



City of Hurricane

Mayor
John W. Bramall

City Manager
Clark R. Fawcett

Planning Commission

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- Paul Farthing
- Rebecca Bronemann
- Michelle Cloud
- Chris Christensen
- Ralph Ballard
- Shelley Goodfellow
- Mark Sampson
- Dayton Hall, alternate

AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION

6:00 p.m.

Thursday, May 9, 2019

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting starting at 6:00 p.m. in the Council Room at 147 N. 870 West, Hurricane, UT. A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation.

Public Hearing to take comments on the following:

1. A request for a Zoning Map amendment from R-1-10, Single Family Residential 10,000 sq. ft. lots, to PC, Planned Commercial, for 122 acres of land located north of 600 North at approximately 2000 West and 1300 West (the Cove property)

New Business:

2019-ZC-08	Consideration and possible recommendation to the City Council on a Zoning Map amendment from R-1-10, Single Family Residential 10,000 sq. ft. lots, to PC, Planned Commercial, for 122 acres of land located north of 600 North at approximately 2000 West and 1300 West (the Cove property) – Toquerville Enterprises applicant
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Approval of Minutes: April 24, 2019

Planning Commission business:

1. Planning Commission concerns and ideas
2. Report on upcoming training opportunities

Adjournment

STAFF COMMENTS

Agenda: May 9, 2019 **File Number:** 2019-ZC-08

Type of Application: Zone Map Change

Applicant: Toquerville Enterprises

Request: A zone map amendment on 122 acres from R-1-10, Single Family Residential 10,000 sq. ft. lots, to PC, Planned Commercial

Location: Approximately 2000 West to 1300 West north of 600 North (the Cove)

General Plan: Mixed Use

Existing Zoning: R-1-10

Discussion: This property was recently approved for a General Plan map amendment to Mixed Use. The requested zoning, Planned Commercial, has been submitted without a plan for the locations of any specific types of commercial uses being planned or proposed. The purpose statement for the Planned Commercial zone is “... to provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.”

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	Open Space Conservation	Red Cliffs Reserve
East	Opens Space Conservation	Red Cliffs Reserve
South	PDO & R-1-10 & R-1-8	Apartments and Vacant
West	R-1-10 & PDO/R-1-8	Vacant and Sky Mountain Community

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

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

Response: The General Plan includes the following statement: “...a variety of decisions are made every week concerning commercial developments and much more. Individually the decisions may not seem related; however, the cumulative effect of such decisions has a significant impact on the community and residents’ quality of life.” Rezoning an area this large with a zone encompassing a large variety of possible permitted uses without a plan or an agreement should be considered one of these decisions that could have a significant impact.

Additionally the plan states “*the City strongly supports the development of a regional shopping center, auto dealerships, and major retail establishments at critical intersections along SR-9. The future junction of SR-9 and the Southern Parkway (SR-7) is particularly suited for this type of commercial development.*” Now that the SR-9 and SR-7 junction is planned and will be constructed in the very near future seems like a poor time to rezone a large area far removed from this junction for this type of development.

Growth policies include “*B. Through the General Plan, and all other land use decisions pursuant to it, the character and quality of development in Hurricane will be managed to provide the “livability” and quality of life that current residents enjoy.*” A zone change without a plan is hard to manage.

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

Response: The majority of the property included in this proposed amendment is located north of 600 North and surrounded on three sides by conservation property. The character of that property is permanent open space and specific recreation uses. Development of the area covered by the proposed amendment will require careful planning to create something harmonious with the character of existing lack of development. The property along the 600 North frontage, which is bisected by the Gould’s Wash floodplain, could be developed in two different areas to be harmonious with planned and existing development across 600 North.

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

Response: The proposed amendment opens the way for a very large variety of development including multifamily with no specific density, a stadium, gasoline service station, fast food restaurant, hotel, public parking lot, second hand store, shuttle service, and a wholesale warehouse facility. Without information on what plan is proposed for this “Planned Commercial” it is difficult to judge possible effects on adjacent property.

The Conservation Area that wraps around the majority of this proposed zone change property is a valued resource for a large number of Hurricane residents and it will continue to be well used as more development occurs throughout the City. The type of development that goes on the applicant’s property would greatly affect that resource.

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

Response: There are public utilities adequate to serve the subject property in 600 North, though a water study will be required and sewer requires construction of a pump station. Fire and emergency services have expressed serious reservations with development on this peninsula of land with inadequate opportunities for ingress and egress in emergency situations. Development of the full width of 600 North with turn lanes and pedestrian facilities will be required to accommodate intensive development of the type allowed by this zone.

Findings: Staff makes the following findings:

1. The proposed amendment is not compatible with important goals and objectives of the General Plan.
2. The proposed amendment is generally not harmonious with the overall character of existing lack of development in the vicinity of the subject property.

3. Public safety services cannot adequately serve the property as it is currently configured.
4. The actual uses developed on the property will determine the effect of the change on adjacent properties. Without a plan for what uses are proposed, reviewers cannot make a finding on what effect may be created.

Recommendation: Staff recommends the Planning Commission review the staff comments and send a recommendation of denial to the City Council.

TABLE 10-15-1
 PERMITTED AND CONDITIONAL USES ALLOWED
 IN COMMERCIAL ZONES

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	N	N	N	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P

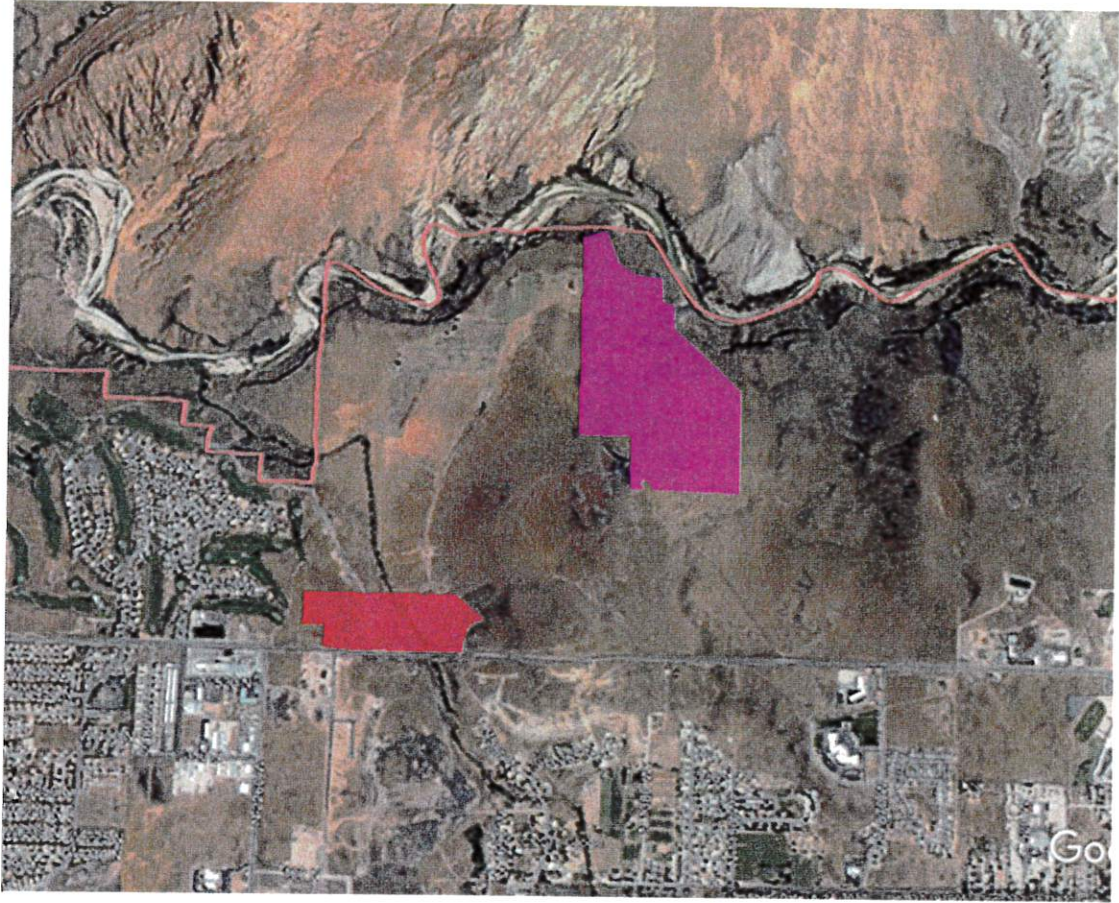
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare facility ²	P	N	N	N	N
Family child group daycare facility ²	P	N	N	N	N
Family child residential certificate care facility ²	P	N	N	N	N
Family childcare center	P	P	P	P	P
Funeral home	N	P	P	P	N

Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	N	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	P	N
Repair service	P	P	P	P	P
Research service	N	P	P	P	N
Restaurant, fast food	P	P	P	P	P

Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	P	N
Vehicle and equipment rental or sale	N	P	P	P	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	P	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section <u>10-50-5</u> , table <u>10-50-1</u> of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	P	N
Wholesale and warehousing, limited	N	N	N	N	N

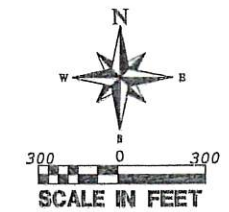
Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.



ZONE CHANGE MAP FOR: TOQUERVILLE ENTERPRISES L C

A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29 AND A PART OF
SECTION 28, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - x-x- EXISTING FENCE
 - SECTION LINE
 - ◆ SECTION CORNER AS DESCRIBED
 - SET PROVALUE ENGINEERING REBAR & CAP
 - FOUND MONUMENT AS DESCRIBED
 - 122 ACRES -> CHANGE ZONE TO PLANNED COMMERCIAL
 - 218 ACRES WILL REMAIN ZONE R1-10

LEGAL DESCRIPTIONS

PARCEL H-3-1-28-1201
SE 1/4 NE 1/4 SEC 28 T41S R13W, LESS: BEG BLM BRASS CAP E 1/4 COR SEC 28 T41S R13W TH N00°18'04"W ALG SEC/L 368.47 FT TO POB; TH N47°49'08"W 1117.05 FT; TH N89°53'52E B24.41 FT TO ELY LN SEC 28; TH S00°18'04"E 782.10 FT TO POB.

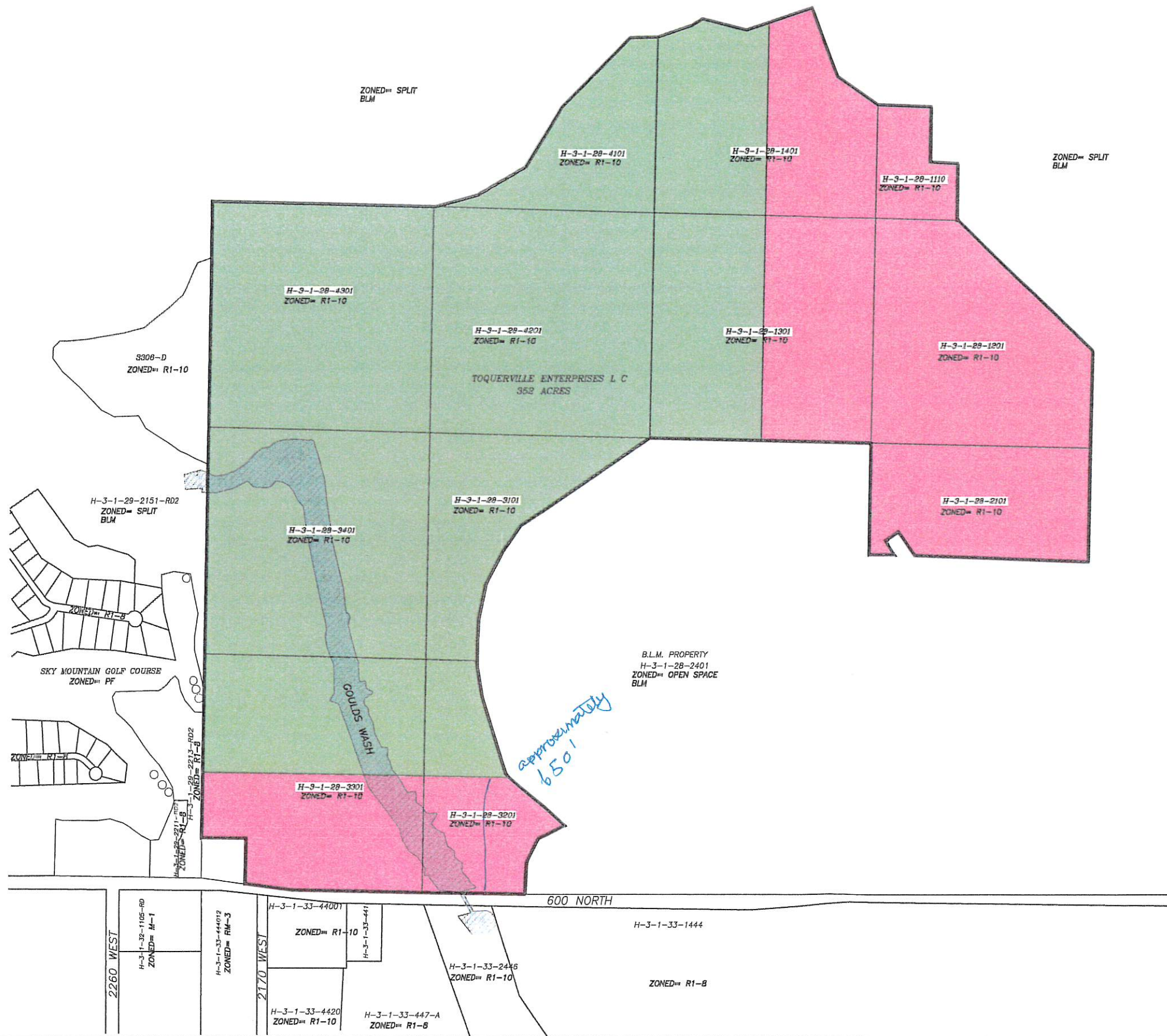
PARCEL H-3-1-28-2101
NE 1/4 SE 1/4 SEC 28 T41S R13W, LESS: 9.88 AC TO BLM, LESS: BEG E 1/4 COR NES 28 T41S R13W TH S00°18'04"E 659.62 FT TO POB; TH S00°18'04"E 330.19 FT; TH S89°56'19"W 1319.27 FT; TH N00°17'39"W 330.19 FT; TH N89°56'19"E 1319.23 FT TO POB.

PARCEL H-3-1-28-1110
W 1/2 SW 1/4 NE 1/4 NE 1/4 & W 1/2 SE 1/4 SW 1/4 NE 1/4 NE 1/4 SEC 28 T41S R13W.
THE EAST HALF PARCEL H-3-1-28-1401
NW 1/4 NE 1/4 SEC 28 T41S R13W, LESS: LAND DEEDED TO USA.

THE EAST HALF OF PARCEL H-3-1-28-1301
SW 1/4 NW 1/4 SEC 28 T41S R13W.

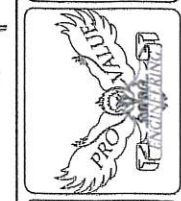
THE SOUTH HALF OF PARCEL OF H-3-1-28-3301
SW 1/4 SW 1/4 SEC 28 T41S R13W.

THE SOUTH HALF OF H-3-1-28-3201
SE 1/4 SW 1/4 SEC 28 T41S R13W, LESS: 24.89 AC TO BLM.
TOTAL AREA FOR PLANNED COMMERCIAL = 122 ACRES.



NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
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28 South 63rd West, Suite 1
Hurricane City, Utah 84753
Phone: (435) 466-8087 Fax: (435) 466-8088



GENERAL PLAN AMENDMENT FOR:
TOQUERVILLE ENTERPRISES L C
HURRICANE CITY, WASHINGTON COUNTY, UTAH
A PART OF TSECTION 28 & 29, T41S, R13W, S.L.B.&M.

DATE: 3-28-2019
SCALE: 1" = 300'

JOB NO:
403-001

SHEET NO:
1 OF 1

PLAN AMENDMENT