



HURRICANE CITY
UTAH

Public Notice

The Hurricane City Planning Commission will hold a Public Hearing during their regular meeting at the Hurricane City Office 147 N 870 West on September 24, 2026, commencing at 6:00 p.m. to take comments on the following:

1. A Zone Change Amendment request located at 1024 N Main St. from R1-10, residential one unit per 10,000 square feet, to R1-8, residential one unit per 8,000 square feet.
2. A General Plan Text Amendment request located along the SR-7 corridor between SR-9 and 3000 South.

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

If you would like to make comments, please plan to attend the meeting or provide written comments to publiccomment@cityofhurricane.com or to the Planning Department at the above address for the Planning Commission's consideration by 3 p.m. the day of the meeting.



PUBLIC NOTICE MATERIALS

ZONE CHANGE AMENDMENT

APPLICATION NO. **ZC26-14**

PROJECT: **1024 N MAIN STREET**

SUPPORTING MATERIALS

1. Project Narrative

Narrative describing the request and supporting information for the proposed Zone Change Amendment request.

2. Maps

Maps illustrate the subject property and proposed amendment area.



I am requesting a zoning change from a R-1-1- to a R-1-8 zoning. It is a smooth transition from the trailer home abutting on the south to the home zoned R-1-10 on the north side. Across the street on the west is zoned RM-1. My property was legally created back in the 1970's. I intend to build a single family home on the site that will appraise for more than any other home within 350 feet of the subject property.



ZONED R-1-10 PRESENTLY. I WOULD LIKE
TO CHANGE IT TO R-1-8



PUBLIC NOTICE MATERIALS

GENERAL PLAN AMENDMENT

APPLICATION NO. GPA26-02

PROJECT: BENCH LAKE

SUPPORTING MATERIALS

1. Project Narrative

Narrative describing the request and supporting information for the proposed General Plan Text Amendment

2. Maps

Maps illustrate the subject property and proposed amendment area.



3. POTENTIAL USE OF PROPERTY -- WITH PROPOSED AMENDMENT

8.17.26

INTRODUCTION

A unique opportunity, an enormous property - for public and private sides to work together to put in place the City's General Plan goals: a long term partnership with an owner who brings a legacy business model for development, and a fully developed master plan approach.

Hurricane City's General Plan defines clear objectives, which align completely with the Bench Lake master plan. Achieving these objectives requires an extended development campaign through a number of market cycles, with a new generation of home buyers and business owners, new technology opportunities, and unforeseen challenges to community resilience.

Generational commitment by the owners – as a historical ranching family in the area, the plan will likely require adjustments and refinement of the community building over time. The proposed General Plan amendment is the first step in defining - both - flexibility and quality controls for both public and private interests.

VISION

A large scale with a long build-out - as Bench Lake is organized around the new Southern Parkway SR-7, it's the best area in the city for a balanced combination of uses (leading to optimum community building). It will inevitably create an identity for Hurricane along this entry corridor: not just the conventional commercial frontage – but open spaces, public buildings, homes around parks, beautiful streets and squares. There shall be a strong civic character when all elements of neighborhood and village are choreographed together – distinctly superior to placing predominantly business and light industry along the highway alignment.

A model for Smart Growth in the county - following closely the principles of Vision Dixie – which may be listed as:

- JOBS AND HOUSING BALANCE: SR-7 brings the 'movement economy', the new village brings affordable access to jobs
- LOCAL BUSINESS A PRIORITY: Entrepreneur opportunity in a neighborhood - job growth, stable and secure tax base
- ORDERLY DEVELOPMENT, FISCALLY RESPONSIBLE: A smart, solid, sustainable course for both city and new residents
- STREETS INTEGRATED TO SR-7: E-W corridors connecting Parkway to neighborhood centers create the 'Plan Structure'
- TRANSPORTATION CHOICE FOR ALL AGES: Walkable neighborhoods generate less traffic, with high amenity streets
- HOME OWNERSHIP: Single family dwelling of great variety, price, household type and income in a neighborhood plan
- AFFORDABLE DWELLINGS: Integral to neighborhood, are fundamental to the character and life of community

General Plan standards - Bench Lake an important step toward City meeting public goals of the Plan, defined by the 7 chapters:

- Land Use - Heritage -Housing -Transportation -Economy -Open Space -Resources

A monograph prepared with the Master Plan is available if requested, enumerating correlation to the entire General Plan text.

Master Plan for Bench Lake – follows principles of traditional town design:

- | | |
|------------------------------|---|
| - NEIGHBORHOODS: | The most resilient, flexible, high quality building block for a new community |
| - NEIGHBORHOOD CENTERS: | Placed at intersections, they coherently organize commercial and residential uses |
| - BUSINESS - RETAIL - CIVIC: | Commerce and services at all scales yields quality place-making for all price points |
| - OPEN SPACE, PUBLIC PLACES: | Neighborhoods are compact, creating generous public areas between each one |
| - HOUSING MIX: | Full range of dwelling opportunity, affordability - high density in centers, low at edges |
| - INDUSTRY & OFFICE: | Intense business use in neighborhood structure will achieve quality place-making |
| - EMPLOYMENT BASE: | The varied commercial program for the current Master Plan exceeds 8,500,000 sq. ft. |

NEXT STEP FOLLOWING GENERAL PLAN - ZONING APPLICATION

Building upon General Plan Amendment - the property owner shall submit for areas of the property to be entitled, according to the neighborhoods of the Bench Lake Master Plan.

The Plan & Master Code shall establish detailed community strategies and design standards, for quality control and governance of a phased build out of the new community.

CHANGE FROM CURRENT GENERAL PLAN CONFIGURATION

Continuation of current General Plan intent

The current General Plan designations for the Bench Lake property are comprised of Planned Community (**1,020 ac.**), General Commercial (**41 ac.**), Neighborhood Commercial (**490 ac.**), Light Industrial /Business (**505 ac.**), Rural Residential (**40 ac.**), and Open Space (**560 ac.**).

The intended allocations of these land uses in the proposed General Plan / Bench Lake development shall yield the same areas, as depicted in the current Bench Lake master plan - and thus be consistent with the City goals for growth of this land along SR-7.

The reasons for the revised map are based on a.) the necessary flexibility for a long term development of a Master Plan community, and b.) current information from site analysis, infrastructure planning, and the town design principles of planning for the property.

Outline of revised approach to General Plan

The recent revision to the General Plan Map did not include a dialogue with the property owner. The revised General Plan Map reflects infrastructure planning in progress with the City for a N-S major power line and substations along 2900 West, water storage tanks and supply lines, and sewer easements - which have been incorporated into the current master plan for the site.

Study of landscape characteristics have identified priority areas for natural corridors, slope protection, recreational open space, and access routes for commercial traffic – as well as high value areas for views, quiet and seclusion, respect for surrounding neighbors, and commercial areas placed at nodes of the City Streets Master Plan. These attributes aren't well integrated in the current map.

Concepts for Smart Growth and Neighborhood Principles

11 mixed use neighborhoods are located on the property, with their centers dictated by nodes of the City Streets network and the future SR-7 intersections.

Walkable, mixed use neighborhoods are the fundamental building block of high quality, stable and resilient communities for a balance of living and working. Town design based on the neighborhood unit is entirely consistent with the goals of the City General Plan, and provide the best way to deliver a resilient business tax base, a range of homeownership choices at all prices, local services and amenities accessible to all ages, high quality public places and open space, and a healthy community for the long term.

PROPOSED GENERAL PLAN TEXT

'Planned Community / Bench Lake'**Current Text:**

Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and commercial use, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

Proposed Additions to Text:

As a master planned community, Bench Lake shall incorporate a range of established Land Use Designations identified in the City General Plan, as appropriate to a mixed use, walkable planned community:

<u>Residential Uses</u>	a. Rural Residential	b. Single family Residential	c. Multifamily Residential	d. Planned Community
<u>Commercial Uses</u>	a. Mixed Use	b. General Commercial	c. Neighborhood Commercial	
	41 ac. (minimum) of General Commercial area shall be zoned in a future configuration along SR-9.			
<u>Office and Industry</u>	a. Light Industrial /Business			
	505 ac. (minimum) of Light Industry / Business shall be zoned in a future configuration along SR-7.			
<u>Public and Open Space</u>	a. Public	b. Natural Open Space	c. Recreational Open Space	

'Planned Community / Bench Lake' shall incorporate the uses of a range of established Zones identified in the City Land Use Code:

a. Residential	RM-1, RM-2, RM-3, R1-15, R1-10, R1-8, R1-6, R1-4, MH /RV
b. Commercial	NC, GC, HC, PC, POC
c. Business, Industrial	BMP, PO, M-1
d. Open Space /Public Facility	OS, PF
e. Special Purpose	PDO, SLO, Recreation Resort



PLANNED
COMMUNITY

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BENCH LAKE
HURRICANE, UT

GENERAL PLAN
OVERLAY

PROPOSED MAP

PLANNED COMMUNITY





