



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 28, 2026
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

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

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at 437 W 400 S from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily ten units per acre. Parcel number H-231-L.
2. A Zone Change Amendment request located at 1260 S 700 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-319.

3. A Land Use Code Amendment on Title 10, Chapter 51 regarding business licensing standards for whole house vacation rentals as well as parking regulations for residential hosting facilities and whole house vacation rentals.

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.
2. 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.
3. 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. Sunland Properties and Kent Clayton, Applicant. Karl Rasmussen, Agent.

NEW BUSINESS

1. ZC26-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 437 W 400 S from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily ten units per acre. Parcel number H-231-L. Interstate Homes, Applicant
2. ZC26-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1260 S 700 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel number H-3-2-3-319. Kent Burdick Rowley Trust, Applicant. Teri Humphries, Agent.
3. PSP26-04: Discussion and consideration of a possible approval of a preliminary site plan for Painted Hills Commerce Center Lot 2 Office Building, an office building located at 2260 W & 100 N. Eric Mcfadden, Applicant.
4. AFP26-09: Discussion and consideration of a possible approval of an amended final plat for Black Ridge Phase 1B, 1C, and 1D, located at South Rlington Parkway and West 1760 W. Wasatch Commercial Builders, Applicant. Ben Duzett, Agent.
5. CUP26-13: Discussion and consideration of a possible approval for a conditional use permit for a monopole telecommunications facility and collocation located at 210 N 3400 W. SBA Communications, Applicant. Shahzad Mahmood, Agent.
6. PP26-07: Discussion and consideration of a possible approval of a preliminary plat for Black Ridge Takedown 4, a 90 lot single family subdivision located south of Rlington Parkway and west of 1760 W. Wasatch Commercial Builders, Applicant. Ben Duzett, Agent.
7. FSP26-10: Discussion and consideration of a final site plan for Hurricane Storage, a self-service storage facility located near the corner of Sand Hollow Road and Turf Sod Road. Cristina Companies UT LLC, Applicant. Tony Carter, Agent.

8. ACUP26-03: Discussion and consideration of a possible approval of a conditional use permit for a collocation for a telecommunications facility located at 3270 S Sand Hollow Road. William Powell-SBA Communications, Applicant.
9. LUCA26-06: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment on Title 10, Chapter 51 regarding business licensing standards for whole house vacation rentals as well as parking regulations for residential hosting facilities and whole house vacation rentals. Hurricane City, Applicant.

Approval of Minutes:

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.

May 24, 2026

City of Hurricane, Utah
Planning and Zoning Department

To Whom It May Concern:

It is my understanding that a public meeting will be held on Thursday, May 28, regarding the parking regulations for short-term rentals under Section 3-10-11 of the city ordinances. Although I am unable to attend in person, I would like to share my concerns regarding the current ordinance and any proposed changes.

If I approached the city and requested permission to build an 11-room hotel on a single lot in Dixie Springs with accommodations for 42 guests, I would likely be denied immediately. Yet there is currently a house with a casita near my home that is advertised and permitted for exactly that type of occupancy (see www.redsandsvacations.com). In practice, I see little difference between this property and a commercial hotel. In some ways, it creates even greater problems.

The property was designed as a residential home, not a commercial lodging facility, and the available parking reflects that. When large groups arrive, they bring multiple cars, trucks, trailers, vans, UTVs, and other vehicles. There have even been semi-trucks unloading UTVs that were then parked in the driveway and along the street.

On one occasion, vehicles parked on the street blocked access for the garbage truck, forcing the driver to stop and repeatedly honk until the vehicles were moved. Another time, a large motorhome parked on the street and ran its generator throughout the night. Guests often use the garage as a gathering space for parties rather than for vehicle parking.

This weekend alone, there are 11 vehicles at the property. One vehicle is parked on the street because the driveways are already full, with cars stacked three deep. This is no longer functioning as a typical residential property; it has effectively become a vacation party house.

A similar situation exists in the cul-de-sac across from my home. This weekend, five Jeeps arrived on trailers and completely filled the circle. I doubt the neighboring homeowners appreciate the disruption any more than I do.

Allowing additional street parking will only worsen these existing problems. If parking restrictions are loosened, renters will naturally choose to park more vehicles on the street rather than continue stacking them in driveways. While I understand there may be limitations on changing ordinances that are already in place, I respectfully ask that the city not make the situation worse by reducing the current parking restrictions.

Thank you for your time and consideration. Please feel free to contact me if you have any questions.

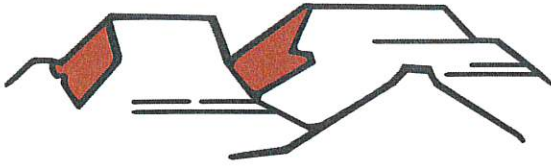
Sincerely,

Brent & Linda Clark
3834 W 2700 S
Hurricane, UT 84737
(435) 668-6023



SIGN IN SHEET

Amanda Peet
Paullette Johnson
Ty Johnson
Winferd Johnson
MARSHALL Johnson
Jeff Mathis
Murra Trump



PLANNING & ZONING
HURRICANE CITY
UTAH

PLANNING COMMISSION MEETING

SIGN IN SHEET

DATE: _____

NAME (please print)

NAME (please print)

DAVID L. SOM
~~Steve Nason~~
Kelsey L. Phelps
Debra Phelps
Kristina Evertsen
Jonathan Evertsen
Theresa Jessop
MacRay Nelson
Francisco Mague
Christine Stolworthy
Tony Carter
Teri Humphries
Kurt Rowley
Chase Stratton
Angie Exall



STAFF COMMENTS

Agenda Date:	05/28/2026
Application Number:	AFP26-05
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Daniel Borchardt
Agent:	Barry Thompson
Request:	Approval of an Amended Final Plat.
Location:	1481 W 840 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments
Report Prepared by:	Fred Resch III

Updated Discussion for 5/28/2026: This application was tabled by the Planning Commission on May 14th, 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).

The City Council, on May 21, 2026, approved a code update to permit double-frontage lots under limited circumstances, including configurations such as the one proposed here. Due to this the Planning Commission may now approve this application.



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.

Updated Recommendation 05/28/2026: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends this item be approved subject to staff and JUC comments.

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



STAFF COMMENTS

Agenda Date:	05/28/2026 - Planning Commission
Application Number:	ZC26-07
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Scott Stratton
Agent:	Karl Rasmussen
Request:	A zone change from RA-0.5 to M-1.
Location:	950 W 2060 S
Zoning:	RA-0.5
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

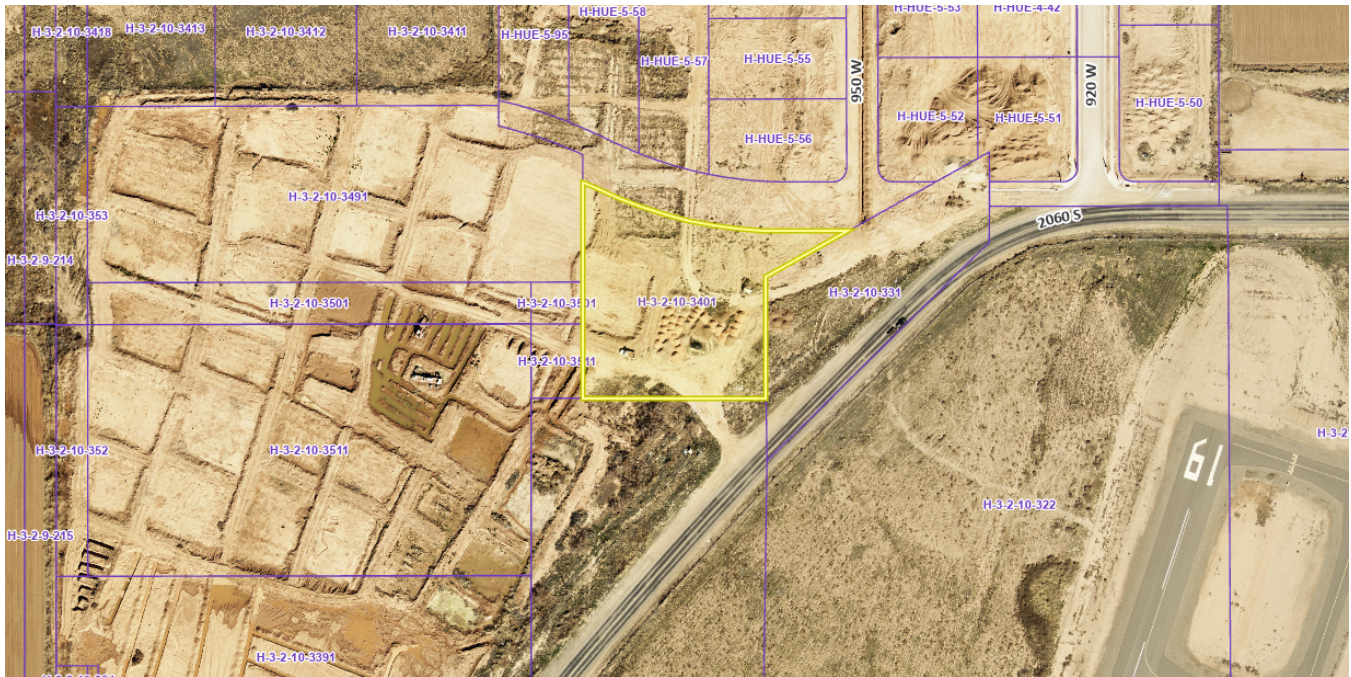
Updated Discussion 05/28/2026:

The Planning Commission tabled this item on May 14th, 2026 due to a pending zone change on the property, owned by the same applicant, to the southwest. On May 21st, 2026, the City Council approved the zone change and development agreement on the nearby property subject to a development agreement that addressed permitted industrial uses, fencing, and dedication and improvements along 1100 W and 2060 S. Staff still recommends approval of this zone change.

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.

	Zoning	Adjacent Land Use
North	RA-0.5	Hurricane Fields Estates subdivision
East	PF	Hurricane Airport
South	PF	Hurricane Airport



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

¹ 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).

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 provided 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.

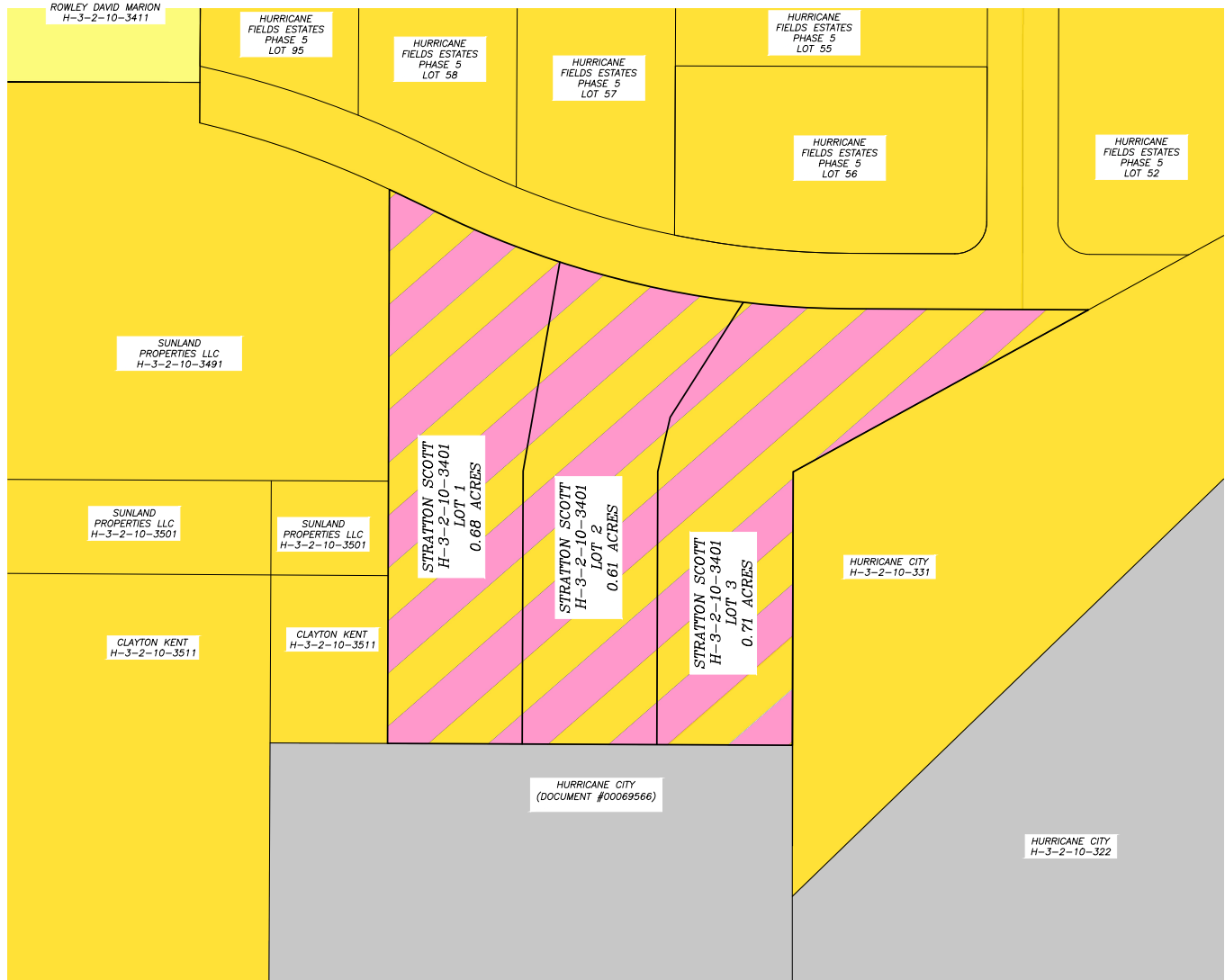
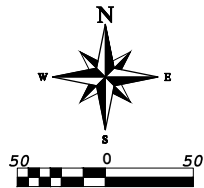
Recommendation: The Planning Commission should consider any public comments received in the public hearing and review this application based on City codes and standards. Staff recommends approval.

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 25025'46"; 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.

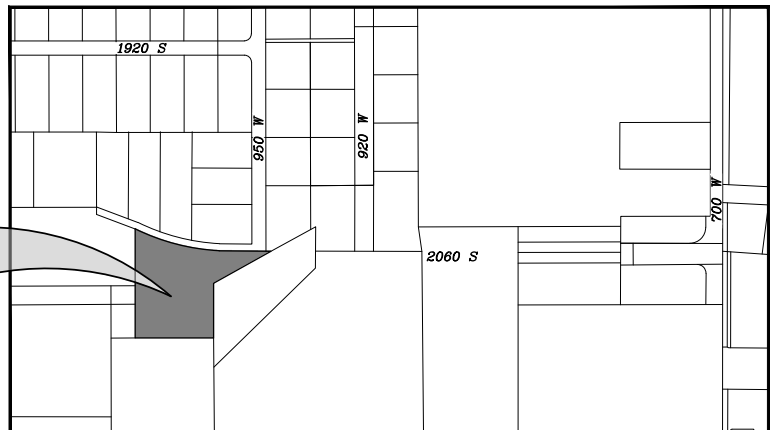
LEGEND

	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

PROJECT
LOCATION



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

COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

NO	REVISIONS	
	DESCRIPTION	BY

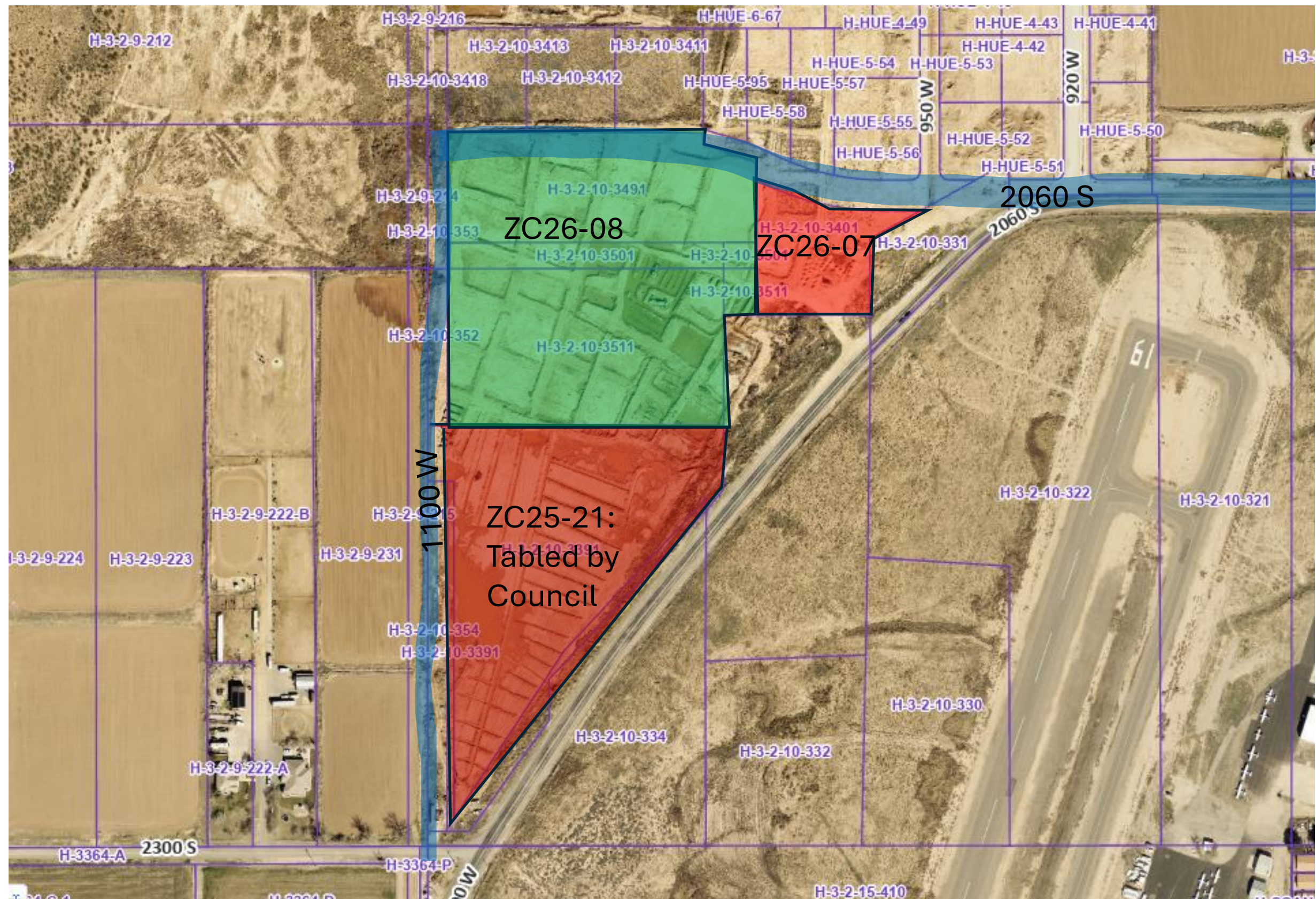
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

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.	1 OF 1





STAFF COMMENTS

Agenda Date:	05/28/2026 - Planning Commission
Application Number:	ZC26-08
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Sunland Properties and Kent Clayton
Agent:	Karl Rasmussen
Request:	A zone change from RA-0.5 to M-1.
Location:	990 W 2060 S
Zoning:	RA-0.5
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Updated Discussion 05/28/2026:

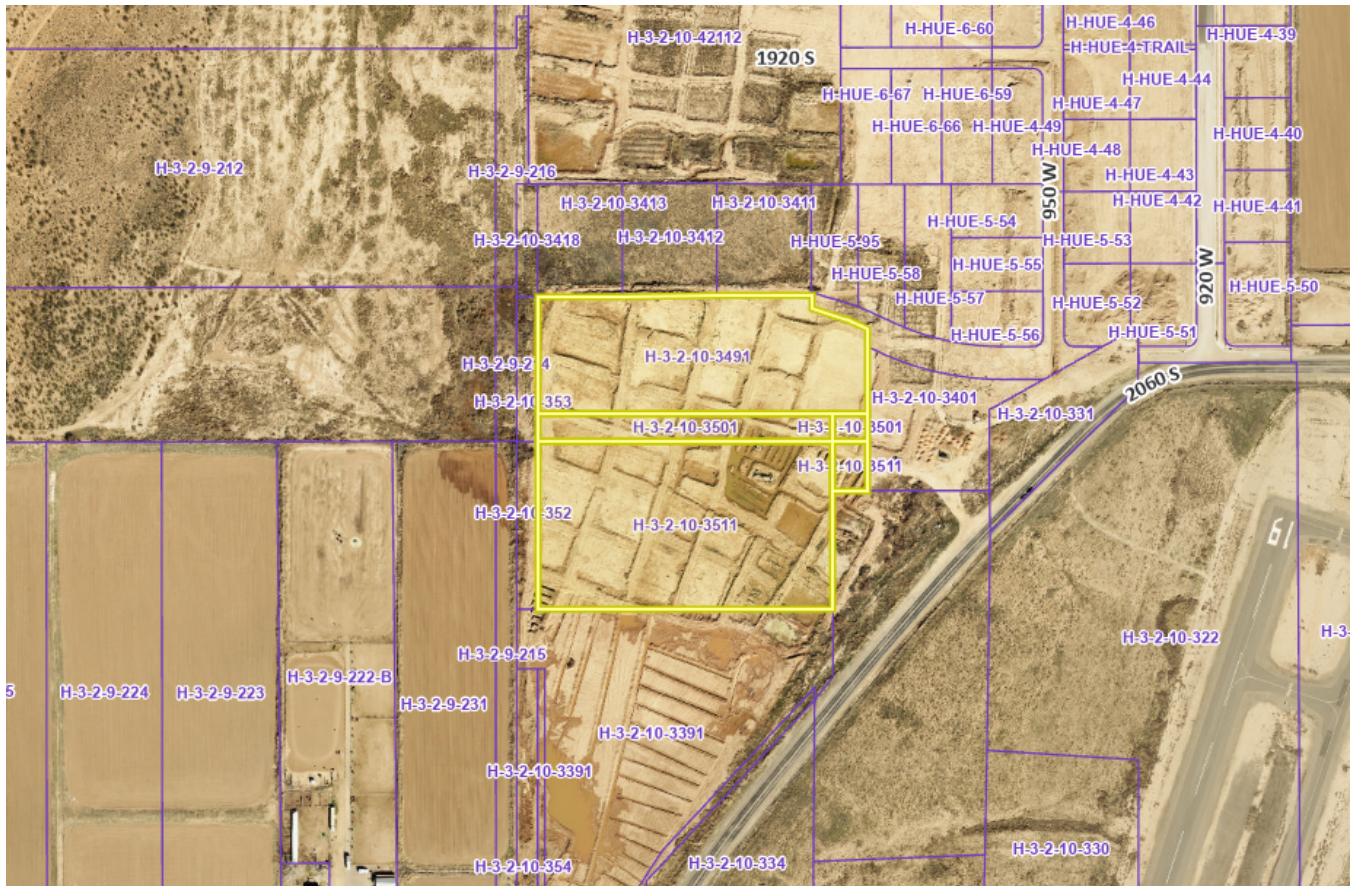
The Planning Commission tabled this item on May 14th, 2026 due to a pending zone change on the property to the south. On May 21st, 2026, the City Council approved the zone change and development agreement on the nearby property subject to a development agreement that addressed permitted industrial uses, fencing, and dedication and improvements along 1100 W and 2060 S. Staff still recommends approval of this zone change.

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.

	Zoning	Adjacent Land Use
North	RA-0.5	Hurricane Fields Estates subdivision
East	RA-0.5 ¹	Undeveloped Property
South	M-1	Undeveloped Property

¹ 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).



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, for which the General Plan 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 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.

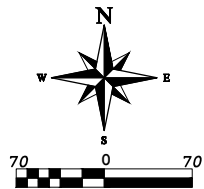
Recommendation: The Planning Commission should consider any public comments received in the public hearing and review this application based on City codes and standards. Staff recommends approval.

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 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, 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 00°18'27", 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 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.

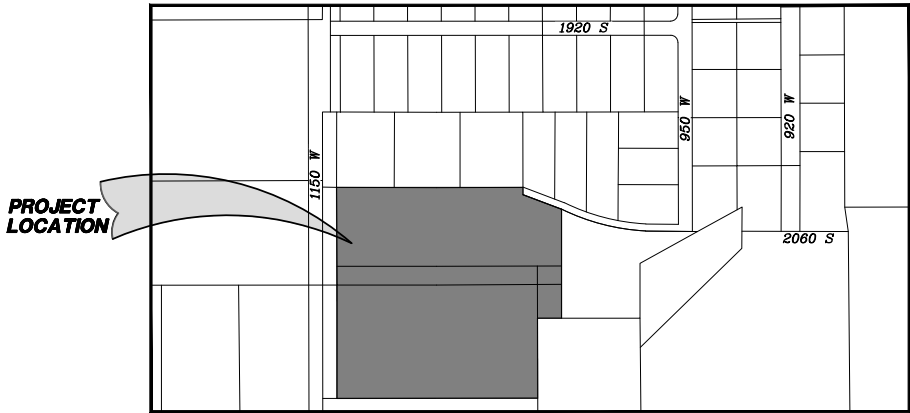
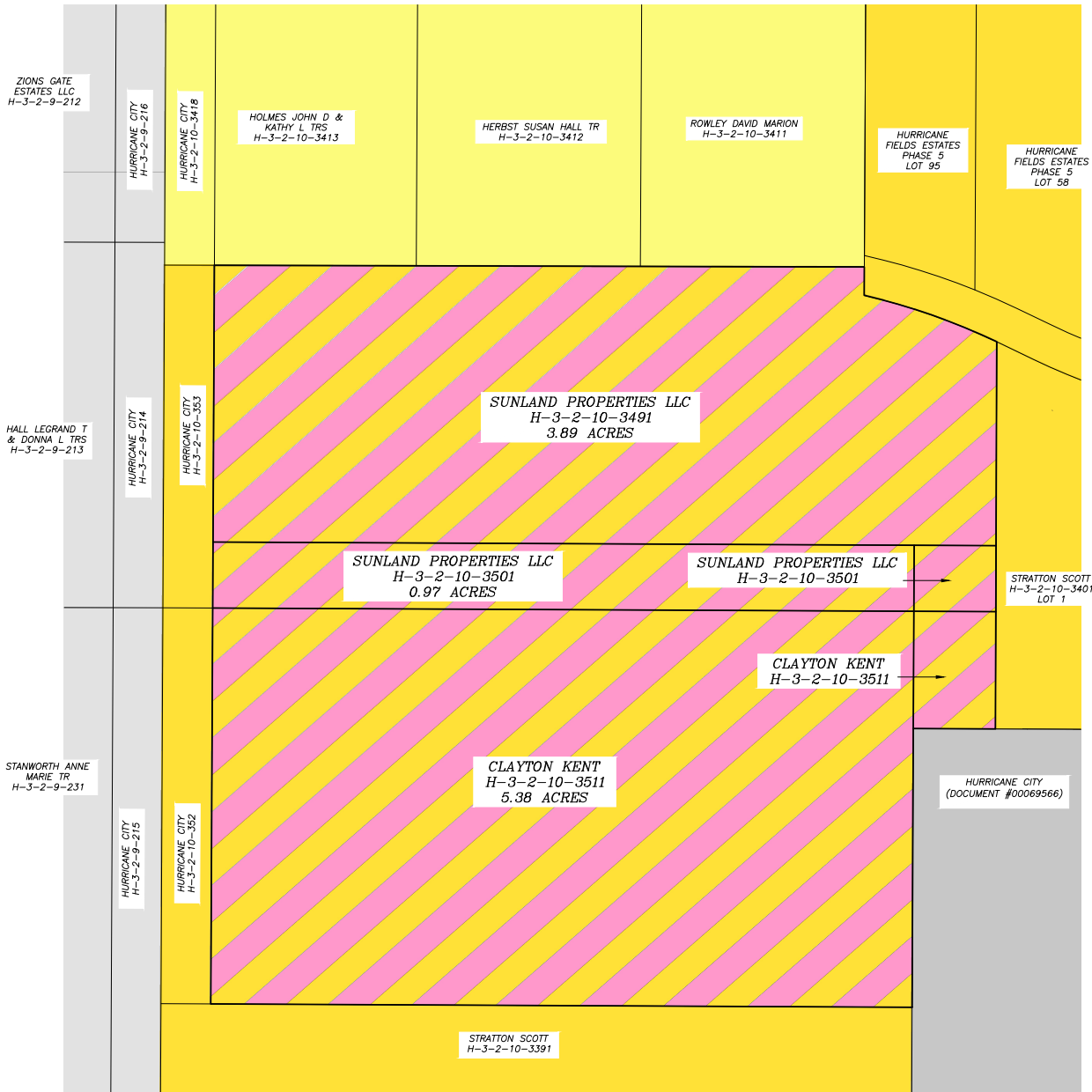
ALSO: A 45.0 FOOT WIDE CORRIDOR TOGETHER WITH A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IMMEDIATELY ADJACENT TO AND EASTERLY OF SAID CORRIDOR AS DESCRIBED BELOW: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN THENCE NORTH 01°07'14"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



VICINITY MAP
N.T.S.

OWNER(S):

SUNLAND PROPERTIES LLC
82 W 1070 S
HURRICANE, UT 84737

OWNER(S):

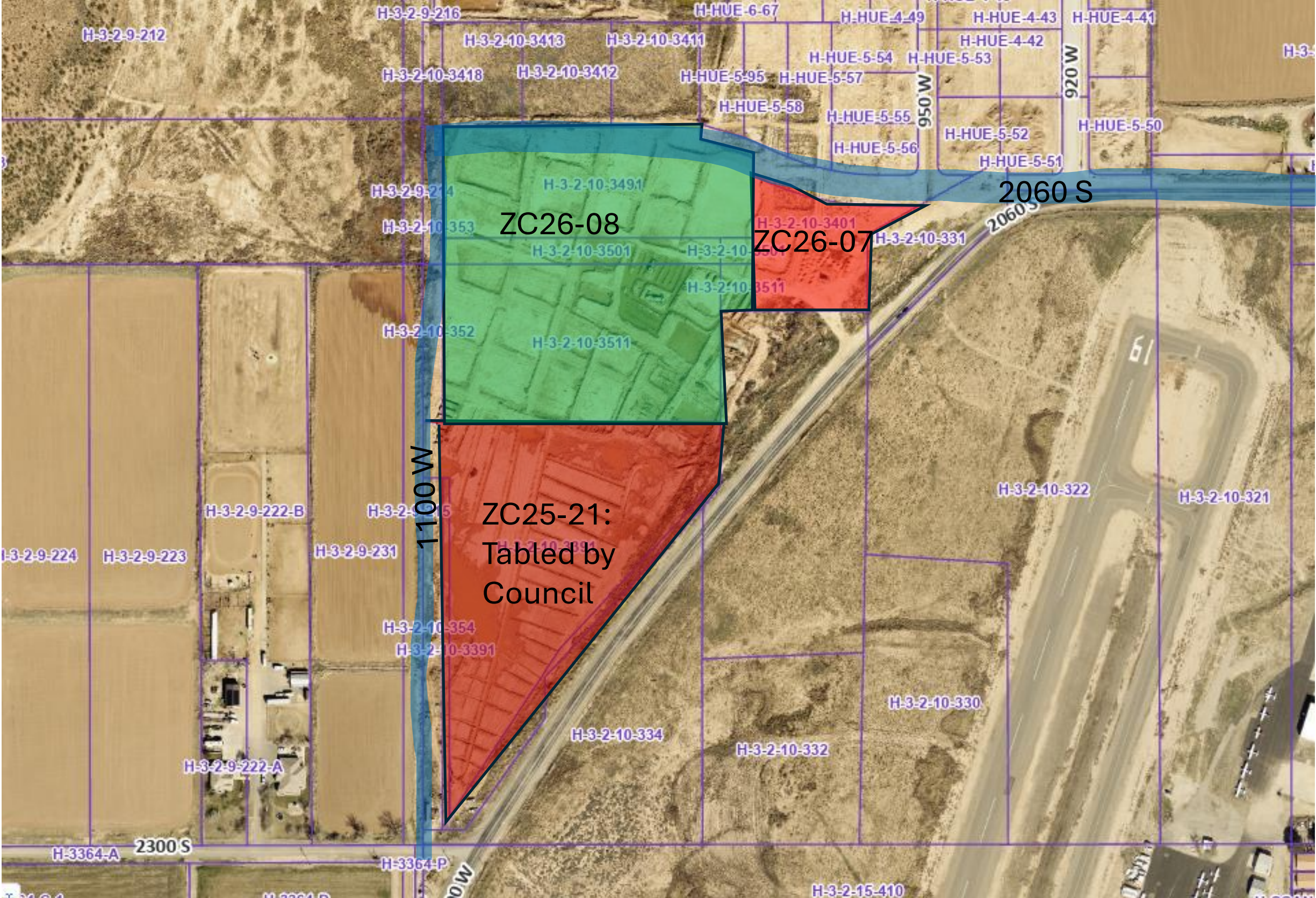
CLAYTON KENT
985 S 700 W
HURRICANE, UT 84737

REVISIONS	
NO	DESCRIPTION

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-6507

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





STAFF COMMENTS

Agenda Date:	05/28/2026
Application Number:	ZC26-09
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Interstate Homes
Agent:	
Request:	A Zone Change from R1-10 to RM-2
Location:	437 W 400 S
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Recommend denial to the City Council.
Report prepared by:	Fred Resch III

Update 05/26/2026:

The applicant contacted staff after the initial staff report was distributed and revised the request to a Multifamily RM-1 designation (see analysis below). Because the revised request is for a less intensive zoning designation, additional public notice is not required. Except where otherwise noted, the remainder of this report reflects the original application request.

Discussion:

The applicant is seeking a zone change from Single Family Residential R1-10, one unit per 10,000 sq ft, to Multiple Family RM-2 for a currently vacant 0.24-acre lot for the purpose of building a duplex on the property. The lot is located along 400 S west of 400 W. The applicant has stated they would like to build a duplex on the property. Two units on the property can be accomplished under the current zoning using the Accessory Dwelling Unit (ADU) ordinance. The applicant's goal of a single duplex could also be accomplished by an RM-1 designation, in fact there is no difference in the number of units allowed by RM-1 versus RM-2 and either designation would only allow up to a duplex on the site due to the limiting size of the lot.

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

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

Response: The General Plan Map designates this area as “Single Family”, which advises densities consistent with R1-15, R1-10, R1-8, and R1-6. The proposed Multiple Family RM-2 zone does not comply with the general plan’s Single Family designation for the site. Rezoning the property would create an inconsistency between zoning and the general plan where consistency currently exists. Although, it is recognized that the general plan is advisory in nature and not binding, and the City Council ultimately has discretion to approve a zone change that does not conform with the general plan if they deem the degree of inconsistency to be minimal or of no consequence. Nevertheless, it is not an advisable land-use practice to create inconsistencies between zoning and the general plan. Rather, it is generally expected that zone changes be approved in cases that maintain or improve consistency.

Alternatively, the general plan does recommend that the City consider adding different housing types in appropriate areas:

“In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing.”

Also, the 2022 Moderate Income Housing Plan recommends that the City, “*Look at areas where ‘Missing Middle Housing’ and mixed-use zones can be implemented within existing and future residential and commercial developments.*” This is an area of the City that has existing multifamily development and is along major corridors, which may justify a multifamily zoning on this site.

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

Response: The surrounding area is largely developed with established single-family homes on comparatively larger lots, reflecting the traditional single-family residential character of the neighborhood. While single-family residences make up the predominant land use, there are also a number of duplexes in the vicinity, some of which appear to have been established under varying circumstances and levels of compliance over time. As a result, the presence of multifamily-style housing is not entirely uncommon in the area, and a single well-designed duplex may be generally consistent with existing development patterns found within the neighborhood.

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

Response: Because the subject property is located within an established residential neighborhood and the existing zoning already allows for two dwelling units through the ADU ordinance, staff finds it

unlikely that the proposed zone change would create adverse impacts on surrounding properties. The intensity of development would remain similar to what is already permitted, and the addition of a duplex on the lot is not expected to create substantial impacts related to traffic, density, or infrastructure.

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

Response: See JUC comments below. The Joint Utility Committee had no significant concerns with the zone change request.

JUC Comments:

Public Works: [No comments received.]

Sewer: An additional sewer later will need to be installed on the property.

Streets: Approved.

Power: The transformer for this site will need to be upgraded and a secondary box will need to be added. The developer will bear the costs for these upgrades.

Water: Approved

Engineering: [No comments received.]

Fire: 2 separate impact fees will have to be paid to the Fire District for a duplex.

Other Considerations:

As noted above, the property's current R1-10 zoning designation would allow for a single-family dwelling along with an Accessory Dwelling Unit (ADU), which may satisfy some of the applicant's stated objectives. An RM-1 zoning designation would also accomplish the applicant's goal of constructing a duplex. Although RM-1 generally permits six units per acre, HCC 10-13-4(1) specifies that *"Duplex only permitted on first 10,000 square feet. Any additional units must meet density per acre standards."* Because the subject parcel is slightly larger than 10,000 square feet, a duplex would be permitted under that zoning classification. Likewise, RM-2 zoning allows up to ten units per acre, but on a 0.24-acre lot this would still equate to only two dwelling units. More broadly, many cities as part of larger trends of zoning reform are starting to allow duplexes and other multifamily arrangements on larger single-family zones by-right in order to foster redevelopment and affordable housing.

Findings:

Staff makes the following findings:

1. The application does not comply with the general plan's Single Family land-use designation of the area, and would create a new inconsistency with the General Plan.
2. The neighborhood and surrounding development is largely developed single-family homes. A single, Multiple Family RM-2 lot with a duplex may be out of character with the single-family nature of the neighborhood and vicinity.
3. The proposed amendment is unlikely to have an adverse impact on the surrounding properties, because the number of allowed units will not increase for this property.
4. Services are largely adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review the requested zone change based on standards within the Hurricane City Code, and also consider any public comments. Based on the

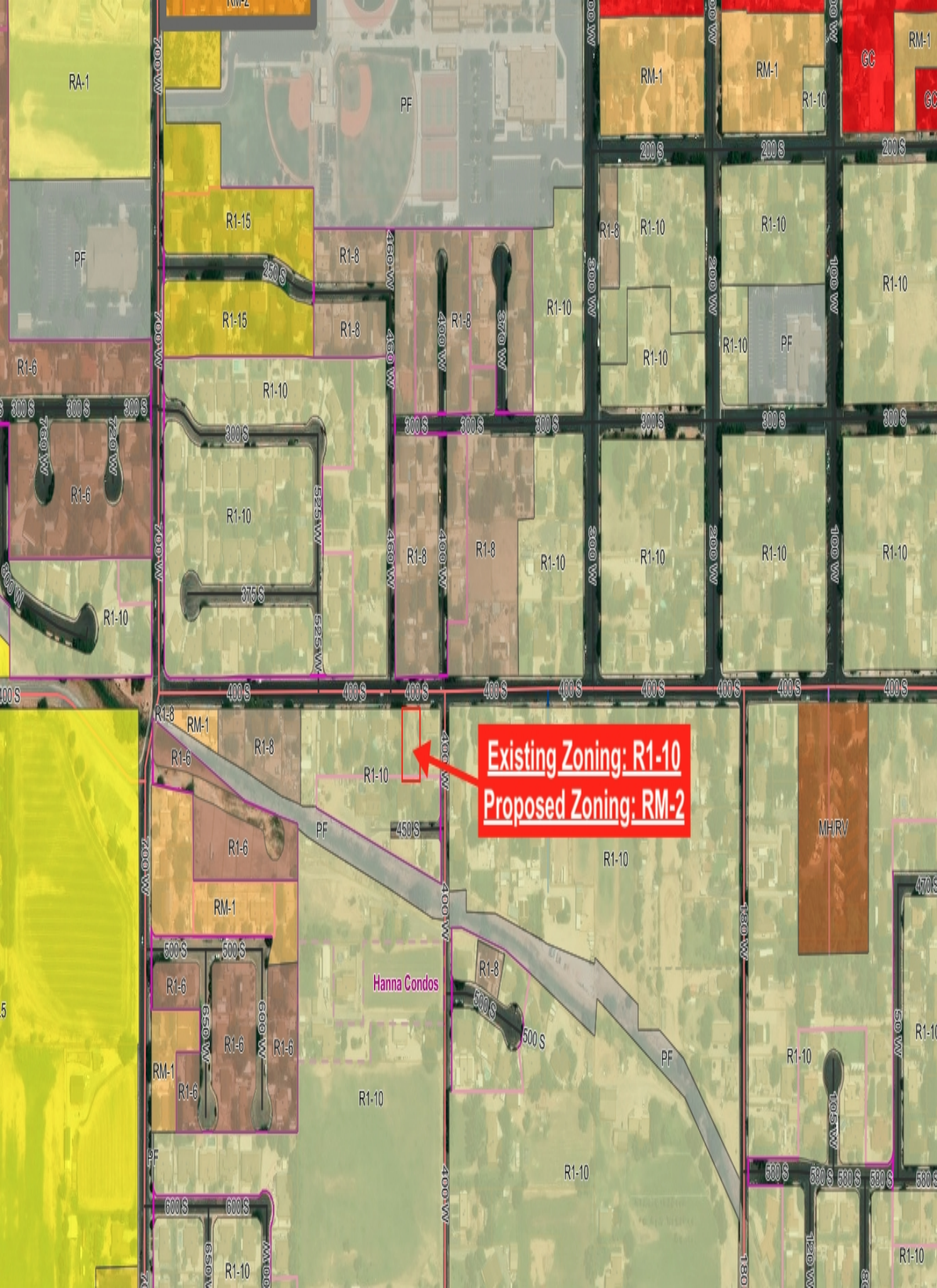
findings that the proposed zone change does not comply with the General Plan, along with the potential for future construction of a duplex that could be out of character with the surrounding single-family homes, staff recommends that the Planning Commission send a recommendation of denial to the City Council. Staff recommends the applicant apply to build a single family home with an ADU to accomplish their goals for the property. If the Planning Commission does desire to recommend approval it would be appropriate to recommend an RM-1 zoning.

Zone Change Narrative
437 W 400 S

Our application seeks approval for a zone change on the subject parcel of land. Specifically, we are requesting a change to the RM-2 zoning designation. The primary goal of this rezone is to permit the construction of an affordable, well-designed duplex unit on the property.

We firmly believe that transitioning this parcel to RM-2 represents the optimal and most responsible utilization of this land. This determination is based on a thorough analysis of the surrounding neighborhood context. Along this specific street, there is already a well-established precedent of existing and future multi-family residential units, making the proposed duplex a harmonious and complementary addition to the streetscape rather than an intrusive anomaly.

Furthermore, this proposal directly addresses the critical need for increased housing density within a highly desirable, walkable section of the city. Developing this duplex will contribute valuable new housing stock to an area that offers residents excellent access to nearby schools, businesses, public transit, and community resources, thereby supporting principles of smart growth and reducing reliance on vehicular transportation. This zone change is not only consistent with the character of the neighborhood but also serves the broader community interest by enhancing housing options and vitality in a central, accessible location.





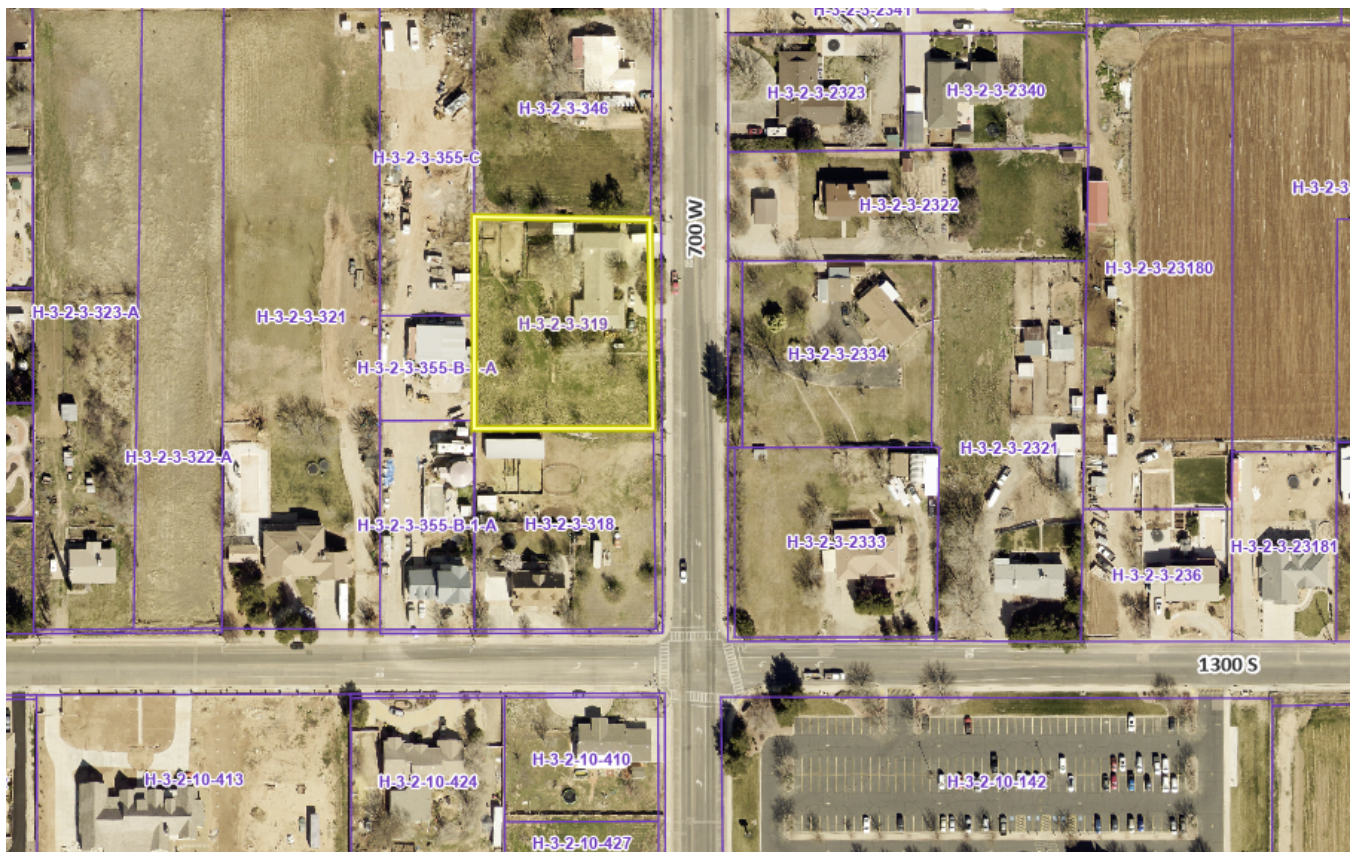
STAFF COMMENTS

Agenda Date:	05/28/2026 - Planning Commission
Application Number:	ZC26-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Kent Burdick Rowley Trust
Agent:	Teri Humphries
Request:	Zone Change from RA-1 to RA-0.5
Location:	1260 S 700 W
Zoning:	RA-1
General Plan Map:	Rural Residential
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:

The applicant requests a zone change from Residential Agricultural RA-1 to Residential Agricultural RA-0.5 on 0.97 acres located on the west side of 700 W and north of 1300 S. The applicant has stated that their purpose is to facilitate a lot split.

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



Vicinity Map

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

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

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

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

Analysis:

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

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

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

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

Response: Development in the area is zoned and developed similarly. There is more RA-0.5 zoning in the vicinity of this property than RA-1. Overall, the amendment is harmonious with development in the area.

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

Response: The proposed amendment is within the area's densities approved by the General Plan and most of the immediately adjacent property is relatively undeveloped or developed in a similar manner as as proposed for the subject property which will mitigate any potential adverse effects on the property.

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

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

JUC Comments:

The following comments will need to be addressed

1. **Public Works:** [No comments received]
2. **Power:** [No comments received]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering:** [No comments received]
7. **Fire:** Approved.
8. **Cable:** Approved.
9. **Phone:** Approved.
10. **Fiber:** Approved.
11. **Gas:** Approved.
12. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional

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

Staff Comments:

1. The subject property contains 0.97 acres and is requested to be zoned RA-0.5, which requires a minimum lot size of 0.4 acres and an average lot size of 0.5 acres for a subdivision. Because the parcel contains less than 1.0 acre, it cannot be divided into two lots while meeting the required 0.5-acre average lot size standard. As a result, the proposed two-lot subdivision does not comply with the dimensional requirements of the zone. An exception to this standard may apply where land has been dedicated for a master planned roadway, such as 700 West. However, that allowance applies only to the property owner who dedicated the right-of-way. Because the current applicant did not make that dedication, the exception does not apply in this case.

Findings:

Staff makes the following findings:

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

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

We are requesting a zone change from RA-1 to RA-0.5 in order to allow a lot split for a family residence. The purpose of this request is to create a separate lot so that I may build a home adjacent to my father's property.

This arrangement would allow me to live nearby and provide assistance and support to my father as he gets older, while also helping maintain the property and preserve our family's long-term connection to the area.

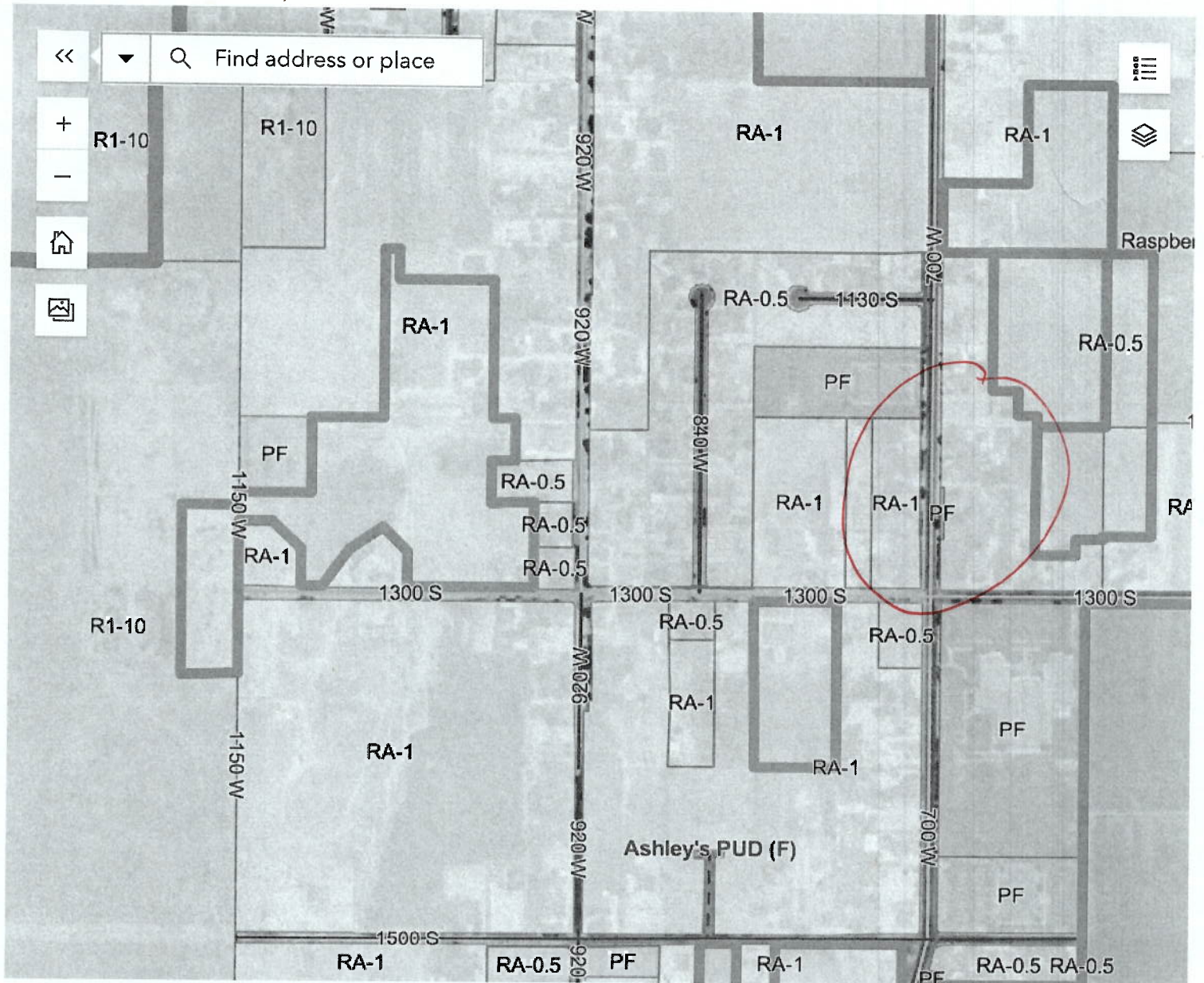
We appreciate the City's consideration of this request and believe the proposed zone change will provide a practical and positive benefit for our family while remaining compatible with the community.



- Notes

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

Planning - Zoning



500 ft

Vantor

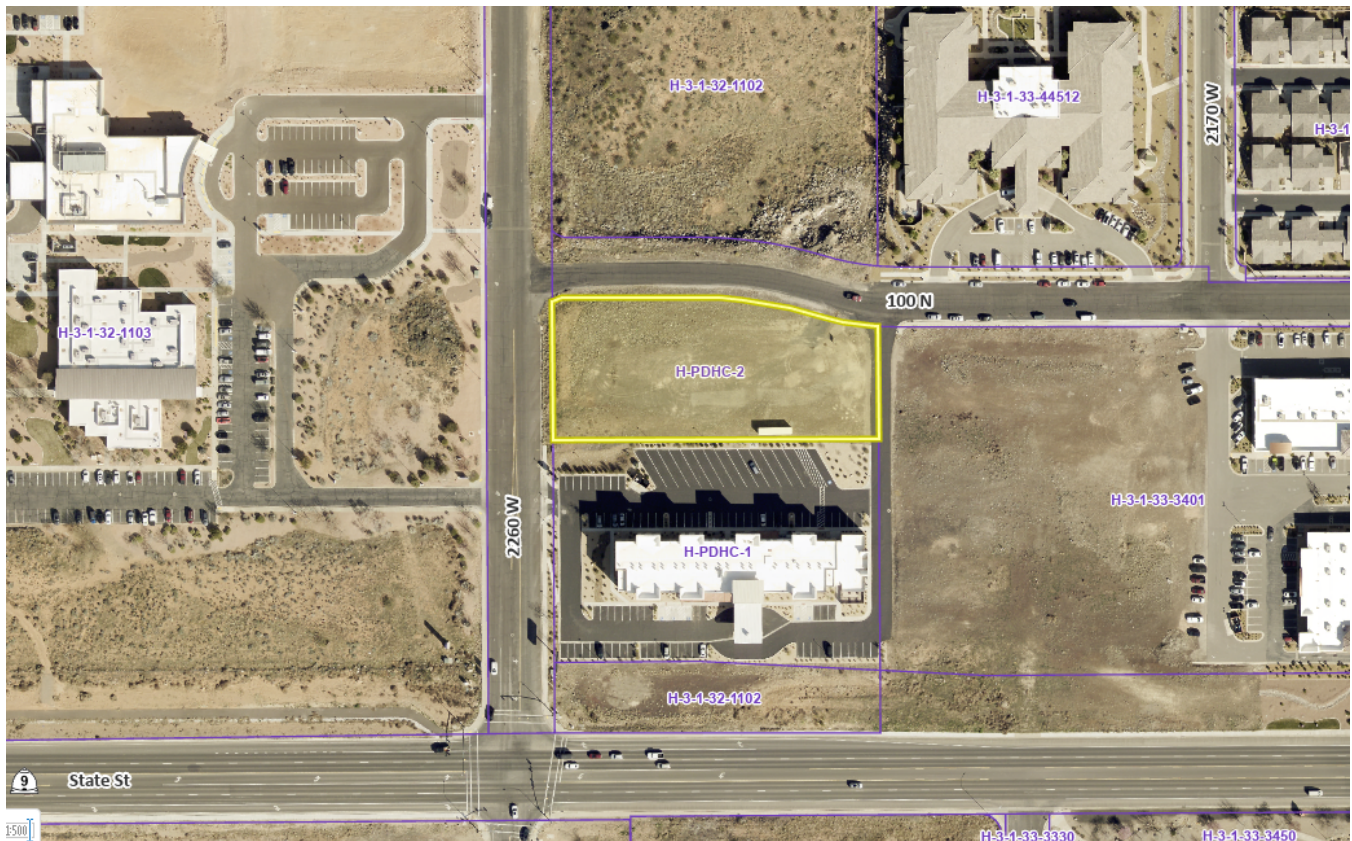


STAFF COMMENTS

Agenda Date:	05/28/2026 - Planning Commission
Application Number:	PSP26-04
Type of Application:	Preliminary Site Plan
Action Type:	Administrative
Applicant:	Eric Mcfadden
Agent:	
Request:	Preliminary Site Plan Approval.
Location:	2260 W 100 N
Zoning:	HC
General Plan Map:	General Commercial
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has submitted a preliminary site plan for an office/retail building located on Lot 2 of the Painted Hills Commerce Center subdivision. This property is located at the southeast corner of 2260 W and 100 N. There is an existing access for the hotel to the south located on the east side of the property. This 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:** Show the remote FDC in the same island as the fire hydrant
3. **Sewer:** Sewer should be kept out of curb/gutter and proposed landscaping. Depicted sewer does not quite match existing sewer. Will sewer be relocated?
4. **Water:** Approved.
5. **Power:** Power for this project will come from a vault on the south west corner.
6. **Streets:** Approved.
7. **Engineering:** The right of way for 100 N is 72' wide. The typical elements from the 70' wide cross section (5' sidewalk, 5.5' landscape strip, and 2.5' curb and gutter) should be constructed. Property boundary must be labeled in the construction drawings. Bearings, distances, radii, included angles and a tie to the nearest section monument must be shown (HCC 10-7-10(D)(3)(c)(1)(c&d)). Proposed striping on 2260 West & 100 N will be required and it must be coordinated with the streets, public works, and engineering department (HCS 3.2.7). reimbursement for 2260 W's striping could be possible. Sidewalk should maintain a straight alignment relative to the road. It appears relocating existing sewer could be

avoided if a right turn lane were added at the shared drive aisle (off 100 N). Applicant should compare costs and consider the potential option with Ash Creek special service district. It appears there will be a high demand for left turns at the shared drive aisle. Applicant should determine, with the neighboring development, if outbound traffic should be split into two lanes.

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:** The proposed office and retail use is a permitted use in the Highway Commercial zone.
2. **Parking Requirement:** Pursuant to Hurricane City Code (HCC) section 10-34-10(A), both office and retail uses require, *“1 space per 250 square feet of gross floor area”* per the provided site data 80 parking stalls are required and 85 are provided.
3. **Landscape:** Hurricane City Code requires a 10-foot-wide landscape buffer along each right-of-way, and a full landscape plan will be required with the final site plan submittal. The applicant will also need to ensure that proper parking lot landscaping is provided.
4. Sidewalks along the east side of the property should be considered (HCC 10-33-5(H)).
5. This site is currently used for overflow parking for the hotel to the south. Staff has verified that the hotel meets its parking requirements without use of this lot.
6. The site plan states the building height will be two stories and “39'-1" ±” the maximum height in the HC zone is 35'. This will need to be addressed for the final site plan. A conditional use permit for a greater height may be available due to the adjacent hotel.
7. **No Vested Rights:** *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.

April 28, 2026

Parcel: H-PDHC-2

Project: Office/Retail Building

Subject: Narrative of the proposed development

The Office/Retail Building project is situated on Lot 2 of the Painted Hills Commerce Center and consist of 1.50. The proposed site will consist of a Office building and associated improvements as follows:

Total Site Area = 65,306 Sq.ft.

Office/Retail building (Footprint) = 10,525 Sq.ft. (16.1% of the site)

Parking lot & Sidewalks = 40,217 Sq.ft. (61.6% of the site)

Landscaping = 14,564 Sq.ft. (22.3% of the site)

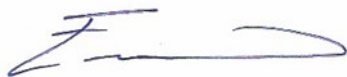
The property is situated as follows: North across 100 North Street is Future Commercial, East across the 26' private access is Future commercial, South is the existing Sleep Inn Hotel, and West is existing commercial development.

Access to the property will come from 100 north and the existing 26' Municipal Utility & Public Access Easement along the East boundary (which also provides access for the Sleep Inn Hotel). This access will be improved through this project and connected to existing development to the south & 100 North.

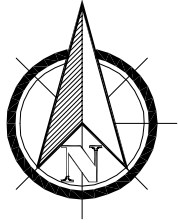
The property is Zoned HC.

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.

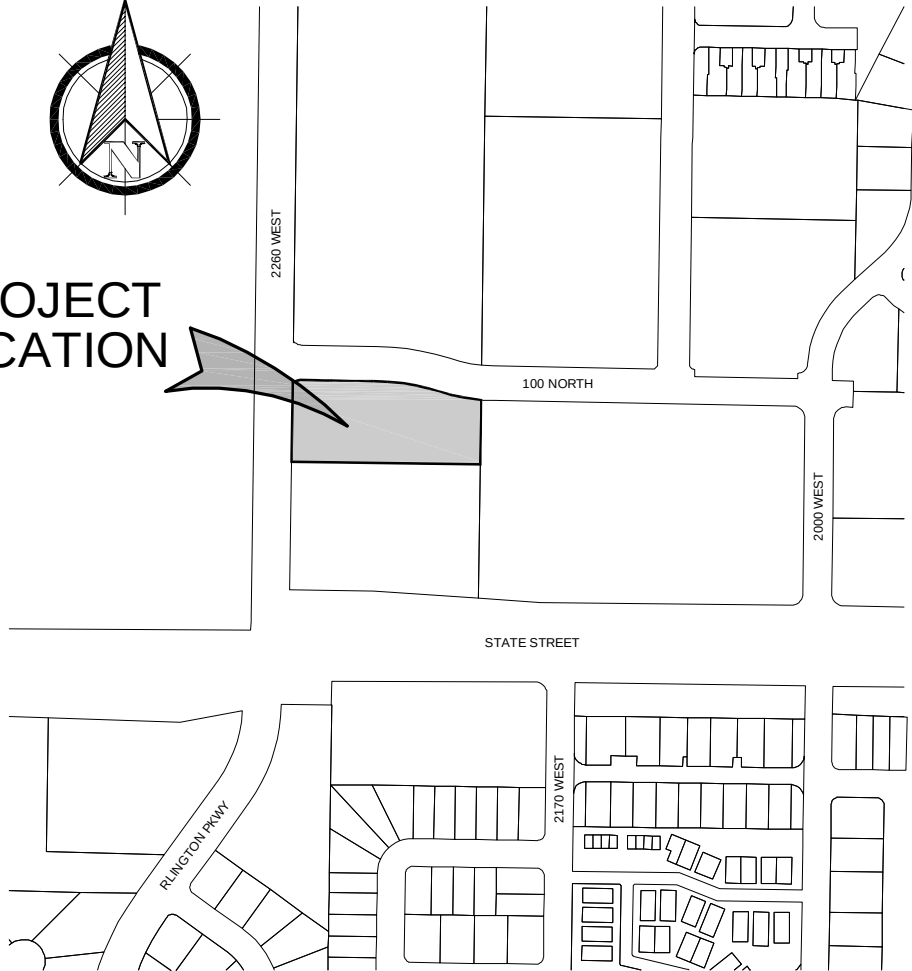
Sincerely,



Eric A. Mcfadden
Premier Design & Engineering Inc



PROJECT
LOCATION



VICINITY MAP

N.T.S.

PAINTED HILLS COMMERCE CENTER

LOT 2

OFFICE BUILDING

DATE:	4/20/2026
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW



SCALE: 1" = 20'

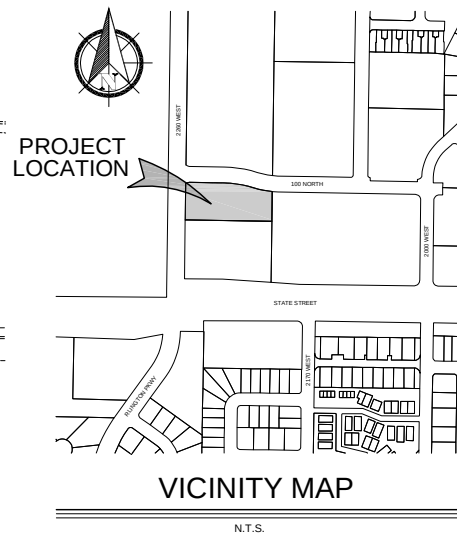
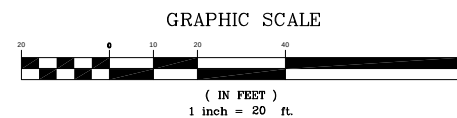
PRELIMINARY SITE PLAN
PAINTED HILLS COMMERCE CENTER LOT 2
CORNER OF 2260 WEST & 100 NORTH
HURRICANE, UTAH 84737

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



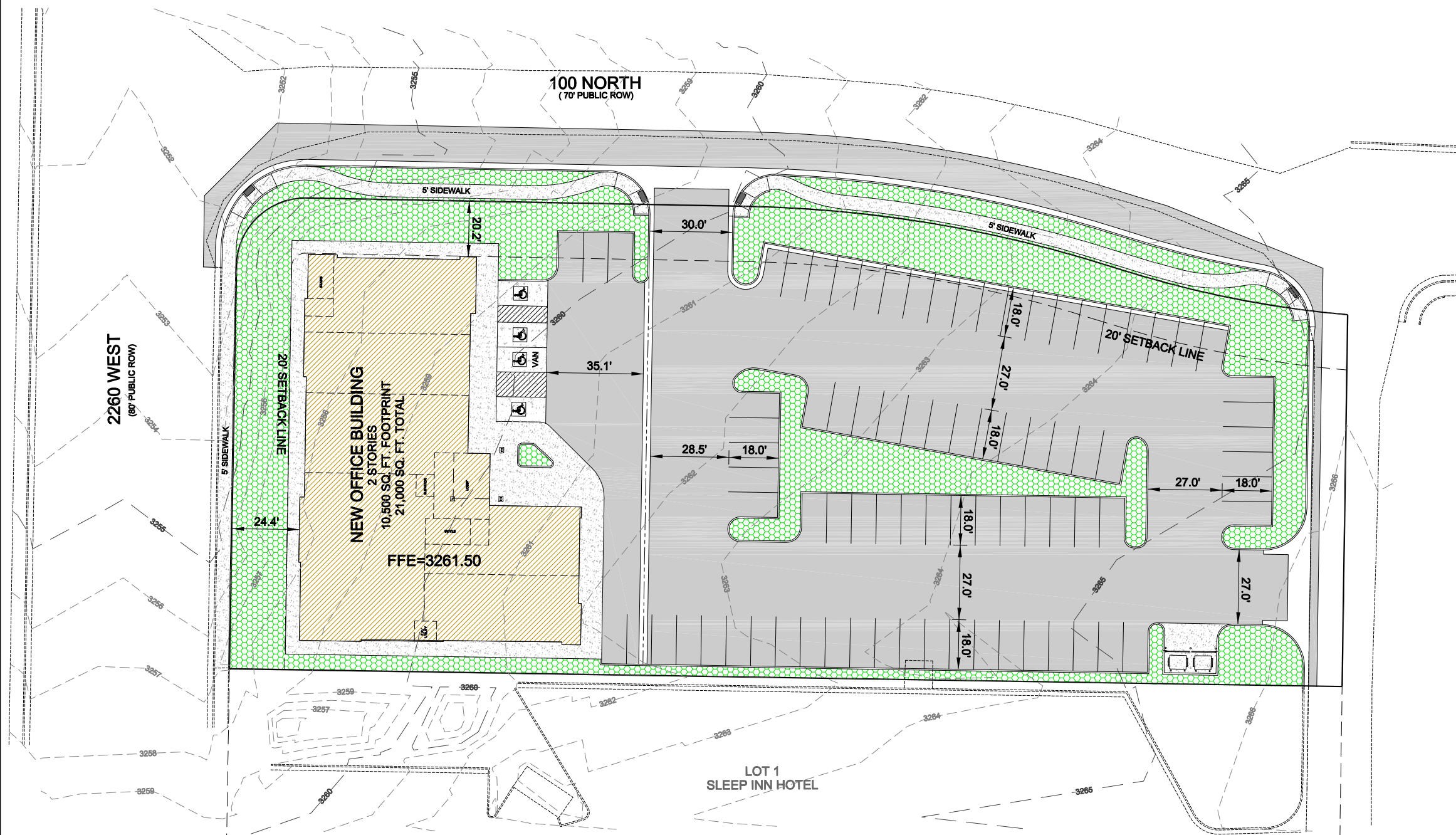
SHEET

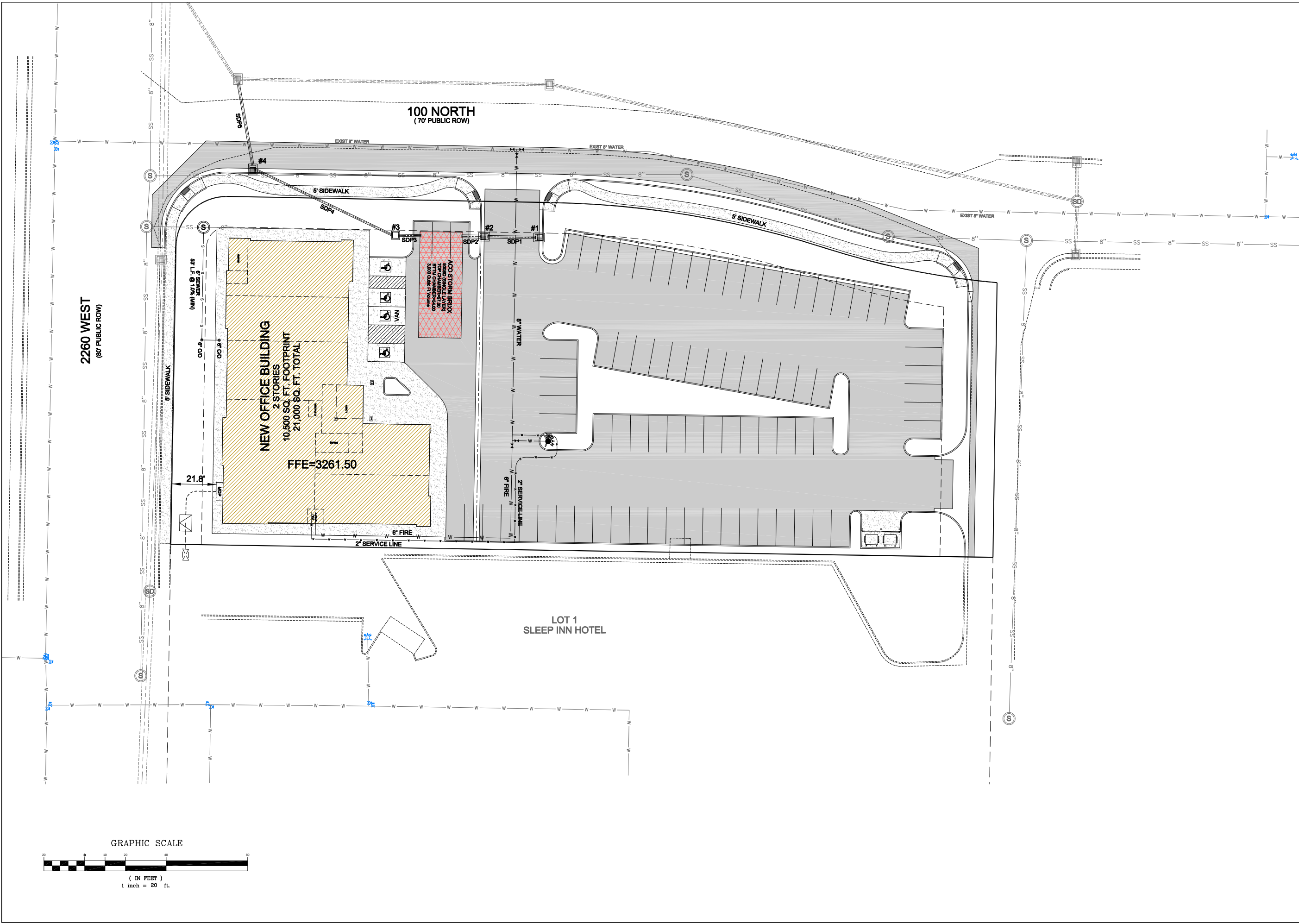
PSP



SITE DATA	
PARCEL:	H-PDHC-2
ZONING:	HC
BUILDING HEIGHT:	39'-1" ±
BUILDING USE:	OFFICE
SITE AREA:	65,306 SQ. FT. / 1.50 ACRES
BUILDING AREA (FOOTPRINT):	10,525 SQ. FT. (16.1% OF SITE)
SIDEWALK, CURBING & ASPHALT:	40,217 SQ.FT. (61.6% OF SITE)
LANDSCAPING PROVIDED:	14,564 SQ.FT. (22.3% OF SITE)
PARKING REQUIRED:	
OFFICE:	19,974 SQ. FT. (LEASEABLE) / 250 = 80 SPACES
PARKING PROVIDED:	
STANDARD STRIPED SPACES:	= 81 SPACES
ACCESSIBLE SPACES:	= 4 SPACES (1 VAN)
TOTAL PARKING PROVIDED:	= 85 SPACES

LEGEND	
	= PROPOSED BUILDING AREA
	= PROPOSED ASPHALT AREA
	= PROPOSED CONCRETE AREA
	= PROPOSED LANDSCAPE AREA





DATE:	4/20/2026
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	MRW



SCALE: 1" = 20'

PRELIMINARY UTILITY PLAN

PAINTED HILLS COMMERCE CENTER LOT 2

CORNER OF 2260 WEST & 100 NORTH
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



4/21/2026
License No. 323806
Marc R. Fonger
Professional Engineer
Utah 20 Years

SHEET

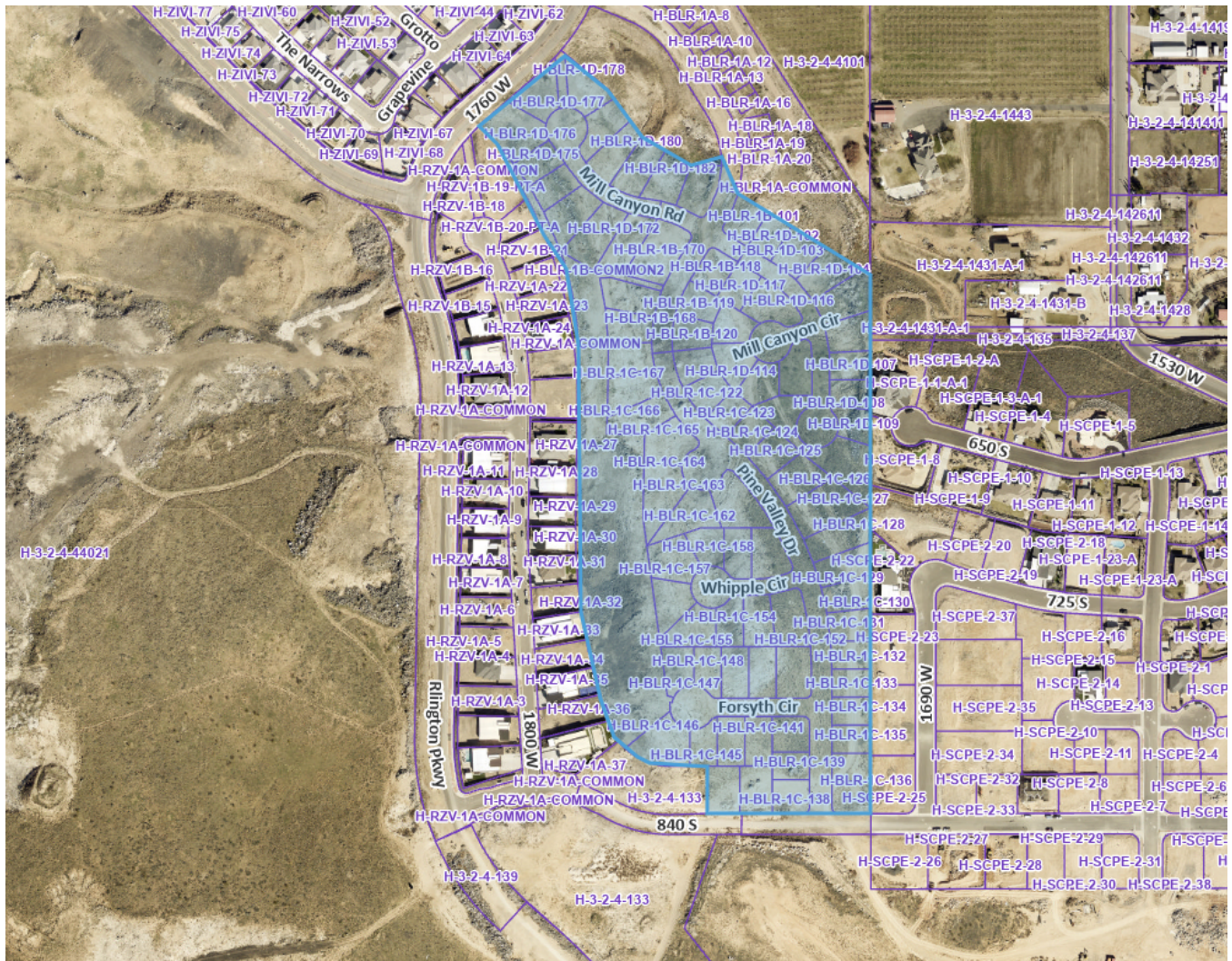
PUP



STAFF COMMENTS

Agenda Date:	05/28/2026
Application Number:	AFP26-09
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Wasatch Commercial Builders
Agent:	Ben Duzett
Request:	Approval of an Amended Final Plat.
Location:	S Rlington Pkway and 1760 W
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant has applied to amend the final plats for Black Ridge Phase 1B, 1C, and 1D to amend the note on the plat regarding setbacks and remove Lot 182 to add more buildable area to Lots 181 and 183. The original plats included setback requirements that were more restrictive than those otherwise required by the underlying zoning regulations. The City commonly allows developers to establish more restrictive setback standards through plat notes when requested as part of a subdivision approval. The applicant is now requesting that the subdivision revert to the setback standards prescribed by the City Code. The subdivision is zoned Single Family Residential R1-10 (PDO) as part of the Black Ridge development.



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:** For the lot removed the water service will need to be terminated at the mail line, along with any services moved to new locations.
4. **Streets:** Approved.
5. **Sewer:** Sewer lateral will need to be cut, capped and abandoned for the lot that is being removed.
6. **Engineering:** [No comments received.]
7. **Fire:** Approved.
8. **Phone/Cable:** Approved.
9. **Gas:** [No comments received.]
10. **Infowest:** We have conduit within the lot(s) and would like the area to be fully blue staked to avoid damages and charges for fixing our lines.

11. 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.

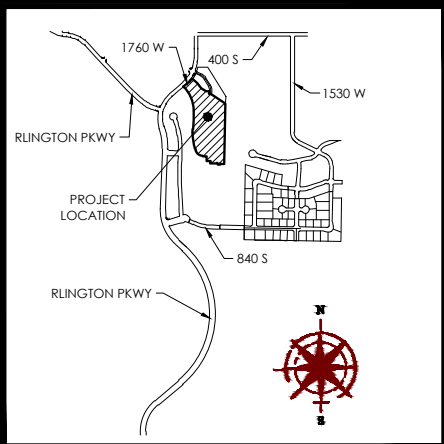
Staff Comments

1. The plat meets the amended final plat standards contained in Utah Code 10-20-811 for subdivision amendments, updated in 2025. The following is a list of the key code 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. Note #7 ties the setbacks to the original Painted Hills-Collina Tinta Development Agreement. While that is correct, those setbacks are not explicitly stated within that development agreement. To reduce confusion for future owners the setback note should be modified to say: *The setbacks are as follows:*
 - a. *Front: 19' back of curb for dwelling. 20' back of sidewalk for garages*
 - b. *Rear: 10'*
 - c. *Side: 5' minimum, 15' aggregate*
 - d. *Street side: 15'*

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.

Black Ridge Phase 1B-1D Amendment

Black Ridge Phases 1B-1D Amendment plats are vacating and amending BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211), BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231) and BLACK RIDGE PHASE 1D (DOCUMENT No. 20250044246).



VICINITY MAP

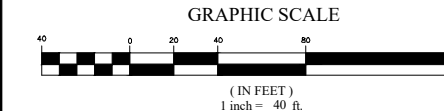
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE

- SECTION MONUMENT (FOUND)
- CLASS 1 STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- CLASS 1 STREET MONUMENT (FOUND)
- (B-M)
- (BOUNDARY TO MONUMENT)

Line Table				
LINE	DIRECTION	LENGTH		
L1	N32°38'39"E	12.50		
L2	N57°21'21"W	9.00		
L3	S57°21'21"E	9.00		

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	276.00	15°59'34"	77.04	N24°49'40"E	76.79
C2	15.00	90°00'00"	23.56	S12°21'21"E	21.21
C3	15.00	90°00'00"	23.56	S77°38'39"W	21.21
C4	274.00	17°12'24"	82.29	S24°02'27"W	81.98
C5	272.50	16°33'56"	78.79	N65°38'19"W	78.51
C6	326.00	11°28'47"	65.32	N05°52'21"E	65.21
C7	880.50	5°52'06"	90.18	S03°49'32"E	90.14
C8	880.50	10°50'15"	166.54	N06°18'34"W	166.30
C9	880.50	4°58'09"	76.36	S09°14'34"E	76.34
C10	326.00	12°03'32"	68.61	N17°38'30"E	68.49
C11	326.00	2°40'12"	15.19	N25°00'22"E	15.19
C12	326.00	6°18'10"	35.86	N29°29'34"E	35.84
C13	15.00	90°00'00"	23.56	N12°21'21"W	21.21
C14	227.50	19°30'57"	77.49	N67°06'50"W	77.12
C15	274.00	20°10'11"	96.46	S05°21'09"W	95.96
C16	250.00	19°30'57"	85.15	N67°06'50"W	84.74
C17	300.00	37°22'49"	195.72	S13°57'14"W	192.27
C18	224.00	15°59'41"	62.53	N24°52'07"E	62.33
C19	250.00	15°59'01"	69.74	N24°39'08"E	69.52
C20	274.00	37°22'34"	178.74	S13°57'21"W	175.59
C21	326.00	37°23'01"	212.70	S13°57'08"W	208.95
C22	15.00	90°00'00"	23.56	N77°38'39"E	21.21



SHEET 1 OF 1
PREPARED BY



BLACK RIDGE PHASE 1B AMENDMENT PLAT

VACATING & AMENDING BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211)

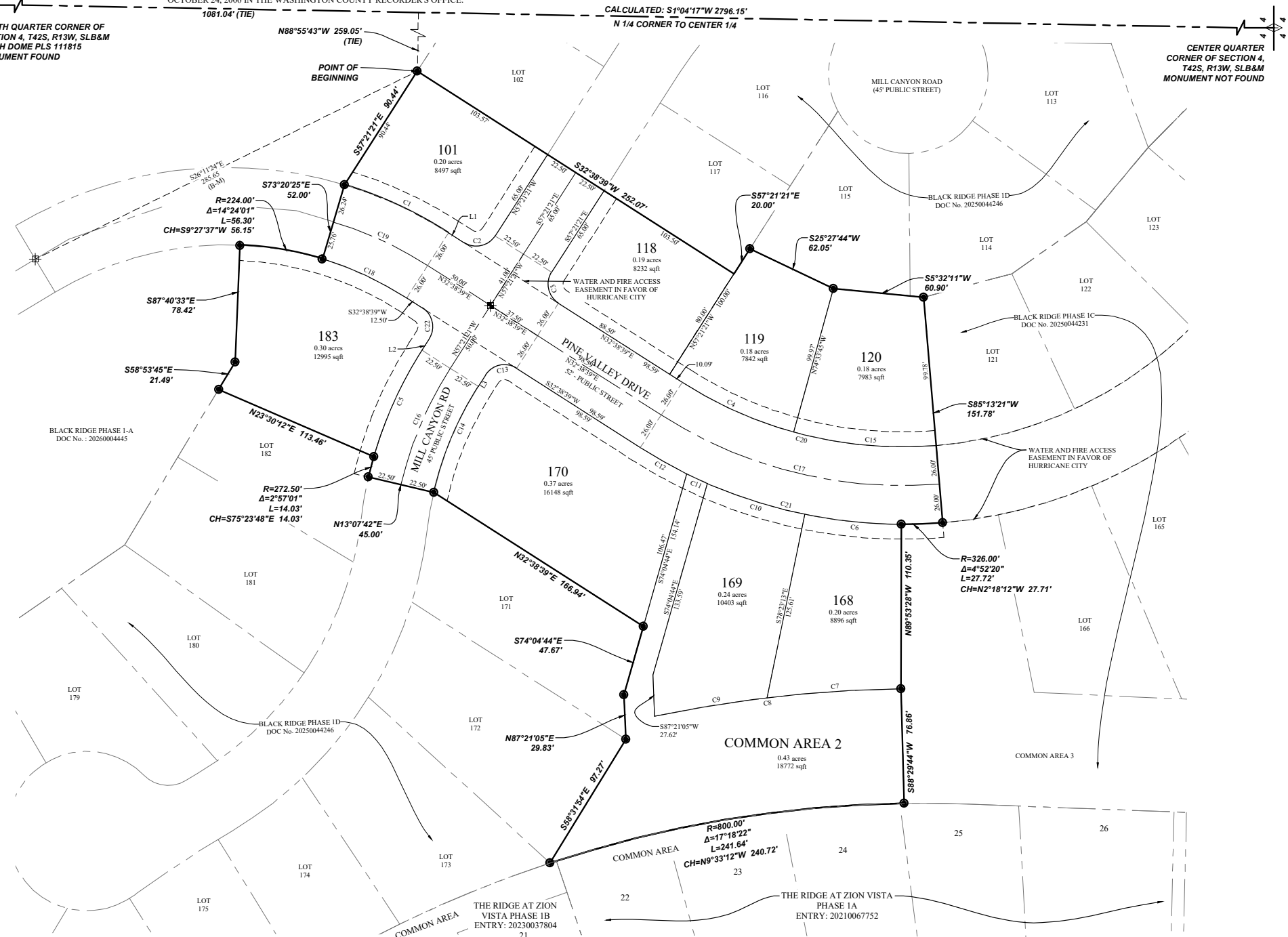
LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, T42 S, R13 W,

SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

- NOTES:
- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
 - ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
 - 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.
 - AGRICULTURE PROTECTION AREA THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
 - THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021, H-3-2-4-146 AND H-3-2-4-147.
 - SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

SURVEY NARRATIVE

- 1) The purpose of this survey is to vacate all setbacks shown on the recorded plat (see note 7 for setbacks information) and to vacate Lot 182 of the Black Ridge Phase 1D Subdivision recorded December 19, 2025 as Entry No. 20250044246 in the Washington County Recorder's Office, and subsequently divide said lot to add more buildable area to Lot 183 of the Black Ridge Phase 1B Subdivision, recorded December 19, 2025, as Entry No. 20250044211 in the Washington County Recorder's Office.



CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS DAY OF _____

CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____ DAY OF _____

CITY ATTORNEY
HURRICANE CITY, UTAH

ASH CREEK SPECIAL SERVICE DIST.

THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____

SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

TREASURER APPROVAL

I WASHINGTON COUNTY TREASURE, CERTIFY ON THIS _____ DAY OF _____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____

ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

MAYOR
HURRICANE CITY, UTAH

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

BLACK RIDGE PHASE 1B AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211)

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

Justin Lundberg

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO: 12554439

05/05/26

Date

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point located in the Northeast corner of Lot 102 of Black Ridge Phase 1D Subdivision Plat thereof recorded December 19, 2025 as Document No. 20250044246 in the Washington County Recorder's Office said point also being S01°04'17"W 1081.04 feet along the Section line and N88°55'43"W 259.05 feet from the North Quarter Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence along said Subdivision the following four (4) courses: (1) S32°38'39"W 252.07 feet; thence (2) S57°21'21"E 20.00 feet; thence (3) S25°27'44"W 62.05 feet; thence (4) S05°32'11"W 60.90 feet to the Northerly line of Black Ridge Phase 1C as Entry No. 20250044231 in the Washington County Recorder's Office; thence along said Subdivision the following four (4) courses: (1) S85°13'21"W 151.78 feet; thence (2) Northerly along the arc of a non-tangent curve to the right having a radius of 326.00 feet (radius bears: N85°15'38"E) a distance of 27.72 feet through a central angle of 4°52'20" Chord: N02°18'12"W 27.71 feet; thence (3) S89°05'59"W 110.35 feet; thence (4) S88°29'44"W 76.86 feet to the Easterly line of Ridge at Zion Vista Phase 1A Subdivision Plat recorded October 19, 2021 as Entry No. 20210067752 in the Washington County Recorder's Office; thence along said Subdivision Northerly along the arc of a non-tangent curve to the left having a radius of 800.00 feet (radius bears: S89°05'59"W) a distance of 241.64 feet through a central angle of 17°18'22" Chord: N09°33'12"W 240.72 feet to the Southerly line of the aforementioned Black Ridge Phase 1D Subdivision; thence along said subdivision the following six (6) courses: (1) S58°31'54"E 97.27 feet; thence (2) N87°21'05"E 29.83 feet; thence (3) S74°04'44"E 47.67 feet; thence (4) N32°38'39"E 166.94 feet; thence (5) N13°07'42"E 45.00 feet; thence (6) Easterly along the arc of a non-tangent curve to the right having a radius of 272.50 feet (radius bears: S13°07'42"W) a distance of 14.03 feet through a central angle of 2°57'01" Chord: S75°23'48"E 14.03 feet; thence N23°30'12"E 113.46 feet to the Westerly line of Black Ridge Phase 1A Subdivision Plat recorded February 05, 2026 as Entry No. 20260004445 in the Washington Recorder's Office; thence along said Subdivision the following two (2) courses: (1) S58°53'45"E 21.49 feet; thence (2) S87°40'33"E 78.42 feet to the Northerly line of Black Ridge Phase 1B Subdivision Plat recorded December 19, 2026 as Entry No. 20250044211 in the Washington County Recorder's Office; thence along said Subdivision the following three (3) courses: (1) Southerly along the arc of a non-tangent curve to the right having a radius of 224.00 feet (radius bears: N87°44'23"W) a distance of 56.30 feet through a central angle of 14°24'01" Chord: S09°27'37"W 56.15 feet; thence (2) S73°20'25"E 52.00 feet; thence (3) S57°21'21"E 90.44 feet to the point of beginning.

Containing 3.03 acres, more or less.

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, THE PERSON SIGNING IN SAID STATE OF UTAH, THE FOREGOING OWNER'S DEDICATION ON BEHALF OF WPP HURRICANE LAND, LLC, A UTAH LIMITED LIABILITY COMPANY WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION

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

BLACK RIDGE PHASE 1B AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211)

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND PUBLIC EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS ARE HEREBY DEDICATED AND CONVEYED TO HURRICANE CITY OVER ALL COMMON AREAS. THE OWNER DOES HEREBY CONVEY TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ DAY OF _____, 20____, AS DOCUMENT NUMBER _____. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

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

WPP HURRICANE LAND, LLC, A UTAH LIMITED LIABILITY COMPANY

AUSTIN SCOTT OVERMAN DIRECTOR OF
DEVELOPMENT OF WPP HURRICANE LAND, LLC

BLACK RIDGE PHASE 1B AMENDMENT PLAT
VACATING & AMENDING BLACK RIDGE PHASE 1B (DOCUMENT No. 20250044211)

LOCATED IN SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

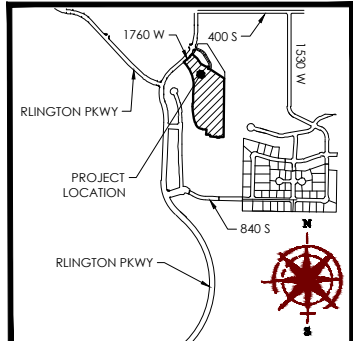
WASHINGTON COUNTY RECORDER

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	CLASS 1 STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS
	CLASS 1 STREET MONUMENT (FOUND)
	(BOUNDARY TO MONUMENT)
	MONUMENT TO MONUMENT

NORTHEAST CORNER OF
SECTION 4, T42S, R13W, SLB&M
BLM BRASS CAP FOUND

BASIS OF BEARING:
N89°53'01"W 2381.84'



VICINITY MAP

N.T.S

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
- ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
- 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.
- THE PARENT PARCELS FOR THIS SUBDIVISION ARE H-3-2-4-146, H-3-2-4-147 AND A PORTION OF H-3-2-4-44021.
- SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

SURVEY NARRATIVE

- The purpose of this survey is to vacate all setbacks shown on the recorded plat (see note 6 for setbacks information).

BLACK RIDGE PHASE 1C AMENDMENT PLAT

VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)

LOCATED IN THE NORTHWEST 1/4 OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439. ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE VERIFIED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

BLACK RIDGE PHASE 1C AMENDMENT PLAT

VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS, PUBLIC STREETS AND COMMON AREA, TOGETHER WITH EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN THE BOUNDARY DESCRIPTION.

Justin Lundberg
PROFESSIONAL LAND SURVEYOR
LICENSE No. 12554439

05/05/26

Date

BOUNDARY DESCRIPTION

A part of the Northwest quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point along the Section line S01°04'17"W 1830.14 feet from the North 1/4 Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; running thence along said Section line S01°04'17"W 774.63 feet to the northerly line of that Right-Of-Way Deed of Dedication thereof recorded April 12, 2023 as Entry No. 20230010083 in the Washington County Recorder's Office; thence along said deed N88°35'05"W 328.95 feet; thence S01°04'12"W 0.93 feet to the northerly line of that Deed of Dedication thereof recorded December 6, 2022 as Entry No. 20220052221 in the Washington County Recorder's Office; thence along said deed N88°55'48"W 87.52 feet; thence N01°01'38"E 119.91 feet; thence N88°58'25"W 91.30 feet; thence Northwest along the arc of a non-tangent curve to the right having a radius of 170.00 feet (radius bears: N00°17'20"E) a distance of 219.64 feet through a central angle of 74°01'33" Chord: N52°41'53"W 204.68 feet to the easterly boundary of The Ridge At Zion Vista Phase 1A, according to the official plat thereof recorded October 19, 2021 as Entry No. 20210067752 in the Washington County Recorder's Office; thence along said plat the following four (4) courses: (1) N15°45'01"W 53.19 feet; thence (2) Northerly along the arc of a non-tangent curve to the right having a radius of 1480.00 feet (radius bears: N74°15'00"E) a distance of 463.02 feet through a central angle of 17°55'30" Chord: N06°47'15"W 461.13 feet; thence (3) N02°10'30"E 395.75 feet; thence (4) Northerly along the arc of a non-tangent curve to the left having a radius of 800.00 feet (radius bears: N87°49'34"W) a distance of 42.92 feet through a central angle of 03°04'27" Chord: N00°38'13"E 42.92 feet to the southwest corner of Black Ridge Phase 1B; thence the following four (4) courses along the southern boundary of said subdivision: (1) N88°29'44"E 76.86 feet; thence (2) S89°53'28"E 110.35 feet; thence (3) Southerly along the arc of a non-tangent curve to the left having a radius of 326.00 feet (radius bears: S89°52'02"E) a distance of 27.72 feet through a central angle of 04°52'20" Chord: S02°18'12"E 27.71 feet; thence (4) N85°13'21"E 151.78 feet; thence S15°00'34"E 61.09 feet; thence S34°59'31"E 60.89 feet; thence S50°02'07"E 65.00 feet; thence S45°27'25"E 171.92 feet; thence S50°32'29"E 224.84 feet to the Point of Beginning.

Contains: 16.60 acres +/-

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION ON BEHALF OF WPP HURRICANE LAND, LLC, A UTAH LIMITED LIABILITY COMPANY WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

OWNER'S DEDICATION

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

BLACK RIDGE PHASE 1C AMENDMENT PLAT

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FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND PUBLIC EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS ARE HEREBY DEDICATED AND CONVEYED TO HURRICANE CITY OVER ALL COMMON AREAS. THE OWNER DOES HEREBY CONVEY TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____ DAY OF _____, 20____, AS DOCUMENT NUMBER _____. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

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

WPP HURRICANE LAND, LLC, A UTAH LIMITED LIABILITY COMPANY

AUSTIN SCOTT OVERMAN DIRECTOR OF
DEVELOPMENT OF WPP HURRICANE LAND, LLC

BLACK RIDGE PHASE 1C AMENDMENT PLAT

VACATING & AMENDING BLACK RIDGE PHASE 1C (DOCUMENT No. 20250044231)

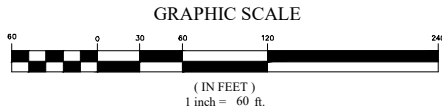
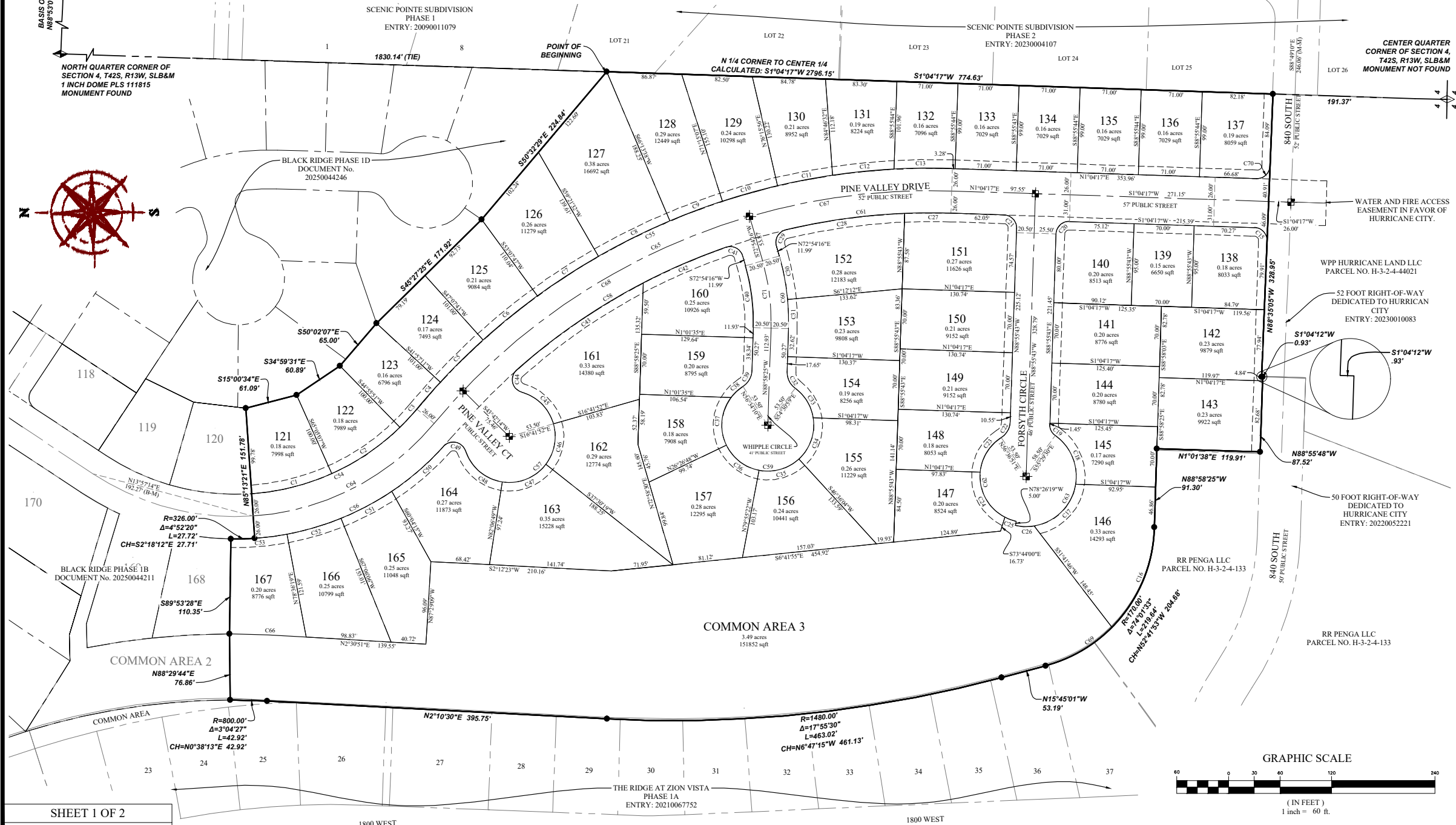
LOCATED IN SECTION 4, T42 S, R13 W,

SALT LAKE BASE & MERIDIAN

HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:



SHEET 1 OF 2

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH (PCH) DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusurth.com

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED
THIS SUBDIVISION PLAT AND HEREBY
RECOMMENDS APPROVAL ON THIS _____ DAY
OF _____

CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____ DAY
OF _____

CITY ATTORNEY
HURRICANE CITY, UTAH

ASH CREEK
SPECIAL SERVICE DIST.

THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS
APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN
THE OFFICE THIS _____ DAY OF _____

SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

TREASURER APPROVAL

I WASHINGTON COUNTY TREASURER, CERTIFY ON
THIS _____ DAY OF _____
THAT ALL TAXES, SPECIAL ASSESSMENTS, AND
FEES DUE AND OWING ON THIS ROADWAY
DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE ROADWAY
DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL
COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____

ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

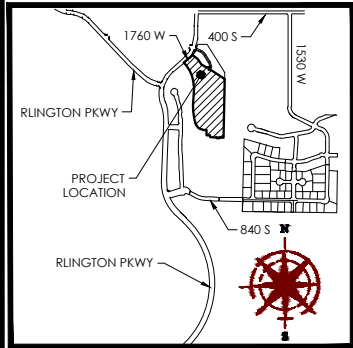
MAYOR
HURRICANE CITY, UTAH

WASHINGTON COUNTY RECORDER

LEGEND

BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
CENTERLINE
EXISTING PROPERTY LINE

SECTION MONUMENT (FOUND)
CLASS 1 STREET MONUMENT (TO BE SET)
BOUNDARY MARKERS
CLASS 1 STREET MONUMENT (FOUND)
(B-M)
(BOUNDARY TO MONUMENT)



VICINITY MAP

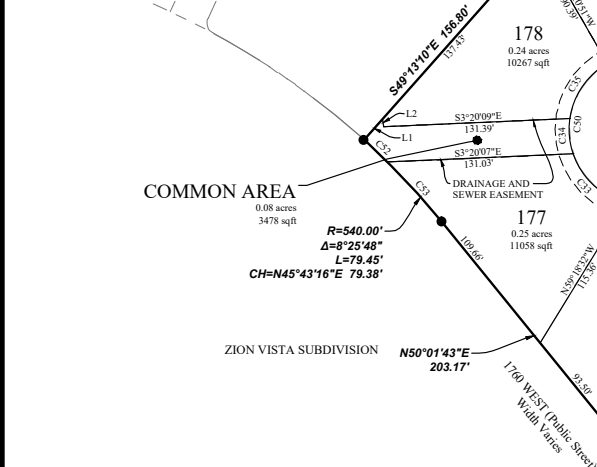
N.T.S

NOTES:

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- AGRICULTURE PROTECTION AREA THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021.
- SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT NO. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

SURVEY NARRATIVE

- The purpose of this survey is to vacate all setbacks shown on the recorded plat (see note 7 for setbacks information) and to vacate Lot 182 of the Black Ridge Phase 1D Subdivision recorded December 19, 2025 as Entry No. 20250044246 in the Washington County Recorder's Office, and subsequently divide said lot to add more buildable area to Lot 181.



Agenda Date:	05/28/2026
Application Number:	CUP26-13
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	SBA Communications
Agent:	Shahzad Mahmood
Request:	Approval of a conditional use permit for a monopole telecommunications facility and collocation.
Location:	210 N 3400 W
Zoning:	HC
General Plan Map:	N/A
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is applying for a conditional use permit for a monopole telecommunications facility and collocation for Verizon on a cell tower behind Walmart. This is an existing stealth “monopine” cell tower that had a building permit issued in error, to correct this the applicant is applying for the conditional use permit now. Telecommunications facilities are regulated under the Hurricane City Wireless Telecommunications Tower and Facilities Ordinance (10-50). The property is zoned Highway Commercial, and both monopole towers and collocated facilities are a conditional use in that zone. The standards cited in the Hurricane City Code (HCC) for monopole towers and equipment collocation are as follows:

Sec. 10-50-7. - Facility types and development standards.

C. Monopole. The following provisions shall apply to a monopole:

- 1. The height limit for a monopole shall be 100 feet except where a greater height is allowed by a conditional use permit.....*
- 2. A monopole shall be set back from any residential structure a distance equal to its height.*
- 3. Stealth monopole facilities are encouraged and shall be permitted in all zones.*
- 4. A monopole shall be a permitted or conditional use, or not permitted, as provided in table 10-50-1 in section 10-50-5 of this chapter. A monopole permitted as a conditional use shall require a conditional use permit.*

...

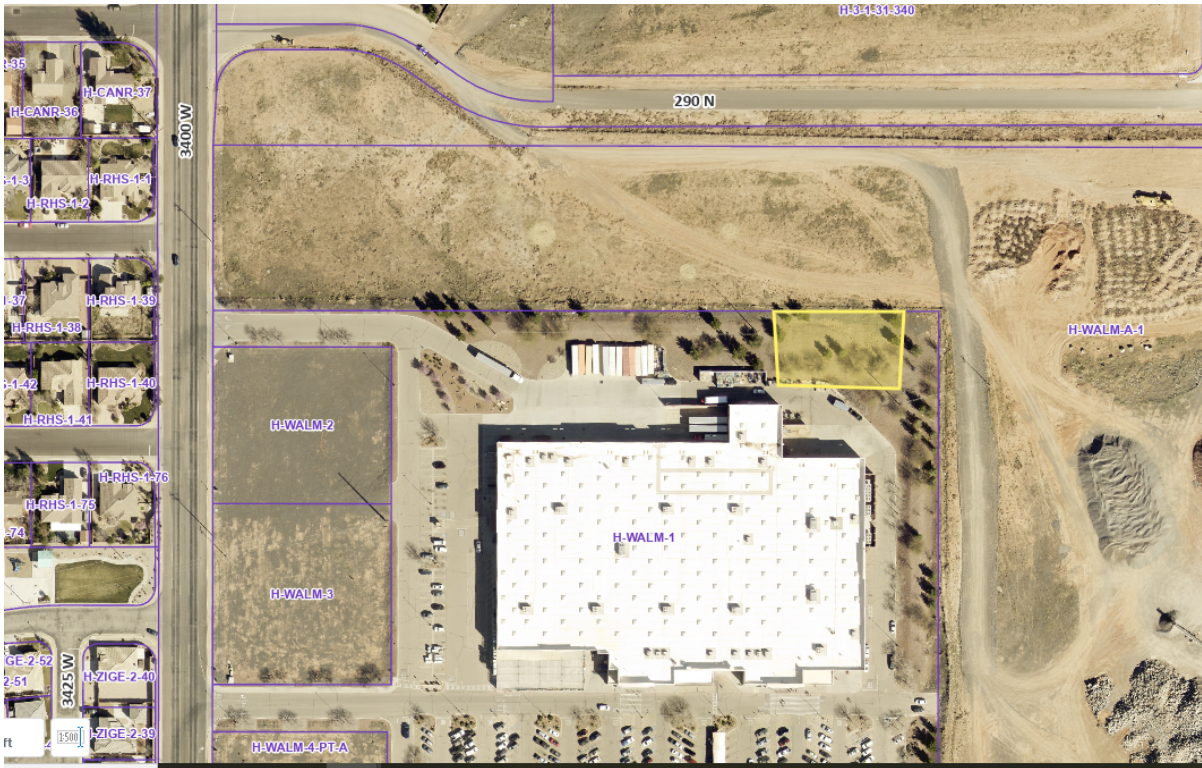
F. Collocated antennas. The following provision shall apply to collocated antennas:

- 1. Collocated antennas shall be permitted in any zone where a monopole or lattice tower is permitted. Collocated antennas shall conform to all applicable provisions of this title.*

As well as HCC section 10-50-9, which states:

D. Miscellaneous considerations. The following shall be considered by the Planning Commission in connection with a request for a conditional use permit for a wireless telecommunication facility:

- 1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*
- 2. Locating the antenna on other existing structures in the same vicinity, such as other monopoles, lattice towers, buildings, water storage facilities, utility poles, athletic field lights, and parking lot lights, etc., where possible without significantly impacting antenna transmission or reception.*
- 3. Location of the antenna in relation to existing vegetation, topography including ridgelines, and buildings to obtain the best visual screening.*
- 4. Spacing between monopoles or lattice towers which creates detrimental impacts to adjoining properties.*
- 5. Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as required by this title.*
- 6. Color of facilities.*
- 7. Height of any lattice tower, including the antenna, over 100 feet.*
- 8. Any antenna, monopole, and/or lattice tower proposed for a location within a historic district or landmark site shall have prior approval by the Historic Preservation Commission.*
- 9. Security lighting of monopoles and lattice towers shall comply with FAA requirements for lighting. The Planning Commission may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding areas, shall be minimized by using indirect lighting where appropriate.*



Vicinity Map

Findings:

1. The proposed tower is 100' tall; and, the collocation will not increase the height of the tower, since the cellular equipment will be installed at about 98'.
2. The facility is located in an existing commercial area where wireless telecommunications facilities are a conditional use.
3. The facility is set back approximately 650' from any residential structure and is also setback from major roadways, and has been designed as a stealth "monopine" structure to limit visual distraction.
4. This is the only wireless telecommunication facility in the vicinity.
5. The color of the facility is acceptable to meet the code's aims regarding stealth towers.
6. The area is not within a historical district.
7. An 8' chainlink fence has been constructed around the facility. No security lighting appears to have been proposed, nor does staff find it necessary.

Recommendation: Staff recommends approval of a conditional use permit subject to staff comments.



**PROJECT NARRATIVE
UT18D45-S WM 4678 Hurricane
June 02, 2025**

Submitted to City of Hurricane, Utah

Applicant:	SBA Towers X, LLC 8051 Congress Avenue Boca Raton, FL 33487 Office: (800) 487-7483 Fax: (561) 226-3572
Representative:	Kimley-Horn and Associates 1920 Wekiva Way West Palm Beach, FL 33411 Phone: (561) 845-0665
Property-Owner:	Wal-Mart Stores Inc. PO Box 8050 MS 0555 Bentonville, AR 72716
Project Address:	180 N 3400 W Hurricane, UT 84737
Description & Tax Lot:	GPS Coordinates: 37.173391, -113.363878 Parcel No. H-WALM-1
Zoning Classification:	HC – General Commercial

Kimley-Horn and Associates is submitting this application on behalf of SBA Towers X, LLC (SBA) and the underlying property owner.

DESCRIPTION OF REQUEST

SBA Towers X, LLC proposes to construct a new wireless communications facility at UT18D45-S WM 4678 Hurricane, aimed at addressing significant coverage and capacity gaps experienced by telecommunication customers in the area. This project aligns with SBA's primary objective of supporting carriers' coverage needs and will provide a telecommunications tower with sufficient structural integrity to support multiple carrier equipment installation as well as compound with adequate room for multiple carriers ground equipment. The facility's implementation will not only enhance connectivity but also contribute to improving the overall customer experience for telecommunication services users. SBA Towers X, LLC is committed to transparent communication and proactive engagement with the local community and stakeholders to address concerns and ensure the project's successful implementation while adhering to regulatory requirements and industry standards.

CURRENT SITE CONDIITONS

The current site conditions for the parcel featuring a Walmart store reveal a predominantly paved environment, characterized by expansive parking facilities and minimal green spaces. The property is primarily covered with asphalt for parking lots and driveways, accommodating the high volume of vehicular traffic associated with the retail establishment. The presence of the Walmart structure dominates the landscape, with its large footprint and architectural features. Despite the limited green areas, the site is well-organized for efficient circulation of vehicles and convenient access to the store entrance. The paved surfaces contribute to a functional layout conducive to the retail operations of Walmart, catering to the needs of its customers while reflecting the typical urban or suburban commercial development style commonly associated with large-scale retail establishments. The current zoning for the parcel is OM AC General Commercial Zoning District, the adjacent properties zoning information is depicted below:

INTENDED DEVELOPMENT PLAN

The development plan for the multiple carrier telecommunications facility for SBA encompasses strategic site selection with a 100' Monopine tower structure, a designated 30' x 70' tower lease space totaling 2,100 square feet. The establishment of a 20' wide non-exclusive access easement and a 10' wide non-exclusive utility easement. The plan includes tower construction and installation, integration of essential infrastructure and utilities, and adherence to regulatory and environmental compliance.

Larry Palmer 12/18/2025 9:11:18 AM

1. FENCED SITE AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE SOFT OR LOOSE SOILS, ORGANIC MATERIAL AND OR RUBBLE TO FIRM SUBGRADE. FILL UNDERCUT UP TO 6 INCHES BELOW FINISH GRADE.
2. THE CONTRACTOR MUST CONTACT THE SURVEYOR TO STAKE OUT THE LEASE AREA AND ALL EASEMENTS PRIOR TO CONSTRUCTION. ALL FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE CLIENT.
4. THE CONTRACTOR IS TO ENSURE THAT NO DAMAGE OR DEBRIS OCCURS ON THE ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH LOW MAINTENANCE NATIVE GRASS AND COVER WITH APPROVED STRAW.
6. UNTIL THE COMPOUND IS SURROUNDED BY A PERMANENT FENCE, THE CONTRACTOR MUST ERECT A TEMPORARY FENCE AROUND THE TOWER AND POST A "NO TRESPASSING" SIGN. ALL CLIMBING PEGS MUST BE REMOVED UP TO 20' UNTIL A PERMANENT FENCE IS INSTALLED.
7. THE CONTRACTOR MUST ENSURE THAT ALL DELIVERY TRUCKS WILL BE ABLE TO DELIVER THE MATERIAL TO THE COMPOUND. IF THE DELIVERY TRUCKS CAN NOT ACCESS THE COMPOUND THEN THE CONTRACTOR MUST MAKE OTHER ARRANGEMENTS TO GET THE MATERIAL TO THE COMPOUND. IF THIS IS REQUIRED THE CONTRACTOR MUST CONTACT KIMLEY-HORN AND ASSOCIATES IMMEDIATELY. NO ADDITIONAL FEES WILL BE PASSED ON TO THE CLIENT.
8. PROPOSED TOWER AND FOUNDATION TO BE INSTALLED IN ACCORDANCE WITH THE TOWER MANUFACTURER PLANS PROVIDED BY CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING OF TOWER MATERIALS DELIVERED TO SITE BY THE TOWER MANUFACTURER.
9. CONTRACTOR MUST REFER TO THE GEOTECH REPORT FOR ALL COMPACTED FILL RECOMMENDATIONS. IF THE GEOTECH REPORT CONFLICTS WITH THE CONSTRUCTION DRAWINGS THEN STOP WORK AND CONTACT THE CLIENT AS SOON AS POSSIBLE.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DOT AND/OR COUNTY SPECIFICATIONS PRIOR TO BID AND CONSTRUCTION. IF THE SPECIFICATIONS DIFFER FROM THE CONSTRUCTION DRAWINGS, THEN THE SPECIFICATIONS WILL GOVERN. NO ADDITIONAL COSTS FOR ADHERING TO THE SPECIFICATIONS WILL BE ALLOWED AFTER THE BID HAS BEEN ISSUED AND ACCEPTED NOR WILL PROJECT DELAYS BE TOLERATED.
11. AT THE TIME THE CONSTRUCTION DRAWINGS WERE COMPLETED, KIMLEY-HORN AND ASSOCIATES DID NOT HAVE A COPY OF THE PROPOSED TOWER MANUFACTURER DRAWINGS THUS WE DO NOT KNOW THE EXACT SIZE OF THE OVERALL TOWER FOOTPRINT. THE CONTRACTOR MUST COMPARE THE CONSTRUCTION DRAWINGS WITH THE TOWER DRAWINGS PRIOR TO BID AND/OR CONSTRUCTION AND IF THEY FIND ANY DISCREPANCIES OR POSSIBLE ISSUES THEY MUST NOTIFY THE CLIENT IMMEDIATELY.

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
3. 8' HIGH CHAIN LINK FENCE AND LOCKED ENTRY GATE.
4. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.

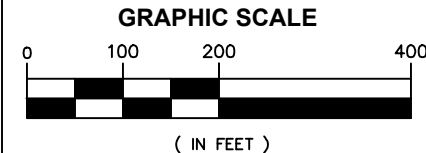
FLOOD_ZONE:	X
PANEL_NUMBER:	49053C0840G
EFFECTIVE_DATE:	04/02/09
FLOOD_ELEV.	N/A

PARENT TRACT SITE DATA:
SITE AREA: 980,875± SF = 21.83± AC
LEASE PARCEL AREA: 1,600 SF = 0.04± AC

LAT: 37° 10' 24.21" N (NAD 83/2011)
LON: 113° 21' 49.86" W (NAD 83/2011)
ELEVATION: 2995.3'± NAVD 88 (PER SURVEY)

DIRECTION	PROPOSED TOWER SETBACK
(A) NORTH	61'-7"
(B) SOUTH	981'-5"
(C) EAST	143'-6"
(D) WEST	611'-9"

1. NO OPEN CUTTING OF PAVEMENT, EXCEPT IN THE ACCESS WAY. ONLY DIRECTIONAL DRILL OR JACK/BORE IS ALLOWED.
2. PROPOSED TOWER LOCATION WILL NOT IMPEDE WALMART OPERATIONS.
3. ALL PROPOSED ACCESS AND UTILITY EASEMENT LOCATIONS SHOWN ARE SUBJECT TO CHANGE.
4. PROPERTY LINES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXACT LOCATIONS TO BE CONFIRMED ONCE SURVEY IS ORDERED.
5. LOCATIONS OF ALL EXISTING EASEMENTS AND UNDERGROUND LINES SHOWN ARE APPROXIMATE. INFORMATION PROVIDED BY OTHERS. FIELD VERIFY PRIOR TO CONSTRUCTION.



SCALE: 1" = 200'



SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

1920 WEKIVA WAY
WEST PALM BEACH, FL 33411
(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

[illegible]

SITE NAME:
WM 4678 HURRICANE

SITE NUMBER:
UT18D45-S

SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: C-1	REVISION: 1
-----------------------------	-----------------------

PROPERTY INFORMATION

PARENT PARCEL

(A) WAL-MART REAL ESTATE
BUSINESS TRUST, A
DELAWARE BUSINESS TRUST
APN: H-WALM-1
DEED BOOK: 20070035542
RECORDED: 07-11-2007
ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

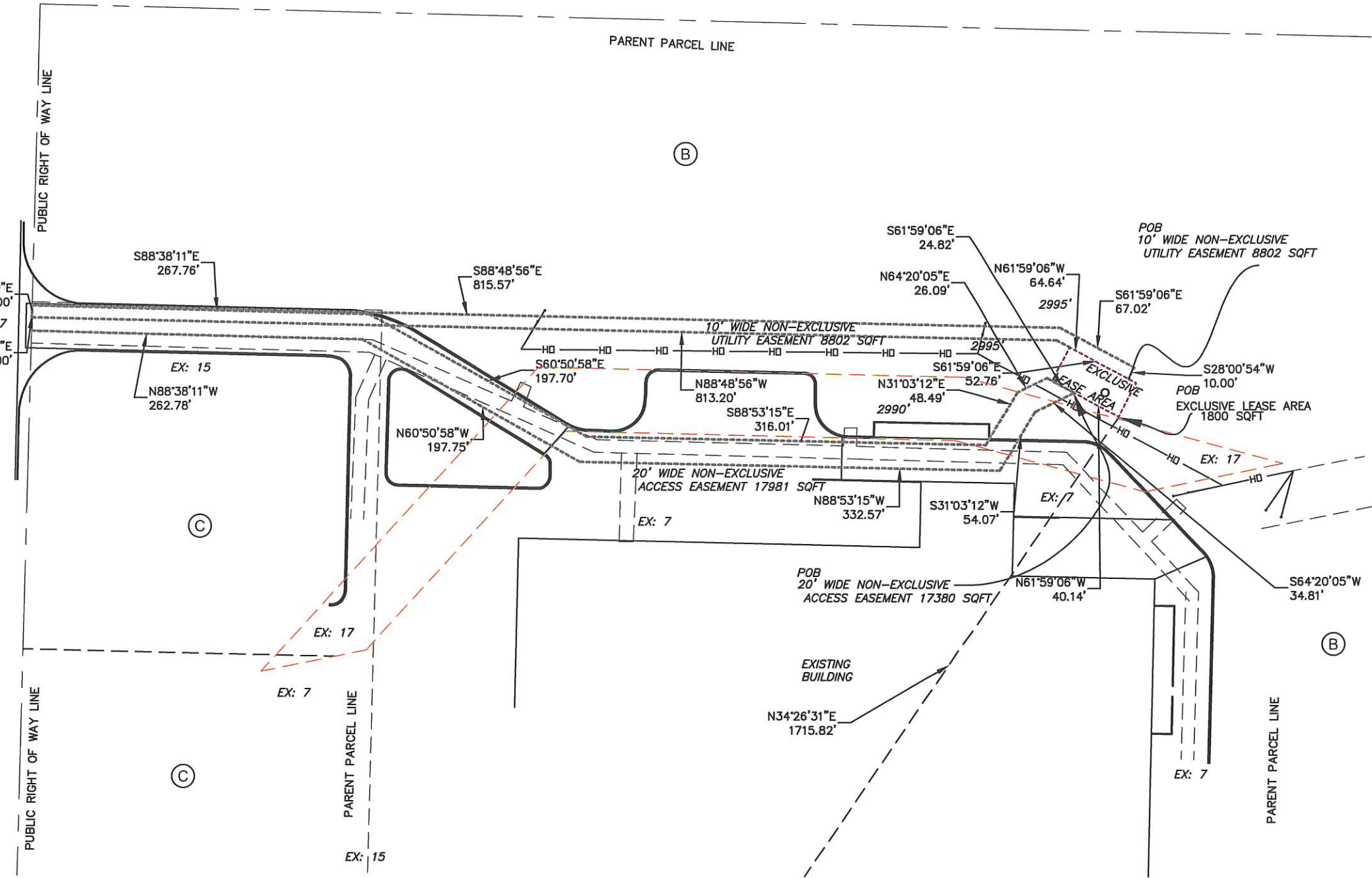
ADJACENT PARCELS

- (B) STRATTON BROTHERS LLC
APN: H-WALM-A-1
- (C) HURRICAN WALMART
SUBDIVISION
LOT 2 & 3
- (D) HURRICAN WALMART
SUBDIVISION
LOT 4 & 5
- (E) HURRICAN WALMART
SUBDIVISION
LOT 6 & 7 & 8

3400 WEST (PUBLIC ROW 80' WIDE)
S01°15'55"E 2644.95' (M) 2644.88' (R)
BASIS OF BEARING

MONUMENT FOUND BRASS CAP
S.E. CORNER OF SECTION 36,
TOWNSHIP 41 SOUTH, RANGE 14 WEST
S.L.B.&M.

MONUMENT FOUND BRASS CAP
E. 1/4 CORNER OF SECTION 36,
TOWNSHIP 41 SOUTH, RANGE 14 WEST
S.L.B.&M.

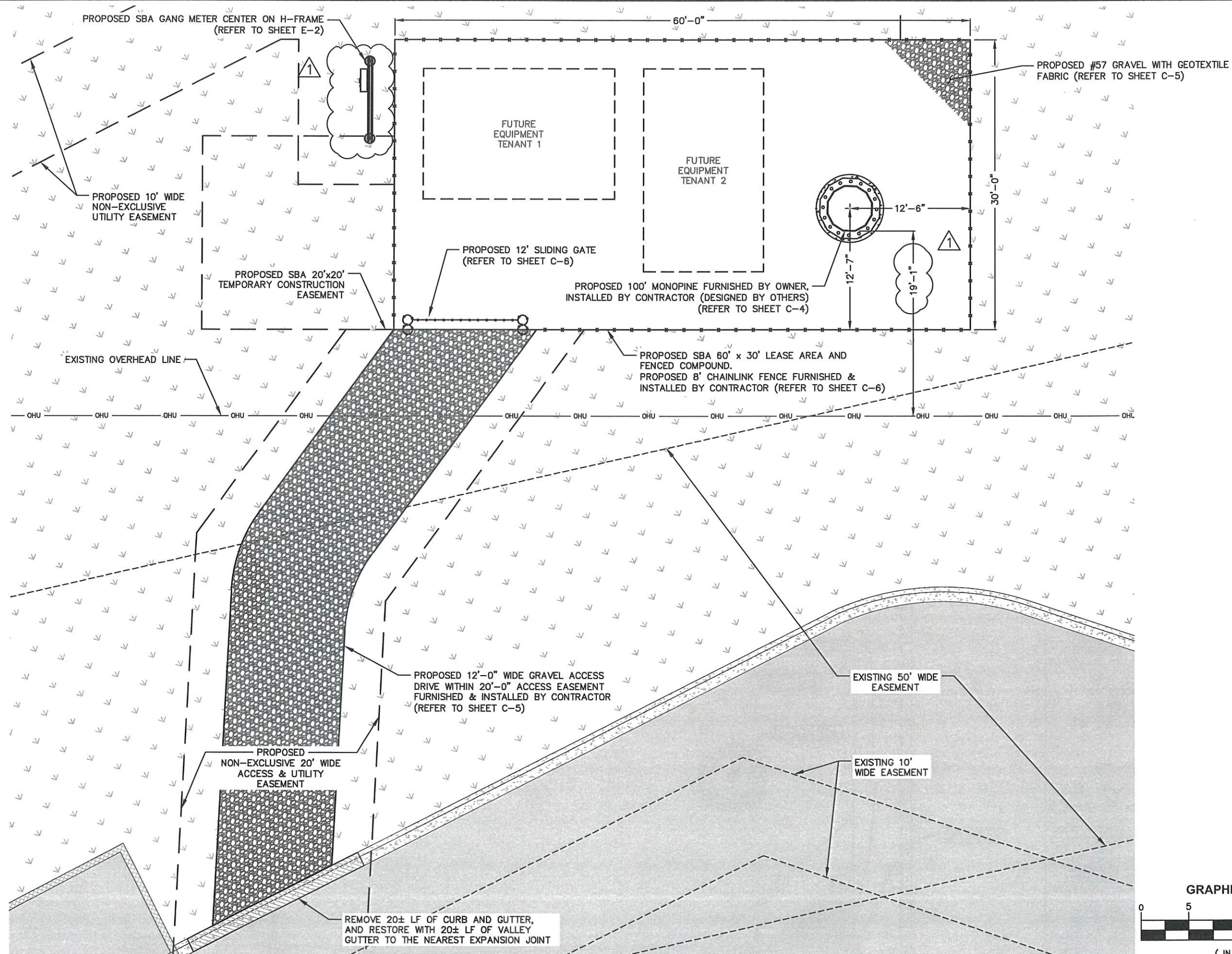


AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	859,516	19.732
EXCLUSIVE LEASE AREA	1,800	0.041
20' WIDE NON-EXCLUSIVE ACCESS EASEMENT	17,380	0.399
10' WIDE NON-EXCLUSIVE UTILITY EASEMENT	8,802	0.202



SITE INFORMATION:	
Name	WM 4678 HURRICANE
SITE #	UT18D45-S
Address	180 N 3400 W HURRICANE UT. 84737
County	WASHINGTON COUNTY
SITE LOCATED IN: SECTION 31, TOWNSHIP 41 SOUTH RANGE 13 WEST, S.L.B. & M.	
TOPOGRAPHICAL SURVEY	
SHEET: 3	(ACCESS OVERVIEW)



SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn

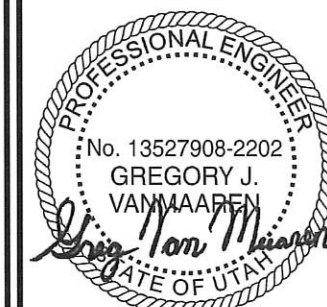
1920 WEKIVA WAY
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(561) 845-0665
WWW.KIMLEY-HORN.COM
FBPE REGISTRY NO. 696

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A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

REVISIONS

	NO.	DATE	DESCRIPTION
A	09/23/25		REVISED PER COMMENTS
B	08/12/25		ISSUED FOR REVIEW



09/26/25
Exp. 03/31/27

SITE NAME:
WM 4678 HURRICANE

SITE NUMBER:
UT18D45-S

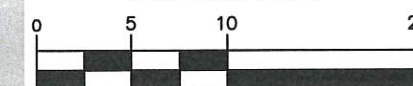
SITE ADDRESS:
180 N 3400 W
HURRICANE, UT 84737

DESIGN TYPE:
RAWLAND

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: C-2	REVISION: 1
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GRAPHIC SCALE



(IN FEET)

SCALE: 1" = 10'

- T/ BRANCHES & LIGHTNING ROD
ELEV.: +104'-0" AGL
- T/ MONOPINE
ELEV.: +100'-0" AGL
- OF FUTURE MOUNTING PLATFORM
- OF FUTURE MOUNTING PLATFORM

FUTURE LOW PROFILE
ANTENNAS AND MOUNT
FURNISHED BY TENANT
INSTALLED BY TENANT
CONTRACTOR (TYP)

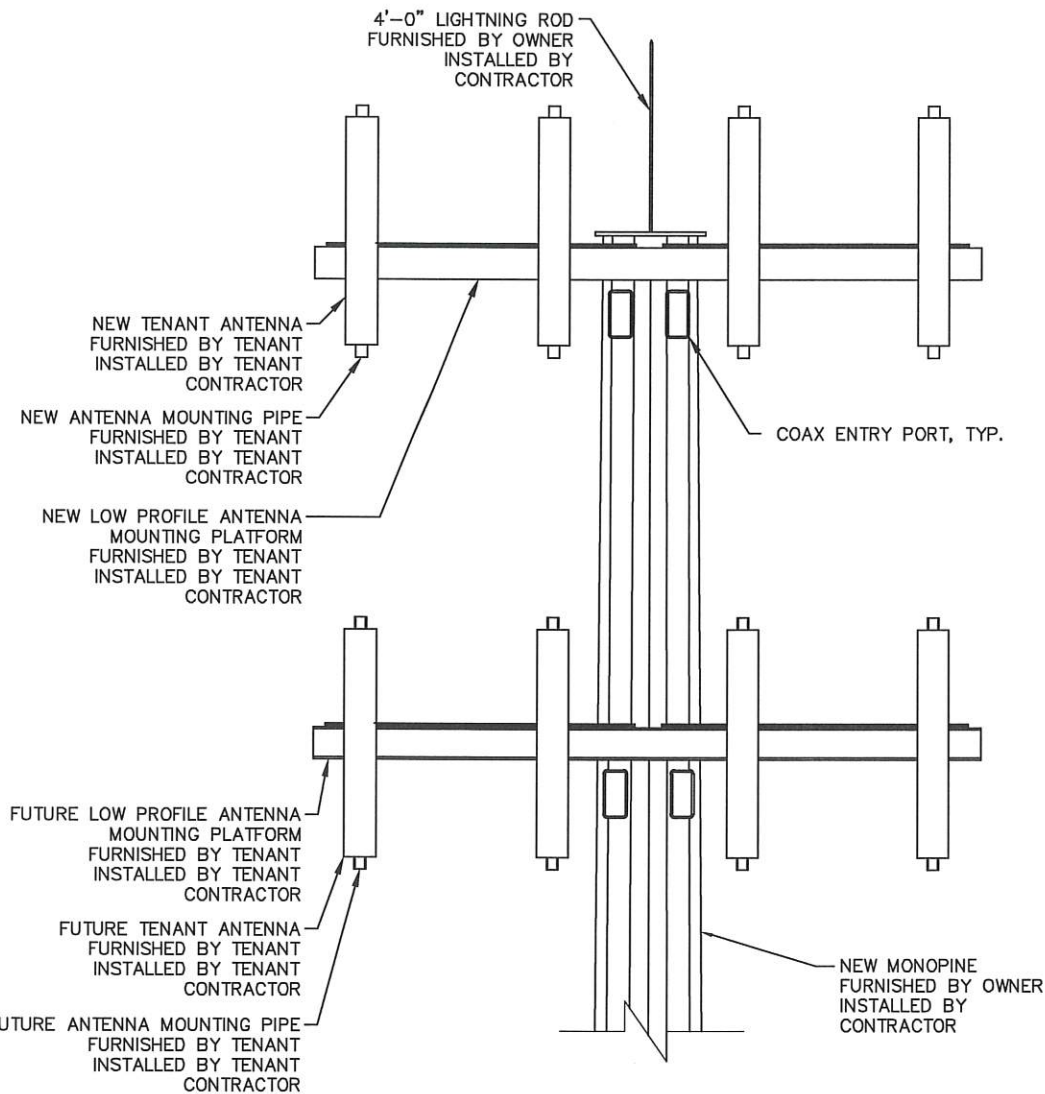
NEW MONOPINE
FURNISHED BY OWNER
INSTALLED BY CONTRACTOR
MONOPINE FOUNDATION
(DESIGNED BY OTHERS)

STRUCTURAL NOTES:

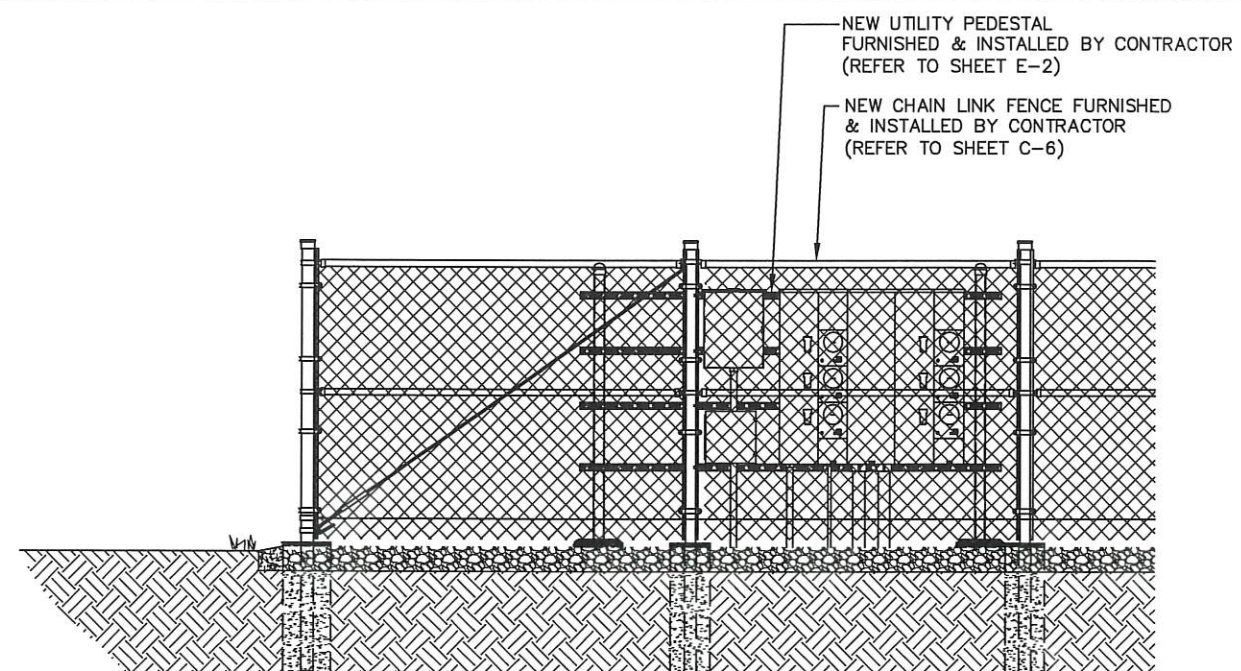
1. STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH ANB REPRESENTATIVE TO OBTAIN A COPY.
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

EXISTING GRADE
ELEV.: +0'-0" AGL

PROPOSED 8' CHAIN
LINK FENCE
FURNISHED & INSTALLED
BY CONTRACTOR
(REFER TO SHEET C-6)



2 TOP OF POLE ELEVATION



3 UTILITY FRAME AND FENCE ELEVATION



SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

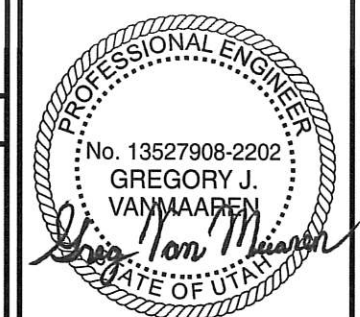
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FBPE REGISTRY NO. 696

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SET OF DOCUMENTS IS PROPRIETARY
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OTHER THAN THAT WHICH RELATES
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A&E PROJECT #:	241149134
DRAWN BY:	JDS
CHECKED BY:	SHM
REV. 1 BY:	JDS

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/23/25	REVISED PER COMMENTS
2	08/12/25	ISSUED FOR REVIEW



09/26/25
Exp. 03/31/27

SITE NAME:	WM 4678 HURRICANE
SITE NUMBER:	UT18D45-S
SITE ADDRESS:	180 N 3400 W HURRICANE, UT 84737
DESIGN TYPE:	RAWLAND

SHEET TITLE:
SITE ELEVATIONS

SHEET NUMBER:	REVISION:
C-4	1

1 ELEVATION VIEW

SCALE: N.T.S.

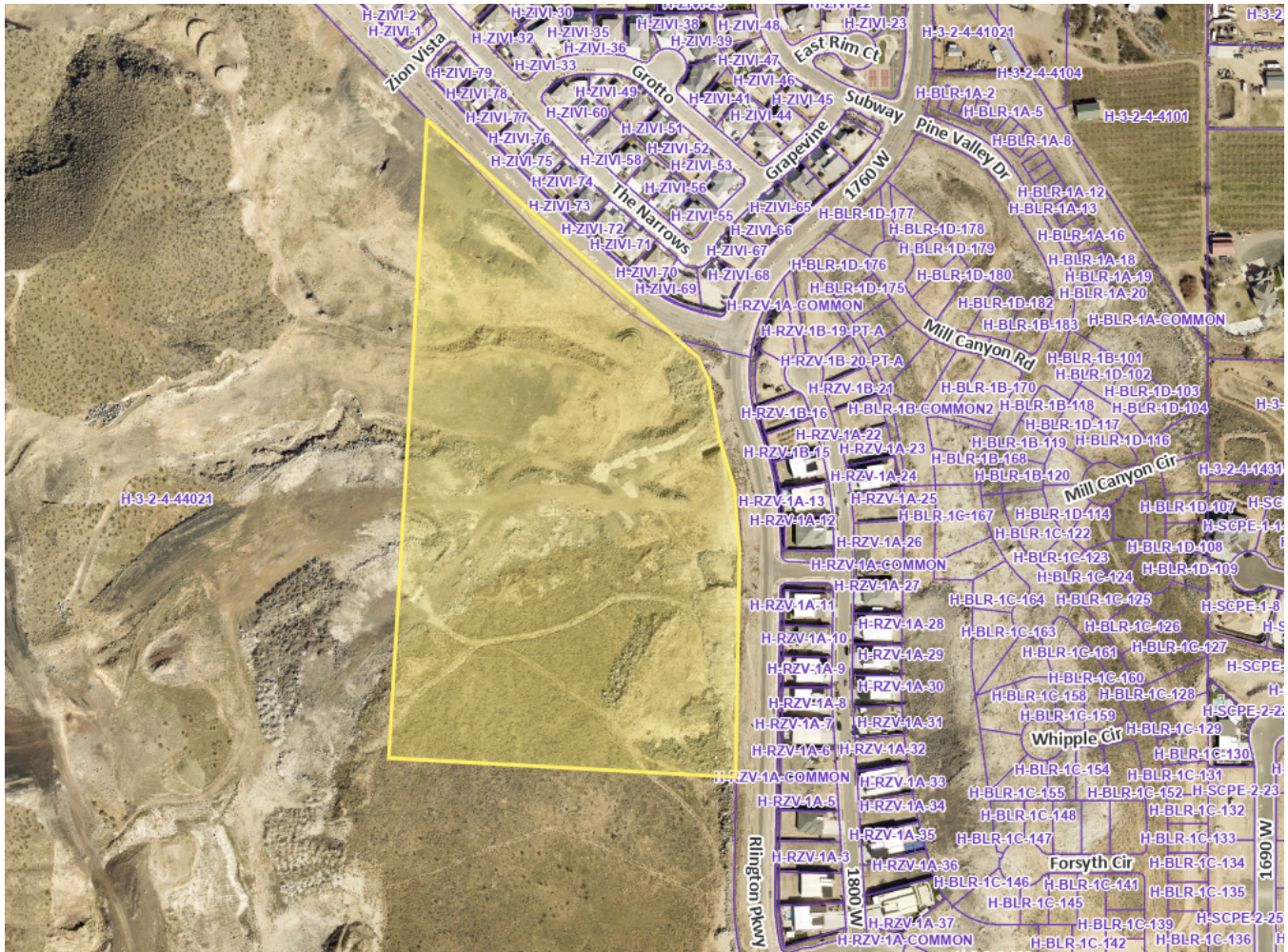


STAFF COMMENTS

Agenda Date:	05/28/2026 - Planning Commission
Application Number:	PP26-07
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Wasatch Commercial Builders
Agent:	Ben Duzett
Request:	Preliminary Plat Approval
Location:	South of Rlington Pkway and west of 1760 W
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Table the item
Report Prepared by:	Fred Resch III

Discussion:

The applicant is requesting preliminary plat approval for Black Ridge Takedown 4, a 89 lot single family subdivision located south of Rlington Parkway and west of 1760 W across from the Zion Vista and the Ridge at Zion Vista subdivisions. This plat includes five additional remainder parcels to be left to “community amenities”. This property is zoned Single Family Residential R1-10 (PDO) as part of the Black Ridge development.



Vicinity Map

JUC Comments

The following items will need to be addressed:

1. **Public Works:** [No comments received.]
2. **Power:** [No comments received.]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Waterline looping will be required.
6. **Engineer:** A 12' trail is master planned to follow Rlington Parkway on it's west side. Applicant must include it in planned cross sections for Rlington (HCC 10-2-3(C)(2)(a)). Applicant should compare access needs for the parcels near Rlington Parkway with HCS 3.9.1, HCS 3.2.4.2(H), & tables 11 & 12 of the Transportation Master Plan. A CL monument at 1760 West and Rlington Parkway seems to be the nearest monument and it's not shown by the preliminary plat (HCC 10-39-7(B)(1)). The proposed plat is inconsistent with proposed roadway plans for Rlington Parkway and existing utility stubs. Applicant must submit consistent plans (see HCS 2.1(bullet 1)). The preliminary plat fails to show existing contours (HCC 10-39-7(b)(7)), existing and proposed street cross sections and street grades (HCC 10-39-7(C)(5). Principles detailed by

Hurricane City Standard 3.2.2 are impossible to judge without the aforementioned information. Hurricane City Engineering must receive justification for varying from standard road networks (see HCS 3.2.2 & HCS 3.2.4.2(F)). Another water source for Wire Mesa Road must be proposed. Each home must be within 250' of a fire hydrant and the number of hydrants served by a single water source cannot exceed two (HCS 3.6.4 & HCS 3.6.6.2). Coordinate acceptable hydrant spacing with Hurricane City Water Department and the Hurricane Valley Fire District. A traffic impact study for the whole of Black Ridge must be submitted for review and approval prior to construction drawings (see HCS 3.9.2). Constructing off-site traffic control in conjunction with the development, prioritizing planned connections to existing roads, or adding right turn lanes are potential consequences for developments of this size. It seems the study cannot be delayed any further. Applicant needs to indicate where stormwater from this subdivision will be directed to (HCC 10-39-7(C)(6)). The unbroken row of lots between the hillside and Red Reef Road is concerning for trail connectivity and stormwater. The zone's preliminary site plan suggests there will be primitive trails on the hillside. The proposed preliminary plat is traversed by a master planned minor collector road (typical 60' cross section). It's anticipated that the master planned road would align with one of the existing intersections (hcs 3.2.3.8). If lots are to front said road modifying the standard section to accommodate on-street parking is encouraged.

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

Staff Comments: Preliminary Plat

1. **Density:** Zoning is R1-10 (PDO) as part of the Black Ridge development. On their master plan this area is designated as "Single Family 8 dwelling units per acre" and "Single Family 6 dwelling units per acre". This area is approximately 2.13 units per acre including the open space and approximately 2.66 units per acre not counting open space, which is well within the master planned densities for the area. Most lots are planned to be around 10,000 square feet in area.
2. **Unit Count:** The Black Ridge Development Agreement limits the overall development to 1886 units. With this application the total number of units entitled is 551.
3. Limited details or development plans are provided for Parcels A,B,C,D, and E. More details should be provided by the applicant for how these parcels will be developed. The Master Plan would suggest Parcel A is a community park while Parcel C is a neighborhood park.
4. Several blocks are longer than 800 feet which is not allowed, although a grading plan may justify the block lengths. The applicant will need to provide a preliminary grading plan in order for this application to be approved.
5. **Sensitive Lands:** This is an area that based on contour and slope maps would typically require a sensitive lands application. However, the original Painted Hills-Collina Tinta Development Agreement states that this project is not subject to the sensitive lands ordinance. Engineering will

have to sign off on all grading and retaining wall heights. Staff would recommend that the principles of the sensitive lands ordinance be generally followed.

6. The rock fall hazard boundary and a notice to property owners will need to be added to the final plat.
7. Will-serve letters from Hurricane City Water and Ash Creek Sewer District have been provided.
8. **Water use:** To assist the Washington County Water Conservancy District (“WCWCD”) as the city’s wholesale water provider under the 2006 Regional Water Supply Agreement (“RWSA”), Hurricane City and other cities report monthly the number of number final platted lots, preliminary platted lots, lots subject to development agreements, and lots within PID taxing areas. These numbers help the WCWCD plan for future water needs and inform the WCWCD’s 20-year plan to supply water to the growing County. The 94 lots contemplated by this application were previously reported to WCWCD as part of the Black Ridge (Collina Tinta) development agreement.

Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and State Code standards. Staff recommends tabling this item so the applicant can address staff and JUC comments.

Black Ridge Takedown 4

Black Ridge Takedown 4 North plans to build infrastructure for 100 lots and a future community amenity. This preliminary submittal will establish the preliminary plat, to be followed by submissions for construction documents and a final plat at a later date.



March 5, 2026

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

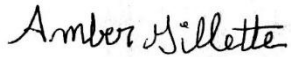
Subject: Black Ridge Takedown 4 North

Gary,

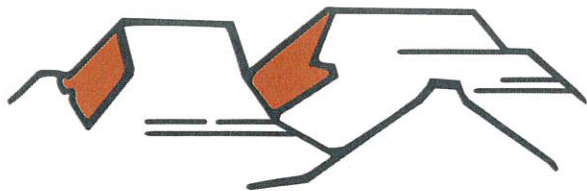
There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

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

Sincerely,

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

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



WATER HURRICANE CITY UTAH

Kory Wright, Superintendent

April 30, 2026

To Whom It May Concern:

Black Ridge Partners (the "Developer") has requested a culinary water will serve letter for the subdivision known as Black Ridge Takedown 4 North, located at approximately Rlington Parkway 1760 W in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the City has adequate water to supply water to 90 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

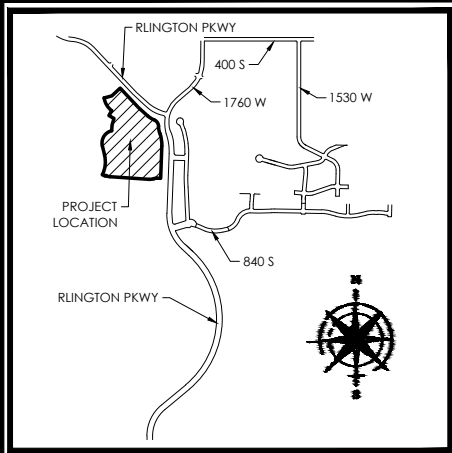
General Requirements

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

Sincerely,

Kory Wright

Water Department Superintendent



VICINITY MAP

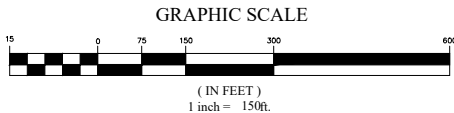
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- CLASS 1 MONUMENT WITH RING AND LID
- BOUNDARY MARKERS

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
- ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
- ALL PARCELS TO BE OWNED AND MAINTAINED BY THE BLACK RIDGE MASTER ASSOCIATION.
- 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.
- THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021.
- SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.



ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY
MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY _____

SHEET 1 OF 4

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____

CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____ DAY OF _____

CITY ATTORNEY
HURRICANE CITY, UTAH

ASH CREEK SPECIAL SERVICE DIST.

THE HEREON SUBDIVISION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____

SUPERINTENDENT
ASH CREEK SPECIAL SERVICE DISTRICT

TREASURER APPROVAL

I WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWNING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____

ATTEST: CITY RECORDER
HURRICANE CITY, UTAH

MAYOR
HURRICANE CITY, UTAH

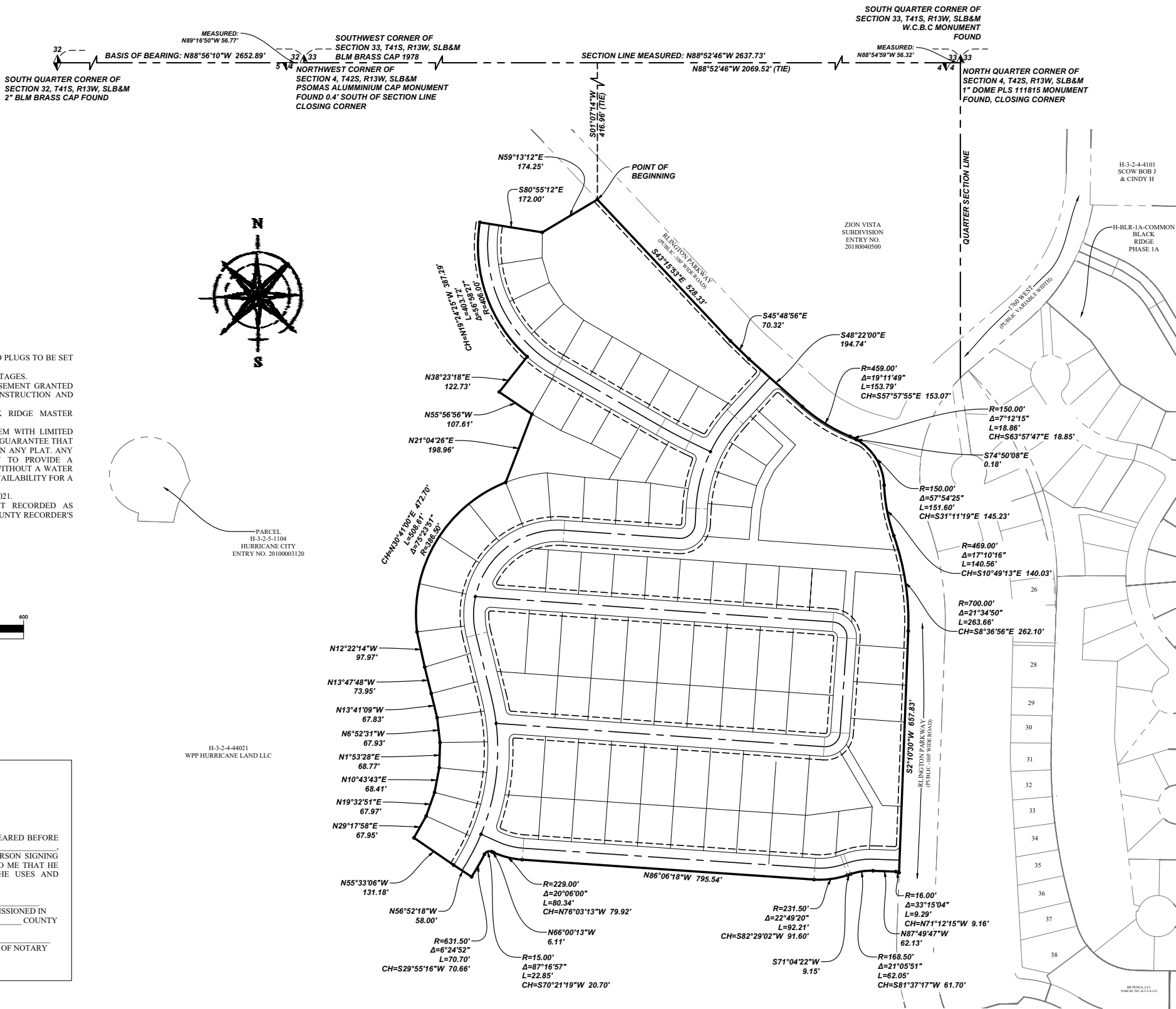
PREPARED: 04/17/2026

OWNER/DEVELOPER
BLACK RIDGE PARTNERS
299 S. MAIN, SUITE 2400
SALT LAKE CITY, UTAH 84111
(801) 688-5400
CONTACT: AUSTIN OVERMAN

BLACK RIDGE TAKEDOWN 4

PRELIMINARY PLAT

LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND PARCELS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

BLACK RIDGE TAKEDOWN 4 NORTH PRELIMINARY PLAT

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

FOR REVIEW

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENCE NO: 12554439

Date

BOUNDARY DESCRIPTION

Located in the Northwest Quarter of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of Rlington Parkway a public street, said point being N88°52'46\"/>

Containing 41.68 acres +/-, 89 Lots and 5 Parcels.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PARCELS, AND EASEMENTS TO HEREAFTER BE KNOWN AS

BLACK RIDGE TAKEDOWN 4 PRELIMINARY PLAT

DO HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREET AND DO FURTHER DEDICATED EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE BLACK RIDGE MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 595 S. RIVERWOODS PARKWAY, SUITE 400, LOGAN, UTAH, 84321.

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

AUSTIN SCOTT OVERMAN DIRECTOR OF
DEVELOPMENT OF WPP HURRICANE LAND, LLC

BLACK RIDGE TAKEDOWN 4 PRELIMINARY PLAT

LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

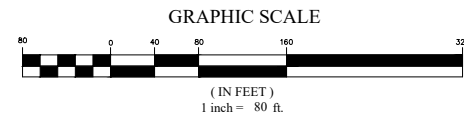
RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF: _____

WASHINGTON COUNTY RECORDER

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	354.00	17°12'09"	106.28	N00°28'48"E	105.89
C2	354.00	17°12'09"	106.28	N16°43'23"W	105.89
C3	354.00	17°12'09"	106.28	N33°53'35"W	105.89
C4	354.00	17°12'09"	106.28	N51°07'46"W	105.89
C5	354.00	0°29'08"	3.00	N59°54'37"W	3.00
C6	1174.00	1°38'22"	33.59	N60°53'22"W	33.59
C7	1174.00	2°31'37"	51.78	N62°58'21"W	51.77
C8	15.00	84°42'06"	22.17	S73°24'48"W	20.21
C9	429.00	11°22'44"	85.20	S36°45'07"W	85.06
C10	371.00	9°22'50"	60.74	N37°45'04"E	60.67
C11	371.00	13°53'57"	90.00	N26°06'40"E	89.78
C12	371.00	13°53'57"	90.00	N12°12'43"E	89.78
C13	371.00	2°16'35"	14.74	N04°07'27"E	14.74
C14	73.00	26°19'01"	33.53	N16°08'40"E	33.24
C15	198.50	37°25'13"	129.64	N46°31'33"E	127.35
C16	15.00	113°44'41"	29.78	N29°03'24"W	25.12
C17	173.50	18°14'34"	55.24	S84°46'25"W	55.01
C18	173.50	4°34'46"	13.87	S73°21'45"W	13.86
C19	15.00	92°32'01"	24.23	N47°48'16"E	21.68
C20	198.50	15°27'06"	53.53	N06°11'18"W	53.37
C21	631.50	4°05'11"	45.04	N11°52'16"W	45.03
C22	15.00	76°06'04"	19.92	N47°52'42"W	18.49
C23	226.50	17°57'44"	71.01	S80°03'14"W	70.72
C24	67.00	26°48'43"	31.35	N17°28'38"E	31.07
C25	15.00	96°30'35"	25.27	N45°48'58"E	22.38
C26	631.50	13°34'59"	149.71	N04°21'11"E	149.36
C27	631.50	7°45'36"	85.53	N15°01'28"E	85.46
C28	15.00	84°39'20"	22.16	N23°25'24"W	20.20
C29	171.00	20°21'13"	60.75	N75°55'41"W	60.43
C30	700.00	12°30'24"	152.80	S04°04'42"E	152.49
C31	67.00	40°25'50"	47.28	N16°08'39"W	46.30
C32	67.00	40°38'13"	47.52	N73°45'09"E	46.53
C33	573.50	9°03'41"	90.70	S28°35'51"W	90.61
C34	573.50	9°04'28"	90.83	S19°31'47"W	90.73
C35	573.50	8°51'36"	88.68	S10°33'45"W	88.60
C36	573.50	8°18'54"	83.23	S01°58'30"W	83.16
C37	573.50	8°25'31"	84.33	S06°23'43"E	84.26
C38	573.50	3°18'23"	33.09	S12°15'40"E	33.09
C39	256.50	6°53'56"	30.88	S10°27'53"E	30.87
C40	386.50	19°35'10"	132.12	N02°46'40"E	131.48

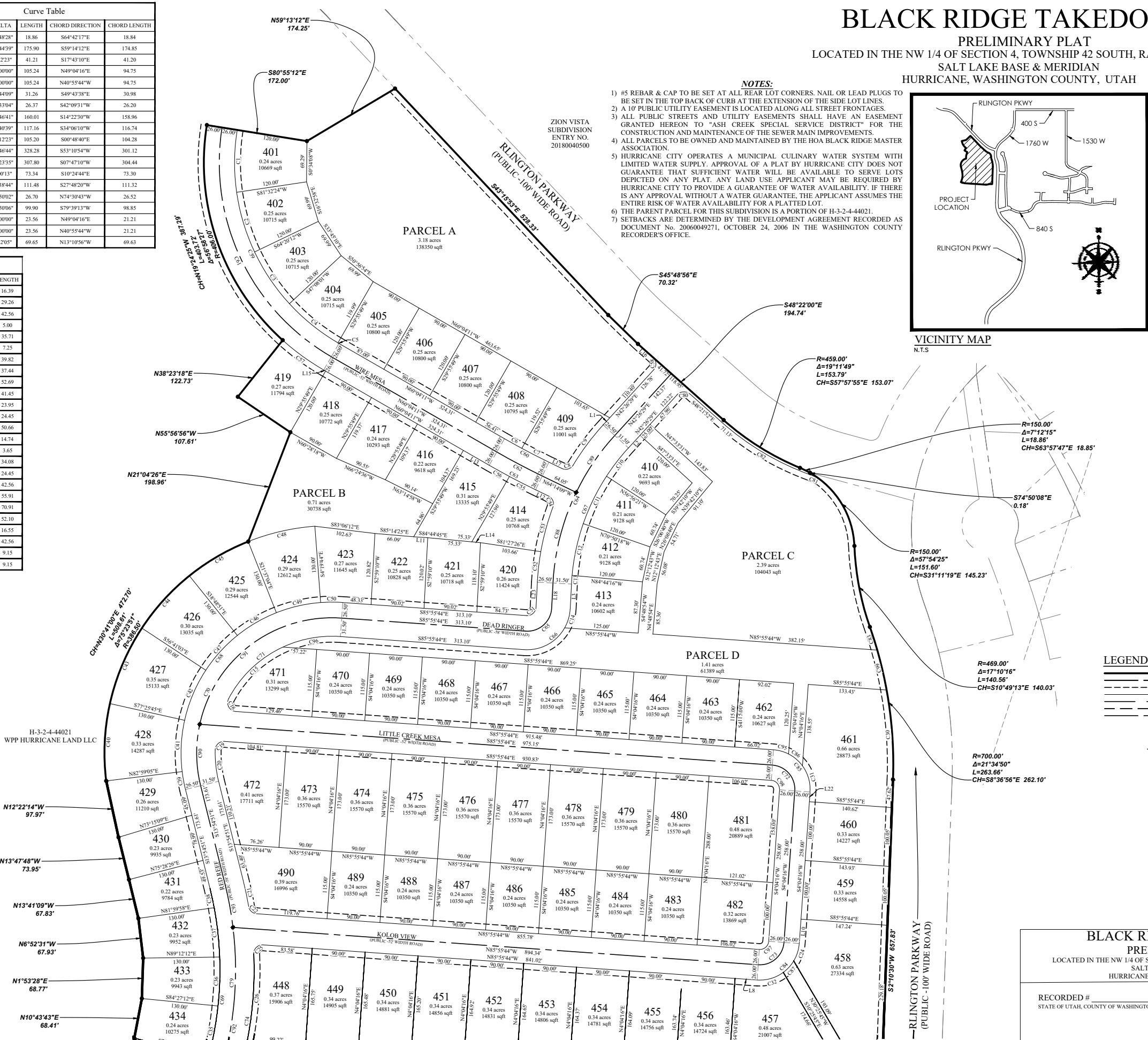
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C41	256.50	19°35'10"	87.68	S02°46'40"W	87.26
C42	256.50	20°44'42"	92.87	S22°56'36"W	92.36
C43	386.50	20°44'42"	139.94	N22°56'36"E	139.18
C44	386.50	17°52'12"	120.55	N42°15'03"E	120.06
C45	386.50	17°11'46"	116.00	N59°47'02"E	115.57
C46	256.50	17°11'46"	76.98	S59°47'02"W	76.69
C47	256.50	17°52'12"	80.00	S42°15'03"W	79.68
C48	386.50	17°17'20"	116.63	N77°01'36"E	116.18
C49	256.50	17°17'20"	77.40	S77°01'36"W	77.11
C50	256.50	8°24'00"	37.61	S89°52'16"W	37.57
C51	15.00	91°05'06"	23.85	S48°31'43"W	21.41
C52	429.00	6°58'39"	52.24	S06°28'29"W	52.21
C53	429.00	10°30'07"	78.63	S15°12'53"W	78.52
C54	15.00	84°42'06"	22.17	S21°53'06"E	20.21
C55	1226.00	2°19'38"	49.80	S63°04'20"E	49.80
C56	1226.00	1°50'20"	39.35	S60°59'21"E	39.35
C57	406.00	12°10'32"	86.28	S53°58'55"E	86.11
C58	15.00	90°48'29"	23.77	S02°57'45"E	21.36
C59	354.00	69°08'59"	427.24	S25°29'41"E	401.78
C60	1174.00	4°09'58"	85.37	S62°09'10"E	85.35
C61	380.00	69°08'59"	458.62	S25°29'41"E	431.29
C62	1200.00	4°09'58"	87.26	S62°09'10"E	87.24
C63	1226.00	4°09'58"	89.15	S62°09'10"E	89.13
C64	402.50	39°27'20"	277.17	S22°42'50"W	271.73
C65	41.50	91°05'06"	65.97	N48°31'43"E	59.24
C66	73.00	91°05'06"	116.05	N48°31'43"E	104.21
C67	371.00	39°27'20"	255.48	S22°42'50"W	250.46
C68	256.50	107°59'07"	483.43	S40°04'43"W	414.99
C69	573.50	47°02'33"	470.87	N09°36'26"E	457.76
C70	230.00	107°59'07"	433.48	S40°04'43"W	372.11
C71	198.50	66°15'19"	229.54	S60°56'36"W	216.96
C72	41.00	90°00'00"	64.40	N40°55'44"W	57.98
C73	41.00	90°00'00"	64.40	N49°04'16"E	57.98
C74	631.50	21°20'35"	235.24	N08°13'58"E	233.88
C75	15.00	89°59'43"	23.56	N47°10'22"E	21.21
C76	200.00	22°49'20"	79.66	N82°29'02"E	79.14
C77	200.00	21°05'51"	73.64	S81°37'17"W	73.23
C78	197.50	20°06'05"	69.29	S76°03'15"E	68.94
C79	600.00	47°02'33"	492.63	N09°36'26"E	478.91
C80	16.00	89°11'38"	24.91	N87°02'19"E	22.47



SHEET 2
SEE SHEET 3

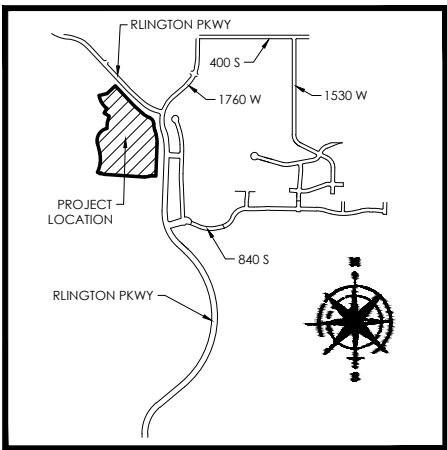
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C81	100.00	10°48'28"	18.86	S64°42'17"E	18.84
C82	463.50	21°44'39"	175.90	S59°14'12"E	174.85
C83	700.00	3°22'23"	41.21	S17°43'10"E	41.20
C84	67.00	90°00'00"	105.24	N49°04'16"E	94.75
C85	67.00	90°00'00"	105.24	N40°55'44"W	94.75
C86	67.00	26°44'09"	31.26	S49°43'38"E	30.98
C87	67.00	22°33'04"	26.37	S42°09'31"W	26.20
C88	402.50	22°46'41"	160.01	S14°22'30"W	158.96
C89	402.50	16°40'39"	117.16	S34°06'10"W	116.74
C90	230.00	26°12'23"	105.20	S00°48'40"E	104.28
C91	230.00	81°46'44"	328.28	S53°10'54"W	301.12
C92	600.00	29°23'35"	307.80	S07°47'10"W	304.44
C93	600.00	7°00'13"	73.34	S10°24'44"E	73.30
C94	600.00	10°38'44"	111.48	S27°48'20"W	111.32
C95	67.00	22°50'02"	26.70	N74°30'43"W	26.52
C96	198.50	28°50'06"	99.90	S79°39'13"W	98.85
C97	15.00	90°00'00"	23.56	N49°04'16"E	21.21
C98	15.00	90°00'00"	23.56	N40°55'44"W	21.21
C99	700.00	5°42'05"	69.65	N13°10'56"W	69.63

Line Table		
LINE	DIRECTION	LENGTH
L1	S42°26'29"W	16.39
L2	N42°26'29"E	29.26
L3	N02°59'10"E	42.56
L4	S86°06'18"E	5.00
L5	N86°06'18"W	35.71
L6	N65°45'05"W	7.25
L7	N86°06'18"W	39.82
L8	S86°02'47"E	37.44
L9	N87°49'30"W	52.69
L10	N04°04'16"E	41.45
L11	S85°55'44"E	23.95
L12	S64°14'09"E	24.45
L13	S60°04'11"E	50.66
L14	S84°31'16"E	14.74
L15	S60°04'11"E	3.65
L16	S48°22'00"E	34.08
L17	N64°14'09"W	24.45
L18	S02°59'10"W	42.56
L19	N87°49'47"W	55.91
L20	N87°49'47"W	70.91
L21	S66°00'13"W	52.10
L22	N04°04'16"E	16.55
L23	S02°59'10"W	42.56
L24	S71°04'22"W	9.15
L27	S71°04'22"W	9.15



BLACK RIDGE TAKEDOWN 4

PRELIMINARY PLAT
LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S.



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE

- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- CLASS 1 MONUMENT WITH RING AND LID
- BOUNDARY MARKERS

PREPARED: 04/17/2026
SHEET 2 OF 4
PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 P.E. (801) 352-0075
www.focusutah.com

BLACK RIDGE TAKEDOWN 4

PRELIMINARY PLAT

LOCATED IN THE NW 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

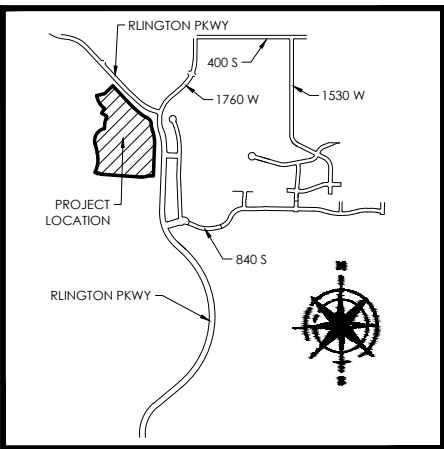
RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

WASHINGTON COUNTY RECORDER

BLACK RIDGE TAKEDOWN 4

PRELIMINARY PLAT

LOCATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP

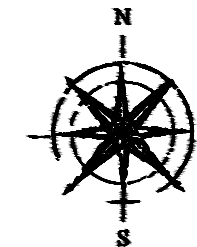
N.T.S.

LEGEND

BOUNDARY
SECTION LINE
EASEMENT
RIGHT-OF-WAY LINE
CENTERLINE
BUILDING SETBACK
EXISTING PROPERTY LINE



SECTION MONUMENT (FOUND)
STREET MONUMENT (TO BE SET)
CLASS I MONUMENT WITH RING AND LID
BOUNDARY MARKERS



N10°43'43"E
68.41'

N19°32'51"E
67.97'

V29°17'58"E
67.95'

N55°33'06"W
131.18'

N56°52'18"W
58.00'

R=631.50'
Δ=6°24'52"
L=70.70'
CH=S29°55'16"W 70.66'

R=229.00'
Δ=20°06'00"
L=80.34'
CH=N76°03'13"W 79.92'

N66°00'13"W
6.11'

R=15.00'
Δ=87°16'57"
L=22.85'
CH=S70°21'19"W 20.70'

H-3-2-4-44021
WPP HURRICANE LAND LLC

R=231.50'
Δ=22°49'20"
L=92.21'
CH=S82°29'02"W 91.60'

S71°04'22"W
9.15'

R=168.50'
Δ=21°05'51"
L=62.05'
CH=S81°37'17"W 61.70'

N87°49'47"W
62.13'

RLINGTON PARKWAY
(PUBLIC -100' WIDE ROAD)

S2°10'30"W 837.83'

S2°10'30"W 837.83'

S2°10'30"W 837.83'

S2°10'30"W 837.83'

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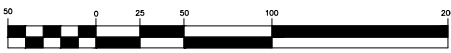
PREPARED: 04/17/2026

SHEET 3 OF 3

PREPARED BY



GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- A 10' PUBLIC UTILITY EASEMENT IS LOCATED ALONG ALL STREET FRONTAGES.
- ALL PUBLIC STREETS AND UTILITY EASEMENTS SHALL HAVE AN EASEMENT GRANTED HEREON TO "ASH CREEK SPECIAL SERVICE DISTRICT" FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN IMPROVEMENTS.
- ALL PARCELS TO BE OWNED AND MAINTAINED BY THE BLACK RIDGE MASTER ASSOCIATION.
- 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.
- THE PARENT PARCEL FOR THIS SUBDIVISION IS A PORTION OF H-3-2-4-44021.
- SETBACKS ARE DETERMINED BY THE DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT No. 20060049271, OCTOBER 24, 2006 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

BLACK RIDGE TAKEDOWN 4

PRELIMINARY PLAT

LOCATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

WASHINGTON COUNTY RECORDER

ISSUE DESCRIP.	DATE
	5.19.2022

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN LLC. Copyright © 2022

Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks	100	19.7%	
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Family up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily up to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial	5		1.0%
Major Roadways (66' ROW)	11		2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%

PARCEL TYPE	
	OPEN SPACE, AMENITIES, TRAILS AND PARKS
	SINGLE FAMILY - up to 4 DU/acre lots
	SINGLE FAMILY - up to 6 DU/acre lots
	SINGLE FAMILY - up to 8 DU/acre lots
	TOWNHOME - up to 10 DU/acre
	MULTIFAMILY - up to 12 DU/acre
	MULTIFAMILY & RETIREMENT - 12+ DU/acre
	COMMERCIAL
	24/7 OVERNIGHT RENTAL OVERLAY (Maximum 247 Units)
	TRAIL - 10' ASPHALT
	TRAIL - PRIMITIVE

BLACK RIDGE
HURRICANE, UTAH

LAND USE

101

A

LAND USE PLAN
SCALE: 1"=300'-0" NORTH



STAFF COMMENTS

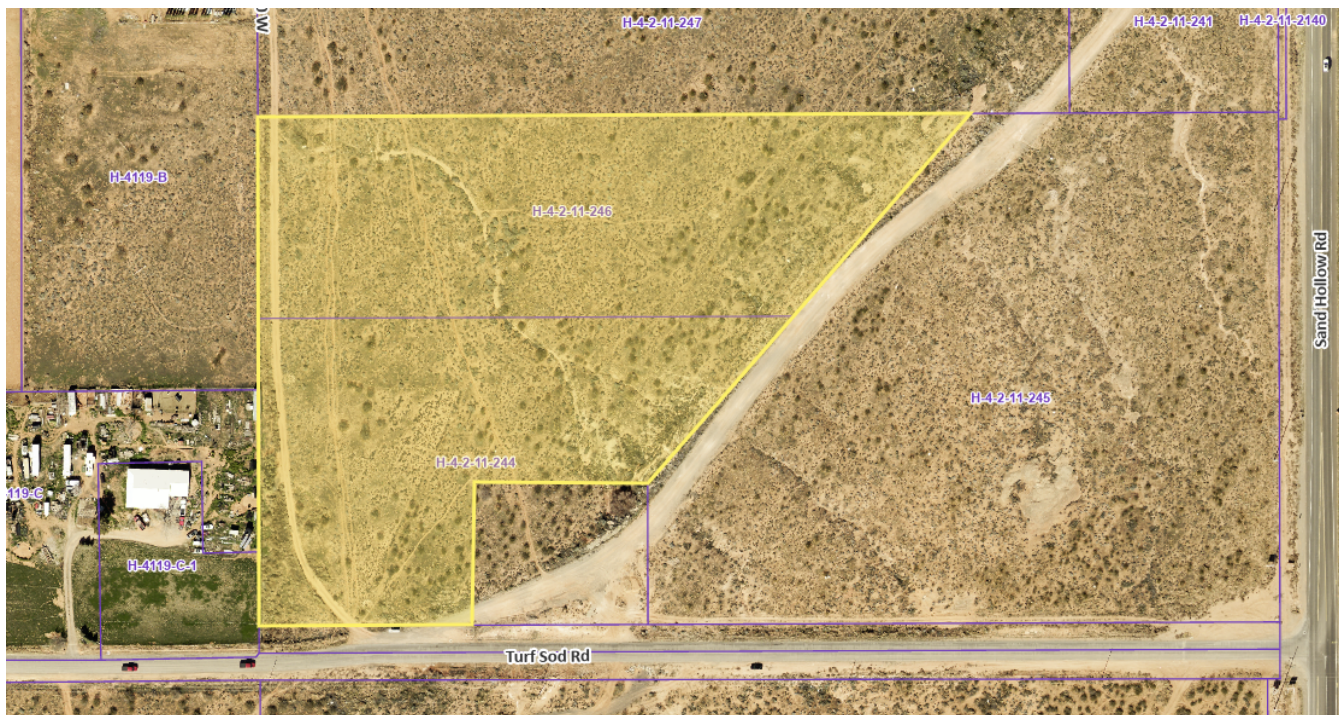
Agenda Date:	05/28/2026 - Planning Commission
Application Number:	FSP26-10
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Cristina Companies LLC
Agent:	Tony Carter
Request:	Approval of a Final Site Plan.
Location:	4610 W Turf Sod Road
Zoning:	GC
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:

The applicant has filed a final site plan for a storage unit complex located near the corner of Turf Sod Road and Sand Hollow Road. This site received preliminary site plan approval in May 2025. The preliminary site plan depicted a car wash and retail spaces that may be developed as another phase. This site is zoned General Commercial (GC).

JUC Comments

The construction drawings were signed off in May 2026. With the condition that construction cannot begin until the off-site improvements are installed or bonded for and the roadway dedication on the west side of the property is recorded.



Vicinity Map

Staff Comments: Final Site Plan

1. Land Use: The proposed use for self-service storage is permitted in the General Commercial zone. They are proposing 204 storage units and 22 “mancafe” units along with outdoor covered parking storage.
2. Parking Requirements: Per HCC 10-34-10 self-service storage requires “1 space per employee on highest employment shift” an office is provided on site with five parking stalls provided. While information on employees was not provided since this meets the general office requirement of one space per 250 sq ft. this is almost certainly sufficient.
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. The applicant appears to be proposing metal buildings which will require a conditional use permit to be filed for separately.
5. Lighting: The applicant's electrical plan does not appear to show any outdoor lighting. Any outdoor lighting installed will need to meet HCC section 10-33-7.
6. Signage: Any signs shall require review and approval of a sign permit.

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.



May 7, 2026

Hurricane City
147 N 870 W
Hurricane, UT 84773

RE: HURRICANE STORAGE

To whom it may concern,

Cristina Companies UT LLC has now completed a full construction design for their storage unit complex on their properties H-4-2-11-265 and H-4-2-11-244, located within Hurricane City limits. City staff and local utility companies have reviewed and accepted the construction drawings. They now hope to received their final site plan approval.

The property will be developed for self-service storage, man caves, and a self-service car wash. The construction drawings include all details regarding the grading, utility installation, and layout of the property.

HURRICANE STORAGE UNITS

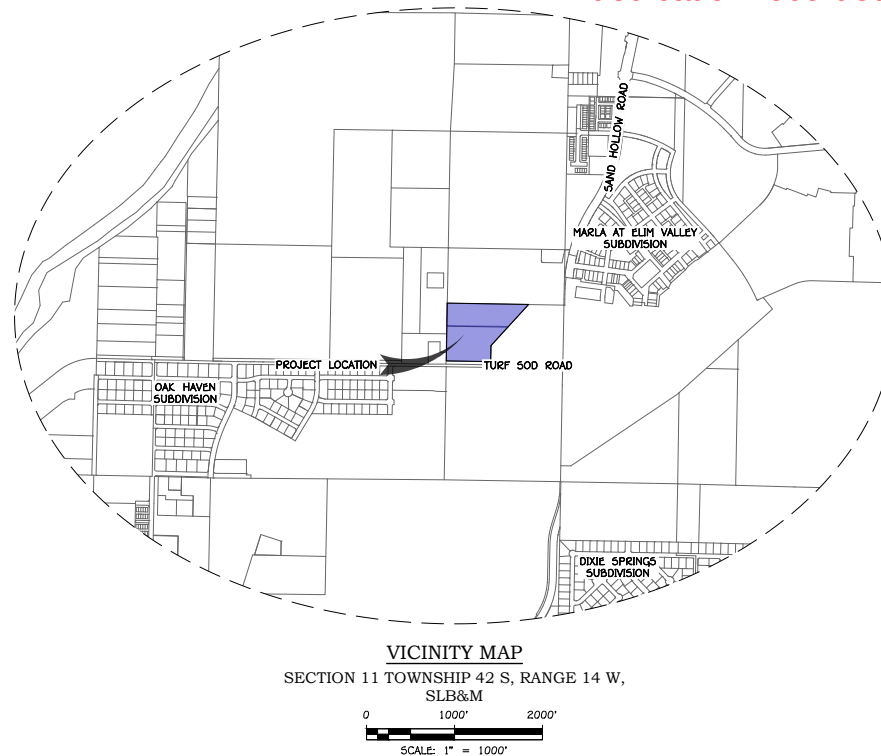
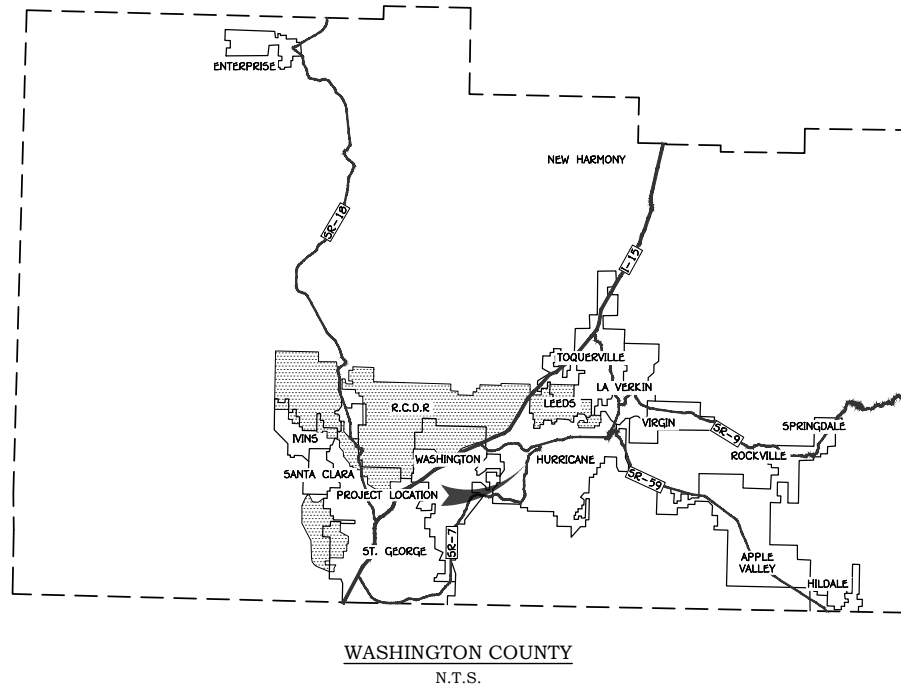
HURRICANE, UTAH

CONSTRUCTION DRAWINGS

APRIL 2026

Plans subject to off-site drainage, sewer, and right of way dedication through the Terra Rosa and Terra Rosa Lift Station projects. No pre construction meeting will be held until such offsites are installed or bonded and roadway dedication recorded.

SHEET INDEX		
#	SHEET	DESCRIPTION
1	C.1.1	COVER SHEET
2	C.2.1	SITE PLAN
3	C.3.1	GRADING PLAN
4	C.3.2	DRAINAGE PLAN
5	C.3.3	STORM PROFILE I
6	C.3.4	STORM PROFILE II
7	C.3.5	STORM PROFILE III
8	C.3.6	STORM PROFILE IV
9	C.4.1	UTILITIES PLAN
10	C.4.2	POWER PLAN
11	C.4.3	UTILITY NOTES
12	C.5.1	TURF 500 ROAD PLAN & PROFILE
13	C.5.2	4600 WEST PLAN & PROFILE
14	C.5.3	55MH-0 TO 55MH-2 PLAN & PROFILE
15	C.5.4	55MH-6 TO 55MH-4&55MH-1 TO 55MH-5 P&P
16	C.5.5	55MH-1 TO 55MH-5 PLAN & PROFILE
17	C.6.1	DETAILS I
18	C.6.2	DETAILS II
19	C.6.3	DETAILS III
20	C.6.4	DETAILS IV
21	C.6.5	ROCK WALL DETAILS
22	C.6.6	ADS STORM TECH DETAIL
23	S1.01	WALL DETAIL I
24	S1.12	WALL DETAIL II
25	S2.01	WALL DETAIL III



OWNER/APPLICANT:
CRISTINA COMPANIES UT LLC
208 WILDER AVE
LOS GATOS, CA, 95030
CONTACT: JEFF CRISTINA
PHONE: (408) 809-3045
EMAIL: jeffreycristina@gmail.com

CIVIL ENGINEER
AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
CONTACT: TONY CARTER, P.E.
PHONE: (435) 200-3330
EMAIL: tony@alcsag.com

GEOTECHNICAL ENGINEER
APPLIED GEOTECHNICAL (AGEC)
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS, P.E.
PHONE: (435) 673-6850
EMAIL: rogers@agcinc.com

GENERAL NOTES:

SAFETY & PROTECTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY, OR LOSS TO ALL EMPLOYEES ON THE WORK AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED THEREBY, ALL WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE EXCEPT AS OTHERWISE SPECIFICALLY DIRECTED BY THE OWNER, OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, CURBS, GUTTERS, STRUCTURES, UTILITIES, AND UNDERGROUND FACILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION, OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.
- ALL DAMAGE, INJURY, OR LOSS TO ANY PROPERTY REFERRED TO ABOVE CAUSED DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, BY CONTRACTOR, ANY SUBCONTRACTOR, SUPPLIER, OR ANY OTHER PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOM ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PERFORMANCE OF THE WORK, REASONABLE SAFEGUARDS FOR SAFETY, AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNING AGAINST HAZARDS, AND PROMULGATING AND GIVING NOTICE OF SAFETY REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND CITY STANDARD SPECIFICATIONS.

NOTICE TO CONTRACTORS:



ENGINEER CAN NOT GUARANTEE THE ACCURACY OF THE EXISTING UNDERGROUND UTILITIES DEPICTED IN THESE PLANS. LOCATIONS SHOWN FOR ALL EXISTING UNDERGROUND UTILITIES IS BASED ON EXTERNAL INFORMATION FROM GIS MAPPING, PREVIOUS AS-BUILT RECORDED DRAWINGS, BLUE STAKES SURFACE MARKINGS IN THE FIELD, OR COMBINATION THEREOF. THE ENGINEER HAS MADE EVERY EFFORT TO ACCURATELY DEPICT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, HOWEVER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH AT LEAST TWO (2) BUSINESS DAYS PRIOR TO COMMENCING WITH EXCAVATION TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTOR ALSO REQUIRED TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UNDERGROUND UTILITIES BOTH SHOWN, AND NOT SHOWN, IN THESE PLANS. IF ANY UTILITY LOCATION DISCREPANCIES ARE FOUND IN THE FIELD, CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY.

CONTROL OF WORK

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE COMPLETED WORK COMPLIES WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL SUPERVISE, DIRECT, AND CONTROL THE WORK COMPETENTLY AND EFFICIENTLY. CONTRACTOR SHALL DEVOTE SUCH ATTENTION THERETO AND APPLYING SUCH SKILL AND EXPERTISE AS NECESSARY TO PERFORM WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH ALL THIRD PARTY UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO CATV, GAS, POWER, PHONE, AND INTERNET. CONTRACTOR TO COORDINATE LOCATIONS AND INSTALLATIONS OF THIRD PARTY UTILITY SERVICES WITH THE APPROPRIATE UTILITY COMPANY.
- CONTRACTOR MUST COORDINATE ALL WORK BETWEEN TRADES. SUB-CONTRACTORS ARE ALSO RESPONSIBLE FOR COORDINATION WITH OTHER TRADES INCLUDED IN THE CONTRACT DOCUMENTS. IF ANY DISCREPANCIES ARE FOUND, THE GENERAL CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY BEFORE COMMENCEMENT OF WORK. NO EXTRA COSTS TO THE PROJECT WILL BE INCURRED DUE TO FAILURE OF THE GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS TO REVIEW THE CONTRACT DOCUMENTS AND COORDINATE WITH THE OTHER TRADES.
- ALL DIMENSIONS, GRADES, EARTHWORK VOLUMES, AND UTILITY DESIGNS SHOWN IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO STARTING WORK. IF DISCREPANCIES ARE DISCOVERED, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IN WRITING.
- CONTRACTOR RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND/OR COMMENCING WITH ANY WORK. IF EXISTING CONDITIONS ARE NOT REPRESENTED ACCURATELY BY THESE PLANS, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK.
- ALL WORK MUST BE CONTAINED WITHIN THE PROPOSED PROPERTY, STOCKPILING AND/OR CONSTRUCTION ACTIVITY IS NOT PERMITTED BEYOND THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
- DURING PROGRESS OF THE WORK, CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATIONS OF WASTE MATERIALS, RUBBISH, AND OTHER DEBRIS RESULTING FROM THE WORK. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, RUBBISH, AND DEBRIS FROM THE SITE AS WELL AS ALL TOOLS, EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS AND SHALL LEAVE THE SITE CLEAN AND READY FOR OCCUPANCY BY THE OWNER.
- CONTRACTOR SHALL MAINTAIN A RECORD OF THE AS-BUILT CONDITIONS OF THE SITE WORK AND UTILITIES AND PROVIDE THESE TO THE ENGINEER AT THE COMPLETION OF THE PROJECT.
- CONTRACTOR MUST PROVIDE A LICENSED PROFESSIONAL LAND SURVEYOR, OR PERSON(S) UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR, TO SET CONSTRUCTION STAKING AND PROPERTY CORNERS. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS AND WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

STANDARDS & PERMITTING

- ALL WORK SHALL COMPLY WITH THE APPLICABLE CITY AND/OR GOVERNING AGENCY DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS AND STANDARD DETAILS.
- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CONSTRUCTION DRAWINGS, CITY DESIGN AND CONSTRUCTION STANDARD SPECIFICATIONS, CITY STANDARD DRAWINGS, AND ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, AND ADA ACCESSIBILITY GUIDELINES.
- BEFORE STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE TO OBTAIN AND PAY FOR ALL APPLICABLE PERMITS. NO WORK SHALL BEGIN UNTIL PERMITS, PLANS, AND SPECIFICATIONS ARE APPROVED BY THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE TO CONTACT AND SCHEDULE ALL INSPECTIONS, TESTING, AND OBSERVATIONS WITH THE APPROPRIATE INSPECTION AUTHORITY. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED UNLESS OTHERWISE SPECIFIED BY THE INSPECTION AUTHORITY.
- A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ONSITE AT ALL TIMES. ANY NECESSARY FIELD DESIGN CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH THE CHANGES OR MODIFICATIONS.

SOILS, GRADING & DRAINAGE

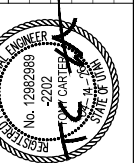
- GRADING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, CITY STANDARDS SPECIFICATIONS, AND RECOMMENDATIONS AS DEFINED BY THE GEOTECHNICAL INVESTIGATION REPORT (SOILS REPORT), WHICH BY REFERENCE IS PART OF THE CONTRACT DOCUMENTS. IF THERE IS A CONFLICT BETWEEN THESE PLANS AND THE SOILS REPORT THE SOILS REPORT SHALL TAKE PRECEDENCE. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE PLANS AND GEOTECHNICAL REPORT AND/OR GEOTECHNICAL FIELD OBSERVATIONS.
- ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL RECOMMENDATIONS.
- ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH PLACEMENT AND COMPACTION REQUIREMENTS. ALL SOFT SPOTS, YIELDING MATERIAL, AND UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH SUITABLE MATERIALS AS SPECIFIED BY THE GEOTECHNICAL ENGINEER.
- THESE PLANS DO NOT IDENTIFY THE CONSTRUCTION METHODS, EQUIPMENT, PROCEDURES, AND/OR SEQUENCING TO BE EMPLOYED BY THE CONTRACTOR. ALL GRADING OPERATIONS INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SCARIFICATION, EXCAVATION, OVER-EXCAVATION, PLACEMENT OF FILLS, COMPACTION OF FILLS, ETC. SHALL BE PERFORMED BY THE CONTRACTOR IN CONFORMANCE WITH THE GEOTECHNICAL REPORT ALONG WITH ONSITE FIELD OBSERVATIONS AS REQUIRED BY THE GEOTECHNICAL ENGINEER.

PROJECT CONTACTS

PUBLIC WORKS: (435) 635-2811	DATE	FIRE: (435) 635-9562	DATE
PLANNING: (435) 635-2811	DATE	PARKS: (435) 635-0665	DATE
ENGINEERING: (435) 635-2811	DATE	GIS: (435) 523-4994	DATE
STREETS: (435) 216-7314	DATE	CENTURY LINK: (435) 673-9639	DATE
WATER/IRRIGATION: (435) 635-9442	DATE	ENBRIDGE ENERGY: (435) 231-9971	DATE
ASH CREEK: (435) 635-2348	DATE	TDS: (435) 817-0180	DATE
HURRICANE POWER: (435) 635-5536	DATE	WCWCD: (435) 673-3617	DATE
INFOWEST: (435) 674-0165	DATE		

REVISIONS

NO.	DATE	DESCRIPTION
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HURRICANE STORAGE UNITS
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UTAH

COVER SHEET
CONSTRUCTION DRAWINGS

JOB # 25-013
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 04/09/2026

C.1.1

SHEET: 1 OF: 24

4600 WEST

MATCH LINE 'A'
SHEET L1.02
MATCH LINE 'A'
SHEET L1.01

27 - 12 X 50
OUTDOOR COVERED
PARKING STORAGE
27 - 12 X 40
OUTDOOR COVERED
PARKING STORAGE

COVERED WASH
BAY
RV DUMP

6-14x40
STORAGE UNITS

15-14x40
STORAGE UNITS

9-14x30
STORAGE UNITS

PARKING

PARKING

OFFICE

RETAIL
PARCEL
0.84
ACRES

TURF SOD ROAD

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	OLEA EUROPAEA 'WILSONI' WILSON FUITLESS OLIVE
	CERCIS CANADENSIS 'MEXICANA' MEXICAN REDBUD
	WASHINGTON FILIFERA CALIFORNIA FAN PALM
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
	OLEA EUROPAEA 'MONTRA' LITTLE OLIVE DWARF OLIVE
	ROSA 'RED CARPET' RED CARPET ROSE
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	ILEX VOMITORIA DWARF DWARF YAUPOH HOLLY
	ABELIA GRANDIFLORA GLOSSY ABELIA
	DASYLIUM WHEELERI GREENGRAY DESERT SPOON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	HESPERALOE PARVIFLORA RED YUCCA
	AGAVE PARRYI PARRY'S AGAVE
	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
	ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	2'-4' CRUSHED LAVA ROCK

0 20'-0" 40'-0" 60'-0"
SCALE: 1" = 20'-0"



GENERAL NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHOLD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.
2. ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IF ANY INFORMATION IS WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.
3. CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.
4. ENGINEER IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE ENGINEER.
- 5.) ALL TREES TO BE A MINIMUM OF 1 1/2" CALIBUR MEASURED AT 12" ABOVE GRAVE. (24" BOX)
- 6.) PLANT LAYOUT IS DIAGRAMMATIC. CONTRACTOR TO PROVIDE AND ADJUST PLANT QUANTITIES, AS NECESSARY, TO ACHIEVE SUFFICIENT COVERAGE OF LANDSCAPE AREA AS LIVE GREEN PLANT MATERIAL.
- 7.) KEEP ALL OBJECTS (30" OR MORE) OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY BLOCK DRIVER'S VIEWS. PLANT MATERIAL THAT SHALL BE PLANTED WITHIN A SIGHT DISTANCE CORRIDOR SHALL BE 30" OR LESS AT MATURE GROWTH.

ROCK MULCH NOTE:

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



REVISIONS:

HURRICANE
STORAGE UNITS
UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

811
Know what's below.
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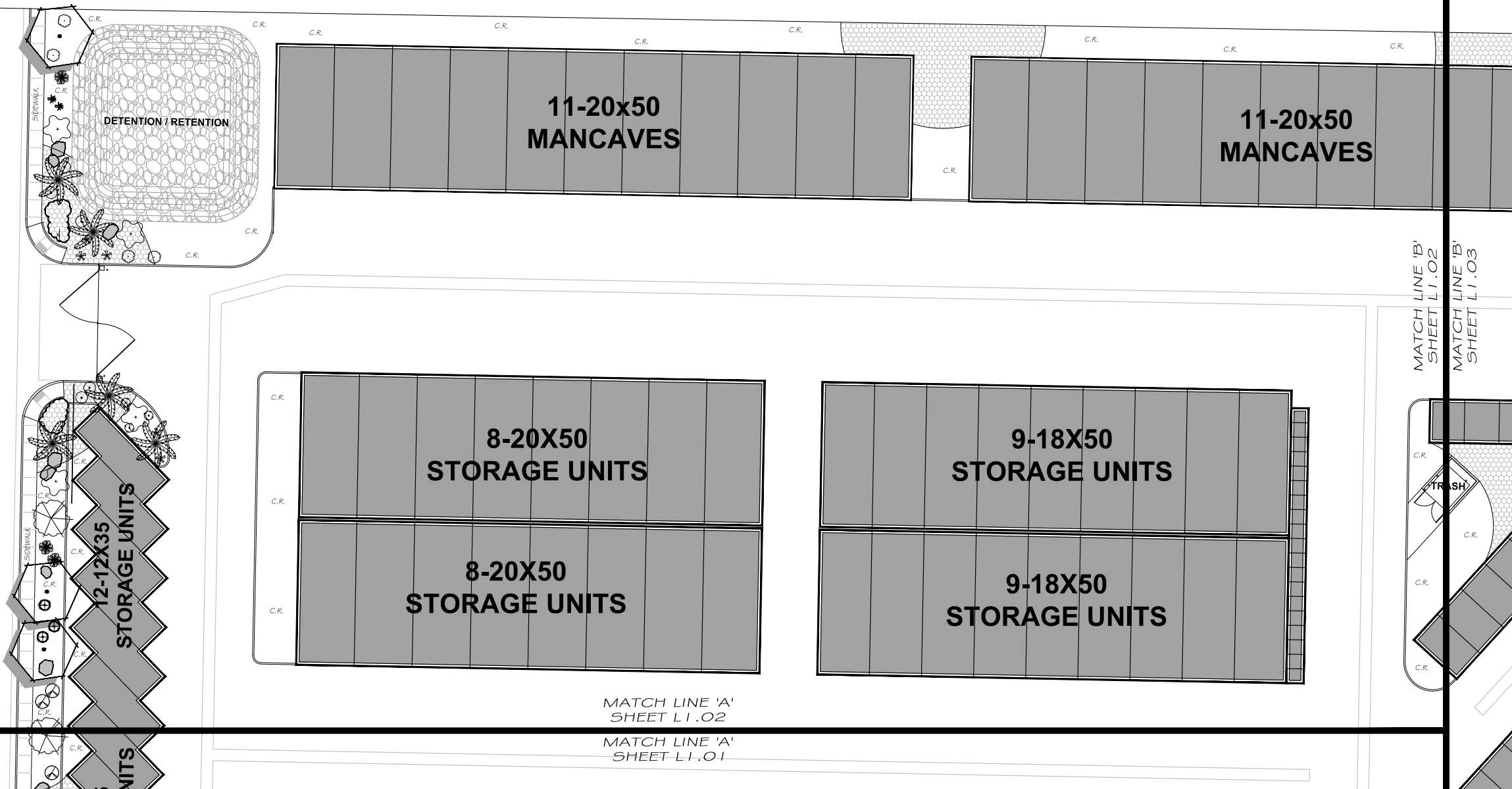
PROJECT:
HURRICANE
STORAGE UNITS

SHEET CONTENTS:
PLANTING
PLAN

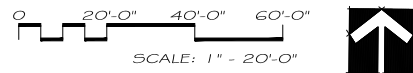
DATE:
12/21/2025
JOB NO.:
12212025

SHEET:
L1.01

4600 WEST



PLANT LEGEND	
SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	OLEA EUROPAEA 'WILSONII' WILSON FUITLESS OLIVE
	CERCIS CANADENSIS 'MEXICANA' MEXICAN REDBUD
	WASHINGTON FILIFERA CALIFORNIA FAN PALM
	LAGERSTROEMIA INDICA GRAPE MYRTLE
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	OLEA EUROPAEA 'MONTRA' LITTLE OLIVE DWARF OLIVE
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	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	2"-4" CRUSHED LAVA ROCK



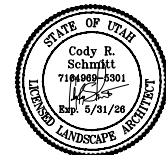
- GENERAL NOTES:**
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REVISIONS:

HURRICANE
STORAGE UNITS

UTAH

HURRICANE

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:



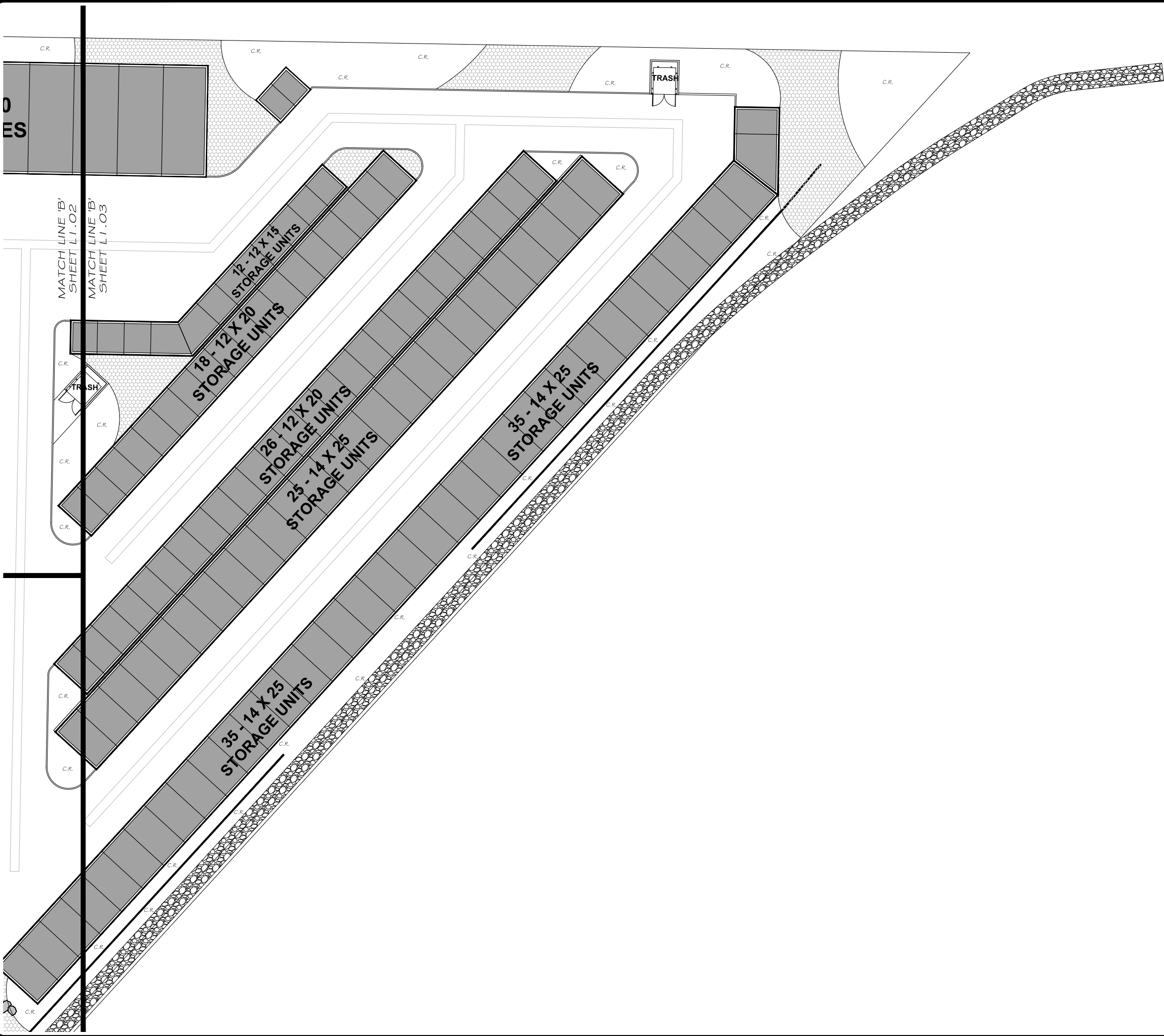
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PROJECT:
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STORAGE UNITS

SHEET CONTENTS:
PLANTING
PLAN

DATE:
12/21/2025
JOB NO.:
12212025

SHEET:
L1.02



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
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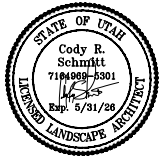
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STORAGE UNITS
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CONSULTANTS:



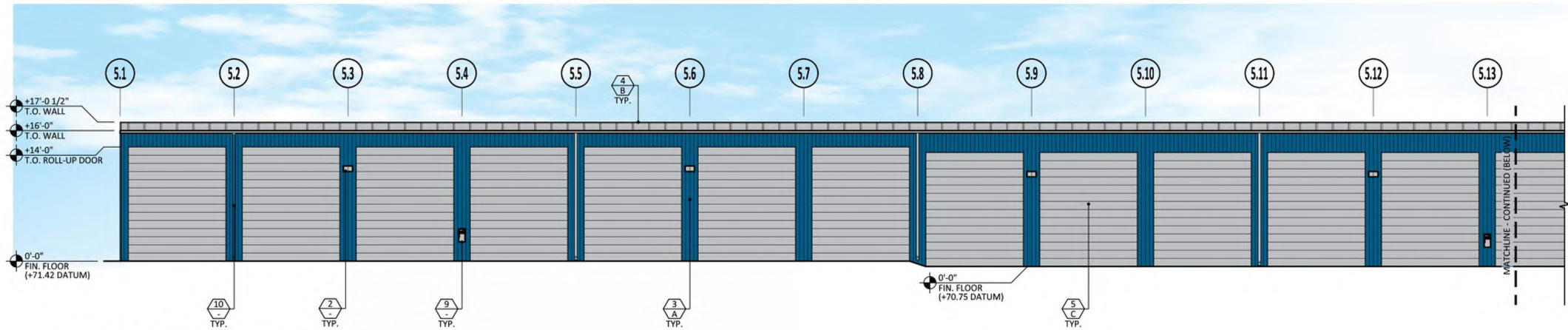
PROJECT:
HURRICANE
STORAGE UNITS

SHEET CONTENTS:
PLANTING
PLAN

DATE:
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JOB NO.:
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SHEET:
L1.03

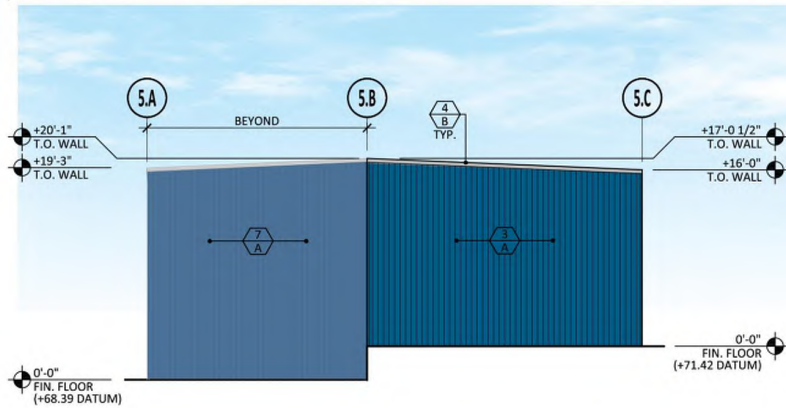
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3 BLDG. 5 - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 BLDG. 5 - SOUTH ELEVATION (CONT.)
 SCALE: 1/8" = 1'-0"



4 BLDG. 5 - WEST ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES
APPLY TO THIS SHEET

- 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
- WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
- METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
- STANDING SEAM METAL ROOF
- METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
- HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
- BUILDING BEYOND
- MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
- WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL 5/A8.0
- GUTTER AND DOWNSPOUT
- MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

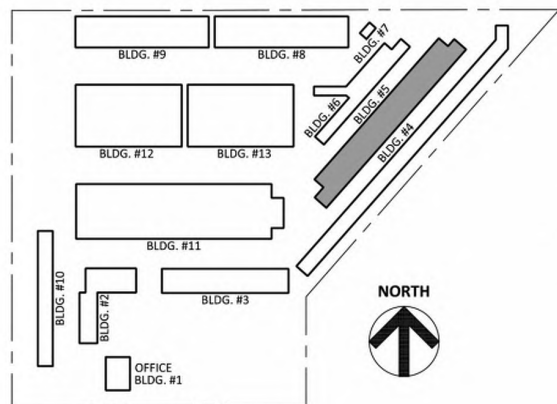
MATERIAL/ COLOR SCHEDULE:

- A METAL PANEL:**
MFG.: MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
JAY BLUE
SW6797
APPLICATION: VERTICAL
- B METAL ROOF:**
MFG.: MBCI OR EQUAL
COLOR: SHERWIN WILLIAMS
LAZY GRAY
SW6254
- C JANUS ROLL UP DOORS:**
MFG.: JANUS OR EQUAL
COLOR: SILHOUETTE GRAY

LEGEND:

- KEYNOTE
MATERIAL/COLOR

KEYMAP



HURRICANE STORAGE UNITS BUILDING #5

SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT

CITY SUBMITTAL

DESIGNER: RWK
DRAWN BY: AB/BHL
CHECKED BY: BHL

A4.1
project #: 25001.00

IRKAA
ARCHITECTS INC.
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-9388

DATE: 11.10.2025

BUILDING 5
EXTERIOR ELEVATIONS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO INCLUDE
BILLING CYCLES OTHER THAN FORTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENTS
ON SOME ALTERNATIVE SCHEDULE AFTER
CERTAIN EVENTS AND APPROVAL OF BILLING AND
ESTIMATE. A WRITTEN DECLARATION OF SUCH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER: TOWN OF HURRICANE
ADDRESS: 1000 W. HURRICANE
LOC. GATEWAY, CA 95020
CONTACT: JEFF COOPER
PHONE: 408-885-3945

GENERAL NOTES:

A. REFER TO ROOF PLAN FOR TOP OF WALL HEIGHTS

KEYNOTES:

* NOT ALL KEYNOTES
APPLY TO THIS SHEET

- 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
- WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
- METAL PANEL SIDING - SEE COLOR SCHEDULE FOR TYPE AND SIZE
- STANDING SEAM METAL ROOF
- METAL ROLL-UP DOOR - SEE SHEET A6.0 DOOR SCHEDULE
- HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
- BUILDING BEYOND
- MASONRY WALL - SEE FLOOR PLANS FOR WALL TYPES
- WALL MOUNTED FIRE EXTINGUISHER CABINET - SEE DETAIL S/A8.0
- GUTTER AND DOWNSPOUT
- MECHANICAL GRILLE; SEE MECHANICAL DRAWINGS

MATERIAL/
COLOR SCHEDULE:

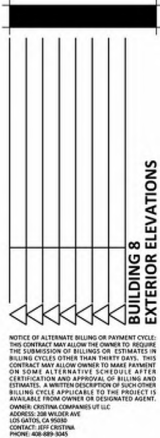
- A METAL PANEL:**
MFG.: MBCI OR EQUAL
SHERWIN WILLIAMS
JAY BLUE
SW6797
APPLICATION: VERTICAL
- B METAL ROOF:**
MFG.: MBCI OR EQUAL
SHERWIN WILLIAMS
LAZY GRAY
SW6254
- C JANUS ROLL UP DOORS:**
MFG.: JANUS OR EQUAL
COLOR: SILHOUETTE GRAY
- D METAL DOORS:**
MFG.: SHERWIN WILLIAMS
COLOR: STEELY GRAY
SW7664

LEGEND:

- #A KEYNOTE
#B MATERIAL/COLOR



DATE: 11.10.2025



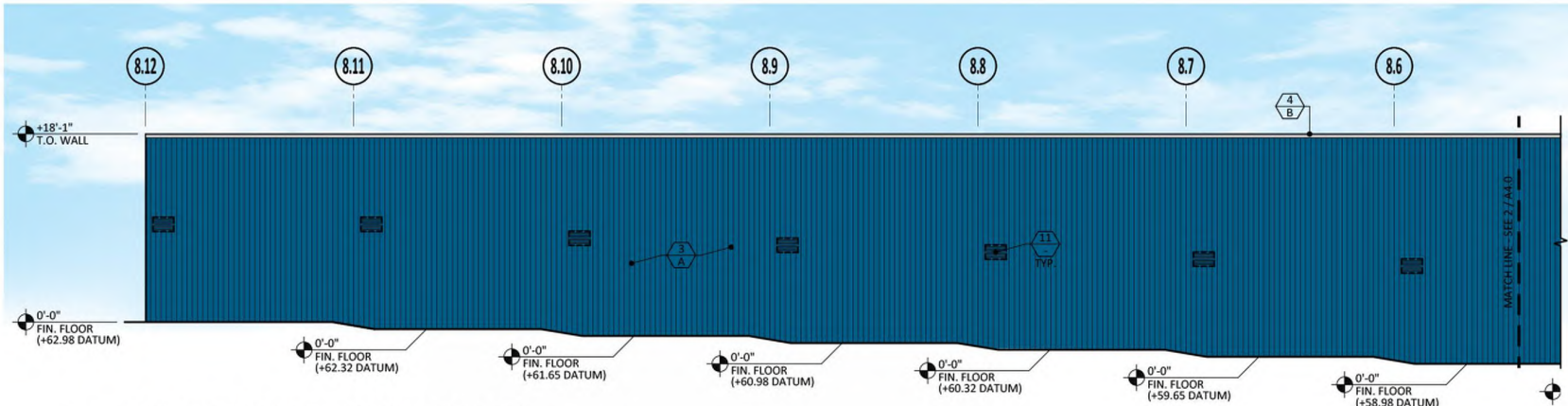
NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE
THE COMPLETION OF BILLING OR ESTIMATE IN
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW THE OWNER TO HAVE PAYMENT
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF BILLING
CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
OWNER CREDITING COMPANIES OF LLC
ADDRESS: 201 WILSON AVE
CONTACT: JEFF KRISTINA
PHONE: 480-889-1040

HURRICANE STORAGE UNITS
BUILDING #8
SECTION 11 TOWNSHIP 42 S, RANGE 14 W, SLB&M
HURRICANE, UT
CITY SUBMITTAL

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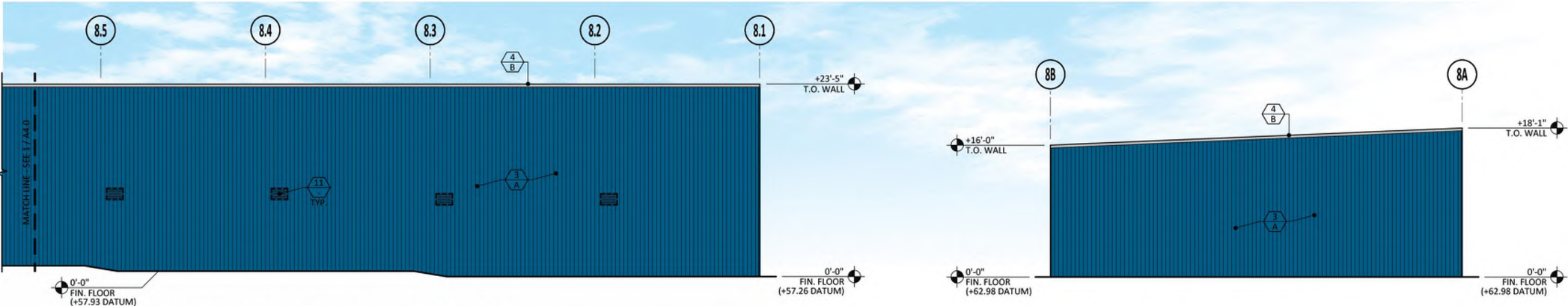
design by: RWK
drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00



1 BLDG. 8 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

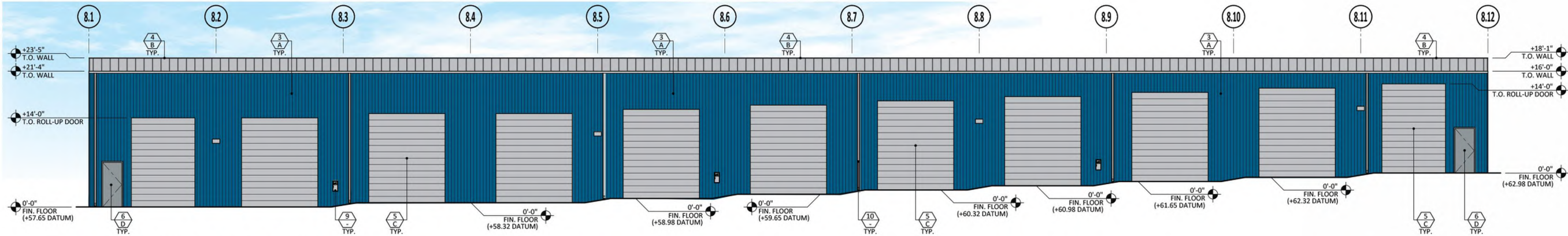


1 BLDG. 8 - NORTH ELEVATION (CONT.)

SCALE: 1/8" = 1'-0"

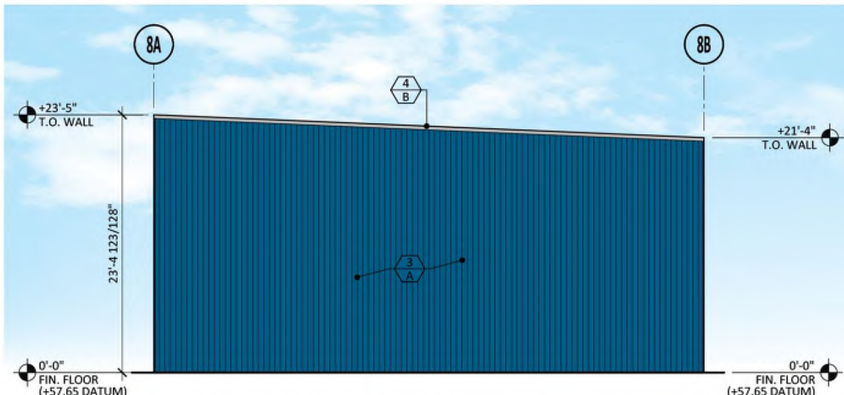
2 BLDG. 8 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 BLDG. 8 - SOUTH ELEVATION

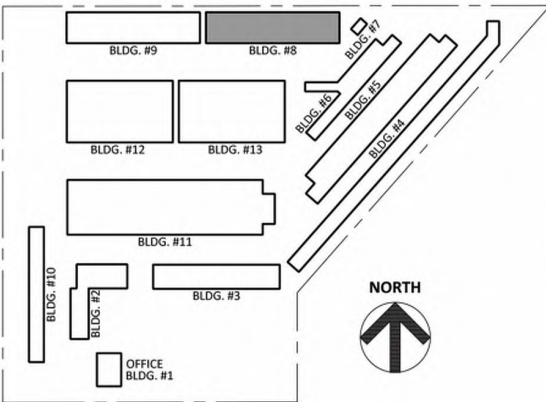
SCALE: 1/8" = 1'-0"



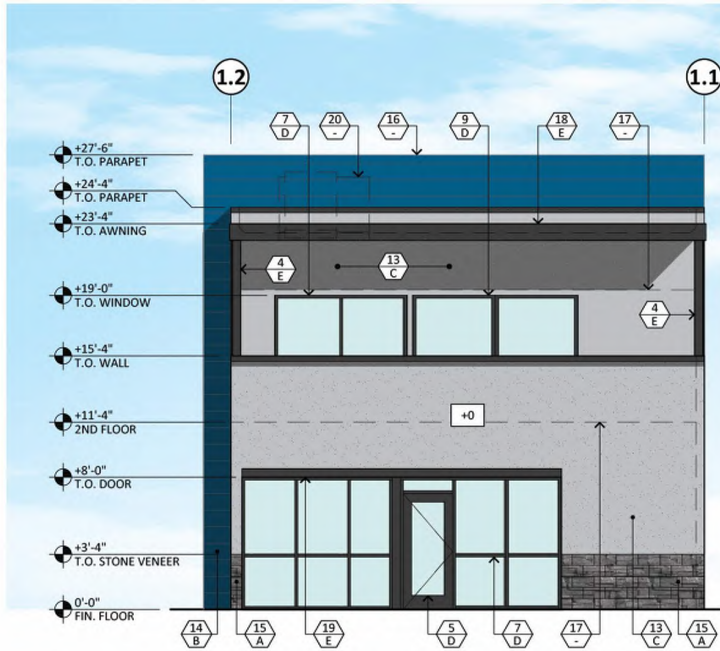
4 BLDG. 8 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

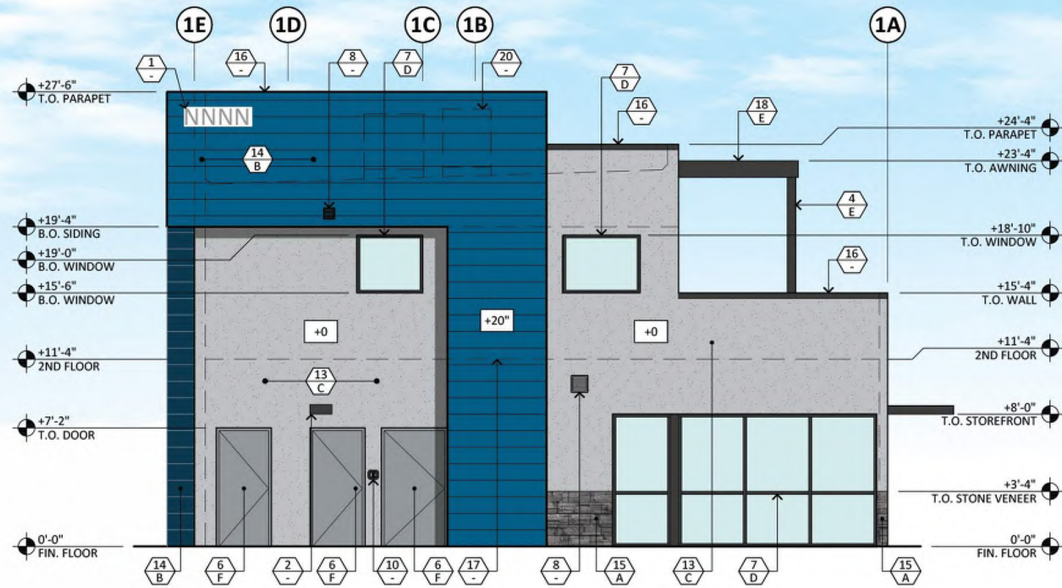
KEYMAP



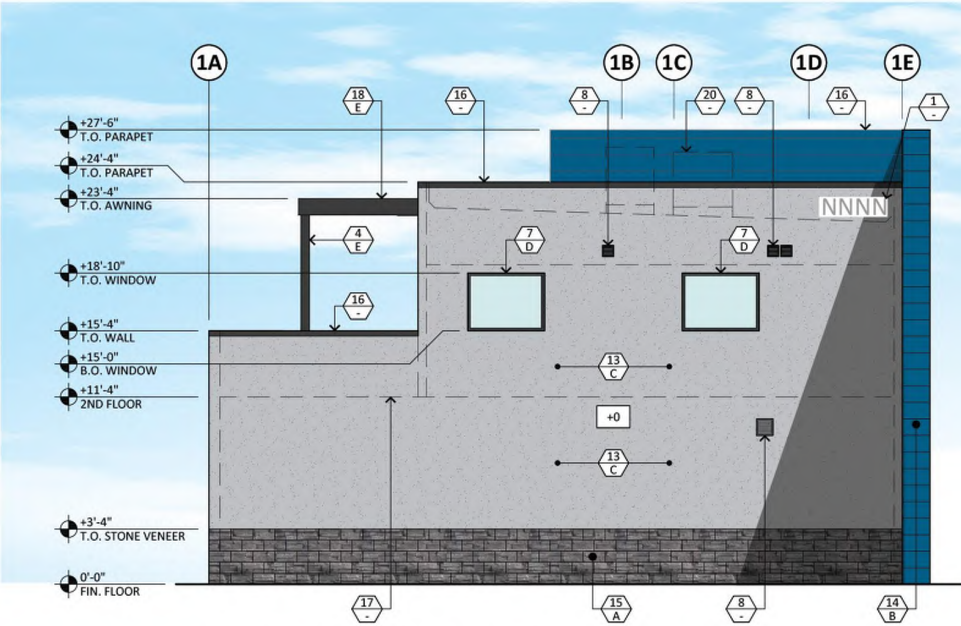
Last saved by: rshawn Date & Time saved: 1/20/2028 6:03:12 AM Filename: p:\00002000\hurricane\construction\document\building_1_rshawn2001.rvt and 0 exterior elevations.dwg



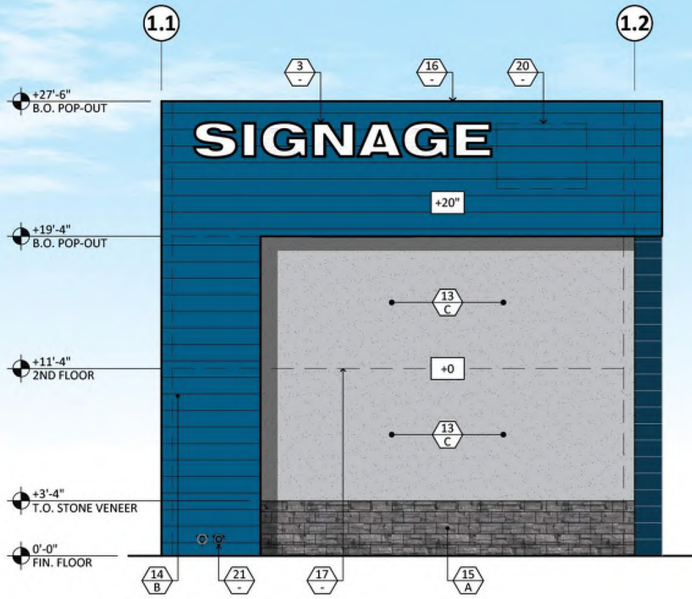
1 **BLDG. 1 - NORTH ELEVATION**
SCALE: 3/16" = 1'-0"



2 **BLDG. 1 - EAST ELEVATION**
SCALE: 3/16" = 1'-0"



3 **BLDG. 1 - WEST ELEVATION**
SCALE: 3/16" = 1'-0"



4 **BLDG. 1 - SOUTH ELEVATION**
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

SEE SHEET T1.1

KEYNOTES:

- 12" HIGH ADDRESS PER CITY OF HURRICANE, UTAH REQUIREMENTS
- WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR TYPE AND SIZE
- SIGNAGE (UNDER SEPARATE PERMIT)
- STEEL COLUMN - SEE STRUCTURAL DRAWINGS
- STOREFRONT ENTRY DOOR - SEE SHEET A6.0 DOOR SCHEDULE
- HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SHEET A6.0 DOOR SCHEDULE FOR SIZE AND TYPE
- STOREFRONT WINDOW - SEE SHEET A6.1
- LOUVER VENT - SEE MECHANICAL DRAWINGS
- SLIDING GLASS DOOR SYSTEM - SEE SHEET A6.0
- RECESSED KNOX BOX - VERIFY INSTALLATION AND TYPE WITH FIRE MARSHALL
- NOT USED
- NOT USED
- STUCCO SYSTEM OVER FRAMED WALL - SEE MATERIAL/COLOR SCHEDULE
- METAL PANEL SYSTEM OVER FRAMED WALL - SEE MATERIAL/COLOR SCHEDULE
- VENEER OVER FRAMED WALL - SEE MATERIAL/COLOR SCHEDULE
- SHEET METAL FLASHING PARAPET CAP - PAINTED
- DASHED LINE OF BUILDING/ROOF BEYOND
- STEEL CANOPY WITH STEEL TUBE AWNING - SEE STRUCTURAL DRAWINGS
- AWNING - SEE STRUCTURAL DRAWINGS
- MECHANICAL UNITS BEYOND - SEE MECHANICAL DRAWINGS
- ROOF AND OVERFLOW DRAINS AT EXTERIOR FACE - SEE PLUMBING DRAWINGS

MATERIAL/ COLOR SCHEDULE:

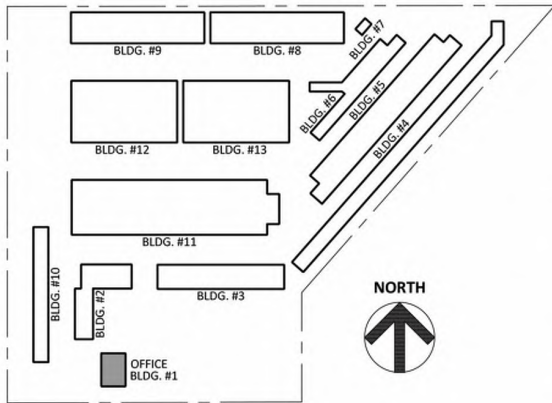
* NOT ALL KEYNOTES
APPLY TO THIS SHEET

A CMU BLOCK 8 X 8 X 16: MFG.: CORONADO STONE COLOR: BLACK FOREST STYLE: PRO-LEDGE	D ALUMINUM STOREFRONT: MFG.: KAWNEER COLOR: BLACK FINISH: ANODIZED
B METAL PANEL: MFG.: MBCI OR EQUAL COLOR: SHERWIN WILLIAMS JAY BLUE SW6797	E METAL TRIM & CANOPY: MFG.: MBCI OR EQUAL COLOR: BLACK
C PAINTED STUCCO: MFG.: SHERWIN WILLIAMS COLOR: LAZY GRAY SW6254	F METAL DOORS: MFG.: SHERWIN WILLIAMS COLOR: STEELY GRAY SW7664

LEGEND:

KEYNOTE
 MATERIAL/COLOR

KEYMAP



HURRICANE STORAGE UNITS BUILDING #1

SECTION 11 TOWNSHIP 42 S. RANGE 14 W. SLB&M
HURRICANE, UT

CITY SUBMITTAL

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design by: RWK
drawn by: AB/BHL
checked by: BHL

A4.0
project #: 25001.00

IRKAA
ARCHITECTS
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
IRKAA.COM

EXTERIOR ELEVATIONS
BUILDING 1
DATE: 11.10.2025



STAFF COMMENTS

Agenda Date:	05/28/2026
Application Number:	ACUP26-03
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	William Powell
Agent:	N/A
Request:	Approval of a conditional use permit to collocate a wireless telecommunication facility.
Location:	3270 S Sand Hollow Road
Zoning:	RA-1
General Plan Map:	N/A
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is proposing to collocate additional telecommunications equipment on an existing tower located on the ridge north of Sand Hollow Reservoir. Telecommunications facilities are regulated under the Hurricane City Wireless Telecommunications Tower and Facilities Ordinance (10-50). The property is zoned Residential Agriculture RA-1, and collocated facilities are a conditional use in that zone. The standards for a collocation are as follows:

F. Collocated antennas. The following provision shall apply to collocated antennas:

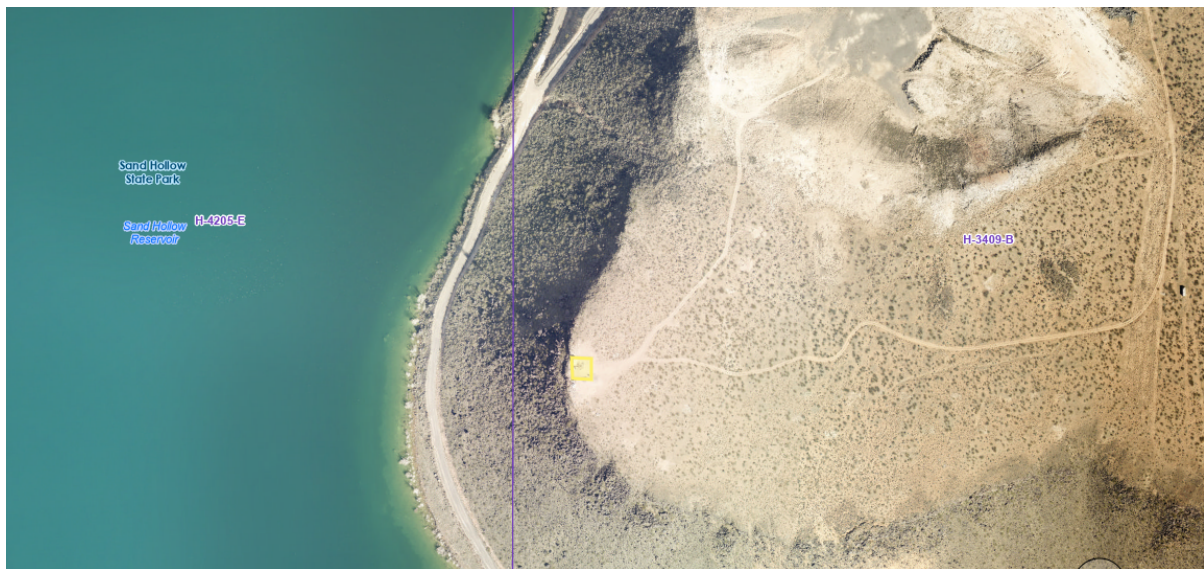
- 1. Collocated antennas shall be permitted in any zone where a monopole or lattice tower is permitted. Collocated antennas shall conform to all applicable provisions of this title.*

As well Hurricane City Code (HCC) section 10-50-9, which states:

D. Miscellaneous considerations. The following shall be considered by the Planning Commission in connection with a request for a conditional use permit for a wireless telecommunication facility:

- 1. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.*
- 2. Locating the antenna on other existing structures in the same vicinity, such as other monopoles, lattice towers, buildings, water storage facilities, utility poles, athletic field lights, and parking lot lights, etc., where possible without significantly impacting antenna transmission or reception.*

3. *Location of the antenna in relation to existing vegetation, topography including ridgelines, and buildings to obtain the best visual screening.*
4. *Spacing between monopoles or lattice towers which creates detrimental impacts to adjoining properties.*
5. *Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as required by this title.*
6. *Color of facilities.*
7. *Height of any lattice tower, including the antenna, over 100 feet.*
8. *Any antenna, monopole, and/or lattice tower proposed for a location within a historic district or landmark site shall have prior approval by the Historic Preservation Commission.*
9. *Security lighting of monopoles and lattice towers shall comply with FAA requirements for lighting. The Planning Commission may also require security lighting for the site. If security lighting is used, the lighting impact on surrounding areas, shall be minimized by using indirect lighting where appropriate.*



Vicinity Map

Findings:

1. The facility is located on an existing tower where wireless telecommunications facilities are a permitted or conditional use.
2. The facility is set back approximately three-quarters of a mile from any residential structure and is also setback from major roadways, and will not constitute an additional major visual impact.
3. This is the only wireless telecommunication facility in the vicinity.
4. The existing color of the facility is not planned to change and staff does not find it to be a negative visual impact.

5. The area is not within a historical district.
6. The applicant has stated the site will be brought up to standards regarding security and lighting.
7. The existing tower is less than 100' tall.

Recommendation: Staff recommends approval of a conditional use permit subject to staff comments.

May 13, 2026

Hurricane City, Planning Department
147 N 870 W
Hurricane, UT 84737

RE: Permit # PREP26-489 – 3270 South Sand Hollow Road

Dear Permit Office,

Verizon Wireless is applying for a Conditional Use Permit and Building Permit to install equipment on the existing tower at the address referred to above. The necessary documentation is uploaded to the City's portal.

SBA has a lease agreement with the property owner which grants it the right to sublease and apply for permits. A copy of the lease agreement and an authorization for permit applications are included.

Please let me know if any additional information is needed.

Thank you,

William Powell

SDS Specialist II



SBA Communications Corporation

959 South Coast Drive
Suite 200
Costa Mesa, CA 92626

253-225-5870 + **C**

WPowell@sbasite.com

Your Signal Starts Here.

Conditional Use Permit Application Narrative:

Introduction:

Verizon Wireless proposes to collocate equipment on the existing telecommunications tower located at 3270 South Sand Hollow Road. The installation will take place entirely within the existing compound and no significant change to the height and width of the installation will result.

Hurricane City Code analysis:

Section 10-50-5. Uses Allowed. *Collocated facilities within the RA-1 zoning are conditional uses. Under Section 6409 of the Spectrum Act, however, collocated facilities meeting the standards for an Eligible Facilities Request are not discretionary and must be approved. The submittal requirements are limited to only such information that is needed to determine if the proposal meets the standards for an Eligible Facilities Request.*

Section 10-50-6 – Master Plan Required – *This is not needed to determine if the proposal meets the standards for an Eligible Facilities Request.*

Section 10-50-7.F. – *This provision is not applicable as monopoles and lattice towers are not permitted in this zone.*

Section 10-50-8 – Color - *The original zoning approval for this facility did not include painting so no painting is proposed by Verizon.*

Section 10-50-9 – Additional requirements. *These are not applicable.*

Eligible Facilities Request analysis:

47 CFR 1.6100 – Wireless Facility Modifications details the definitions, review process and documentation, and timelines for review of Eligible Facility Request. A modification that does not substantially change the physical dimensions of an eligible support structure is considered an “Eligible Facilities Request”. The documentation required for review of such a request is limited to only information or documentation that is necessary to determine if the proposal meets the eligibility criteria.

The criteria are addressed as follows:

1. The tower is existing at the time of this application.
2. The proposal is for collocation on the existing tower.
3. The proposal does not substantially change the physical dimensions according to these criteria:
 - i. It does not increase the height by more than 10% or 20’ whichever is greater. *No change to the height is proposed.*
 - ii. It does not protrude more than 20’ from the edge of the tower. *The proposed antenna installation protrudes less than 10’ from the edge.*

iii. No more than 4 cabinets are to be installed. *Verizon has proposed the installation of one cabinet.*

iv. No excavation outside the current site. *No such excavation is proposed.*

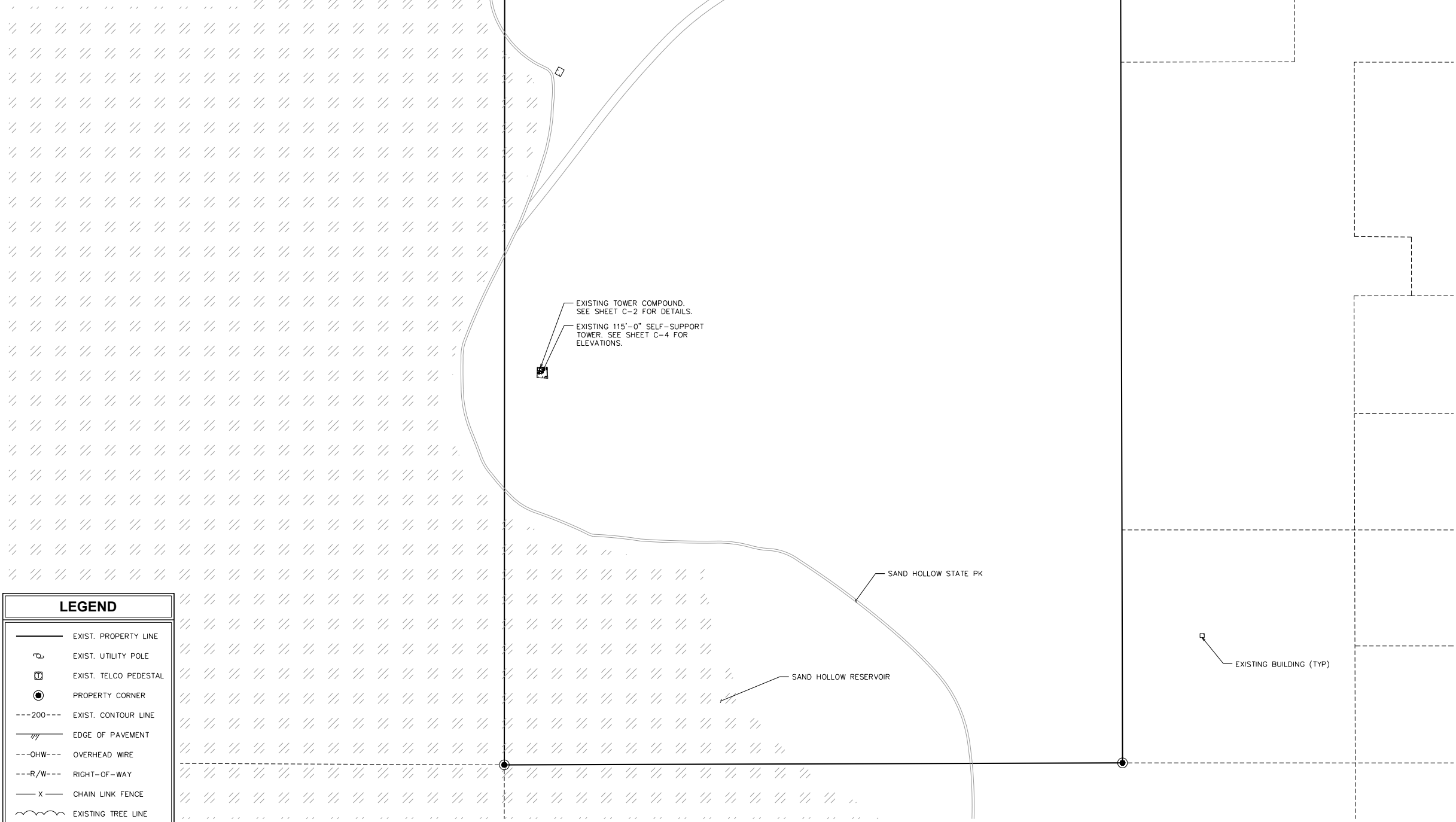
v. The proposal would defeat the concealment elements. *This installation has no concealment elements.*

vi. It does not comply with the conditions of the siting approval of the structure. *There were no applicable conditions of the siting approval for this tower.*

Because the proposal meets the requirements for an eligible facilities request, the application shall be approved within 60 days of the first administrative step.

NOTES:

1. SITE PLAN SHOWN BELOW WAS TAKEN FROM INFORMATION PROVIDED BY WASHINGTON COUNTY GIS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. EXISTING INFORMATION INDICATED ON THE SITE PLAN WAS REPRODUCED FROM MAPS TAKEN FROM WASHINGTON COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY, OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR. THE INFORMATION SUPPLIED BY THE CUSTOMER WAS INCORPORATED FOR REFERENCE ONLY.
3. THE TOWER IS LOCATED IN ZONE "X," AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #49053C1100G, DATED APRIL 02, 2009.



LEGEND

EXIST. PROPERTY LINE

EXIST. UTILITY POLE

EXIST. TELCO PEDESTAL

PROPERTY CORNER

200---

EXIST. CONTOUR LINE

EDGE OF PAVEMENT

OHW---

OVERHEAD WIRE

R/W---

RIGHT-OF-WAY

CHAIN LINK FENCE

EXISTING TREE LINE

SITE PLAN



8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483



126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600



326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND
HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
O	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:



05-04-26

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-1

REVISION:

0

TEP #:

44016.488588

SCALE: 1" = 300' (24x36)

SCALE: 1" = 600' (11x17)



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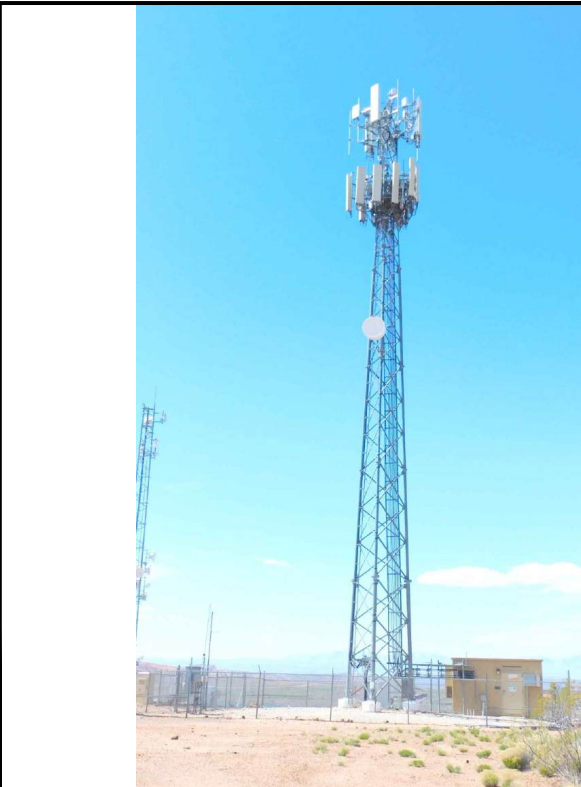
SITE DEVELOPER/APPLICANT:



SBA SITE NAME: SAND HOLLOW
SBA SITE NUMBER: UT14609-A

VERIZON SITE NAME: SAND HOLLOW
VERIZON LOCATION CODE: 0
VERIZON FUZE PROJECT NUMBER: 17025022
VERIZON MGD LOCATION ID: 5000957679

SITE ADDRESS:
3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)



8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483



126 W GEMINI DR
TEMPE, AZ 85283
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326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND
HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

*LATITUDE N 37° 07' 25.52"
*LONGITUDE W 113° 21' 50.38"

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE WITH
STATE AMENDMENTS (2021 EDITION)
2. INTERNATIONAL CODE COUNCIL
3. ANSI/TIA-222-H
4. NATIONAL ELECTRICAL CODE WITH
STATE AMENDMENTS (2023 EDITION)
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES

*INFO PROVIDED BY VERIZON WIRELESS

TOWER COORDINATES

CODE COMPLIANCE

GROUND WORK:

- INSTALL 10' X 15' EQUIPMENT PAD
- INSTALL (1) PLINTH
- INSTALL (1) WEATHER CANOPY
- INSTALL (1) 2' WIDE ICE BRIDGE
- INSTALL (1) 4' WIDE H-FRAME WITH ILC
- INSTALL METER AND DISCONNECT
- INSTALL (1) EQUIPMENT CABINET
- INSTALL (1) GENERATOR
- INSTALL (1) BBU

TOWER WORK:

- INSTALL (3) SECTOR MOUNTS
- INSTALL (12) ANTENNAS
- INSTALL (1) MICROWAVE DISH
- INSTALL (2) ODUs
- INSTALL (3) RRUs
- INSTALL (3) DUAL ANTENNA MOUNTS
- INSTALL (1) OVP
- INSTALL (4) HYBRID CABLES
- INSTALL (2) SAFETY CLIMB
STANDOFF ASSEMBLIES

SCOPE OF WORK

TOWER PHOTO

VERIZON SITE NAME: SAND HOLLOW
PROJECT DESCRIPTION: CARRIER COLOCATION
SITE ADDRESS: 3270 SOUTH SAND HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)
TOWER TYPE: 115' SELF-SUPPORT

JURISDICTION: HURRICANE CITY
CURRENT ZONING: RA-1
TAX PARCEL NUMBER: H-3409-B

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

PROJECT INFORMATION

GENERAL NOTES

SITE CONSTRUCTION MANAGER:
NAME: SBA COMMUNICATIONS CORPORATION
ADDRESS: 8051 CONGRESS AVE
CITY, STATE, ZIP: BOCA RATON, FL 33487
PHONE: (800) 487-7483

SITE APPLICANT:
NAME: VERIZON WIRELESS
C/O SBA COMMUNICATIONS CORPORATION
ADDRESS: 126 W GEMINI DR
CITY, STATE, ZIP: TEMPE, AZ 85283
PHONE: (480) 345-5600

CIVIL ENGINEER:
NAME: TEP
ADDRESS: 326 TRYON RD
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: ANDREW BERGLUND, P.E.
PHONE: (919) 661-6351

PROPERTY OWNER:
NAME: WASHINGTON COUNTY WATER
CONSERV DIST
ADDRESS: 533 WATER WORKS DR
CITY, STATE, ZIP: SAINT GEORGE, UT 84770-3140

CONTACT INFORMATION

SHEET:	DESCRIPTION:	REV
T-1	TITLE SHEET	0
G-1	GENERAL NOTES	0
C-1	SITE PLAN	0
C-2	COMPOUND LAYOUT	0
C-3	EQUIPMENT LAYOUT	0
C-4	TOWER ELEVATIONS	0
C-5	ANTENNA LAYOUT AND SCHEDULE	0
C-6.1 - C-6.10	EQUIPMENT DETAILS I - X	0
C-7	FOUNDATION DETAILS	0
C-8	GENERATOR DETAILS I	0
C-9	GENERATOR DETAILS II	0
C-10	ILC DETAILS	0
E-1	ELECTRICAL NOTES & ROUTING	0
E-2	ONE-LINE DIAGRAMS & PANEL SCHEDULE	0
E-3	H-FRAME DETAIL	0
GN-1	EQUIPMENT GROUNDING PLAN	0
GN-2	TRENCHING DETAILS	0
GN-3	GROUNDING DETAILS I	0
GN-4	GROUNDING DETAILS II	0
GN-5	GROUNDING DETAILS III	0

SHEET INDEX



LOCATION MAP

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
O	05-04-26	RMJ	100% CONSTRUCTION	SJA

SEAL:



05-04-26

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

REVISION:

0

TEP #:

44016.488588

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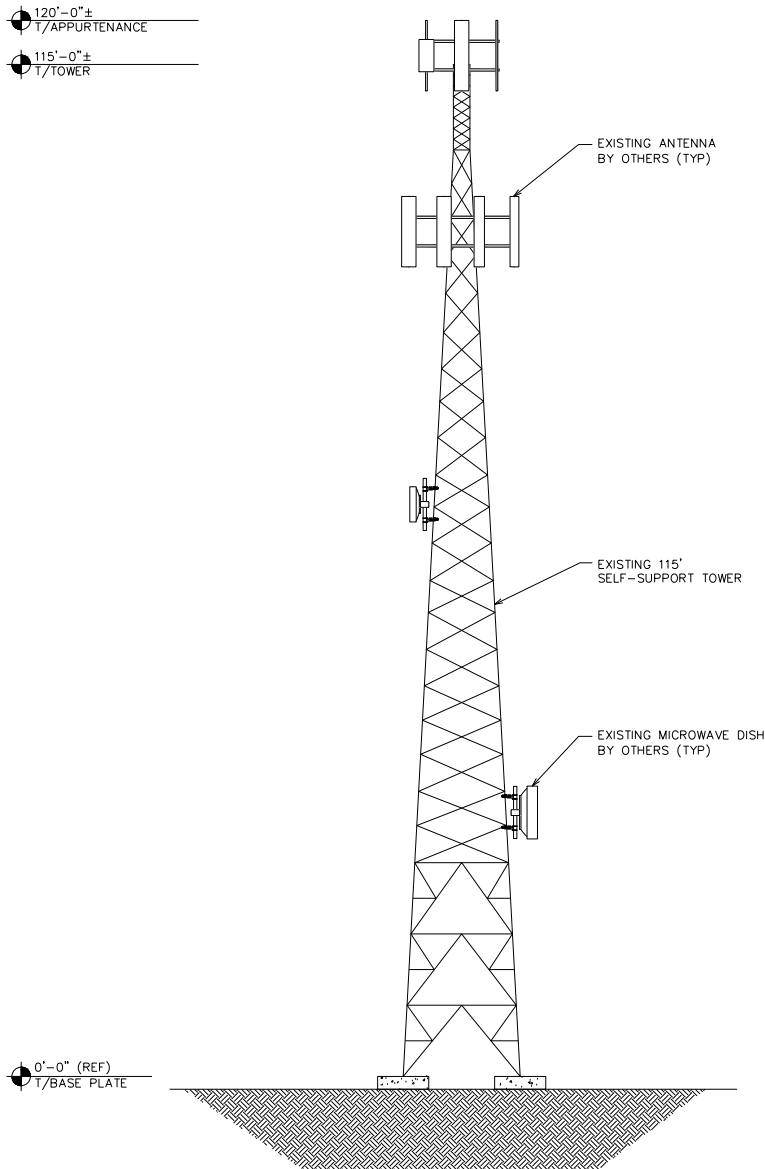
NOTES:

TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.

NOTE: FAA APPROVED OVERALL HEIGHT IS 120'-0"

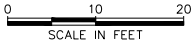
120'-0"±
T/APPERTENANCE

115'-0"±
T/TOWER



EXISTING TOWER ELEVATION

SCALE: 1" = 10' (24x36)
SCALE: 1" = 20' (11x17)



NOTES:

- TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
- EXISTING TOWER HAS SUFFICIENT CAPACITY FOR THE PROPOSED LOADING. SEE TOWER STRUCTURAL ANALYSIS REPORT BY TOWER ENGINEERING SOLUTIONS, LLC DATED JUNE 06, 2025 FOR DETAILS.
- PER MOUNT ANALYSIS COMPLETED BY COLLIERS ENGINEERING & DESIGN DATED APRIL 08, 2025, THE PROPOSED MOUNT CAN ADEQUATELY SUPPORT THE PROPOSED LOADING.

NOTE: FAA APPROVED OVERALL HEIGHT IS 120'-0"

120'-0"±
T/APPERTENANCE

115'-0"±
T/TOWER

89'-2"±
T/VERIZON WIRELESS ANTENNAS

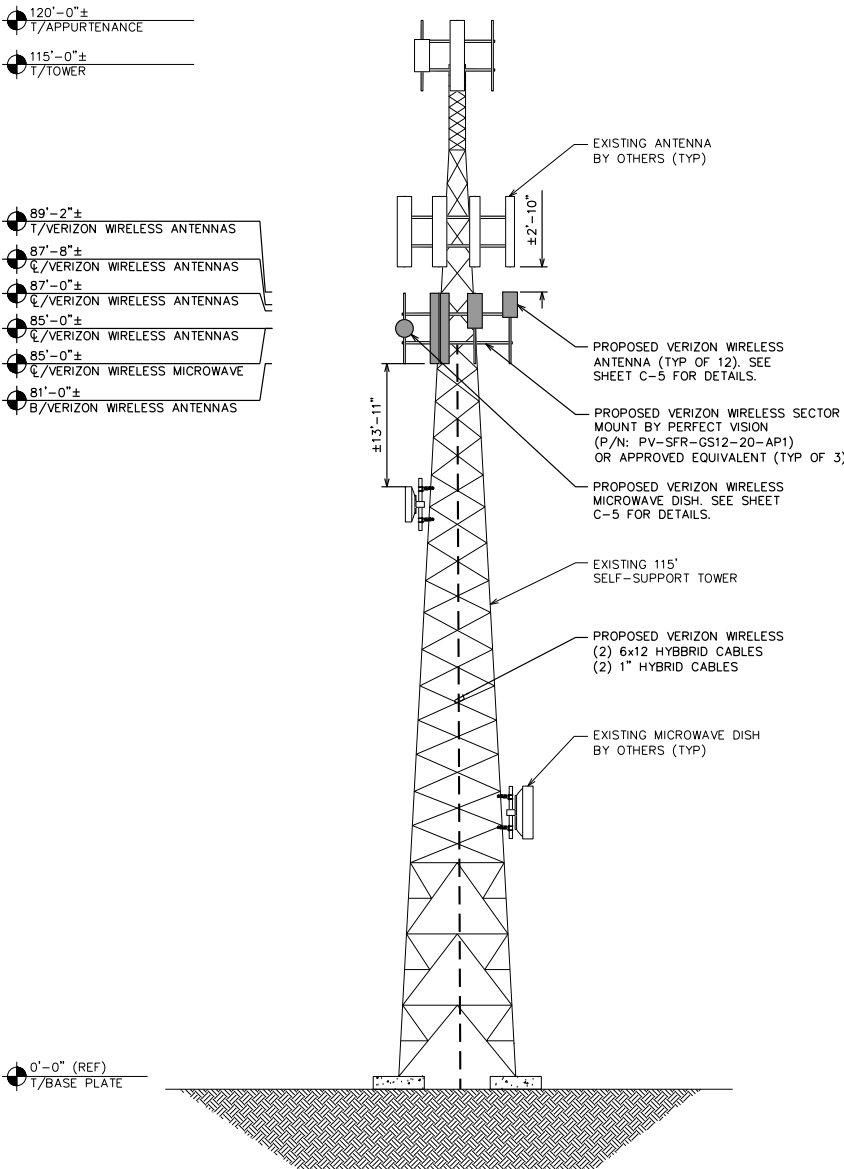
87'-8"±
Q/VERIZON WIRELESS ANTENNAS

87'-0"±
Q/VERIZON WIRELESS ANTENNAS

85'-0"±
Q/VERIZON WIRELESS ANTENNAS

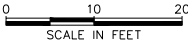
85'-0"±
Q/VERIZON WIRELESS MICROWAVE

81'-0"±
B/VERIZON WIRELESS ANTENNAS



PROPOSED TOWER ELEVATION

SCALE: 1" = 10' (24x36)
SCALE: 1" = 20' (11x17)



8051 CONGRESS AVE
BOCA RATON, FL 33487
OFFICE: (800) 487-7483



126 W GEMINI DR
TEMPE, AZ 85283
OFFICE: (480) 345-5600



326 TRYON RD
RALEIGH NC, 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SBA SITE NAME:
SAND HOLLOW

SBA SITE NUMBER:
UT14609-A

VERIZON SITE NAME:
SAND HOLLOW

3270 SOUTH SAND
HOLLOW ROAD
HURRICANE, UT 84737
(WASHINGTON COUNTY)

EXISTING 115'-0"
SELF-SUPPORT TOWER

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	QA
A	08-13-25	SMH	PRELIMINARY	SJA
B	04-10-26	RMJ	90% CONSTRUCTION	SJA
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SEAL:



05-04-26

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TO ALTER THIS DOCUMENT.

SHEET TITLE:

TOWER ELEVATIONS

SHEET NUMBER:

C-4

REVISION:

0

TEP #:

44016.488588

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STAFF COMMENTS

Agenda Date:	05/28/2026 - Planning Commission
Application Number:	LUCA26-06
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	N/A
Request:	Amend Title 10, Chapter 51 regarding business licensing standards for whole house vacation rentals as well as parking regulations for residential hosting facilities and whole house vacation rentals.
Recommendation:	Recommend approval to the City Council.
Report Prepared By:	Fred Resch III

Discussion:

This ordinance update was prepared at the direction of the Hurricane City Council in response to two separate issues related to whole-home vacation rentals and residential hosting facilities.

The first issue concerns renewal of whole-home vacation rental licenses. These are single-family homes that are not owner-occupied and are rented on a short-term basis within otherwise long-term residential neighborhoods. In December 2023, the City Council adopted an ordinance prohibiting issuance of new whole-home vacation rental licenses, while allowing existing license holders to transfer licenses to new owners. As a result, if an existing license holder fails to renew their license within the required timeline, the license is permanently terminated. The Business License Office mails renewal notices 45 days prior to the license expiration date, and license holders have an additional 45 days after expiration to complete renewal before the license lapses. The City Council has expressed concern that permanent termination after this period may be overly restrictive and directed staff to prepare an amendment establishing a one-time process for reinstatement through payment of additional fees and timely completion of the renewal process.

The second issue concerns parking regulations for whole-home vacation rentals and residential hosting facilities. Under the current ordinance, guests and visitors to these facilities are not permitted to park on public streets. Following a number of complaints from neighboring residents, including requests that licenses be revoked based solely on guest vehicles parked on the street adjacent to the property, the Hurricane City Council directed staff to prepare an ordinance amendment allowing on-street parking for guests and visitors, provided all other parking requirements are met. Parking of recreational vehicles and

trailers on public streets would remain prohibited under the proposed amendment, and owners would still be required to provide off-street parking at a rate of one space per bedroom.

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.

Title 3

BUSINESS AND LICENSE REGULATIONS

CHAPTER 10. TRANSIENT LODGING FACILITIES

Sec. 3-10-12. Penalty; suspension or revocation of license.

In addition to the denial, suspension, revocation or refusal to renew a license as outlined in sections 3-1-9 and 10-51-17 of this ~~title~~Code, any licensee who shall operate a transient lodging facility in violation of this chapter, and/or any person designated by the licensee as the manager or person in charge of daily operation of said facility who shall permit or allow said facility to operate in violation of this chapter, shall be guilty of an infraction and shall be punished for each offense by a fine as provided in section 1-4-1 of this Code.

(Ord. 2015-2, 2-19-2015)

Title 10

LAND USE REGULATIONS

CHAPTER 51. TRANSIENT LODGING FACILITIES

Sec. 10-51-13. Whole home vacation rentals and other short-term rental standards.

- A. *Purpose.* Regulations and restrictions imposed by this section are in recognition of the premise that short-term rentals provide lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. The requirements listed in subsections D, E, and F of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.
- B. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short-term rental until such time that the owner has obtained a business license issued in accordance with the provisions of this section.
- C. *Conditions for issuance of a business license for a short-term rental.* Where a new short-term rental business is permitted, issuance of a short-term rental business license by the business license officer shall be subject to the following:
 - 1. A complete application for a short-term rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:
 - a. The name, address, and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and
 - b. A valid state tax number for remittance of transient lodging taxes.
 - 2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title, have been built to meet building and fire codes for transient occupancy, and have been issued a certificate of occupancy.
 - 3. Portions of a single-family dwelling may not be used as a short-term rental unless located within a recreation resort zone or appropriately licensed as a residential hosting facility in accordance with the

regulations for that use. A whole home vacation rental and a residential hosting facility located in a residential zone may not be located in the same single-family dwelling.

4. In permitted single-family zones, the owner of a single-family dwelling for which a short-term rental business license is sought shall not hold a business license to operate another short-term rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling, or any individual who has an ownership or beneficial interest in any corporation, partnership, limited liability company, trust, or other entity which has a legal or equitable ownership interest in the single-family dwelling.
- D. *Prohibition of additional whole home vacation rental licenses within single-family zones as described in title 10, chapters 13 and 14 of this Code.*
1. From the effective date of this ordinance, no new or additional whole home vacation rentals shall be permitted or licensed within any single-family zones as described in title 10, chapters 13 and 14 of this Code.
 2. Whole home vacation rentals with current, valid business licenses shall be permitted to continue to operate and to receive annual renewals of the business licenses, subject to the requirements and conditions of this section and all city, state, and federal rules, regulations, laws, and statutes.
 3. In the event of a sale or other transfer of property for which the owner holds a current, valid business license to operate a whole home vacation rental, the purchaser or transferee of the property shall apply for a new license within 45 days of the date of purchase or transfer. ~~Except as provided in subsection (5) of this section, if~~ the purchaser or transferee fails to submit a complete business license application within 45 days of the date of purchase or transfer, or if the applicant fails to complete the licensing process within six months after submitting the application, the purchaser or transferee shall not be issued a whole home vacation rental business license.
 4. ~~Except as provided in subsection (6) of this section, if~~ the revocation or non-renewal of a whole home vacation rental business license pursuant to this Code shall terminate any rights of the license holder and property owner to operate a whole home vacation rental at the property.
56. If a whole home vacation rental business license is terminated due to the non-renewal of the license, the license holder shall have the one-time option to reinstate the terminated license if all of the following conditions are met:
- a. Payment of a penalty of ~~\$10,000~~2,500;
 - b. Payment of \$750 for each day that the property was rented out as a short-term rental without a valid business license after the license was terminated;
 - c. Submittal of a complete application, including all associated fees within forty-five days after the license was terminated; and
 - d. Completion of the licensing application process within ~~one year~~six months after the license was terminated.
67. The one-time reinstatement options outlined in subsections (5) and (6) above shall not be available to whole home vacation rentals with one or more documented code enforcement violations of this Chapter.
- E. *Parking regulations.* The following parking regulations apply to property licensed as a whole home vacation rental:
1. ~~No tenant, guest, or other person visiting a whole home vacation rental shall park on a public street.~~
 2. Off-street parking shall be provided on the same lot as the dwelling that is licensed as a whole home vacation rental.

3. Off-street parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.
4. No off-street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.
5. The number of vehicles permitted for the occupants of a whole home vacation rental shall be restricted to the number of off-street parking spaces provided by the owner.
6. No tenant, guest, or other person visiting a whole home vacation rental shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
7. Owner shall supply a parking plan that complies with this section with the business license application.

F. *Transferee probation period and local management.*

1. *Transferee probation.* A new whole home vacation rental business license issued to a purchaser or transferee of a property pursuant to subsection (D)(3) of this section shall be subject to a six-month probation period, with the probation period beginning on the date the new license is issued. In the event of two or more violations of this ~~section~~ Chapter committed by an owner or guest, or any combination of the two, the City Planning Director shall revoke the license by issuing a written notice of revocation to the owner. The revocation of the license by the City Planning Director is an administrative decision that may be appealed to the City Appeals Board as set forth in section 10-6-5.
2. *Local management.* To ensure the proper and timely management of whole home vacation rentals, whole home vacation rental business licenses issued to a purchaser or transferee of a property pursuant to subsection (D)(3) of this section shall be managed by either:
 - a. A property management company licensed by Hurricane City with a staffed office within city limits; or
 - b. An owner who is a resident of Hurricane City.

(Ord. No. 2022-62, 2-16-2023; Ord. No. 2023-20, 12-7-2023)

Sec. 10-51-14. Residential hosting facilities.

- A. *Conformity with standards and business license required.* No residential hosting facility shall be established unless:
 1. The facility can meet the development standards of this chapter;
 2. A business license has been issued in accordance with the regulations in title 3 of this Code;
 3. Operation of a residential hosting facility without a current City business license is considered a violation and each day of operation shall be considered a separate offense.
- B. *Development standards; residential hosting facilities.* The development standards set forth in this section shall apply to all residential hosting facilities.
 1. *Location.* A residential hosting facility shall be located in a single-family residential structure deemed suitable for habitation.
 2. *Number of accessory dwelling units (ADU).* Only one ADU may be used as a residential hosting facility on any one lot, as those terms are defined in title 10, chapter 3 and chapter 41 of this Code.
 3. *Accessory dwelling units.* The use of an ADU for a residential hosting facility shall be governed by this chapter, chapter 10-41, and other applicable chapters.
 4. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms in the entirety of one ADU. The total number of occupants, including an owner, owner's family, and guests occupying the

- home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.
5. *Number of bookings.* No more than one booking is allowed and no more than one party may occupy any residential hosting facility at any one time.
 6. *Current codes.* Guestrooms must meet current international residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.
 7. *Meals.* If meals are offered, meals shall be served only to overnight guests.
 8. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain the residential character, and to provide a visual buffer for on-site parking in relation to adjacent properties and the street.
 9. *Parking.* The following parking regulations apply to residential hosting facilities:
 - a. Two off-street parking spaces shall be provided for the owner.
 - b. One space shall be provided per guestroom.
 - c. Off-street parking shall be provided on the same lot as the residential hosting facility.
 - d. Tandem parking is permitted for one space only. Spaces that are located directly in front of the garage doors may not be counted as off-street parking.
 - e. Off-street parking may not be provided within the front yard setback other than the existing driveway.
 - f. ~~No tenant, guest, or other person visiting a residential hosting facility shall park on a public street.~~
 - fg. The number of vehicles permitted for the occupants of a residential hosting facility shall be restricted to the number of off-street parking spaces provided by the owner.
 - gh. No tenant, guest, or other person visiting a residential hosting facility shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
 - hi. Owner shall supply a parking plan that complies with this section with the business license application.
 9. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.
 10. *Street standards.* A residential hosting facility shall be located on a street that meets fire code requirements.
 11. *Structural modifications.* A valid building permit is required before any structural modifications or additions may be made to a building to be used pursuant to this chapter. A business license to operate a residential hosting facility shall not be issued for a property that was modified or added to without a valid building permit. A previously-issued business license shall be subject to revocation pursuant to title 3 of this Code upon evidence that the structure was modified or added to without a valid building permit. Provided, however, that a business license may be issued or maintained for a structure that was modified or constructed without a building permit if all applicable fines are paid and the Building Official is provided with adequate evidence to the satisfaction of the Official that the modification or construction was done in compliance with the building code and fire code.
 12. *Other regulations.* A residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

(Ord. No. 2022-62, 2-16-2023)