



# HURRICANE CITY UTAH

## Planning Commission

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

**Mayor**

**City Manager**

Clark Fawcett

Kaden DeMille

## Hurricane Planning Commission Meeting Agenda

June 25, 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

### NEW BUSINESS

1. PSP26-05: Discussion and consideration of a possible approval of a preliminary site plan for Dino Dash Commercial Plaza, a car wash and commercial development located at 1690 W & State St. Randy Simonsen, Applicant. Eric McFadden, Agent.
2. PSP26-06: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane RV(Harris Hideaway), an RV park, located at 100 W & 400 S. Stetson Harris, Applicant. Eric McFadden, Agent.

3. PSP26-07 CUP26-14: Discussion and consideration of a possible approval of a preliminary site plan and conditional use permit for Cordero, a cell tower located at 3000 S and Highway 7. Anthemnet, Applicant. Doug Kofford, Agent.
4. FSP26-18: Discussion and consideration of a possible approval of a final site plan for Maverik Hurricane Sand Hollow, a gas station and convenience store, located at 3371 W Brentwood Dr. Maverik Inc, Applicant. Jenny Cooper, Agent.

### **Adjournment**

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



STAFF COMMENTS

<b>Agenda Date:</b>	<b>06/25/2026 - Planning Commission</b>
<b>Application Number:</b>	PSP26-05
<b>Type of Application:</b>	Preliminary Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Randy Simonsen
<b>Agent:</b>	Eric McFadden
<b>Request:</b>	Preliminary Site Plan Approval.
<b>Location:</b>	1690 W and State St.
<b>Zoning:</b>	HC
<b>General Plan Map:</b>	General Commercial
<b>Recommendation:</b>	Approve subject to staff and JUC comments.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant has submitted a preliminary site plan for a car wash and commercial development located west of the Tractor Supply store at the corner of 1690 W and State Street. The development consists of a car wash and related improvements, as well as a building labeled as “warehouse tenant.” Warehousing is not permitted in Highway Commercial, so the use of the building needs to be clarified and changed. The site is zoned Highway Commercial (HC).



*Vicinity Map*

**JUC Comments**

The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Fire:** Approved.
3. **Sewer:** If there is more than one unit, and units are individually owned, an 8-inch main will need to be installed in the lot with each unit having an individual lateral. A 25-foot sewer easement is needed where the main is not in a public road. Per Standard: 6-inch to main needs to connect with a manhole. Additional comments given to applicant.
4. **Water:** Approved.
5. **Power:** Developer will need to acquire necessary PUE on west side of the road. It is assumed the car wash will be the only building requiring 480V and the warehouse tenant spaces will be 208V. There will be a total of 5 services (4 200A and 1 2000A) or will it be less than 2000A for the car wash? Additional comments given to applicant.
6. **Streets:** Approved.
7. **Engineering:** It appears a conditional access permit must be filed with UDOT. A Category I traffic impact study must be provided for review and approval prior to or concurrent with the proposed construction plans (HCS 3.9.2). The study should determine the need for a right turn lane from State Street, evaluate the offset intersections of 1690 W and Standard Plumbing/Dollar Tree's access, Standard

Plumbing/Dollar Tree's access & 1580 W, and the proposed intersection for future development off 1690 W, and commentate on the site's primary access design and a 2nd access for the site (across Tractor Supply, across Hinton Holdings property to Andesite Drive, or along 1690 W (a private street) to 250 North. It appears the criteria for a right turn lane are met (HCS 3.2.4.15). Public right of way for 1690 West must be secured from the neighbors (Hurricane City Code (HCC) 10-37-4). Private rights of way from documents 20140007663 & 20260012332 are helpful for discussing said public right of way with the neighbors. The status of the concrete irrigation ditch in 100 N & 1690 West should be investigated with the Hurricane Canal Company. Applicant should make provisions for road improvements along 100 North (i.e. curb, gutter, sidewalk, 10' landscape strip), see HCS 3.2.4.2(J). Show that vehicles (passenger, delivery, and trash collection) can turn around before entering 1690 W. Sewer will need an easement and 10-foot separation from other utilities. Joint Utility Trench must be on the road's west side (HCS 2.2.9(D)). Sewer main should be on the west and water main should be on the east side of 1690 West (HCS 2.2.9). Locate and show all existing utilities in the construction plans. Existing 6-inch water main must be made 8 inches to meet state code.

**8. Gas:** [No comments received.]

**9. Infowest:** We have active fiber within the lot(s) and would like the area to be fully blue staked to avoid damages and charges for fixing our lines.

**10. Washington County Water Conservancy District:** 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.

**Staff Comments:**

1. Land Use: The proposed car wash is a permitted use in the Highway Commercial (HC) zone. As discussed above, warehousing is not a permitted use in the HC zone. However, the proposed tenant spaces could potentially accommodate uses that are permitted in the HC zone, such as office space or vehicle repair. Therefore, the applicant should clarify the intended use of these tenant spaces prior to final site plan approval.
2. Water Efficiency: The car wash will need to follow HCC 10-32-12 regarding water efficiency standards for car washes: *All car wash facilities shall be plumbed during construction for water recycling systems and not exceed an average of 35 gallons of potable water per washed vehicle.*
3. Parking Requirements: Pursuant to HCC section 10-34-10(A), a car wash requires, "*1 space per employee;*" the site plan indicates there will be six employees and six spaces provided. The code also requires four stacking spaces, which are shown as being provided. Parking for the north property will be defined when the use of the property is further defined.
4. Landscaping: Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way; a full landscape plan will be required with the final site plan submittal. It does not appear the full 10 feet of landscape buffer is being provided on the south boundary. The applicant will also need to ensure that proper parking lot landscaping is provided on the landscape plan with the final site plan.

5. **No Vested Rights Granted:** It should be noted that pursuant to HCC section 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 subject to staff and JUC comments.

May 20, 2026

Parcels: H-3-1-33-3111 & H-3-1-33-3118

Project: Dino Dash Commercial Plaza

Subject: Narrative of the proposed development

The Dino Dash Commercial Plaza is situated on two adjoining lots that total 2.00 acres. The proposed site will consist of the dedication and construction of half roadway improvements along 1690 West, along with a new Dino Dash car wash facility and a warehouse tenant building. Project site improvement totals:

Total Site Area = 87,149 sq.ft. / 2.00 acres

1690 West Roadway Dedication Area = 13,439 sq.ft.

Remaining Site Area = 73,710 sq.ft. / 1.69 acres

Buildings (Footprint) = 14,405 sq.ft. (19.5% of the site)

Parking lot & Sidewalks = 39,674 sq.ft. (53.8% of the site)

Landscaping = 19,631 sq.ft. (26.7% of the site)

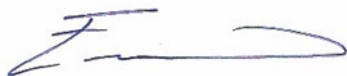
The property is situated as follows: North = 1690 West connection, across the street is existing R1-10 zone. East = Tractor Supply Company, HC zone, South = State Street, across the street is Dollar Tree and Sprinkler World, HC zone. West = 1690 West, across the street on North end of the property is an existing home, HC zone, to the South is undeveloped HC zoned property.

Access to the property will come from 1690 West. This access will be improved with half width improvements along the properties Western boundary from State Street to the North end of the property.

The property is Zoned HC.

Please feel free to contact us directly with any further questions or clarifications on this project at 435-313-2267 or email at [premier.design\\_eric@yahoo.com](mailto:premier.design_eric@yahoo.com).

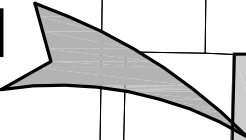
Sincerely,



Eric A. Mcfadden  
Premier Design & Engineering Inc.



**PROJECT  
LOCATION**



# VICINITY MAP

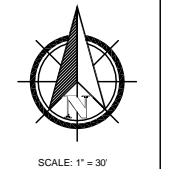
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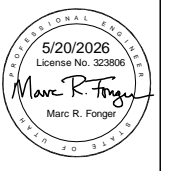
# DINO DASH COMMERCIAL PLAZA

DATE: 5/6/2026  
 DRAWN BY: E.A.M.  
 CHECKED BY: M.R.F.  
 CLIENT: RS

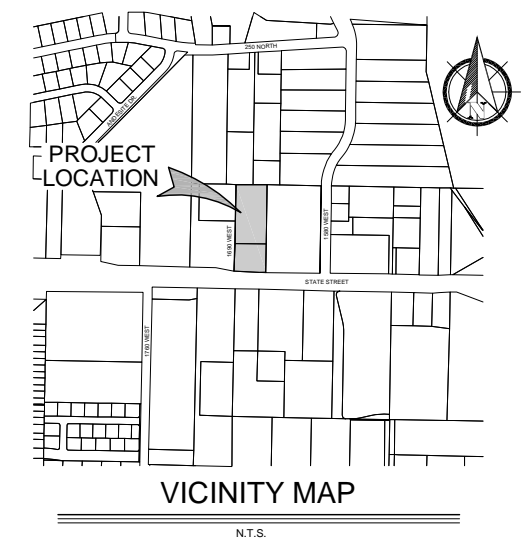
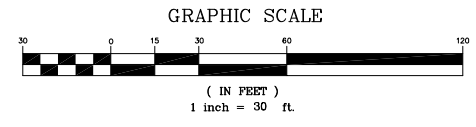
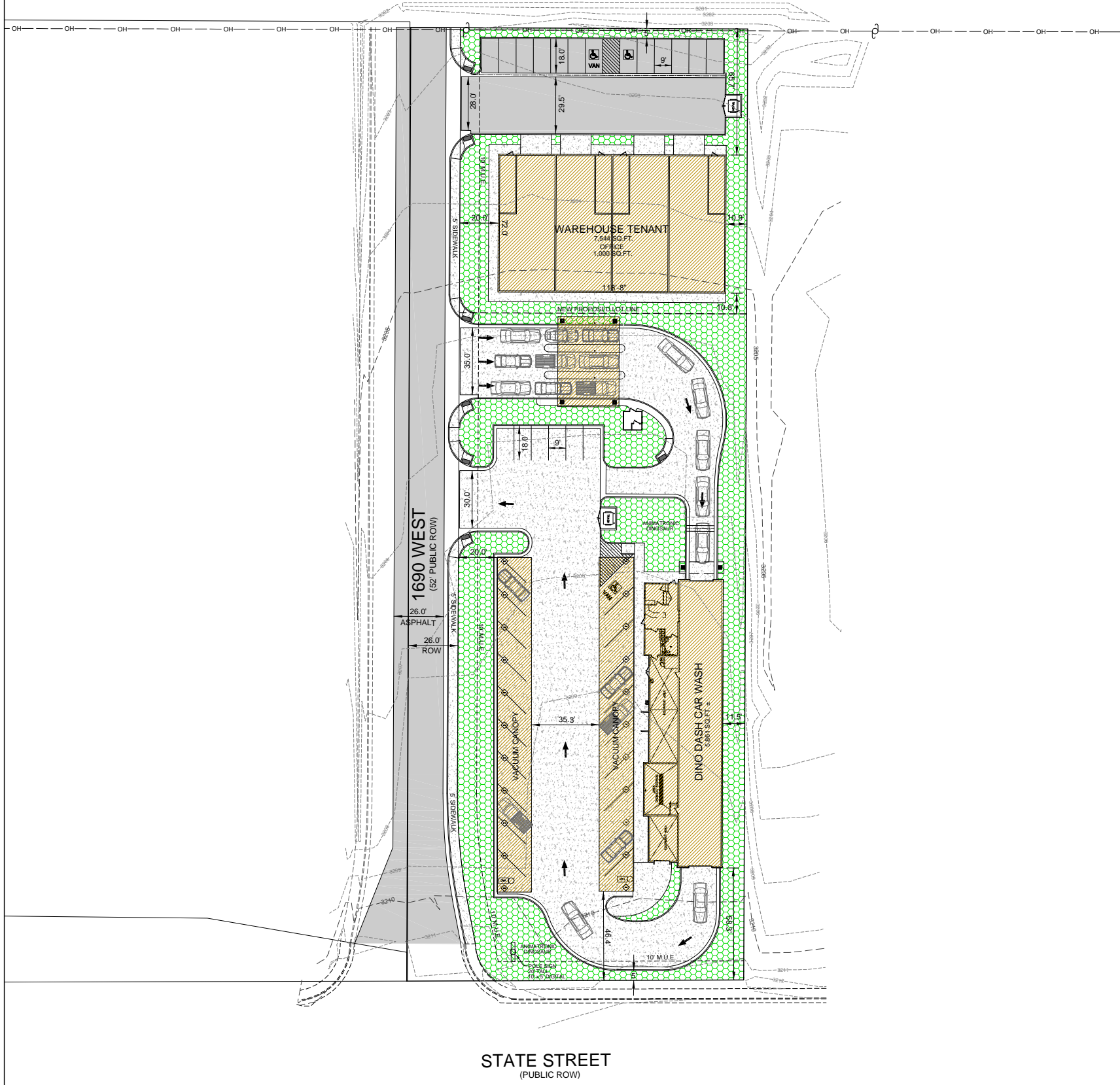


PRELIMINARY SITE PLAN  
 DINO DASH COMMERCIAL PLAZA  
 CORNER OF 1690 WEST & STATE STREET  
 HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.  
 75 EAST 100 NORTH  
 IVINS, UTAH 84738  
 (775) 385-7647 - PREMIER.DESIGN.MARC@GMAIL.COM  
 (435) 313-2267 - PREMIER.DESIGN.ERIC@YAHOO.COM



SHEET  
**PSP**



### SITE DATA

PARCEL: H-3-1-33-3111 & H-3-1-33-3118
ZONING: HC
BUILDING HEIGHT: 28'-6" ±
BUILDING USE: CAR WASH & RETAIL / OFFICE
SITE AREA: 87,149 SQ. FT. / 2.00 ACRES
ROW DEDICATION AREA 1690 WEST: 13,439 SQ. FT. (15.4% OF SITE)
SITE AREA AFTER ROW DEDICATION: 73,710 SQ. FT. / 1.69 ACRES
BUILDING AREAS (FOOTPRINT): 14,405 SQ. FT. (19.5% OF SITE)
SIDEWALK, CURBING & ASPHALT: 39,674 SQ.FT. (53.8% OF SITE)
LANDSCAPING PROVIDED: 19,631 SQ.FT. (26.7% OF SITE)
PARKING REQUIRED:
CAR WASH: 1 SPACE / EMPLOYEE = 1 x 6 EMPLOYEES = 6 SPACES
STACKING = 4 CARS / BAY = 4 x 1 BAY = 4 CAR STACKING
WAREHOUSE: 7,544 SQ. FT. / 1000 = 7.54 SPACES
OFFICE: 1,000 SQ. FT. / 250 = 4 SPACES
PARKING PROVIDED:
CAR WASH: = 6 SPACES + > 4 CAR STACKING
WAREHOUSE / OFFICE: = 13 SPACES (1 VAN & 1 ACCESSIBLE)

### LEGEND

- = PROPOSED BUILDING AREA
- = PROPOSED ASPHALT AREA
- = PROPOSED CONCRETE AREA
- = PROPOSED LANDSCAPE AREA

# DINO DASH COMMERCIAL PLAZA

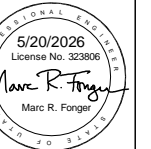
DATE: 5/6/2026  
 DRAWN BY: E.A.M.  
 CHECKED BY: M.R.F.  
 CLIENT: RS



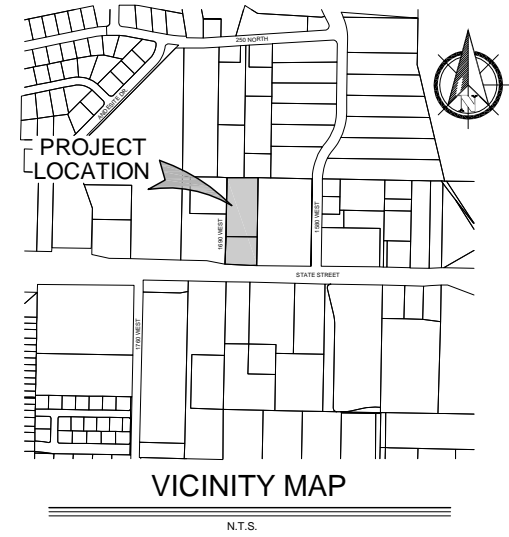
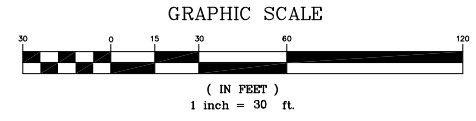
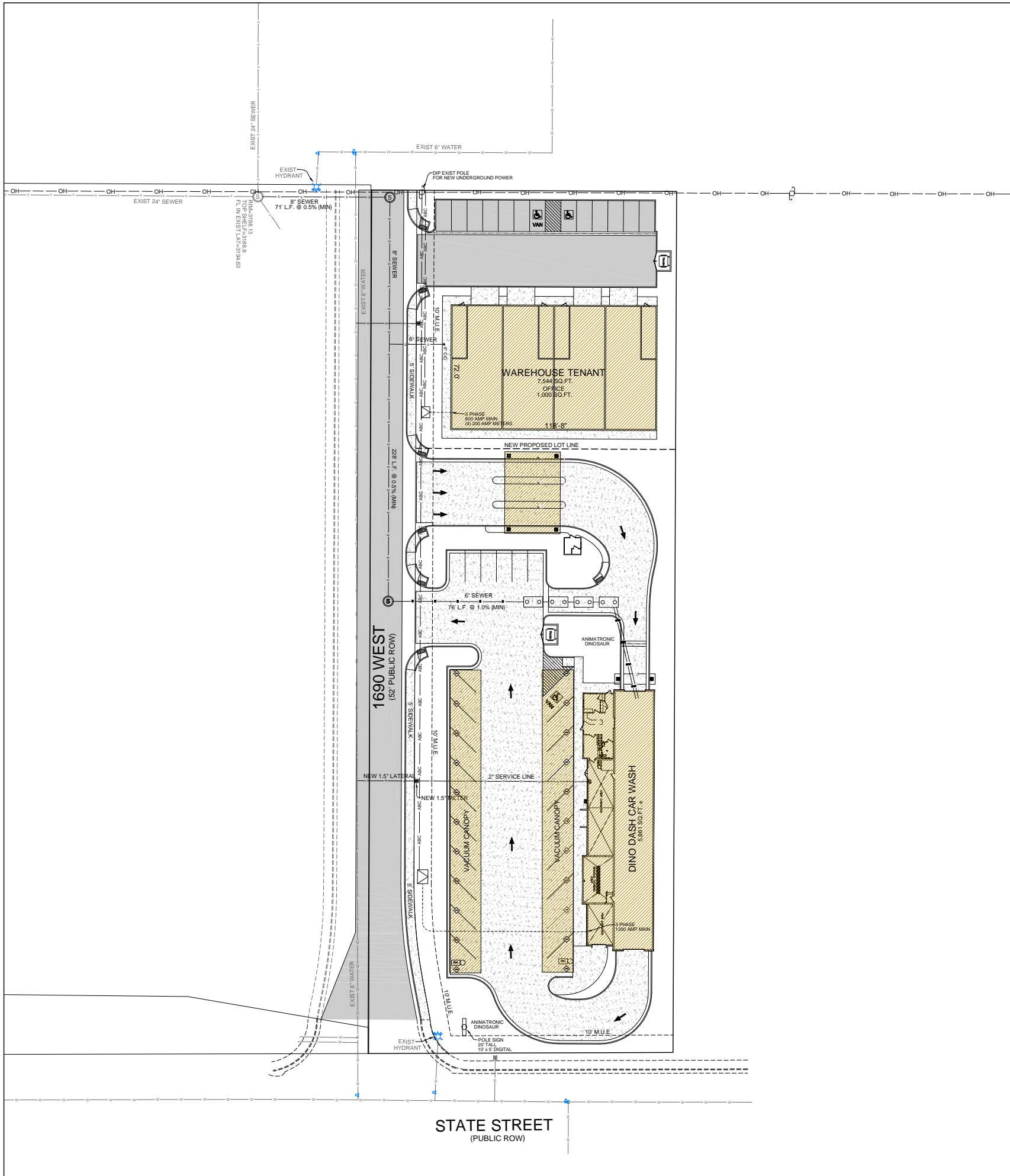
SCALE: 1" = 30'

PRELIMINARY UTILITY PLAN  
 DINO DASH COMMERCIAL PLAZA  
 CORNER OF 1690 WEST & STATE STREET  
 HURRICANE, UTAH 84737

PREMIER DESIGN & ENGINEERING INC.  
 75 EAST 100 NORTH  
 IVINS, UTAH 84738  
 (775) 385-7647 - PREMIER.DESIGN.MARC@GMAIL.COM  
 (435) 313-2267 - PREMIER.DESIGN.ERIC@YAHOO.COM



SHEET  
**PUP**



STATE STREET  
 (PUBLIC ROW)

1690 WEST  
 (62' PUBLIC ROW)



**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>06/25/2026 - Planning Commission</b>
<b>Application Number:</b>	PSP26-06
<b>Type of Application:</b>	Preliminary Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Stetson Harris
<b>Agent:</b>	Eric McFadden
<b>Request:</b>	Preliminary Site Plan Approval.
<b>Location:</b>	100 W 400 S
<b>Zoning:</b>	MH/RV
<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 submitted a preliminary site plan for an RV park located at the corner of 100 W and 400 S adjacent to the existing Robert's Roost RV park. This development will consist of eight RV stalls (one of which may serve as a management office) and associated improvements. A single family home formerly occupied this site. This site is zoned Mobile Home/Recreational Vehicle (MH/RV).



**8. Gas:** [No comments received.]

**9. Infowest:** Approved.

**10. Washington County Water Conservancy District:** 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.

**Staff Comments:**

1. Land Use: An RV park is permitted in the MH/RV zone. All proposed spaces meet the 1000 sq ft minimum.
2. Management Office: An office or registration area is required. (HCC 10-43-6(D)(4)) The applicant has told staff that they may use existing facilities within Robert's Roost or use one of the eight spaces for this use.
3. Easements: Proper easements for access and utilities may be needed from neighboring property owners in order to develop as shown.
4. Parking Requirements: Pursuant to Hurricane City Code (HCC) section 10-43-6(C)(7), an RV park requires one parking space per RV space. This space is provided.
5. Landscaping: Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way, and all space not covered with driveway, hard surfacing, or building be landscaped (HCC 10-32-6 and HCC 10-43-6(C)(4)).
6. **No Vested Rights Granted: It should be noted that pursuant to HCC section 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 subject to staff and JUC comments.

June 2, 2026

Parcel: H-357-B-1

Project: 8 Lot Rv park

Subject: Narrative of the proposed development

The 8 Lot Rv Park project is situated on parcel H-357-B-1 and consist of 0.279 acres. The proposed site will consist of a 8 lot Rv Park and associated improvements as follows:

Total Site Area = 12,172 Sq.ft.

8 Rv Lots = 8,232 Sq.ft. (67.6% of the site)

Paved Access = 2,011 Sq.ft. (16.5% of the site)

Landscaping = 1,929 Sq.ft. (15.9% of the site)

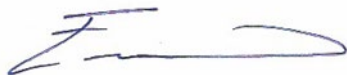
The property is situated as follows: North across 400 South Street is single family residential, East & South is the existing Roberts Roost Rv park, and West is existing single family residential.

Access to the property will come off of 400 South via the existing access to Roberts Roost Rv Park. The central paved access proposed in the middle of the project will be improved at 30' wide to ensure easy access to the Rv lots.

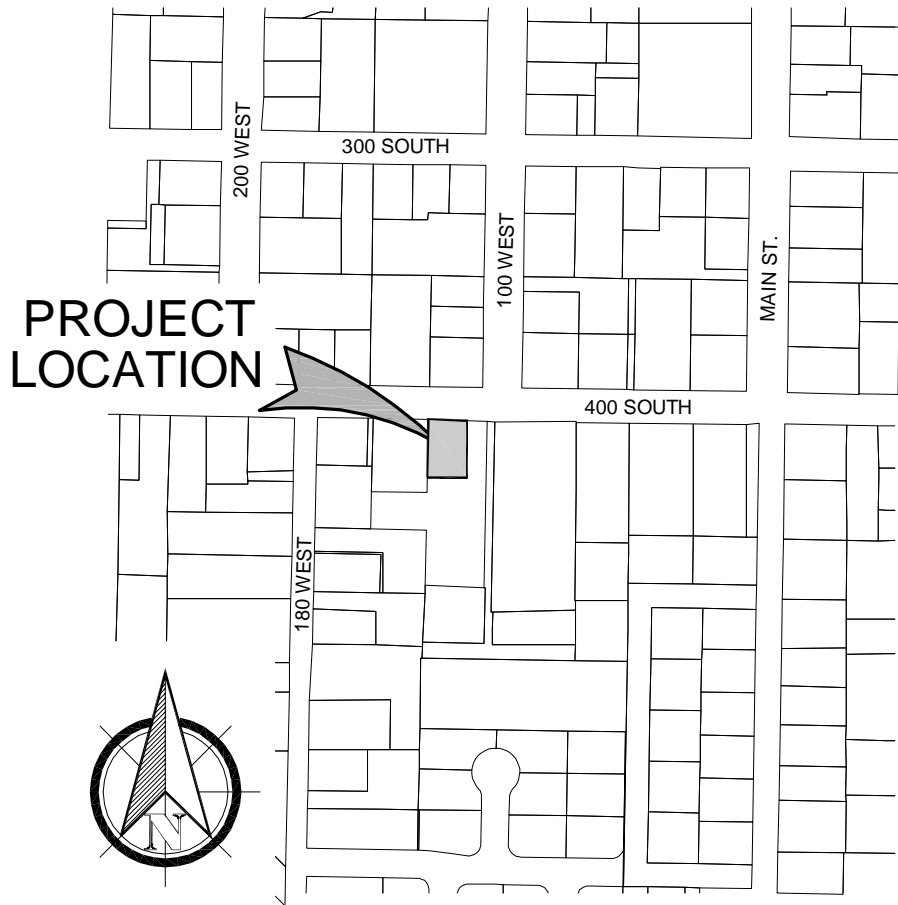
The property is Zoned MH/RV.

Please feel free to contact us directly with any further questions or clarifications on this project at 435-313-2267 or email at [premier.design\\_eric@yahoo.com](mailto:premier.design_eric@yahoo.com).

Sincerely,



Eric A. Mcfadden  
Premier Design & Engineering Inc



**PROJECT  
LOCATION**

## VICINITY MAP

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N.T.S.







**STAFF COMMENTS**

<b>Agenda Date:</b>	<b>06/25/2026 - Planning Commission</b>
<b>Application Number:</b>	CUP26-14 PSP26-07
<b>Type of Application:</b>	Conditional Use Permit and Preliminary Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Anthemnet
<b>Agent:</b>	Doug Kofford
<b>Request:</b>	Approval of a Conditional Use Permit and Preliminary Site Plan.
<b>Location:</b>	SR-7 and 3000 S
<b>Zoning:</b>	Residential Agriculture RA-1
<b>General Plan Map:</b>	Neighborhood Commercial
<b>Recommendation:</b>	Table item.
<b>Report Prepared by:</b>	Fred Resch III

**Discussion:**

The applicant is proposing a 120’ tall new monopole telecommunications facility located at the northwest corner of the SR-7 and 3000 S interchange. The property is currently zoned Residential Agriculture 1 (RA-1) and a monopole tower is a conditional use in that zone.

**JUC Comments**

The following items will need to be addressed:

1. **Public Works:** Please replace the Cordero name with another for this project.
2. **Power:** Approved with conditions. There is currently no power infrastructure to this location. Contact Hurricane City Power to schedule a meeting to discuss different options. An 800A service is possible however Hurricane City does not support single phase 800A services. This would need to be a commercial three phase service
3. **Water:** Approved.
4. **Streets:** Approved.
5. **Sewer:** Approved.
6. **Engineering:**
7. **Fire:** Approved.
8. **Gas:** [No comments received.]

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



Vicinity Map

**Staff Comments: Preliminary Site Plan**

1. Land Use: The proposed use of a monopole telecommunication facility is a conditional use in the RA-1 zone.
2. Final Site Plan: Construction drawings and a final site plan will need to be approved for the site. The final site plan will have to meet the requirements of Hurricane City Code (HCC) 10-50-12. A building permit will need to be approved for the monopole itself. The applicant should also provide verifications with the Final Site Plan application that applicable FCC and FAA regulations have been satisfied.
3. **No Vested Rights Granted:** It should be noted that pursuant to HCC section 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.**

**Staff Comments: Conditional Use Permit**

1. The proposed tower is planned to be taller than 100 feet which can be approved by the Planning Commission with the additional conditions below:
  - a. The monopole is planned to be colored rust brown to help blend in with the surroundings. The property is set below the existing grade of SR-7.
  - b. The monopole and site plan show locations for additional collocations in the future
  - c. The proposed monopole of greater height does not meet the required 300-foot setback from a residential zone boundary, because the property located approximately 200 feet to the south is zoned Single Family Residential R1-10(PDO), a residential zoning district for Neighborhood #1 of the Sand Hollow Mesa project. But since Neighborhood #1 is governed by an approved preliminary site plan that designates the site for primarily commercial uses, the cell tower may be acceptable. Nevertheless, staff requests that the applicant seek clarification from the Sand Hollow Mesa property owners to verify that no residential uses are planned in Neighborhood #1 within 300 feet of the proposed cell tower. If no residential uses are planned within that distance, staff believes the intent of the setback requirement would be sufficiently satisfied to allow approval of a monopole of greater height. If not, the monopole may have to be limited to 100 feet in height.
2. There are no residential structures within 120 feet of the proposed tower.
3. The applicant has committed to comply with FCC and FAA regulations.
4. The site plan depicts a 6-foot tall fence surrounding the tower, to prevent climbing and for security.
5. There are no other facilities, buildings, or mature trees in the area, making stealthing impractical.
6. There are no other telecommunications facilities in the vicinity.
7. The property is not in a historic district.

**Recommendation:** Staff recommends tabling the item to allow the applicant time to seek clarification from the Sand Hollow Mesa property owners to verify that no residential uses are planned in Neighborhood #1 within 300 feet of the proposed cell tower.

## **HURRICANE CITY PLANNING AND ZONING**

147 North 870 West  
Hurricane, UT 84737

### **RE: Conditional Use Permit Application – Wireless Telecommunications Facility**

**Location:** Intersection of Highway 7 and 3000 South

**Parcel No.:** H-3380-D

## **APPLICANT NARRATIVE AND JUSTIFICATION**

Anthemnet Inc. (“Applicant”) respectfully submits this application for a Conditional Use Permit (“CUP”) to construct and operate a wireless telecommunications facility on property located at the intersection of Highway 7 and 3000 South in Hurricane, Utah. The subject property is zoned RA-1 (Residential Agricultural). Pursuant to Hurricane City Code Chapter 10-50, monopole telecommunications facilities are allowed within this zone subject to approval of a Conditional Use Permit.

The proposed facility consists of a 120-foot monopole telecommunications tower, associated antennas, and ground-based equipment within a secured and screened lease area. The monopole is designed to support multiple wireless carriers.

## **PROJECT NEED AND PUBLIC BENEFIT**

### **Existing Service Conditions**

The project area, particularly along the State Route 7 corridor and surrounding undeveloped lands, currently experiences limited and unreliable wireless service. This is primarily due to:

- Distance from the nearest existing telecommunications facilities (approximately 1.25 miles away)
- Terrain variations and roadway elevation changes associated with the SR-7 corridor
- Lack of existing vertical infrastructure capable of supporting wireless equipment

As a result, both coverage gaps and capacity constraints exist within the service area.

### **Public Benefit**

The proposed facility will provide significant public benefits, including:

- **Improved Public Safety:** Reliable wireless service is essential for emergency response coordination, particularly along major transportation corridors such as SR-7. The proposed facility will enhance communication capabilities for first responders and the traveling public.
- **Network Reliability:** The facility will reduce dropped calls, improve data speeds, and provide consistent connectivity for residents, businesses, and visitors.
- **Support for Growth:** The southern Hurricane area is anticipated to experience continued growth and development. The proposed infrastructure will ensure that telecommunications services keep pace with demand.
- **Co-location Opportunities:** By accommodating multiple carriers, the facility reduces the need for additional towers, minimizing cumulative impacts.

## **CONSISTENCY WITH HURRICANE CITY CODE (CHAPTER 10-50)**

### **Section 10-50-2 – Purpose and Intent**

The proposed facility is consistent with the purpose and intent of Chapter 10-50 as follows:

#### **Encouraging Appropriate Siting**

While the parcel is zoned RA-1, the site is currently undeveloped and lacks residential structures within approximately 0.30 miles, functioning as a transitional area rather than an established residential neighborhood.

#### **Minimizing the Number of Facilities**

The proposed monopole is strategically located to address a defined coverage gap, thereby reducing the need for multiple smaller or less effective installations.

#### **Promoting Co-location**

The facility is specifically designed to accommodate multiple carriers, consistent with the City's objective to limit the proliferation of towers.

#### **Minimizing Adverse Impacts**

The site's location adjacent to a transportation corridor and within an area of limited development minimizes potential land use conflicts and visual impacts.

#### **Efficient Service Provision**

The facility enables telecommunications providers to deliver reliable service efficiently and in a manner consistent with federal and local regulations.

## **COMPLIANCE WITH DEVELOPMENT STANDARDS (SECTION 10-50-7)**

### **Monopole Height**

The Applicant requests approval for a 120-foot monopole, where 100 feet is typically permitted.

This additional height is necessary to:

- Achieve adequate signal propagation over terrain and roadway elevations
- Close an existing coverage gap within the service area
- Enable co-location for multiple carriers, reducing the need for future towers

A monopole limited to 100 feet would not adequately address these objectives and would likely result in the need for additional facilities.

### **Setback from Residential Zone**

The proposed monopole is located approximately 223 feet from the nearest residential zoning boundary, where 300 feet is typically required.

However:

- There are no existing residential structures within approximately 0.25 miles
- The surrounding land is undeveloped and under unified ownership
- The reduced setback does not create the types of impacts (visual, noise, or safety) that the standard is intended to mitigate

Accordingly, the proposal satisfies the intent of the setback requirement, which is to protect residential uses from adverse impacts.

### **Setback from Residential Structures**

No residential structures exist within a distance equal to the height of the monopole. The proposal therefore complies with this requirement.

### **Co-location Capability**

The monopole and ground equipment compound are designed to support multiple carriers, consistent with City policy to minimize the number of towers.

### **Visual Compatibility**

The site is located adjacent to the SR-7 transportation corridor, an area characterized by:

- Roadway infrastructure
- Graded terrain
- Utility features

The monopole will be viewed within this context and will not conflict with existing neighborhood character. Additionally, the site's topography provides partial visual screening from certain vantage points.

## **VISUAL IMPACT AND DESIGN CONSIDERATIONS**

### **Stealth Design**

Concealment or stealth alternatives (e.g., monopine design) were evaluated but determined to be visually incongruent with the surrounding environment, which lacks mature vegetation or architectural vertical elements for context. In this setting, a standard monopole provides the most consistent and visually predictable infrastructure form.

### **Color**

The monopole will be finished in an umber rust color

- Blends with the surrounding landscape

## **SITE SELECTION ANALYSIS**

The Applicant conducted an evaluation of alternative sites and structures within the service area, including:

This analysis determined that:

- The nearest existing tower (approximately 1.25 miles away) cannot provide adequate coverage due to distance and terrain limitations

- No existing structures of sufficient height are available within the service area
- Alternative locations would either fail to meet coverage objectives or create greater visual and land use impacts

The proposed site represents the least intrusive and most technically feasible option to meet network requirements.

### **ADDITIONAL REQUIREMENTS (SECTION 10-50-9)**

The facility will comply with all applicable requirements, including:

- **FCC Regulations:** The facility will operate in full compliance with federal radio frequency emission standards
- **FAA Requirements:** The structure will be evaluated for FAA compliance and marked or lit if required
- **Site Security:** The facility will include measures to prevent unauthorized access, including removal of lower climbing pegs
- **Maintenance:** The site will be regularly maintained, with minimal traffic or operational impacts

---

### **CONDITIONAL USE PERMIT FINDINGS**

The proposed facility meets the general criteria for approval of a Conditional Use Permit:

- It is consistent with the intent of the zoning ordinance
- It is compatible with surrounding land uses
- It will not be detrimental to public health, safety, or welfare
- It provides substantial public benefit through improved telecommunications service
- It represents the least intrusive means of addressing a documented service need

### **CONCLUSION**

The proposed wireless telecommunications facility satisfies the applicable requirements of Hurricane City Code and advances important public and infrastructure objectives. The project:

- Addresses a demonstrated gap in wireless service
- Enhances public safety and emergency communications
- Minimizes visual and land use impacts
- Supports co-location and efficient infrastructure deployment

For these reasons, Anthemnet Inc. respectfully requests approval of the Conditional Use Permit.



SUBJECT PROPERTY IS LOCATED IN PANEL #4995308400, DATED 04/22/2009 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 37.127022" NORTH  
 LONGITUDE: -113.346883" WEST  
 COORDINATES FROM 1A DATED 03/09/2026

CONTRACTOR NOTES:  
 1. CONTRACTOR IS TO APPLY FOR AN ACCESS DRIVEWAY PERMIT PRIOR TO CONSTRUCTION.

ZONING INFORMATION		
JURISDICTION: CITY OF HURRICANE		
ZONING: COMMERCIAL / RESIDENTIAL DEVELOPMENT RA-1		
TOWER SETBACKS TO PROPERTY LINES (FROM CENTER OF TOWER)		
DIRECTION	REQUIRED	PROPOSED
NORTH	N/A	±219'
SOUTH	N/A	±33'
EAST	N/A	±27'
WEST	N/A	±447'

REV.	DATE	DESCRIPTION
A	04/22/2009	PRELIMINARY
B	06/26/09	CLIENT COMMENTS
C	08/05/09	CLIENT COMMENTS
D	09/08/09	CLIENT COMMENTS

PROJECT NO.	25-0034
DRAWN BY	K. McVAUGH
PROJECT MANAGER	K. McVAUGH
CHECKED BY	K. McVAUGH

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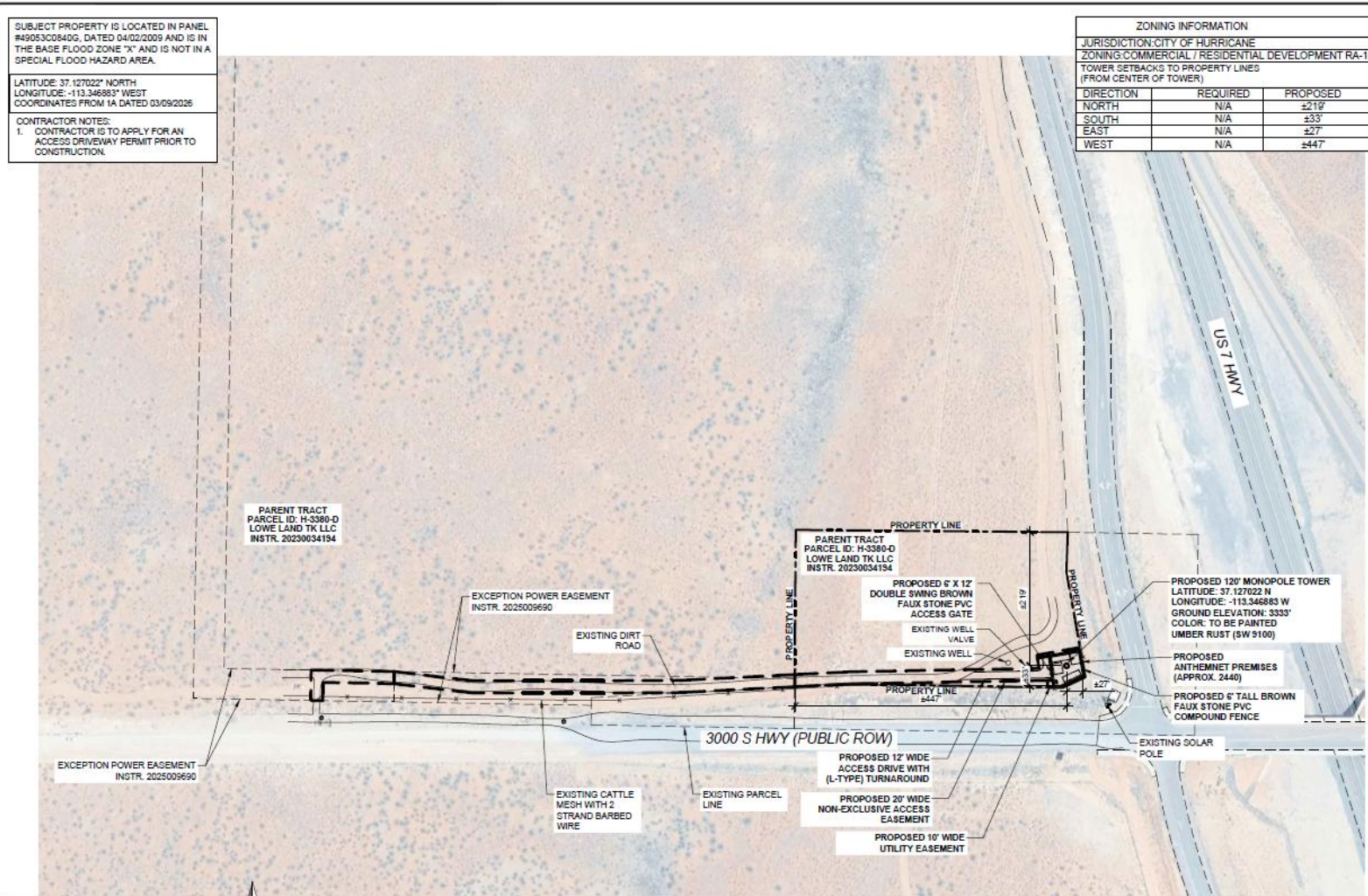


**FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION**

CORDERO  
 3000 SOUTH HURRICANE, UTAH 84707 (HARRISBURG COUNTY)

SHEET NAME  
**SITE PLAN**

SHEET NUMBER  
**Z-1**

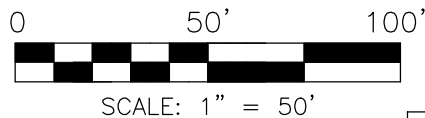


FOR 24"x36" DRAWINGS  
 GRAPHIC SCALE: 1" = 80'  
 FOR 11"x17" DRAWINGS  
 GRAPHIC SCALE: 1" = 160'



SITE PLAN

SCALE AS NOTED 1



NOTE: SEE PARENT TRACT OVERVIEW ON SHEET 3 OF 3

LINE	BEARING	DISTANCE
L31	S 88°59'27" E	136.38'
L32	S 00°58'25" W	20.05'
L33	S 79°56'03" W	20.01'
L34	N 10°03'57" W	5.00'
L35	N 79°56'03" E	70.01'
L36	S 10°03'57" E	5.00'
L37	S 79°56'03" W	50.00'
L38	S 88°58'08" W	8.79'
L39	S 01°01'52" E	11.41'±
L40	S 89°00'56" E	10.00'
L41	N 00°58'52" E	1.93'

LINE	BEARING	DISTANCE
L1	S 10°03'52" E	176.12'
L2	N 39°08'02" W	3.40'
L3	S 65°26'53" W	42.00'
L4	N 89°00'56" W	11.00'
L5	N 08°24'23" W	50.42'
L6	N 79°56'03" E	50.00'
L7	S 10°03'59" E	42.00'
L8	N 08°24'23" W	9.92'
L9	S 88°58'08" W	333.93'
L10	S 87°03'55" W	91.16'
L11	N 01°00'04" E	20.00'
L12	N 87°03'55" E	90.14'
L13	N 88°58'08" E	311.51'
L14	N 08°24'23" W	17.17'
L15	N 79°56'03" E	20.01'
L16	S 08°24'23" E	40.50'
L17	S 87°05'28" W	183.67'
L18	S 89°32'39" W	149.11'
L19	N 89°54'46" W	196.98'
L20	N 83°19'07" W	130.83'
L21	N 00°58'25" E	20.05'
L22	S 83°20'25" E	131.67'
L23	S 89°54'46" E	195.74'
L24	N 89°32'39" E	148.59'
L25	N 87°06'24" E	184.61'
L26	S 01°00'04" W	20.00'
L27	N 88°57'59" W	116.39'
L28	S 01°00'33" W	30.00'±
L29	N 88°59'27" W	20.00'
L30	N 01°00'33" E	50.00'

PARENT TRACT  
PARCEL ID: H-3380-D  
LOWE LAND TK LLC  
INSTRUMENT NO. 20230034194

POB (AS-SURVEYED)  
20' INGRESS/EGRESS  
& UTILITY EASEMENT "A"  
8844.1 SQ. FT.±  
0.20 AC.±

POB (AS-SURVEYED)  
10' UTILITY EASEMENT  
110 SQ. FT.±  
0.002 AC.±

POB (AS-SURVEYED)  
5' ACCESS EASEMENT  
348.5 SQ. FT.±  
0.01 AC.±

NO INFORMATION AVAILABLE

PARENT TRACT  
PARCEL ID: H-3380-C  
LOWE LAND BL LLC  
INSTRUMENT NO. 20230034194

EXCEPTION (1)  
POWER EASEMENT  
INSTR. NO. 2025009690

POE (AS-SURVEYED)  
20' INGRESS/EGRESS  
& UTILITY EASEMENT "A"  
POB (AS-SURVEYED)  
20' INGRESS/EGRESS  
& UTILITY EASEMENT "B"  
13,204.1 SQ. FT.±  
0.30 AC.±

BRASS DISC  
3326  
3328  
3330  
3332  
3333

CATTLE MESH  
WITH 2 STRAND  
BARBED WIRE

3000 SOUTH  
GRAVEL  
PUBLIC RIGHT-OF-WAY

PARENT TRACT  
PARCEL ID: H-3380-C  
LOWE LAND BL LLC  
INSTRUMENT NO. 20230034194

EXCEPTION (1)  
POWER EASEMENT  
INSTR. NO. 2025009690

POE (AS-SURVEYED)  
20' INGRESS/EGRESS  
& UTILITY EASEMENT "B"  
POB (AS-SURVEYED)  
20' INGRESS/EGRESS  
& UTILITY EASEMENT "C"  
3,330.5 SQ. FT.±  
0.08 AC.±

CATTLE MESH  
WITH 2 STRAND  
BARBED WIRE

3000 SOUTH

TOWER INFO	
CENTER OF TOWER	
LATITUDE: 37°07'37.277" NORTH	
LONGITUDE: 113°20'48.778" WEST (NAD 83)	
GROUND ELEVATION: 3333' ABOVE MEAN SEA LEVEL (NAVD88)	
SITE ADDRESS: 3000 SOUTH HURRICANE, UTAH 84737	

VICINITY MAP	
NOT TO SCALE	

UTAH SOUTH	
GRID NORTH	
GRID TO TRUE NORTH CONVERGENCE -1°07'53.62209	
TRUE NORTH TO MAGNETIC DECLINATION 10'49" E	
COMBINED SCALE FACTOR 1.000016579	

LEGEND	
○	= 5/8" REBAR SET
●	= FOUND PROPERTY MARKER
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POE	= POINT OF ENDING
▲	= CALCULATED POINT
(R)	= REFERENCED INFORMATION
(M)	= MEASURED
⊗	= POWER POLE
+	= GUY ANCHOR
⊠	= POWER BOX
⊞	= TELEPHONE PEDESTAL
⊞	= STROM DRAIN MANHOLE
⊞	= HAND HOLE
⊞	= TEMPORARY BENCHMARK
⊞	= 60D NAIL SET
—	ELEVATION 3323.54'
—	ROW = RIGHT-OF-WAY
—	OP = OVERHEAD POWER

**FLOOD NOTE**  
By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 49053C0840G, which bears an effective date of April 2, 2009 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.

**CORDERO**  
SE 1/4, SEC. 18, T-42-S, R-13-W  
WASHINGTON COUNTY, UTAH

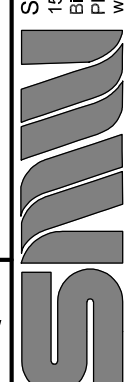
NO.	REVISION
1	CLIENT COMMENTS
2	10' UTILITY EASEMENT
3	CLIENT COMMENTS

PROJECT NO.  
25-10634

DRAWN BY: DG  
CHECKED BY: KM  
FIELD CREW: JM  
APPROVED BY: MKD  
DATE: 03/21/26  
SCALE: 1" = 50'  
SHEET 1 OF 3

RAWLAND TOWER SURVEY  
5151 Headquarters Drive  
Suite 170  
Plano, TX 75024

FOR:  
SMW Engineering Group, Inc.  
158 Business Center Drive  
Birmingham, Alabama 35244  
Ph: 205-252-6985  
www.smweng.com



SUBJECT PROPERTY IS LOCATED IN PANEL #49053C0840G, DATED 04/02/2009 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LATITUDE: 37.127022° NORTH  
 LONGITUDE: -113.346883° WEST  
 COORDINATES FROM 1A DATED 03/09/2026

CONTRACTOR NOTES:  
 1. CONTRACTOR IS TO APPLY FOR AN ACCESS DRIVEWAY PERMIT PRIOR TO CONSTRUCTION.

ZONING INFORMATION		
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ZONING: COMMERCIAL / RESIDENTIAL DEVELOPMENT RA-1		
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NORTH	N/A	±219'
SOUTH	N/A	±33'
EAST	N/A	±27'
WEST	N/A	±447'

REV	DATE	DESCRIPTION
A	04/04/26	PRELIMINARY
B	04/24/26	CLIENT COMMENTS
C	05/05/26	CLIENT COMMENTS
D	05/19/26	CLIENT COMMENTS

PROJECT NO.:	25-10634
DRAWN BY:	K. MCVAUGH
PROJECT MANAGER:	K. MCVAUGH
CHECKED BY:	K. MCVAUGH

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**SNW**  
 ENGINEERING GROUP, INC.  
 TOGETHER PLANNING A BETTER TOMORROW  
 158 BUSINESS CENTER DRIVE  
 BIRMINGHAM, AL 35244  
 TEL: 205-252-6985 www.snweng.com



**ANTHEMNET**  
 5151 HEADQUARTERS DR SUITE 170  
 PLANO, TX 75024

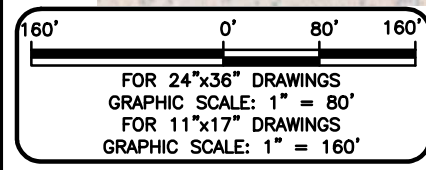
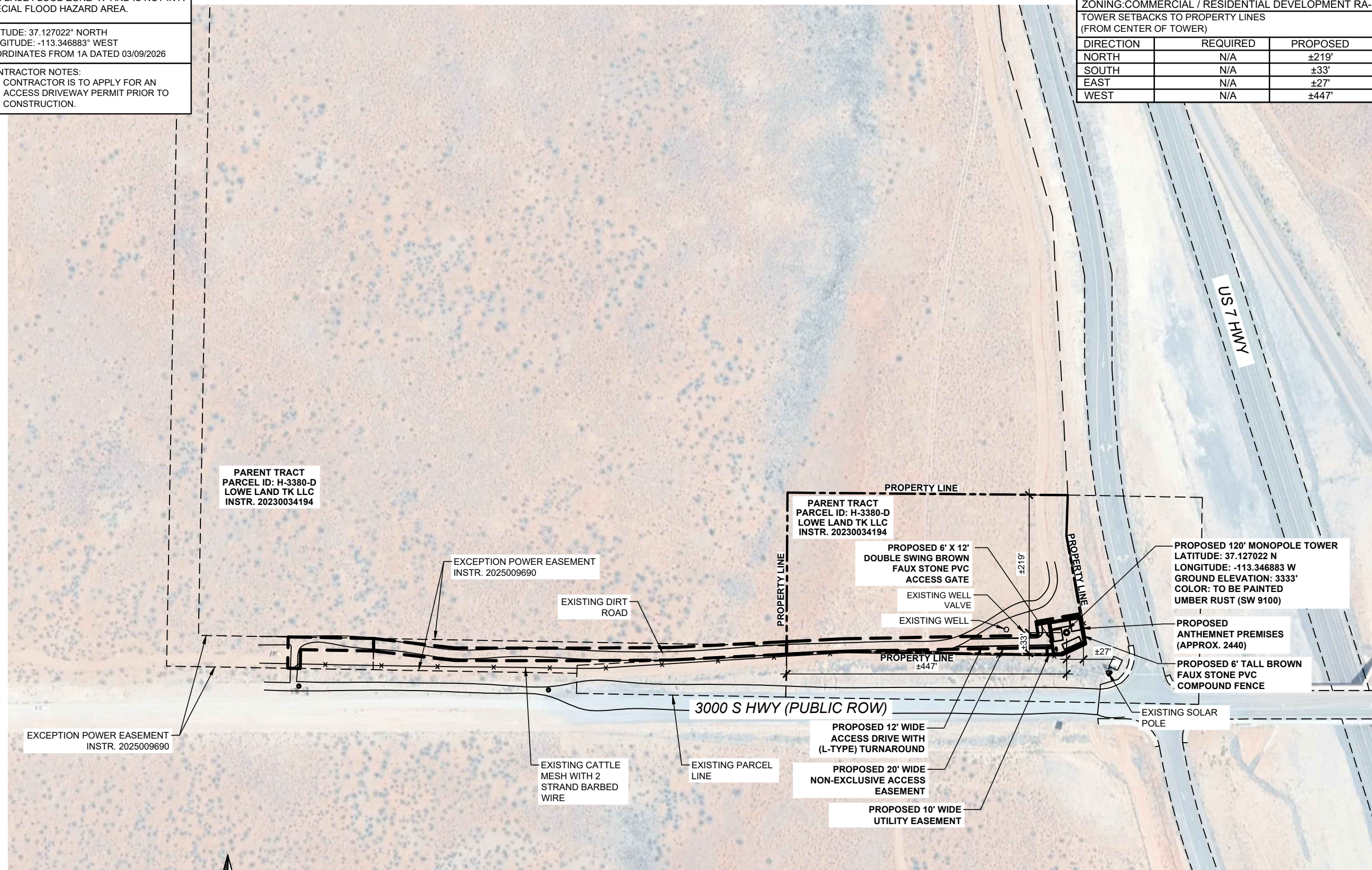
**FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION**

**CORDERO**

3000 SOUTH HURRICANE, UTAH 84737 (WASHINGTON COUNTY)

SHEET NAME  
**SITE PLAN**

SHEET NUMBER  
**Z-1**











STAFF COMMENTS

<b>Agenda Date:</b>	<b>06/25/2026 - Planning Commission</b>
<b>Application Number:</b>	FSP26-18
<b>Type of Application:</b>	Final Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Maverik Inc
<b>Agent:</b>	Jenny Cooper
<b>Request:</b>	Approval of a Final Site Plan.
<b>Location:</b>	3371 W Brentwood Dr
<b>Zoning:</b>	HC/GC
<b>General Plan Map:</b>	General 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 a Maverick gas station and convenience store located at the northwest corner of Sand Hollow Road and Gateway Blvd. roundabout. The site is Lot 4 of the Gateway at Sand Hollow Commercial subdivision. They are proposing 11 gas pump structures and a 5,892-square-foot convenience store. This site is dual-zoned Highway Commercial (HC) and General Commercial (GC).

**JUC Comments**

Construction drawings were approved in May 2026.



Vicinity Map

**Staff Comments: Final Site Plan**

1. Land Use: The proposed uses of a gas station and convenience store are permitted in the Highway Commercial and General Commercial zones.
2. Parking: The applicant is proposing 50 parking stalls. Per Hurricane City Code (HCC) 10-34-10, a gas station use would require 24 parking stalls, based on the code standard of one space per 250 square feet.
3. Landscape: Hurricane City code requires a 10-foot landscape buffer in front each right-of-way as well as 7% of the parking lot area be landscaped. The landscaping plan meets this code requirement.
4. Signage: No signs have been submitted at this time. Any signs shall require review and approval of a sign permit.
5. Elevations: Building renderings have been submitted and staff has no concerns with the renderings as presented. The buildings are under 35 feet in height.
6. Lighting: All outdoor lighting will need to meet the requirements of HCC 10-33-7, including fully shielded lighting, color temperature under 4,000 K, and floodlights under 18 feet.

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

Hurricane City  
Attn: Planning & Zoning Dept.  
147 N. 870 W.  
Hurricane, UT 84737

May 29, 2026

RE: Final Site Plan narrative for a Maverik convenience store with fuel sales located at Sand Hollow Road and Gateway Blvd, Hurricane, UT.

Site Background

The current site is vacant land  
Overall Site Area: 258,585 SF (5.94 acres)  
Current Zoning: Highway Commercial (HC) & General Commercial (GC)  
Parcel Number: H-4-2-1-1123-GS1

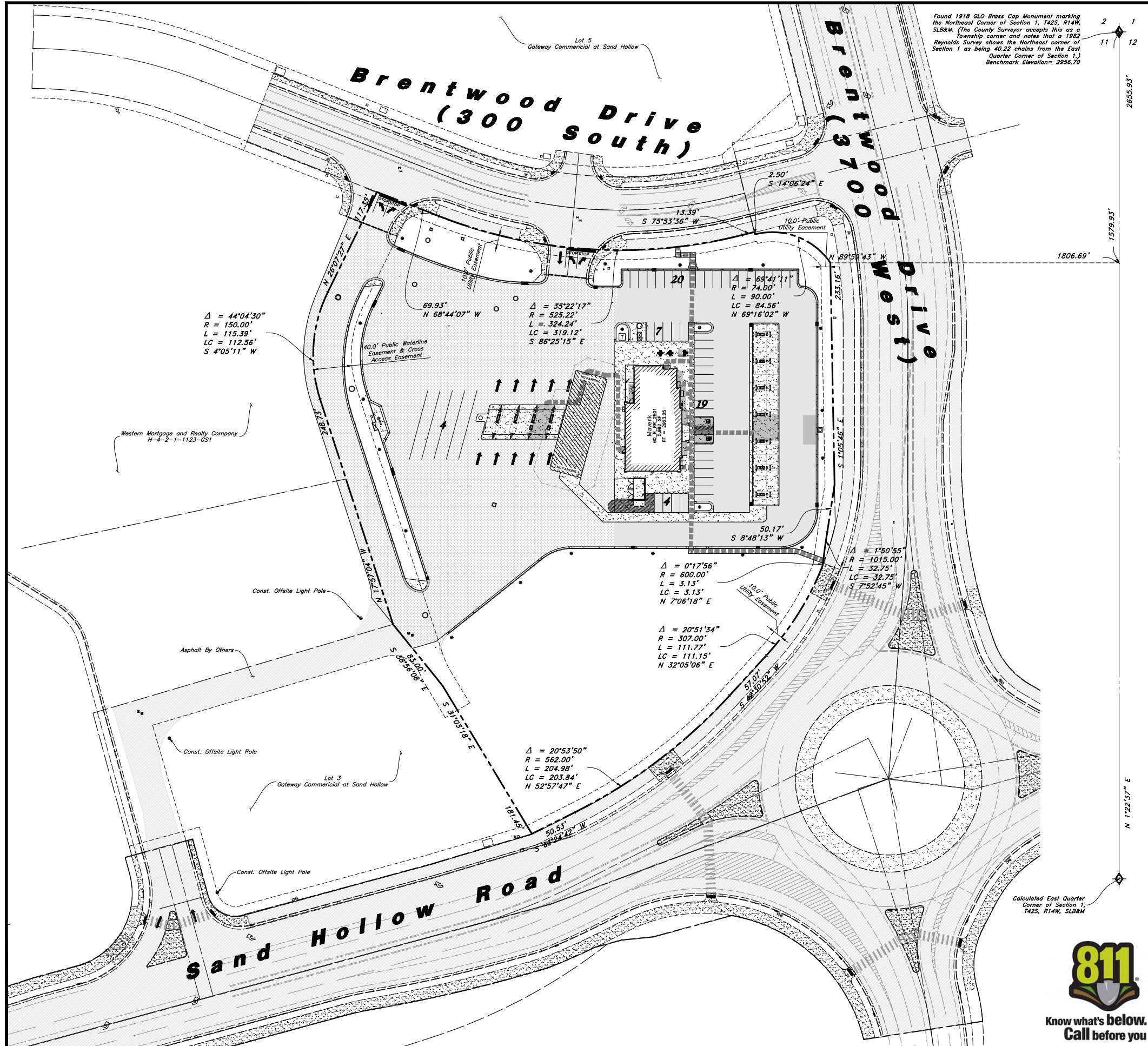
The proposed 5,982 SF Maverik convenience store with fuel sales is a permitted use within the current HC & GC zoning. Primary hours of operation are 24 hours for fuel, food & beverage, as well as restroom facilities.

Fuel sales will be provided in the “forecourt” area in front of the store as well as high flow dispensers west of the store for larger vehicles. The site will utilize existing utilities, infrastructure, floodway, and topography. The site meets all requirements of the HC & GC zones within the Hurricane City Municipal Code.

Thank you for your time and consideration.

*Jenny Cooper*

Jenny Cooper  
Project Coordinator  
[jennyc@awaeng.com](mailto:jennyc@awaeng.com)  
801-521-8529



**Scale: 1" = 50'**

50' 0 50' 100'

2655.93'

1579.93'

1806.69'

11 12

2 1

**Site Data**

Overall Site Area = 258,585 s.f. (5.94 ac.)  
 Undeveloped Remainder Area = 72,023 s.f. (1.65 ac.)  
 Landscape Area Provided = 25,217 s.f. (9.75%)  
 Impervious Area Provided = 155,363 s.f. (60.08%)  
 Building Area = 5,982 s.f. (2.31%)  
 Off-Site Asphalt Area = 23,820 s.f. (0.55 ac.)  
 Parking Required = 24 stalls (1/250 s.f.)  
 Parking Provided = 50 stalls (2.1/250 s.f.)  
 Zone = HC & GC

- General Site Notes:**
- All dimensions are to back of curb unless otherwise noted.
  - Fire lane markings and signs to be installed as directed by the Fire Marshal.
  - Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
  - Const. curb transition at all points where curb abuts sidewalk, see detail.
  - Contractor shall place asphalt paving in the direction of vehicle travel where possible.
  - The contractor shall immediately notify Maverik and the Engineer in writing of any discrepancies, conflicts, or conditions encountered during construction that may affect the work, schedule, or cost, or if field conditions vary from what was shown at mobilization. Work in the affected area shall not proceed until directed by Maverik.

**SURVEY CONTROL NOTE:**

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

**PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:**

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

**BEDROCK NOTE:**

Contractor to note presence of bedrock per geotechnical report. Bedrock present as shallow as 3' below existing grade. Contractor to include all hard excavation / rock blasting costs in base bid as required for tank hole excavation, footings, and utilities.

- Legend:**
- Proposed Concrete Paving/Sidewalk
  - Proposed Onsite Heavy Duty & ROW Asphalt Paving
  - Proposed Onsite Standard & ROW Asphalt Paving
  - Existing Concrete
  - Existing Asphalt Paving
  - Mountable Curb

- ADA Legend:**
- ADA Route - Not To Exceed A Running Slope Greater Than 5.0% or Cross Slope Greater Than 1.5%. Do Not Stripe Across Drive Aisles
  - ADA Parking Areas - Not To Exceed A Slope Greater Than 1.5% In Any Direction

Note: Shading of Accessible Route and ADA Parking Areas is to Clarify Extent of These Areas Only. Do Not Stripe Across Drive Aisles or Otherwise Provide Pavement Markings Unless Shown on Site Plan.

**Construction Survey Note:**

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

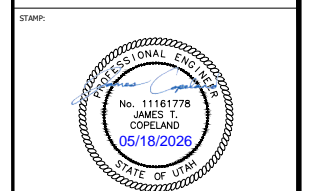


185 S. State Street | Salt Lake City, Utah 84111

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2010 North Redwood Road  
 Salt Lake City, Utah 84110  
 (801) 821-8020 - awa.com



For Review Purposes Only  
 Not For Construction

**MAVERIK, INC.**  
**PROPOSED MAVERIK C-STORE**  
 UT 0656 - Maverik Hurricane Sand  
 Hollow Road Hurricane, UT 84737  
 LOCATED IN THE NORTHEAST CORNER OF SECTION 1,  
 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M

ISSUANCE

DESCRIPTION	DATE

DRAWN BY: PP APPROVED BY: JC

DRAWING ISSUE  
 REVIEW/PERMIT/CONSTRUCTION  
 PROJECT NUMBER: 25-171 STORE #: 0656  
 SHEET NAME

**Overall Site Plan**

SHEET NUMBER

**C1.0**



Know what's below.  
 Call before you dig.

# FINAL PLAT FOR: GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH  
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 STREETS, AND PUBLIC UTILITY EASEMENTS, HEREINAFTER TO BE KNOWN AS GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



APRIL 14, 2026  
DATE

CHAD J. HILL, P.L.S. #7837685

### NARRATIVE

THE BASIS OF BEARINGS IS N01°22'20"E 2655.82 FEET FROM THE EAST QUARTER (1/4) CORNER TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

### LEGAL DESCRIPTION

COMMENCING AT THE EAST QUARTER (1/4) CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 1, N01°22'20"E 1610.90 FEET; THENCE WEST 1928.47 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY OF GATEWAY BOULEVARD THE FOLLOWING FOUR (4) COURSES: (1) S14°06'41"E 167.11 FEET; (2) SOUTHERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 4.69 FEET, THROUGH A CENTRAL ANGLE OF 09°16'28" (LONG CHORD BEARS: S09°28'27"E 4.69 FEET); (3) S04°50'13"E 72.11 FEET; (4) S14°06'41"E 148.03 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 26.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 41.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S30°53'19"W 37.48 FEET); THENCE S75°53'19"W 55.63 FEET; THENCE S14°06'41"E 97.00 FEET; THENCE N75°53'19"E 69.17 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.16 FEET, THROUGH A CENTRAL ANGLE OF 92°25'02" (LONG CHORD BEARS: S09°28'27"E 18.05 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 532.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT A DISTANCE OF 109.09 FEET, THROUGH A CENTRAL ANGLE OF 11°44'54" (LONG CHORD BEARS: S05°49'11"E 108.90 FEET); THENCE S00°03'16"W 136.57 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 227.48 FEET, THROUGH A CENTRAL ANGLE OF 42°27'19" (LONG CHORD BEARS: S31°16'55"W 222.31 FEET); THENCE N01°24'32"E 259.13 FEET; THENCE N17°53'21"W 248.73 FEET; THENCE N01°24'32"E 259.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 115.39 FEET, THROUGH A CENTRAL ANGLE OF 44°04'30" (LONG CHORD BEARS: N04°04'55"E 112.56 FEET); THENCE N26°07'10"E 117.35 FEET; THENCE N68°44'24"W 213.99 FEET; THENCE WESTERLY ALONG THE ARC OF A 458.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 166.92 FEET, THROUGH A CENTRAL ANGLE OF 20°52'35" (LONG CHORD BEARS: N79°10'52"W 166.00 FEET); THENCE N01°24'32"E 259.13 FEET; THENCE N84°57'10"E 494.77 FEET; THENCE N84°57'10"E 36.61 FEET; THENCE N80°04'16"E 88.65 FEET; THENCE N74°46'22"E 40.94 FEET; THENCE N73°30'41"E 70.23 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 657,216 SQUARE FEET OR 15.088 ACRES.

### GENERAL NOTES

- A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG ALL PUBLIC STREET LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THE PARENT PARCELS FOR THIS SUBDIVISION ARE PORTIONS OF: H-4-2-1-4203-GS1, H-4-2-1-1123-GS1, & H-4-2-1-1112-GS1
- HURRICANE CITY OPERATES A MUNICIPAL 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.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND DOES HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND PUBLIC STREETS, TOGETHER WITH PUBLIC UTILITY & CROSS ACCESS EASEMENTS, AS SET FORTH TO BE HEREBY KNOWN AS GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5, AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY & CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR GATEWAY AT SAND HOLLOW MASTER ASSOCIATION RECORDED ON 2/12/2025 AS DOCUMENT #20250004828 IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 14th DAY OF April, 2026.

*Tim Tippett*  
TIM TIPPETT, VICE PRESIDENT  
WESTERN MORTGAGE AND REALTY COMPANY, A WASHINGTON CORPORATION

### CORPORATION ACKNOWLEDGEMENT

STATE OF Washington } S.S.  
COUNTY OF Franklin }  
ON THIS THE 14th DAY OF April, 2026, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, TIM TIPPETT, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE VICE PRESIDENT OF WESTERN MORTGAGE AND REALTY COMPANY, A WASHINGTON CORPORATION, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

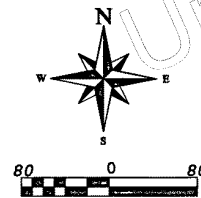
RESIDING IN Beacon COUNTY, STATE OF WASHINGTON

*Danielle Silva-Licence*  
NOTARY PUBLIC  
NOTARY PUBLIC FULL NAME: Danielle Silva-Licence

MY COMMISSION EXPIRES: 11-30

COMMISSION NUMBER: 2206158

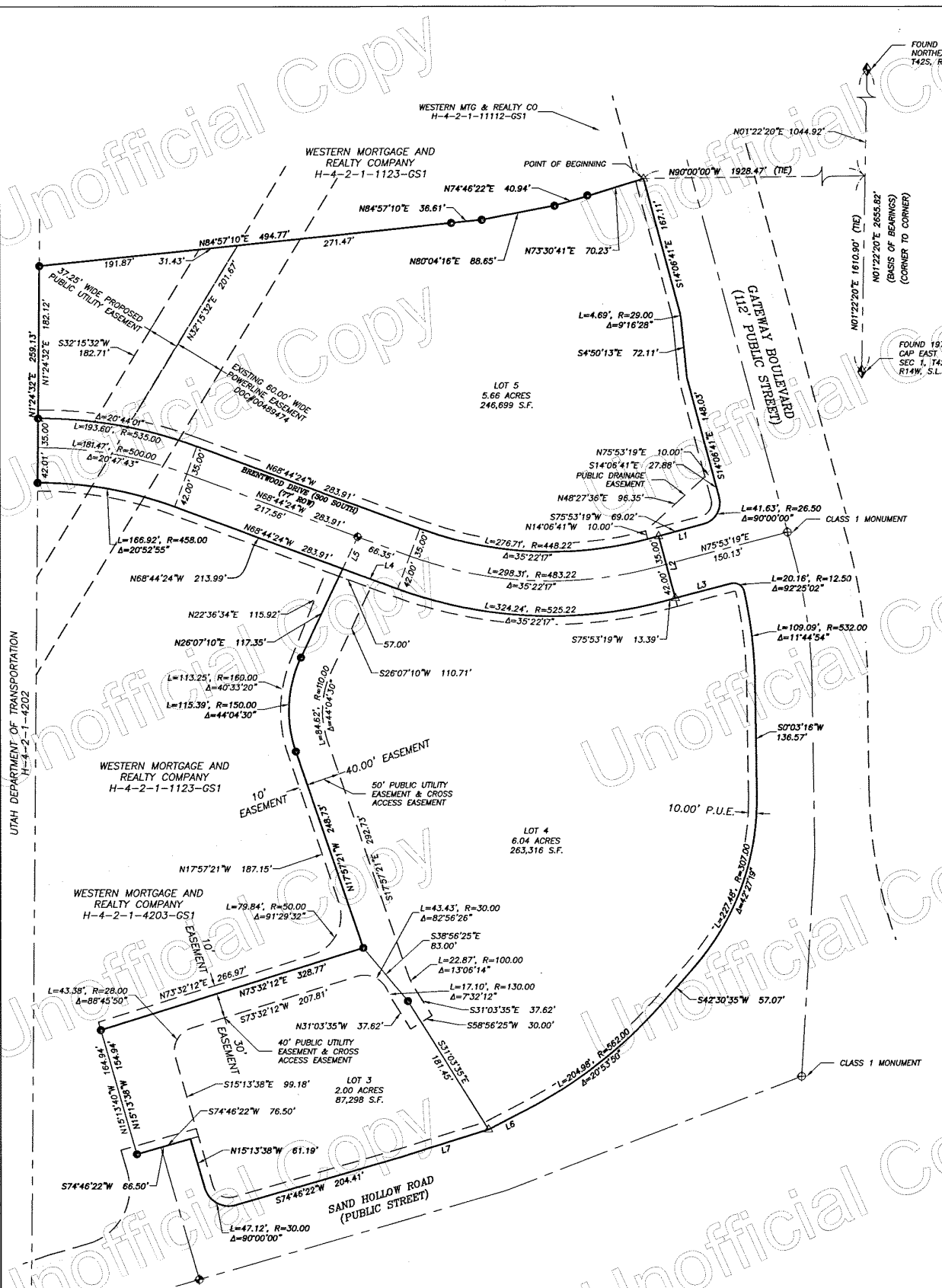
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



### LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - SECTION LINE
- - - STREET CENTERLINE
- - - 10' TYP. PUBLIC UTILITY EASEMENT LINE
- TIE LINE
- SECTION MONUMENT AS DESCRIBED
- SET CLASS 1 CENTERLINE MONUMENT
- SET PROVALUE ENGINEERING 5/8" REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING CENTERLINE MONUMENT AS DESCRIBED

LINE	LENGTH	DIRECTION
L1	55.63'	S75°53'19"W
L2	77.00'	S14°06'41"E
L3	69.17'	N75°53'19"E
L4	69.92'	N68°44'24"W
L5	42.15'	N26°07'10"E
L6	50.53'	S63°24'25"W
L7	110.70'	S73°23'31"W



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 <u>22nd</u> DAY OF <u>April</u> , A.D. 20 <u>26</u> .	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS <u>21st</u> DAY OF <u>April</u> , A.D. 20 <u>26</u> .	APPROVED AS TO FORM, THIS THE <u>5th</u> DAY OF <u>May</u> , A.D. 20 <u>26</u> .	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 <u>27th</u> DAY OF <u>April</u> , A.D. 20 <u>26</u> .	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE <u>27th</u> DAY OF <u>May</u> , A.D. 20 <u>26</u> , THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	DOC # 20260018215 Date of Recording: 4/14/2026 Page 1 of 2 City of Hurricane, Washington County, Utah City Recorder: Danielle Silva-Licence
<i>Michael Chalk</i> SUPERINTENDENT, A.C.S.S.D.	<i>Jimmy Johnson</i> ENGINEER HURRICANE CITY, UTAH	<i>David Reed</i> CITY ATTORNEY HURRICANE CITY, UTAH	<i>Anna Fisher</i> ATTEST: CITY RECORDER HURRICANE CITY, UTAH <i>Clark Sawatz</i> CLARK SAWATZ, MAYOR HURRICANE CITY, UTAH	<i>Do Wilson</i> WASHINGTON COUNTY TREASURER	<i>Lynn Distene</i> WASHINGTON COUNTY RECORDER

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:  
GATEWAY COMMERCIAL AT SAND HOLLOW LOTS 3 TO 5

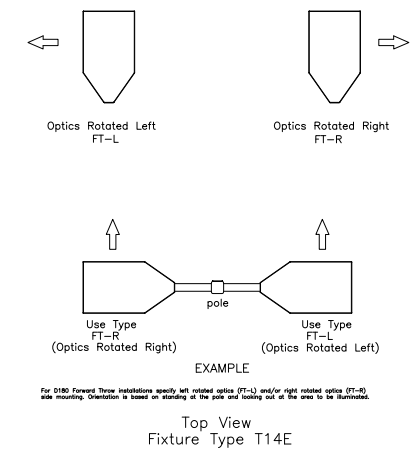
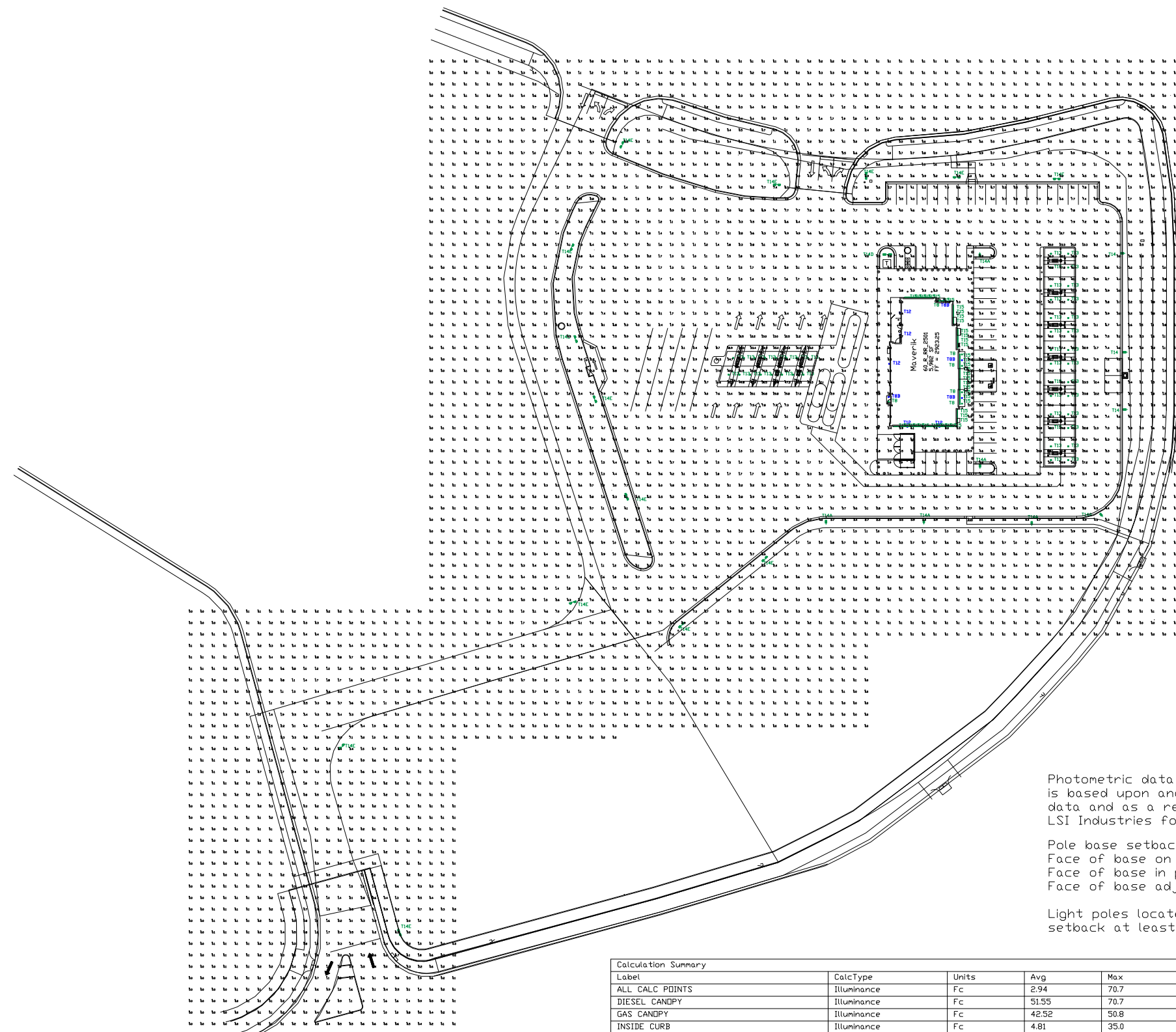
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 4/14/2026  
SCALE: 1"=80'  
JOB NO: 336-013  
SHEET NO: 1 OF 1









Photometric data for fixture type T8 & T8B is based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

Pole base setback:  
 Face of base on straight sections - 2' minimum from back of curb.  
 Face of base in parking sections - 4' minimum from back of curb.  
 Face of base adjacent to drives - 10' minimum from back of curb.

Light poles located in landscape islands are to be centered and setback at least 6' from front of island.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid	Z
ALL CALC POINTS	Illuminance	Fc	2.94	70.7	0.0	NA.	NA.		0
DIESEL CANOPY	Illuminance	Fc	51.55	70.7	28.5	1.81	2.48		
GAS CANOPY	Illuminance	Fc	42.52	50.8	33.6	1.27	1.51		
INSIDE CURB	Illuminance	Fc	4.81	35.0	0.2	24.05	175.00		
INSIDE CURB ACCESS ROAD	Illuminance	Fc	2.45	7.6	0.1	24.50	76.00		

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLF	Arr. Lun. Lumens	Arr. Watts	BUG Rating
▲	5	T12	Single	XWM-3-LED-08L-40	12'-6"	1.000	8778	64	B2-U0-G2
■	44	T13	Single	CRUS-SC-SS-40	16'	1.000	13449	93	B3-U0-G1
■	3	T14	Single	SLM-LED-18L-SIL-3-40-70CRI-SINGLE	25' POLE+2.5' BASE	1.000	19072	135	B3-U0-G3
■	6	T14A	Single	SLM-LED-18L-SIL-4-40-70CRI-SINGLE	25' POLE+2.5' BASE	1.000	18908	135	B2-U0-G4
■	1	T14D	Back-Back	SLM-LED-18L-SIL-4-40-70CRI-D180	25' POLE+2.5' BASE	1.000	37816	270	B2-U0-G4
■	14	T14E	D180° 2RTD	SLM-LED-18L-SIL-(1)4-L(1)4-R-40-70CRI-D180 ROT	25' POLE+2.5' BASE	1.000	37816	270	B2-U0-G4
■	42	T15	Single	AST-04-42L-840-SPD NOT INCLUDED IN CALCS	18'-5" (S) & 19'-5" (F)	1.000	4162	30	B1-U4-G2
■	6	T8	Single	ASD-CDL7-8AD30AC(30W 5000K) FIXTURE BY ASD LIGHTING	11'-2"	1.000	2538	29.157	B1-U2-G0
■	4	T8B	Single	ASD-CDL7-8AD30AC(30W 5000K) FIXTURE BY ASD LIGHTING	11'-2"	1.000	2538	29.157	B1-U2-G0

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "U0" most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts  
Total Watts = 11228.57

MAVERIK #0656  
 HWY 9 & SAND HOLLOW ROAD  
 HURRICANE, UT

LIGHTING PROPOSAL LD-163961-2

BY: MVE DATE: 02-04-26 REV: 4-27-26 SHEET 1 OF 1

SCALE: 1"=50' ARCH D 0 50



2 BUILDING PERSPECTIVE - FRONT LEFT  
SCALE:



1 BUILDING PERSPECTIVE - FRONT RIGHT  
SCALE:

## PROPOSED MAVERIK C-STORE

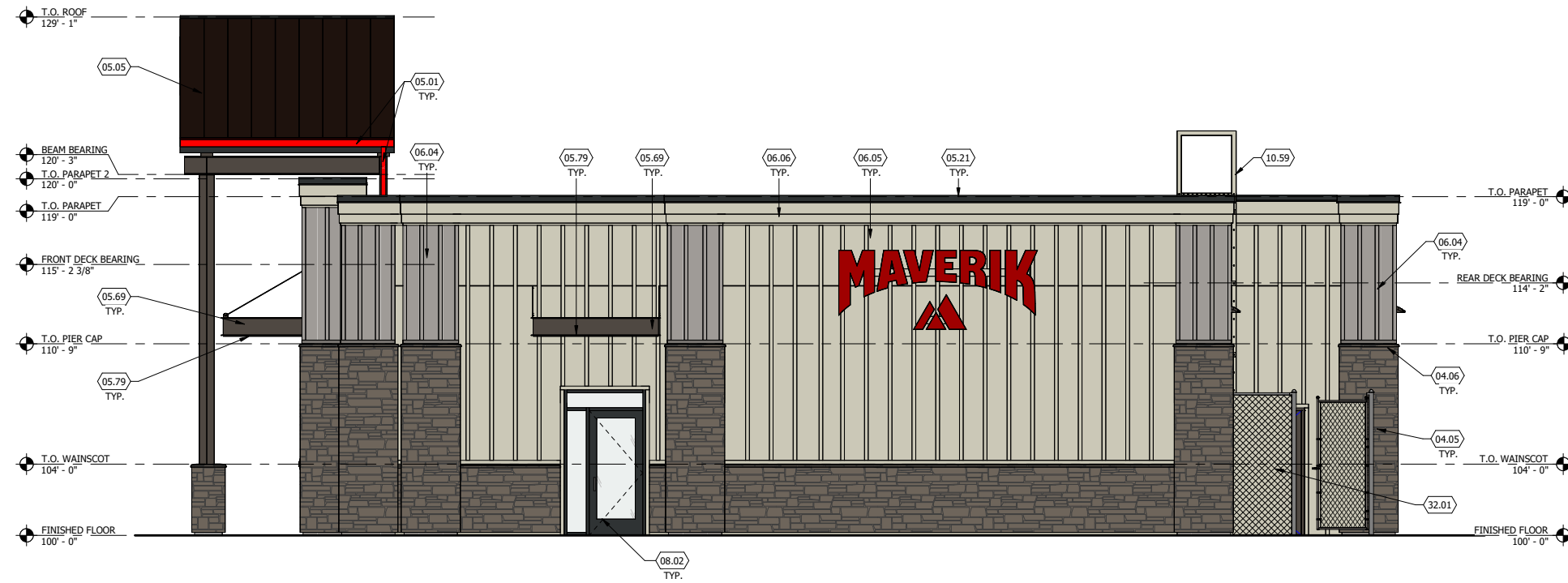
Prototype Version: 60\_R\_RR\_2501  
 Building Square Footage: 5,982 SF  
 Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



**KEYED NOTES**

- 04.05 CULTURED STONE VENER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.05 MBCI PRE-FINISHED ROOF, COLOR C-1, 1-3/4" STANDING SEAM
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 METAL SOFFIT, COMMERCIAL GRADE. COLOR: MBCI MIDNIGHT BRONZE
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.05 WINDOW, SEE SCHEDULE
- 10.59 ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1
- 32.01 8'-0" HIGH CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR BEIGE



**2 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

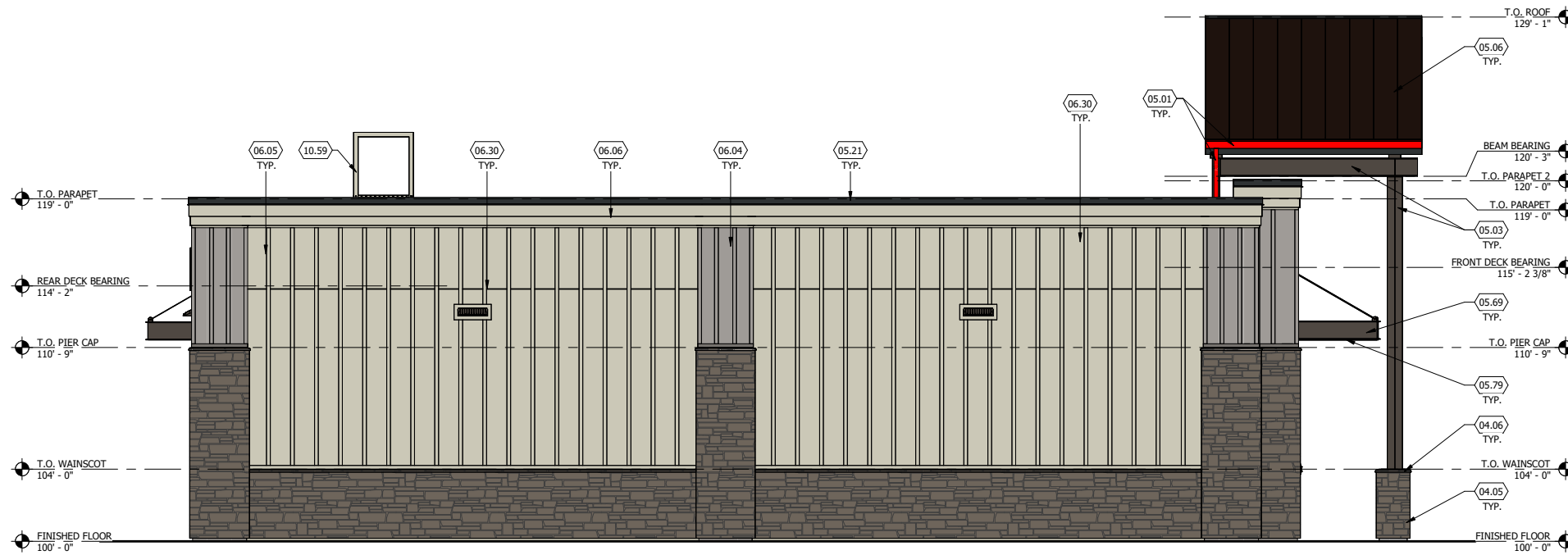
**PROPOSED MAVERIK C-STORE**

Prototype Version: 60\_R\_RR\_2501  
 Building Square Footage: 5,982 SF  
 Construction Type/Occupancy Classification: V-B / M

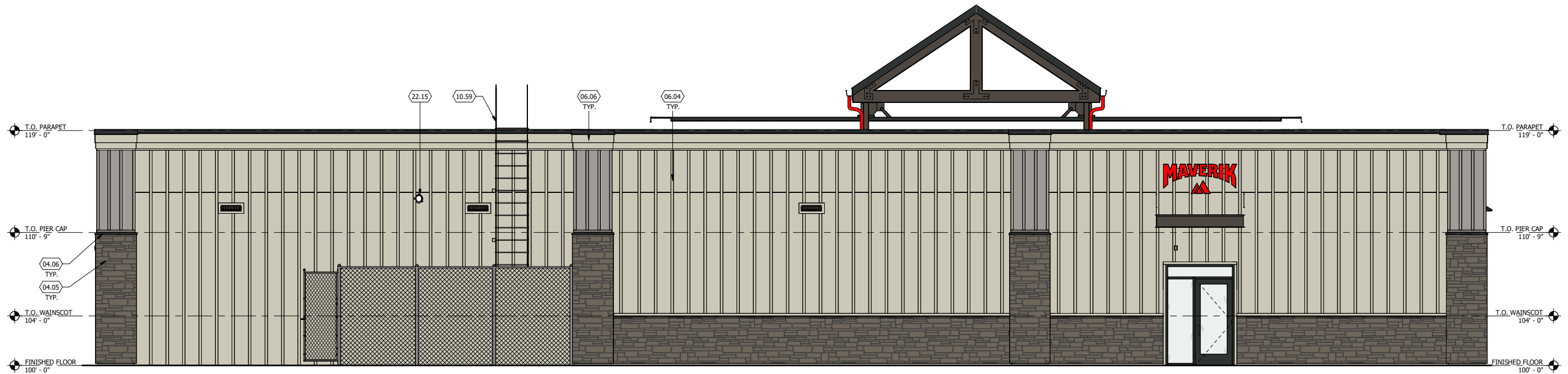


**KEYED NOTES**

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 METAL SOFFIT, COMMERCIAL GRADE. COLOR: MBCI MIDNIGHT BRONZE
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 10.59 ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1
- 22.15 ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS



**2 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

**PROPOSED MAVERIK C-STORE**

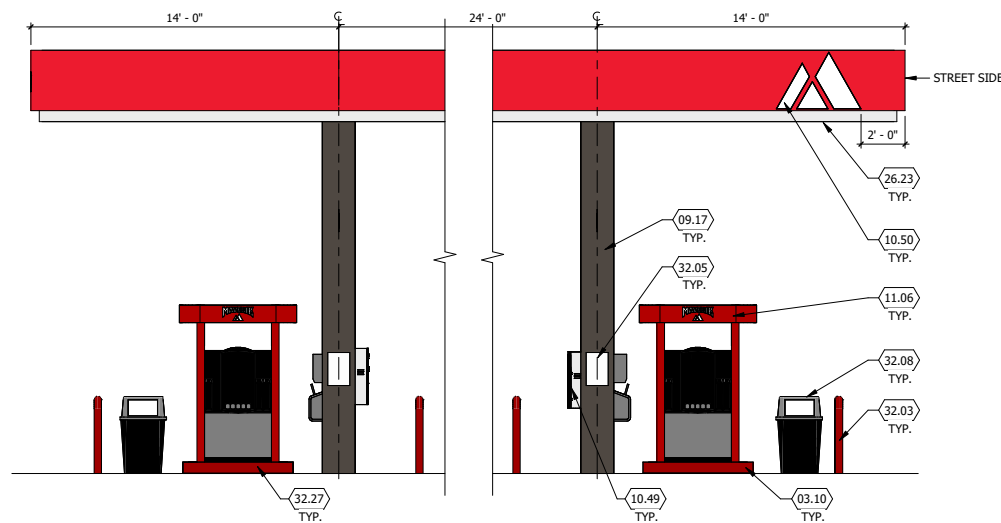
Prototype Version: 60\_R\_RR\_2501  
 Building Square Footage: 5,982 SF  
 Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS

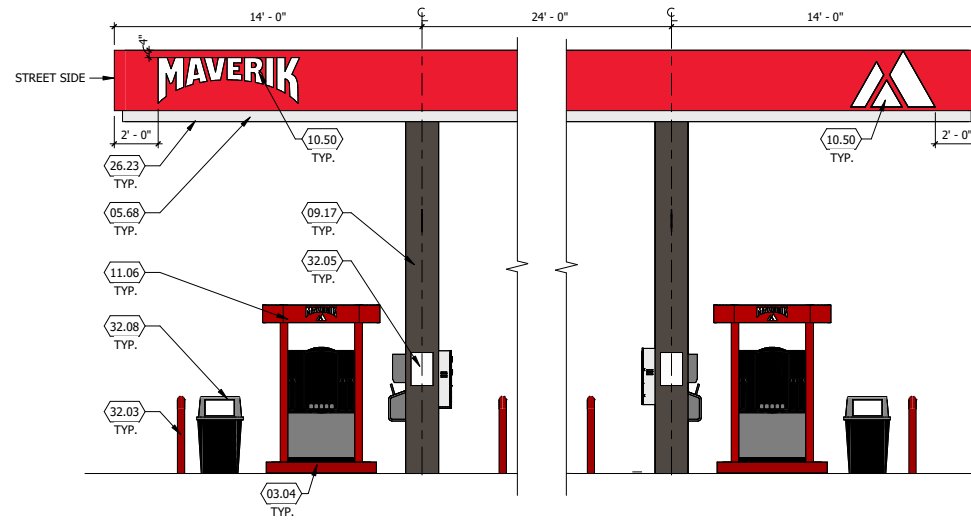


**KEYED NOTES**

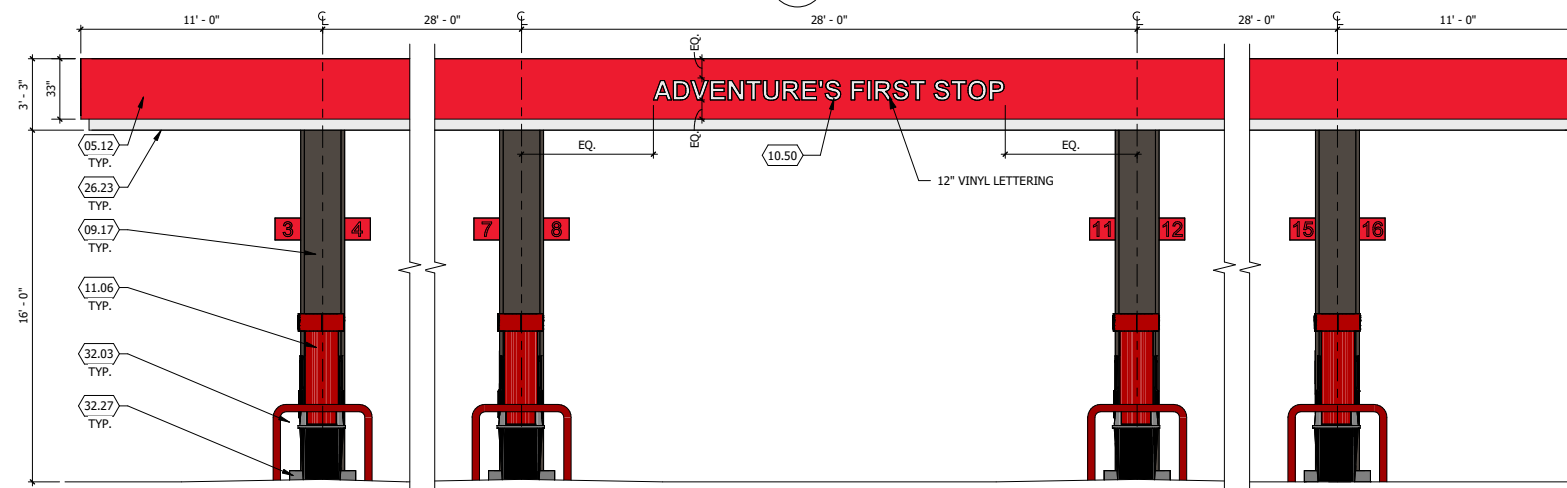
- 03.04 REINFORCED CONCRETE PAD
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 11.06 DISPENSING STATION (BY OTHERS)
- 26.23 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.27 PAINT CONCRETE CURB EDGE P-4



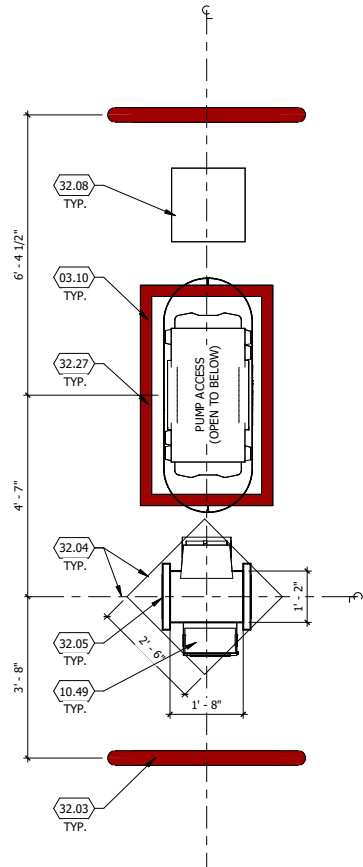
**5 FUEL DISPENSING CANOPY - END ELEVATION**  
SCALE: 1/4" = 1'-0"



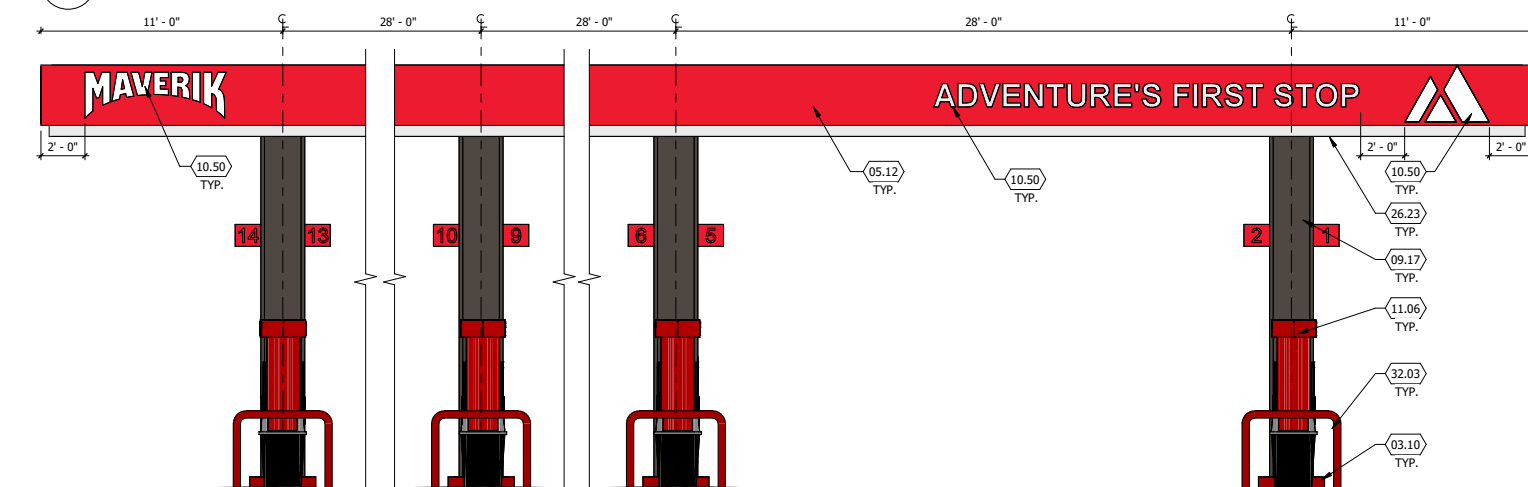
**4 FUEL DISPENSING CANOPY - END ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 CANOPY COLUMN PLAN**  
SCALE: 1/2" = 1'-0"



**1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**PROPOSED MAVERIK C-STORE**

**NOTE:**  
FUEL CANOPY DRAWINGS PROVIDED ARE  
CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 60\_R\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M

