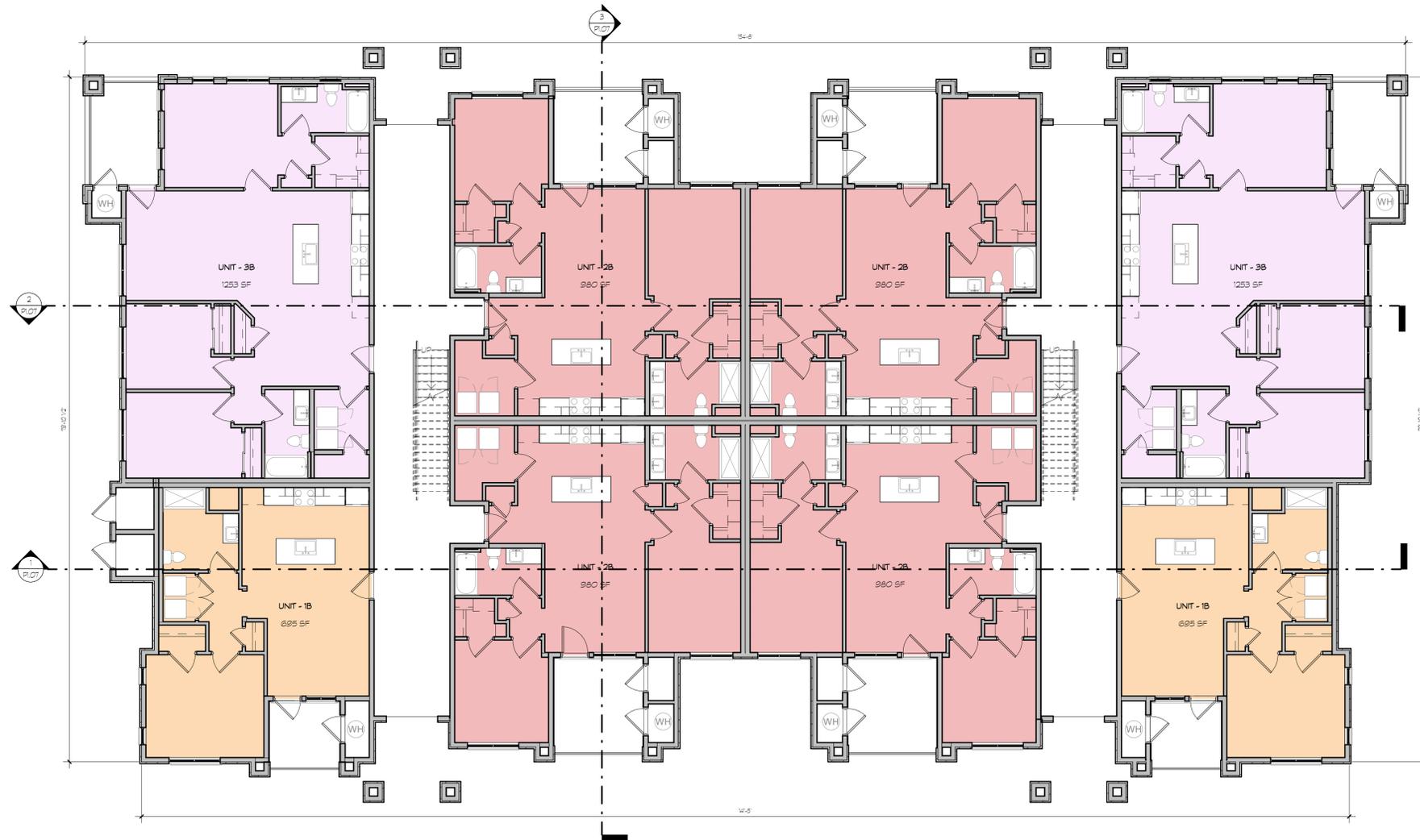
No.	Description	Date

Sheet Title

BUILDING
ELEVATIONS -
BUILDING B

Sheet Number

A2.01



1 LEVEL 1
P1.01 SCALE: 1/8" = 1'-0"

UNIT COUNT	
Name	Count
LEVEL 1	
UNIT - 1B	2
UNIT - 2B	4
UNIT - 3B	2
LEVEL 2	
UNIT - 1B	2
UNIT - 2B	4
UNIT - 3B	2
LEVEL 3	
UNIT - 1B	2
UNIT - 2B	4
UNIT - 3B	2
Grand total: 24	

UNIT TYPES

- UNIT - 1B
- UNIT - 2B
- UNIT - 3B

THE BRINLEY AT BLACK RIDGE

24 PLEX

Level 1
10-7-22



7583 S. Main St. #100 Midvale, UT 84047
801-561-1333



FOR REVIEW PURPOSES ONLY

24-PLEX

THE BRINLEY AT BLACK RIDGE
HURRICANE, UTAH

Project Number
Project Number

Date
01-23-26

No.	Description	Date

Sheet Title

BUILDING
ELEVATIONS - 24
PLEX

Sheet Number

A2.01



1 OVERALL ELEVATION - FRONT - 24 PLEX
A2.01 SCALE 3/32" = 1'-0"



2 OVERALL ELEVATION - RIGHT SIDE - 24 PLEX
A2.01 SCALE 3/32" = 1'-0"



3 OVERALL ELEVATION - LEFT SIDE - 24 PLEX
A2.01 SCALE 3/32" = 1'-0"



4 OVERALL ELEVATION - REAR - 24 PLEX
A2.01 SCALE 3/32" = 1'-0"



5 REAR ISOMETRIC - 24-PLEX
A2.01 SCALE



6 FRONT ISOMETRIC - 24-PLEX
A2.01 SCALE

MATERIAL LEGEND

	EVOLVE STONE VENEER
	CYBER SPACE STUCCO
	NETWORK GRAY STUCCO
	CHAMCLAD WOOD SIDING



LEVEL 1
1/4" = 1'-0"

THE BRINLEY AT BLACK RIDGE - TOWNHOMES

ENTER ADDRESS HERE

LEVEL 1 | PL.01

09-09-2025



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FRONT ELEVATION - 6 PLEX
1/4" = 1'-0"



LEFT ELEVATION - 6 PLEX
1/4" = 1'-0"

MATERIAL LEGEND	
	STONE VENEER
	HARDIE SIDING
	STUCCO
	GLAZING



FRONT ISOMETRIC

THE BRINLEY AT BLACK RIDGE - TOWNHOMES

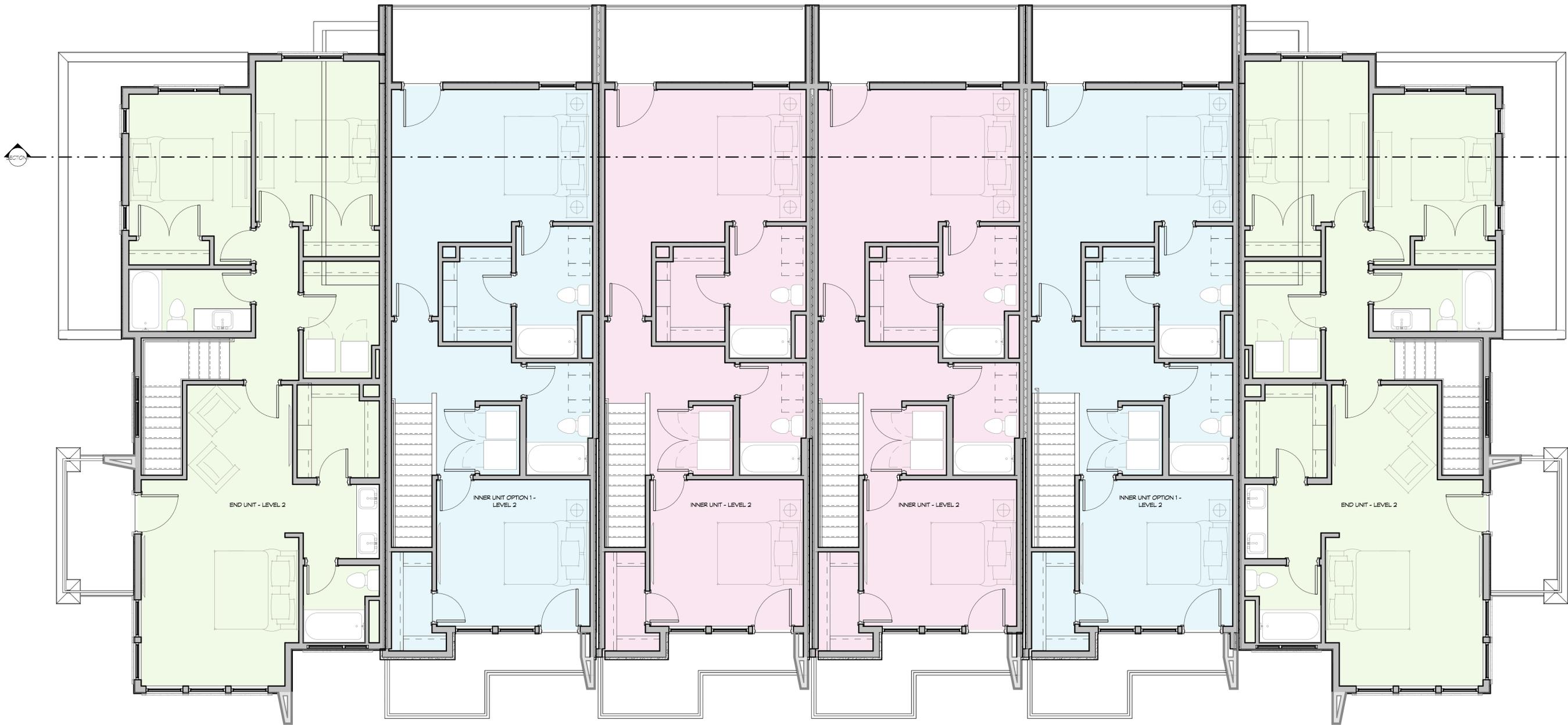
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ELEVATIONS - 6 PLEX | P2.01

09-09-2025



7583 S. Main St. #100 Midvale, UT 84047
801-561-1333



LEVEL 2
1/4" = 1'-0"

THE BRINLEY AT BLACK RIDGE - TOWNHOMES

ENTER ADDRESS HERE

LEVEL 2 | PL.02

09-09-2025



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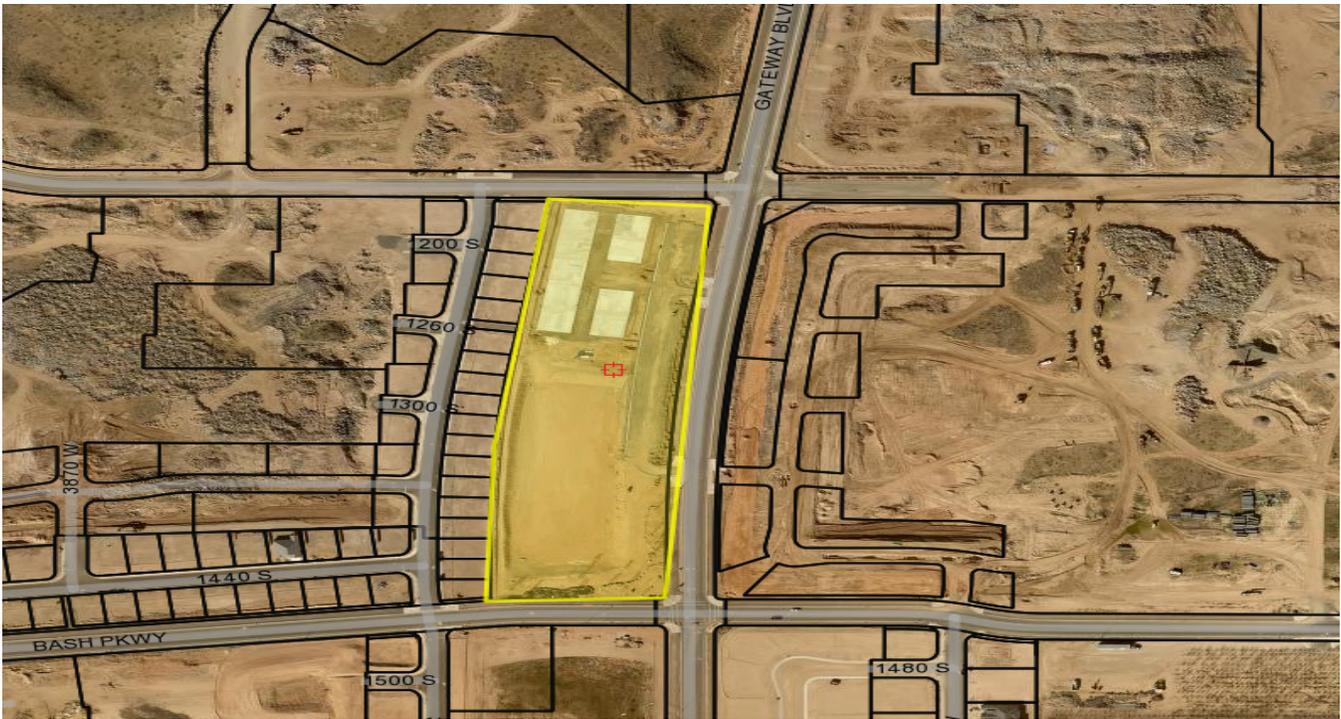


STAFF COMMENTS

Agenda Date:	03/26/2026 - Planning Commission
Application Number:	FSP26-07
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Hurricane City-Darren Barney
Agent:	Karl Rasmussen
Request:	Final Site Plan Approval
Location:	Corner of Jellystone Road, Gateway Blvd, and Bash Parkway.
Zoning:	Single Family Residential R1-8
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has proposed a park along Gateway Boulevard between Jellystone Road and Bash Parkway. As part of their approvals the Gateway to Sand Hollow Public Infrastructure District is required to construct two city parks within their development, this being the first one. It is proposed that the park will have amenities such as sports fields, pickleball courts, pavilions, trails, and open space. The preliminary site plan was approved in December 2024. The site is zoned Single Family Residential R1-8. Some park construction has already started on site.



Vicinity Map

JUC Comments

1. Construction drawings for this project were approved in February 2026.

Staff Comments

1. **Land Use:** The proposed park use is permitted in the Single Family Residential R1-8 zone.
2. **Parking Requirement:** Per HCC 10-34-10,

Park	Parking study required	See subsection 10-34-9F of this chapter
------	------------------------	---

The applicant has provided a parking study to determine reasonable parking demand for the site, and based on the data provided, the required number of parking spaces would be 120 stalls. The site plan provides for 134 parking stalls, which exceeds the requirement. Staff finds, based on the provided justification as well as comparable requirements in other situations and jurisdictions, that the parking study should be approved by the Planning Commission.

3. **Landscape:** A landscaping plan has been provided. The plan meets Hurricane City standards. Grass is being limited to active recreation areas only.
4. **Outdoor Lighting:** An outdoor lighting plan has been provided. The applicant will need to ensure that the lighting fixtures meet the requirements of HCC 10-33-7 with regards to the height, brightness, and potential light trespass of residential areas.

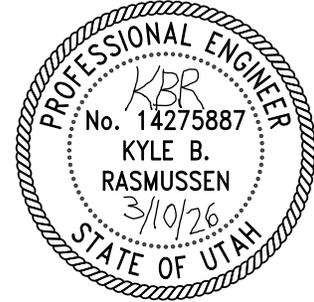
5. No primary buildings are proposed with this project. The restroom building will require a building permit.

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

Gateway Park: Parcel H-4-2-12-1208-GS1, is currently owned by Western Mortgage & Realty Co. It is 122.28 acres of land to be used for sports fields, pickleball courts, community use pavilion, parking stalls, trails and landscape area.

PARKING STUDY MEMORANDUM

Gateway Park
Hurricane, Utah



Project:	Gateway Park parking evaluation based on the approved construction drawing set dated February 19, 2026.
Prepared For:	Hurricane City
Prepared By:	Kyle Rasmussen, P.E. ProValue Engineering
Date:	March 10, 2026

1. Purpose

This memorandum evaluates whether the parking supply shown on the Gateway Park site plan is adequate for the proposed recreational uses. The study is intended as a practical demand-based parking analysis using the site layout shown on the approved plan set. Because no jurisdiction-specific parking table or formal study template was provided with the request, this memorandum uses conservative operational assumptions and a shared-demand approach.

2. Site Information and Parking Supply

Based on the site plan, the project includes 18 pickleball courts, 2 soccer fields, and a restroom/ pavilion. The site data table identifies a parking supply of 128 standard stalls plus 6 ADA stalls, for a total of 134 on-site parking spaces.

Item	Quantity	Notes
Pickleball courts	18	Outdoor courts
Soccer fields	2	Two 140' x 210' fields shown
Standard parking stalls	128	On-site stalls
ADA parking stalls	6	ADA stalls shown on plan
Total parking supply	134	128 standard + 6 ADA

3. Parking Demand Methodology

The proposed uses are recreational and event-based, so parking demand depends on how the facilities are programmed rather than on building floor area. To avoid understating demand, the analysis assumes that both the pickleball courts and soccer fields could be active at the same time during a busy period.

Use	Conservative Demand Assumption	Spaces
Pickleball players	18 courts x 4 players/court = 72 players. Average vehicle occupancy assumed at 2.0 players per vehicle.	36

Pickleball spectators / queuing / overlap	Allow 1 additional vehicle per court for spectators, players waiting, instruction, or overlap between games.	18
Soccer players and coaches	2 fields active at once. Assume 28 participants per field (players + coaches), with average vehicle occupancy of 2.5 persons per vehicle	23
Soccer spectators	Assume 15 spectator vehicles per field during a busy game window.	30
Restroom / support / operations	Maintenance, officials, or incidental site traffic.	2

4. Peak Parking Demand Summary

Demand Component	Spaces	Comment
Pickleball demand subtotal	54	36 player vehicles + 18 additional vehicles
Soccer demand subtotal	53	23 participant vehicles + 30 spectator vehicles
Restroom / support traffic	2	Incidental use
Estimated simultaneous peak demand	109	Conservative combined demand
Recommended operational buffer (about 10%)	11	For turnover and short-duration overlap
Planning-level target supply	120	Estimated peak demand + buffer
Provided on-site supply	134	128 standard + 6 ADA
Surplus	14	134 provided - 120 target

5. Findings

Using conservative simultaneous-use assumptions, the site is estimated to need approximately 109 spaces during a heavy shared-use period and approximately 120 spaces when a modest operational buffer is included. The plan provides 134 on-site parking spaces, which indicates that the site has capacity above the study target. This result is conservative because actual peak demand for the pickleball courts and soccer fields may not fully coincide. In addition, average vehicle occupancy for team sports and family recreation can often exceed the assumed values used in this memorandum, which would reduce total parking demand.

6. Conclusion

Based on the approved Gateway Park site plan and the demand assumptions described above, the proposed parking supply of 134 spaces appears adequate for the planned 18 pickleball courts, 2 soccer fields, and associated support facilities.

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT NOTES:

1. CONTRACTOR IS REQUIRED TO CALL RYAN MAY AT (435)773-3016, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10' OF A WWCWD WATERLINE. THIS WILL SCHEDULE A WWCWD INSPECTOR TO THE PROJECT SITE.
2. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION. WWCWD INSPECTOR IS REQUIRED TO BE ON SITE WHEN POTHOLES WITHIN 10' OF A WWCWD WATERLINE.
3. ALL CHANGES TO EXISTING GRADES NEAR EXISTING WWCWD WATERLINES MUST BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION.
4. ANY INFRASTRUCTURE RELOCATIONS ASSOCIATED WITH THE PROJECT WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.
5. WWCWD WATERLINES AND FACILITIES ARE TO MEET THE CURRENT WWCWD SPECIFICATIONS.

CONSTRUCTION KEYNOTES:

- | | | | |
|---|--|----|---------------------------------|
| 1 | INSTALL 12 FT WIDE ASPHALT TRAIL | 9 | EXISTING WATERWAY |
| 2 | INSTALL 10 FT WIDE ASPHALT TRAIL | 10 | LIGHT POLE |
| 3 | INSTALL "A" CURB | 11 | INSTALL ADA PARKING SIGN |
| 4 | PICKLEBALL COURT | 12 | INSTALL DUMPSTER ENCLOSURE |
| 5 | RESTROOMS | 13 | NATURAL PATH PER LANDSCAPE PLAN |
| 6 | INSTALL STOP SIGN | 14 | PROPOSED HANDRAILS 34"-38" HIGH |
| 7 | CONCRETE SIDEWALK | | |
| 8 | INSTALL STANDARD CURB & GUTTER (TYPE HB30-7) | | |

SITE PLAN FOR: GATEWAY PARK

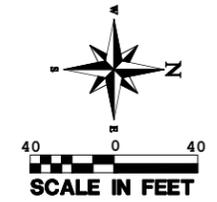
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

SITE DATA

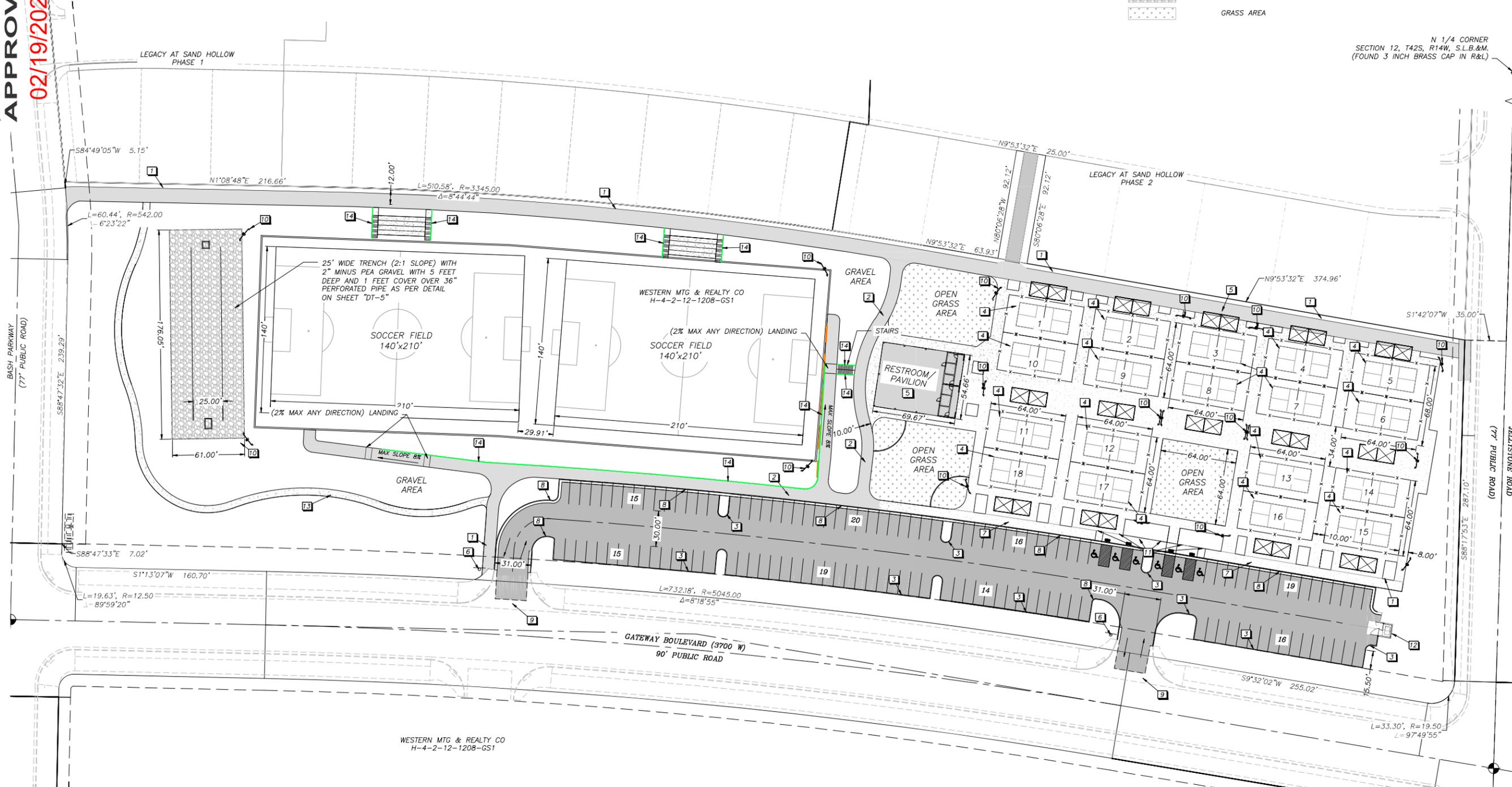
SITE DATA	
PICKLEBALL COURTS	18
PARKING STALLS	128+6 ADA STALLS
SOCCER FIELDS	2

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PUBLIC UTILITY EASEMENT
- INSTALL HANDRAILS
- ADA RAMP
- ADA PARKING STALL
- SHADED STRUCTURES W/ BENCH
- INGRESS AND EGRESS DIRECTIONS
- ASPHALT
- ASPHALT TRAIL
- CONCRETE
- DETENTION BASIN
- GRASS AREA



APPROVED
02/19/2026



N 1/4 CORNER
SECTION 12, T42S, R14W, S.L.B.&M.
(FOUND 3 INCH BRASS CAP IN R&L)

NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-669-9307

PROVALUE ENGINEERING, INC.
No. 191090
KARL BRADLEY RASMUSSEN
2/12/26

SITE PLAN FOR:
GATEWAY PARK
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 02/12/2026
SCALE: 1"=40'
JOB NO.: 336-009
SHEET NO.: **C2**

336-009 GATEWAY PARK CONSTRUCTION DRAWINGS 11-24-25.DWG

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DESIGN NOTES

1. ALL PARK FURNISHINGS AND PARK AMENITIES (LANDSCAPING, IRRIGATION, SHADE STRUCTURES, PAVILIONS, TABLES, PLAYGROUND, ECT.) SHALL MEET HURRICANE CITY PARK STANDARDS (8.0).
2. LANDSCAPE CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHOLD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.
3. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.
4. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO ONSTRUCTION.

LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

RAINAGE NOTES:

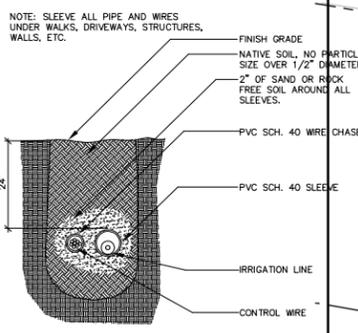
1. CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND COURTS TO LANDSCAPE AREAS.
2. LANDSCAPE CONTRACTOR TO SLOPE ALL LANDSCAPE AREAS TO DRAINAGE CORRIDORS.
3. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO THE STREET.

ROCK MULCH NOTE:

RUSHED ROCK (C.R.) - INSTALL A 3" LAYER OF 3/4" APACHE OLD CRUSHED ROCK CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS. KEEP TOP OF ROCK 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.

SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.



SLEEVE SECTION

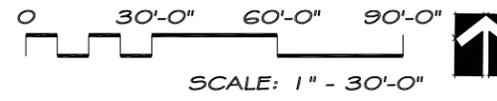


PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD SYCAMORE
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA
	ULMUS 'CATHEDRAL' CATHEDRAL ELM
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PYRUS CALLERYANA 'ARISTOCRAT' ARISTOCRAT PEAR
	KOELREUTERIA PANICULATA GOLDEN RAINTREE
	PINUS ELДАРICA MONDEL FINE
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
	LAGERSTROEMIA INDICA CRAPE MYRTLE or CERCIS CANADENSIS MEX. MEXICAN REDBUD
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE
	ROSA 'RED CARPET' RED CARPET ROSE
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	ILEX VOMITORIA DWARF DWARF YAUFON HOLLY
	ABELIA GRANDIFLORA PINK ABELIA
	RHAMNUS INDICA DWARF PINKIE HAWTHORN
	DASYLIRION WHEELERI GREENGRAY 'DESERT SPOON'
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	HESPERALOE PARVIFLORA RED YUCCA
	AGAVE PARYII PARRY'S AGAVE

MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	6" CONCRETE MOWCURB
	2"-6" LAVA ROCK
	LANтана CAMARA LANтана
	LANDSCAPE MOUNDING 1'-0" CONTOUR INTERVALS



REVISIONS:

GATEWAY PARK
@ ELIM VALLEY
DEVELOPMENT
HURRICANE, UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
GATEWAY PARK
@ ELIM VALLEY
DEVELOPMENT
SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
02/10/2025
JOB NO.
02102025
SHEET:
L1.01

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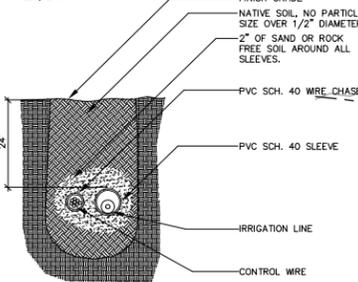
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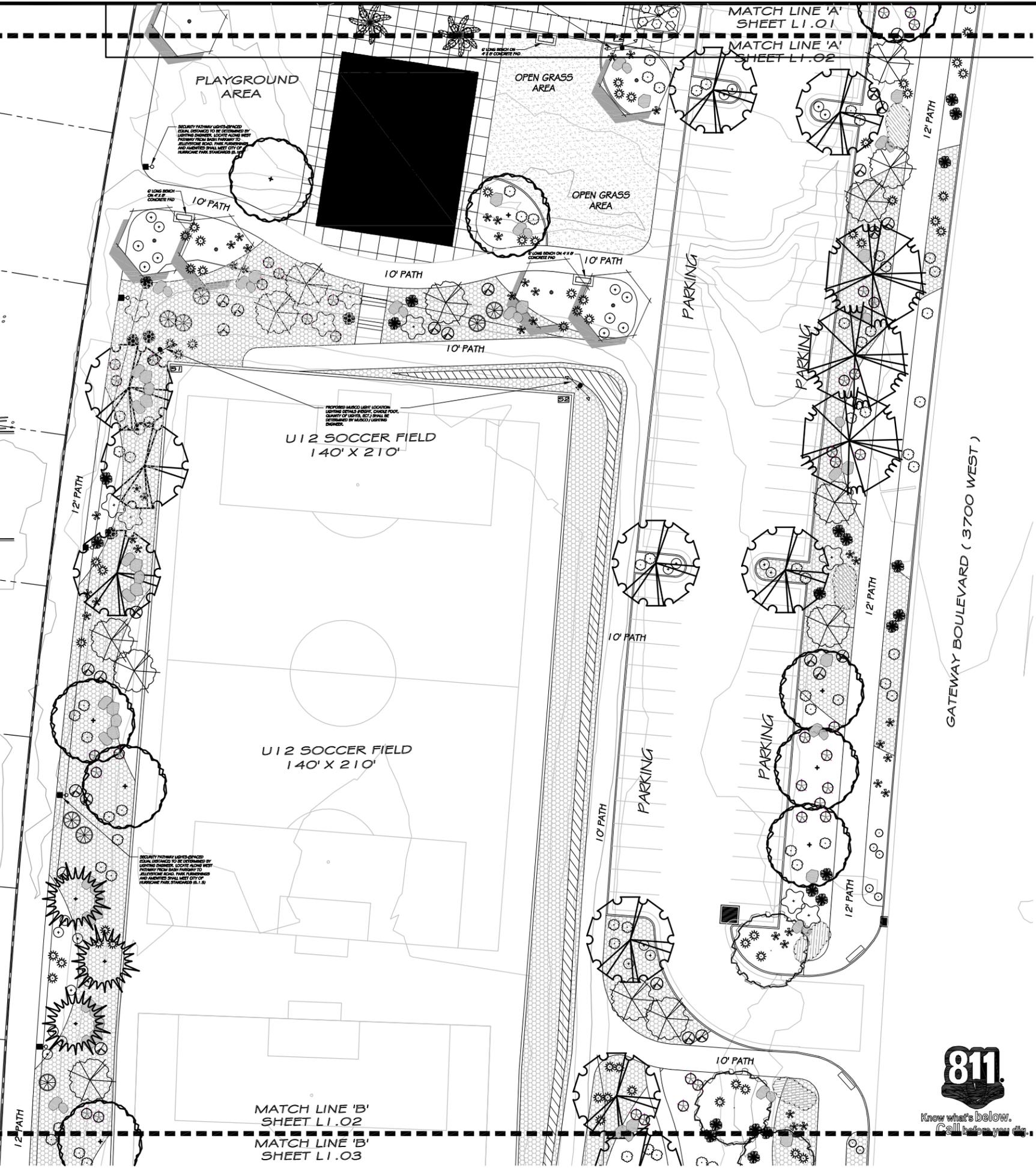
SLEEVING NOTE:

1. ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES. SEE DETAIL FOR PROPER SIZING.

NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.



SLEEVE SECTION

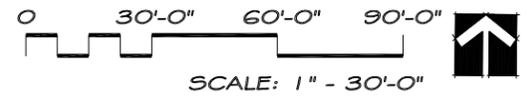


PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	PLATANUS X ACERIFOLIA 'BLOODGOOD' BLOODGOOD SYCAMORE
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA
	ULMUS 'CATHEDRAL' CATHEDRAL ELM
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PYRUS CALLERYANA 'ARISTOCRAT' ARISTOCRAT PEAR
	KOELREUTERIA PANICULATA GOLDEN RAINTREE
	PINUS ELDARICA MONDEL FINE
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM
	LAGERSTROEMIA INDICA CRAPE MYRTLE or CERCIS CANADENSIS MEX. MEXICAN REDBUD
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWARF OLIVE
	ROSA 'RED CARPET' RED CARPET ROSE
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	ILEX VOMITORIA DWARF DWARF YAUFON HOLLY
	ABELIA GRANDIFLORA PINK ABELIA
	RHAMNUS INDICA DWARF PINKIE HAWTHORN
	DASYLIRION WHEELERI GREENGRAY DESERT SPOON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	HESPERALOE PARVIFLORA RED YUCCA
	AGAVE PARYII PARRY'S AGAVE

MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	6" CONCRETE MOWCURB
	2'-6" LAVA ROCK
	LANTANA CAMARA LANTANA
	LANDSCAPE MOUNDING 1'-0" CONTOUR INTERVALS



REVISIONS:

GATEWAY PARK @ ELIM VALLEY DEVELOPMENT HURRICANE UTAH

CSLA Cody Schmitt LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
GATEWAY PARK @ ELIM VALLEY DEVELOPMENT
SHEET CONTENTS:
LANDSCAPE PLAN

DATE:
02/10/2025
JOB NO.
02102025
SHEET:

L1.02

DESIGN NOTES:

1. ALL PARK FURNISHINGS AND PARK AMENITIES (LANDSCAPING, IRRIGATION, SHADE STRUCTURES, PAVILIONS, TABLES, PLAYGROUND, ECT.) SHALL MEET HURRICANE CITY PARK STANDARDS (B.O).
2. LANDSCAPE CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHOLD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.
3. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.
4. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.

LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

IRREGULAR DRAINAGE NOTES:

CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND COURTS TO LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO SLOPE ALL DRAINAGE AREAS TO DRAINAGE CORRIDORS. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO THE STREET.

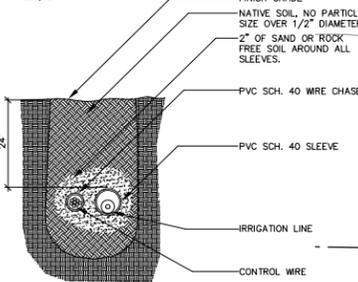
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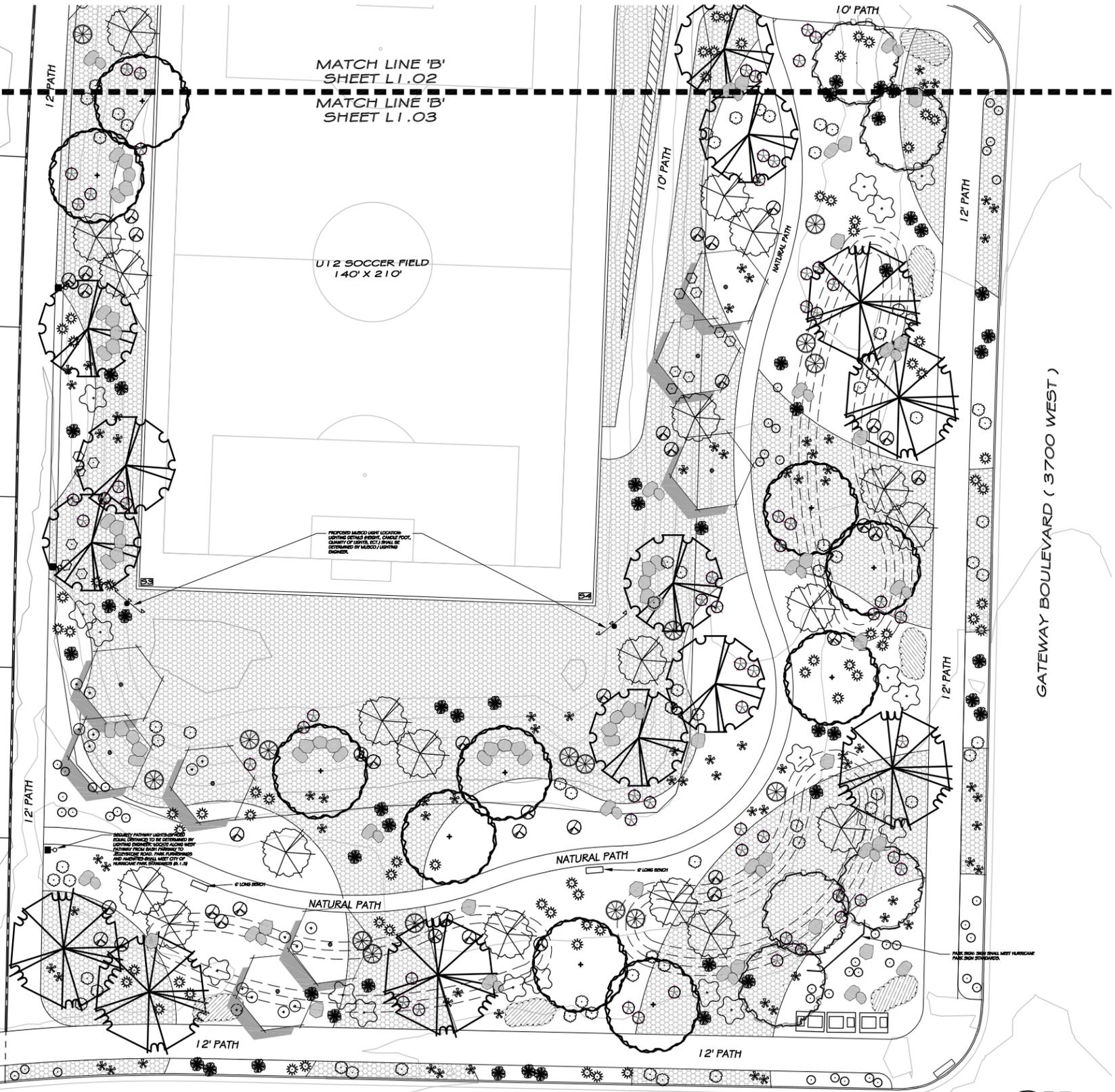
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NOTE: SLEEVE ALL PIPE AND WIRES UNDER WALKS, DRIVEWAYS, STRUCTURES, WALLS, ETC.



SLEEVE SECTION

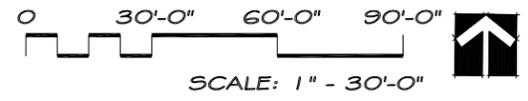


PLANT LEGEND

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REVISIONS:

GATEWAY PARK @ ELIM VALLEY DEVELOPMENT HURRICANE UTAH

CSLA Cody Schmitt LANDSCAPE ARCHITECT

CONSULTANTS:

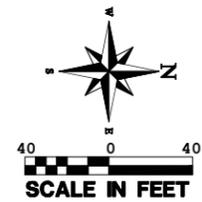
PROJECT: GATEWAY PARK @ ELIM VALLEY DEVELOPMENT
SHEET CONTENTS: LANDSCAPE PLAN

DATE: 02/10/2025
JOB NO.: 02102025

SHEET: L1.03

POWER, COMMUNICATION AND GAS PLAN FOR: GATEWAY PARK

LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



LEGEND

	PROPERTY LINE		PUBLIC UTILITY EASEMENT		ASPHALT
	ADJACENT PROPERTY LINE		POWER LINE		ASPHALT TRAIL
	CENTER LINE		EXISTING POWER LINE		CONCRETE
	TRANSFORMER UNIT		LIGHT POLE		GRASS AREA
	POWER POLE		PARKING LOT LIGHT POLE		DETENTION BASIN

INFOWEST, CATV/FIBER OPTIC NOTES:

1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INFOWEST WILL PROVIDE ALL CONDUITS. CALL 435-272-3559 OR EMAIL JUC@infowest.com FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MD2/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JUC@infowest.com
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

DOMINION ENERGY NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. ASHLEY GLANZMAN 435-218-4063.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N., ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. ***IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6" OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

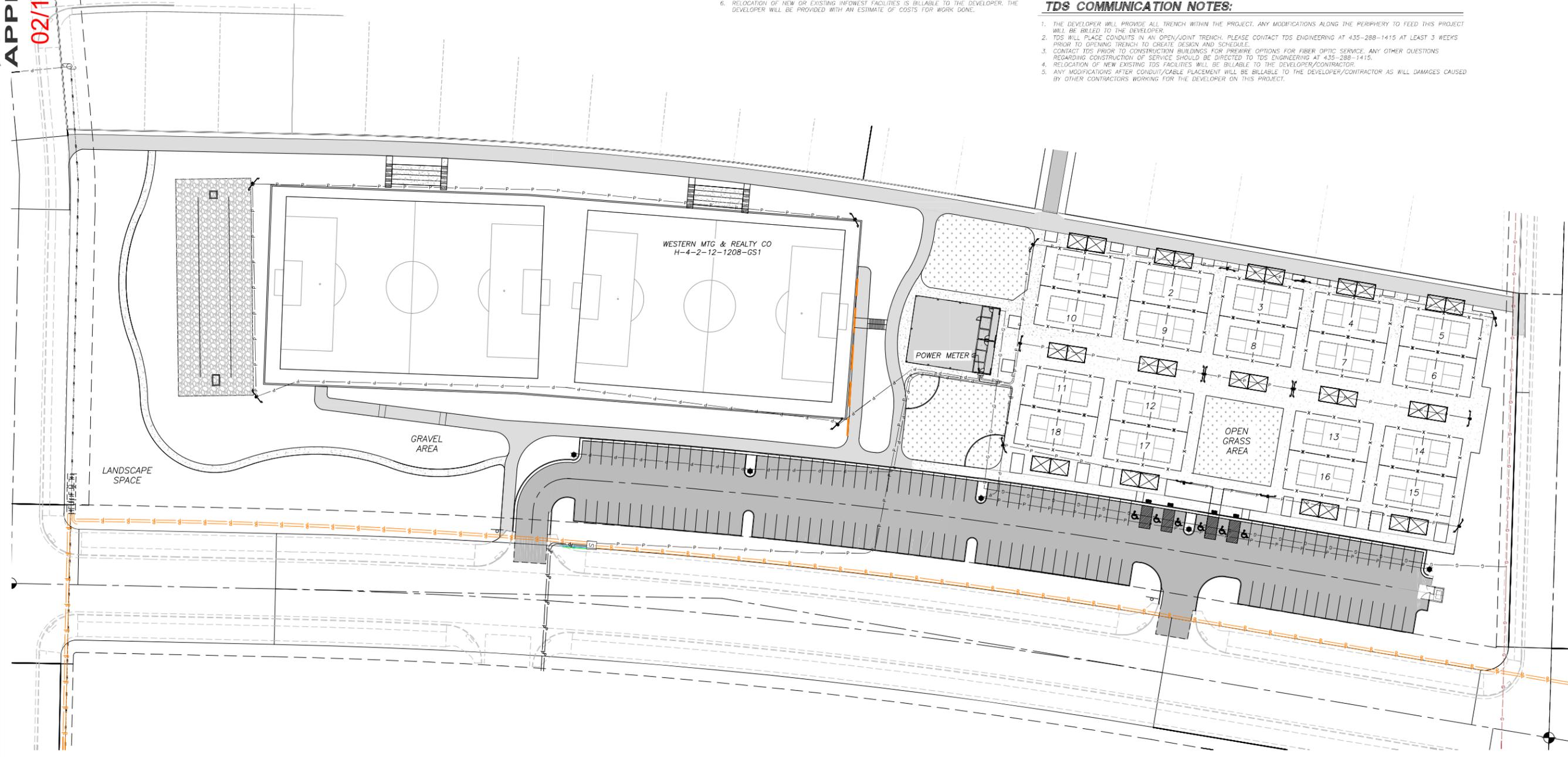
CENTURYLINK PHONE NOTES:

- CENTURYLINK INTERNET FIBER OPTIC NOTES (RESIDENTIAL):
1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL, AND ROAD CROSSINGS.
 2. CENTURYLINK SUB CONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
 3. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER'S RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
 4. CONTACT CENTURYLINK ENGINEER AT 385-479-7259 OR DARRIN.ALLEN@LUMEN.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
 5. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

TDS COMMUNICATION NOTES:

1. THE DEVELOPER WILL PROVIDE ALL TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/Joint TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE.
3. CONTACT TDS PRIOR TO CONSTRUCTION BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

APPROVED
02/19/2026
M. B. Lovelace



NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84757
Phone: 435-668-9307

No. 191090
KARL BRADLEY RASMUSSEN
2/12/26

POWER, COMMUNICATION AND GAS PLAN FOR:
GATEWAY PARK
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	02/12/2026
SCALE	1"=40'
JOB NO.	336-009
SHEET NO.	C4

336-009 GATEWAY PARK CONSTRUCTION DRAWINGS 11-24-25.DWG