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

October 8, 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: HERE
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
Approval of Agenda

PUBLIC HEARINGS

1. A Zone Change Amendment request located at 2780 W Cliffhanger Dr. to amend the existing Sky Mountain PDO.

2. A Zone Change Amendment request located at 297 S Rlington Parkway from R1-10(PDO) to RM-1.

NEW BUSINESS

1. ZC26-15 PSP26-09: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2780 W Cliffhanger Dr to amend the existing Sky Mountain PDO. Perry Homes, Applicant. Bush & Gudgell, Applicant.

2. ZC26-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 297 S Rlington Parkway from R1-10(PDO) to RM-1. Bryan Owen, Applicant. Gerold Pratt, Agent.

3. AFP26-17: Discussion and consideration of a possible approval of an amended final plat for Fairgrounds Lots 25-28 located at 368 S Commerce St. Mountain Ridge Development, Applicant. Kim Young, Agent.

4. AFP26-16: Discussion and consideration of a possible approval of an amended final plat for Colonial Heights Lots 7 & 8, located at 2507 W Grandview Dr. Greg Garro, Applicant. Civil Science, Agent.

5. PP26-17: Discussion and consideration of a possible approval of a preliminary plat for Strawberry Field Estates Phases 3-6, a 108 lot single family subdivision, located at the southwest corner of Bash Parkway and Gateway Blvd. Jimmy DeGraffenreid, Applicant. Karl Rasmussen, Agent.

6. AFP26-18: Discussion and consideration of a possible approval of an amended final plat for North Slope at Copper Rock Phase 3 Lots 341 & 363, located at 3160 Grand Staircase Rd. Fairway Vista Estates, LC, Applicant. Michael Bradshaw, Agent.

7. FSP26-26: Discussion and consideration of a possible approval of a final site plan for Coral Canyon Echo Suites, a proposed hotel, located at 6960 W Coral Junction Road. Rob Pitts, Applicant. Tyler Hughes, Agent.

Approval of Minutes:

1. June 11, 2026
2. September 24, 2026

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.

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/08/2026 - Planning Commission**
Application Number:	ZC26-15 PSP26-09
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Perry Homes
Agent:	Bush & Gudgell
Request:	Zone Change to amend an existing R1-8(PDO) approval.
Location:	2780 W Cliffhanger Dr
Zoning:	R1-8(PDO)
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

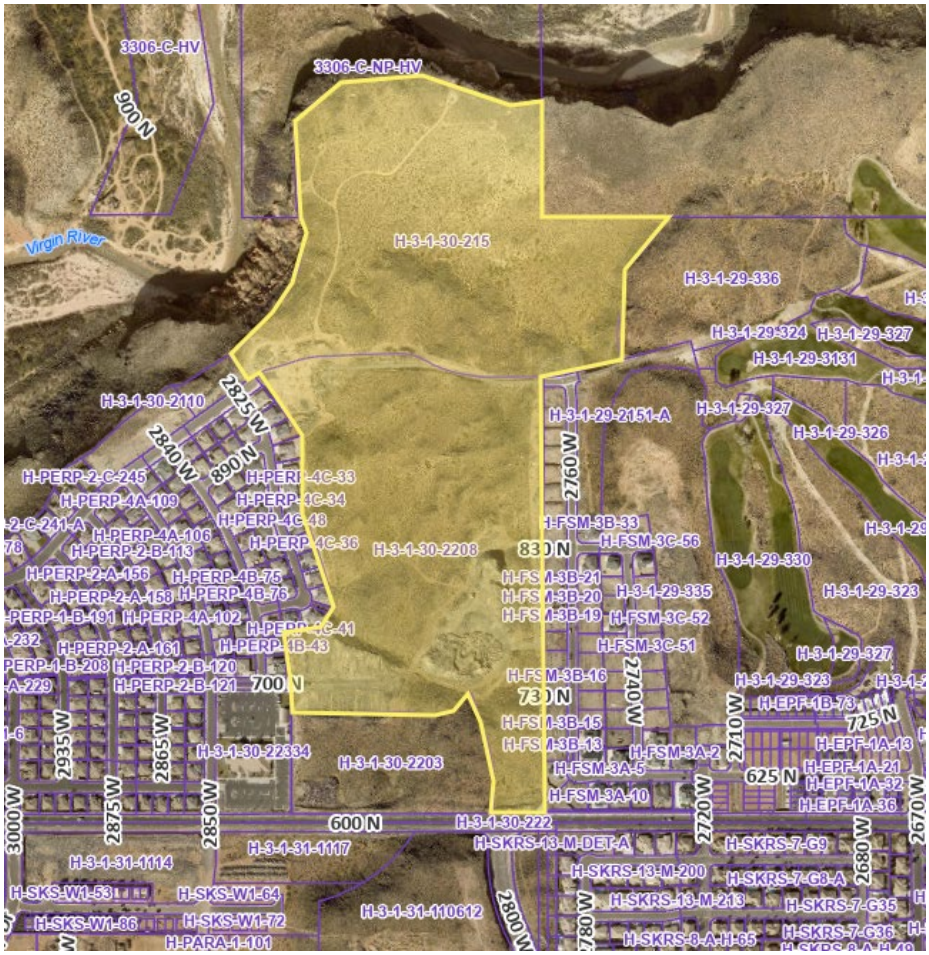
Discussion: For clarity, the applicant is not requesting a zone change, but rather an amendment to the existing Planned Development Overlay (PDO) for the Sky Mountain development. The PDO was initially approved in 2003, and also includes the Front Nine at Eagle Pointe, Peregrine Pointe, and the original Sky Mountain developments. The applicant is proposing to develop the remaining "gap" between these developments and is requesting an increase in the density previously approved for this area. A maximum density of 396 medium-density residential units was approved under a 2003 PDO site plan for this area, referred to as the "Stowe/Appleby" area. The Stowe/Appleby area consists of the subject property for this application and the existing Peregrine Pointe development. The applicant is proposing 294 additional units on the subject property, which, when combined with the 208 existing units in Peregrine Pointe, would result in a total of 502 units within the Stowe/Appleby area, currently approved for 396 units.

The underlying zoning for the PDO is Single Family Residential R1-8, which has a base density of approximately 4.5 units per acre. The proposed density is approximately 3.85 units per acre within the area under consideration, and approximately 3.81 units per acre when considering the overall PDO area. To reiterate, the applicant is not requesting to change the existing R1-8(PDO) zoning, but only an amendment to the currently approved density for the subject property.

The existing zoning and existing land uses in the vicinity of the subject property are summarized in this table:

Adjacent Zoning and Land Uses

	Zoning	Adjacent Land Use
North	N/A	Undeveloped property (unincorporated Washington County)
East	R1-8(PDO)	Single Family Homes (Front 9 at Sky Mountain) and Sky Mountain Golf Course
South	R1-8(PDO)	Undeveloped Property (proposed townhomes)
West	R1-8(PDO)	Single Family Homes (Peregrine Pointe)



Vicinity Map

Zone Change Factors:

The following standards must be considered for all zone-change requests, per Hurricane City Code ("HCC") 10-7-7, as cited below:

> *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 designates this area as "Single Family," and the General Plan intends that, *"these uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6."* Historically, the City has approved PDOs in areas designated "Single Family" on the General Plan Map if the proposed development is consistent with the intent of that designation and the proposed density is within the range of densities contemplated for Single Family areas. The Sky View development, located south of the subject property, is an example of this approach. Sky View and the subject property also share similar development considerations related to hillside areas and the 2800 West project. The preliminary site plan submitted with this application proposes primarily single-family homes. Townhomes are only proposed within the Peregrine Pointe East and Hawk Ridge developments, which are already entitled for multi-family development (identified as Pods 1 and 2 respectively on the Proposed Zoning Map). The City's Moderate Income Housing Plan supports denser residential development in appropriate locations, including areas near major corridors, parks, and schools. The subject property is located within proximity to these types of community amenities and transportation corridors. Therefore, the proposed amendment is substantially consistent with the goals and objectives of the City's General Plan. The proposed development maintains a primarily single-family residential character, and proposes a density within the range contemplated by the General Plan's Single Family land use designation.

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

Response: The existing development in the broader area is largely consistent with the development type proposed in this application, which consists primarily of single-family residential areas mixed with townhome development. The proposed townhome development is limited to areas that have already been entitled for multi-family uses. Thus, staff finds that the proposed zoning and development pattern are substantially consistent with the existing development character in the surrounding area.

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

Response: Staff finds that significant adverse impacts are unlikely since the proposed development types and densities are within the ranges contemplated by the General Plan for the subject area. Much of the proposed development is separated from existing development by natural hillsides or major transportation corridors. Furthermore, the planned development of major corridors, including 2800 West and Cliffhanger Drive, is expected to improve connectivity and circulation throughout the area.

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

Response: See the JUC comments below. There are no significant concerns about the availability of public facilities, such as power and water, to serve this development.

Preliminary Site Plan Review

JUC Comments:
Public Works: Need to account for improvements on 2800 W.
Power: Approved. Power upgrades needed depending on phase.
Water: Approved. Water loop and model required.
Streets: Approved.
Sewer: Approved.
Engineering: Proposed cul-de-sacs (in the purple and orange neighborhoods) are too long to be accepted (HCS 3.2.4.5). The east side (purple) neighborhood requires a 2nd access per fire code (IFC Section D107.1 see also HCS 3.2.4.2(K)). The ≈11-acre property east of the purple neighborhood (H-3-1-29-336) will likely need additional road stubs to realize it's development potential. Cliffhanger Drive must be extended with the neighboring developments or be properly terminated. Existing streets (2760 W and a portion of Cliffhanger Drive) should be visible on the preliminary site plan (see the Front 9 of Sky Mountain Phase 3B Final Plat). Applicant should indicate the proposed use for the area between 600 N, 2800 W, Front 9 of Sky Mountain and Units 531 to 534. Vehicle access from 600 N or 2800 W is unlikely (HCS 3.2.4.3). Engineering assumes the blue neighborhood matches the approved construction plans for Hawk Ridge (dated 11/7/2025). The Three Rivers/600 N Trail has utilized Cliffhanger Drive west of here. An alignment across the development must be coordinated (see pg. 13 of the Active Transportation Master Plan, plans can be coordinated with Alpha Engineering). Although (or rather especially because) the neighboring property is BLM land, a public access should be stubbed to the property. An inaccessible piece of property can't be managed.
Fire: Approved.
Gas: [No comments received.]
Fiber: Approved.
WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change 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. **Density:** The applicant is proposing 294 units over 76.32 acres which has a density of 3.85 units per acre. Typical R1-8(PDO) development allows an approximate density of 4.5 units per acre; thus, this application complies with that requirement, even with the increase in density, since the applicant is requesting an increase from approximately 3 units per acre to 3.81 units per acre for the entire development area.
2. **Hillsides:** Most of the development is planned to be away from and not disturb prominent hillsides. Appropriate setbacks from the Virgin River Cliffs should be established for lots backing up to the Cliffs during the preliminary plat process.

Findings:
Staff makes the following findings:

1. The application complies with the standards within the General Plan and General Plan Map.
2. The proposal is substantially similar to planned and existing developments in the area.
3. The proposed amendment will not adversely impact the area since it substantially complies with the long-range goals for use of the subject property as advised within the General Plan.
4. Adequate public facilities are available for this development.

Recommendation: The Planning Commission should review this application based on the standards within the Hurricane City Code and consider any public comments received at the public hearing. Staff recommends that a motion to approve be sent to the City Council.

BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

September 14, 2026

Hurricane City Planning and Zoning
Hurricane City, UT

RE: Planned Development Overlay Amendment – Sky Mountain

To whom it may concern,

The purpose of this application is to obtain approval of an amendment to the Sky Mountain Planned Development Overlay (PDO) as it applies to parcels H-3-1-30-2208 and H-3-1-30-215. The parcels contain a combined 76.32 acres and are located within the larger Sky Mountain PDO, originally approved in the mid-2000s. The general plan designation for the parcels is Single Family and the underlying zoning is R-1-8.

The PDO as approved provides for approximately 415 medium density, single family, lots across the 76.32 acres, a density of 5.45 units per acre. This amendment proposes 294 units on the same 76.32 acres, a density of 3.85 units per acre, a decrease of 121 units.

The Sky Mountain PDO and the underlying R-1-8 zoning were established roughly two decades ago and reflected the density expectations and product types of that period. The proposed density in the denser areas of this proposed PDO amendment is consistent with how medium-density residential development is understood today. Meanwhile, less-dense lot sizes are proposed where geography is a challenge to denser development and provides a mix of housing types where the current PDO and zoning provides just the one, generic R-1-8 lot.

Construction under the proposed amendment would provide improvements that would benefit existing and future residents in the area. Additional roadway improvements and pedestrian routes would relieve circulation bottlenecks experienced by current residents, improving both vehicular movement and pedestrian connectivity within the subject area and across the broader transportation networks.

Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Sincerely,

Rick Meyer, PE
Project Engineer
Bush and Gudgell

H-3-1-30-215
CURRENT ZONING: R1-8

H-3-1-30-2208
CURRENT ZONING: R1-8

CLIFFHANGER DR

890 N

2840 W

750 N

700 N

600 N

2800 W

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

No	Date	By	Revision

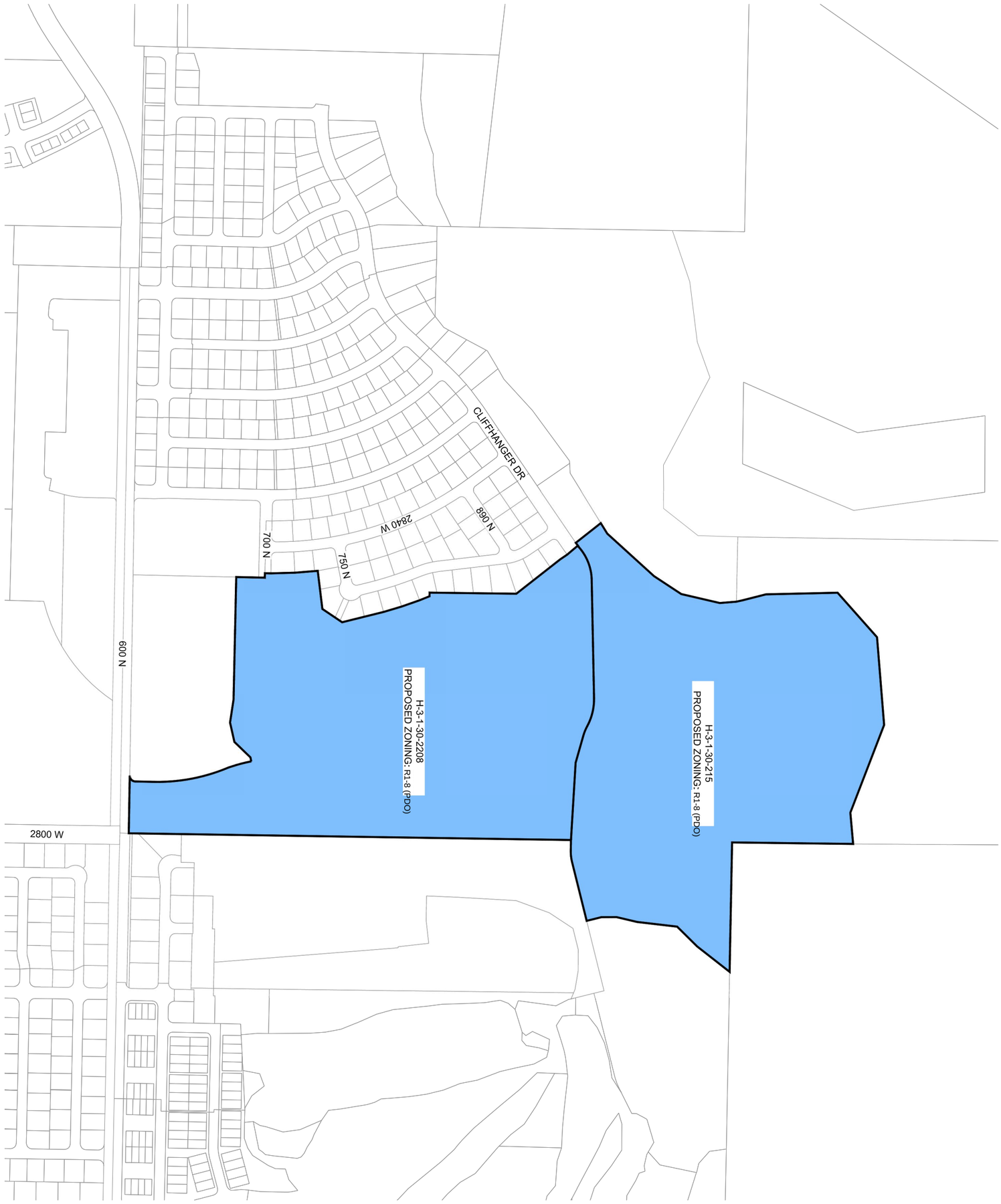
BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: SEP 2006
DRAWN: MG
APPROVED: BM
SCALE: AS NOTED
JOB NO.: 261109

EXISTING ZONING PLAN
OSPREY POINT
LOCATED IN HURRICANE, UTAH

SHEET 1 OF 3 SHEETS
FILE: 261109

X:\261000-261999\261109 - Perry Homes 2800 W\Drawings\Exhibits\261109 - Zoning Proposal Exhibit.dwg



PROPOSED ZONING PLAN

OSPREY POINT
LOCATED IN HURRICANE, UTAH

SHEET 2 OF 3 SHEETS
FILE: 261109

DATE: SEP 2026
DRAWN: MG
APPROVED: RM
SCALE: AS NOTED
JOB NO. 261109

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St, George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

No	Date	By	Revision

PARCEL INFORMATION

POD NO.	MAX LOT SIZE	MIN LOT SIZE	AVG LOT SIZE	LOT COUNT
1	3,400 SQ FT	1,900 SQ FT	2,650 SQ FT	24
2	12,833 SQ FT	625 SQ FT	973 SQ FT	147
3	28,911 SQ FT	10,251 SQ FT	18,600 SQ FT	23
4	30,654 SQ FT	6,185 SQ FT	12,250 SQ FT	36
5	5,180 SQ FT	3,771 SQ FT	3,890 SQ FT	64

PARCEL AREA: 76.32 AC
OVERALL DENSITY: 3.85 DU/AC

H-3-1-30-215
PROPOSED ZONING: R1-8 (PDO)

2800 W

H-3-1-30-2208
PROPOSED ZONING: R1-8 (PDO)

CLIFFHANGER DR

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

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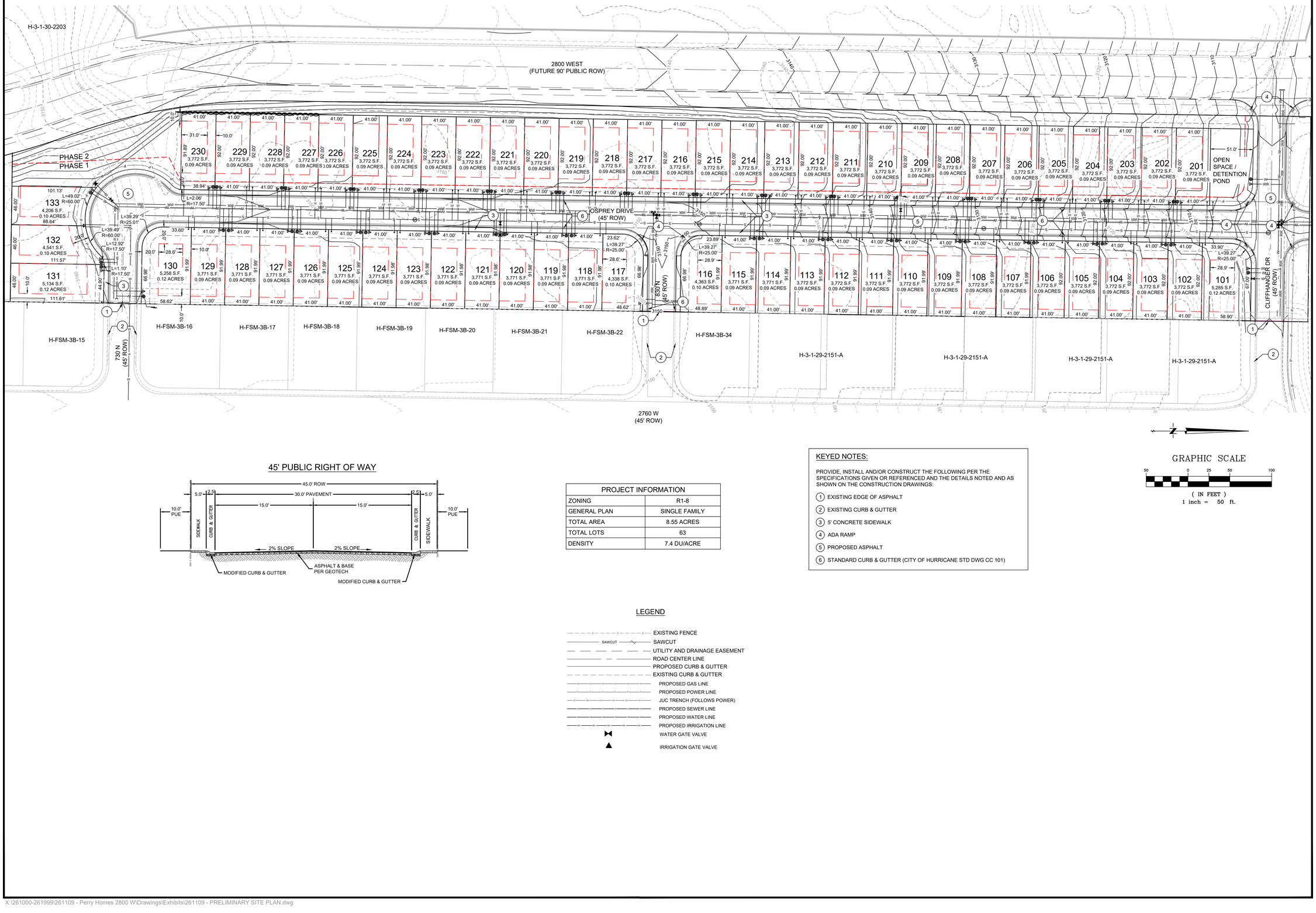
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St. George, Utah 84770
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No	Date	By	Revision

DATE: SEP 2026
DRAWN: MG
APPROVED: RM
SCALE: AS NOTED
JOB NO.: 261109

PROPOSED LOT LAYOUT
OSPREY POINT
LOCATED IN HURRICANE, UTAH

SHEET 3 OF 3 SHEETS
FILE: 261109



45' PUBLIC RIGHT OF WAY

PROJECT INFORMATION	
ZONING	R1-8
GENERAL PLAN	SINGLE FAMILY
TOTAL AREA	8.55 ACRES
TOTAL LOTS	63
DENSITY	7.4 DU/ACRE

LEGEND

- EXISTING FENCE
- SAWCUT
- UTILITY AND DRAINAGE EASEMENT
- ROAD CENTER LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED GAS LINE
- PROPOSED POWER LINE
- JUC TRENCH (FOLLOWS POWER)
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- WATER GATE VALVE
- IRRIGATION GATE VALVE

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING EDGE OF ASPHALT
2. EXISTING CURB & GUTTER
3. 5' CONCRETE SIDEWALK
4. ADA RAMP
5. PROPOSED ASPHALT
6. STANDARD CURB & GUTTER (CITY OF HURRICANE STD DWG CC 101)

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

PROFESSIONAL ENGINEER
No.5567007
WILLIAM F. MEYER, JR.
06/25/2026
STATE OF UTAH

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

DATE: JUNE 2026
DRAWN: AMT
APPROVED: RM
SCALE: NOTED
JOB NO.: 261109

PRELIMINARY SITE PLAN
OSPREY POINT
LOCATED IN HURRICANE, UTAH

SHEET 1 OF 1 SHEETS
FILE: 261109

X:\261000-261999\261109 - Perry Homes 2800 W\Drawings\Exhibits\261109 - PRELIMINARY SITE PLAN.dwg

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/08/2026 - Planning Commission**
Application Number:	ZC26-16
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Bryan Owen
Agent:	Gerold Pratt
Request:	Zone Change from R1-10(PDO) to RM-1.
Location:	297 S Rlington Pkwy
Zoning:	R1-10(PDO)
General Plan Map:	Single Family
Recommendation:	Recommend approval to the City Council.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is proposing a zone change on a 0.97-acre property located along Rlington Parkway, south of the Painted Hills-Rlington Heights subdivision and west of the Hurricane Views subdivision. The property was approved as part of the zoning entitlement for the Painted Hills-Rlington Heights subdivision in the 1990s as an open space parcel. It was subsequently platted as open space and held as common area by the Painted Hills HOA. In the mid-2000s, the HOA was dissolved and the property became privately owned. The property was subsequently used briefly as a staging area for the construction of the Collina Tinta project and has been fenced off since that time. The applicant proposes to develop the property with four multifamily residential units, since conventional single-family development that would meet the current single-family zoning and city access standards may be difficult to achieve due to the property's configuration and access restrictions on Rlington Parkway. Multifamily zoning would allow the four units to be clustered on the property and be served by the single existing access from Rlington Parkway, thus, avoiding the need for multiple access points that would be required for single-family development.

Adjacent Zoning and Land Uses

	Zoning	Adjacent Land Use
North	R1-10	Single Family Homes
East	RM-2(PDO)	Single Family Homes/Townhomes
South	R1-10 (PDO)	Rlington Parkway, undeveloped property
West	R1-10	Single Family Homes



Vicinity Map

The following standards must be considered for all zone-change requests, per Hurricane City Code ("HCC") 10-7-7, as 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 designates this area as "Single Family," which identifies densities consistent with R1-15, R1-10, R1-8, and R1-6. Therefore, multifamily zoning is not consistent with this General Plan designation. Notwithstanding, in this case three potential mitigating factors may be considered:

- The subject property shares a boundary with an immediately adjacent RM-2 multifamily zone, that also has a "Single Family" General Plan designation.

- The applicant's proposal for a four-unit building is essentially the same unit density that would currently be permitted under the property's existing single-family R1-10 zoning, although it would be in the form of a multifamily building.

- The City's Moderate Income Housing Plan supports denser residential development in appropriate locations, including areas near major corridors, parks, and schools.

The subject property meets these considerations, and the proposed zone change may not present a significant conflict with the residential density policies identified in the General Plan or with the development objectives identified in the Moderate Income Housing Plan.

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

Response: Most of the property in the immediate vicinity to the project is developed with single family homes, however, Hurricane Views to the east of this property is primarily developed with townhomes.

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

Response: The proposed amendment would allow development at a density within the range contemplated by the General Plan for the area. The anticipated traffic generated by the development would be directed to Rlington Parkway, which is designed to accommodate substantially greater traffic volumes than it currently carries. Development of a platted open space parcel could be considered an adverse change to the character of the surrounding neighborhood, but the parcel is fenced off and has never been accessed or used by the public.

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:** Approved.
2. **Power:** Approved.
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water:** Approved.
6. **Engineering**: Allowing a development accessed from a shared parking lot is preferred over individual driveways for each home. A Single-Family Development (as it's currently zoned) would necessitate the construction of a road (HCC 10-34-8(B&C)). If the zone change is to be granted, it's expected that the existing access would be converted to a curb return/cross gutter type access to reach the parking lot (see HCS 3.9.1.1(E))
7. **Fire:** Approved. Plan review fees will be charged when construction plans are submitted
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. Any development of the parcel would require an amended final plat to the Painted Hills-Rlington Heights subdivision plat to remove the open space designation on the plat.

2. Staff agrees with Engineering that the City's access requirements would make single-family development of more than one lot challenging. The applicant's intended 4-unit multifamily building matches the density allowed by the existing single-family R1-10 zoning and would only require the one existing access point off of Rlington Parkway.

3. Staff does not generally support development of a platted open space parcel, but the subject parcel is fenced off and has never been accessed or used by the public.

Findings:
Staff makes the following findings:

1. The requested RM-1 zone does not comply with the General Plan. But the applicant's intended 4-unit multifamily building matches the density allowed by the existing single-family R1-10 zoning and would only require the single existing access point off of Rlington Parkway.

2. Most of the surrounding development is single family homes, but the subject property shares a property boundary with a multifamily RM-2 zone in a Single Family general plan designation, and there are multifamily developments in the nearby vicinity.

3. The proposed amendment may adversely impact the area by the loss of an open space parcel, but the parcel is fenced off and has never been accessed or utilized by the public.

4. Services are anticipated to be adequate to serve the area and proposed project.

Recommendation: The Planning Commission should review this application based upon the standards within the Hurricane City Code and consider any comments received at the public hearing. While staff does not generally support the development of open space parcels, staff recommends that if the property is to be developed, that it be developed as a multifamily development in light of the project's low unit density, and because of the site constraints and access restrictions for single-family development of the subject property. Based on these considerations, staff recommends that the Planning Commission forward a recommendation of approval to the City Council.

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

August 23, 2026

Planning Dept

Hurricane City

RE: NARRATIVE FOR ZONE CHANGE, R-1-10 TO RM-1, PARCEL LOCATED AT 397 S RLINGTON PKWY, HURRICANE, UTAH

Ladies/Gentlemen:

Our client, Bryan Owen, is asking for a Zone Change on the subject parcel.

The parcel includes 0.97 acre and is large enough for (4) single family homes on 10,000 s.f. lots. However, to minimize driveway entrances from Rlington Pkwy, and to allow buffer between the existing single-family dwellings to the north, we feel a cluster including (4) units in a single building will be a preferred option.

There is one existing entrance from Rlington Pkwy onto the parcel. Additional entrances will not be required.

If you have any questions or require additional information, please don't hesitate to contact this office.

Respectfully,

Gerold Pratt, P.E, P.L.S.
Principal

RLINGTON PKWY PARCEL

CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

RM-2 ZONE: MULTI-FAMILY RESIDENTIAL 2

R1-10 ZONE: SINGLE FAMILY RESIDENTIAL 10

RM-1: MULTI-FAMILY RESIDENTIAL

LEGAL DESCRIPTION

PAINTED HILLS 1 RLINGTON HEIGHTS (H) Lot: B OPEN SPACE PARCEL B – EAST OF RLINGTON PARKWAY.

100 0 100
SCALE IN FEET

N



REVISIONS			
NO.	DATE	APPROVED BY	REMARKS

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

ZONING PLAN
RLINGTON PKWY PARCEL
FOR
BIG ROCK HOMES
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 32, T 41 S, R 13 W, S.L.B&M

FILE NAME: –
DATE: SEP 2026
CHECKED:
SCALE: SHOWN

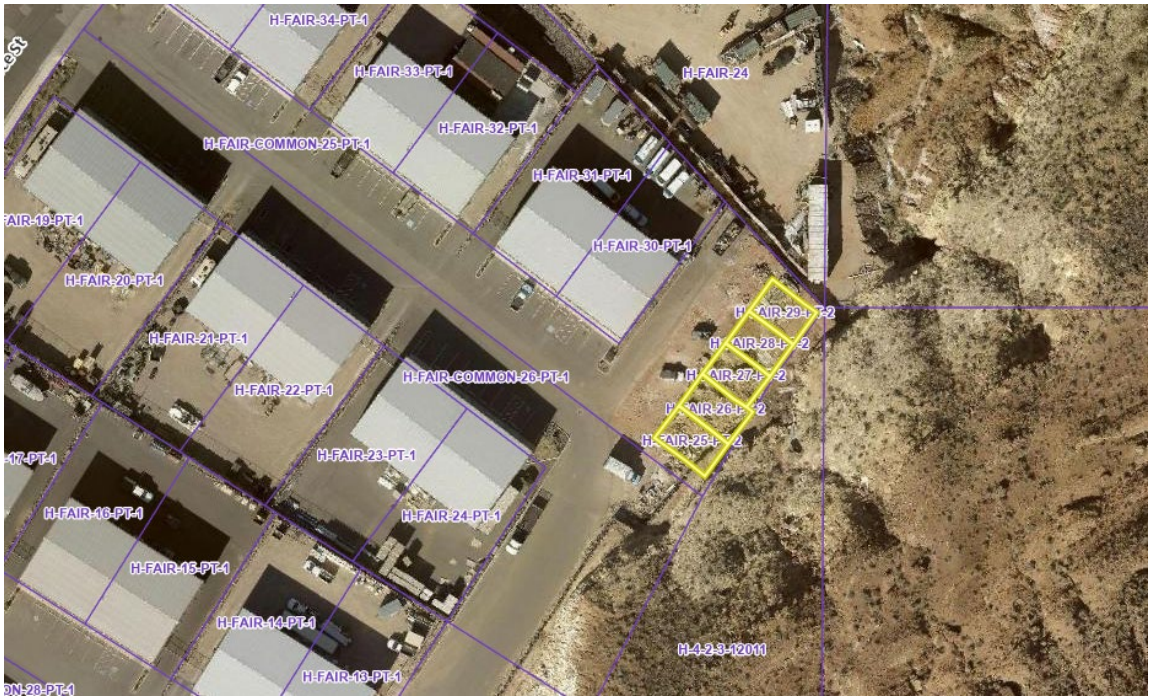
SHEET 1 OF 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/08/2026 - Planning Commission**
Application Number:	AFP26-17
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Mountain Ridge Development
Agent:	Kim Young
Request:	Approval of an Amended Final Plat.
Location:	368 S Commerce St
Zoning:	M-1
General Plan Map:	Light Industrial/Business
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat of Fairgrounds Industrial Park Lots 25-28 to convert a currently padded but not yet constructed five-unit industrial building to a two-unit industrial building on a substantially similar footprint. This property is zoned Light Industrial M-1.



Vicinity Map

JUC Comments

1. **Public Works:** Not enough information on Plat Map.
2. **Engineering:** The proposed plat must be corrected before a Mylar is printed, signed, and delivered. A plan for the surplus utility services must be coordinated through public works.
3. **Streets:** Approved
4. **Water:** Approved.
5. **Fire:** Approved.
6. **Sewer:** Approved.
7. **Power:** These units are currently setup for single phase power. If three phase power is required contact HCP.
8. **Gas:** Approved.
9. **Fiber:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the standards for amending final plats contained in Utah Code section 10-20-811 for subdivision amendments, updated in 2025. The following is a list of the key code requirements that should be considered:
    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. An amendment note describing the changes 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. Total building area would increase from 4,625 square feet to 5,025 square feet.
4. Add note to plat: "*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.* (HCC 10-39-10(B)(6))."

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

To Whom It May Concern,

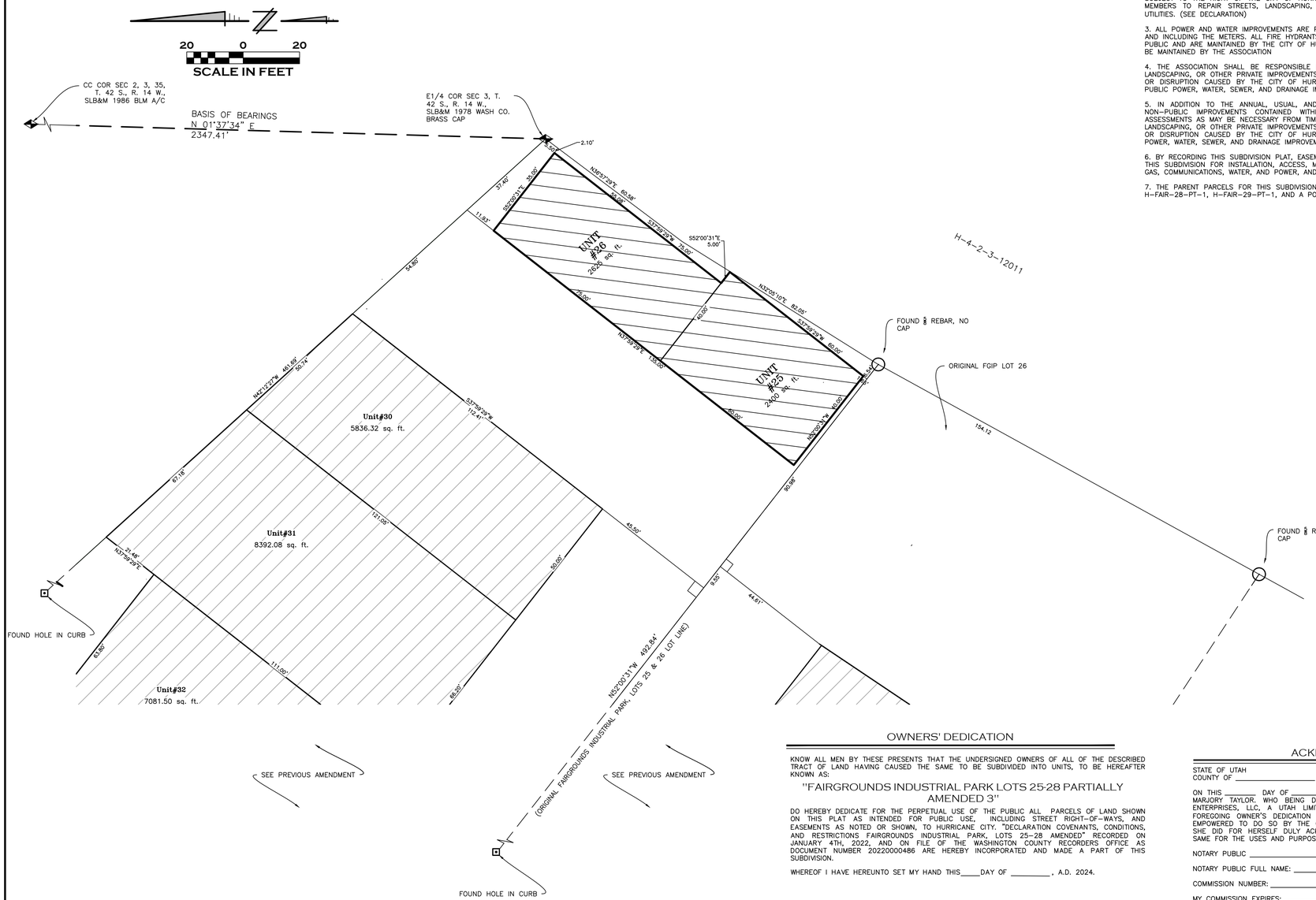
This new building is designed to fit any type of tenant that is looking for office and/or warehousing capabilities. This attractive building can also work as a corporate hub with its aesthetically pleasing design. With the attractive design, universal layout, and excellent features, we know that this will be a bright spot in this developing subdivision.

We trust that this shall meet your development goals for the area and we look forward to working with the Hurricane City on this project and on future projects to come.

Regards,

Bill West

Mountain Ridge Properties



NOTES

1. THIS SUBDIVISION CONTAINS PRIVATE DRIVES AS LABELED. PRIVATE DRIVES ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF HURRICANE

2. ALL COMMON AND PRIVATE DRIVE AREAS SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF HURRICANE TO REQUIRE THE OWNERS' ASSOCIATION TO ASSESS THE MEMBERS TO REPAIR STREETS, LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES. (SEE DECLARATION)

3. ALL POWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF HURRICANE UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF HURRICANE. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION

4. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING PUBLIC POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

5. IN ADDITION TO THE ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR THE MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THE SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH ASSESSMENTS AS MAY BE NECESSARY FROM TIME TO TIME TO REPAIR, RESTORE, OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF HURRICANE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

6. BY RECORDING THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, COMMUNICATIONS, WATER, AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

7. THE PARENT PARCELS FOR THIS SUBDIVISION ARE: H-FAIR-25-PT-1, H-FAIR-26-PT-1, H-FAIR-27-PT-1, H-FAIR-28-PT-1, H-FAIR-29-PT-1, AND A PORTION OF H-FAIR-COMMON-PT-1.

LEGEND

- SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED "PRATT ENGINEERING PC * GEP 176247
- FOUND 5/8" X 20" REBAR PIN
- FOUND REFERENCE MAG NAIL IN WALL, ROCK OR CURB
- PRIVATE AREAS
- COMMON AREAS
- ORIGINAL LOT LINES

SURVEYOR'S CERTIFICATE

I, GEROLD E. PRATT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING REGISTRATION CERTIFICATE NO. 176247, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO UNITS HEREAFTER TO BE KNOWN AS:

"FAIRGROUNDS INDUSTRIAL PARK LOTS 25-28 PARTIALLY AMENDED 3"

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW. MONUMENTS HAVE BEEN PLACED AS REPRESENTED ON THIS PLAT.

GEROLD E. PRATT
CERTIFICATE #176247

BOUNDARY DESCRIPTION

ALL OF UNITS 25, 26, 27, 28, 29, AND A PORTION OF COMMON AREA OF THE FAIRGROUNDS INDUSTRIAL PARK, LOTS 25-28 PARTIALLY AMENDED SUBDIVISION AS RECORDED IN THE RECORDS OF THE WASHINGTON COUNTY, UTAH RECORDERS OFFICE. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS LOCATED SOUTH 36°57'29" WEST 5.50 FEET ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION AND NORTH 52°00'31" WEST 2.10 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN, SAID QUARTER CORNER ALSO BEING THE EAST CORNER OF SAID SUBDIVISION, TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE SOUTH 37°59'29" WEST 75.00 FEET; THENCE SOUTH 52°00'31" EAST 5.00 FEET; THENCE SOUTH 37°59'29" WEST 50.00 FEET; THENCE NORTH 52°00'31" WEST 40.00 FEET; THENCE NORTH 37°59'29" EAST 125.00 FEET; THENCE SOUTH 52°00'31" EAST 35.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 4,625 SQUARE FEET OR 0.106 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS NORTH 01°37'34" EAST BETWEEN THE EAST ¼ CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND THE CLOSING CORNER OF SECTIONS 2,3 AND 35, 2347.41 FEET TO THE NORTH.

NARRATIVE/PLANNING NOTES

THE PURPOSE OF THIS AMENDED PLAT IS TO INCREASE THE SIZE OF UNITS 25-29 OF THE FAIRGROUNDS INDUSTRIAL PARK, LOTS 25-28 PARTIALLY AMENDED SUBDIVISION TO THE DIMENSIONS SHOWN. NO OTHER REVISION HAS BEEN MADE OR IS INTENDED. FOR REFERENCE, SEE COUNTY DOC# 20210063230 FOR THE ORIGINAL PLAT.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ A.D. 2024, PERSONALLY APPEARED BEFORE ME, WILLIAM G. WEST, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SIGNER OF MOUNTAIN RIDGE PROPERTIES, LLC, A UTAH CORPORATION, THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE FORGOING CORPORATION, AND HE DID FOR HIMSELF DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____

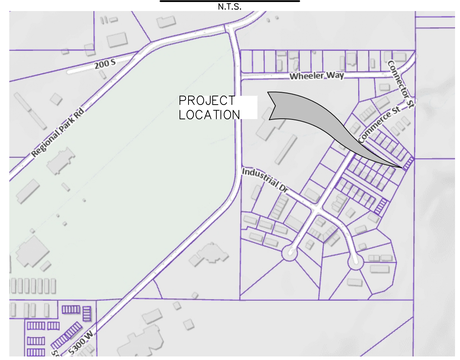
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

VICINITY MAP

N.T.S.



ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ A.D. 2024, PERSONALLY APPEARED BEFORE ME, RONALD J. BIRD, WHO BEING DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF THE OWNERS' ASSOCIATION AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID ASSOCIATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE FORGOING ASSOCIATION AND HE DID FOR HIMSELF DULY ACKNOWLEDGE TO ME THAT SUCH ASSOCIATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, TO BE HEREAFTER KNOWN AS:

"FAIRGROUNDS INDUSTRIAL PARK LOTS 25-28 PARTIALLY AMENDED 3"

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREET RIGHT-OF-WAYS, AND EASEMENTS AS NOTED OR SHOWN, TO HURRICANE CITY. "DECLARATION COVENANTS, CONDITIONS, AND RESTRICTIONS FAIRGROUNDS INDUSTRIAL PARK, LOTS 25-28 AMENDED" RECORDED ON JANUARY 4TH, 2022, AND ON FILE OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER 20220000486 ARE HEREBY INCORPORATED AND MADE A PART OF THIS SUBDIVISION.

WHEREOF I HAVE HEREUNTO SET MY HAND THIS____DAY OF _____, A.D. 2024.

_____
WILLIAM G. WEST, SIGNER
MOUNTAIN RIDGE PROPERTIES, L.C.

WHEREOF I HAVE HEREUNTO SET MY HAND THIS____DAY OF _____, A.D. 2024.

_____
MARJORY TAYLOR, SIGNER
JJRA ENTERPRISES, L.L.C.

WHEREOF I HAVE HEREUNTO SET MY HAND THIS____DAY OF _____, A.D. 2024.

_____
RONALD J. BIRD, MANAGER
OWNERS' ASSOCIATION

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ A.D. 2024, PERSONALLY APPEARED BEFORE ME, MARJORY TAYLOR, WHO BEING DULY SWORN DID SAY THAT SHE IS THE SIGNER OF JJRA ENTERPRISES, LLC, A UTAH LIMITED LIABILITY CORPORATION AND THAT SHE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF THE FORGOING CORPORATION, AND SHE DID FOR HERSELF DULY ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC _____

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

FAIRGROUNDS INDUSTRIAL PARK, LOTS 25-28 PARTIAL AMENDMENT 3

LOCATED IN SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH

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

CITY ENGINEER'S APPROVAL
THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 2024.
DATE: HURRICANE CITY ENGINEER

APPROVAL OF ASH CREEK SPECIAL SERVICE DIST.
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS _____ DAY OF _____, A.D. 2024.
SUPERINTENDENT, SSD

APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH
WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS ___ DAY OF _____, A.D. 2024.
ATTEST: CITY RECORDER, HURRICANE, UTAH
NANETTE BILLINGS, MAYOR, HURRICANE, UTAH

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS __ DAY OF _____, A.D. 2024.
HURRICANE CITY ATTORNEY

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 2024 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.
WASHINGTON COUNTY TREASURER

ACCEPTANCE OF COUNTY RECORDER
WASHINGTON COUNTY RECORDER

FILE NAME: FGIP WEST
DATE: 8-10-2026
SHEET 1 OF 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/08/2026 - Planning Commission**
Application Number:	AFP26-16
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Greg Garro
Agent:	Civil Science
Request:	Approval of an Amended Final Plat.
Location:	2507 W Grandview Dr
Zoning:	R1-10
General Plan Map:	Single Family
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat of the Colonial Heights subdivision. The applicant is requesting to combine Lots 7 and 8 into a new Lot 7. This property is zoned Single Family Residential R1-10.



Vicinity Map

JUC Comments

1. **Public Works:** Abandoned utilities to lot 7 will need to be cut and capped or terminated.
2. **Engineering:** Support the intent. Corrections are needed before mylar is printed, signed, and recorded.
3. **Streets:** Approved.
4. **Water:** If any water services are abandoned, they will need to be terminated at the water mainline.
5. **Fire:** Approved.
6. **Sewer:** Approved.
7. **Power:** Existing secondary box will need to be relocated as shown in markups provided to the applicant.
8. **Gas:** [No comments received.]
9. **Fiber:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the standards for amending final plats contained in Utah Code section 10-20-811 for subdivision amendments, updated in 2025. The following is a list of the key code requirements that should be considered:
    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. An amendment note describing the changes 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. Add notes to plat:
    a. *The parent parcels for this subdivision are: H-COL-7 & H-COL-8.* (HCC 10-39-10(A)(12)).
    b. Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot. (HCC 10-39-10(B)(6)).

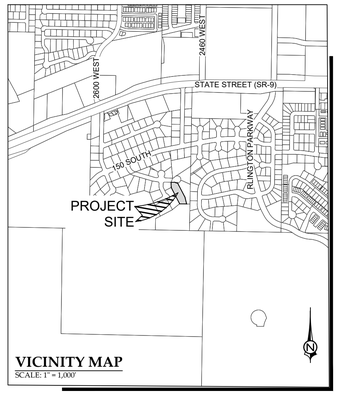
Recommendation: The Planning Commission should review this application based upon standards within the Hurricane City Code and applicable State Code standards. Staff recommends approval subject to staff and JUC comments.

COLONIAL HEIGHTS SUBDIVISION PARTIAL AMENDMENT A
LOTS 7 AND 8
PROJECT NARRATIVE

This application requests approval of Colonial Heights Subdivision Partial Amendment A. The purpose of the amendment is to combine existing Lots 7 and 8 into one lot and eliminate the common boundary line between them.

No additional lots are being created. The proposed amendment reduces the number of lots from two to one and establishes the revised lot boundary and legal description shown on the amended plat. Existing rights-of-way and applicable easements will remain as shown or noted on the amended plat.

Approval is requested so the amended plat combining Lots 7 and 8 may be recorded with Washington County.



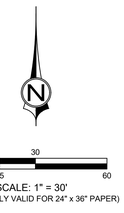
AMENDMENT NOTE

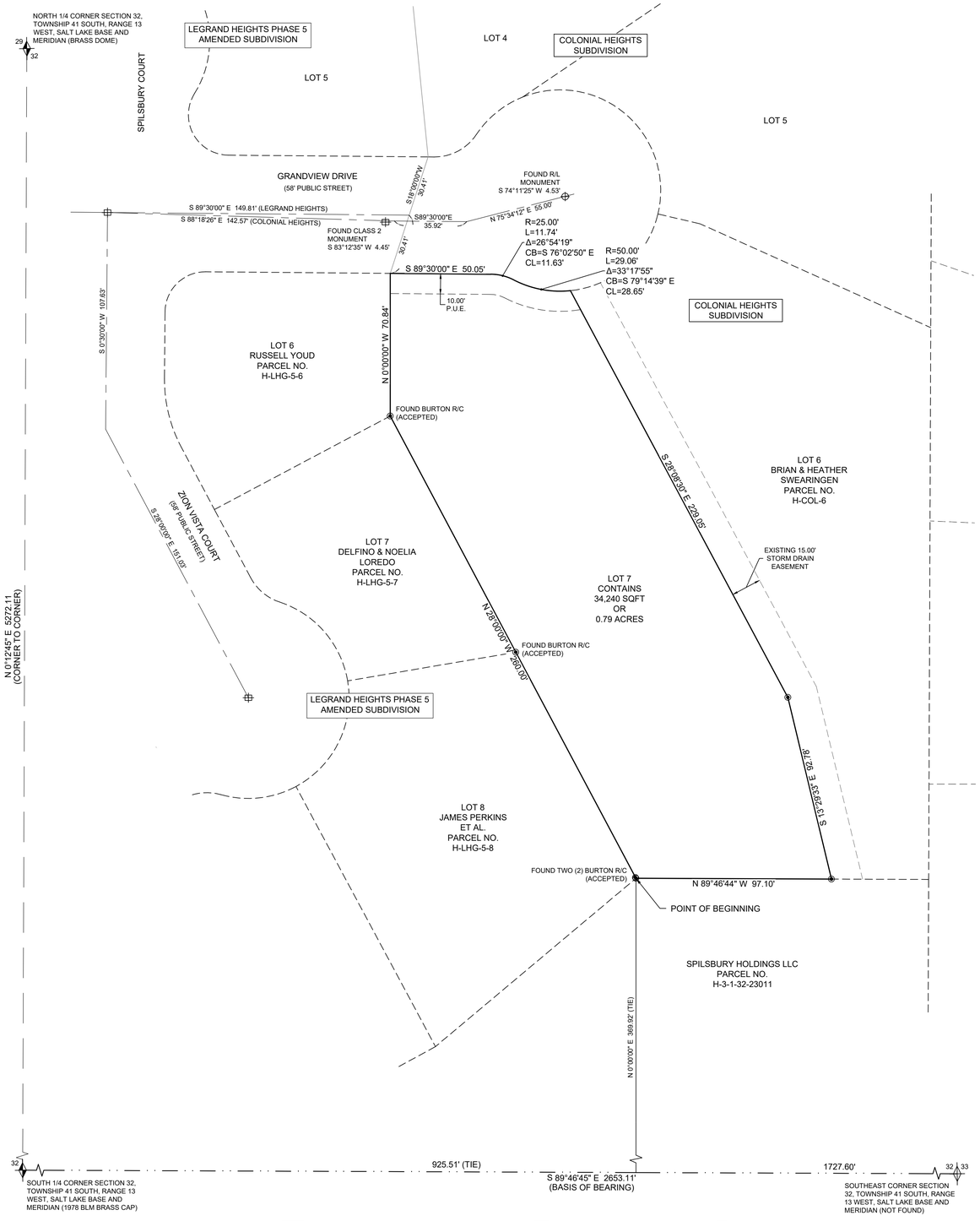
THE PURPOSE OF THIS PARTIAL AMENDMENT IS TO MERGE LOT 7 AND LOT 8 OF COLONIAL HEIGHTS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, INTO ONE LOT. THIS LOT WILL BE KNOWN AS LOT 7, AND LOT 8 IS BEING REMOVED. NO OTHER CHANGES WERE MADE OR INTENDED.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION (NOT FOUND)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED. (CLASS II, REBAR & ALUM. CAP).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS SET WITH THIS PLAT WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- HORIZONTAL GEOMETRY POINT. NOTHING SET.

- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE





SURVEYOR'S CERTIFICATE

I, CHANSE R. SNOW, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 14119376, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT AND EASEMENT TO BE HEREINAFTER KNOWN AS:

COLONIAL HEIGHTS SUBDIVISION PARTIAL AMENDMENT A

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
No. 14119376
CHANSE R. SNOW
STATE OF UTAH

CHANSE R. SNOW, PLS

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING S 89°46'45" E 925.51 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND N 0°00'00" E 369.92 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 32, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 8, LEGRAND HEIGHTS PHASE 5 AMENDED SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) N 28°00'00" W 260.00 FEET, (2) THENCE N 0°00'00" W 70.84 FEET, TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF GRANDVIEW DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S 89°30'00" E 50.05 FEET, TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 11.74 FEET THROUGH A CENTRAL ANGLE OF 26°54'19", TO THE POINT OF REVERSE CURVATURE OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (3) THENCE ALONG THE ARC OF SAID CURVE 29.06 FEET THROUGH A CENTRAL ANGLE OF 33°17'55", TO THE NORTHWEST CORNER OF LOT 6, COLONIAL HEIGHTS SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG THE BOUNDARY OF SAID LOT 6 THE FOLLOWING TWO (2) COURSES: (1) S 28°08'30" E 229.05 FEET, (2) THENCE S 13°29'33" E 92.78 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 89°46'44" W 97.10 FEET, TO THE POINT OF BEGINNING.

CONTAINS 34,240 SQFT OR 0.79 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENT TO HEREAFTER BE KNOWN AS:

COLONIAL HEIGHTS SUBDIVISION PARTIAL AMENDMENT A

AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT AND CONVEY TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

OWNER
(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

(MANAGING/MEMBER)

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____ A.D. 20____.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____	WE, HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF _____, 20___.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ___ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE, UTAH / CLARK FAWCETT, MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

COLONIAL HEIGHTS SUBDIVISION PARTIAL AMENDMENT A (LOTS 7 & 8)

LOCATED IN
SE 1/4 OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH

PROJ. #: 26352
DATE: 09/15/2026
DRAWN BY: JRM
CHECKED BY: CRS
SCALE OF SHEET
HOR SCALE: 1" = 30'

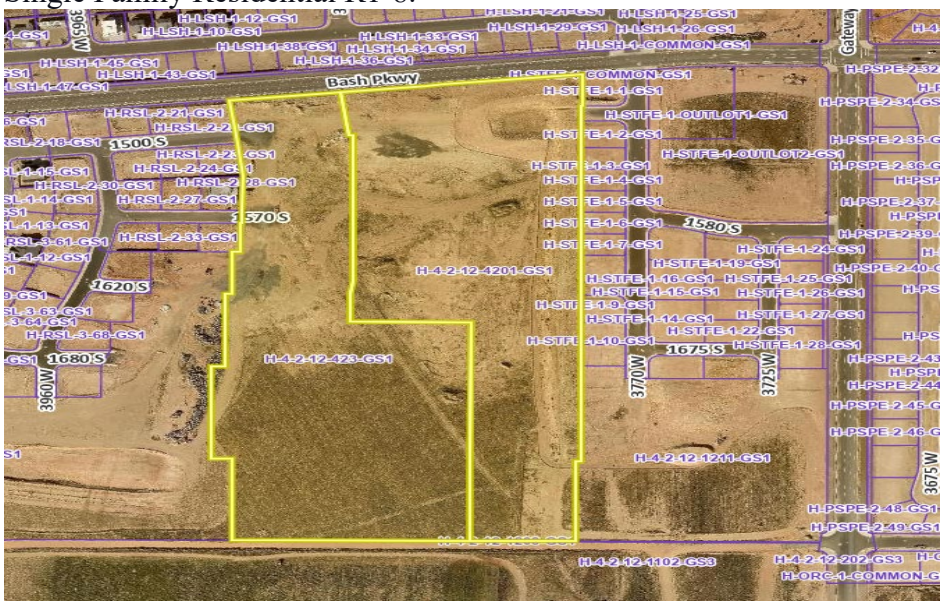
SHEET 1 OF 1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/08/2026 - Planning Commission**
Application Number:	PP26-17
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Jimmy DeGraffenreid
Agent:	Karl Rasmussen
Request:	Preliminary Plat Approval
Location:	Southwest corner of Bash Parkway and Gateway Blvd
Zoning:	R1-8
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion:
The applicant is requesting preliminary plat approval for Strawberry Fields Estates Phase 3-6. This project is located within the Gateway at Sand Hollow Public Infrastructure District south of Bash Parkway between Strawberry Fields Estates Phase 1-2 and Red Slate Estates. This property is zoned Single Family Residential R1-8.



Vicinity Map

JUC Comments
The following items will need to be addressed:

1. **Public Works:** Approved.
2. **Power:** Dixie Power area. [No comments received.]
3. **Sewer:** Approved.
4. **Streets:** Approved.
5. **Water**: Approved.
6. **Engineer:** Detention requirements must be satisfied (HCS 3.4.1). Demonstrate required volumes are provided for in the downstream basin(s) during the construction drawing review (e.g. submit a professional memorandum accounting for detention volume available at Bash Park). There must be a 6' sidewalk in the proposed storm drain corridor to break up the excessive block length (HCS 3.2.4.2(F)). Legal descriptions must be corrected during construction plan review and prior to final plat approval. 1820 South must be a minor collector cross section like the previous phase. 32' pavement must be installed with the development. 7.5' travel lanes are unacceptable.
7. **Fire:** Approved.
8. **Cable/Phone:** [No comments received.]
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 R1-8 per the approved development agreement. All lots and phases meet R1-8 development standards with an average lot size of 8,655 square feet.
2. Connections to the east and west match proposed and existing connections in the Strawberry Fields Estates and Red Slate Estates developments.
3. Sidewalk between 1500 S and Bash Parkway next to Lot 67 is required to allow the longer than 800’ block length.
4. **Will Serve:** Will-serve letters from Hurricane City Water and Ash Creek Sewer District have been provided.
5. **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 22 lots contemplated by this application were previously reported to WCWCD as part of the development agreement.

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

Narrative

This Preliminary Plat is for Strawberry Fields Estates Phases 3 through 6. Phase 3 will have 30 lots. Phase 4 will have 23 lots. Phase 5 will have 34 lots. Phase 6 will have 19 lots. This subdivision will affect parcel H-4-2-12-4201-GS1 which is owned by SITN LLC, parcel H-4-2-12-423-GS1 which is owned by HRHJ Holdings LLC, parcels H-4-2-12-1208-GS1 & H-4-2-12-1102-GS3 are owned by Wester Mortgage & Realty Company.

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASES 3-6

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

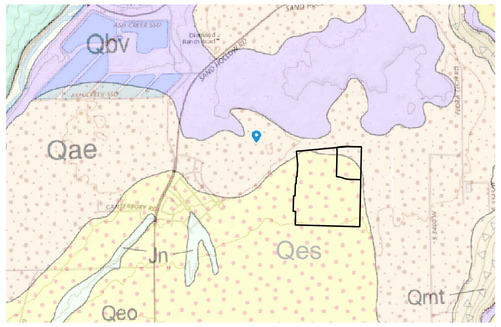
DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSH–HIGH: MODERN SAND–DUNE OR SHEET–SAND DEPOSITS
SHALLOW GROUND WATER	NONE

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



GEOLOGICAL NARRATIVE

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

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

QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE):–

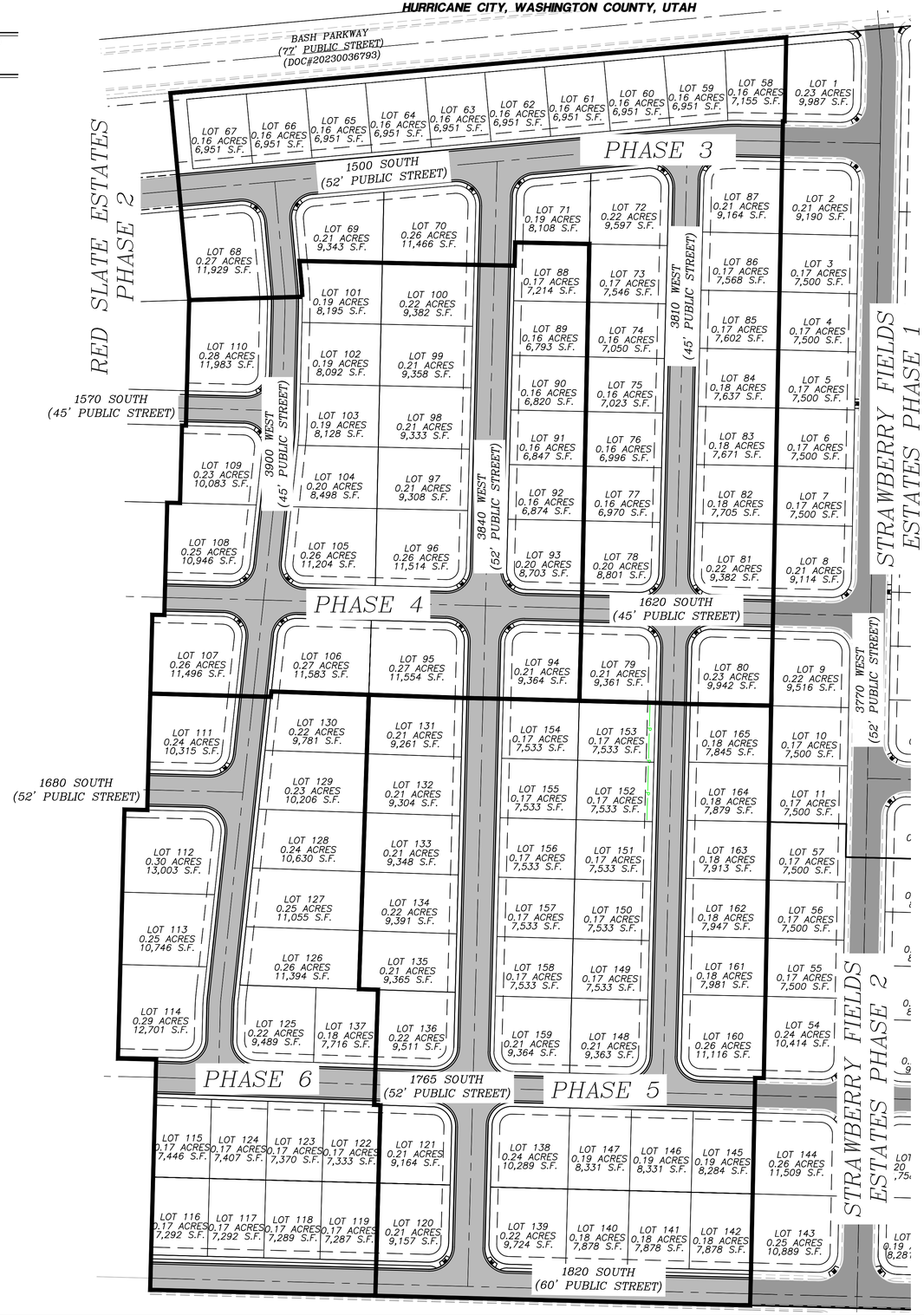
WELL SORTED, FINE– TO MEDIUM–GRAINED, WELL–ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALCIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M)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

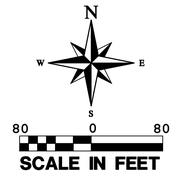
LAND USE SUMMARY

- TOTAL PHASE 3 LOTS: 30, AVERAGE LOT SIZE: 8,019 SQ FT (0.18 AC)
- TOTAL PHASE 4 LOTS: 23, AVERAGE LOT SIZE: 9,273 SQ FT (0.21 AC)
- TOTAL PHASE 5 LOTS: 34, AVERAGE LOT SIZE: 8,466 SQ FT (0.19 AC)
- TOTAL PHASE 6 LOTS: 19, AVERAGE LOT SIZE: 9,250 SQ FT (0.21 AC)

NOTES

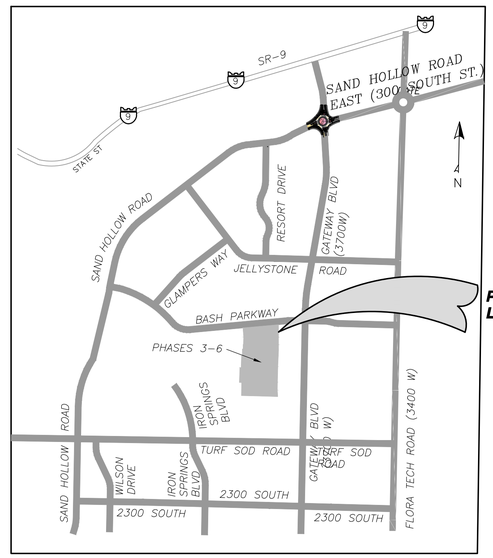
STORM DRAINAGE WILL FOLLOW RECOMMENDATIONS GIVEN IN THE GATEWAY AT SAND HOLLOW DRAINAGE STUDY REPORT. STORM WATER WILL BE CONVEYED USING CURB AND GUTTER AS WELL AS DRAINAGE PIPE. DRAINAGE WILL BE CARRIED TO A COMMUNAL BASIN D2 BEFORE MOVING FURTHER DOWN STREAM. ANY ADDITIONAL OFFSITE DRAINAGE WILL BE ACCOUNTED FOR AND PIPE SIZED ACCORDINGLY.





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING CURB & GUTTER
- PROPOSED GRAVEL
- EXISTING PAVEMENT
- COMMON AREA MAINTAINED BY PID HOA
- CENTER LINE



VICINITY MAP
N.T.S

OWNERS:

SITN LLC, HRHJ HOLDINGS LLC,
& WESTERN MORTGAGE & REALTY COMPANY

CONTACT REPRESENTATIVE:

JIMMY DEGRAFFENRIED
(801)–830–5490
JIMMY@ON3–CONSTRUCTION.COM

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

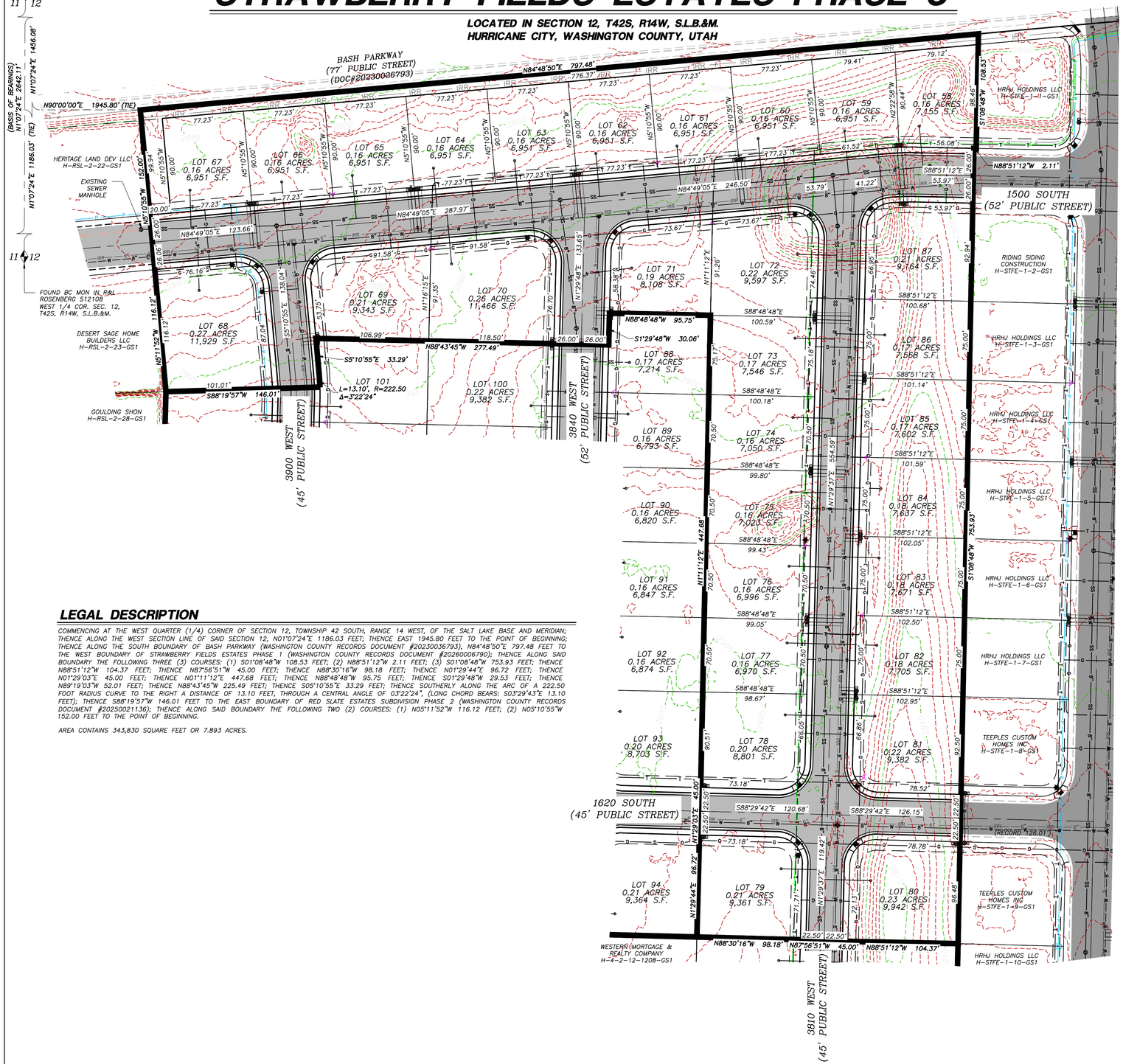
PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASES 3-6
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	9/17/2026
SCALE	1"=80'
JOB NO.	654-002
SHEET NO:	1 OF 5

654-002 STRAWBERRY FIELDS PRELIMINARY PLAT FOR PHASES 3 TO 6.DWG

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 3

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



LEGAL DESCRIPTION

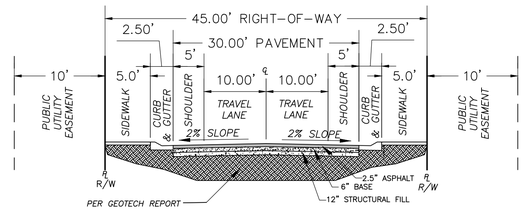
COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE WEST SECTION LINE OF SAID SECTION 12, N01°07'24"E 1186.03 FEET; THENCE EAST 1945.80 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF BASH PARKWAY (WASHINGTON COUNTY RECORDS DOCUMENT #20230036793), N84°48'50"E 797.48 FEET TO THE WEST BOUNDARY OF STRAWBERRY FIELDS ESTATES PHASE 1 (WASHINGTON COUNTY RECORDS DOCUMENT #20260006790); THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S01°08'48"W 108.53 FEET; (2) N88°51'12"W 2.11 FEET; (3) S01°08'48"W 753.93 FEET; THENCE N88°51'12"W 104.37 FEET; THENCE N87°56'51"W 45.00 FEET; THENCE N88°30'16"W 98.18 FEET; THENCE N01°29'44"E 96.72 FEET; THENCE N01°29'03"E 45.00 FEET; THENCE N01°11'12"E 447.68 FEET; THENCE N88°48'48"W 95.75 FEET; THENCE S01°29'48"W 29.53 FEET; THENCE N89°19'03"W 52.01 FEET; THENCE N88°43'45"W 225.49 FEET; THENCE S05°10'55"E 33.29 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 222.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.10 FEET, THROUGH A CENTRAL ANGLE OF 03°22'24", (LONG CHORD BEARS: S03°29'43"E 13.10 FEET); THENCE S88°19'57"W 146.01 FEET TO THE EAST BOUNDARY OF RED SLATE ESTATES SUBDIVISION PHASE 2 (WASHINGTON COUNTY RECORDS DOCUMENT #20250021136); THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N05°11'52"W 116.12 FEET; (2) N05°10'55"W 152.00 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 343,830 SQUARE FEET OR 7.893 ACRES.

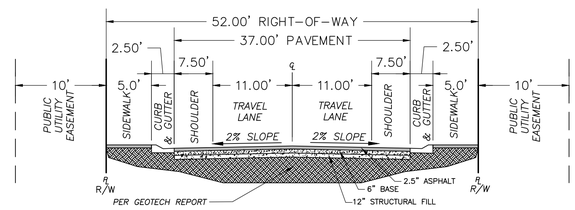
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LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB AND GUTTER
- EXISTING 10" IRRIGATION LINE
- PROPOSED 6" IRRIGATION LINE
- EXISTING 6" IRRIGATION LINE
- PROPOSED WATER LINE
- EXISTING 8" WATER LINE
- EXISTING 10" WATER LINE
- EXISTING 8" SEWER LINE
- PHASE LINE
- PROPOSED 8" SEWER LINE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER LATERAL
- PROPOSED SEWER MANHOLE
- PROPOSED 3-WAY VALVE
- PROPOSED 4-WAY VALVE
- PROPOSED GATE VALVE
- PROPOSED IRRIGATION METER
- A PHASE TRANSFORMER
- B PHASE TRANSFORMER
- C PHASE TRANSFORMER
- A PHASE PRIMARY
- B PHASE PRIMARY
- C PHASE PRIMARY
- SECONDARY POWER
- PROPOSED STREET LIGHT
- SECONDARY JUNCTION BOX
- PADMOUNTED SWITCHGEAR (PMH)
- INSTALL GAS LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- INSTALL TELEPHONE LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE
- SECTION MONUMENT AS DESCRIBED



45' ROW TYPICAL CROSS SECTION
N.T.S



52' ROW TYPICAL CROSS SECTION
N.T.S

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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 3
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	9/17/2026
SCALE	1"=50'
JOB NO.	654-002
SHEET NO:	2 OF 5

654-002 STRAWBERRY FIELDS PRELIMINARY PLAT FOR PHASES 3 TO 6.DWG

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 4

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

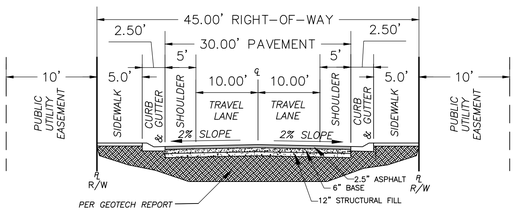


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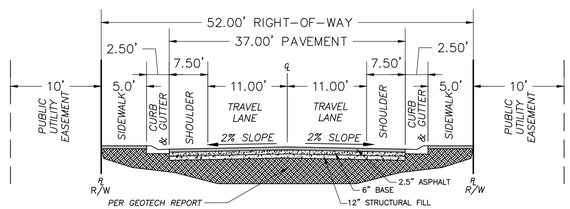
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SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB AND GUTTER
- EXISTING 10" IRRIGATION LINE
- PROPOSED 6" IRRIGATION LINE
- EXISTING 6" IRRIGATION LINE
- PROPOSED WATER LINE
- EXISTING 8" WATER LINE
- EXISTING 10" WATER LINE
- EXISTING 8" SEWER LINE
- PHASE LINE
- PROPOSED 8" SEWER LINE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER LATERAL
- PROPOSED SEWER MANHOLE
- PROPOSED 3-WAY VALVE
- PROPOSED 4-WAY VALVE
- PROPOSED GATE VALVE
- PROPOSED IRRIGATION METER
- A PHASE TRANSFORMER
- B PHASE TRANSFORMER
- C PHASE TRANSFORMER
- A PHASE PRIMARY
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- INSTALL TELEPHONE LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE
- SECTION MONUMENT AS DESCRIBED



45' ROW TYPICAL CROSS SECTION
N.T.S



52' ROW TYPICAL CROSS SECTION
N.T.S

LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 1, N01°07'24"E 411.23 FEET; THENCE EAST 1935.09 FEET TO THE POINT OF BEGINNING; THENCE N01°30'03"E 101.73 FEET; THENCE S88°29'57"E 15.40 FEET; THENCE N01°30'03"E 145.00 FEET TO THE EAST BOUNDARY OF RED SLATE ESTATES SUBDIVISION PHASE 2 (WASHINGTON COUNTY RECORDS DOCUMENT #20250021136); THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) S88°29'57"E 16.44 FEET; (2) N01°30'03"E 100.00 FEET; (3) S88°29'45"E 5.00 FEET; (4) N01°30'03"E 161.98 FEET TO THE BOUNDARY OF STRAWBERRY FIELDS ESTATES PHASE 3 (WASHINGTON COUNTY RECORDS DOCUMENT #??????); THENCE ALONG SAID BOUNDARY THE FOLLOWING NINE (9) COURSES: (1) N88°19'57"E 146.01 FEET; (2) NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 13.10 FEET, HAVING A RADIUS OF 222.50 FEET AND A RADIAL BEARING OF S88°11'29"W, THROUGH A CENTRAL ANGLE OF 03°22'24" (LONG CHORD BEARS: N03°29'43"W 13.10 FEET); (3) N05°10'55"W 33.29 FEET; (4) S88°43'45"E 277.49 FEET; (5) N01°29'48"E 30.06 FEET; (6) S88°48'48"E 95.75 FEET; (7) S01°11'12"W 447.68 FEET; (8) S01°29'03"W 45.00 FEET; (9) S01°29'44"W 96.72 FEET; THENCE N88°30'16"W 98.19 FEET; THENCE N88°46'34"W 52.00 FEET; THENCE N88°04'18"W 247.18 FEET; THENCE S06°07'43"W 6.94 FEET; THENCE N88°26'48"W 155.41 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 291,357 SQUARE FEET OR 6.689 ACRES

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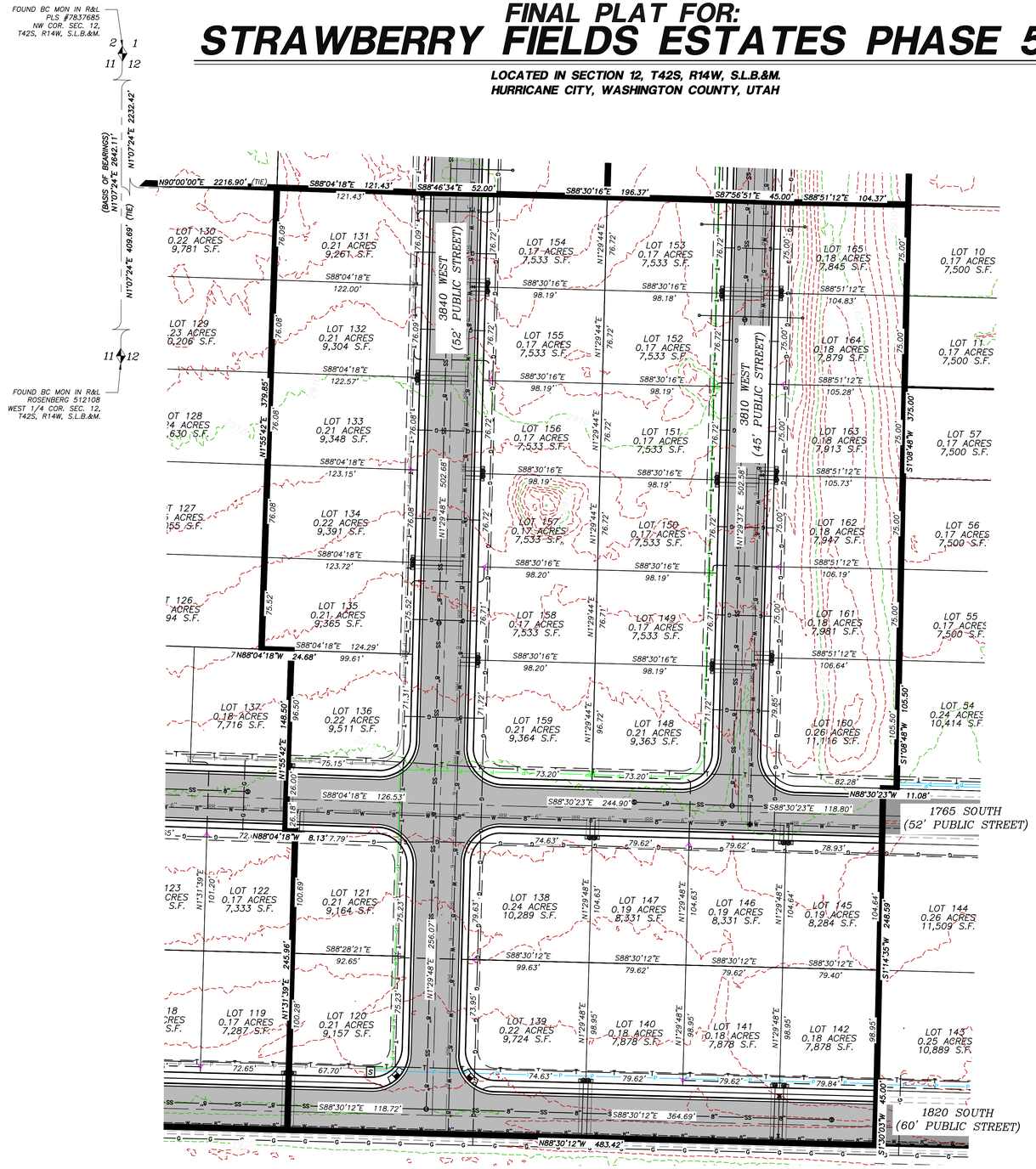
DATE	9/17/2026
SCALE	1"=50'
JOB NO.	654-002

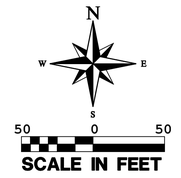
SHEET NO:
3 OF 5

654-002 STRAWBERRY FIELDS PRELIMINARY PLAT FOR PHASES 3 TO 6.DWG

FINAL PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 5

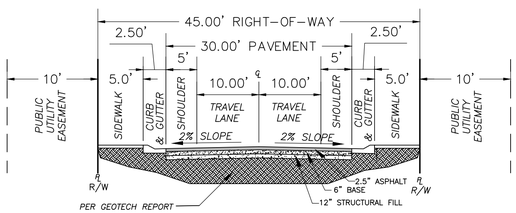
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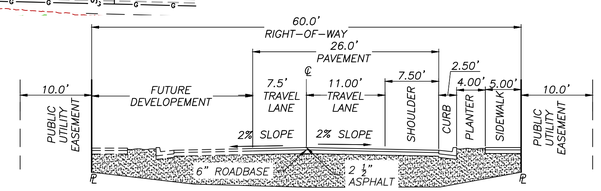


LEGEND

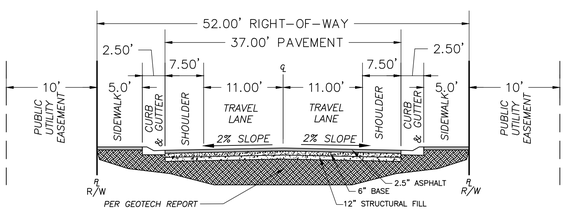
- PROPERTY LINE
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- PROPOSED WATER LINE
- EXISTING 8" WATER LINE
- EXISTING 10" WATER LINE
- EXISTING 8" SEWER LINE
- PHASE LINE
- PROPOSED 8" SEWER LINE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED SEWER LATERAL
- PROPOSED SEWER MANHOLE
- PROPOSED 3-WAY VALVE
- PROPOSED 4-WAY VALVE
- PROPOSED GATE VALVE
- PROPOSED IRRIGATION METER
- A PHASE TRANSFORMER
- B PHASE TRANSFORMER
- C PHASE TRANSFORMER
- A PHASE PRIMARY
- B PHASE PRIMARY
- C PHASE PRIMARY
- SECONDARY POWER
- PROPOSED STREET LIGHT
- SECONDARY JUNCTION BOX
- PADMOUNTED SWITCHGEAR (PMH)
- INSTALL GAS LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- INSTALL TELEPHONE LINE
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- TIE LINE
- SECTION MONUMENT AS DESCRIBED



45' ROW TYPICAL CROSS SECTION
N.T.S



60' ROW TYPICAL CROSS SECTION
N.T.S



52' ROW TYPICAL CROSS SECTION
N.T.S

LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE WEST SECTION LINE OF SAID SECTION 12, N01°07'24"E 409.69 FEET; THENCE EAST 2216.90 FEET TO THE POINT OF BEGINNING; THENCE S88°04'18"E 121.43 FEET; THENCE S88°46'34"E 52.00 FEET; THENCE S88°30'16"E 196.37 FEET; THENCE S87°56'51"E 45.00 FEET; THENCE S88°51'12"E 104.37 FEET; THENCE S01°08'48"W 375.00 FEET; THENCE S01°08'48"W 105.50 FEET; THENCE N88°30'23"W 11.08 FEET; THENCE S01°14'35"W 248.59 FEET; THENCE S01°30'03"W 45.00 FEET; THENCE N88°30'12"W 483.42 FEET; THENCE N01°31'39"E 245.96 FEET; THENCE N88°04'18"W 8.13 FEET; THENCE N01°55'42"E 148.50 FEET; THENCE N88°04'18"W 24.68 FEET; THENCE N01°55'42"E 379.85 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 390,578 SQUARE FEET OR 8.966 ACRES.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

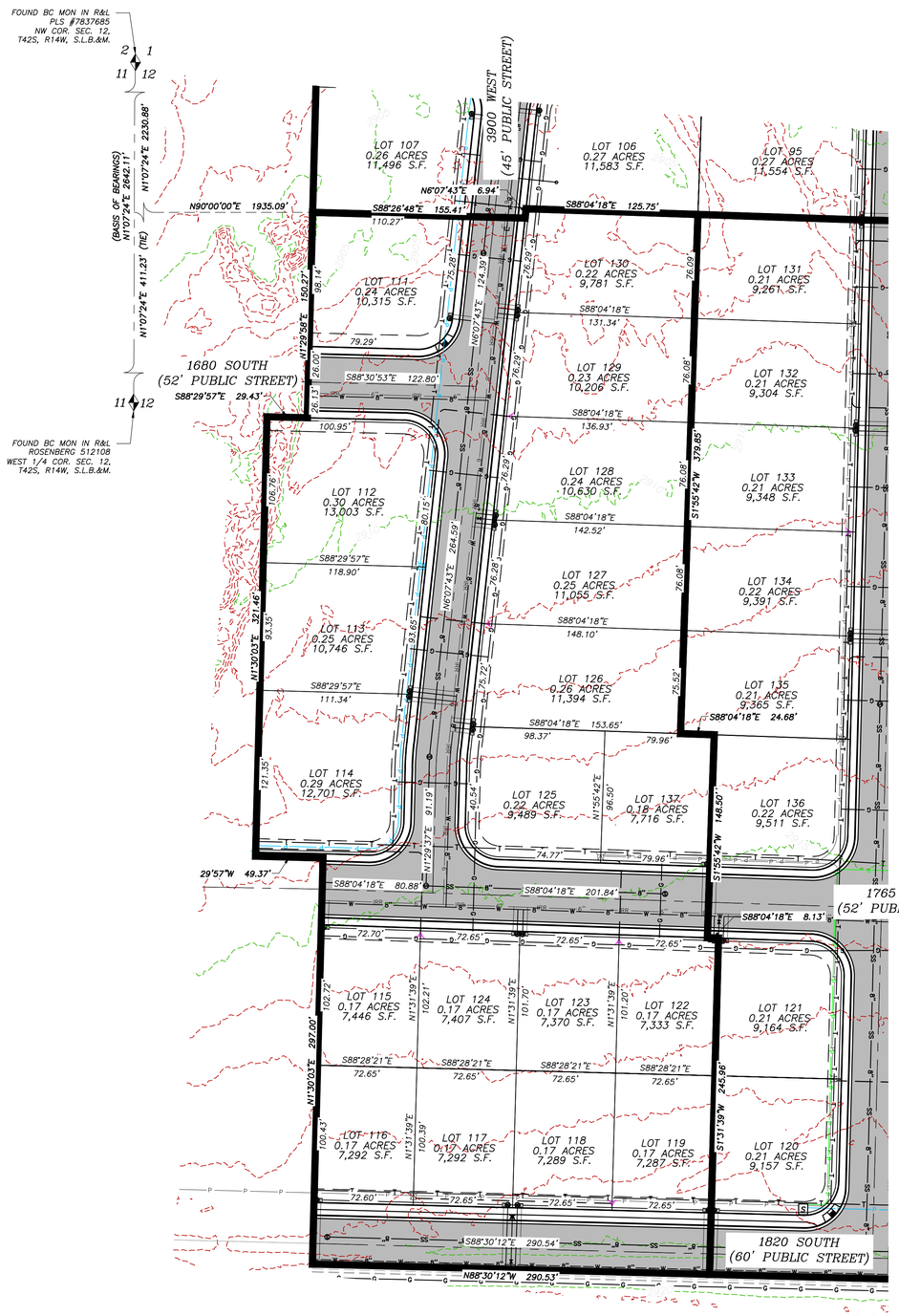
PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 5
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

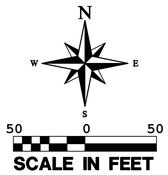
DATE	9/17/2026
SCALE	1"=50'
JOB NO.	654-002
SHEET NO:	4 OF 5

654-002 STRAWBERRY FIELDS PRELIMINARY PLAT FOR PHASES 3 TO 6.DWG

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 6

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





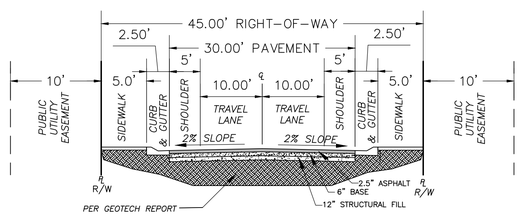
LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE WEST SECTION LINE OF SAID SECTION 12, N01°07'24"E 411.23 FEET; THENCE EAST 1935.09 FEET TO THE POINT OF BEGINNING; THENCE S88°26'48"E 155.41 FEET; THENCE N06°07'43"E 6.94 FEET; THENCE S88°04'18"E 125.75 FEET; THENCE S01°55'42"W 379.85 FEET; THENCE S88°04'18"E 24.68 FEET; THENCE S01°55'42"W 148.50 FEET; THENCE S88°04'18"E 8.13 FEET; THENCE S01°31'39"W 245.96 FEET; THENCE N88°30'12"W 290.53 FEET; THENCE N01°30'03"E 297.00 FEET; THENCE N88°29'57"W 49.37 FEET; THENCE N01°30'03"E 321.46 FEET; THENCE S88°29'57"E 29.43 FEET; THENCE N01°29'58"E 150.27 FEET TO THE POINT OF BEGINNING.

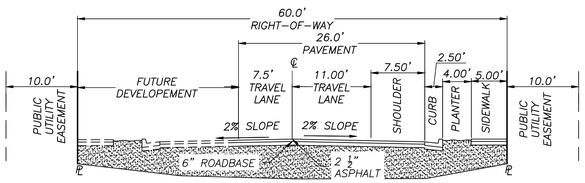
AREA CONTAINS 230,598 SQUARE FEET OR 5.294 ACRES.

LEGEND

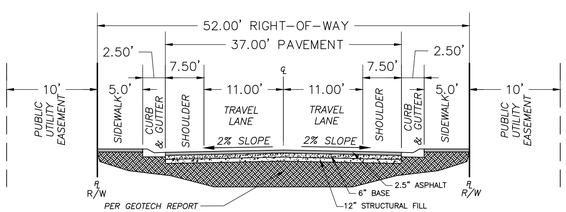
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB AND GUTTER
- IRR — 10" — EXISTING 10" IRRIGATION LINE
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- PHASE LINE
- SS — 8" — PROPOSED 8" SEWER LINE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
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- G — G — G — INSTALL GAS LINE
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52' ROW TYPICAL CROSS SECTION
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NO	DESCRIPTION	DATE	BY
	REVISIONS		

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

PRELIMINARY PLAT FOR:
STRAWBERRY FIELDS ESTATES PHASE 6
LOCATED IN SECTION 12, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	9/17/2026
SCALE	1"=50'
JOB NO.	654-002
SHEET NO:	5 OF 5

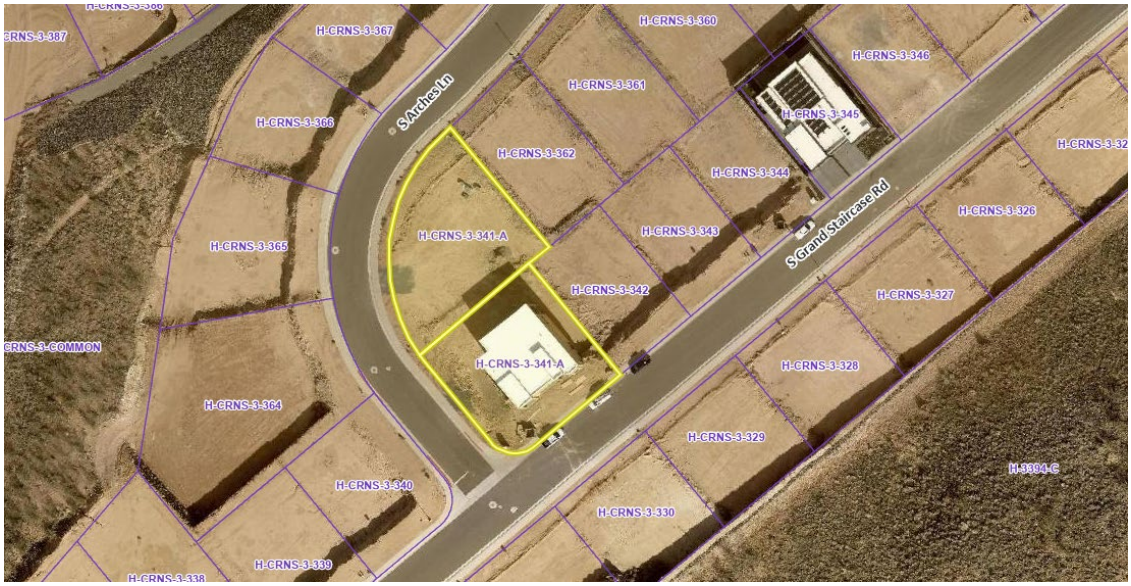
654-002 STRAWBERRY FIELDS PRELIMINARY PLAT FOR PHASES 3 TO 6.DWG

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**10/08/2026 - Planning Commission**
Application Number:	AFP26-18
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Fairway Vista Estates
Agent:	Michael Bradshaw
Request:	Approval of an Amended Final Plat.
Location:	3160 Grand Staircase Rd.
Zoning:	R1-10 (PDO)
General Plan Map:	Planned Community
Recommendation:	Approve subject to staff and JUC comments.
Report Prepared by:	Fred Resch III

Discussion: The applicant is requesting an amendment to the final plat of the North Slope at Copper Rock Phase 3 subdivision. The applicant is requesting to combine Lots 341 and 363 into a new Lot 341. A house is already under construction on Lot 341, this amendment is to accommodate a pool and pool house in the rear yard. This property is zoned Single Family Residential R1-10 with a Planned Development Overlay for the Copper Rock development.



Vicinity Map

JUC Comments

1. **Public Works:** Utility connections for 363 need to be cut and capped/terminated.
2. **Engineering:** Engineering doesn't see an issue with the intent. Final Plat must be updated before it's printed, signed, and sent in for recording.
3. **Streets:** Approved.
4. **Water:** Any Water Services not used will need to be terminated at the Water Mainline.
5. **Fire:** Approved.
6. **Sewer:** Each original lot has a sewer lateral. One sewer lateral will need to be cut, capped, and abandoned.
7. **Power:** Approved.
8. **Gas:** [No comments received.]
9. **Fiber:** Approved.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The plat meets the standards for amending final plats contained in Utah Code section 10-20-811 for subdivision amendments, updated in 2025. The following is a list of the key code requirements that should be considered:
    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. An amendment note describing the changes 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. Add notes to plat:
    a. *The parent parcels for this subdivision is: H-CRNS-3-341-A.* (HCC 10-39-10(A)(12)).
    b. Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot. (HCC 10-39-10(B)(6)).

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

Final Plat Amendment Application Checklist

for

Copper Rock North Slope Phase 3 Amendment A

1. Name of Applicant: Fairway Vista Estates, LC
2. Address of Applicant: P.O. Box 160, Hurricane, UT 84737
3. Name and Contact information for Property Owner
   Fairway Vista Estates, LC, P.O. Box 160, Hurricane, UT 84737
   Kenneth Knudson, kknudson@primeres.com Cell: (385) 563-0842
4. Address and Legal Description with Tax ID: H-CRNS-3-341-A
5. Plat Amendment Narrative:

Fairway Vista Estates is seeking to combine Lots 341 and 363 of the North Slope at Copper Rock Phase 3 Subdivision into one single lot by means of a plat amendment. The intent is to create a large lot to accommodate a detached casita and larger yard space. Both lots are owned by Fairway Vista Estates, LC and a home is currently being built. Lot 363 has already been deeded into on parcel id via a quit-claim deed filed with Doc # 20260025004 at the Washington County Recorders Office.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into public streets and easements to be known hereafter as

"NORTH SLOPE AT COPPER ROCK PHASE 3 SUBDIVISION PARTIAL AMENDMENT AND EXTENDED A"

For good and valuable consideration received, the owner does hereby dedicate and convey to the Hurricane City for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted or shown. The owner does hereby warrant to the Hurricane City, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this _____ day of _____ 2026.

Fairway Vista Estates LC
a Utah Limited Liability Company
P.O. Box 160
Hurricane, UT 84737-160

_____
by Kenneth C. Knudson, Manager

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LC

STATE OF _____
COUNTY OF _____ S.S.

On the _____ day of _____, 20___, appeared before me Kenneth Knudson, Manager of Fairway Vista Estates, LC, who being duly sworn did say that the within and foregoing instrument was signed by him on behalf of Fairway Estates, LC.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME:_____

COMMISSION NUMBER:_____

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSION IN UTAH

BOUNDARY DESCRIPTION

All of Lot 341 and Lot 363 of the North Slope at Copper Rock Phase 3 Subdivision as shown on the official plat thereof recorded as Document No. 20250007482 in the office of the Washington County Recorder in said County in the State of Utah being more particularly described as follows:

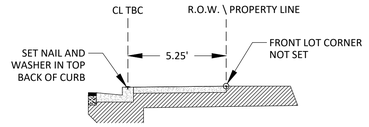
Beginning at the Southeast corner of Lot 341 of the North Slope at Copper Rock Phase 3 Subdivision as shown on the official plat thereof recorded as Document No. 20250007482 in the office of the Washington County Recorder in said County in the State of Utah said point being North 88°59'02" West 1347.19 feet along the North section line and South 00°00'00" East 1862.15 feet from the North 1/4 corner of Section 21 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence along the boundary of said Lot 342 through the following three (3) courses: South 51°25'58" West 84.56 feet to the point of curvature of a curve to the right having a radius of 25.00 feet; thence Northwesterly 39.27 feet along the arc of said curve through a central angle of 90°00'00", the chord of which bears North 83°34'02" West for a distance of 35.36 feet, to the point of tangency; thence North 38°34'02" West 75.70 feet to the point of curvature of a curve to the right having a radius of 127.50 feet; thence Northwesterly 9.30 feet along the arc of said curve through a central angle 04°10'51", the chord of which bears North 36°28'36" West for a distance of 9.30 feet, to the Southwesterly corner of Lot 363 of said North Slope at Copper Rock Phase 3 Subdivision said point also being the point of compound curvature of a curve to the right having a radius of 127.50 feet; thence along the boundary of said Lot 363 through the following four (4) courses: Northeasterly 185.46 feet along the arc of said curve through a central angle of 83°20'24", the chord of which bears North 07°17'02" East for a distance of 169.53 feet, to the point of compound curvature of a curve to the right having a radius of 807.50 feet; thence Northeasterly 7.58 feet along the arc of said curve through a central angle of 00°32'17", the chord of which bears North 48°41'05" East for a distance of 7.58 feet; thence South 38°34'01" East 118.45 feet; thence South 51°25'58" West 20.00 feet to the Northerly corner of said Lot 341; thence along the Northeasterly boundary of said Lot 341 South 38°34'01" East 110.00 feet to the point of beginning.

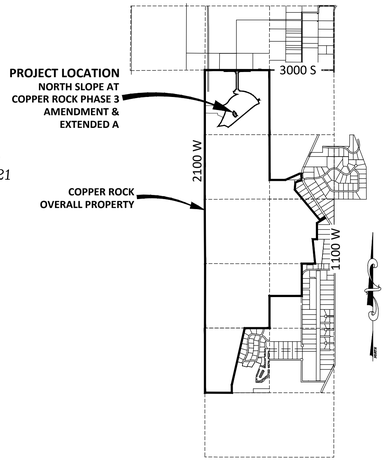
Contains 0.54 acres.

NARRATIVE

The purpose of this plat is to combine Lots 341 and 363 as shown on the North Slope at Copper Rock Phase 3 Subdivision as shown on the official plat thereof recorded as Document No. 20250007482 in the office of the Washington County Recorder in said County in the State of Utah. No other changes have been made or intended.

NOTE: A nail and washer stamped LS #4804681 will be set at points where the extension of each side lot line intersects the top back of curb.





VICINITY MAP

BASIS OF BEARING

The Basis of Bearing for this project is the North Section line of Section 21, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the North 1/4 Corner and the Northwest Corner having a bearing of North 88°59'02" West and a distance of 2638.17 feet.

LEGEND

- ○ POINT NOT SET
- ● SET 5/8" REBAR AND PLASTIC CAP
- FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- FOUND CLASS 2 MONUMENT
- FOUND CLASS 1 MONUMENT
- NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
- AMENDMENT D BOUNDARY
- 10' (PUE) PUBLIC UTILITY EASEMENT
- ROADWAY CENTER LINE

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

"NORTH SLOPE AT COPPER ROCK PHASE 3 SUBDIVISION PARTIAL AMENDMENT AND EXTENDEDA"

I further certify that his plat is a true and correct representation of conditions existing on the ground.

Date: _____

_____
Michael W. Bradshaw, R.L.S. Certificate No.4804681

FINAL PLAT
FOR
NORTH SLOPE AT COPPER ROCK PHASE 3 SUBDIVISION PARTIAL AMENDMENT AND EXTENDED A

WASHINGTON COUNTY, UTAH
SECTION 21, TOWNSHIP 42 SOUTH ,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL	Engineer's Approval	Approval and Acceptance by the Hurricane City, Utah	Approval as to Form	Treasurer Approval	Recorded Number
I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office and that I recommend approval.	The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this ____ day of _____, A.D. 20____	We, the Mayor and City Council of the Hurricane City, UT, have reviewed the above subdivision Final Plat and by authorization of said City Council, record in the minutes of its meeting of the ____ day of _____ A.D. 20____ hereby accept said Final Plat with all commitments and obligations pertaining thereto.	Approved as to Form, this the ____ day of _____, A.D. 20____	I, Washington County Treasurer, certify on this ____ day of _____ A.D. 20__ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.	
Special Service District Date: Hurricane City, Utah	Engineer City of Hurricane	Attest: City Recorder City of Hurricane Mayor City of Hurricane	City Attorney City of Hurricane	Washington County Treasurer	Washington County Recorder

ALLIANCE CONSULTING
A Planning and Engineering Firm

DATE: 9/4/2
JOB NUMBER: 438
SCALE: 1" = 2
DRAWN BY: JHC
CHECKED BY: MWB
DATE
REVISIONS

NORTH SLOPE AT COPPER ROCK P3 PARTIAL AMEND & EXTEND A FINAL PLAT
FOR
LOT 341
LOCATED IN
SECTIONS 21 TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB&M,
CITY OF HURRICANE. WASHINGTON COUNTY. UTAH

SHEET
1

PLANNING & ZONING
HURRICANE CITY
UTAH

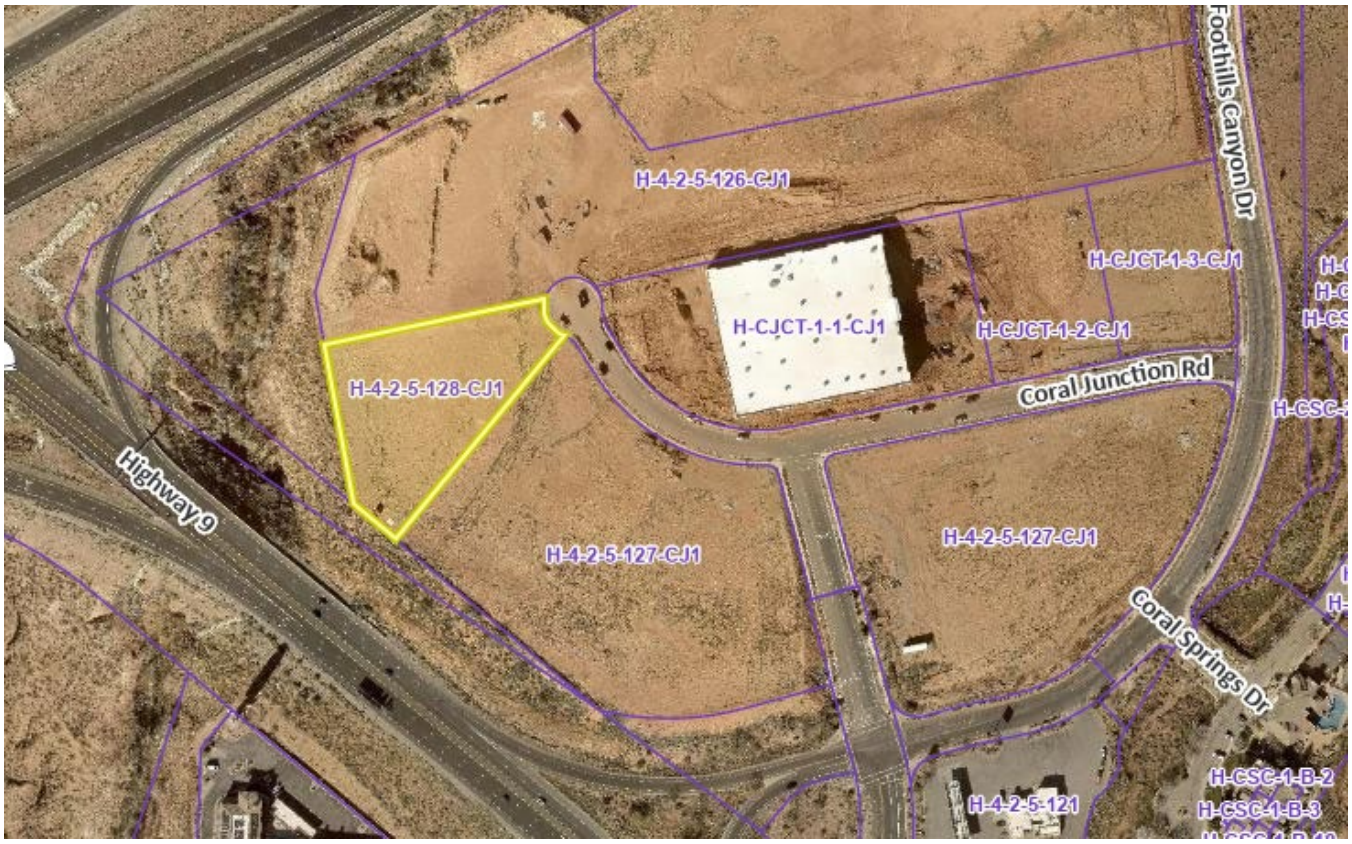
STAFF COMMENTS

Agenda Date:	**10/08/2026 - Planning Commission**
Application Number:	FSP26-26
Type of Application:	Final Site Plan
Action Type:	Administrative
Applicant:	Rob Pitts
Agent:	Tyler Hughes
Request:	Approval of a Final Site Plan.
Location:	6960 W Coral Junction Road
Zoning:	GC (PDO)
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 Coral Canyon Echo Suites, a 124-room four-story hotel, located on Coral Junction Road near the State Route 9/Interstate 15 interchange. The site is 2.06 acres located across the street from Rush Funplex. A conditional use permit for greater height was approved in January 2026. This site is General Commercial (GC) with a Planned Development Overlay (PDO) as part of the Coral Canyon development.

JUC Comments

Construction drawings were approved in September 2026.



Vicinity Map

Staff Comments: Final Site Plan

1. Land Use: The proposed hotel use is permitted in the General Commercial zone.
2. Parking: Per Hurricane City Code (HCC) 10-34-10, a hotel requires one space per room plus two spaces, which for a 124-room hotel is 126 required spaces. The applicant is proposing 133 parking stalls, which exceeds the requirement.
3. Landscape: Hurricane City code requires a 10-foot landscape buffer in front each right-of-way as well as 7% of the parking lot area be landscaped. The landscaping plan meets this code requirement.
4. Signage: No signs have been submitted at this time. Any signs shall require review and approval of a sign permit.
5. Elevations: Building renderings have been submitted and staff has no concerns with the renderings as presented as they match the approved conditional use permit plans from January 2026. The height of the buildings is four stories and 42’ tall.
6. Lighting: All outdoor lighting will need to meet the requirements of HCC 10-33-7, including fully shielded lighting, color temperature under 4,000 K, and floodlights under 18 feet.

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

ROSENBERG ASSOCIATES™
CIVIL ENGINEERS LAND SURVEYORS

Date: September 28, 2026

To: Hurricane City Planning and Zoning
Attn: Fred Resch III – City Planner
147 N 870 W
Hurricane, Utah 84737

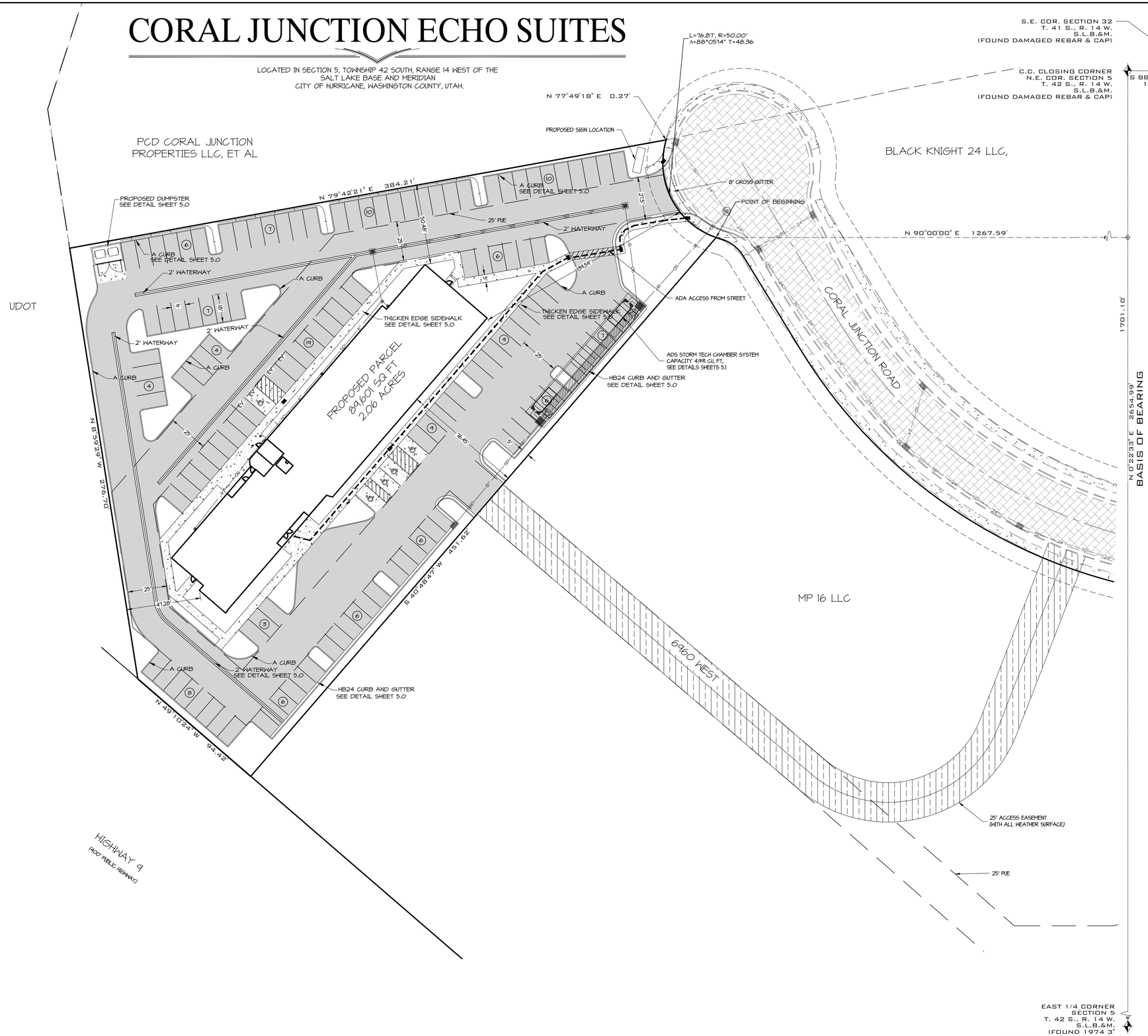
From: Jared W Bates, PE, CFM
Principal Engineer

Subject: **Coral Junction Echo Suites**
Final Site Plan Application
Project Number: 15156-25

This document has been prepared for the proposed Coral Canyon Echo Suites Hotel in Hurricane, Utah. The proposed project consists of a 4 story (124 rooms, 50,204 sq. ft.) hotel building built on 2.06 acres within the Corral Junction commercial subdivision. Site improvements include finish grading, utility installation, and paving of parking and access areas. The main project access will be established at the north end of Coral Junction Road, with a second, emergency access through the undeveloped pad to the south. Stormwater will be detained and routed to the existing stormdrain within Coral Junction Road. Dumpsters will placed at the northwest corner of the site, away from Coral Junction Road.

CORAL JUNCTION ECHO SUITES

LOCATED IN SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE
SALT LAKE BASE AND MERIDIAN
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.



PROJECT OWNER/ DEVELOPER

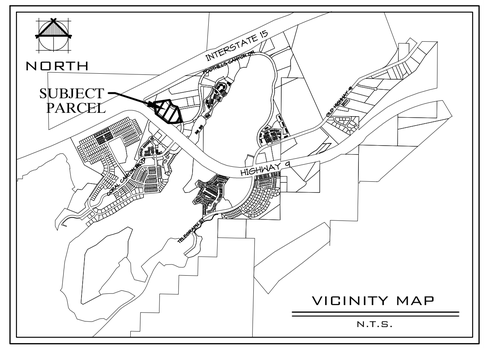
MP 16 LLC
604 CHURCHILL DRIVE
SAINT GEORGE, UT 84790
CONTACT: ROB PITTS
(901) 283-8856

PROJECT ENGINEER

ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UT 84790
CONTACT: JARED BATES
(435) 673-8586

GEOTECHNICAL ENGINEER

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS
1420 SOUTH 270 EAST
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
(435) 673-6850



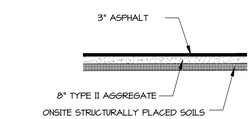
VICINITY MAP
N.T.S.

ECHO SUITE SITE DATA

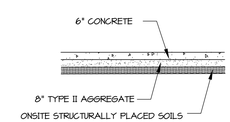
TAX ID NUMBER: H-4-2-5-128-G..I
CURRENT ZONES:
GC (GENERAL COMMERCIAL)
TOTAL AREA:
91,715 SQ. FT. - 2.06 ACRES
PROJECT LAND USE: HOTEL

PARKING:
TOTAL PARKING SPACES REQUIRED= 2 SPACES PLUS 1 SPACE PER LIVING OR SLEEPING UNIT
TOTAL SLEEPING UNITS: 124
REQUIRED PARKING STALL: 126
PROVIDED PARKING STALLS: 133
PROVIDED ADA PARKING STALLS: 5

LANDSCAPE:
LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.



ASPHALT CROSS SECTION
SCALE: N.T.S.



CONCRETE CROSS SECTION
SCALE: N.T.S.

EAST 1/4 CORNER
SECTION 5
T. 42 S., R. 14 W.
S.L.B.&M.
(FOUND 1974 3"
ALUM. COUNTY BRASS CAP)

0 30' 60'
SCALE: 1"=30'

DATE:	06/05/26
JOB NO.:	15156-25
DESIGNED BY:	TKH
CHECKED BY:	JWB
DWG:	CON PLAN

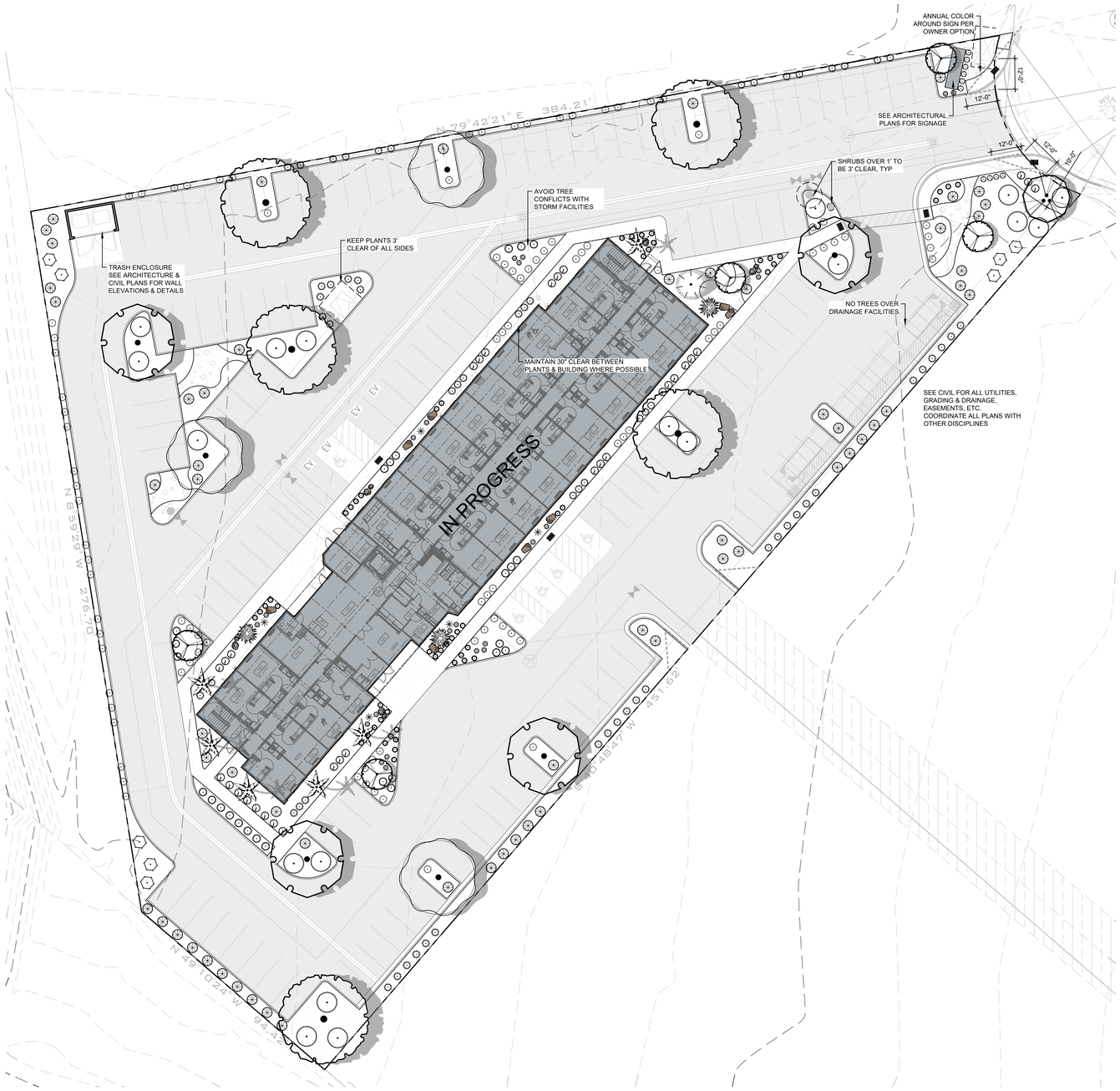
REVISIONS
DATE 08/04/26
CITY REDLINES

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586 Fx (435) 673-8397
www.racivil.com

SITE PLAN
FOR
CORAL JUNCTION ECHO SUITES HOTEL
HURRICANE
UTAH

PROFESSIONAL ENGINEER
JARED W. BATES
9/4/2026
7885
STATE OF UTAH

SHEET
2.0
2 OF 11 SHEETS



LANDSCAPE_REQUIREMENTS

PER HURRICANE UT, CODE 10-32

STREET FRONTAGE LANDSCAPING
- > 10' LANDSCAPE STRIP ALONG PUBLIC STREETS
- >> (1) TREE & (3) SHRUBS PER 35 LINEAL FEET (EXCLUDE THE DRIVEWAY APPROACH)

	FRONTAGE LENGHT	TREES + SHRUBS REQ'D	TREES + SHRUBS PROV'D
••	49 LINEAL FEET	1 + 4	1 + 4

PARKING LOT LANDSCAPING
- > 7% MIN LANDSCAPING AREA FOR AREAS WITH 10+ SPACES OR 3500 SF OF PARKING AREA
- >> EVERY (10) SPACES: (1) DECIDUOUS TREE + (2) SHRUBS WITHIN THE INTERNAL PARKING AREA
- >> LANDSCAPE AREA SHALL BE A MINIMUM OF 25 SQ. FT. AND 5' IN WIDTH

	PARKING SPACES	TREES + SHRUBS REQ'D	TREES + SHRUBS PROV'D
•	129	13 + 26	13 + 26

SCREENING & BUFFERING
- > TRASH RECEPTACLES, OUTDOOR STORAGE
- >> SCREEN WITH 6' OPAQUE (CLOSED-VISION) WALL OR FENCE
- > UTILITY BOXES, MECH EQUIPMENT, METERS, ETC
- >> SCREEN WITH LANDSCAPING OR ARCHITECTURAL ELEMENTS

PLANT MATERIALS & OTHER LANDSCAPING
- > DROUGHT TOLERANT, NON-INVASIVE, LOW-MAINTENANCE, 25% VEGETATIVE COVERAGE
- > GROUND COVER: 85% OF OVERALL GROUND COVER MAY BE INORGANIC, MULCH ETC.
- >> REQUIRED TO BE OVER LANDSCAPE FABRIC (COMMERCIAL GRADE)

- > DECIDUOUS SHADE TREES: 2" CALIPER (AT GROUND LEVEL) B&B OR BOX SIZE AS NEEDED
- > EVERGREEN TREES: 4' MIN HEIGHT (MEASURED FROM GROUND TO TIP)
- > SHRUBS: 18" HEIGHT (AT TIME OF PLANTING)
- > VEG. GROUND COVER: 18" HEIGHT MAX AT MATURITY

IN PROGRESS

LEGEND

3" DEPTH OF BLACK BASALT ROCK FOR CONTRAST
1-2" MINUS, WASHED & ANGULAR
3" DEPTH OVER COMMERCIAL-GRADE WEED BARRIER FABRIC

PLANTER BED ROCK MULCH
1.5" GRANITE, WASHED ANGULAR
3" DEPTH OVER COMMERCIAL-GRADE WEED BARRIER FABRIC

ACCENT BOULDERS
50:50 MIX OF SANDSTONE (OR BROWN-RED OPTION) AND BLACK BASALT WITH LICHENS/WEATHERED SIDE UP
DISTRIBUTE SIZES EVENLY THROUGHOUT

IN PROGRESS

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES						
	Lagerstroemia indica / Crape Myrtle	24"	Box	5		15'T x 12'W
	Pinus thunbergii / Japanese Black Pine	24"	Box	1		40'T x 12'W
	Pistacia chinensis 'Red Push' / Red Push Pistache	2" Cal.	B&B	5		35'T x 35'W
	Prosopis glandulosa 'Maverick' / Maverick Thornless Honey Mesquite	24"	Box	4		30'T x 30'W
	Quercus buckleyi / Buckley Oak	24"	Box	3		30'T x 30'W
	Vitex agnus-castus / Multi-Trunk Chaste Tree	24"	Box	1		20'T x 20'W
	Washingtonia filifera / California Fan Palm	6'H Trunk	Box	6		60'H x 15'W, Skinned
SHRUBS						
	Chrysactinia mexicana / Damianita	5 gal.	Pot	10		2'T x 2'W
	Dasylirion longifolium / Toothless Desert Spoon	15 gal.	18" Box	3		8'T x 8'W
	Hesperaloe parviflora 'Perpa' / Brakelights® Red Yucca	1 gal.	Pot	23		2'T x 2'W
	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal.	Pot	63		3'H x 3'W
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	5 gal.	Pot	18		6"T x 8'W
	Nerium oleander 'Dwarf Red' / Dwarf Red Oleander	5 gal.	Pot	8		5'T X 5'W
	Rosa x 'Noare' / Flower Carpet® Red Groundcover Rose	2 gal.	Pot	32		1.5'T x 3'W
	Teucrium chamaedrys / Germander	5 gal.	Pot	26		1'T x 3'W
	Yucca filamentosa 'Color Guard' / Color Guard Adam's Needle	5 gal.	Pot	5		3'T x 3'W
GRASSES						
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	Pot	53		2'T x 2'W
	Miscanthus sinensis 'Autumn Red' / Autumn Red Maiden Grass	5 gal.	Pot	60		6'T x 4'W
	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass	2 gal.	Pot	96		3'T x 3'W

IN PROGRESS

JOB NO: | PROJECT MANAGER: | CAD OPERATOR:

Consulting Engineering
Land Development
Land Surveying
Structural
Civil
GIS

PH: 208.840.5673
www.KORE-4.com
Idaho Falls, ID ■ Logan, UT ■

modus
4040 N CENTRAL EXPY,
SUITE 720
DALLAS, TEXAS 75204
t 314.302.6864
modusarchitecture.com
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PROJECT #: 250357

PERMIT SET

ECHO SUITES - HURRICANE, UT

CORAL JUNCTION ROAD
HURRICANE, UT 84737

ISSUE DATE: 09/25/2026
REVISIONS:

State of Utah
JESSE MICHEL
RANSOM
9349003301
Licensed Landscape Architect
09.25.26

SHEET NUMBER

L100

SHEET NAME

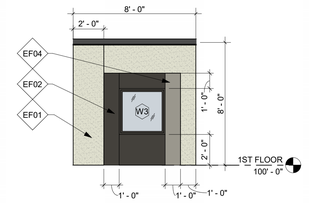
LANDSCAPE PLAN



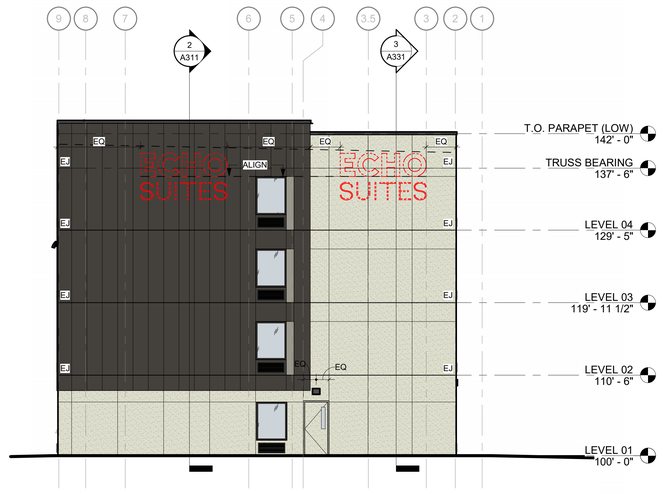
5 ELEVATION - EXTERIOR SOUTH
1/8" = 1'-0"



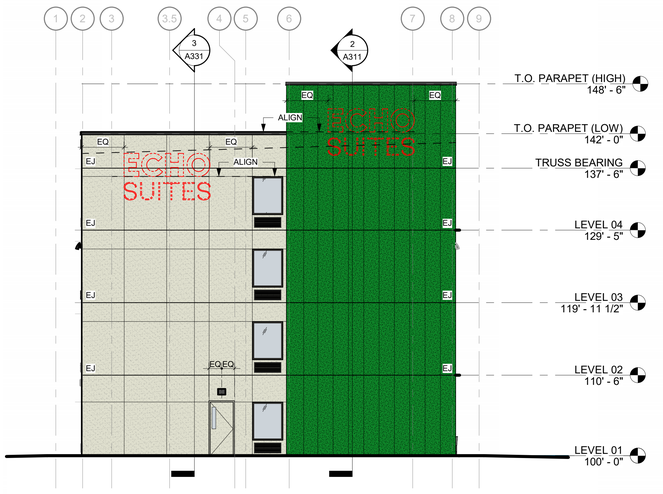
4 ELEVATION - EXTERIOR NORTH
1/8" = 1'-0"



3 ELEVATION - MOCKUP ELEVATION
1/4" = 1'-0"



2 ELEVATION - EXTERIOR EAST
1/8" = 1'-0"



1 ELEVATION - EXTERIOR WEST
1/8" = 1'-0"

GENERAL NOTES

1. RE: SHEET G002 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
2. CONTRACTOR TO VERIFY LOCATION OF SIGN WITH OWNER AND PROVIDE BLOCKING AND ELECTRICAL AS REQUIRED.
3. DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL: FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINE, UNLESS OTHERWISE NOTED OR INDICATED.
4. RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.
5. EXTERIOR DOORS TO MATCH ADJACENT FINISH COLOR.
6. INSTALL EXPANSION JOINTS AT INTERIOR CORNERS AND FLOOR LINES.
7. CONTRACTOR TO PROVIDE SAMPLE OF EXTERIOR WALL FINISH AND COLOR TO ARCHITECT AND WYNDHAM FOR APPROVAL PRIOR TO FINISHING.
8. REINFORCE ALL EIFS BELOW 8'-6" AFF WITH DRYVIT PANZER MESH IN ADDITION TO STANDARD PLUS MESH.
9. ALL EIFS JOINT LINES ARE AESTHETIC TYPE JOINTS U.N.O.
10. ALL CONDENSATE LINES THAT DAYLIGHT TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR.
11. EXTERIOR LOUVERS EXCEPT FOR P-TAC LOUVERS ARE TO MATCH ADJACENT FINISH COLOR. BOD : RUSKIN ELF375X/ELF375XH
12. SIGNAGE TO BE APPROVED UNDER SEPARATE SIGNAGE PERMIT.

LEGEND

PATTERN	DESCRIPTION
	GLAZING **G1** STOREFRONT/WINDOW ALUMINUM FRAME COLOR: DARK BRONZE ANOD.
	G2 1" CLEAR INSULATED LOW-E POST APPLIED VINYL COLOR: WHITE FLAT
	PREFINISHED METAL COPING PREFINISHED METAL COPING DARK BRONZE ANODIZED (ONLY WHEN NEEDED) SW. 7020 BLACK FOX PPG: 1007-7 BARK
	EIFS WALL PANEL **EF01** COLOR: ECHO 01 1030 ST DRYVIT #103 NATURAL WHITE TEXTURE: SANDBLAST **PAINT FOR DOORS, TRIMS, ADJACENT SURFACES:** SW 6071 POPULAR GRAY PPG 1025-3 WHISKERS
	EF02 COLOR: ECHO 02 1030 S SW 7674 PEPPERCORN TEXTURE: SANDBLAST **PAINT FOR DOORS, TRIMS, P-TAC SLEEVE, ADJACENT SURFACES:** SW: 7674 PEPPERCORN PPG: 0996-7 SUMMER SHADOW
	EF03 COLOR: ECHO 03 1030 S SW 6459 JADITE TEXTURE: SANDBLAST **PAINT FOR DOORS, TRIMS, ADJACENT SURFACES:** SW 6459 JADITE PPG 1139-5 SHEFFIELD
	EF04 COLOR: ECHO 05 1030 ST DRYVIT #616 KINGS GRAY TEXTURE: SANDBLAST **PAINT FOR DOORS, TRIMS, ADJACENT SURFACES:** SW 7016 DOVETAIL PPG 1007-5 LAZY AFTERNOON

BASIS OF DESIGN SYSTEM:
DRYVIT 'OUTSULATION PLUS MD' EIFS WITH MOISTURE DRAINAGE

POINT OF CONTACT:
BOB DAZEL, DRYVIT SYSTEMS
BOB.DAZEL@DRYVIT.COM / 734-790-6765

NOTE:
PROVIDE "STRATOTONE" HIGH PERFORMANCE COLORANT FOR ALL COLORS/TEXTURES

	GRILLE COVER FOR PTACS AND LOUVERS DARK BRONZE
	OPTIONAL SIGNAGE LOCATIONS. OWNER/AOR TO COORDINATE WITH SIGNAGE VENDOR

SIGNAGE NOTES:

1. ALL SIGNAGE LETTER HEIGHTS SHALL BE STANDARD DIMS, I.E. 18", 24", 36", ETC. AS ALLOWED BY SIGNAGE CODES
2. CONCEAL ALL ELECTRICAL WIRES AND BOXES
3. GC AND SIGN VENDOR TO COORDINATE BLOCKING AND ELECTRICAL ROUGH IN LOCATIONS PRIOR TO CONSTRUCTION
4. NO RACEWAY BOXES
5. ALL SIGNAGE LOCATIONS SHOWN FOR REFERENCE. ALL PROJECTS SHALL SUBMIT SIGN SHOP DRAWINGS FROM A WYNDHAM APPROVED VENDOR FOR REVIEW AND APPROVAL PRIOR TO FABRICATION

modus
4040 N CENTRAL EXPY,
SUITE 720
DALLAS, TEXAS 75204
t 314.302.6864
modusarchitecture.com
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PROJECT #: 250357

PERMIT SET

ECHO SUITES - HURRICANE, UT
CORAL JUNCTION ROAD
HURRICANE, UT 84737

ISSUE DATE: 05/12/2026

REVISIONS:

STATE OF UTAH
MICHAEL L. MACGREGOR
No. 13064996-0301
LICENSED ARCHITECT
05.12.2026

SHEET NUMBER
A211

SHEET NAME
OVERALL EXTERIOR ELEVATIONS

Hurricane Planning Commission
Meeting Minutes
June 11, 2026

Minutes of the Hurricane City Planning Commission meeting held on June 11, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Brad Winder, Kelby Iverson, and Scott Hughes.

Members Excused: Michelle Smith

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, Water Department Representative Kory Wright, and Councilman Lynn Excell.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Scott Hughes

Prayer and/or thought by invitation given from Mark Sampson

Ralph Ballard motioned to approve the agenda. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest - none

NEW BUSINESS

1. AFP26-07: Discussion and consideration of a possible approval of an amended final plat for Gateway Commercial Lot 5, a three-lot commercial subdivision located at 300 S 3700 W. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen presented the application. He stated that it has already been approved, but Maverik now owns a portion of the property and the application is to reflect that change. Ralph Ballard asked for clarification regarding Lot 5. Mr. Rasmussen explained that it is being split into three lots as shown on the site plan, but the split was not completed at the time of recording and is now being reflected. Brad Winder asked about the JUC departments that did not provide comments. Gary Cupp stated that nothing was received from them, so they were left blank. Mark Sampson asked whether that was a good or bad thing. Mr. Cupp stated that since they did not comment, they likely did not have any issues. Commissioner Winder confirmed if engineering is good with the split. Jeremy Pickering stated that everything looks good and that the remaining minor items will be worked out before the mylar is printed.

Paul Farthing motioned to approve AFP26-07. Ralph Ballard seconded the motion. Unanimous.

2. FSP26-14: Discussion and consideration of a final site plan for Zions Gateway Phase 3, a commercial development consisting of three restaurant buildings located at 2000 W 100 N. Rick Adams, Applicant. Bush & Gudgell, Agent.

Josh stated that the application was approved in 2024, but the approval lapsed before they were able to move forward, so they had to reapply. He stated that they are ready to move forward with the project,

which will include two restaurants and a small drink shop at the location. Fred Resch stated that the project was previously approved and that the site plan ordinance states approvals are valid for one year until construction begins. Mark Sampson asked why they could not just receive an extension. Mr. Resch stated that the ordinance does not allow for an extension. Shelley Goodfellow asked if they knew what would be going in the units. Josh stated that he was unaware. Scott Hughes asked whether the red lines represented cross-access easements for utilities or phase lines. Jeremy Pickering stated that they are utility easements and that the development will have access from two streets, with no direct access from SR-9.

Shelley Goodfellow motioned to approve FSP26-14 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

3. PP25-15: Discussion and consideration of an extension of the preliminary plat approval for Sandwater Estates, a 255 lot single family subdivision located at Sand Hollow Road and 2300 S. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen stated that the property is south of Marla and north of Dixie Springs. The owner has an agreement with the School District that whoever puts the infrastructure in first will help pay for it. He stated that they are currently working through construction redlines. The one-year approval period came up, so they needed an extension, but the project is currently being worked on.

Kelby Iverson motioned to approve the extension for PP25-15. Shelley Goodfellow seconded the motion. Unanimous.

4. AFP26-10: Discussion and consideration of a possible approval of an amended final plat for Quail Lake Estates Lots 27 & 27 A, located at 27 and 27 A Quail Creek Drive. Rollin and Patricia Hooper, Applicant. Karl Rasmussen, Agent.

Kyle Rasmussen stated that the owners of the lot would like to combine the two existing parcels into one. Mark Sampson asked what else was needed besides City approval and whether HOA approval was required. Mr. Rasmussen stated that nothing additional was needed. Dayton Hall stated that the city does not enforce HOA covenants. Commissioner Sampson asked what would happen if the HOA denied the request after the city approved it. Mr. Hall stated that it would be a civil matter. Scott Hughes asked whether additional meters would normally be required to be removed. Jeremy Pickering stated that water is shared in this subdivision and that any power issues would be addressed with the building permit. Commissioner Sampson asked if there were any issues with having one water meter. Mr. Hall stated that it is an older development and that the State is discouraging and trying to eliminate communities being served by a single meter, but the development was approved years ago to operate this way.

Paul Farthing motioned to approve AFP26-10 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

Approval of Minutes: NONE

Planning Commission Business:

1. Discussion on duplexes in single family zones

Shelley Goodfellow asked what the City Council decided on the multifamily zone change request on 400 S. Gary Cupp stated that it was unanimously denied because it was not in character with the existing neighborhood. Kelby Iverson stated that he had thought a lot about the conversation. An ADU and single-family home could be built while maintaining the character of the neighborhood, unlike a duplex where the owners reside elsewhere. He stated that when he thinks of a duplex, he thinks of a two-story

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unit and that the character of a single-family residence should be preserved rather than mixing in multifamily. Mark Sampson asked if owner occupancy would change the feel. Commissioner Iverson stated that he does not like the zone change in a single-family neighborhood.

Commissioner Goodfellow stated that it would allow the second home to have its own set of utilities. Commissioner Iverson stated that it does not keep the feel of a single-family neighborhood. Commissioner Goodfellow stated that she understands keeping neighborhoods at a low density. She stated that they do not see many duplexes and that she thinks it is higher quality housing than four-story apartments.

Commissioner Sampson asked about the feel of the townhomes across from Scholzen. Paul Farthing stated that they are all rentals and that it is a nice project, but it all comes down to management. He stated that you can have nice twin homes, but if they are not taken care of, they can become not well kept. Commissioner Goodfellow stated that single-family homes can have the same issue. She stated that the width of the lot on 400 S was narrow but that the duplex would have elevated the feel of the neighborhood.

Ralph Ballard stated that he receives postcards all the time from people wanting to buy his properties to split them up. He stated that people want to take an existing lot in an existing neighborhood and split it, which will drive costs up. He stated that with existing neighborhoods, the city should figure out how to make people improve them instead of splitting them. He questioned where the city would stop once it starts allowing it, stating that there could be one, then another, and another. He asked if there was a step the city could take for duplexes.

Commissioner Goodfellow suggested putting duplexes in their own zoning classification and separating them from regular multifamily. Fred Resch stated that part of what they would be trying to do is reduce the friction of developing or redeveloping properties. He stated that if the City were to allow this, it would allow it with conditions.

Commissioner Sampson stated that the affordable housing expo was saying that the city has infill to use. Mr. Cupp stated that staff is not proposing to allow duplexes in single-family homes and that they are just brainstorming. Commissioner Sampson stated that St. George is doing it and asked how. Staff was directed to look into it.

Commissioner Iverson stated that he does not like infill being used for multifamily and taking away from single-family areas. Commissioner Farthing stated that the nice thing about infill is that the services are already there, including schools and businesses. He stated that if infill were done, kids could ride their bikes to school. Scott Hughes stated that he is in favor of looking at how to do infill. He stated that when there is a zone change, it seems more often than not it becomes an investment property. He stated that the investment properties seem to be owned by people who do not live here and that ADU infill keeps the ownership here.

Commissioner Goodfellow stated that developers are not putting in duplexes anymore. She stated that if the city is not going to allow this, she would rather see 100 duplexes dispersed throughout the city than have a 400-unit apartment complex up on the hill. She stated that she thinks the city is choosing one or the other and that if the city keeps it this way, no one will build duplexes. Mr. Cupp stated that it could be a conditional use. Commissioner Ballard stated that he feels that is a dangerous avenue to go.

Paul Farthing motioned to adjourn. Kelby Iverson seconded the motion. Unanimous.

Adjournment at 7:24p.m.

DRAFT

Hurricane Planning Commission
Meeting Minutes
September 24, 2026

Minutes of the Hurricane City Planning Commission meeting held on September 24, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Brad Winder, Michelle Smith, and Scott Hughes.

Members Excused: Kelby Iverson

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, City Engineer Representative Jeremy Pickering, and Water Department Representative Austin Kimber.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Shelley Goodfellow

Declaration of any conflicts of interest - none

Approval of Agenda

Paul Farthing motioned to approve the agenda as presented. Ralph Ballard seconded the motion. Unanimous.

PUBLIC HEARINGS

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.
No comments

2. A General Plan Amendment request located along the SR-7 corridor between SR-9 and 3000 South.
No comments

NEW BUSINESS

1. ZC26-14: Discussion and consideration of a recommendation to the City Council on 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. Scott Brady, Applicant.
Scott Brady shared that he purchased the lot with the intent of building a home on it. He stated that he did not realize the lot was smaller than the surrounding lots until he was further along in the process and

Fred Resch informed him that it was too small. He stated that the lot has been this way since the 1970s and that he simply wants to build a home on the lot.

Mr. Resch shared that the records are not clear, but the applicant provided some history regarding the lot and how it ended up being zoned R1-10. He stated that a manufactured home is allowed in an R1-10 zone if it is placed on a permanent foundation.

Ralph Ballard shared that going back to when Alvin Hall began selling off his property, much of the area was divided into lots in this manner. A lot of the time, you wanted to make sure the lot lines didn't overlap. He stated that this particular lot has been this way for a very long time. Mark Sampson asked when the property was zoned R1-10. Gary Cupp clarified that the zoning itself was not the issue; the issue was whether the lot was a legal conforming or legal nonconforming lot. He stated that they determined the zoning was an acceptable approach to bring the lot into conformity.

Commissioner Sampson asked what would be reviewed to determine whether a zone change would be necessary. Mr. Cupp stated that it would depend on the paper trail of ownership and the legitimacy of the legal description. He explained that every lot reviewed under these circumstances may not require a zone change and that the city would evaluate each situation as it comes forward.

Ralph Ballard motioned a recommendation of approval of ZC26-14 to City Council subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

2. GPA26-02: Discussion and consideration of a recommendation to the City Council on a General Plan Amendment request located along the SR-7 corridor between SR-9 and 3000 South. Lorin Lowe, Applicant.

Lorin Lowe stated that they envision all the designations in the current General Plan under the Planned Community designation. He explained that it would still include the same elements of commercial, industrial, and open space, but would allow them to spread those uses throughout the entire development and create walkable neighborhoods. He stated that it provides flexibility to develop the area over the next couple of decades.

Mark Sampson asked how staff feels about the proposal. Gary Cupp stated that staff agrees the Planned Community designation would still allow for those light industrial uses; however, when the property has the Light Industrial general plan designation, it makes that use more secure, whereas the Planned Community designation softens that designation and the use may not ultimately occur. He stated that the Council and Planning Commission have worked hard to obtain more light industrial uses in this area and that the proposed change could create a risk that the intended industrial development might not happen.

Ralph Ballard expressed that he wishes the City did more consulting with property owners who own this much property before designating areas. He stated that mixing industrial uses into a planned community creates significant potential for conflict. People complain about the impacts associated with light industrial uses and he suggested that the applicant really looks at the reality of what it is. He stated that there will be compatibility issues that need to be considered as the Commission evaluates the request.

Mr. Lowe stated that light industrial includes many businesses involving warehousing or conducting business indoors that would not necessarily have an impact on surrounding properties. Commissioner Ballard stated that as a community, we are in desperate need of more industrial based development, not just light industrial, in order to maintain a balance. Mr. Lowe stated that they aren't taking away anything that doesn't already exist in the General Plan. Commissioner Ballard stated that currently, the industrial designation is concentrated in an area where it can function appropriately, whereas moving it into

neighborhoods could either create difficulty marketing the homes or result in conflicts after the development occurs.

Michelle Smith asked, with what is being proposed, what the applicant could not already do under the current zoning. Mr. Cupp clarified that the proposal would not change the zoning but would change the General Plan. He explained that currently, most of the area is designated as industrial and neighborhood commercial, with a small area designated as planned community. The neighborhoods proposed could not be in areas designated for industrial and commercial uses. Commissioner Ballard asked whether the area set aside for this purpose was a prime area for homes. Mr. Cupp stated that it could be a great area for multiple uses.

Mr. Lowe stated that they are trying to eliminate segregated areas where uses are confined to specific locations. He explained that this type of layout allows for multiple types of uses and provides flexibility in how the area is developed rather than placing each use in one designated area. Commissioner Smith stated that staff finds the existing General Plan to be adequate. Mr. Cupp clarified that this was not the intent of the staff report. He explained that one of the requests was to change the Planned Community Benchlake definition, but staff does not feel a special designation is necessary for the area because the existing definition already works.

Paul Farthing stated that the applicant would be better off concentrating on the industrial area and creating a product. He expressed concern that scattering industrial uses throughout the neighborhoods would result in residents being upset and stated that it makes more sense to put the industrial uses together in one place. He stated that scattering the uses would be a bad plan.

Shelley Goodfellow asked whether the current Planned Community designation allows for industrial uses. Mr. Cupp stated that it does. Commissioner Goodfellow stated that this property contains a significant amount of the remaining undeveloped property in Hurricane and that it was not appropriate to designate the area without having a work meeting with the property owner. She recalled that more than 15 years ago, when the City was considering zoning designations in the Benchlake area to the south, the City invited property owners to a workshop to discuss the development. She stated that the same should have been done with Lorin for this property. Commissioner Goodfellow continued by stating that the area is very prominent and that she believes it is better suited as a planned community. She also stated that a good job had been done with the proposed development. She likes the smaller industrial parks and agreed with Commissioner Farthing that industrial parks should be built out on a larger scale but believes that should occur further south when additional property is annexed. She stated that she is comfortable with how the proposal is currently presented. She also discussed the language of “shall” and “should” and stated that she believes it should remain as “should.”

Commissioner Smith stated that she does not understand why the applicant wants to make the change when what they want to do is already allowed under the current General Plan. Mr. Lowe stated that the city is reluctant to enter into development agreements. He explained that in the areas designated as neighborhood commercial, if they request a zone change, it could be inconsistent with the General Plan. He stated that they want the planned community designation so that whatever zone they request would allow for the proposed uses and so that a request for light industrial would not be questioned. He wanted to make it clear that if they request a zone change in an area designated as neighborhood commercial for industrial use, they would not be denied. He also stated that the general commercial designation along SR-9 cannot be accessed from SR-9 because of the design standards. He stated that under the current designation, they cannot fulfill that plan. The commissioners and applicant continued discussing the light industrial designation.

Commissioner Smith stated that the market today is different from what it may be in five years and that making the change now could take away from future needs. She stated that she does not think that is a good thing. Mr. Lowe stated that the planned community designation allows them to react to current market demands. Commissioner Smith stated that the current General Plan also allows for that. The applicant stated that the current design makes the uses segregated and that people may not want that or the market may not support it.

Hoyt Cousins stated that Commissioner Farthing had expressed concerns about the distribution of light industrial uses. He clarified that the industrial uses would not be distributed without direction. He stated that the modified language specifies that the 500-plus acres of industrial development would be built out along SR-7. He explained that after speaking with staff, they believed this would provide an appropriate level of flexibility. He stated that it would ensure the same amount of industrial use throughout the development but would not restrict it to one area.

Scott Hughes asked, from the city's perspective, whether the City would be making a long-term commitment by moving toward a planned community designation and whether it would be more difficult for the City to get what it wants from the property. He asked whether obtaining the 500-plus acres of industrial development from the applicant would become more difficult. Mr. Cupp stated that the City has legislative discretion and does not have to approve something if it does not agree with it. He stated that the city could come to an agreement regarding what it wants. He said that he does not dislike what is being proposed but questioned whether this is the change the city wants to make.

Dayton Hall stated that the intent of the General Plan is to shape how the city would like to see the city built out over the next 10 or more years. He explained that when a zone change is submitted, the General Plan serves as a guiding document. For example, if the General Plan shows single-family development and an applicant requests R1-6 while the city wants to see R1-8, the city can require R1-8. He stated that a proposal such as this would raise a possible concern and result in additional discussion. However, the City ultimately has legislative decision-making authority. He explained that the General Plan is not a binding document and that the City Council can deviate from it.

Commissioner Hughes asked how the city would keep track of the uses throughout the development if approved this way. Mr. Cupp stated that this is why he does not recommend changing the definition, because it would create a question of how the city would track it. Commissioner Farthing stated that the General Plan does not change what can be requested. Commissioner Goodfellow stated that the issue arises when someone comes in for a zone change. Mr. Lowe stated that the change would mean that someone would not have to come and request an exception for a use and that the intent is to build out the property with what the City wants.

Commissioner Sampson asked what difference the proposed change makes. Mr. Lowe stated that it makes it harder to do what they want to do under their plan and allows them to put residential development in an area that is currently designated for light industrial use.

Scott Hughes motioned to send a recommendation of approval of GPA26-02 to change the entirety of the property to planned community while keeping the definition of planned community as it is currently defined in the General Plan. Shelley Goodfellow seconded the motion. Roll call. Scott Hughes – aye, Paul Farthing – nay, Shelley Goodfellow – aye, Michelle Smith – nay, Brad Winder – aye, Ralph Ballard – aye, Mark Sampson – aye. Motion carries.

Paul Farthing stated that he does not think it is good for the City to become a bedroom community. He stated that having industrial development that creates jobs is very important. He explained that there is usually a critical mass of industrial development, and that when it is spread throughout an area, that is

why it is generally not done. He stated that industrial uses do not want to fight with neighbors living in residential neighborhoods. Michelle Smith stated that she believes the proposed change is unnecessary because it can already be accomplished under the existing General Plan. Ralph Ballard stated that if the city does not push for the light industrial designation, we are not going to get it.

Ralph Ballard was excused from the meeting at 7:33PM.

3. PSP26-24: Discussion and consideration of a possible approval of a preliminary site plan for Hurricane City Hall & Police Department, a civic development located at 974 W 100 N. Hurricane City, Applicant. Gary Cupp, Agent.

Gary Cupp stated that this is part of the informal master plan for developing the City's property. The current facilities are too small for staff growth and have already been outgrown. The purpose is to build a new City Hall and Police Department. The amphitheater may not happen and the amenities are still being determined, but parking is included.

Mark Sampton asked if a parking study had been completed. Mr. Cupp stated that a parking study is not required, but the site is over-parked under City Code. Scott Hughes questioned the public comments regarding the zone change and commercial uses. Mr. Cupp clarified that the concerns were primarily regarding the residential uses, which are not part of the consideration at this time.

Paul Farthing asked about the long list of engineering corrections and whether they had been addressed. Jeremy Pickering stated that this is a preliminary site plan and that there is still work to be done, but many items can be addressed during construction drawings. Commissioner Farthing commented on traffic and issues at 100 N and 1520 W. Mr. Pickering stated that there have been discussions about balancing the needs with available funding.

Shelley Goodfellow asked how the significant hillside drop between the existing City office and Police Department would work. Mr. Pickering stated that from the elevation of the existing City office, the Police Department would appear as a two-story office, with the floors stepping down the hillside. Commissioner Goodfellow asked whether the city office would support a staff serving 100,000 residents. Mr. Pickering responded by stating that the building is about the size of the city office St. George recently moved out of and would provide enough space to bring departments back together. Mr. Cupp stated that they are allowing room for future growth, including additional buildings or expansion.

Commissioner Goodfellow asked what would happen to the existing Police Station. Mr. Cupp stated that, as far as he knows, it will be sold. Commissioner Goodfellow expressed concern about whether the new Police Station would be large enough for many years. Councilman Lynn Excel stated that it is planned to support the city for 50-plus years.

Paul Farthing motioned to approve PSP26-24 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

Scott Thorne shared that potential completion of August 2028.

Approval of Minutes:

May 14th, 2026

Scott Hughes motioned to approve the minutes from May 14, 2026. Paul Farthing seconded the motion. Unanimous.

DRAFT

Paul Farthing motioned to adjourn. Michelle Smith seconded the motion. Unanimous.

Adjournment at 7:57pm

DRAFT