



# HURRICANE CITY UTAH

**Mayor**

Clark Fawcett

**City Manager**

Kaden DeMille

## Planning Commission

*Mark Sampson, Chair  
Ralph Ballard - Alternate Chair.*

*Paul Farthing  
Shelley Goodfellow  
Brad Winder  
Kelby Iverson  
Michelle Smith  
Scott Hughes*

### **Hurricane Planning Commission Meeting Agenda**

May 14, 2026

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

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

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

#### **Public Hearings**

1. A Zone Change Amendment request on 10+ acres located at approx. 990 W 2060 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel numbers H-3-2-10-3491, H-3-2-10-3501, and H-3-2-10-3511.
2. A Zone Change Amendment request on 1.67 acres located at approx. 950 W 2060 S from RA-0.5, residential agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3-2-10-3401.
3. A Land Use Code Amendment to Title 10 Chapter 7 Section 9 and Chapter 37 Section 11 regarding height exceptions and conditional use permits.

4. A Land Use Code Amendment to Title 10 Chapter 37, Section 12 regarding double frontage lots.
5. A Land Use Code Amendment to Title 10 Chapter 7, Section 18 and 19 regarding new and unlisted business uses.

### **OLD BUSINESS**

1. AFP26-05: Discussion and consideration of a possible approval of an amended final plat for Scenic Pointe Phase 2 Lot 42, located at 1481 W 840 S. Daniel Borchardt, Applicant. Barry Thompson, Agent.

### **NEW BUSINESS**

1. ZC26-07: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 950 W 2060 S from RA-0.5, residential-agriculture one unit per half acre, to M-1, light industrial. Parcel number H-3-2-10-3401. Scott Stratton, Applicant. Karl Rasmussen, Agent.
2. ZC26-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment Request located at 990 W 2060 S from RA-0.5, residential agriculture one unit per half acre to M-1, light industrial. Parcel numbers H-3-2-10-3511, H-3-2-10-3501, H-3-2-10-3491. Scott Stratton, Applicant. Karl Rasmussen, Agent.
3. AFSP26-01: Discussion and consideration of a possible approval of an amended final site plan for Glampers Inn, a commercial development, located at 505 S Sand Hollow Road. KSCO Investments LLC, Applicant. Karl Rasmussen, Agent.
4. AFP26-06: Discussion and consideration of a possible approval of an amended final plat for Shadow Mountain Mobile Estates located at 375 E 450 N. Keith Stout, Applicant. Karl Rasmussen, Agent.
5. AFP26-08: Discussion and consideration of a possible approval of an amended final plat for Dixie Springs Lots 170 and 185, located at 3970 W 2570 S. Dave Hogan, Applicant. Gerold Pratt, Agent.
6. PSP26-03: Discussion and consideration of a possible approval of a preliminary site plan for Desert Forge Industrial Subdivision, an industrial development located at 670 N Old Highway 91. BAJR LLC, Applicant. Rhett Beazer, Agent.
7. FSP26-09: Discussion and consideration of a possible approval of a final site plan for Stonebrook Square Lot 11, a commercial building located at 71 S 1350 W. Rebecca Grondel, Applicant. Mike Jensen, Agent.
8. LUCA26-03: A Land Use Code Amendment to Title 10 Chapter 7, Section 9 and Chapter 37, Section 11 regarding height exceptions and conditional use permits.
9. LUCA26-04: A Land Use Code Amendment to Title 10 Chapter 37 Section 12 regarding double frontage lots.
10. LUCA26-05: A Land Use Code Amendment to Title 10 Chapter 7, Section 18 and 19 regarding new and unlisted business uses.

### **Adjournment**

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



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>05/14/2026</b>
<b>Application Number:</b>	AFP26-05
<b>Type of Application:</b>	Amended Final Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Daniel Borhardt
<b>Agent:</b>	Barry Thompson
<b>Request:</b>	Approval of an Amended Final Plat.
<b>Location:</b>	1481 W 840 S
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	Single Family
<b>Recommendation:</b>	Table the item pending code update.
<b>Report Prepared by:</b>	Fred Resch III

**Updated Discussion for 5/14/2026:** This application was continued by the Planning Commission on April 23rd, 2026. The applicant has applied to amend the final plat for Scenic Pointe Phase 2 to combine Lots 42 with Lots 16 and 17 of the adjacent Mountain View Estates Phase 2 subdivision. Combining three lots and extending a subdivision boundary requires an amended final plat. The property is zoned Single Family Residential (R1-10).

A code change is on this Planning Commission’s agenda to potentially allow double frontage lots in certain situations if they are created as the result of combining lots; however, this application cannot be considered until the code change is approved by the City Council and should be tabled until that decision is made.



Vicinity Map

**JUC Comments**

*The following comments will need to be addressed.*

1. **Public Works:** [No comments received.]
2. **Power:** Residence currently has single phase power. Will have to wait until Black Ridge 2 to the south is developed for three phases.
3. **Water:** The water and irrigation services on Lots 16 and 17 will need to be abandoned at the main water lines.
4. **Streets:** Approved.
5. **Sewer:** Approved.
6. **Engineering:** Common area has been included to conform to Hurricane City Code which does not allow double frontage lots between two separated, non-intersecting, residential streets. Confirm property owners.
7. **Fire:** Approved.
8. **Phone/Cable:** Approved.
9. **Gas:** Approved.
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with

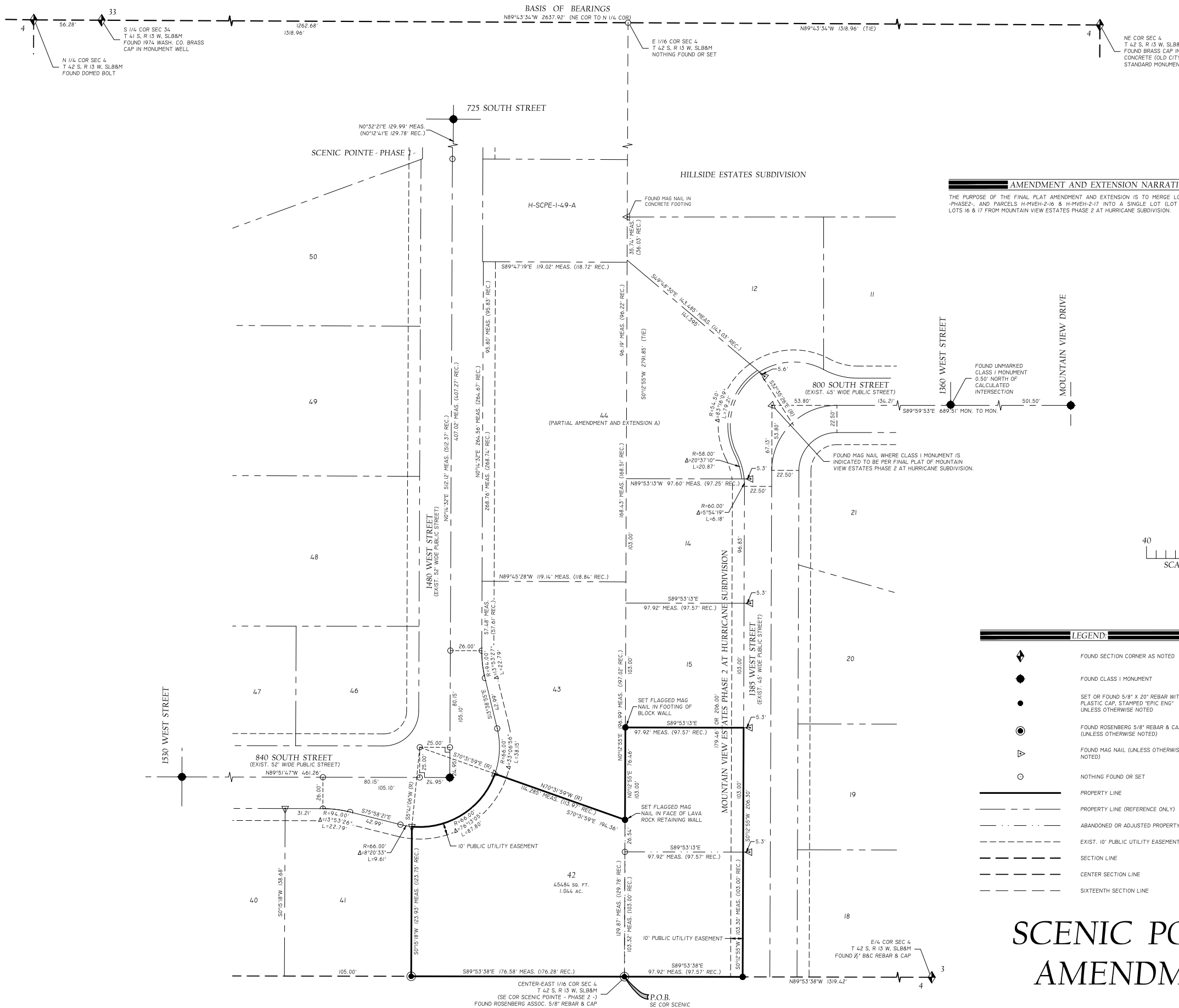
district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

### **Staff Comments**

1. The plat meets the amended final plat standards contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following are the key requirements:
  - 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. Describes the differences between from the original plat.
  - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.
4. Hurricane City Code (HCC) 10-37-12(E) states: *Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan.* Depending on the applicant's plans, there may be ways for the goals of this application to be met and still meet this code, however, as currently presented this plat does not meet city code.

**Recommendation:** The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends this item be tabled pending a City Council decision on the proposed land use code update to potentially allow double frontage lots.

*THE PURPOSE OF THE FINAL PLAT AMENDMENT AND EXTENSION IS TO MERGE LOTS 42 OF SCENIC POINT -PHASE2-, AND PARCELS H-MVEH-2-16 & H-MVEH-2-17 INTO A SINGLE LOT (LOT 42) THEREBY REMOVING LOTS 16 & 17 FROM MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION*



**SURVEYOR'S CERTIFICATE**  
 I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 4804865, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE UTAH CODE, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE PREPARED THE SAME TO BE SUBDIVIDED INTO A SINGLE LOT WITH EASEMENTS AS SHOWN, HEREAFTER TO BE KNOWN AS:  
**'SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT AND EXTENSION B'**  
 I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF CONDITIONS EXISTING ON THE GROUND.

STATE OF UTAH  
 BARRY E. THOMPSON, P.L.S.  
 CERTIFICATE NO. 4804865  
 PROFESSIONAL LAND SURVEYOR

**AMENDMENT AND EXTENSION NARRATIVE**  
 THE PURPOSE OF THE FINAL PLAT AMENDMENT AND EXTENSION IS TO MERGE LOTS 42 OF SCENIC POINTE - PHASE 2, AND PARCELS H-MVEH-2-16 & H-MVEH-2-17 INTO A SINGLE LOT (LOT 42) THEREBY REMOVING LOTS 16 & 17 FROM MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION.

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL OF THE DESCRIBED TRACTS OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A SINGLE LOT WITH EASEMENTS AS SHOWN, HEREAFTER TO BE KNOWN AS:  
**'SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT AND EXTENSION B'**  
 DOES HEREBY DEDICATE TO HURRICANE CITY AND ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH ALL AREAS DESIGNATED AS "EASEMENT" FOR THE CONSTRUCTION, ACCESS, AND MAINTENANCE OF UTILITIES AS NECESSARY FOR PROVIDING, UPGRADING, AND MAINTAINING THEIR UTILITIES AND SERVICES.

THIS SUBDIVISION IS HEREBY SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SCENIC POINTE - PHASE 2 -, OFFICIAL RECORDS OF THE WASHINGTON COUNTY, RECORDED MARCH 26, 2023 AS DOCUMENT NUMBER 2023007938, AND AMENDMENTS THERETO, WHICH ARE HEREBY INCORPORATED WITH THIS FINAL PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 2026.

DANIEL BORCHARDT, OWNER (JOINT TENANT)      STARRI BORCHARDT, OWNER (JOINT TENANT)

**BOUNDARY DESCRIPTION**  
 BEGINNING AT THE SOUTHEAST SUBDIVISION CORNER OF SCENIC POINTE - PHASE 2 -, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 89°43'34" WEST 1318.96 FEET ALONG THE SECTION LINE AND SOUTH 00°12'55" WEST 2791.85 FEET ALONG THE EAST SIXTEENTH LINE FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 89°53'38" WEST 176.58 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION AND THE CENTER SECTION LINE OF SAID SECTION TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00°18'18" EAST 123.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 41, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 840 SOUTH STREET AND ON THE ARC OF A 66.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF WHICH LIES NORTH 5°41'06" EAST; THENCE NORTHWESTERLY 87.80 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (TO THE LEFT) AND SAID SOUTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 76°13'05" TO THE SOUTHWEST CORNER OF LOT 43 OF SAID SUBDIVISION, SAID POINT BEING ON A RADIAL LINE TO SAID NON-TANGENT CURVE; THENCE ALONG SAID RADIAL LINE SOUTH 70°31'59" EAST 114.285 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43, SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID SUBDIVISION, SAID EAST SIXTEENTH LINE, AND THE WESTERLY BOUNDARY LINE OF MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE SUBDIVISION (M.V.E.) THENCE ALONG SAID WESTERLY BOUNDARY, SAID EAST SIXTEENTH LINE, AND SAID EASTERLY BOUNDARY NORTH 00°12'55" EAST 76.46 FEET TO THE SOUTHWEST CORNER OF LOT 15 OF SAID M.V.E.; THENCE LEAVING SAID WESTERLY BOUNDARY, AND EAST SIXTEENTH LINE SOUTH 89°53'38" EAST 97.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 1385 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°12'55" WEST 206.30 FEET TO THE END OF SAID RIGHT-OF-WAY, SAID POINT BEING ON SAID CENTER SECTION LINE AND THE SOUTHERLY BOUNDARY OF M.V.E.; THENCE ALONG SAID SOUTHERLY BOUNDARY AND SAID CENTER SECTION LINE NORTH 89°53'38" WEST 97.92 FEET TO THE SOUTHWEST CORNER OF SAID M.V.E., SAID POINT BEING SAID CENTER-EAST SIXTEENTH CORNER, SOUTHWEST SUBDIVISION CORNER, AND THE POINT OF BEGINNING. CONTAINS 1.044 ACRES.

**LEGEND:**

- ◆ FOUND SECTION CORNER AS NOTED
- FOUND CLASS I MONUMENT
- SET OR FOUND 5/8" X 20" REBAR WITH PLASTIC CAP, STAMPED EPIC ENG° UNLESS OTHERWISE NOTED
- FOUND ROSENBERG 5/8" REBAR & CAP (UNLESS OTHERWISE NOTED)
- ▽ FOUND MAG NAIL (UNLESS OTHERWISE NOTED)
- NOTHING FOUND OR SET
- PROPERTY LINE
- - - PROPERTY LINE (REFERENCE ONLY)
- - - EXIST. 10' PUBLIC UTILITY EASEMENT
- - - SECTION LINE
- - - CENTER SECTION LINE
- - - SIXTEENTH SECTION LINE

FINAL PLAT  
**SCENIC POINTE - PHASE 2 - PARTIAL AMENDMENT AND EXTENSION B**  
 (LOTS 42, H-MVEH-2-16 & H-MVEH-2-17)  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH

**CITY ENGINEER'S APPROVAL**      **APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.**      **APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH**      **APPROVAL AS TO FORM**      **TREASURER APPROVAL**      **ACCEPTANCE OF COUNTY RECORDER**

DATE: \_\_\_\_\_ HURRICANE CITY ENGINEER      DATE: \_\_\_\_\_ SUPERINTENDENT, SSD      DATE: \_\_\_\_\_ MAYOR HURRICANE, UTAH      DATE: \_\_\_\_\_ HURRICANE CITY ATTORNEY      DATE: \_\_\_\_\_ WASHINGTON COUNTY TREASURER      DATE: \_\_\_\_\_ WASHINGTON COUNTY RECORDER

HEBER CITY      PROVO      WEST VALLEY      LAVERKIN  
 50 E 1st S      1800 NOVELL PL      3341 S 4000 W      146 S STATE ST  
 (435) 654-6600      5th FLOOR

THE ABOVE SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 2026.

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS SUBDIVISION FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS \_\_\_ DAY OF \_\_\_\_\_ A.D. 2026.

WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

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.

DATE: 08-APR-2026  
 SCALE: 1"=40'  
 SHEET: 1



## STAFF COMMENTS

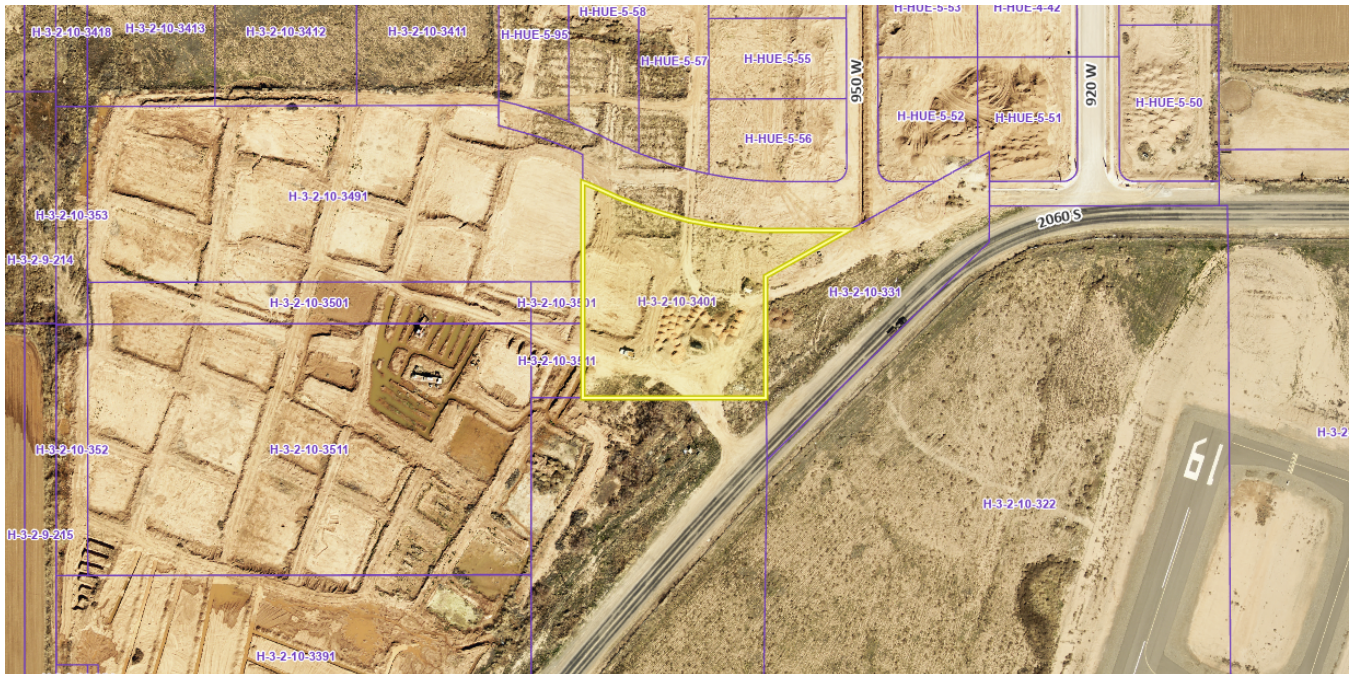
<b>Agenda Date:</b>	<b>05/14/2026 - Planning Commission</b>
<b>Application Number:</b>	ZC26-07
<b>Type of Application:</b>	Zone Change
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Scott Stratton
<b>Agent:</b>	Karl Rasmussen
<b>Request:</b>	A zone change from RA-0.5 to M-1.
<b>Location:</b>	950 W 2060 S
<b>Zoning:</b>	RA-0.5
<b>General Plan Map:</b>	Rural Residential
<b>Recommendation:</b>	Recommend approval to the City Council.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant has proposed a zone change for two acres located south of the Hurricane Fields Estates subdivision and west of the Hurricane Airport, from Residential Agriculture (RA-0.5) to Light Industrial (M-1). This property was previously approved for a three lot residential subdivision, but the property owner’s plans for the property have changed. The applicant believes that proximity to the airport, along with the confluence of major roadways such as 2060 S, 1150 W, and 2300 S, makes the property less suitable for residential-agricultural use. A similar zone change for a seven-acre property located southwest of this property had a public hearing by the Planning Commission last December and is currently tabled by the City Council pending a proposed development agreement.

	<b>Zoning</b>	<b>Adjacent Land Use</b>
<b>North</b>	RA-0.5	Hurricane Fields Estates subdivision
<b>East</b>	PF	Hurricane Airport
<b>South</b>	PF	Hurricane Airport
<b>West</b>	RA-0.5 <sup>1</sup>	Undeveloped Property

<sup>1</sup> A zone change request on this agenda for the neighboring property to the west, also from RA-0.5 to M-1, will be under consideration with very similar discussion and analysis (see ZC26-08).



Vicinity Map

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

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

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

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

The proposed zoning is not consistent with the Rural Residential General Plan designation for this area. And although staff and the Planning Commission have discussed potential locations for future industrial development, this area has not been identified as one of those locations. In fact, the City has historically been firm in its position that this part of town should remain agricultural, which aligns with the General Plan’s goals for the preservation of agricultural land (p. 26). On the other hand, there is an airport in close vicinity to the site, and the General Plan also advises that housing developments should not be located near “heavy industrial land uses” (p. 42). While airports are not typically considered a heavy-industrial use, an airport has the potential to generate similar disruptive impacts to residential areas, raising the same kinds of compatibility concerns. Thus, despite planning staff’s prevailing conviction that the General Plan should be adhered to firmly, this may be a situation, due to the closeness of the airport, where it would be reasonable to allow some variance to that policy in order to permit a more compatible light-industrial use next to the airport.

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

**Response:** The airport can be considered an industrial use in terms of built form since airport hangars resemble other light industrial buildings, although airport hangars are not located in the immediate vicinity of this property. Most of the other surrounding property is undeveloped, but there is a residential subdivision being constructed across the street to the north. Thus, the amendment is considered compatible with development in the immediate area. (Similar zone changes to light industrial for neighboring properties to the west and southwest of this property, with almost identical conditions, have also been requested and are under consideration concurrently with this request.)

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

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

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

**Response:** See JUC comments below. Major roadway work is currently underway in the area, and the adequacy of utilities will depend heavily on the type of light industrial use that ultimately develops. For example, warehouse or storage uses typically require significantly less water and electricity than residential development. Although a zone change could, in theory, either increase or lessen future demand, that outcome would depend entirely on the specific use proposed. Notably, some of the City's highest individual power consumers are light manufacturing operations, which would also be allowed under the requested M-1 zoning, but based on the comments received, the JUC did not express major concerns with utility availability.

**JUC Comments**

1. **Power:** Changing these lots from residential to light industrial will require 3-phase power to the lots. The capacity 2.0 agreement is for (6) single phase 200A meters. The developer will bear the cost for getting 3-phase distribution from the three falls substation to the requested lots.
2. **Sewer:** Approved.
3. **Streets:** Approved.
4. **Water:** Approved.
5. **Engineering:** Existing utilities can support many light industrial uses. Users that require larger capacities often understand that they need to upsize the available services. The current applicant can reasonably provide adequate public facilities for potential buyers. Ideally, the master planned roads 2060 South & 1100 West will be connected along their final alignments concurrent with the neighboring development to the west.
6. **Fire:** Approved.
7. **Gas:** [No comments received.]

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

**Items to Consider:**

The following are key items to consider:

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

**Findings:**

Staff makes the following findings:

1. The proposed zone change is not compatible with the General Plan Map, but may meet some of its goals and is reasonable due to the potential compatibility/incompatibility of uses adjacent to an airport.
2. The proposed zone change is not generally in harmony with the overall residential and rural character of the properties to the north and east, but is more harmonious with the airport and presumed light industrial zoning to the south.
3. The proposed zone change has the potential for adverse impacts on the area depending on how the area develops, but none are anticipated.
4. Public services and facilities appear to be adequate for light-industrial development of the site.

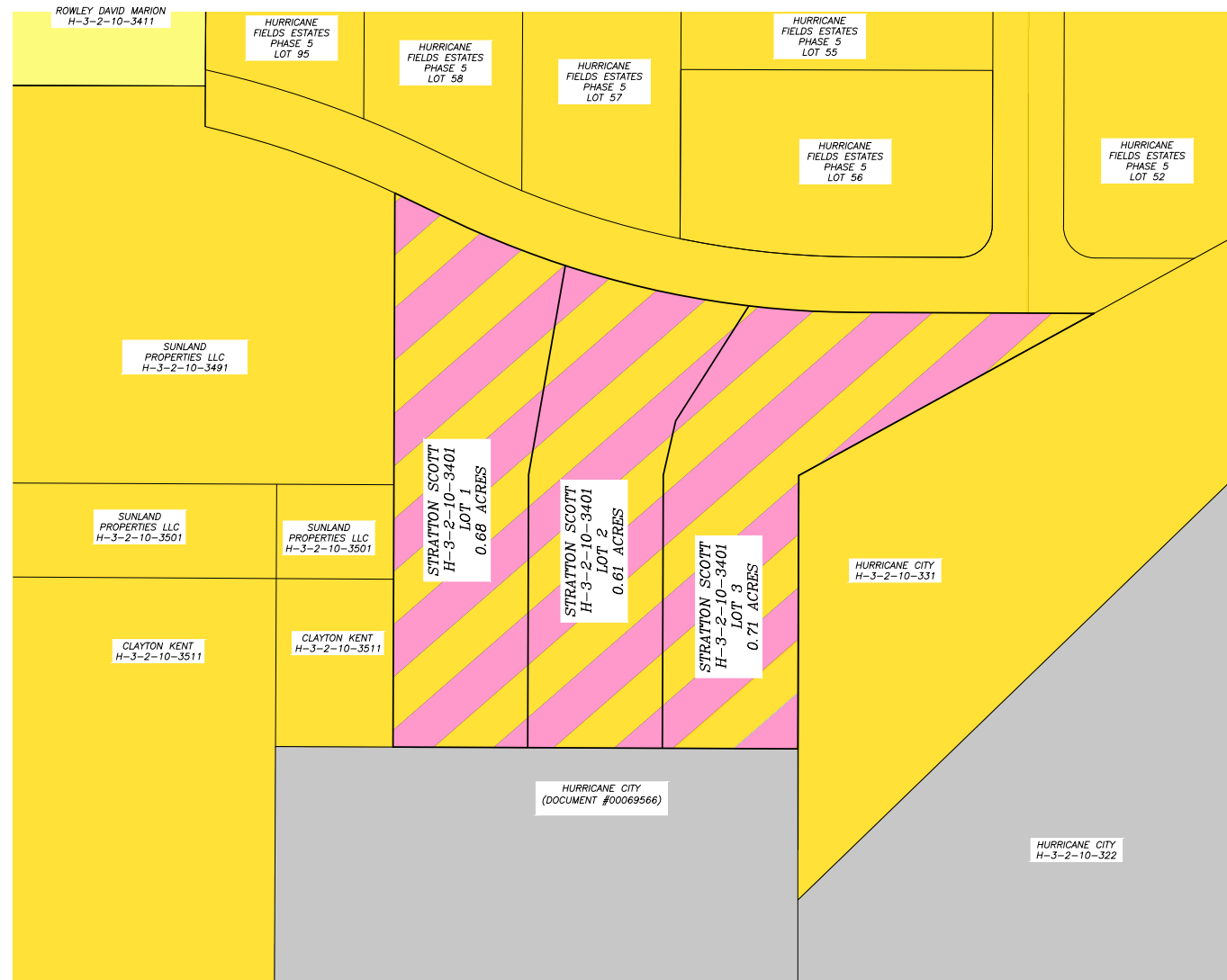
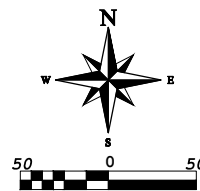
**Recommendation:** The Planning Commission should consider any public comments received in the public hearing and review this application based on City codes and standards. Staff recommends approval.

## PARCEL H-3-2-10-3401 NARRATIVE

Scott Stratton requests that Parcel H-3-2-10-3401 be rezoned from RA-0.5: Residential Agricultural – 2 units per acres to M-1: Light Industrial.

# ZONE CHANGE FOR: HAWK EYE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH



## LEGAL DESCRIPTION

PARCEL #: H-3-2-10-3401 FROM DOCUMENT #: 20180030332

BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,209.30 FEET AND EAST 752.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°11'19"E, 349.73 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S25°02'24.3"W, A RADIAL DISTANCE OF 600.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°18'27".322 FEET; THENCE S64°18'50"E, 33.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 25°02'14.5"; THENCE EASTERLY ALONG THE ARC 266.29 FEET; THENCE S89°44'35"E, 150.42 FEET; THENCE S61°13'55"W, 212.49 FEET; THENCE S00°11'19"W, 172.61 FEET; THENCE N89°44'27"W, 255.50 FEET TO THE POINT OF BEGINNING.

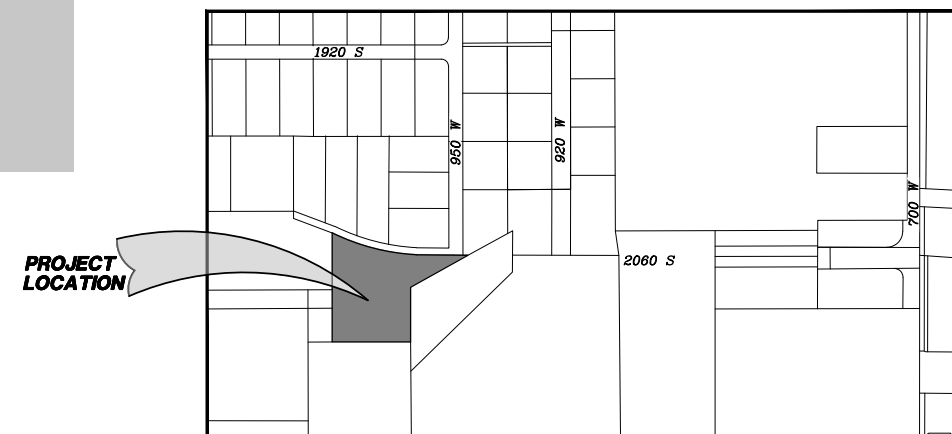
CONTAINING 87,125.35 SQUARE FEET OR 2.0001 ACRES.

## 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 PF: PUBLIC FACILITIES
- ZONE M-1: LIGHT INDUSTRIAL
- ZONE CHANGE FROM RA-0.5 TO M-1

## PARCEL INFORMATION

PARCEL	ACRES	OWNERSHIP
H-3-2-10-322	13.50	HURRICANE CITY
H-3-2-10-331	6.46	HURRICANE CITY
H-3-2-10-3511	5.38	CLAYTON KENT
H-3-2-10-3501	0.97	SUNLAND PROPERTIES LLC
H-3-2-10-3491	3.89	SUNLAND PROPERTIES LLC
H-3-2-10-3411	1.12	ROWLEY DAVID MARION
HURRICANE FIELDS ESTATE PHASE 5 LOT 95	0.56	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 58	0.65	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 57	0.74	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 56	0.52	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 55	0.52	SCOTT STRATTON
HURRICANE FIELDS ESTATE PHASE 5 LOT 52	0.55	SCOTT STRATTON



VICINITY MAP  
N.T.S.

## OWNER(S):

SCOTT STRATTON  
SCOTTSTRATTON4966@GMAIL.COM  
435-467-4966

C/O: OLSEN AARON  
PO BOX 264  
GALLATIN, MO 64640

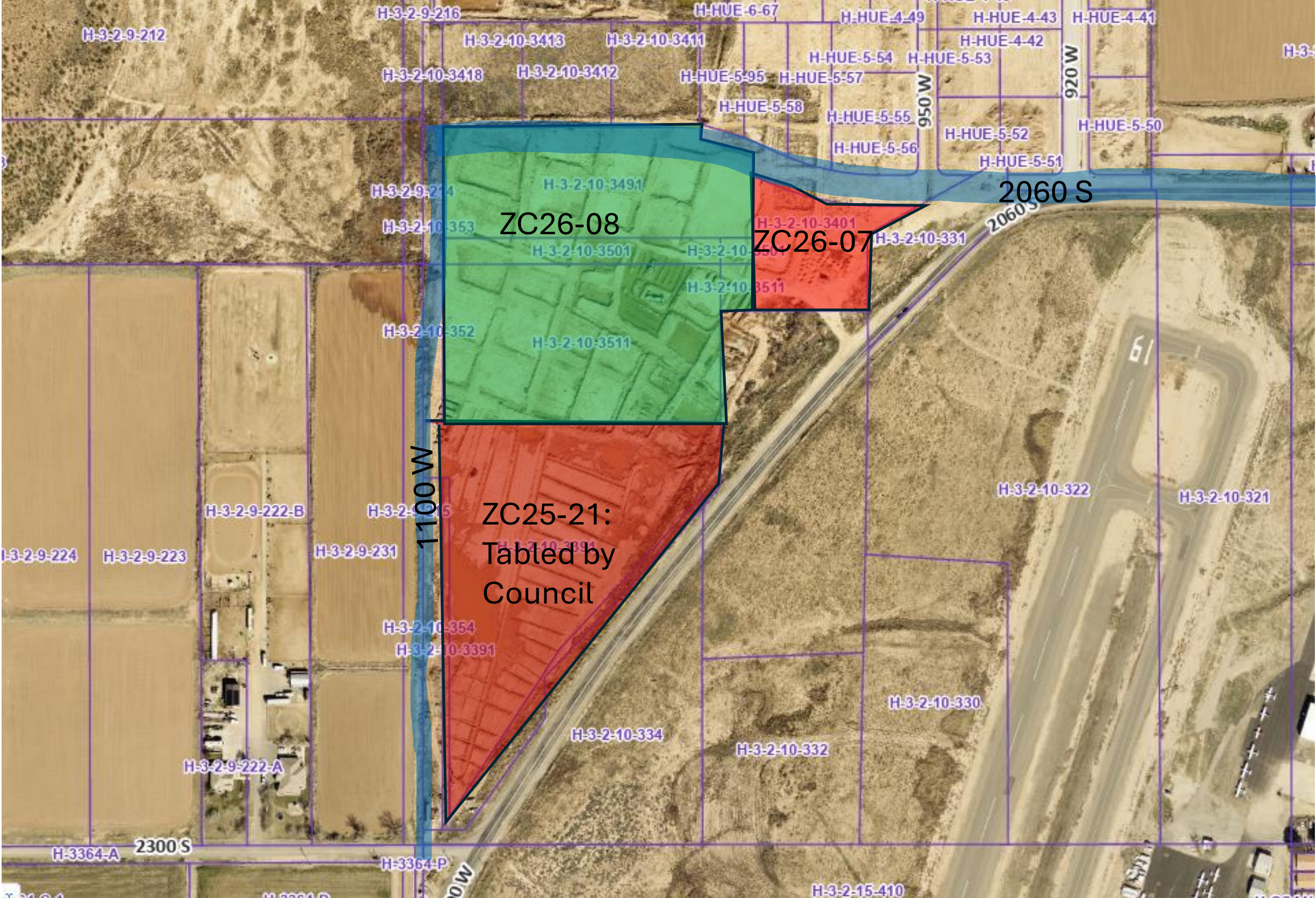
NO	REVISIONS DESCRIPTION	DATE	BY

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:  
**HAWK EYE**  
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	4/16/2026
SCALE	1"=50'
JOB NO.	335-037
SHEET NO.	

335-037 HAWK EYE ZONE CHANGE DWG



ZC26-08

ZC26-07

ZC25-21:  
Tabled by  
Council

2060 S

1100 W

950 W

920 W

2300 S

H-3-2-15-410



### STAFF COMMENTS

<b>Agenda Date:</b>	<b>05/14/2026 - Planning Commission</b>
<b>Application Number:</b>	ZC26-08
<b>Type of Application:</b>	Zone Change
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Sunland Properties and Kent Clayton
<b>Agent:</b>	Karl Rasmussen
<b>Request:</b>	A zone change from RA-0.5 to M-1.
<b>Location:</b>	990 W 2060 S
<b>Zoning:</b>	RA-0.5
<b>General Plan Map:</b>	Rural Residential
<b>Recommendation:</b>	Recommend approval to the City Council.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant has proposed a zone change for approximately 10.29 acres located south of the Hurricane Fields Estates subdivision and west of the Hurricane Airport, from Residential Agriculture (RA-0.5) to Light Industrial (M-1). The applicant believes that proximity to the airport, along with the confluence of major roadways such as 2060 S, 1150 W, and 2300 S, makes the property less suitable for residential-agricultural use. A similar zone change for a seven-acre property located south of this property had a public hearing by the Planning Commission last December and is currently tabled by the City Council pending a proposed development agreement.

	<b>Zoning</b>	<b>Adjacent Land Use</b>
<b>North</b>	RA-0.5	Hurricane Fields Estates subdivision
<b>East</b>	RA-0.5 <sup>1</sup>	Undeveloped Property
<b>South</b>	RA-0.5	Undeveloped Property
<b>West</b>	RA-1	Undeveloped Property

<sup>1</sup> A zone change request on this agenda for the neighboring property to the east, also from RA-0.5 to M-1, will be under consideration with very similar discussion and analysis (see ZC26-07).



raising the same kinds of compatibility concerns. Thus, despite planning staff's prevailing conviction that the General Plan should be adhered to firmly, this may be a situation, due to the closeness of the airport, where it would be reasonable to allow some variance to that policy in order to permit a more compatible light-industrial use next to the airport.

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

**Response:** The airport can be considered an industrial use in terms of built form since airport hangars resemble other light industrial buildings, although airport hangars are not located in the immediate vicinity of this property. Most of the other surrounding property is undeveloped, but there is a residential subdivision being constructed across the street to the north. Thus, the amendment is considered compatible with development in the immediate area. (Similar zone changes to light industrial for neighboring properties to the south and east of this property, with almost identical conditions, have also been requested and are under consideration concurrently with this request.)

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

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

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

**Response:** See JUC comments below. Major roadway work is currently underway in the area, and the adequacy of utilities will depend heavily on the type of light industrial use that ultimately develops. For example, warehouse or storage uses typically require significantly less water and electricity than residential development. Although a zone change could, in theory, either increase or lessen future demand, that outcome would depend entirely on the specific use proposed. Notably, some of the City's highest individual power consumers are light manufacturing operations, which would also be allowed under the requested M-1 zoning, but based on the comments received, the JUC did not express major concerns with utility availability.

**JUC Comments**

1. **Power:** Changing these lots from residential to light industrial will require 3-phase power to the lots. The developer will bear the cost for getting 3-phase distribution from the three falls substation to the requested lots.
2. **Sewer:** Approved.
3. **Streets:** Approved.
4. **Water:** Approved.
5. **Engineering:** The applicant and landowners can reasonably arrange road dedications to construct water, sewer, and access needs (one of the anticipated dedications is required by the development agreement associated with parcel H-3-2-10-3391 & ZC25-21). It seems power will approach the properties from the northwest via 1100 West; however, if power must come from 2060 South, the applicant/landowners could potentially be frustrated by parcels H-3-2-10-3411,

H-3-2-10-3412, & H-3-2-10-3413. Engineering asserts that Industrial uses (and even commercial uses) are better suited for the types of roads 2060 South and 1100 West are masterplanned to be.

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

### **Items to Consider:**

The following are key items to consider:

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

### **Findings:**

Staff makes the following findings:

1. The proposed zone change is not compatible with the General Plan Map, but may meet some of its goals and is reasonable due to the potential compatibility/incompatibility of uses adjacent to an airport.
2. The proposed zone change is not generally in harmony with the overall residential and rural character of the properties to the north and east, but is more harmonious with the airport and presumed light industrial zoning to the south.
3. The proposed zone change has the potential for adverse impacts on the area depending on how the area develops, but none are anticipated.
4. Public services and facilities appear to be adequate for light-industrial development of the site.

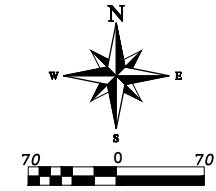
**Recommendation:** The Planning Commission should consider any public comments received in the public hearing and review this application based on City codes and standards. Staff recommends approval.

## NARRATIVE

Kent Clayton and Sunland Properties LLC, request that Parcels H-3-2-10-3491, H-3-2-10-3501, H-3-2-10-3511 be rezoned from RA-0.5: Residential Agricultural – 2 units per acres to M-1: Light Industrial.

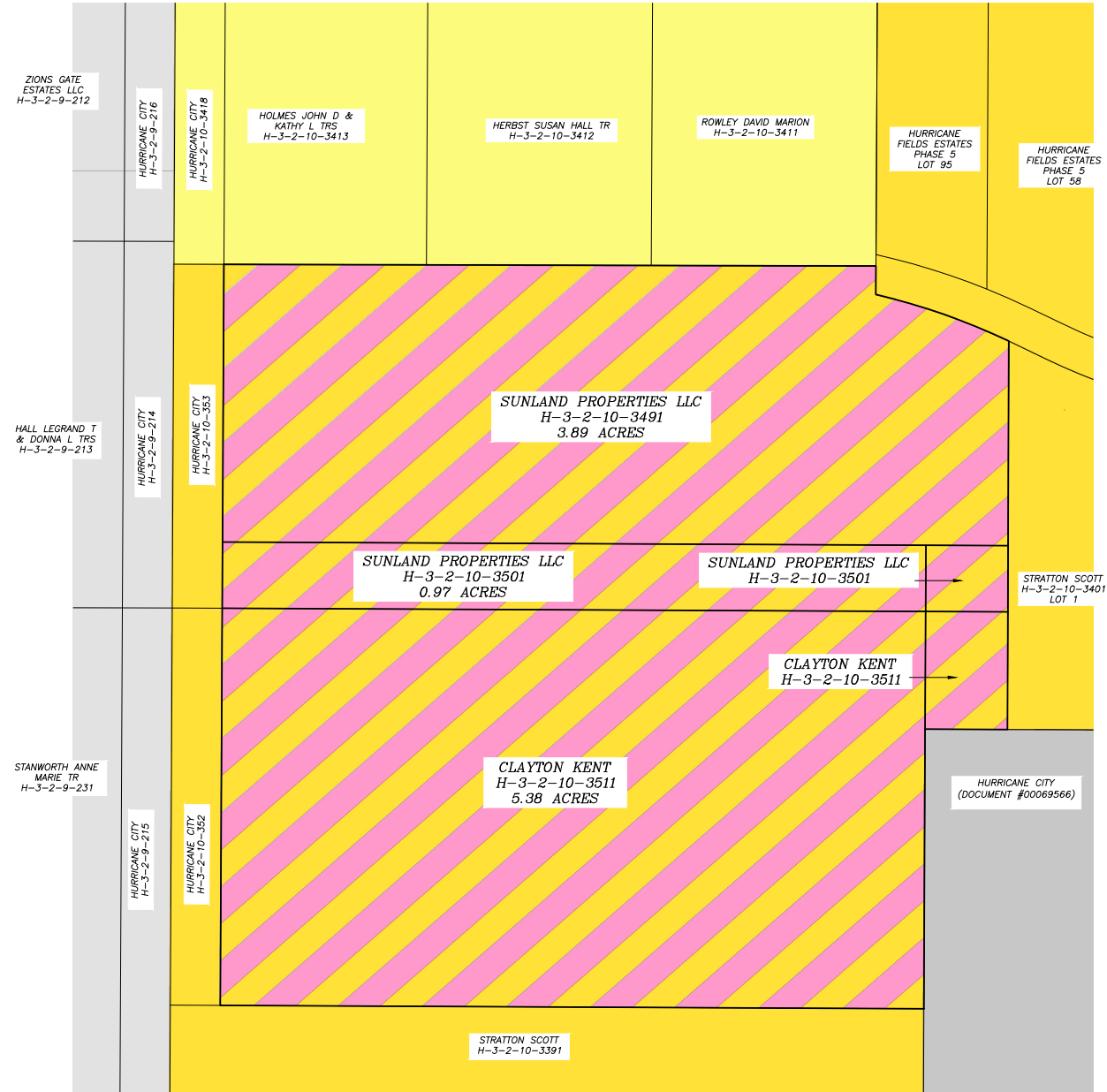
# ZONE CHANGE FOR: SUNDLAND PROPERTIES & CLAYTON KENT

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH



### 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 PF: PUBLIC FACILITIES
	ZONE R1-10: SINGLE FAMILY RESIDENTIAL - 10,000 SQ FT
	ZONE M-1: LIGHT INDUSTRIAL
	ZONE CHANGE FROM RA-0.5 TO M-1



### LEGAL DESCRIPTION PARCEL #H-3-2-10-3491

PARCEL #: H-3-2-10-3491 FROM DOCUMENT #: 20240002257

BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,378.38 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUE NORTHERLY ALONG SAID LINE, 249.96 FEET; THENCE S89°50'37"E, 632.14 FEET; THENCE S00°16'51"W, 25.64 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES S13°14'37"W, A RADIAL DISTANCE OF 600.00 FEET (CHORD BEARS S70°32'07"E 130.04 FEET); THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°26'33", 130.30 FEET; THENCE S64°18'50"E, 33.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET (CHORD BEARS S77°01'43"E 264.11 FEET) AND A CENTRAL ANGLE OF 29°25'45"; THENCE EASTERLY ALONG THE ARC 266.29 FEET; THENCE S89°44'35"E, 150.42 FEET; THENCE S61°13'55"W, 212.49 FEET; THENCE S00°11'19"W, 6.75 FEET, THENCE N89°48'41"W, 329.47 FEET; THENCE N89°43'19"W, 678.37 FEET TO THE POINT OF BEGINNING.

LESS: BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,374.84 FEET AND EAST 752.34 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°11'19"E, 184.18 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S25°22'43"W, A RADIAL DISTANCE OF 600.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 0°08'27", 3.22 FEET; THENCE S64°18'50"E, 33.82 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 25°25'45"; THENCE EASTERLY ALONG THE ARC 266.29 FEET; THENCE S89°44'35"E, 150.42 FEET, THENCE S61°13'55"W, 212.49 FEET; THENCE S00°11'19"W, 6.75 FEET; THENCE N89°48'41"W, 255.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,788.34 SQUARE FEET OR 1.0282 ACRES.

LESS: A 45.0 FOOT WIDE CORRIDOR TOGETHER WITH A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IMMEDIATELY ADJACENT TO AND EASTERLY OF SAID CORRIDOR AS DESCRIBED BELOW: COMMENCING AT THE WEST ¼ CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN THENCE SOUTH 01°07'14" WEST 1011.02 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CORRIDOR CONTAINS 13,951 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

P.U.E. CONTAINS 3,102 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION PARCEL #H-3-2-10-3501

PARCEL #: H-3-2-10-3501 FROM DOCUMENT #: 20240002257

BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,318.74 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUE NORTHERLY ALONG SAID LINE, 59.64 FEET; THENCE S89°43'19"E, 678.37 FEET; THENCE S00°15'33"W, 59.54 FEET; THENCE N89°43'50"W, 678.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,425.09 SQUARE FEET OR 0.9280 ACRES

ALSO BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,315.55 FEET AND EAST 678.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°15'33"E, 59.54 FEET; THENCE S89°48'41"E, 73.97 FEET; THENCE S00°11'19"W, 59.64 FEET; THENCE N89°43'50"W, 74.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,409.90 SQUARE FEET OR 0.1012 ACRES.

LESS: A 45.0 FOOT WIDE CORRIDOR TOGETHER WITH A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IMMEDIATELY ADJACENT TO AND EASTERLY OF SAID CORRIDOR AS DESCRIBED BELOW: COMMENCING AT THE WEST ¼ CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN THENCE SOUTH 01°07'14" WEST 1011.02 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 89°00'05" EAST 45.00 FEET; THENCE SOUTH 01°07'14" WEST 310.07 FEET; THENCE NORTH 88°53'18" WEST 45.00 FEET; THENCE NORTH 01°07'14" EAST 309.98 FEET TO THE POINT OF BEGINNING.

CORRIDOR CONTAINS 13,951 SQUARE FEET OR 0.32 ACRES, MORE OR LESS.

P.U.E. CONTAINS 3,102 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION PARCEL #H-3-2-10-3511

PARCEL #: H-3-2-10-3511 FROM DOCUMENT #: 20230024475

BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 961.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE CONTINUE NORTHERLY ALONG SAID LINE, 357.58 FEET; THENCE S89°43'50"E, 678.39 FEET; THENCE S00°15'33"W, 357.64 FEET; THENCE N89°43'32"W, 678.51 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT LOCATED N00°16'42"E ALONG THE WEST SECTION LINE, 1,209.63 FEET AND EAST 678.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N00°15'33"E, 105.92 FEET; THENCE S89°43'50"E, 74.04 FEET; THENCE S00°11'19"W, 105.90 FEET; THENCE N89°44'27"W, 74.17 FEET TO THE POINT OF BEGINNING.

ALSO: A 45.0 FOOT WIDE CORRIDOR TOGETHER WITH A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IMMEDIATELY ADJACENT TO AND EASTERLY OF SAID CORRIDOR AS DESCRIBED BELOW: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN THENCE NORTH 01°07'14" EAST 961.15 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 01°07'14" EAST 357.59 FEET; THENCE SOUTH 88°53'18" EAST 45.00 FEET; THENCE SOUTH 01°07'14" WEST 357.59 FEET; THENCE NORTH 88°53'00" WEST 45.00 FEET TO THE POINT OF BEGINNING.

CORRIDOR CONTAINS 16,092 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

P.U.E. CONTAINS 3,576 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

### PARCEL INFORMATION

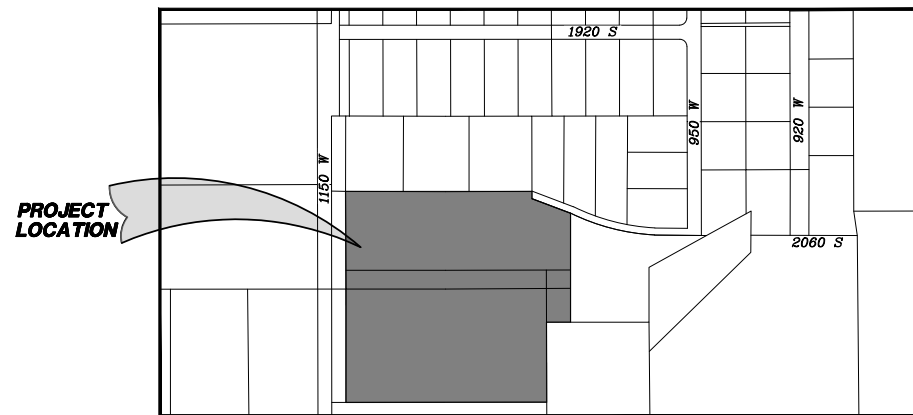
PARCEL	ACRES	OWNERSHIP
H-3-2-10-3401 LOT 1	0.68	STRATTON SCOTT
H-3-2-9-231	6.14	STANWORTH ANNE MARIE TR
H-3-2-9-213	29.42	HALL LEGRAND T & DONNA L TRS
H-3-2-9-212	14.88	ZIONS GATE ESTATES LLC
H-3-2-10-3411	1.12	ROWLEY DAVID MARION
H-3-2-10-3413	1.01	HOLMES JOHN D & KATHY L TRS
H-3-2-10-3412	1.12	HERBST SUSAN HALL TR
HURRICANE FIELDS ESTATES PHASE 5 LOT 58	0.65	SCOTT STRATTON
HURRICANE FIELDS ESTATES PHASE 5 LOT 95	0.56	SCOTT STRATTON
H-3-2-10-3391	7.27	SCOTT STRATTON
H-3-2-10-352	0.37	HURRICANE CITY
H-3-2-9-215	1.36	HURRICANE CITY
H-3-2-10-353	0.32	HURRICANE CITY
H-3-2-9-214	0.34	HURRICANE CITY
H-3-2-10-3418	0.25	HURRICANE CITY
H-3-2-9-216	0.73	HURRICANE CITY

### OWNER(S):

SUNLAND PROPERTIES LLC  
82 W 1070 S  
HURRICANE, UT 84737

### OWNER(S):

CLAYTON KENT  
985 S 700 W  
HURRICANE, UT 84737



VICINITY MAP  
N.T.S.

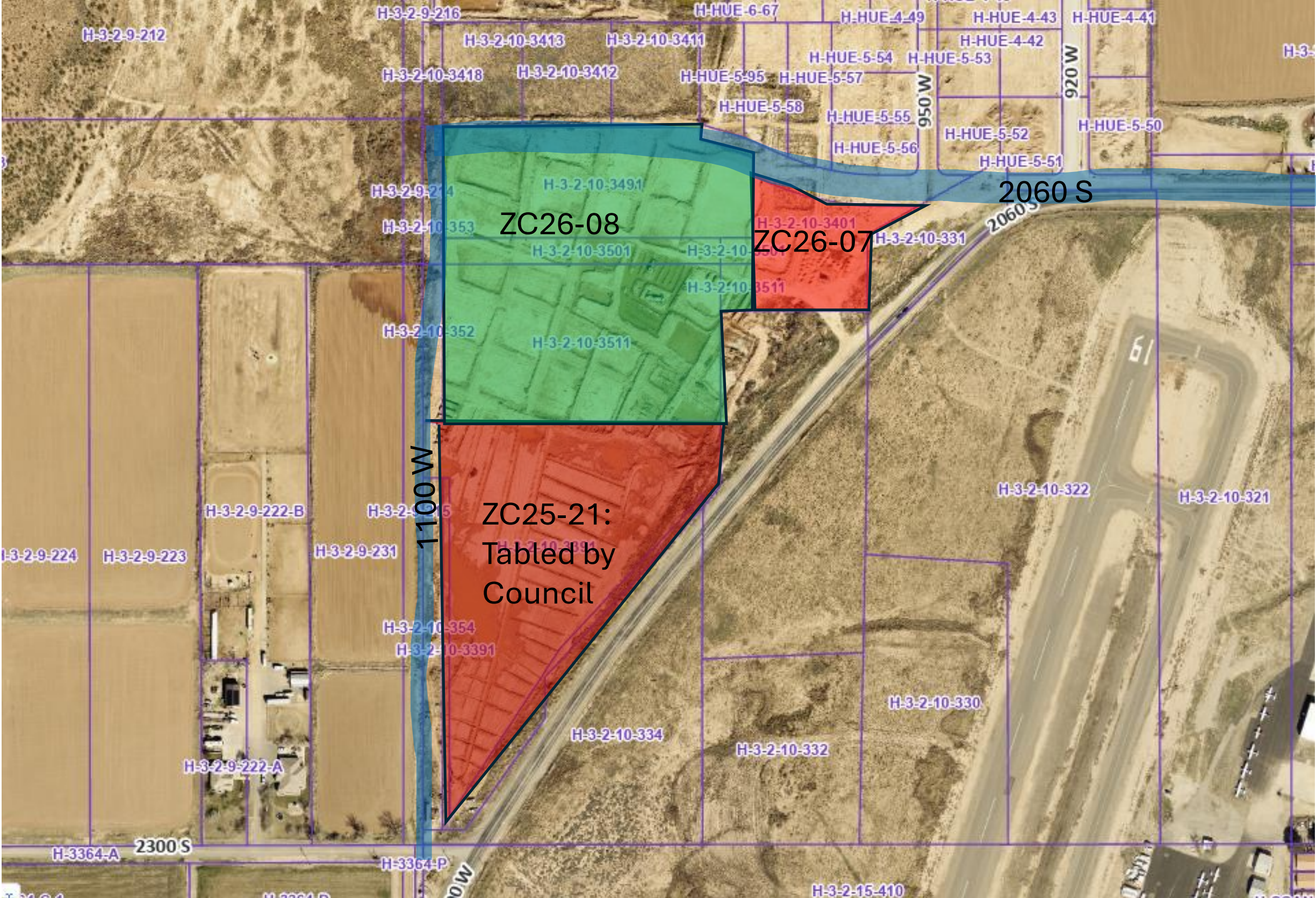
REVISIONS	
NO	DESCRIPTION

PROVALUE  
ENGINEERING, INC.  
ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: 435-968-6507

## ZONE CHANGE FOR: SUNDLAND PROPERTIES & CLAYTON KENT

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	4/16/2026
SCALE	1"=70'
JOB NO.	335-037
SHEET NO.	1 OF 1



ZC26-08

ZC26-07

ZC25-21:  
Tabled by  
Council

2060 S

1100 W

2300 S

H-3-2-10-322

H-3-2-10-321

H-3-2-10-334

H-3-2-10-332

H-3-2-10-330

H-3-2-15-410

H-3-2-9-212

H-3-2-9-216

H-HUE-6-67

H-HUE-4-49

H-HUE-4-43

H-HUE-4-41

H-3-2-10-3413

H-3-2-10-3411

H-HUE-4-42

H-3-2-10-3418

H-3-2-10-3412

H-HUE-5-95

H-HUE-5-57

H-HUE-5-53

H-HUE-5-58

H-HUE-5-55

H-HUE-5-52

H-HUE-5-50

H-3-2-9-214

H-3-2-10-3491

H-3-2-10-3401

H-HUE-5-51

H-3-2-10-353

H-3-2-10-3501

H-3-2-10-3511

H-3-2-10-331

H-3-2-10-352

H-3-2-10-3511

H-3-2-9-222-B

H-3-2-9-231

H-3-2-9-224

H-3-2-9-223

H-3-2-9-222-A

H-3-2-10-354

H-3-2-10-3391

H-3364-A

H-3364-P



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>05/14/2025 - Planning Commission</b>
<b>Application Number:</b>	AFSP26-01
<b>Type of Application:</b>	Final Site Plan Amendment
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Blow Sand LLC
<b>Agent:</b>	Scott Nielson
<b>Request:</b>	Amendment to a Final Site Plan.
<b>Location:</b>	505 S Sand Hollow Road
<b>Zoning:</b>	Planned Commercial
<b>General Plan Map:</b>	Planned Community
<b>Recommendation:</b>	Approve subject to staff comments
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The owners and operators of the Glampers Inn/Jellystone RV Park development are seeking approval of an Amended Final Site Plan to add a metal maintenance and storage building to the already approved site. A conditional use permit for the metal building in a commercial zone has been applied for separately and under review by staff. The site is zoned Planned Commercial (PC).

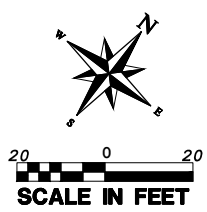


## NARRATIVE

Jellystone Park Zion Resort wants to build an 80'x20' steel maintenance building with gray color and black trim. This building will help us keep equipment and materials out of site and protected from the sun.

# SITE PLAN FOR: MAINTENANCE BUILDING

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



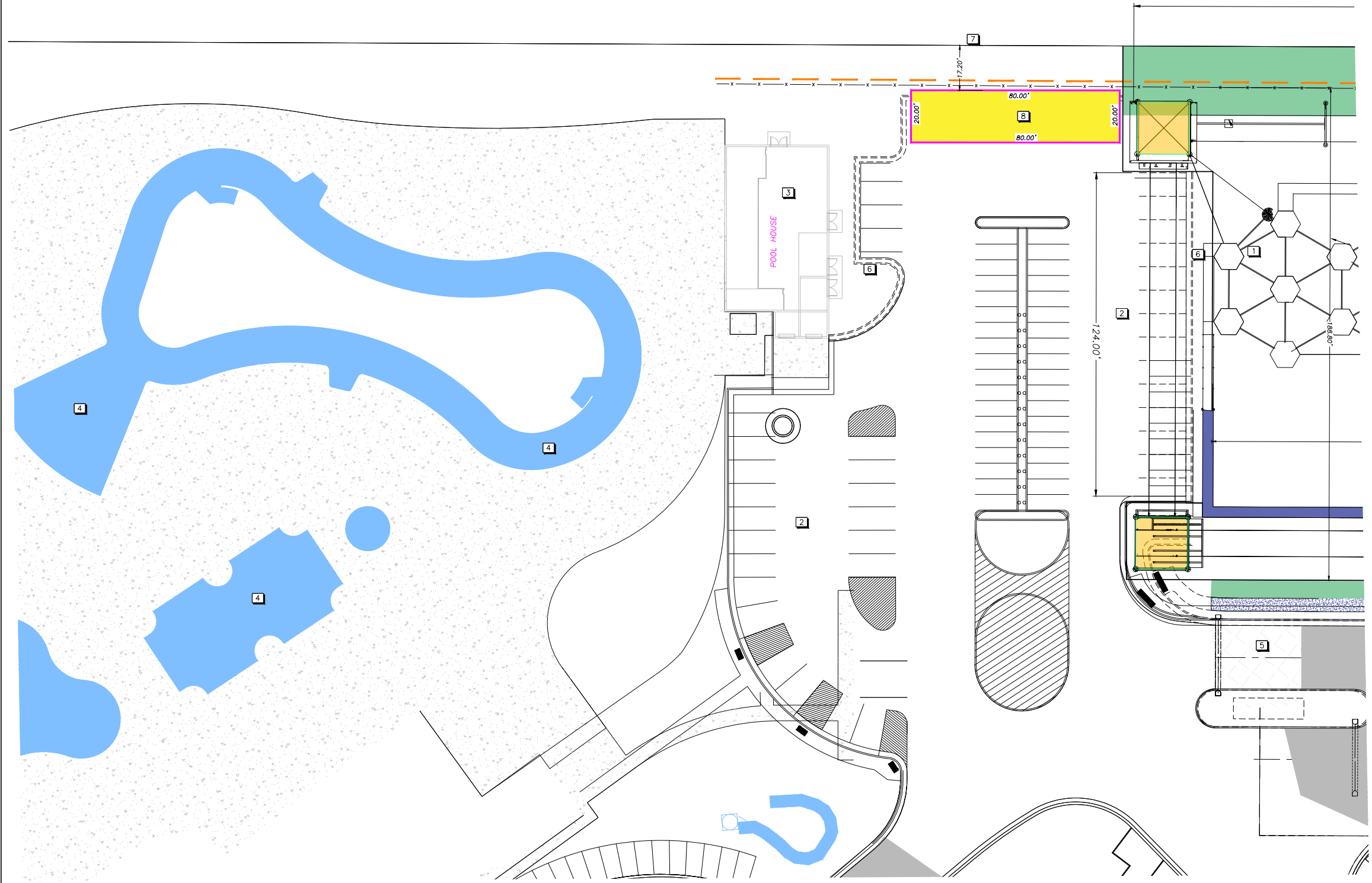
SAND HOLLOW ROAD (112' ROW)

**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING RETAINING WALL
	EXISTING FENCE
	CENTER LINE
	EXISTING CURB & GUTTER
	EXISTING CURB & GUTTER
	PUBLIC UTILITY EASEMENT
	EOP EXISTING EDGE OF PAVEMENT
	EXISTING ROPES TOWER CABLE
	EXISTING ASPHALT
	PROPOSED MAINTENANCE BUILDING

**CONSTRUCTION KEYNOTES**

- EXISTING ROPES COURSE
- EXISTING PARKING LOT
- EXISTING POOL HOUSE
- EXISTING POOLS
- EXISTING ENTRANCE
- EXISTING CURB & GUTTER
- EXISTING PROPERTY LINE
- PROPOSED MAINTENANCE BUILDING



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REVISIONS	NO	DESCRIPTION	DATE	BY
	1	SHUMS_G00A_REVIEW_UPDATES	5/7/24	KBR

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



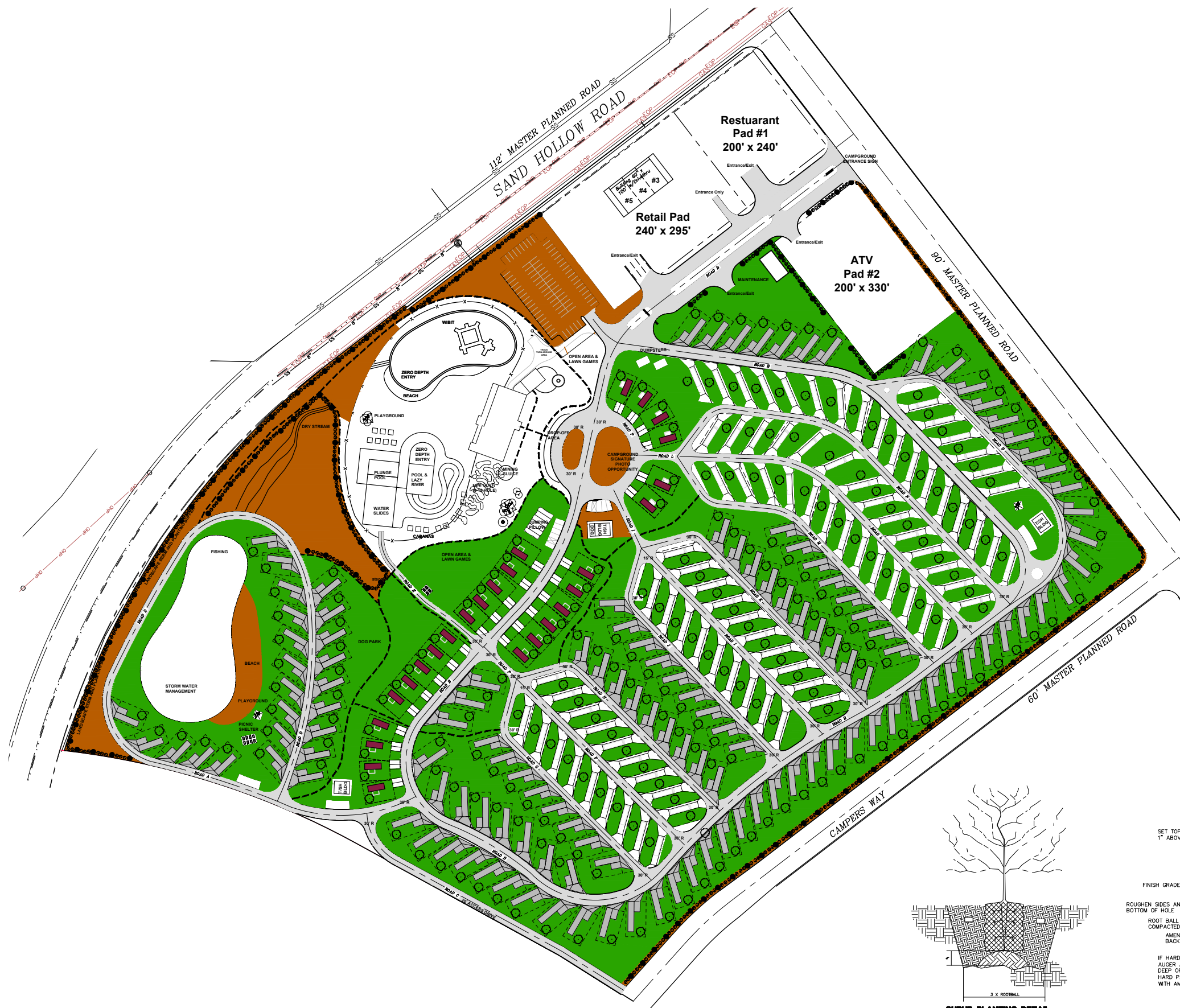
SITE PLAN FOR:  
**MAINTENANCE BUILDING**  
 LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	2/20/2026
SCALE	1"=20'
JOB NO.	737-001
SHEET NO.	<b>C1</b>

669-007 MAINTENANCE BUILDING 2026.DWG

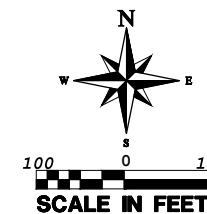
# LANDSCAPE PLAN FOR: GLAMPERS INN

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



## LEGEND

- PROPERTY LINE
- x-x- EXISTING FENCE
- - - EXISTING CONCRETE FEATURE
- - - EXISTING EASEMENT LINE
- - - EXISTING SIDEWALK AND CURB
- TREE
- TREE
- SHRUBS
- LANDSCAPE ROCK
- GRASS

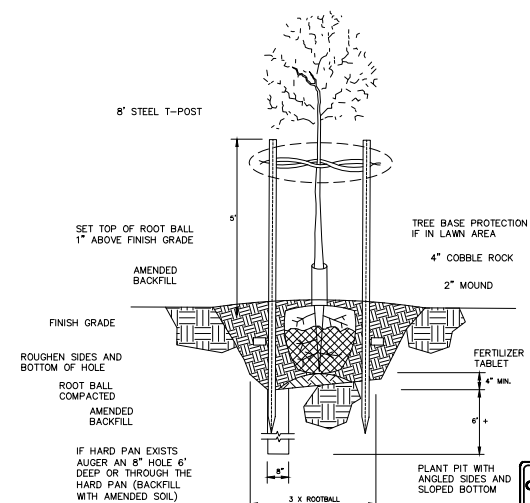
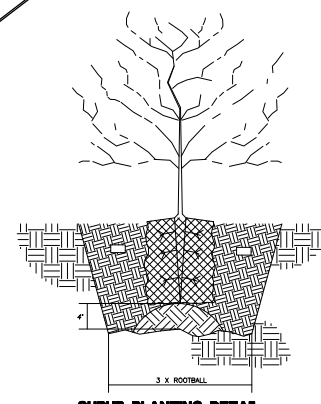
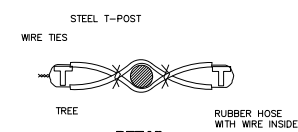


## LANDSCAPE NOTES

- 1: VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2: ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
- 3: PLANT MATERIAL SHALL BE THE SAME SPECIES AND SIZE (OR LARGER) AS DESCRIBED IN THE PLANT SCHEDULE.
- 4: ALL TREES AND SHRUBS TO BE PLANTED ACCORDING TO DETAILS.
- 5: THE IRRIGATION CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT, AND HURRICANE CITY PERSONNEL BEFORE INSTALLATION COMMENCES. THIS DRAWING SHALL ILLUSTRATE THE PIPING CIRCUIT DRIP SYSTEM LAYOUT, AND VALVING FROM THE EXISTING IRRIG. POINT OF CONNECTION. THIS SHOP DRAWING MUST BE PREPARED BY A QUALIFIED PERSON.
- 6: ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT MEETS CITY CODES, TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.
- 7: PROVIDE TOPSOIL FOR ALL TREE AREAS AND SHRUB AREAS AS NEEDED TO PROVIDE PROPER GROWTH CONDITIONS FOR THE PLANT MATERIALS.

## HURRICANE CITY PARKS NOTES:

ANY LANDSCAPING INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.



### NOTICE!

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

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84757  
Phone: (435) 868-8801



LANDSCAPE PLAN FOR:  
**GLAMPERS INN**  
LOCATED IN SECTION 1, T42S, R14W, S1.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

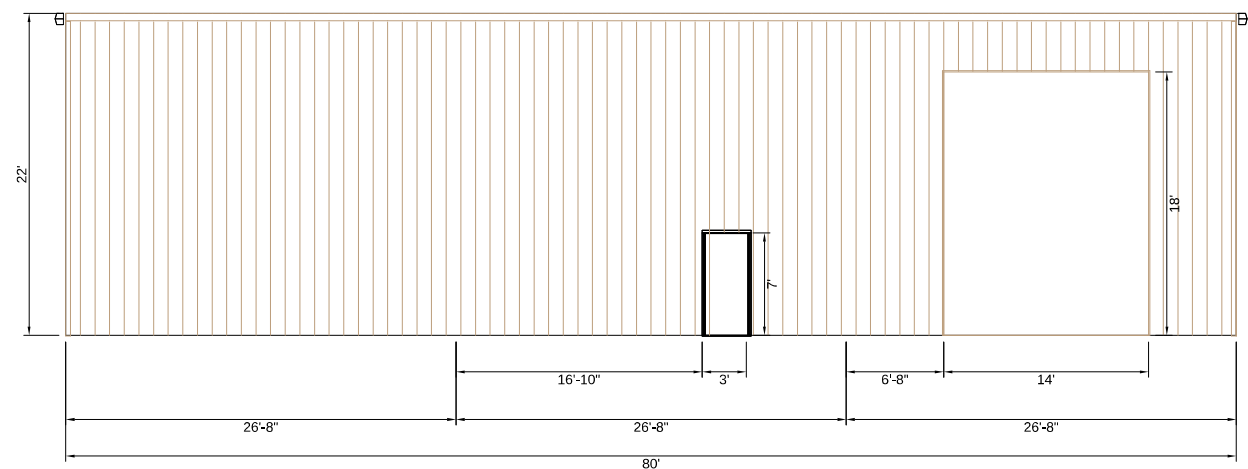
DATE: 4-15-2021  
SCALE: 1" = 100'

JOB NO.  
569-001

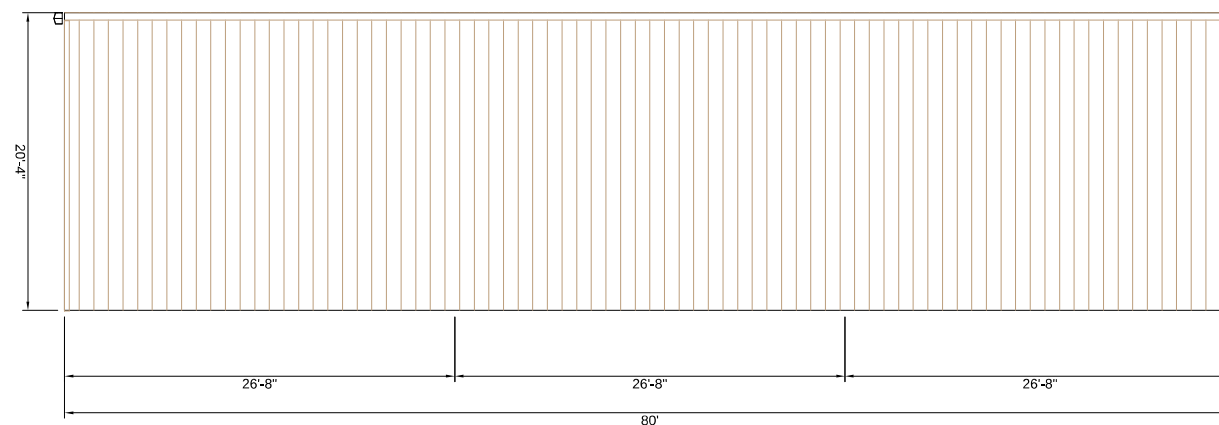
SHEET NO.  
**L1**

LANDSCAPE PLAN

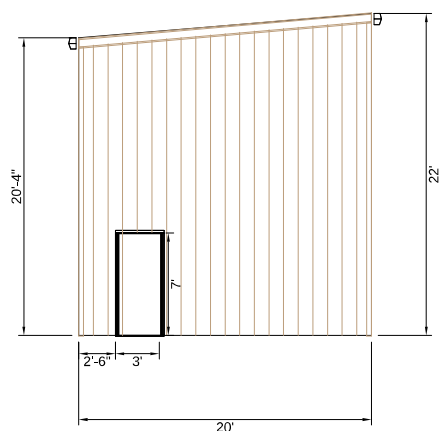
### Front Wall



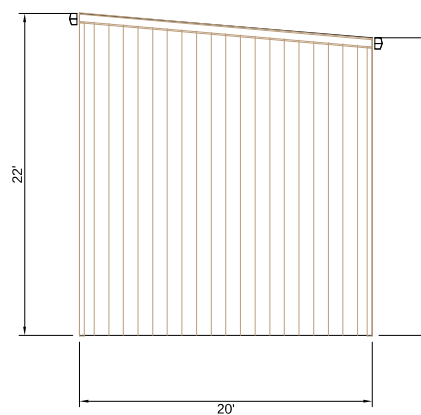
### Back Wall



### Left Wall



### Right Wall



**This drawing is not for construction.** This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

## ARCHITECTURAL - (A) Main

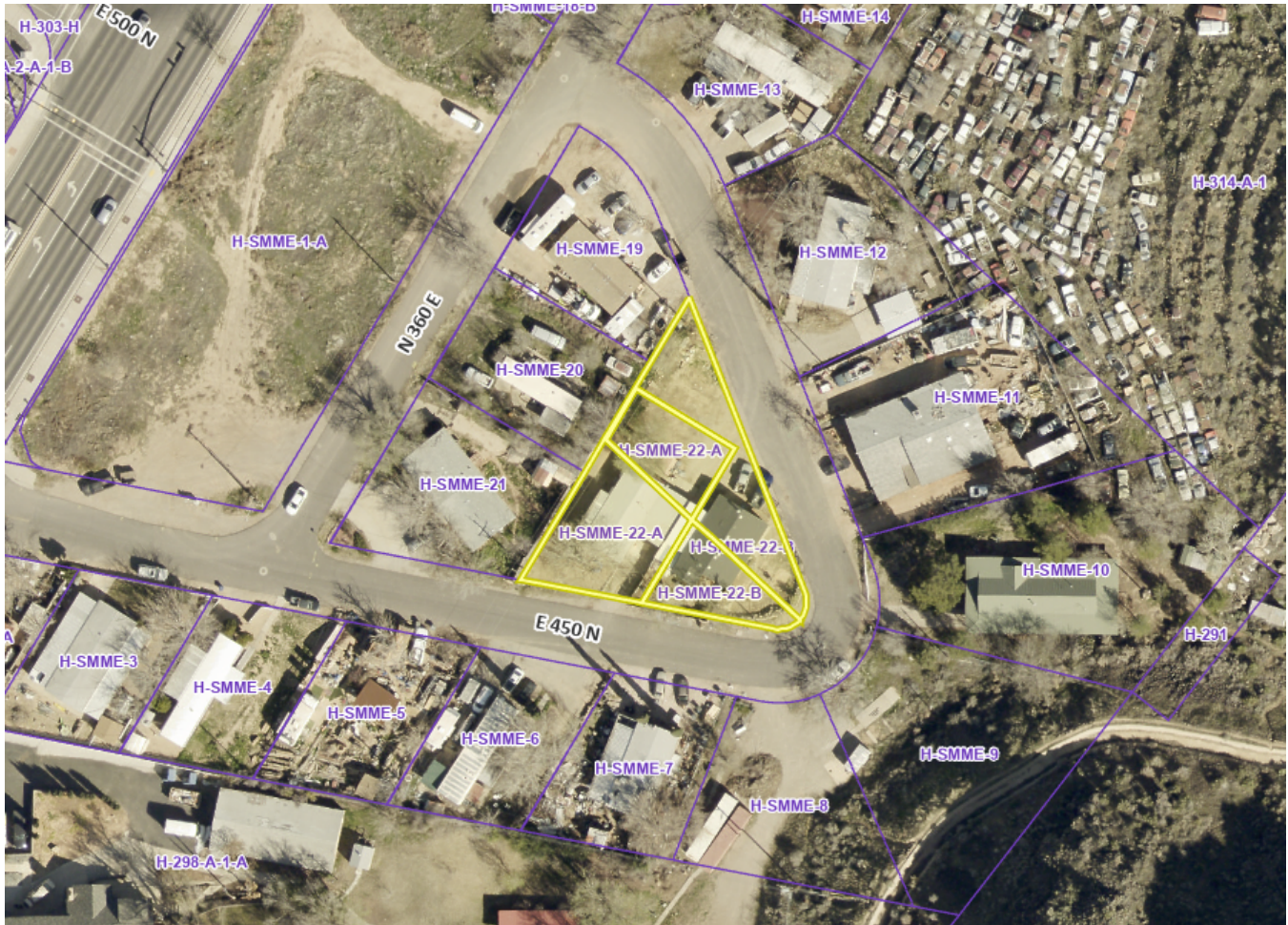
<p><b>Customer:</b> A&amp;H Services LLC 225 Carson Way Henderson, NV 89015</p>	
<p><b>Builder:</b> CAPITAL STEEL INDUSTRIES 10339 West Bradford Road Littleton, CO 80127</p>	<p><b>CONTACT:</b> Guy / Ren Lamping COUNTY: Jefferson LITTLETON, CO 80127</p>
<p><b>Drawing Status:</b></p> <p><input type="checkbox"/> Preliminary    <input type="checkbox"/> For Approval</p> <p><input type="checkbox"/> For Construction Permit    <input type="checkbox"/> For Erector Installation</p>	
<p>Scale: NOT TO SCALE</p>	
<p>VERSION: 03.03.23.00</p>	<p>PAPER SIZE: 22x34</p>
<p>ESTIMATOR: German</p>	<p>DATE: 3/31/026</p>
<p>JOB NAME: D28143 424949</p>	
<p>MEMBER</p> <p><b>MBMA</b></p> <p>The engineer whose seal appears herein is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.</p>	



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>05/14/2026</b>
<b>Application Number:</b>	AFP26-06
<b>Type of Application:</b>	Amended Final Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Keith Stout
<b>Agent:</b>	Karl Rasmussen
<b>Request:</b>	Approval of an Amended Final Plat.
<b>Location:</b>	375 E 450 N
<b>Zoning:</b>	MH/RV
<b>General Plan Map:</b>	Single Family
<b>Recommendation:</b>	Approve subject to staff comments.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:** The applicant has applied to amend the final plat for Shadow Mountain Mobile Estates to merge and amend the lot lines between existing lots 19 through 22 for the purpose of creating new adjusted lots to be numbered 22A, 22B, and 23. This is a manufactured home development that dates back to the 1970s and the original entitlements are not readily available. The existing property consists of four parcels, which appear to have been reconfigured unlawfully sometime subsequent to recordation of the original plat. There are two manufactured homes residing over lot lines, and this proposal also amends the lot boundaries so as to avoid the residences straddling lot lines and will situate them within the lot lines of the new lots. The site is zoned Mobile home/RV Park (MH/RV).



Vicinity Map

**JUC Comments**

*The following comments will need to be addressed.*

1. **Public Works:** [No comments received.]
2. **Power:** Approved.
3. **Water:** Approved.
4. **Streets:** Approved.
5. **Sewer:** Approved.
6. **Engineering:** Use the found section monuments for the basis of bearings in the Surveyor's Narrative and provide the full water note in General Note 2 (see HCC 10- 39- 10(B)(6)).
7. **Fire:** Approved.
8. **Phone/Cable:** Approved.
9. **Gas:** Approved.
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plan adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not

determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

### **Staff Comments**

1. The plat meets the amended final plat standards contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following are the key requirements:
  - 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. Describes the differences between from the original plat.
  - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Staff believes this amendment is appropriate for two primary reasons: First, the existing lot configurations are not ideal, as there are currently four parcels with unclear legal status with lot lines that extend under existing residential buildings. The proposed amendment would resolve these issues and may improve the overall desirability and functionality of the area. Second, although the proposed lots are smaller than would now be typically permitted, records related to the original approvals and development standards for this development are limited and don't indicate what the original lot standards were when the subdivision was created. The only documentation staff was able to confirm is that the development was approved for a total of 23 lots in 1974, and with the recent rezoning of Lot 18, that permitted it to be incorporated into the commercial pad on Lot 1, the development would still contain a total of 23 lots as originally platted. Thus, even though the proposed lots are smaller than would typically be permitted, the amendment does not increase the number of lots or dwelling units, or the overall development intensity previously approved for the subdivision. And although not strictly conforming, this plat amendment will bring the site into closer conformance with current lot standards for the site and also clean up poorly executed past property transfers.
4. A set of construction drawings, which the applicant has already applied for, will need to be approved for the additional set of utility services.

**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.

## Narrative

Keith Stout wants to have the two lots be adjusted and split into three lots in the Shadow Mountain Mobile Estates Subdivision. The existing parcel numbers are H-SMME-22-A and H-SMME22-B.

# FINAL PLAT FOR: SHADOW MOUNTAIN MOBILE ESTATES PARTIAL AMENDMENT A

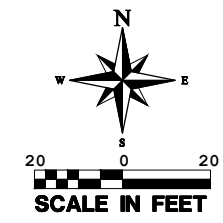
**LOCATED IN THE NORTHWEST (NW) QUARTER OF THE NORTHEAST (NE) QUARTER OF  
SECTION 35, T41S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH**

**GENERAL NOTES:**

- THE PARENT PARCELS FOR THIS SUBDIVISION AMENDMENT ARE H-SMME-22-A & H-SMME-22-B.
- 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.

**LEGEND**

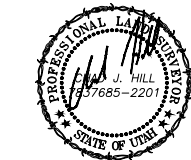
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SECTION LINE
- - - STREET CENTERLINE
- - - EASEMENT LINE
- - - TIE LINE
- ◆ SECTION MONUMENT AS DESCRIBED
- CENTERLINE MONUMENT AS DESCRIBED
- SET PROVALUE ENGINEERING 5/8" REBAR & CAP P.L.S. #7837685
- △ SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- FOUND REBAR & CAP AS DESCRIBED



**SURVEYOR'S CERTIFICATE**

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. 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, PUBLIC UTILITY EASEMENT, AND SANITARY SEWER EASEMENT, HEREAFTER TO BE KNOWN AS SHADOW MOUNTAIN MOBILE ESTATES PARTIAL AMENDMENT A, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

*Chad J. Hill*  
CHAD J. HILL, P.L.S. #7837685



**REVIEW**  
DATE

**SURVEYOR'S NARRATIVE**

THE PURPOSE OF THIS PLAT AMENDMENT IS TO ESTABLISH BOUNDARIES FOR THREE (3) NEW LOTS WHERE LOTS 22 & 23 OF SHADOW MOUNTAIN MOBILE ESTATES, THE PREVIOUS PLAT, EXISTED.

THE BASIS OF BEARINGS IS 500°00'00"E 5266.39 FEET FROM THE NORTH QUARTER (1/4) CORNER TO THE SOUTH QUARTER (1/4) CORNER OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

REFERENCE WASHINGTON COUNTY RECORDS DOCUMENT NUMBER #00161786 FOR SHADOW MOUNTAIN MOBILE ESTATES SUBDIVISION.

**LEGAL DESCRIPTION**

COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 662.69 FEET; THENCE EAST 432.45 FEET TO THE POINT OF BEGINNING; THENCE N31°15'40"E 179.46 FEET; THENCE S21°12'39"E 172.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.06 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 32.16 FEET, THROUGH A CENTRAL ANGLE OF 122°21'10". (LONG CHORD BEARS: S39°58'00"W 26.39 FEET); THENCE N78°53'00"W 141.08 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 14,020 SQUARE FEET OR 0.322 ACRES.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC UTILITY EASEMENT, AND SANITARY SEWER EASEMENT AS SHOWN AND NOTED HEREAFTER TO BE KNOWN AS:

SHADOW MOUNTAIN MOBILE ESTATES PARTIAL AMENDMENT A

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENT AS NOTED AND SHOWN TO HURRICANE CITY AND ALL SANITARY SEWER EASEMENT TO ASH CREEK SPECIAL SERVICE DISTRICT.

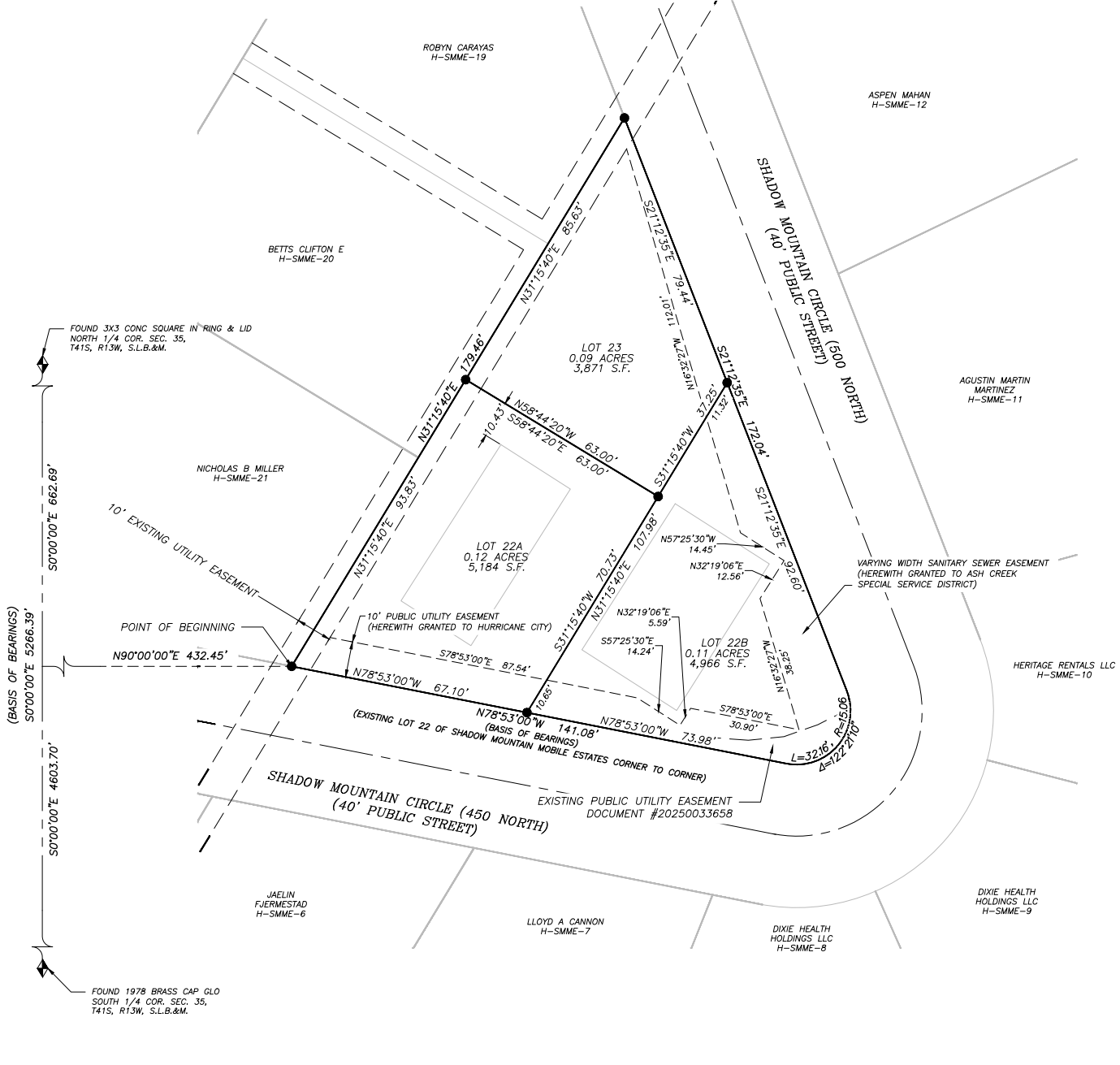
IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

KEITH STOUT, MANAGER OF HERITAGE RENTALS, LLC

**LIMITED LIABILITY ACKNOWLEDGEMENT**

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON }  
ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KEITH STOUT WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER OF HERITAGE RENTALS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF HERITAGE RENTALS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.  
RESIDING IN \_\_\_\_\_ COUNTY, UTAH

NOTARY PUBLIC SIGNATURE, A NOTARY PUBLIC COMMISSIONED IN UTAH  
NOTARY PUBLIC FULL NAME AS INDICATED ON THE NOTARY'S COMMISSION: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)



ASHCREEK SPECIAL SERVICE DISTRICT APPROVAL	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
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. 20____.  SUPERINTENDENT, A.C.S.S.D.	THE HEREOF SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____.  ENGINEER HURRICANE CITY, UTAH	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.  CITY ATTORNEY 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. 20____.  ATTEST: CITY RECORDER HURRICANE CITY, UTAH  CLARK FAWCETT, MAYOR HURRICANE CITY, UTAH	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.  WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

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

FINAL PLAT FOR:  
**SHADOW MOUNTAIN MOBILE ESTATES PARTIAL AMENDMENT A**  
 LOCATED IN THE NORTHWEST (NW) QUARTER OF SECTION 35, T41S, R13W, S.L.B.&M.  
 THE NORTHEAST (NE) QUARTER OF SECTION 35, T41S, R13W, S.L.B.&M.  
 HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE 5/6/2026  
 SCALE 1"=20'  
 JOB NO. 99-005  
 SHEET NO:  
**1 OF 1**

COPYRIGHT © 2023 PROVALUE ENGINEERING INC. FINAL PLAT AMENDMENT\_RECORDER.DWG

**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>05/14/2026</b>
<b>Application Number:</b>	AFP26-08
<b>Type of Application:</b>	Amended Final Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Dave Hogan
<b>Agent:</b>	Gerold Pratt
<b>Request:</b>	Approval of an Amended Final Plat.
<b>Location:</b>	3970 W 2570 S
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	Single Family
<b>Recommendation:</b>	Approve subject to staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:** The applicant has applied to amend the final plat for Dixie Springs Plat B to combine Lots 170 and 185. There are currently houses on both lots. Combining two lots requires an amended final plat. The property is zoned Single Family Residential (R1-10).



*Vicinity Map*

## **JUC Comments**

*The following comments will need to be addressed.*

1. **Public Works:** [No comments received.]
2. **Power:** [No comments received.]
3. **Water:** Lot 170 - 3959 West 2570 South Has the unused meter. This meter needs to be terminated at the main line and the meter box sealed.
4. **Streets:** Approved.
5. **Sewer:** Approved.
6. **Engineering:** Good for Planning Commission approval; however, the plat needs some updates before being printed, signed, and delivered.
7. **Fire:** Approved.
8. **Phone/Cable:** Approved.
9. **Gas:** Approved.
10. **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. The plat meets the amended final plat standards contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following are the key requirements:
  - 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. Describes the differences between from the original plat.
  - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.

**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.

# ***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

April 23, 2026

TO WHOM IT MAY CONCERN:

Mr. Dave Hogan wishes to combine two lots in “Dixie Springs Subdivision, Plat “B””. He owns lots 170 and 185, they are to be combined into one Lot, Lot 170-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

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 PARCEL FOR THIS PLAT IS H-DSP-B-185-A-1-B PER HCC 10-39-10(B)(6).

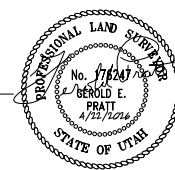
HURRICANE CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH LIMITED WATER SUPPLY. APPROVAL OF A PLAT BY HURRICANE DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY HURRICANE CITY TO PROVIDE A GUARANTEE OF WATER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

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:

DIXIE SPRINGS SUBDIVISION, SECOND AMENDMENT AND EXTENSION, PLAT "B" PARTIAL AMENDMENT "E"

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:



GEROLD E. PRATT  
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF LOT 170 AND 185 OF THE DIXIE SPRINGS SUBDIVISION, SECOND AMENDMENT AND EXTENSION, PLAT "B" AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE. DOC NO. 968045 RECORDED ON 8-30-2005

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 171 OF THE DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION, PLAT "B", SAID POINT BEING A POINT ON THE EAST RIGHT-OF-WAY OF 3970 WEST STREET, A 50.00 FOOT WIDE PUBLIC STREET; THENCE NORTH 00°00'42" WEST 93.91 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 23.65 FEET THROUGH A CENTRAL ANGLE OF 90°20'48" TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2570 SOUTH STREET, A 50.00 FOOT WIDE PUBLIC STREET; THENCE SOUTH 89°38'30" EAST, 188.22 FEET TO A POINT ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 23.47 FEET THROUGH A CENTRAL ANGLE OF 89°39'12" TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3930 WEST STREET, A 50.00 FOOT PUBLIC STREET; THENCE NORTH 89°38'30" WEST, 218.22 FEET TO THE POINT OF BEGINNING. CONTAINS 23,629 SQ.FT./0.54 ACRE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 00°01'26" WEST 2641.59 FEET (REC) FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

NARRATIVE/AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED PLAT IS TO COMBINE LOTS 170 AND 185 OF THE DIXIE SPRINGS SUBDIVISION, SECOND AMENDMENT AND EXTENSION, PLAT "B"

THE SIZE OF THE RESULTING LOT IS NO DIFFERENT THAN THE SUM OF THE TWO LOTS.

THE NEW LOT IS DESIGNATED LOT 170-A

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:

DIXIE SPRINGS SUBDIVISION, SECOND AMENDMENT AND EXTENSION, PLAT "B", PARTIAL AMENDMENT "E"

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 HEREUNTO SET MY HAND THIS \_\_\_ DAY OF \_\_\_, A.D. 2026.

THE HOGAN FAMILY PROTECTION TRUST, DATED THE 2ND DAY OF SEPTEMBER, 2020, AN ASSET PROTECTION TRUST

SHELLY CHRISTENSEN HOGAN  
TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_, A.D. 2026, PERSONALLY APPEARED BEFORE ME, SHELLY CHRISTENSEN HOGAN, TRUSTEE OF THE HOGAN FAMILY PROTECTION TRUST, DATED THE 2ND DAY OF SEPTEMBER, 2020, AN ASSET PROTECTION TRUST, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT SHE EXECUTED THE DEDICATION FOR THE USES STATED THEREIN.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FULL NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

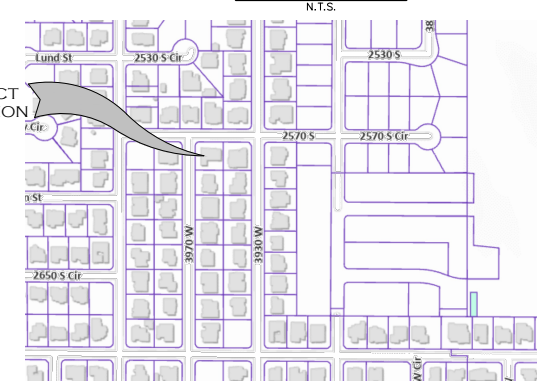
MY COMMISSION EXPIRES: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

LEGEND

- FOUND CENTERLINE MONUMENT
- SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED "PRATT ENGINEERING PC \* CEP 176247"
- FOUND 5/8" X 20" REBAR PIN
- ▽ FOUND MAG NAIL IN CURB, WALL OR ASPHALT
- FOUND REFERENCE MAG NAIL AND WASHES IN WALL, ROCK OR CURB

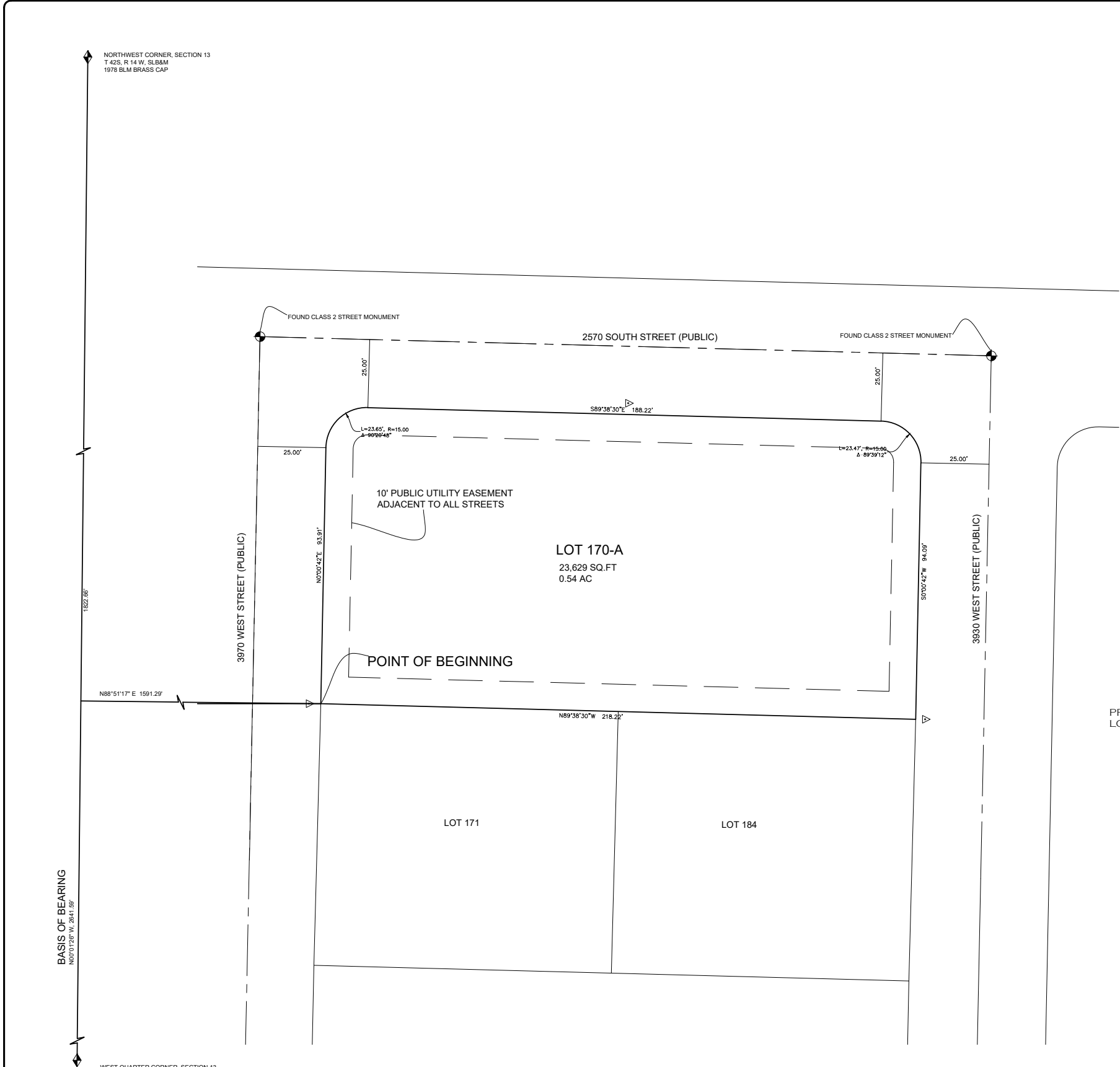
VICINITY MAP



PROJECT LOCATION



SCALE IN FEET



# DIXIE SPRINGS SUBDIVISION, SECOND AMENDMENT AND EXTENSION, PLAT "B" PARTIAL AMENDMENT "E"

LOCATED IN THE NW 1/4 SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M  
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

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

**CITY ENGINEERS APPROVAL**  
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS \_\_\_ DAY OF \_\_\_, A.D. 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: LEAVITT  
DATE: FEB 2026  
SHEET 1 OF 1



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>05/14/2026 - Planning Commission</b>
<b>Application Number:</b>	PSP26-03
<b>Type of Application:</b>	Preliminary Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	BAJR LLC
<b>Agent:</b>	Rhett Beazer
<b>Request:</b>	Preliminary Site Plan Approval
<b>Location:</b>	670 N Old Highway 91
<b>Zoning:</b>	Light Industrial (M-1)
<b>General Plan Map:</b>	Light Industrial/Business
<b>Recommendation:</b>	Approve subject to staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

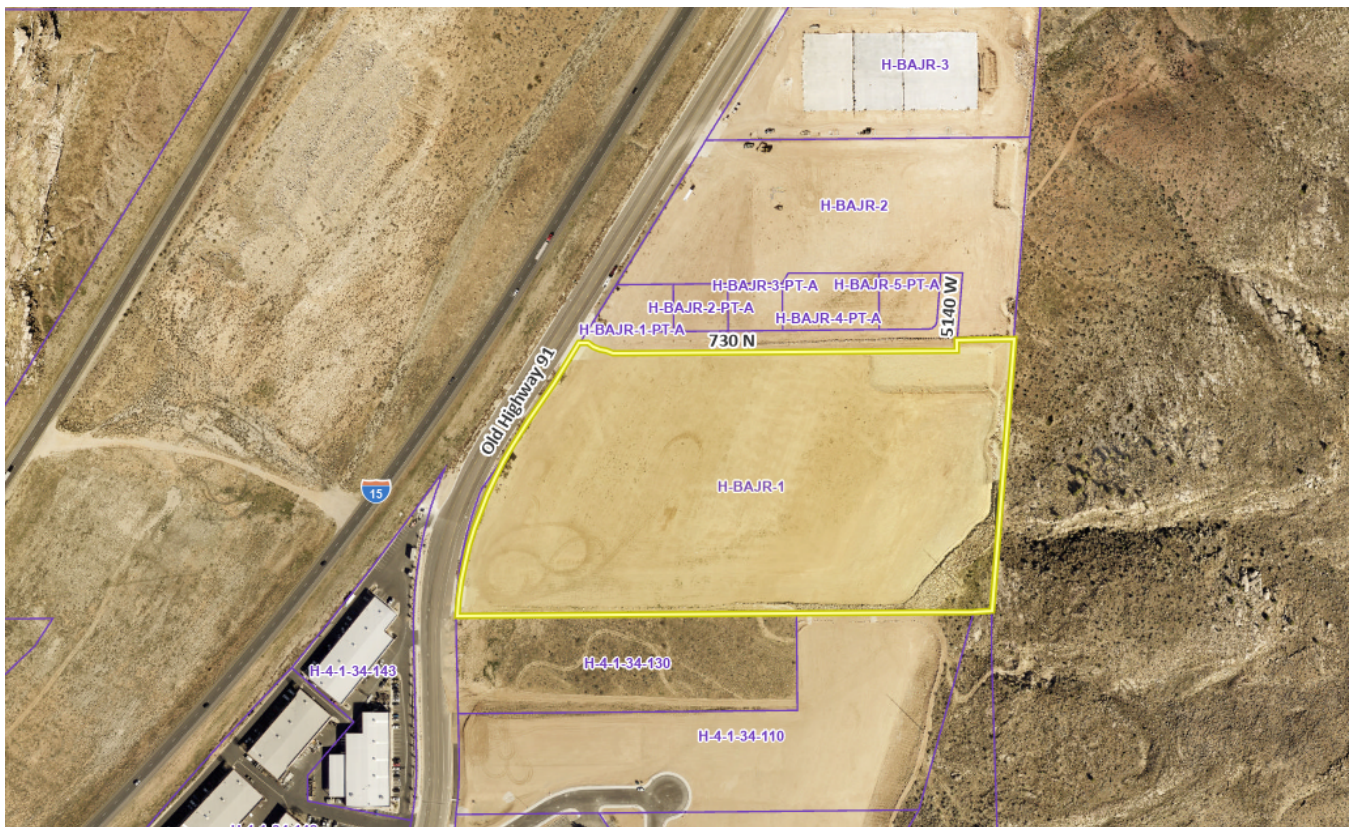
The applicant has filed a preliminary site plan for Desert Forge Industrial Subdivision. This is located on Lot 1 of the BAJR subdivision, which was originally designed with larger lots, which will be split into 33 industrial lots which will have warehouses built on them. This is a similar proposal to the Silverwood Industrial development on the lot north of this property. The site is zoned Light Industrial (M-1).

**JUC Comments**

The following items will need to be addressed:

1. **Public Works:** [No comments received]
2. **Power:** Approved.
3. **Water:** For any lots more than 600 feet from the water source the water system needs to be looped.
4. **Street:** Approved.
5. **Sewer:** Approved.
6. **Engineering:** It appears road dedication for Old Hwy 91 is needed to maintain the existing alignment. Redundant work could be combined by potential coordination with the neighbor to the south. Proposed grading on neighbor's property must be sanctioned by the property owner. existing dirt road must be preserved/restored. It seems a curb cut on proposed 605 North's south side must be planned to restore the route. Engineering would encourage rerouting stormwater to the street (5140 W) rather than behind the Silverwood units.

7. **Fire:** Approved
8. **Phone:** Add TDS notes to plans.
9. **Cable:** Approved.
10. **Fiber:** Approved.
11. **Gas:** [No comments received]
12. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans 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: Preliminary Site Plan**

1. The proposed use of warehouses is a permitted use in the M-1 zoning. There is no minimum lot size in M-1 zoning and all proposed lots meet M-1 development standards.
2. This project will be developed in two phases.
3. Individual final site plans for each lot will be required.

4. Parking Requirement: Per Hurricane City Code (HCC) 10-34-10,

Wholesale and warehousing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater
------------------------------	--

Each lot is proposed to have six parking spaces with most having four exterior parking spaces and two interior parking spaces. This will be verified on the final site plans

5. Landscape: Hurricane City code requires that a landscape buffer of 10’ wide shall front each right-of-way.

*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.*
  - a. A full landscape plan will be required with the final site plan.
6. An application to amend the final plat for the BAJR subdivision will need to be applied for prior to construction.
7. It should be noted that pursuant to Hurricane City Code 10-7-10 (D)(2)(b): *A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*

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



43 South 100 East, Suite 100 T 435.628.6500  
St George, Utah 84770 F 435.628.6553

alphaengineering.com

March 30, 2026

Hurricane City  
147 North 870 West  
Hurricane, Utah 84737

**Re: Desert Forge Industrial Subdivision – Narrative**

To Whom It May Concern,

The proposed Desert Forge Industrial Subdivision is located on Washington County Parcel #H-BAJR-1 in Hurricane, Utah along Old Highway 91. The parcel consists of approximately 17.75 acres and is zoned Light Industrial (M-1). The proposed subdivision includes the subdivision of 33 lots with industrial storage units of 5,000 square feet built on each lot. It is anticipated that the project will be completed in two phases.

Sincerely,

A handwritten signature in blue ink that reads "Rhett Beazer".

Rhett Beazer, P.E.  
Alpha Engineering Company

4066-A-HV

BLM

H-BAJR-3

H-BAJR-2

H-BAJR-1

BLM

H-4-1-34-143

H-4-1-34-110

H-4-1-34-142

H-4-1-34-112

H-4-1-34-140

H-4-1-34-111

SITLA

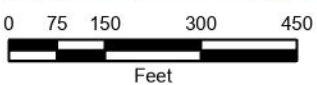
H-4-1-34-113 H-4-1-34-115

H-4-1-34-1141

H-4-1-34-135

I-15 NB FWY  
HURRICANE  
OLD HWY 91

HURRICANE  
OLD HWY 91



**Legend**

- Primary Line
- OVERHEAD
- - - UNDERGROUND
- NODATA
- Water Main
- Sewer Pressure Lines
- 2
- 4

**Vicinity Map**

**Desert Forge Industrial Subdivision**

**Spatial Reference:** UT83-SF

**Drawn By:** RKB

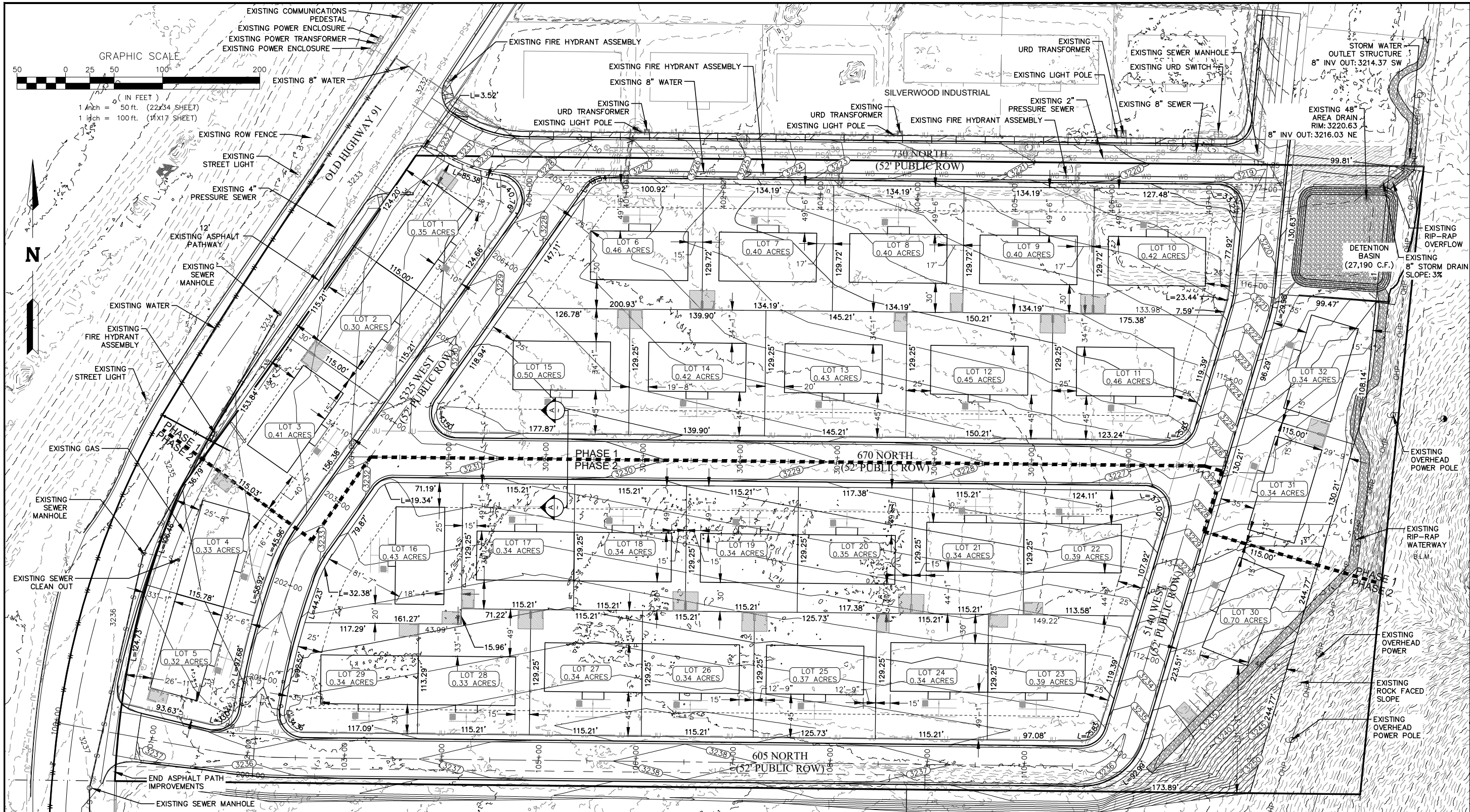
**Scale:** 1" = 300 feet

**Date:** April 2026



43 South 100 East, Suite 100 • St George, Utah 84770  
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

P:\2130-01 Desert Forge Industrial Subdivision\Drawings\Exhibit Drawings\2130-01 PRELIM PLAT.dwg, SITE\_GRADE, 5/4/2026 10:34:27 AM, r.beazer



NO.	DATE	BY	DESCRIPTION
REVISIONS			

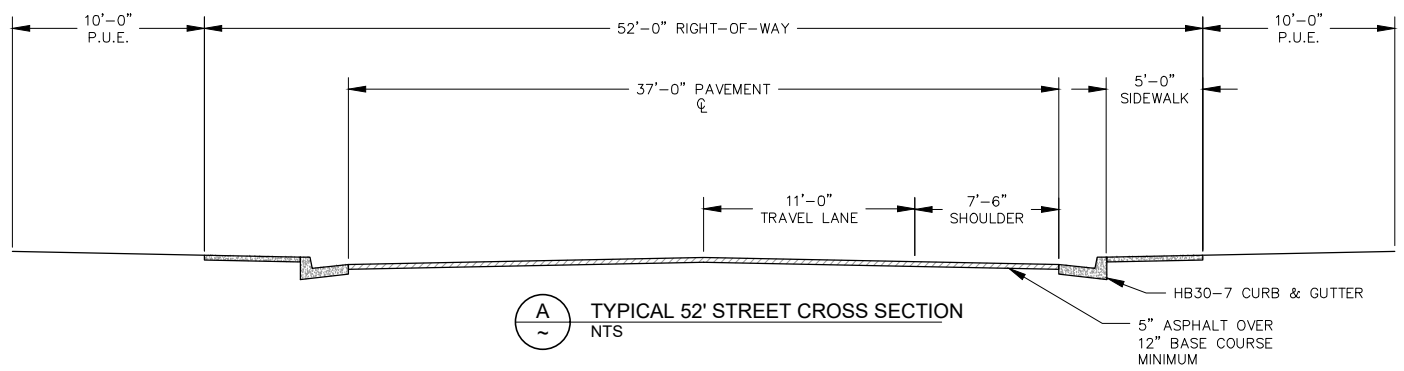
PRELIMINARY  
NOT FOR CONSTRUCTION

**ALPHA**  
ENGINEERING

43 South 100 East, Suite 100 • St. George, Utah 84770  
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

PRELIMINARY SITE PLAN

DESERT FORGE INDUSTRIAL SUBDIVISION  
HURRICANE, UTAH



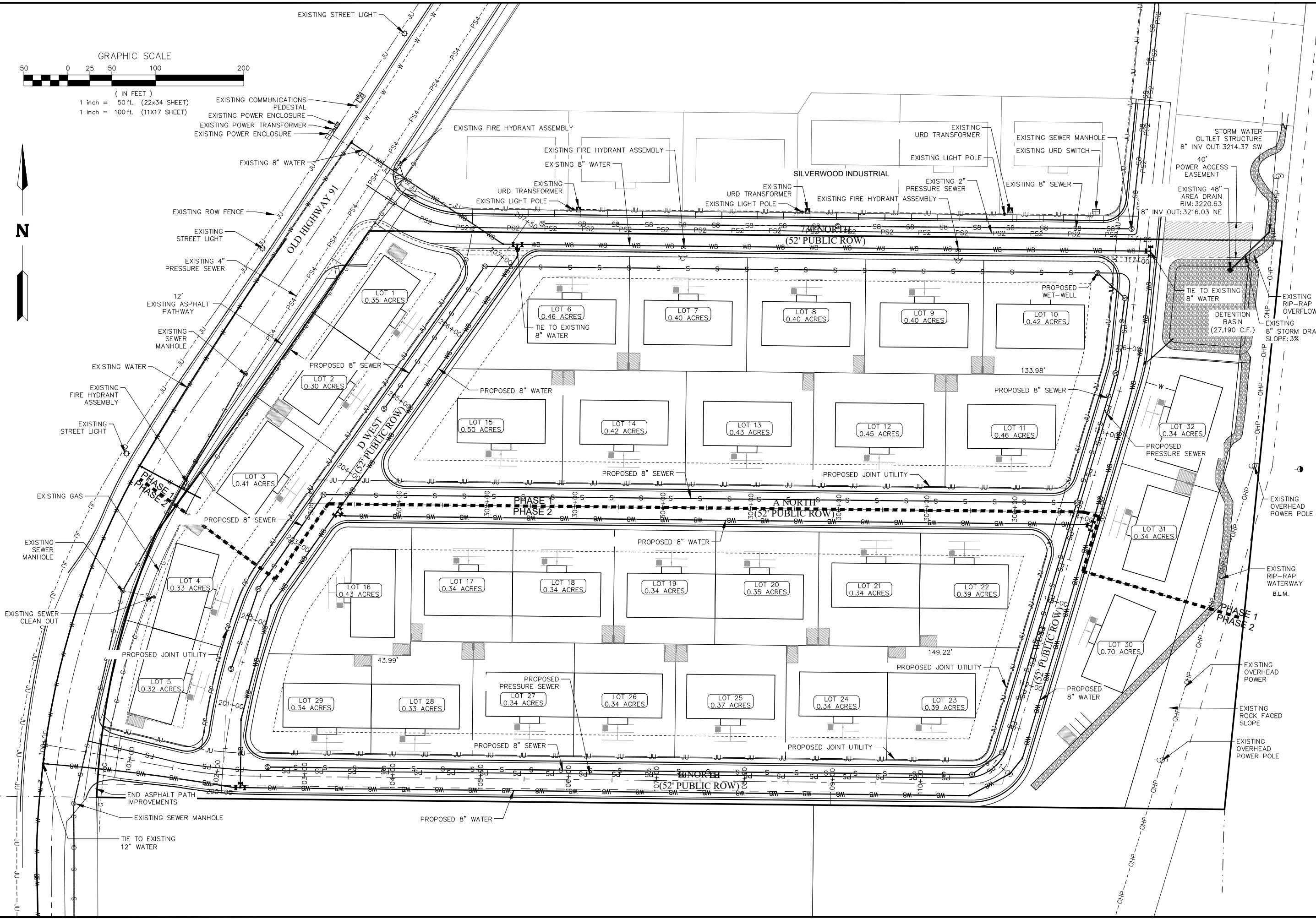
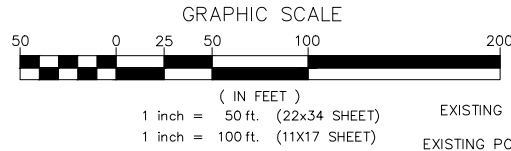
**SITE DATA**

- PARCEL NUMBER: H-BAJR-1
- CURRENT ZONING: M-1 (LIGHT INDUSTRIAL)
- GENERAL PLAN: INDUSTRIAL SUBDIVISION
- LOT COVERAGE
- PARCEL AREA: 17.75 acres
- PRELIMINARY LOTS = (32)
- REQ'D PARKING LOT LANDSCAPE AREA
  - 10' WIDE LANDSCAPING STRIP
  - STRIP MUST ACCENT DRIVE ACCESS ROUTES
  - (1) TREE, (3) SHRUBS EVERY 35'
  - (AS PER CITY LANDSCAPING CODE 10-32-6)
- BUILDING AREA: (32) 5,000 SQ.FT. UNIT(S)  
(TOTAL BUILDING AREA = 160,000 SQ.FT)
- REQUIRED PARKING SPACES:
  - 5,000 SQ.FT. UNITS REQUIRE (5) SPACES TOTAL
  - (VARIES) SPACES INTERIOR, (1) ADA ACCESSIBLE PER UNIT
- PARKING DIMENSIONS
  - TYPICAL PARKING STALLS: 9' WIDE x 18' LONG
  - ADA PARKING STALLS: 9' WIDE x 18' LONG
  - ADA ACCESS AISLE: 9' WIDE
- BUILDING HEIGHT: 21'-4"
- CONSTRUCTION TYPE: IIB

5,000 SQ.FT. BUILDING

PROJECT #	2130-01
NAME	RKB
DATE	FEBRUARY 2026
SCALE	AS NOTED
SHEET	1 1 of 1

P:\2130-01 Desert Forge Industrial Subdivision\Drawings\Exhibit Drawings\2130-01 PRELIM PLAT.dwg, DEVELOPMENT\_ UTILITY, 4/21/2026 10:51:34 AM, rbenzer



NO.	DATE	BY	DESCRIPTION
REVISIONS			

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**ALPHA ENGINEERING**  
 43 South 100 East, Suite 100 • St. George, Utah 84770  
 T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

**PRELIMINARY SITE PLAN**  
**DESERT FORGE INDUSTRIAL SUBDIVISION**  
**HURRICANE, UTAH**

PROJECT #	2130-01
NAME	RKB
DATE	FEBRUARY 2026
SCALE	AS NOTED
SHEET	1
	1 of 1



**STAFF COMMENTS**

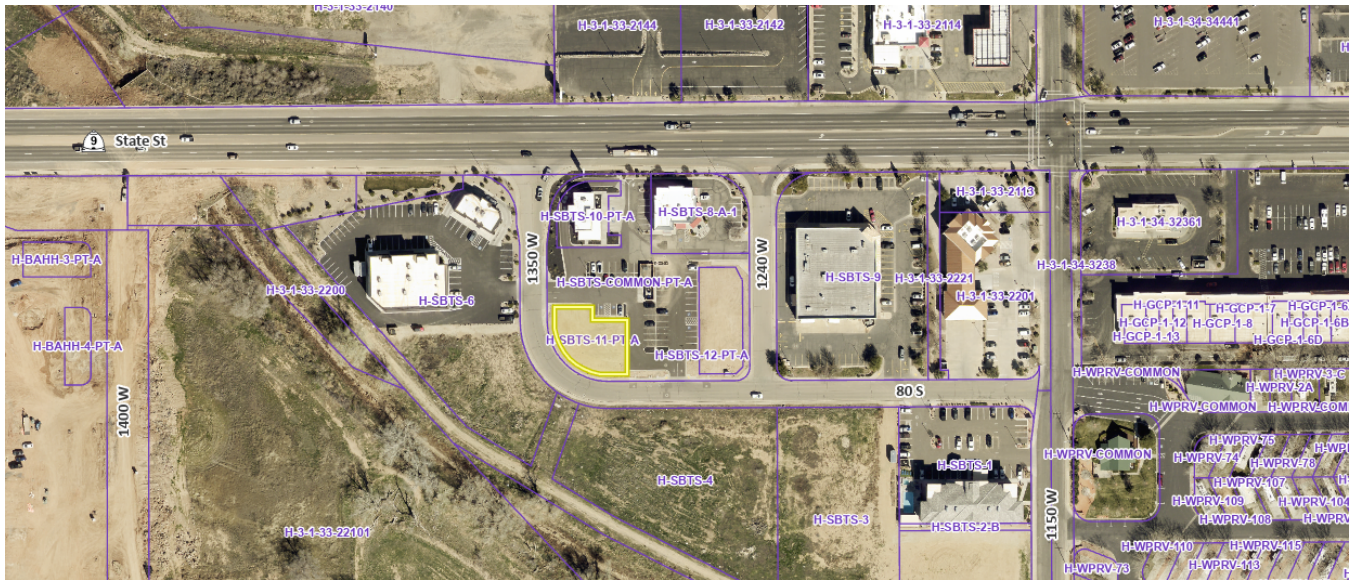
<b>Agenda Date:</b>	<b>05/14/2026 - Planning Commission</b>
<b>Application Number:</b>	FSP26-09
<b>Type of Application:</b>	Final Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Rebecca Grondel
<b>Agent:</b>	Mike Jensen
<b>Request:</b>	Approval of a Final Site Plan.
<b>Location:</b>	71 S 1350 W
<b>Zoning:</b>	HC
<b>General Plan Map:</b>	Commercial
<b>Recommendation:</b>	Approve subject to staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant has filed a final site plan for an office building on Lot 11 of the Stonebrook Square subdivision. When this subdivision was developed, the developer at the time decided that each lot would need their own individual final site plan approvals. This lot is directly south of the Jimmy Johns location. This site is zoned Highway Commercial (HC).

**JUC Comments**

The construction drawings were signed off in April 2026.



**Vicinity Map**

**Staff Comments: Final Site Plan**

1. Land Use: The proposed use for an office is permitted in the Highway Commercial zone.
2. Parking Requirements: Per HCC 10-34-10 an office building requires 1 parking stall per 250 sq ft. Which for a 3662 sq ft office building would be 15 parking stalls. 8 parking stalls are being added to the six already on site and the site plan for the overall subdivision depicts enough parking to accommodate this use.
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 shown as 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.

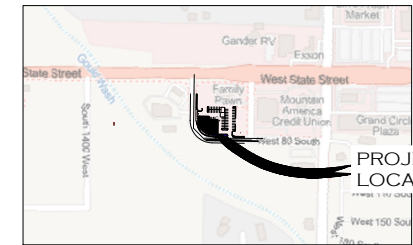
**Recommendation:** The Planning Commission should review this application based on standards within the Hurricane City Code. Staff recommends approval of the final site plan subject to staff and JUC Comments.

Narrative

I want to build a office building on a approved building lot in an approved subdivision

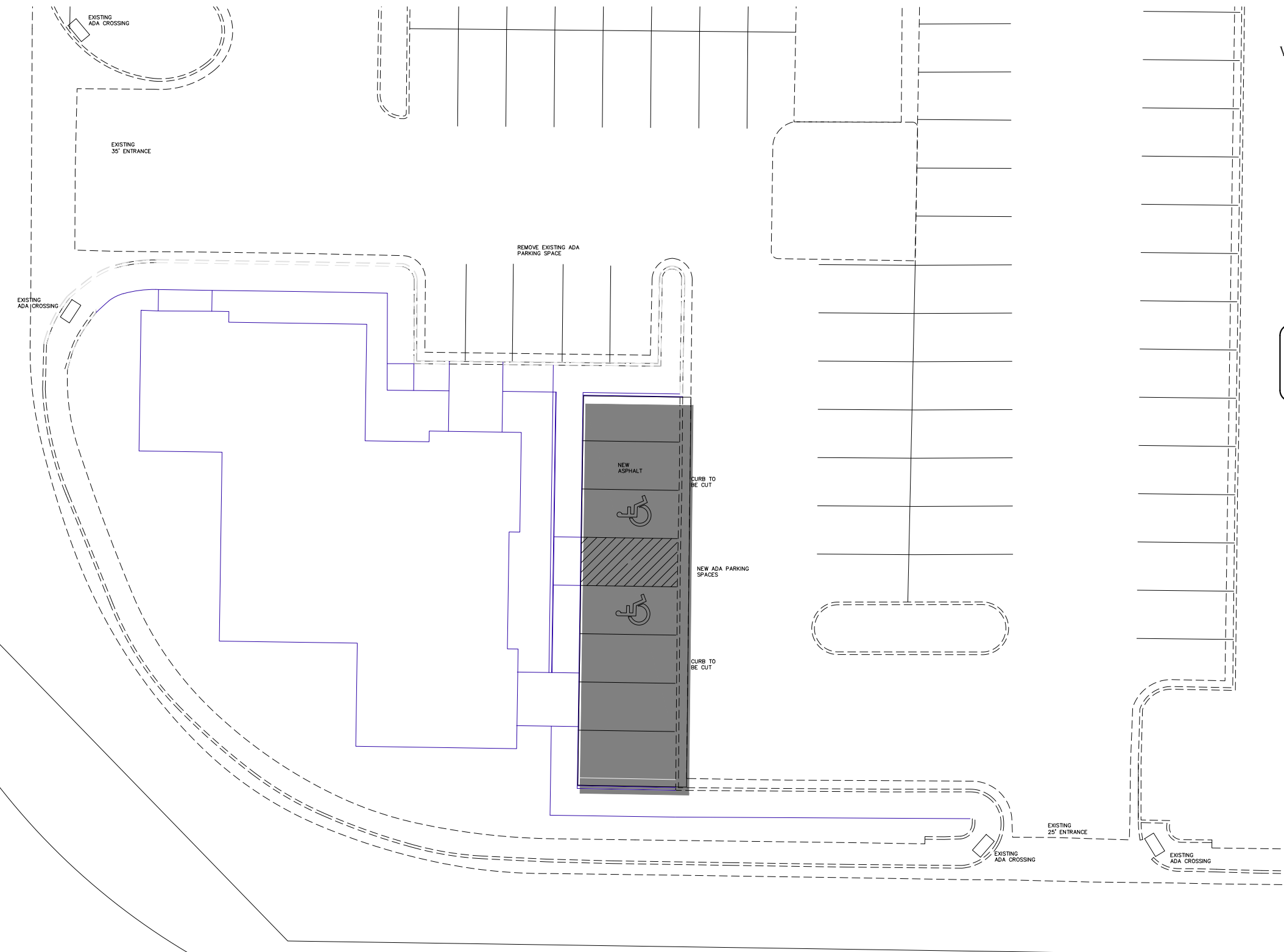
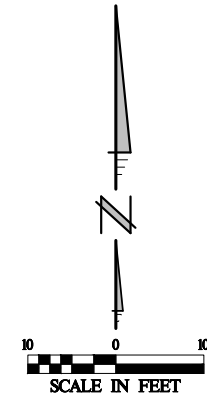
**PRELIMINARY SITE PLAN**

LOT 11  
MIKE JENSEN  
HURRICANE CITY  
WASHINGTON COUNTY, UTAH



**VICINITY MAP**  
N.T.S.

**SITE SUMMARY**  
0.18 ACRE COMMERCIAL LOT  
3662 SQ.FT. OFFICE BUILDING  
8 ADDITIONAL PARKING SPACES

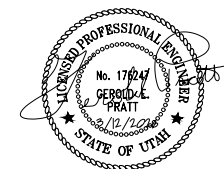


NO.	DATE	APPROVED BY	REMARKS

**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

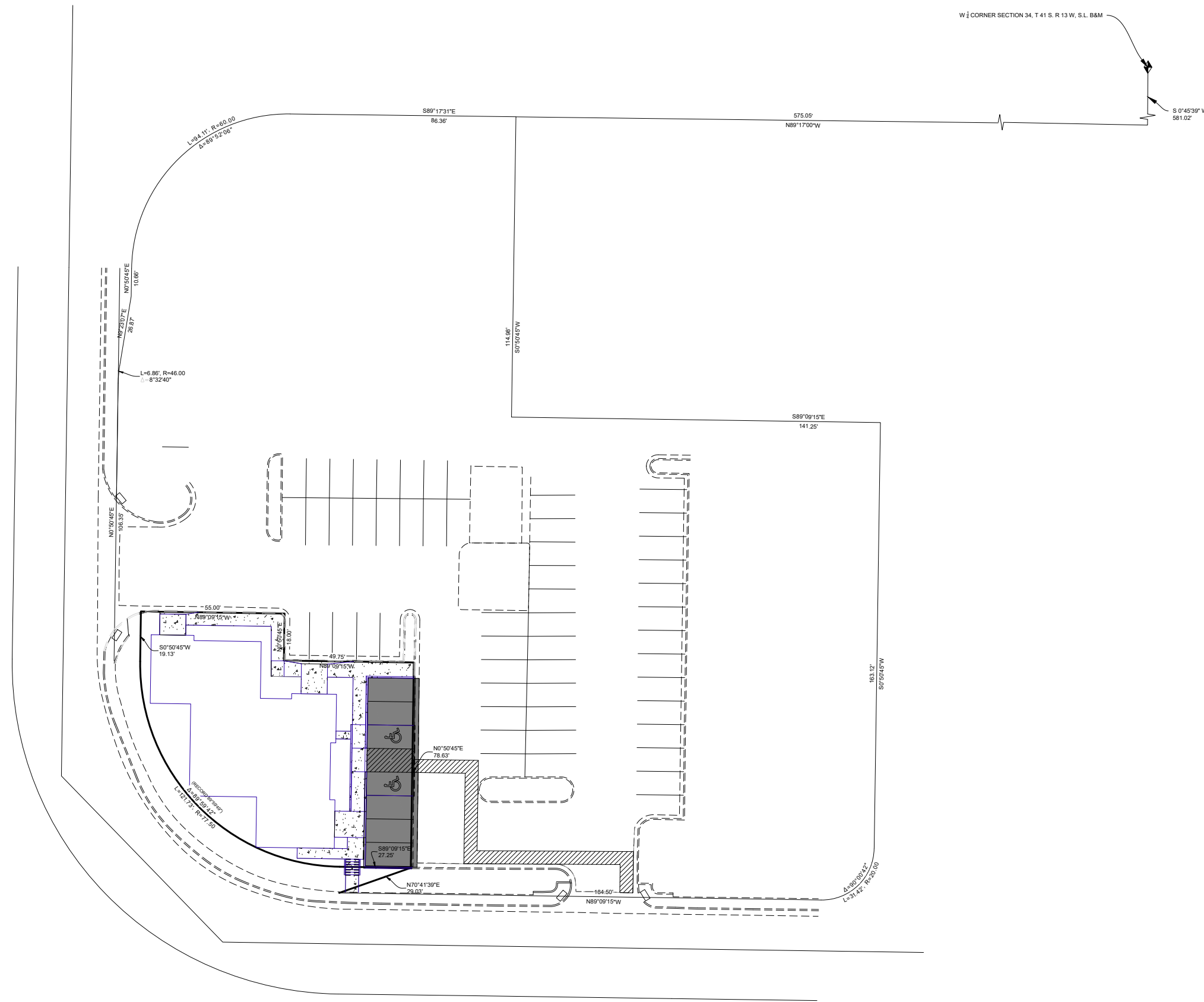
PRELIMINARY SITE PLAN  
FOR  
LOT 11  
MIKE JENSEN  
HURRICANE CITY  
WASHINGTON COUNTY, UTAH

FILE NAME: -  
DATE: MAR 2026  
CHECKED:  
SCALE: 1" = 10'

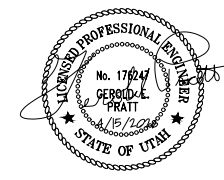
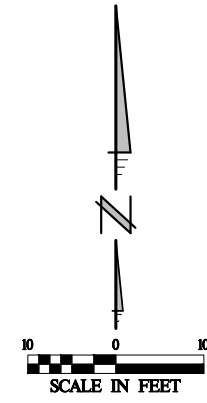


# SUBDIVISION PROPERTY BOUNDARY

LOT 11  
MIKE JENSEN  
HURRICANE CITY  
WASHINGTON COUNTY, UTAH



W 1/2 CORNER SECTION 34, T 41 S, R 13 W, S.L. B&M  
S 0°45'39\"/>



NO.	DATE	APPROVED BY	REMARKS

**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

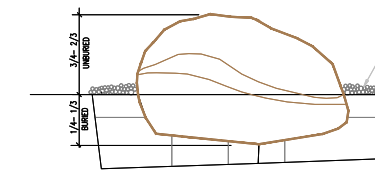
SUBDIVISION PROPERTY BOUNDARY  
FOR  
LOT 11  
MIKE JENSEN  
HURRICANE CITY  
WASHINGTON COUNTY, UTAH

FILE NAME: -  
DATE: APR 2026  
CHECKED:  
SCALE: 1" = 20'

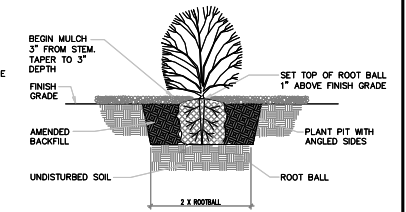
SHEET  
**3**  
OF 4

# LANDSCAPING & EXTERIOR LIGHTING PLAN

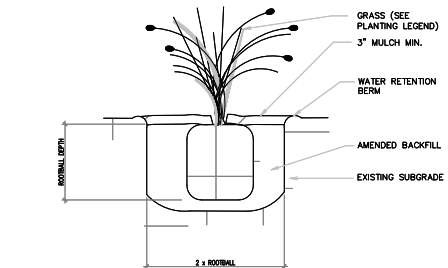
MIKE JENSEN  
STONEBROOK SQUARE LOT 11  
CITY OF HURRICANE,  
WASHINGTON COUNTY, UTAH



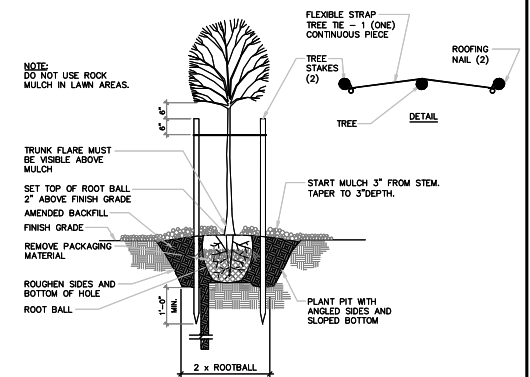
**A** BOULDER PLACEMENT  
DETAIL  
NOT TO SCALE



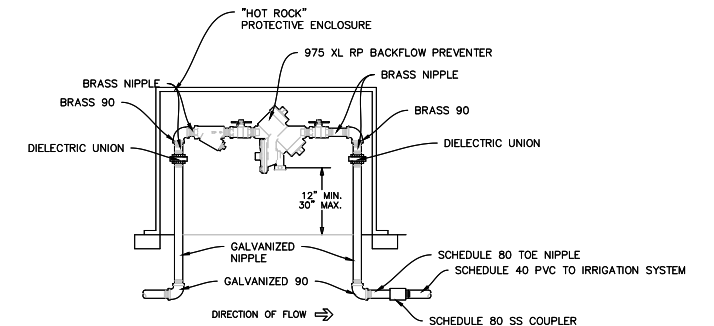
**B** SHRUB PLANTING DETAIL  
NOT TO SCALE



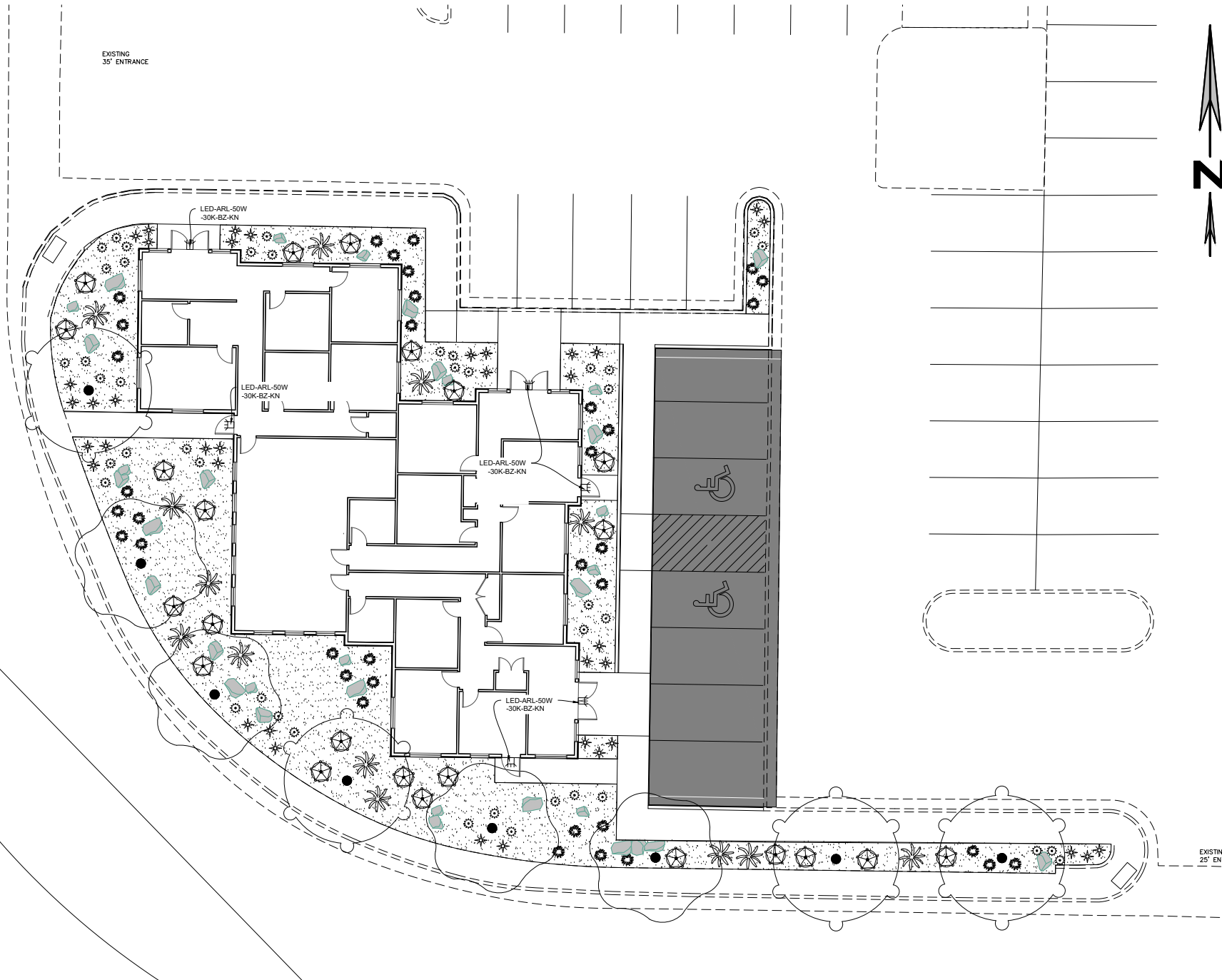
**C** ORNAMENTAL GRASSES PLANTING  
NOT TO SCALE



**D** TREE PLANTING AND STAKING  
NOT TO SCALE



**E** BACKFLOW PREVENTER  
DETAIL  
NO SCALE



PLANTING LEGEND	
	24" BOX PISTACHIA 'RED PUSH' RED PUSH PISTACHE
	24" BOX CERCIS CANADENSIS EASTERN REDBUD
	5 GAL. MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	5 GAL. RED HESPERALOE RED YUCCA
	5 GAL. ILEX VOMITORIA 'NANA' DWARF YAUPOH HOLLY
	5 GAL. TEUCRIUM CHAMAEDRYIS GERMANDER
	1 GAL. HYMENOXIS ACAULIS PERKY SUE
	2'-4' LANDSCAPE BOULDERS
	3" DEPTH 1" MINUS DECORATIVE GRAVEL OVER DEWITT PRO-5 WEED FABRIC (color per owner)
	LED-ARL-50W-30K-NZ-KN EXTERIOR DOWNLIGHT 3000K

## PARKS DEPARTMENT NOTES

ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION SHALL BE INSTALLED AND MAINTAINED BY DEVELOPER/OWNER AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

## LANDSCAPE NOTES

1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES. TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.

NO.	DATE	APPROVED BY	REMARKS

**RATT 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

LANDSCAPING & EXTERIOR LIGHTING PLAN  
STONEBROOK SQUARE LOT 11  
FOR  
MIKE JENSEN  
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

FILE NAME:
DATE: APRIL 2, 2026
CHECKED:
SCALE: 1" = 10'
SHEET L1 OF #



STAFF COMMENTS

<b>Agenda Date:</b>	<b>05/14/2026 - Planning Commission</b>
<b>Application Number:</b>	LUCA26-03
<b>Type of Application:</b>	Land Use Code Amendment
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Hurricane City
<b>Agent:</b>	N/A
<b>Request:</b>	Amend Title 10, Chapter 7 and 37 regarding flagpoles.
<b>Recommendation:</b>	Recommend approval to the City Council.
<b>Report Prepared By:</b>	Fred Resch III

**Discussion:** This ordinance update was prepared by staff in conjunction with the sign ordinance update presented at the previous meeting. It is proposed that the height of flagpoles be limited to the maximum height of buildings in a zone, with a new conditional use permit process for taller flagpoles in nonresidential zones. Conditions for conditional use permits include consideration for health and safety and proximity to airports. This code update also tightens up a section in Title 10 Chapter 37 that exempts flagpoles from the height ordinance.

**Recommendation:** The Planning Commission should thoughtfully consider the proposed ordinance update and any comments made at the public hearing. Staff recommends that the Planning Commission make a recommendation of approval to the City Council.

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**Sec. 10-37-11. Height exceptions and limitations.**

- A. *Exceptions to height limitations.* Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, parapet walls, skylights, towers, steeples, flagpoles, chimneys, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the limits herein prescribed, but no space above the height limit shall be allowed for the purpose of providing additional floor space for human occupancy.
- B. *Maximum height of accessory buildings.* No building which is accessory to a single-family or a multiple-family dwelling with four or fewer dwelling units shall be erected to a height greater than 20 feet unless a greater height is authorized by a conditional use permit.
- C. *Minimum height of main buildings.* No dwelling shall be erected to a height less than one story above grade except earth sheltered dwellings authorized by the provisions of this title.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

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

- A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.
- B. *Authority.*
1. The Planning Commission is authorized to issue conditional use permits for the following uses:
    - Agricultural industry.
    - Agritourism activities.
    - Animal specialties.
    - Assisted living facility.
    - Farm stands selling commercially packaged handicrafts or commercially processed or packaged food stuffs.
    - Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.
    - Greater size than permitted by this Code in all zones except residential and residential agricultural zones.
    - Metal building in commercial and residential zones.
    - Multi family in commercial zones.
    - Public stable.
    - Reception center.
    - Recreation and entertainment, outdoor.
    - Fences or walls of greater height.
  2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:
    - Animals and fowl for recreation and family food production.
    - Greater size accessory buildings than permitted by this Code in residential zones.
    - Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.
    - Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.
    - Metal buildings in commercial and residential zones.
    - Flag poles of greater height than permitted by this Code in nonresidential zones.
- C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.
- D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.
1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

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- a. The name, address and telephone number of the applicant and the applicant's agent, if any;
  - b. The address and parcel identification of the subject property;
  - c. The zone, zone boundaries and present use of the subject property;
  - d. A description of the proposed conditional use;
  - e. A plot plan showing the following:
    - (1) Applicant's name;
    - (2) Site address;
    - (3) Property boundaries and dimensions;
    - (4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
    - (5) Adjoining property lines and uses within 100 feet of the subject property.
  - f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;
  - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
  - h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.
2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.
  3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.
  4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.
  5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
  6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.
- 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 for each use are set forth are set forth as follows for each use in subsections E2a through E2g of this section:
    - a. *Standards for a reception center.*
      - (1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.
      - (2) Parking shall be contained onsite.

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- (3) The center must have an approved site plan.
  - (4) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.
  - (5) Reception center use must be secondary to any agricultural use on the property.
  - (6) Property shall be a minimum of five acres.
  - (7) In RA zoning, reception center shall only be used a maximum of five days a month.
  - (8) Building must meet the fire code and be inspected by the fire marshal or their representative prior to the approval of the conditional use permit.
  - (9) The applicant shall provide an emergency access plan that shall be approved by the fire marshal prior to the approval of the conditional use permit.
- b. *Standards for an agricultural industry.*
- (1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.
  - (2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
  - (3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
  - (4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.
- c. *Standards for a public stable.*
- (1) Adequate fencing and/or enclosures must be provided to ensure horses are confined safely and in conformance with acceptable animal husbandry standards.
  - (2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
  - (3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
  - (4) Site must contain adequate off street parking for customers. All trailers must be contained on site.
  - (5) Barns must be located at least 30 feet from any adjacent parcel that, at the time the applicant first seeks a conditional use permit, is zoned residential or residential-agricultural.
- d. *Standards for an assisted living facility.*
- (1) The facility shall comply with building, safety, and health regulations applicable to similar structures.
  - (2) The facility shall be licensed by the state.
  - (3) A site plan shall be approved for the facility to ensure adequate parking and landscaping are installed.
- e. *Standards for greater heights than permitted by this Code.*

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- (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.
- f. *Standards for greater size than permitted by this Code.*
- (1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.
  - (2) At least 50 percent of the lot on which the building is located must remain free of buildings.
  - (3) The building must be for a use permitted in the zone in which it is located.
- g. *Standards for animals and fowl for recreation and family food production.*
- (1) Adequate fencing must be provided to ensure animals and fowl are confined safely.
  - (2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
  - (3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
  - (4) The number of fowl will be limited by the point system used in section 10-37-15 of this title.
  - (5) Livestock numbers may be limited at the administrator's discretion based on the size of the lot and the facilities available to contain and protect the animals.
- h. *Standards for metal buildings.*
- (1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.
  - (2) The building must meet the following design standards:
    - (A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.
    - (B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.
    - (C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.
    - (D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.
- i. *Standards for animal specialties.*

- (1) Adequate fencing and/or enclosures must be provided to ensure animals are confined safely and in conformance with acceptable animal husbandry standards.
- (2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
- (3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
- (4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential agricultural pursuant to chapters 13 or 14 of this title.

j. *Standards for agritourism activities.*

- (1) Hours of operation must be compatible with adjoining uses and comply with City noise regulations.
- (2) On-site parking must be provided.
- (3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.
- (4) In agricultural zones, this use must be accessory to an established agricultural use.

k. *Standards for multi-family residential.* In order to promote and preserve commercial growth and to allow infill development of empty and vacant lots in the area designated as downtown on the general map, vacant parcels zoned for commercial uses as listed in this title may, as a conditional use, be allowed for multi-family residential use if the following criteria are met:

- (1) No habitable building has been on the parcel for the previous three years.
- (2) The land use on at least two sides of the property are residential use at the time of application. Property on the opposite side of a public road or right-of-way shall be considered adjacent for this criteria. Properties that do not meet this criteria may be approved for mix-use development as listed below.
- (3) Mix use is allowed. If the proposed development is a mix of commercial use and residential use, then residential units shall be placed on a floor above the commercial use, or in a way to allow commercial buildings to front onto the public roadways. If mixed use, the commercial shall comply with the commercial zoning standards and housing shall comply with RM-3 zoning standards.
- (4) Homes in the downtown area shall have the front of buildings face public roadways. The only exception for this requirement is for mix use developments and for parcels that would allow development of units behind units that front the public right-of-way. Every effort should be made to ensure the frontage of roadways are faced with the frontage of buildings. Walls, fences, and the rear of buildings fronting on to public right-of-way should be avoided.
- (5) Dwelling units and sites shall comply with RM-3 zoning standards and density. RM-3 minimum required area shall not apply.

l. *Standards for multiple accessory dwelling units in a residential, agriculture, or commercial zone.*

- (1) Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

Lot area	Number of accessory dwelling units
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0.79 acres or smaller	1
0.8 acres and greater	2

- (2) Fifty percent of the land area on the lot must be free of buildings.
- (3) A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom.
- (4) A landscape plan must be provided that shows how buildings will be shielded from other residential lots.
- (5) Occupancy plan: no more than ten people can stay in one building.
- (6) Only one accessory dwelling unit can be used as a short-term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.
- (7) Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of section 10-13-4.

m. *Standards for a fence or wall of greater height.*

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

n. *Standards for commercial kennels.*

- (1) Facilities shall be designed and operated so that noise generated from resident animals shall not exceed 50 decibels (50 dBA), as measured from the nearest property line. Flexibility in noise abatement design, such as solid wooden, metal, or masonry walls, is permitted to achieve the required decibel level.
- (2) Outdoor dog runs shall be designed to reduce barking provocation. Dogs shall only be allowed in outdoor kennels between sunrise and sunset each day.
- (3) Animal waste shall be collected daily and managed and properly disposed of for all animals on the property. Disposal shall be according to an approved waste disposal plan.
- (4) The parts of a building where animals are boarded shall be fully enclosed and sufficiently insulated to provide both noise mitigation and climate control shelter for the animals.
- (5) Outdoor facilities, including outdoor runs and exercise areas, shall not be located within 150 feet of any single-family zoning district.
- (6) All lighting must comply with section 10-33-7 of this Code.
- (7) All requirements of any applicable public health agencies and/or other regulatory agencies shall be met, and all necessary permits shall be obtained.
- (8) All animals maintained in kennels shall be confined on the premises or trained or exercised or bred under the owner's control and shall be enclosed in a secure shelter during the

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hours of darkness, except when they are shown, tried, worked, or hunting under the owner's control.

*o. Standards for farm stands selling commercially packaged handicrafts or commercially processed or packaged foods.*

- (1) The farm stand is located on a parcel zoned agricultural or residential agriculture not less than one acre in size.
- (2) Merchandise sold in the farm stand shall comply with the following conditions:
  - (A) All merchandise sold at the farm stand shall conform to the farm stand definition in section 10-3-4.
  - (B) The structure shall be primarily devoted to the sale of agriculturally produced or farmed products.
  - (C) Fifty percent of the structure's total sales area shall be devoted to the sale of farm products grown or produced on the property on which the farm stand is located.
  - (D) The sale of accessory items (i.e. unprocessed or home-processed foodstuffs such as canned goods, baked goods, and homemade handicrafts), commercially processed or packaged food stuffs, or commercial handicrafts shall be subordinate to the sale of agriculturally produced or farmed products, and the area of the structure utilized for the sale of such accessory items shall be less than 50 percent).
- (3) Commercially processed or packaged foods must be fully labeled for retail sale pursuant to applicable state and local health regulations.
- (4) Only one such structure not exceeding 500 square feet in size is allowed per legal lot or parcel. Structures are not permitted on lots or parcels that were subdivided in violation of this Code.
- (5) The height may not be greater than permitted in the associated zoning district.
- (6) Structure must comply with all setbacks of the associated zoning district.
- (7) Use must be subordinate to an established agricultural use.
- (8) The conditional use shall be discontinued if the size of the lot or parcel is reduced in area to less than one acre by subdivision or any other land-dividing activity.
- (9) Operation of the farm stand requires a business license pursuant to title 3 of this Code.
- (10) The use is not located in a recorded subdivision.

p. Standards for flag poles of greater height than permitted than permitted by the Code in nonresidential zones.

(1) The flag pole is not located in a single family zone, multi-family zone, a residential agricultural zone, or a planned development zone with a base zoning of multi-family, single family, or residential agricultural.

(2) The flag pole does not exceed one hundred feet (100').

(3) The application for the conditional use is accompanied by a plan showing the location, height, material, and specifications, together with materials stamped by an engineer licensed in

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the state of Utah certifying that the proposed flag is designed and engineered to meet all applicable standards and specifications.

(4) The flag pole is not a danger to the public's health and safety.

(5) The flag pole is in compliance with all height restrictions pertaining to the pole's proximately to public and private airports.

(6) The flag pole is in compliance with all federal and state height limitations, including height restrictions imposed by the Federal Aviation Administration.

- F. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.
- G. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.
- H. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.
1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.
  2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.
- I. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.
- J. *Revocation.* A conditional use permit may be revoked as provided in section 10-9-6 of this title.
1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:
    - a. The use for which a permit was granted has ceased for one year or more;
    - b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;
    - c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or
    - d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.
  2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.
- K. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

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(Ord. 2016-11, 11-17-2016; Ord. 2017-14, 8-17-2017; Ord. 2017-16, 11-16-2017; Ord. 2018-04, 4-5-2018; Ord. 2018-12, 10-18-2018; Ord. 2018-14, 12-20-2018; Ord. 2019-10, 9-19-2019; Ord. 2020-03, 2-6-2020; Ord. No. 2021-05, 6-3-2021; Ord. No. 2022-10, 5-19-2022; Ord. No. 2022-21, 7-7-2022; Ord. No. 2022-61, 2-2-2023; Ord. No. 2023-17, 9-21-2023; Ord. No. 2024-06, 6-6-2024; Ord. No. 2025-08, 5-15-2025)



STAFF COMMENTS

<b>Agenda Date:</b>	<b>05/14/2026 - Planning Commission</b>
<b>Application Number:</b>	LUCA26-04
<b>Type of Application:</b>	Land Use Code Amendment
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Hurricane City
<b>Agent:</b>	
<b>Request:</b>	Amend Title 10, Chapter 37, Section 10-37-12(E) regarding lots with double frontages.
<b>Recommendation:</b>	Recommend approval to the City Council.
<b>Report Prepared By:</b>	Gary Cupp

**Discussion:** This proposed code amendment is the result of a discussion in the Planning Commission meeting on April 23, 2026, regarding a request for an amended final plat to combine three lots in the Scenic Pointe subdivision that would result in the creation of a lot that would front on two city streets. Section 10-37-12(E) of the city code currently does not allow the creation of double frontage lots, and staff’s recommendation for the Scenic Pointe application was to have the landowner dedicate land to the city to create a strip of city-owned land between one of the street frontages and the applicant’s property in order to comply with the code requirement. The awkwardness of such a process brought about questions from the Planning Commission regarding the need to the requirement in cases such as the Scenic Point application. Internal staff conversations on the matter determined that the code provision is appropriate when considering new subdivision developments, but may not necessary for isolated situations where lots are being combined. It this therefore suggested that Section 10-37-12(E) be updated with the added text in red font below:

*Double frontage lots.* Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only. **Notwithstanding the foregoing, a double frontage lot is permitted when all of the following conditions are met: (1) the double frontage is the result of the combination of two or more previously recorded lots; (2) the double frontage lot will not access a master planned road; and (3) the front yard setback applicable to the property shall apply to both frontages of the double frontage lot.**

**Recommendation:** The Planning Commission should consider the proposed ordinance amendment and any public comments received at the public hearing. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

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## Sec. 10-37-12. Lots and yards.

- A. *Every building on legally created lot.* Every building shall be located and maintained on a legally created lot as defined in this title, unless such lot is a legally nonconforming lot. Not more than one single-family dwelling or commercial structure shall occupy any one lot except as authorized by the provisions of this title.
- B. *Sale or lease of required land.* No land needed to meet the size, width, yard, area, coverage, parking or other requirements of this title shall be sold, leased, or otherwise transferred away, whether by subdivision or metes and bounds, so as to create or increase the nonconformity of a lot, building, or site development. No lot having less than the minimum width and area required by the zone where it is located may be divided from a larger parcel of land, except as permitted by this section or by the Appeals Board pursuant to the requirements of this title.
1. A reduction in the minimum required area of a lot owned by the City, county, state, or other public entity or utility provider may be granted a special exception approved by the Appeals Board provided:
    - a. Such lot is used exclusively for public purposes; and
    - b. No living quarters are located on such lot.
  2. If a portion of a lot which meets minimum lot area requirements is acquired for public use in any manner, including dedication, condemnation or purchase, and such acquisition reduces the minimum area required, the remainder of such lot shall nevertheless be considered as having the required minimum lot area if all of the following conditions are met:
    - a. The lot contains a rectangular space of at least 30 feet by 40 feet exclusive of applicable front and side yard requirements, and exclusive of one-half of the applicable rear yard requirements, and such rectangular space is usable for a principal use or structure.
    - b. The remainder of the lot has an area of at least one-half of the required lot area of the zone in which it is located.
    - c. The remainder of the lot has access to a public street.
- C. *Reduction of minimum lot width and area requirements.* Minimum lot area or lot width requirements of this title shall not be construed to prevent the use of a lot for a single-family dwelling so long as such lot was:
1. Held in separate ownership on the effective date of this title; and
  2. Was legally created when it became nonconforming as to area or width.
- D. *Adjacent lots when used as one building lot.* When a common side lot line separating two or more contiguous lots is covered or proposed to be covered by a building, such lots shall constitute a single building site and the setback requirements of this title shall not apply to a common lot line if a document is recorded indicating the owner's intent to use the combined lots as a single development site. The setback requirements of this title shall apply only to the exterior side lot lines of the contiguous lots so joined.
- E. *Double frontage lots.* Lots having frontage on two or more streets shall be prohibited except for corner lots and double frontage lots in subdivisions which back onto streets shown on the City's road master plan. Such double frontage lots shall be accessed only from an internal subdivision street. Frontage on lots having a front lot line on more than one street shall be measured on one street only. Notwithstanding the foregoing, a double frontage lot is permitted when all of the following conditions are met: (1) the double frontage is the result of the combination of two or more previously recorded lots; (2) the double frontage lot will not access a master planned road; and (3) the front yard setback applicable to the property shall apply to both frontages of the double frontage lot.
- F. *Setback measurement.* The depth of a required setback area abutting a street shall be measured from the lot line except as set forth below:
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1. In blocks where more than 50 percent of the buildable lots have main buildings which do not meet the current front yard setback of the zone where the block is located, the minimum front setback requirement for new construction shall be equal to the average existing front yard size on the block. In no case shall a front yard setback of more than 30 feet be required.
  2. On lots with frontage on the curve of a cul-de-sac or "knuckle" street, the front setback may be measured from a straight line drawn joining the front corners of the lot. In no case may the living area be any closer than 15 feet from the back of sidewalk or the garage be any closer than 20 feet from the back of sidewalk.
- G. *Yards and setback areas to be unobstructed; exceptions.* Yard and setback areas shall be open to the sky and unobstructed except for:
1. Accessory buildings in a rear yard or interior side yard but outside the setback areas;
  2. The ordinary projections of window bays, roof overhangs, skylights, sills, belt courses, cornices, chimneys, flues and other ornamental features, which shall not project into a setback area more than four feet;
  3. Open or lattice enclosed fire escapes and fireproof outside stairways and balconies, which shall not project into a setback area more than five feet; and
  4. Any part of an uncovered deck or patio, excluding nonopaque railings.
- H. *Yard space for one building only.* No yard or other required open space on an adjoining lot shall be considered as providing a yard or open space on a lot whereon a building is to be erected or established.
- I. *Lot coverage.* In no zone shall a building or group of buildings with their accessory buildings cover more than 50 percent of the area of the lot.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2005-12, 6-2-2005; Ord. 2017-14, 8-17-2017; Ord. 2018-12, 10-18-2018; Ord. No. 2025-17, 2-5-2026)



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>05/14/2026 - Planning Commission</b>
<b>Application Number:</b>	LUCA26-05
<b>Type of Application:</b>	Land Use Code Amendment
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Hurricane City
<b>Agent:</b>	
<b>Request:</b>	Amend Title 10, Chapter 7 regarding new and unlisted business uses.
<b>Recommendation:</b>	Recommend approval to the City Council.
<b>Report Prepared By:</b>	Fred Resch III

**Discussion:**

The Utah State Legislature passed SB179 in 2025, requiring cities to adopt a process for new and unlisted business uses; these would be potential business uses that do not match any of the listed business uses on the current use tables in the city code. Hurricane City complied with that law and passed an ordinance adopting the state’s process in May 2025. There were issues with the way the original bill was written, specifically with regards to the legislative process and the appeal process, so in 2026, the State Legislature passed SB284 which included provisions to fix these problems. Staff has prepared an updated ordinance to match these changes in the state code. The key changes are:

- The Council’s decision to add a new-and-unlisted-business use to the code requires an amendment to the code, which is a legislative decision and must follow that process.
- An appeal to the Council’s decision not to add a new or unlisted business use to the code must now be filed in district court, which is consistent with the process for any other legislative decisions. Currently, such appeals would go to the Appeals Board.

**Recommendation:**

The Planning Commission should consider the proposed ordinance amendment and any public comments received at the public hearing. Staff recommends the Planning Commission make a recommendation of approval to the City Council.

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**Sec. 10-7-18. Administrative interpretation and classification of new and unlisted business uses.**

A. *Purpose.* The provisions of this title, though detailed and extensive, cannot as a practical matter address every specific situation to which these provisions may be applied. This section allows the Zoning Administrator to interpret a provision of this title in light of the general and specific purposes for which it was enacted and as applied to specific circumstances.

B. *Definitions.*

*Classification request* means a request to determine whether a new or unlisted business use aligns with an existing land use specified within this title.

*New or unlisted business use* means a business activity that does not align with a specified use listed within this title.

C. *Authority.* The Zoning Administrator is authorized to render interpretations of the provisions of this title, and any rule or regulation adopted pursuant thereto, and respond to classification requests as provided in this section.

D. *Initiation.* Any person may request an administrative interpretation or classification request as provided in this section.

E. *Application requirements.* An application for an administrative interpretation or classification request shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the applicant's agent, if any;

b. The specific provision or provisions of this title for which an interpretation is requested;

c. Specific facts of the situation which illustrate the need for an administrative interpretation;

d. The interpretation claimed by the applicant to be correct; and

e. When a classification request is requested the application shall include:

(1) A statement explaining why the proposed use should be deemed as included within a use category allowed by the zone applicable to the property; and

(2) Documents, statements, and other evidence demonstrating that the proposed use will conform to all use limitations established by the zone applicable to the property.

2. After the application is determined to be complete, the Zoning Administrator shall review the request and make an interpretation in accordance with the standards set forth in subsection F of this section.

F. *Standards for making administrative interpretations.* The following standards shall apply to administrative interpretations:

1. Administrative interpretations shall not add to or change the provisions of this title.

2. Questions about the location of zone boundaries shall be resolved by applying the standards set forth in section 10-11-4 of this title.

3. An administrative interpretation shall be consistent with:

a. The provisions of this title; and

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- b. Any previously rendered interpretations based on similar facts.
4. A classification request shall be subject to the following standards:
- a. A "use" defined in section 10-3-4 of this title shall be interpreted as provided therein;
  - b. Any use specifically listed as "not permitted" in a table of permitted and conditional uses for a particular zone shall not be allowed in that zone;
  - c. No classification request shall allow a use in a zone unless evidence is presented demonstrating the use will conform to development standards established for the zone;
  - d. No classification request shall allow a use in a particular zone unless the use is substantially similar to a use allowed in the zone;
  - e. If a proposed use is most similar to a conditional use authorized in the zone in which it is proposed to be located, any interpretation allowing such use shall require that the use be approved only as a conditional use pursuant to section 10-7-9 of this chapter; and
  - f. No use interpretation shall permit the establishment of any use that would be inconsistent with the statement of purpose of the zone in which it would be located.
  - g. If the Zoning Administrator determines that the proposed use does not align with an existing use the proposed use is deemed to be a new or unlisted business use.
- G. *Legislative action for new or unlisted business uses.*
- 1. ~~If a proposed use is determined to be a new or unlisted business use, the applicant must shall~~ submit a request to the City Council to amend the code to approve the proposed business use within 14 calendar days of the Zoning Administrators determination of a new or unlisted business use. ~~This shall follow the process of section 10-7-7 of this title.~~
  - 2. At a regular meeting, ~~after providing public notice and holding a public meeting as laid out inset forth in section 10-7-4, of the City Council it~~ shall:
    - a. Approve or deny the proposed business use; and
    - b. If approved, designate appropriate zones ~~for the use in which the use shall be permitted or conditional.~~
  - 3. The City Council shall act within 60 days of the request for legislative review, provided that the applicant responds to information requests and attends all required hearings.
  - 4. If denied, the City shall provide written reasons for the denial and notify the applicant of the process to appeal the Council's decision.
- H. ~~Appeal of decision. Any person adversely affected by an administrative interpretation, classification request, or legislative action for new or unlisted business uses rendered by the Zoning Administrator or City Council may appeal to the Appeals Board in accordance with the provisions of section 10-7-19 of this chapter.~~
- 1. An applicant may appeal an administrative interpretation or classification request made by the Zoning Administrator to the Appeals Board in accordance with section 10-7-19 of this chapter.
  - 2. An applicant may appeal the City Council's legislative decision under section G in accordance with Utah Code Section 10-20-1109.
- I. *Effect of approval.* An administrative interpretation shall apply only to the property for which an interpretation is given.

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1. A use interpretation finding a use to be a permitted or conditional use in a particular zone shall be deemed to authorize only that use on the subject property. A use interpretation shall not authorize another allegedly similar use for which a separate use interpretation has not been issued.
  2. A use interpretation finding a particular use to be a permitted or conditional use shall not authorize the establishment of such use nor the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any approvals or permits that may be required by this title or other applicable provisions of this Code.
  3. After making a decision, the Zoning Administrator shall give the applicant written notice of the decision.
  4. A record of all administrative interpretations shall be maintained in the office of the Zoning Administrator.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2018-12, 10-18-2018; Ord. No. 2025-11, 6-5-2025)

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Sec. 10-7-19. Appeal of administrative decision.

- A. *Purpose.* This section sets forth procedures for appealing an administrative decision applying provisions of this title.
- B. *Authority.* The Appeals Board shall hear and decide appeals from administrative decisions applying the provisions of this title as provided in this section.
- C. *Initiation.* Any person, or any officer, department, board or bureau of the City, adversely affected by a decision administering or interpreting a provision of this title may appeal to the Appeals Board as provided in subsection D1 of this section. A complete application for an appeal shall be filed within 14 days of the decision which is appealed.
  - 1. Only decisions applying this title may be appealed to the Appeals Board.
  - 2. A person may not appeal, and the Appeals Board may not consider, any amendment to this title. Appeals may not be used to waive or modify the terms or requirements of this title.
- D. *Procedure.* An appeal of an administrative decision to the Appeals Board shall be considered and processed as provided in this subsection.
  - 1. A complete application shall be submitted to the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:
    - a. The name, address and telephone number of the applicant and the applicant's agent, if any;
    - b. The decision being appealed;
    - c. Grounds for the appeal; and
    - d. A description of the action claimed by the applicant to be incorrect.
  - 2. After an application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Appeals Board as provided in section 10-7-4 of this chapter. Prior to the hearing the Zoning Administrator shall transmit to the Appeals Board all papers constituting the record of the action which is appealed.
  - 3. Upon receipt of a complete application for an appeal all further proceedings concerning the matter appealed shall be stayed as provided in subsection 10-6-5H of this title.
  - 4. The Appeals Board shall hold a public meeting and thereafter shall approve, approve with conditions, or deny the application. Any conditions of approval shall be limited to conditions needed to conform the matter appealed to applicable approval standards.
  - 5. After the Appeals Board makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.
  - 6. A record of all appeals shall be maintained in the office of the Zoning Administrator.
- E. *Standards for decision.*
  - 1. The Appeals Board may reverse or affirm, wholly or in part, or may modify an administrative decision. To that end the Appeals Board shall have all the powers of the officer from whom the appeal was taken, may attach appropriate conditions, and may issue or direct the issuance of a permit.
  - 2. The board shall review an administrative decision for correctness and shall give no deference to the reasonableness of the decision being appealed.
  - 3. The person making an appeal shall have the burden of proving that an error has been made.

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4. Because this title is in derogation of a property owner's common law right to unrestricted use of property, provisions herein restricting property use should be strictly construed, and provisions permitting property use should be liberally construed in favor of the property owner.

~~F. Standards for decision on legislative action for new or unlisted business uses.~~

- ~~1. The Appeals Board may reverse or modify the City Council's denial or determination of a new or unlisted business use only under the following conditions:~~
- ~~a. The interpretation or classification was inconsistent with city code or state law;~~
  - ~~b. The process violated procedural requirements;~~
  - ~~c. There was insufficient evidence to support the decision.~~

FG. *Appeal of decision.* Any person adversely affected by a decision of the Appeals Board regarding an appeal of an administration decision may, within 30 days after such decision, appeal to the district court as provided in Utah Code Annotated section 10-~~20-11099a-801~~, as amended.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2018-12, 10-18-2018; Ord. No. 2025-11, 6-5-2025)