



City of Hurricane

Mayor
John W. Bramall

City Manager
Clark R. Fawcett

Planning Commission

Mark Borowiak, on leave
Michelle Cloud, Chairman
Paul Farthing
Rebecca Bronemann
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.

Tuesday, September 17, 2019

Notice is hereby given that the Hurricane City Planning Commission will hold a 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.

New Business:

2019-FSP-17	Consideration and possible approval of a Final Site Plan for Zion Village Townhomes Phase 2 amended – Jay Rice applicant, Charles Hammon agent
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Work meeting and Planning Commission business:

1. Discussion with Paul Gooch on the A-1 zone
2. Review of RFP for General Plan update

Adjournment

FINAL SITE PLAN APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$250.00

For Office Use Only:
File No. 2019-FSP-17
Receipt No. 8129618

Name: Jay Rice, JAR Development Telephone: 801-633-3994

Address: 4968 S. Holladay Pines Ct. Fax No. _____

Agent (If Applicable): Charles Hammon, PE Telephone: 435-619-4586

Email: charles@exceldesign.us

Address/Location of Subject Property: 375 North Nicole Way

Tax ID of Subject Property: H-3-1-33-43371 Zone District: RR-Recreational Resort

Proposed Use: (Describe, use extra sheet if necessary) Phase 2 Amended adds 8 additional units,
totalling 61 units, site amenities, on-site detention, access to 2170 West Street and utilities.

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper. Also submit one (1) copy of all plans on larger sheets when ever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

- a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary;
- b) Layout, dimensions, and names of existing and future road rights-of-way;
- c) Project name, North arrow, and tie to a section monument;
- d) The boundary lines of the project site with bearings and distances;
- e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;
- f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;
- g) Location of man-made features including irrigation facilities, bridges, and buildings
- h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density;
- i) Identification of property, if any, not proposed for development, and;
- j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

STAFF COMMENTS

Agenda: September 17, 2019 **File Number:** 2019-FSP-17
Type of Application: Final Site Plan
Applicant: Jay Rice, Zion Village Resort
Agent: Charles Hammon, PE
Request: Final Site Plan for Phase 2 of Zion Village Resort Townhomes
Location: Approximately 250 North 2170 West
General Plan: Multi-family Residential Types
Existing Zoning: Recreation Resort

Discussion: This is the final site plan for the Phase 2 amendment of this project which consists of 61 individual townhome units on private roads with resort type amenities on 7.3 acres that was approved in 2018 with 53 units.

- 1. Total Site 7.3 acres
- 2. Total Buildings 16 buildings
- 3. Total units 61
- 4. Parking 106 required - 35 extra are provided

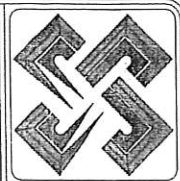
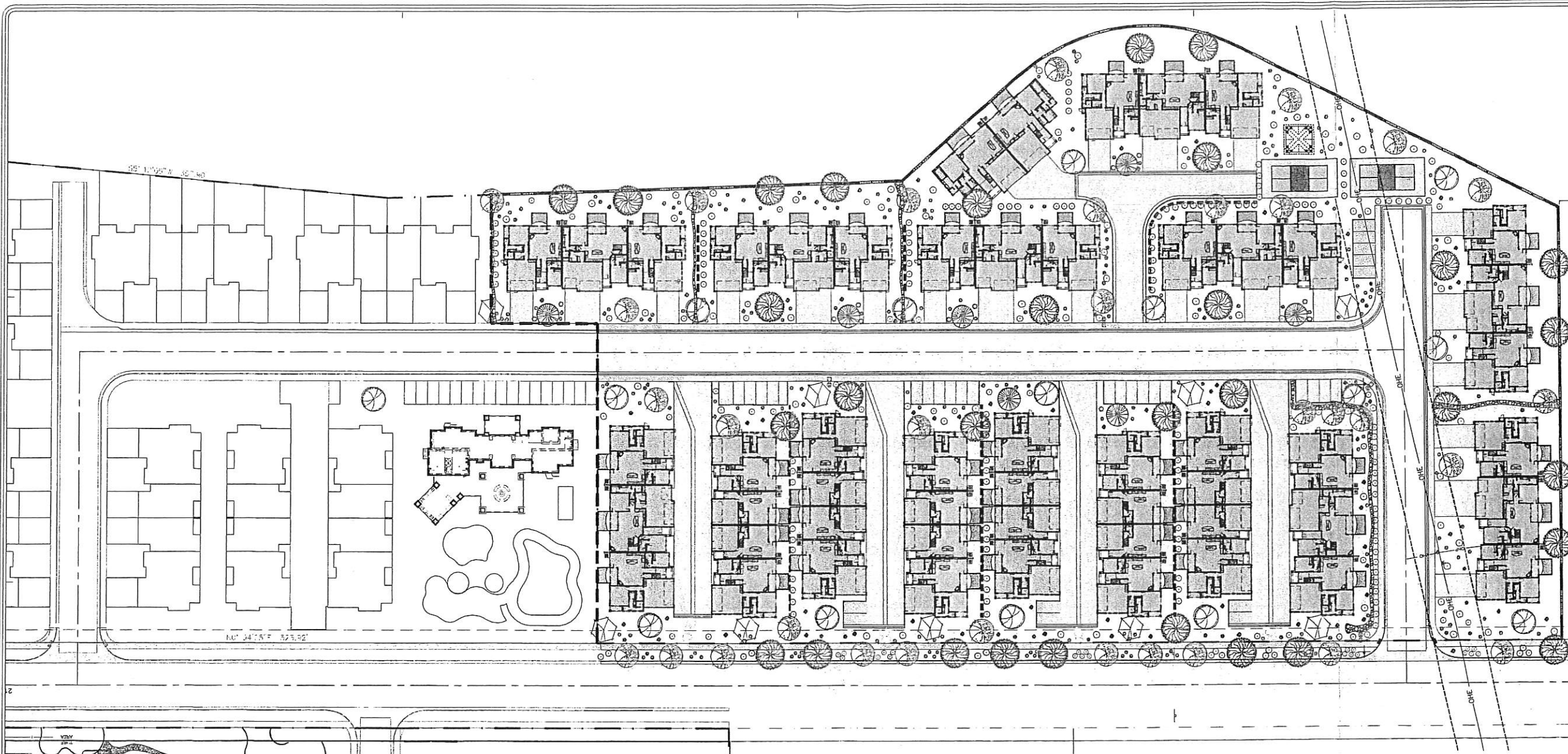
JUC Comments:
Construction drawings have been signed.

Planning Staff had the following comments

- 1. This project is a continuation of Phase 1, where all buildings have been completed, including the pool complex and clubhouse.
- 2. This phase includes two pickleball courts and a pavilion in the southeast corner. These must be completed before occupancy is granted on the last 2 buildings.
- 3. A complete landscape plan from the original approvals is provided. The front yard plantings between driveways will be slightly modified due to the separation of the middle unit driveways.
- 4. This is a resort and open to the public and ADA parking is required. The applicant should clarify where this will be located.
- 5. Additionally, at least 2 units should be ADA accessible. The applicant should clarify which units will meet this requirement.

Recommendations:

Staff recommends the Planning Commission approve the final site plan after clarification on the plan to meet ADA requirements.



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
 DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
 473 SOUTH RIVER ROAD ST. GEORGE, UTAH 84790
 TEL. (435) 414-1442 FAX (435) 698-4586
 E-MAIL: Chenhr@ExcelDesign.com WEB SITE: www.exceldesign.com

LANDSCAPE & PLANTING PLAN
ZION VILLAGE RESORT
 375 NORTH NICOLE WAY
 HURRICANE CITY, UTAH
 LOCATED IN THE N.W. 1/4 OF SEC. 33, T41S, R13W, S1&M

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO: 15-002-04
 CAD DWG. FILE: 15-002-04_SITE
 DRAWN BY:
 DESIGNED BY:
 FIELD CREW:
 CHECKED BY:
 DATE: 9/19/15

SHEET TITLE:
LANDSCAPE & PLANTING PLAN

L-1.1
 SHEET: 1 of 2

GENERAL NOTES

- CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHOLD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.
- ANY CONFLICTING INFORMATION THAT RELATES TO THE DESIGN INTENT OF THIS PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IF ANY INFORMATION IS WITHHELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.
- CONTRACTOR SHALL BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND UTILITY COMPANIES FOR ALL LOCATES PRIOR TO CONSTRUCTION.
- ALL LANDSCAPING AND PLANTING TO CONFORM TO THE HURRICANE CITY LANDSCAPING REQUIREMENTS CONSISTENT WITH CHAPTER 10-32 OF THE LAND USE ORDINANCE.
- PLANTS INSTALLED SHALL CONFORM TO OR EXCEED THE PLANT QUALITY OF THE MOST RECENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED NURSERY PRACTICES.
- DESIGNER IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE DESIGNER.
- CRUSHED ROCK (C.R.) - INSTALL A 2" LAYER OF APPROVED 3/4" CRUSHED ROCK IN ALL PLANTERS UNDER ALL TREES AND SHRUBS, KEEP TOP OF ROCK 1" BELOW ADJACENT WALKS AND CURBS, DO NOT ALLOW ROCK TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL.
- ALL SLEEVING SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. CONCRETE CONTRACTOR TO VERIFY INSTALLATION OF SUCH ITEMS AND LOCATIONS WITH LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SLEEVES AND SIZES.

LEGEND

- | | | | | | |
|--|---|--|--|--|--|
| | (7) - CHILTALPA TASHKENTENSIS
'PINK DAWN' | | (153) - CASSIA WSUZENII
'INDIAN HAWTHORN' | | (87) - LAVA LANDSCAPE BOULDERS
50% - 4' X 4', 50% - 3' X 3' |
| | (31) - FRAXINUS VELUTINA
'FAN TEX ASH' | | (155) - CAESALPINIA GILLIESII
'YELLOW BIRD OF PARADISE' | | ROCK-LINED DRAINAGE DITCH SEE
DETAIL K/L-1.2 |
| | (41) - FRAXINUS OXYCARPA 'RAYWOODII'
RAYWOOD ASH | | (90) - LEUCOPHYLLUM 'RIO BRAVO'
RIO BRAVO TEXAS RANGER | | 6" COLORED CONC. MOW CURB |
| | (17) - PRUNUS MUME
'FLOWERING PLUM' | | (162) - MUHLENBERGIA CAPILLARIS
'REGAL MIST MIST GRASS' | | TURF AREA |
| | (21) - PISTACHE X 'RED PUSH'
RED PUSH PISTACHE | | (87) - NERIUM OLEANDER 'PETITE RED'
RED DWARF OLEANDER | | |

LANDSCAPE PLANTING PLAN
 SCALE: 1" = 40'-0"



I:\Projects\Zion Village\DWG\15-002-04_ZR1_5-15-15.dwg, 15, 2015 - 10:27am

GENERAL NOTES

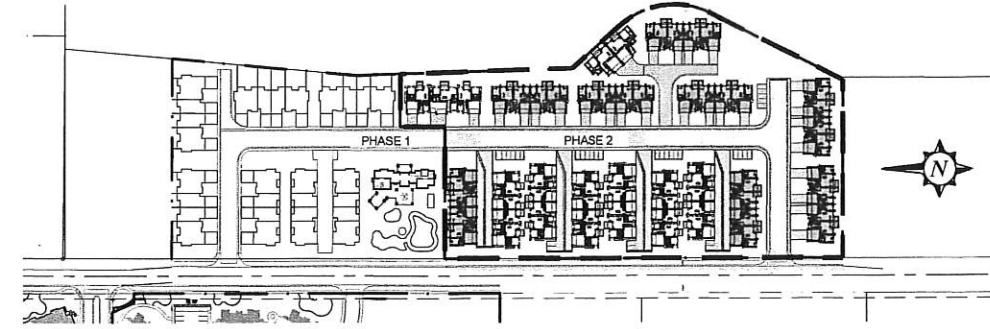
- 1.1 COMPLIANCE
 1. ALL WORK TO CONFORM TO HURRICANE CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
 2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
 3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
 4. ALL CONSTRUCTION SHALL BE CONTAINED ONTO SUBJECT PARCEL. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED AREA WITHOUT PRIOR WRITTEN APPROVAL.
- 1.2 PERMITTING AND INSPECTIONS
 1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
 3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.
- 1.3 COORDINATION & VERIFICATION
 1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
 2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
 3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, CABLE TV, GAS, SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE SITE. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO SITE WITH THE APPROPRIATE UTILITY COMPANY.
- 1.4 SAFETY AND PROTECTION
 1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
 2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
 3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
 4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
 5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
 7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
 8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
 9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
 10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
 11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
 12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
 13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
 14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 1.5 MATERIALS
 15. SITE CONCRETE SHALL BE A MINIMUM 4,000 P.S.I. @ 28 DAYS. 4" MAXIMUM SLUMP WITH 6% + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
 16. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4" DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 17. CONCRETE WATERWAYS, CURB WALLS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4" DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 18. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 6" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 19. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE SHALL BE SUPPORTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION.
 20. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 21. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
 22. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 2-1/2" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (80%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT
 23. ASPHALT COMPACTION SHALL BE A MINIMUM 90% (MARSHALL DESIGN).
 24. SURFACE COARSE SHALL BE 1/2" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED SCHEDULE.
 25. AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 26. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 1/2" MINUS DESIGN.
- 1.6 GRADING / SOILS
 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
 3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR 3% BELOW OPTIMUM.
 4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
 7. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFFSITE.
 8. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
- 1.7 UTILITIES
 1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO UTAH ADMINISTRATIVE RULE R930-6, "ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY".
 3. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 4. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
 5. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
 6. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 7. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
 8. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 9. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
 10. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUDED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
 11. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
 12. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
 - 1.8 POWER NOTES
 1. DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
 2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
 3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT, 435-635-5536.
 4. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF TO BE PER HURRICANE POWER SPECIFICATIONS.
 5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
 6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
 7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
 8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
 9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
 10. IMPACT FEES TO BE COLLECTED BY THE BUILDING DEPARTMENT. IMPACT FEES TO BE CHARGED ARE BASED OFF SERVICE MAIN SIZE. CONTACT HURRICANE POWER REGARDING IMPACT FEE QUESTIONS.
 11. METERS SHALL NOT BE LOCATED IN FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIME.
 12. DEVELOPER WILL BE BILLED A TERMINATION FEE OF \$50.00 PER PRIMARY ELBOW TERMINATION.
 13. DEPENDING ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT HURRICANE POWER REGARDING TRANSFORMER PROTECTION.
 14. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS, AND STREET LIGHT BASES TO BE PRE-CAST ONLY AND SUPPLIED BY APPROVED VENDORS ONLY.
 15. HURRICANE POWER HAS CHANGED THE STREET LIGHT SPECIFICATION TO ALL LED. CONTACT HURRICANE POWER FOR STREET LIGHT INFORMATION.
 16. NO INFORMATION WAS GIVEN ABOUT POWER SERVICE SIZES SO POWER DESIGN IS FOR 125-AMP SERVICE FOR EACH RESIDENT. IF A LARGER SERVICE IS NEEDED, POWER WILL NEED TO BE REDESIGNED.
 - 1.9 SURVEY CONTROL
 1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
 2. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES OF ALL PROPERTY CORNERS.
 3. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
 4. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.
 - 2.0 AMERICAN DISABILITIES ACT
 1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM SURFACE SLOPE.
 - *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
 - *ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
 2. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

ZION VILLAGE RESORT

PHASE 2 AMENDED CONSTRUCTION PLANS

HURRICANE, UTAH



PROJECT INFORMATION

OWNER:
 ZION VILLAGE RESORT, LLC
 ATTN: JAY RICE
 4968 SOUTH HOLLADAY PINES COURT
 SALT LAKE CITY, UTAH 84117

ENGINEERING COMPANY:
 EXCEL DESIGN ASSOCIATES
 321 NORTH MALL DRIVE, SUITE J-101
 ST. GEORGE, UT 84790
 OFFICE: 435-619-4586

SITE DATA

EXISTING ZONING: RECREATIONAL RESORT - RR
PHASE 2 AREA: 166,768 SQ. FT.
 3.83 ACRES

SETBACKS: FRONT: 25'
 BACK: 10'
 SIDE: 10'
 STREET SIDE: 20'

PROPOSED LOTS: 61 PUD UNITS

PARKING SUMMARY

REQUIRED: 2 SPACES PER 3 OR MORE BEDROOM UNIT

PROVIDED STALLS: 100
 131 IN GARAGE
 102 DRIVEWAYS & PARKING STALLS
 233 TOTAL

PROJECT VICINITY



DRAWING INDEX

- C - CIVIL DRAWINGS
- C1.1 - COVER SHEET
- C2.1 - SITE PLAN
- C3.1 - DETAILS

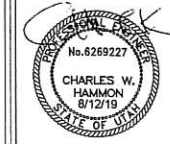
ABBREVIATIONS LEGEND

AC	ACRE	EX	EXISTING	NTS	NOT TO SCALE	ROW	RIGHT-OF-WAY	T	TOWNSHIP
B&C	BAR & CAP	FFE	FINISHED FLOOR ELEVATION	OG	ORIGINAL GROUND	SLB&M	SALT LAKE BASE & MERIDIAN	TBC	TOP BACK OF CURB
BM	BENCHMARK	FG	FINISHED GRADE	PC	POINT OF CURVATURE	S	SOUTH	TOA	TOP OF ASPHALT
C	CENTERLINE	FT	FEET	PCC	POINT OF COMPOUND CURVE	SAD	SEE ARCHITECTURAL DRAWINGS	TOC	TOP OF CONCRETE
CP	CONTROL POINT	HDPE	HDPE	PI	POINT OF INTERSECTION	SS	SANITARY SEWER	TOS	TOP OF SIDEWALK
CU FT	CUBIC FOOT	HW	HIGH WATER	PRC	POINT OF REVERSE CURVE	SD	STORM DRAIN	TOW	TOP OF WALL
CU YD	CUBIC YARD	HWY	HIGHWAY	PT	POINT OF TANGENCY	SEC	SECTION	TRANS	TRANSFORMER
CONC	CONCRETE	IE	INVERT ELEVATION	POC	POINT OF CONNECTION	SPEC	SPEC	U.N.O.	UNLESS NOTED OTHERWISE
CONST	CONSTRUCTION	IRR	IRRIGATION	PWR	POWER	SO	SQUARE	WTR	WATER
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	P	PROPERTY LINE	SQ FT	SQUARE FEET	WV	WATER VALVE
DI	DUCTILE IRON	MAX	MAXIMUM	PVC	POLYVINYL CHLORIDE PIPE	SQ YD	SQUARE YARD	W	WEST
DIA Ø	DIAMETER	MIN	MINIMUM	R	RANGE	STA	STATION		
E	EAST	MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE	STD	STANDARD		
EOA	EDGE OF ASPHALT	N	NORTH	REV	REVISION	STM	STORM		
ELEV	ELEVATION								

ARTHUR LEBARON HURRICANE CITY ENGINEER	MIKE VERCIKAK HURRICANE CITY PUBLIC WORKS	WATER DEPARTMENT HURRICANE CITY	PARKS DEPARTMENT HURRICANE CITY	BUILDING DEPARTMENT HURRICANE CITY	STREETS DEPARTMENT HURRICANE CITY
HURRICANE VALLEY FIRE DISTRICT	ASH CREEK S.S.D.	TDS	CENTURY LINK	HURRICANE POWER	WASHINGTON COUNTY WATER CONSERVANCY DISTRICT



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 E-MAIL: Charlie@ExcelDesign.com WEB SITE: www.exceldesign.com



ZION VILLAGE RESORT
PHASE 2 AMENDED CONSTRUCTION PLANS

2020 WEST NICOLE WAY
 HURRICANE, UTAH

LOCATED IN THE N.W. 1/4 OF SEC. 33, T41S, R10W, S18M

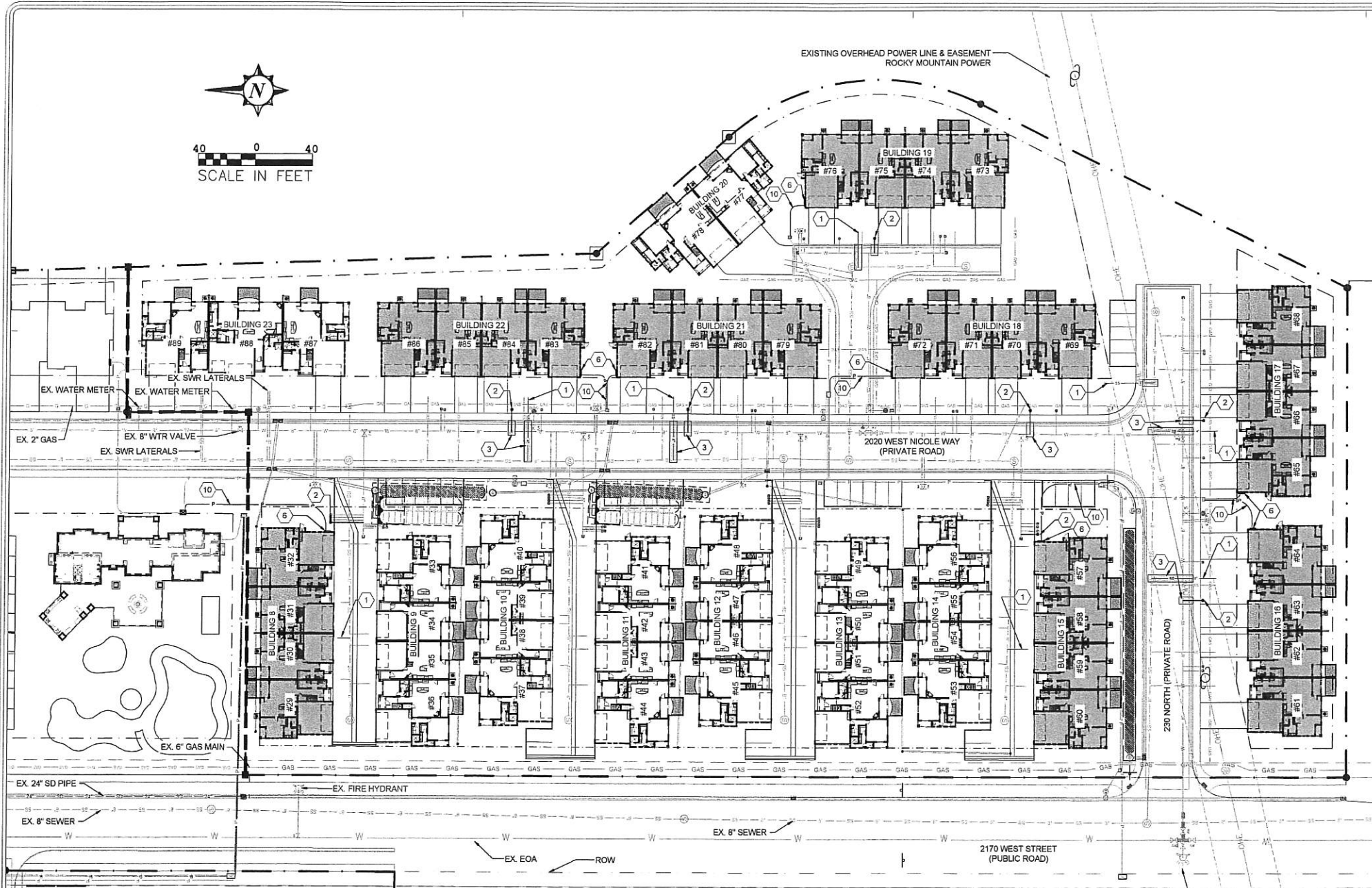
REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 18-002-04
 CAD DWG. FILE: 18-002-04 SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 8/12/19

SHEET TITLE:
CIVIL COVER SHEET

C-1.1
 SHEET: 1 OF 3



SITE PLAN NOTES

- DESIGN OF ALL ASPHALT & REINFORCED CONCRETE SHALL CONFORM WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEER (LANDMARK TESTING & ENGINEERING, PROJECT No. 15126, APRIL 2015).
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SHADED BUILDINGS ARE THOSE IN WHICH A SINGLE UNIT HAS BEEN ADDED. BUILDINGS WITH NO SHADING HAVE NOT CHANGED SINCE LAST SET OF APPROVED PLANS.
- ALL ASPHALT, CONCRETE AND ANY OTHER IMPROVEMENTS DISTURBED OR REMOVED DURING CONSTRUCTION MUST BE REPAIRED AND/OR REPLACED PER HURRICANE CITY STANDARDS.

UTILITY PLAN NOTES

- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO HURRICANE CITY STANDARDS AND SPECIFICATIONS.
- COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
- INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
- NEW WATER LINES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS C200-86, AND ANY LOCAL RESTRICTIONS. WATER LINES SHALL BE INSTALLED 3" (MIN.) BELOW FINISH GRADE FOR FROST PROTECTION.
- FOR WORK PERFORMED WITHIN THE RIGHT-OF-WAY, A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- ALL EXCAVATIONS AND BACKFILL SHALL CONFORM TO HURRICANE CITY STANDARDS AND SPECIFICATIONS. SEE HURRICANE CITY DETAIL C4, SHEET C-3.1 FOR TRENCHING.
- 14 GAUGE WIRE SHALL BE TAPED TO THE BOTTOM OF ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
- ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND-PIPE INDICATOR.

GRADING & DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (AGEC APPLIED GEOTECH, PROJECT NO. 2150783, JULY 2015). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
- ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.
- CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.
- ALL TRENCHING SHALL BE PER HURRICANE CITY STANDARDS. SEE DETAIL C4, SHEET 3.1.
- ALL SPOT GRADES TO TOP OF ASPHALT UNLESS OTHERWISE NOTED.

CENTURY LINK NOTES

- DEVELOPER TO PROVIDE ALL TRENCHING AND PLACE CENTURY LINK PROVIDED CONDUIT. CALL 435-632-6553 TO SCHEDULE DELIVERY.
- DEVELOPER TO PLACE PULL STRING IN CONDUIT AND REPAIR ANY BREAKS.
- DEVELOPER TO PROVIDE RECORDED PLAT WITH ADDRESSES PRIOR TO WIRE PLACEMENT.
- CONTACT CENTURY LINK ENGINEER WITH QUESTIONS, ZACK MATHEWS, 435-668-7445.
- ANY CENTURY LINK RELOCATIONS WITH THIS PROJECT WILL BE BILLABLE AND NEED TO BE SCHEDULED 30 DAYS IN ADVANCE.

DOMINION ENERGY NOTES

- DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON (435)674-6157.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N - ST GEORGE). ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION. **
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
- POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
- CONTACT CRAIG HANSEN, (435)674-6144, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
- **IMPORTANT NOTICE** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUBGRADE, AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
- HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD (435)559-6547.

KEY NOTE LEGEND

- 1 PROPOSED 4" PVC SEWER LATERAL, 2.0% MINIMUM SLOPE. SEE SEWER DETAILS ON SHEET C-3.1.
- 2 5/8" WATER SERVICE LINE & METER PER HURRICANE CITY STANDARDS. SEE DETAIL C2, SHEET C-3.1.
- 3 CUT EXISTING STREET & REPAIR. SEE DETAILS A2 & B2, SHEET C-3.1.

POWER NOTE LEGEND

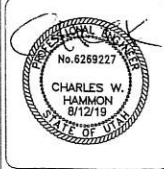
- 6 INSTALL 4 SOCKET METER PACK
- 10 INSTALL 3" PVC WITH 350 MCM TRIPLEX

TDS, CATV / BROADBAND NOTES

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
- ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVEN WITH TDS AT 435-703-8932.
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.



EXCEL DESIGN ASSOCIATES
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 412 SOUTH RIVER ROAD, ST. GEORGE, UTAH 84790
 TEL: (435) 674-4586 FAX: (435) 668-4586
 E-MAIL: charles@exceldesignus.com WEB SITE: www.exceldesignus.com



ZION VILLAGE RESORT
PHASE 2 AMENDED CONSTRUCTION PLANS
 2020 WEST NICOLE WAY
 HURRICANE, UTAH
 LOCATED IN THE N.W. 1/4 OF SEC. 33, T14S, R13W, S16&M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 18-02-04
 CAD DWG. FILE: 18-02-04_S1E
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 01/21/19

SHEET TITLE:
PHASE 2 AMD.
SITE
PLAN

C-2.1
 SHEET 2 of 3

T:\Projects\Zion Village\DWG\18-02-04_S1E.dwg, 18-Aug-12, 2019 - B:kbm

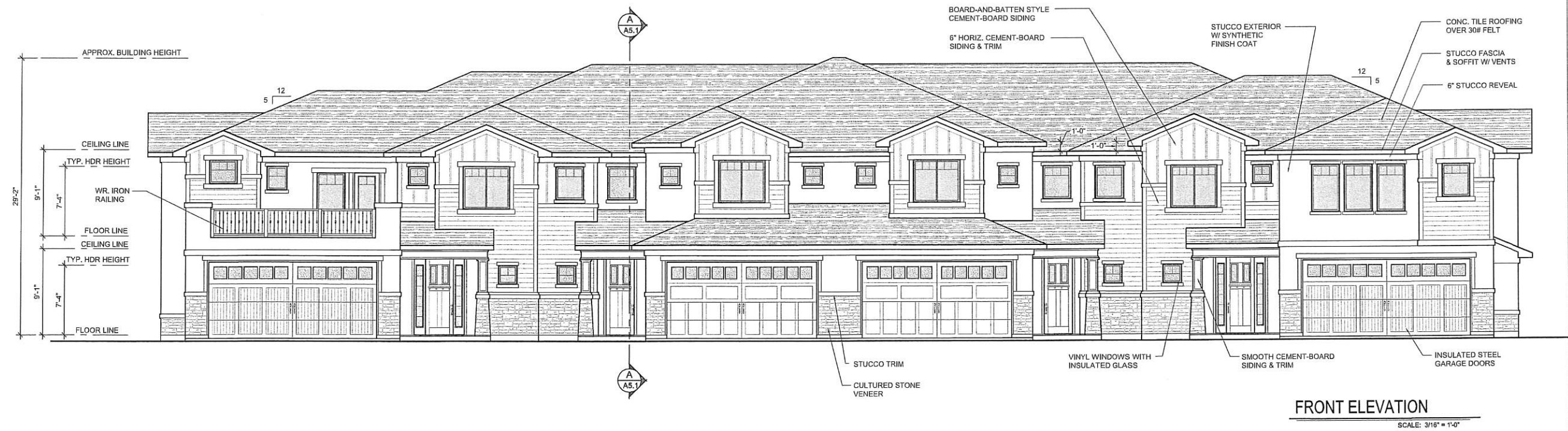


EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
 DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE
 475 SOUTH RIVER ROAD ST. GEORGE, UTAH 84730
 TEL. (435) 414-1412 FAX (435) 606-4586
 E-MAIL: charles@exceldesign.com WEB SITE: www.exceldesign.com

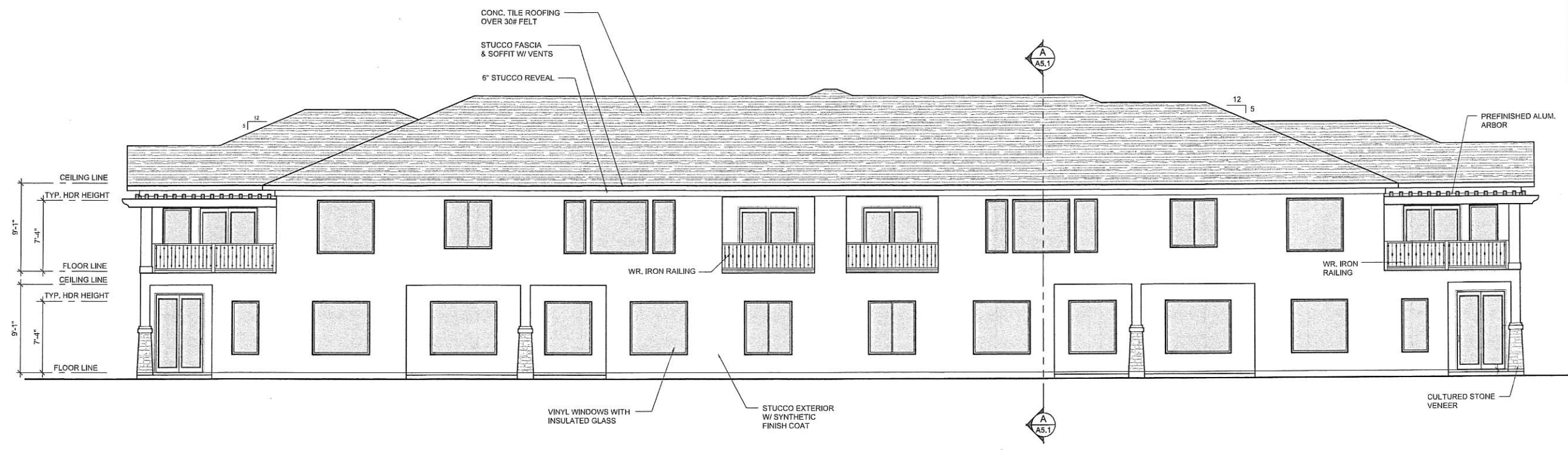
ZION VILLAGE
 PHASE 2 - 4-PLEX BUILDING
 HURRICANE, UTAH

REVISIONS	
REV.	DESCRIPTION

PROJECT NO:
 CAD DWG. FILE:
 DRAWN BY:
 DESIGNED BY:
 FIELD CREW:
 CHECKED BY:
 DATE: 8-13-19
 SHEET TITLE:
ELEVATIONS
A4.1



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

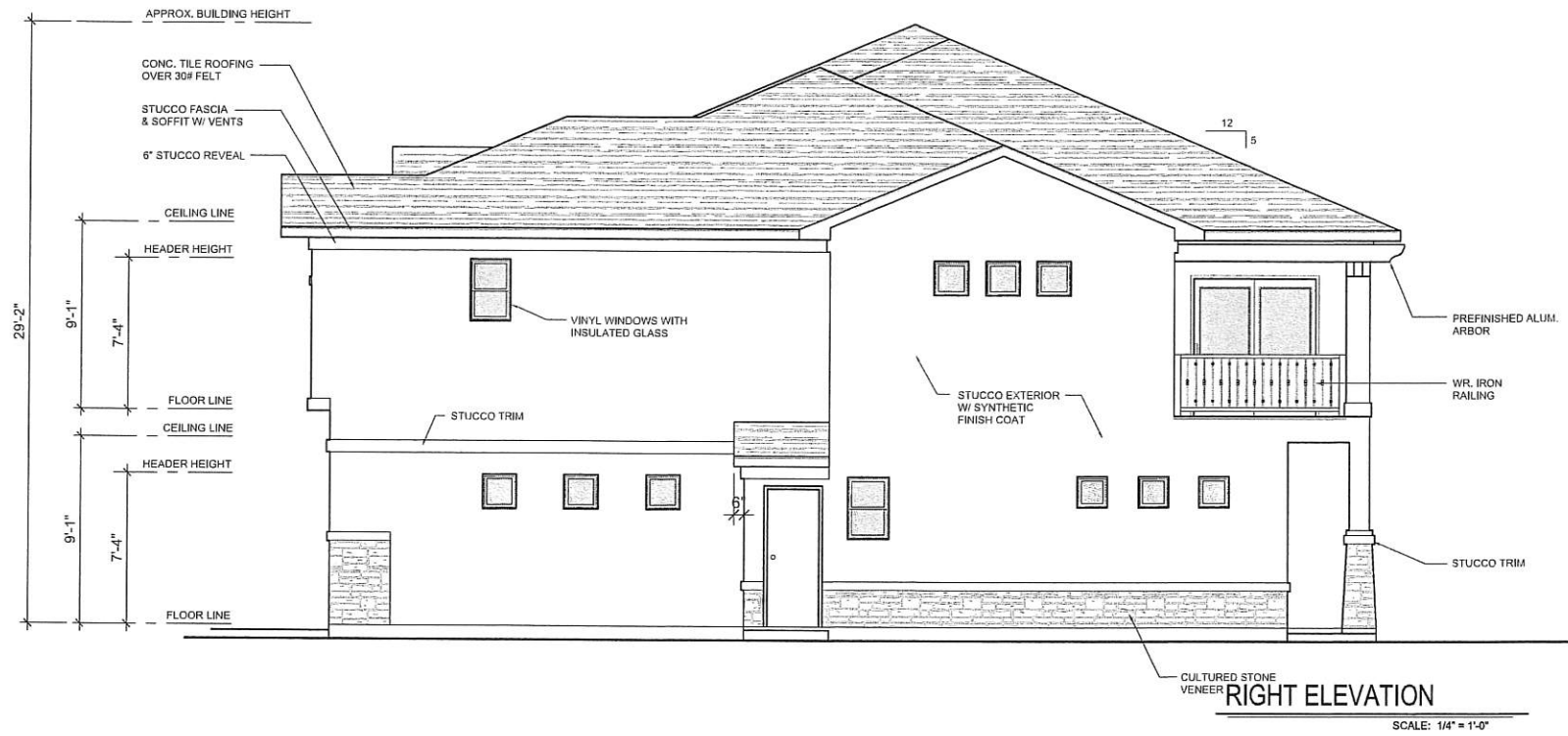


REAR ELEVATION
 SCALE: 3/16" = 1'-0"



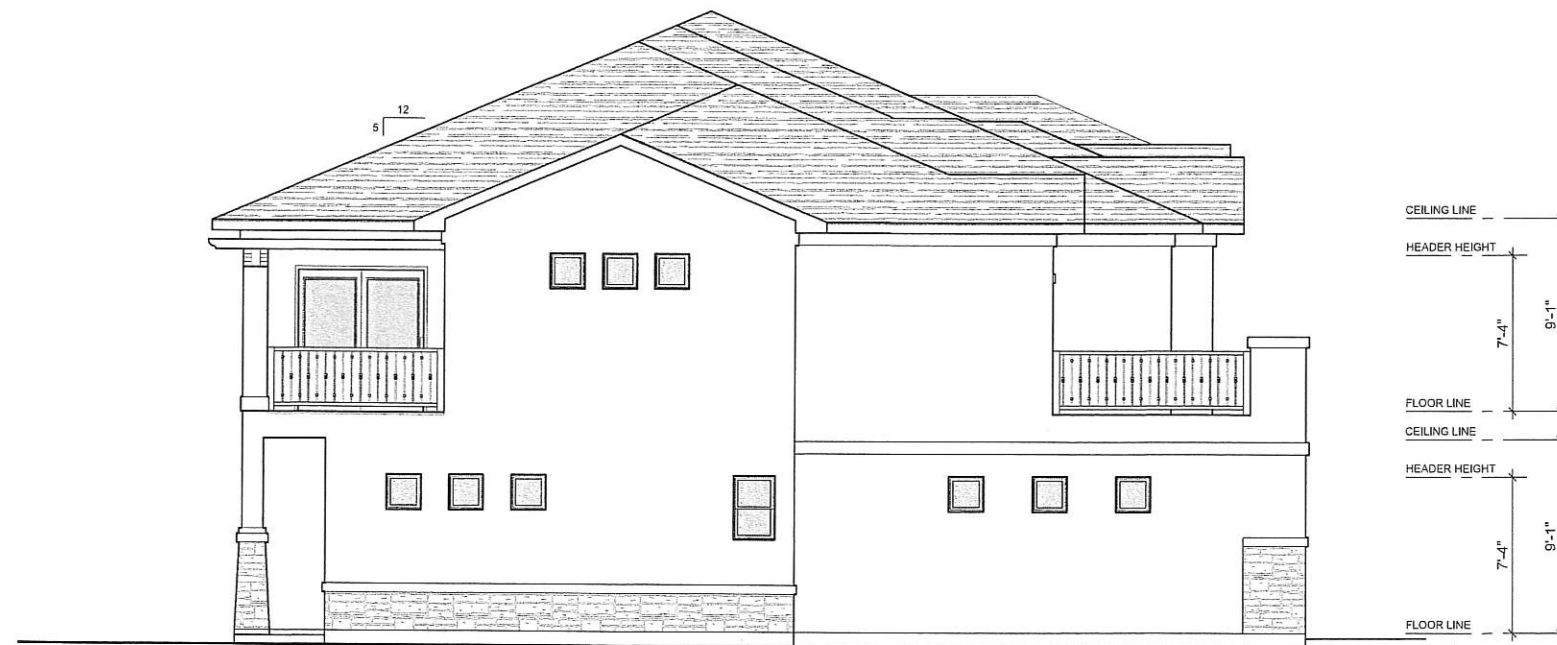
EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
 DESIGN - ENGINEERING - LAND PLANNING - REAL ESTATE

473 SOUTH RIVER ROAD ST. GEORGE, UTAH 84730
 TEL: (435) 414-1442 FAX: (435) 605-4585
 E-MAIL: Charlene@ExcelDesign.com WEB SITE: www.exceldesign.com



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

ZION VILLAGE
 PHASE 2 - 4-PLEX BUILDING

HURRICANE, UTAH

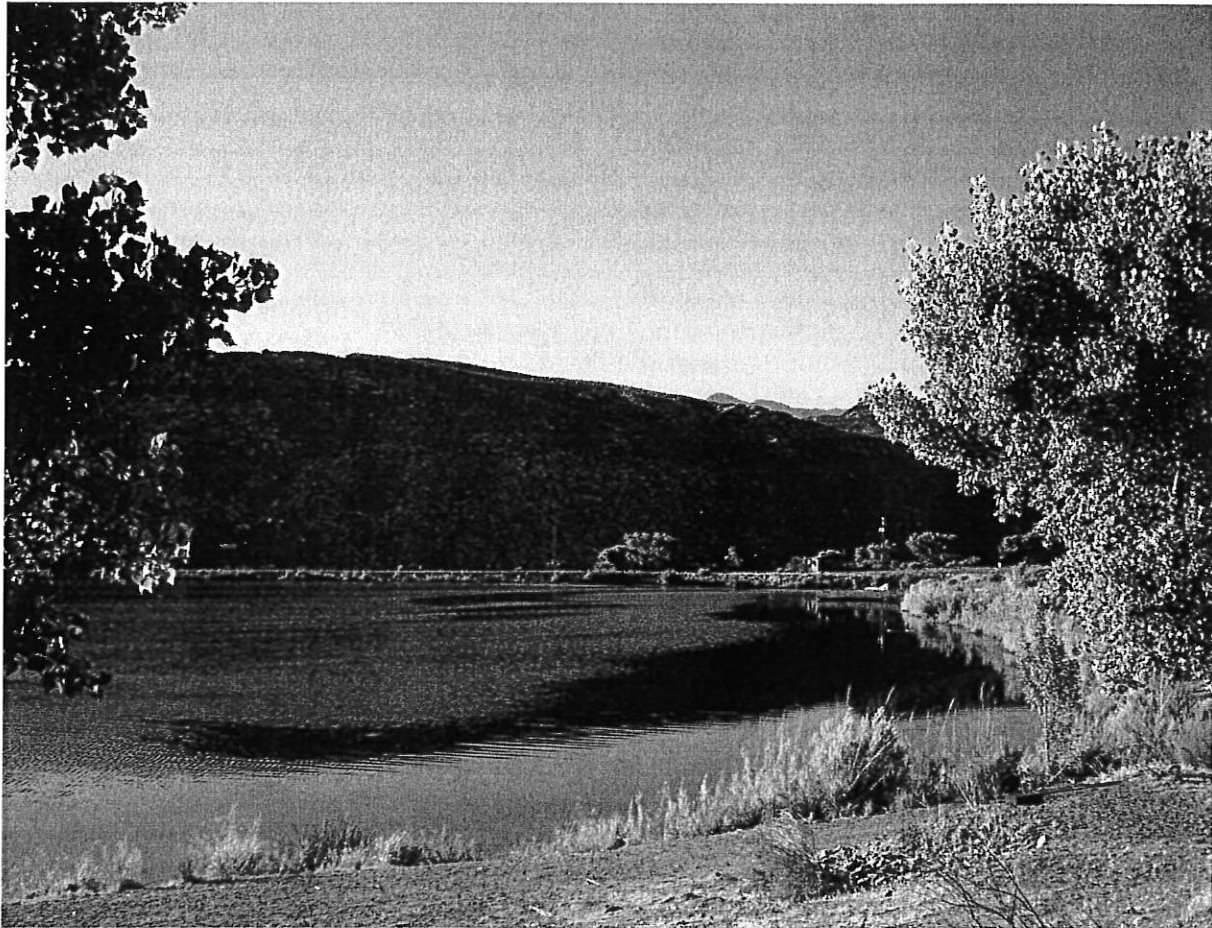
REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO:
 CAD DWG. FILE:
 DRAWN BY:
 DESIGNED BY:
 FIELD CREW:
 CHECKED BY:
 DATE: 8-13-19

SHEET TITLE:
ELEVATIONS

A4.2

Request for Proposals
2019 General plan update



City of Hurricane
147 N. 870 West
Hurricane, Utah

Request for Proposals to Prepare General Plan Update

NOTICE IS HEREBY given that the City of Hurricane (City), one of the fastest growing urban areas in the country, is seeking proposals from firms qualified to provide professional services for preparation of an update to its General Plan.

General Instructions, Terms, and Conditions

1. Submittals shall consist of 6 hard copies and one electronic copy (pdf) of the consultant's proposal for services. Proposals or unsolicited amendments to proposals arriving after the proposal submission deadline will not be considered.
2. Proposals shall explain how consultant plans to meet the scope of work requirements
3. Proposals shall be received by **5:00 p.m. Monday, October 7, 2019.**
4. Send proposals to the attention of: Toni Foran, Planning Director at the above address; emails with questions and electronic submittals may be sent to toni@cityofhurricane.com with a cc to cindy@cityofhurricane.com
5. Proposals shall be binding for 90 days following the deadline date and time. The City of Hurricane reserves the right to reject any and all submissions and to waive any technicalities deemed to be in the City's best interest.

Conditions of Award

An evaluation team will evaluate the submitted proposals. The City reserves the right to: 1. Reject any or all proposals or to make no award; 2. require modifications to initial proposals; 3. negotiate; or 3. make partial or multiple awards. The City further reserves the right to excuse technical defects in a proposal when, in its sole discretion, such excuse is beneficial to the City.

The City may award based on initial proposals received or may invite selected consultants to make a presentation to the evaluation team. To the extent permitted by law, all documents submitted as part of a proposal will be deemed as confidential during the evaluation process and until award of contract. There shall be no disclosure of any consultant's information to a competing consultant prior to award of a contract. A contract will be awarded only after official action by the City Council.

Work Plan:

The City seeks an update to the General Plan that takes into account the considerable changes to the economy, the nature of business, the demands for housing, new State laws, and the desires of the community and provides a solid vision for the future of the community over the next 10 years that can be used by elected and appointed officials to guide decisions. The scope of work includes a rewrite of all current plan elements except the transportation plan, which has been recently updated and will be incorporated within the plan, and a light review of current land use codes that may need to be updated to mesh with the new vision in the General Plan.

Plan elements to be included are:

Land Use, including sustainable development patterns

Open Space and Trails

Moderate Income Housing

Heritage and Cultural Resources

Economic Opportunities

Outdoor resources

Implementation Goals and guidelines

The work to complete all required elements will be undertaken in collaboration with the City of Hurricane professional staff, Planning Commission and City Council. This proposal needs to develop current economic, demographic, and trade area trend information, and assess future land use needs. Based on this information the Consultant will objectively development and create a future land use map, implementation policy recommendations, criteria for development of subsequent neighborhood plans, propose land use management techniques to encourage development within the planned infill and expansion areas.

It is the sole responsibility of the proposing firm to ensure that proposals are received prior to the closing time as late submittals will not be accepted and will be returned unopened. The physical address is: **147 N. 870 West, Hurricane, Utah 84737** The email addresses for submittal are: toni@cityofhurricane.com and cindy@cityofhurricane.com

BACKGROUND

The City of Hurricane, with an incorporated population of approximately 18,000, is located in Washington County, one of the fastest growing metropolitan statistical areas in the country. There are high rates of development in both infill and edge locations in the City.

Hurricane is a gateway to Zion National Park and the North Rim of the Grand Canyon, along with several other communities along SR-9 and SR-59. It is also home to two state parks, Quail Creek and Sand Hollow, which attract both residents and visitors for water sports such as sailing, fishing, boating, and paddling in the desert. Sand Hollow is the gateway to the Sand Mountain ATV recreation area, home to both recreational and event use. Other ATV trails abound in the area and the annual Tri-State ATV Jamboree makes its home in Hurricane. The area includes world class mountain biking trails, with multiple trails located within the City limits. A community theater makes its home in the City owned Fine Arts building and the Community Center hosts multiple events annually, including a car show and the much loved Peach Days Festival. Triathletes know the City for at least three different competitions and the St. George Ironman begins in Hurricane at Sand Hollow Reservoir.

The City boasts three industrial parks with major distribution centers, miles of SR-9 frontage, the future interchange of SR-7 and SR-9, easy access to I-15, an award winning City power grid with a 99.9% reliability rating, and a business friendly Council. The County's Legacy Park, where the County Fair, rodeos, competitions, conventions, and meetings are held is located in Hurricane City adjacent to the County DMV, Tax Commission office, and Extension office.

The City last prepared a comprehensive update to its General Plan in 2011 which is available on the city website, cityofhurricane.com. An updated Transportation Plan was completed in 2018 and is expected to be formally adopted this year. These Plans are used actively and regularly in evaluating and prioritizing City actions and land development proposals and regulations.

2. Consultant responsibilities: With assistance from City staff, the Final Output will specifically include: • Document assembly, • Goal and objective development, • Future land use map and zoning map in a format which can be integrated into the City's GIS department. • Master Plan update modeling alternative scenarios • Criteria for development of subsequent neighborhood plans, • Proposed land use management techniques to encourage development within the planned infill and expansion areas, and • Metrics for measuring accomplishment of the desired outcomes. The City will provide existing economic and demographic conditions and anticipated trends for the local economy and a corresponding estimate for land use needed for the future.

The City has an eight person Planning Commission which will provide a structured forum for public input and provide high level advice to the City concerning the Growth Policy as it is developed. Primary contact by the consultants will be with City employees.

Submission Requirements and Instructions

All requirements in this section are mandatory.

1. Brief summary of the project .
2. Outline of Services
3. A cost proposal for a specific “not to exceed” fixed fee, including associated fees (i.e. printing costs, attendance at meetings, travel)
4. A project timeline and completion date
5. A cost for modifications to the Project by the City subsequent to final successful delivery.

Questions relating to scope of services and project management may be directed to **Toni Foran**

A review committee will evaluate all responses to the RFP that meet the submittal requirements and deadline and an award of a successful proposal will be made within 30 days. All proposals submitted in response to this RFP become the property of the City and public records and, as such, may be subject to public review. The City reserves the right to accept or reject any and all proposals; to add or delete items and/or quantities; to amend the RFP; to waive any minor irregularities, informalities. The City reserves the right to cancel, in part or in its entirety, this RFP including, but not limited to: selection procedures, submittal date, and submittal requirements. If the City cancels or revises this RFP, all Contractors who submitted proposals will be notified using email. This project is subject to the availability of funds.

Respondents shall have the responsibility of all salaries, wages, bonuses, retirement, withholdings, worker’s compensation and occupational disease compensation, insurance, unemployment compensation other benefits and taxes and premiums appurtenant thereto concerning its officers, employees, contractors, and consultants. Each respondent shall save and hold the City harmless with respect to any and all claims for payment, compensation, salary, wages, bonuses, retirement, withholdings, worker’s compensation and occupational disease compensation, insurance, unemployment compensation other benefits and taxes and premiums in any way related to each respondent’s officers, employees, contractors and consultants.

Effective 5/14/2019

10-9a-403 General plan preparation.

(1)

- (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.
- (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.
- (c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.
- (d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2)

- (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) a land use element that:
 - (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate; and
 - (B) may include a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
 - (ii) a transportation and traffic circulation element that:
 - (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
 - (B) for a municipality that has access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development around major transit investment corridors to maintain and improve the connections between housing, employment, education, recreation, and commerce;
 - (C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
 - (D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan; and
 - (iii) for a municipality described in Subsection 10-9a-401(3)(b), a plan that provides a realistic opportunity to meet the need for additional moderate income housing.
- (b) In drafting the moderate income housing element, the planning commission:
 - (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and

- (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
- (ii) for a town, may include, and for other municipalities, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
- (iii) for a town, may include, and for other municipalities, shall include, a recommendation to implement three or more of the following strategies:
 - (A) rezone for densities necessary to assure the production of moderate income housing;
 - (B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;
 - (C) facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
 - (E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;
 - (F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;
 - (G) encourage higher density or moderate income residential development near major transit investment corridors;
 - (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - (I) allow for single room occupancy developments;
 - (J) implement zoning incentives for low to moderate income units in new developments;
 - (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
 - (L) preserve existing moderate income housing;
 - (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
 - (N) participate in a community land trust program for low or moderate income housing;
 - (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
 - (P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;
 - (Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;
 - (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
 - (S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;
 - (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
 - (U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance;

- (V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and
- (W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income; and
- (iv) in addition to the recommendations required under Subsection (2)(b)(iii), for a municipality that has a fixed guideway public transit station, shall include a recommendation to implement the strategies described in Subsection (2)(b)(iii)(G) or (H).
- (c) In drafting the land use element, the planning commission shall:
 - (i) identify and consider each agriculture protection area within the municipality; and
 - (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture.
- (d) In drafting the transportation and traffic circulation element, the planning commission shall:
 - (i) consider the regional transportation plan developed by its region's metropolitan planning organization, if the municipality is within the boundaries of a metropolitan planning organization; or
 - (ii) consider the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization.
- (3) The proposed general plan may include:
 - (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources; and
 - (ii) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas, the prevention, control, and correction of the erosion of soils, protection of watersheds and wetlands, and the mapping of known geologic hazards;
 - (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
 - (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
 - (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
 - (e) recommendations for implementing all or any portion of the general plan, including the use of land use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
 - (f) provisions addressing any of the matters listed in Subsection 10-9a-401(2) or (3); and
 - (g) any other element the municipality considers appropriate.

Amended by Chapter 327, 2019 General Session

PROPOSED ADDITION OF AGRICULTURAL ZONE FOR ONE ACRE

I. Introduction and Background

Under the current Code, the smallest parcel permitted to be zoned agricultural is 5 acres. For any parcels smaller than 5 acres, the only agricultural zoning available is residential agricultural 1 acre (RA-1) and .5 acre (RA-.5). The problem is that residential agricultural zones are subject to restrictions that tend to restrict normal agricultural uses. For example, in both RA-1 and RA-.5 zones, agricultural industry, agricultural sales and service, and garden centers are prohibited.¹ Also within RA-1 and RA-.5 zones, "the keeping of animals shall normally be simultaneous with occupied residential use."²

The way the Code is now written, the owners of parcels smaller than 5 acres are unnecessarily limited as to how they can use those parcels for agricultural purposes. The areas of our community that have historically been agricultural property will continue to face development pressures. Over time, the sizes of agricultural parcels will decrease. By reducing the minimum parcel size for agricultural zoning, owners will have the option to maintain agricultural uses on parcels smaller than 5 acres. This option, if made available to owners, will likely assist in preserving some aspects of our community's agricultural heritage as the Hurricane Valley continues to be developed. This new zone will be consistent with the purposes of agricultural zoning to "preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity."³

It is proposed that an additional agricultural zone with minimum parcel sizes of one acre be added to Chapter 12 of the Code. The specific textual revisions are in the following sections.

II. Amendments to Section 10-11-1

Additions to this section are in Red.

A.	Agricultural zones:	
	Agricultural 40	A-40
	Agricultural 20	A-20

¹ Hurricane City Ordinance § 10-14-3.

² § 10-14-7(A).

³ § 10-11-12(A).

	Agricultural 10	A-10
	Agricultural 5	A-5
	Agricultural 1	A-1
B.	Residential agriculture zones:	
	Residential-agricultural 1	RA-1
	Residential-agricultural .5	RA-.5
C.	Residential zones:	
	Single-family residential 15	R1-15
	Single-family residential 10	R1-10
	Single-family residential 8	R1-8
	Single-family residential 6	R1-6
	Multiple-family residential 1	RM-1
	Multiple-family residential 2	RM-2
	Mobile home/RV park	MH/RV
D.	Commercial zones:	
	Neighborhood commercial	NC
	General commercial	GC
	Highway commercial	HC
	Planned commercial	PC
	Pedestrian-oriented commercial	POC
E.	Business and industrial zones:	

	Business/manufacturing park	BMP
	Professional office	PO
	Light industrial	M-1
	Heavy industrial	M-2
F.	Open space and public facility zones:	
	Open space	OS
	Public facilities (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)	PF
G.	Special purpose and overlay zones:	
	Agriculture protection overlay	APO
	Historic district overlay	HDO
	Planned development overlay	PDO
	Sensitive lands overlay	SLO
	Runway protection	RPZ
	Recreation resort	RR
	Extraction industries overlay	

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III. Amendments to Table 10-12-1 in Section 10-12-3

A new column for Agricultural 1 zone is added in Red, with the indicated permitted uses, conditional uses, and restricted uses.

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Agricultural uses:					
Accessory building	P	P	P	P	P
Agricultural business	P	P	P	P	P
Agricultural industry	P	P	P	P	P
Agriculture	P	P	P	P	P
Animal specialties	P	P	P	P	P
Animals and fowl for recreation and family food production	P	P	P	P	P
Stable, private	P	P	P	P	P
Residential uses:					
Assisted living facility	P	P	P	P	P
Building, accessory	P	P	P	P	P
Dwelling, earth sheltered	P	P	P	P	P
Dwelling, single-family	P	P	P	P	P
Dwelling, single-family with single accessory dwelling unit	P	P	P	P	P
Dwelling, temporary	P	P	P	P	
Guesthouse for family members and non-paying guests	P	P	P	P	P
Manufactured home	P	P	P	P	P
Residential facility for elderly persons [†] -	P	P	P	P	P
Residential facility for persons with a disability [†] -	P	P	P	P	P

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Residential facility for troubled youth	N	N	N	N	N
Short term rental	N	N	N	N	P ⁴
Public and civic uses:					
Auditorium or stadium	N	N	N	N	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	N	N	N	N
Cultural service	P	P	P	P	P
Golf course	N	N	N	N	N
Hospital	N	N	N	N	N
Park	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	C	C	C	C
Stable, public	P	P	P	P	P
Utility, minor	P	P	P	P	P
Utility substation	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	P	P	C	C	N
Animal hospital	P	P	P	P	P
Bed and breakfast, home	P	P	P	P	P
Garden center	P	P	P	P	P
Kennel, residential	P	P	P	P	P
Kennel, commercial	P	P	P	P	C
Licensed family child care ²	P	P	P	P	P

⁴ Short term rentals are permitted in RA-1. See Section 10-14-4.

Use	Zones				
	A-40	A-20	A-10	A-5	A-1
Media service	N	N	N	N	N
Personal care service, home based ²	P	P	P	P	P
Personal instruction service, home based ²	P	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, outdoor	C	C	C	C	C
Residential certificate child care facility ²	P	P	P	P	P
Vehicle repair, limited	N	N	N	N	N
Veterinary service	P	P	P	P	P
Wireless telecommunication facility	See section <u>10-50-5</u> , table 10-50-1 of this title				

IV. Amendments to Table 10-12-2 in Section 10-12-4

A new column for the development standards of the new zone is shown in Red.

Development Standard	Zones				
	A-40	A-20	A-10	A-5	A-1
Lot standards:					
Minimum lot area	40 acres	20 acres	10 acres	5 acres	1 acre
Minimum lot width	400 feet	400 feet	300 feet	300 feet	100 feet ⁵
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	35 feet	35 feet
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet	35 feet

⁵ Drafting Note: Minimum lot width for RA-1 zone is also 100 feet. See Section 10-14-4.

Development Standard	Zones				
	A-40	A-20	A-10	A-5	A-1
Setback standards - front yard:					
Any building ²	30 feet	30 feet	30 feet	30 feet	25 feet ⁶
Setback standards - rear yard:					
Main building	30 feet	30 feet	30 feet	30 feet	30 feet
Accessory building	No requirement	No requirement	No requirement	No requirement	No requirement
Setback standards - interior side yard:					
Main building	15 feet	15 feet	15 feet	15 feet	15 feet
Accessory building of 100 square feet or less	No requirement	No requirement	No requirement	No requirement	No requirement
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	10 feet one side and 20 feet other side ⁷
Main building on corner lot with yard that abuts the side yard of another lot	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

⁶ Drafting Note: Setback standard (front yard) for RA-1 zone is also 25 feet. See Section 10-14-4.

⁷ Drafting Note: This setback equals RA-1 setback. See Section 10-14-4.

A. Agricultural Zones: Agricultural zones preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.

AGRICULTURAL BUSINESS: The conduct of agricultural activity involving the keeping, grazing and pasturing of domestic animals or growing and harvesting of crops for commercial gain. Typical uses include the raising of animals for food or for the production of food in excess of that required for a household and the boarding or stabling of animals other than those owned and used by household members.

AGRICULTURAL INDUSTRY: An industry or business involving agricultural products in packaging, treatment, sales, intensive feeding, or storage and the initial processing of agricultural products that is reasonably required to take place in close proximity to the site where they are produced. Typical uses include packinghouses, commercial feed yards, fur farms, commercial milk production, food packaging or processing plants, and commercial poultry or egg production. Slaughterhouses and intensive animal feeding operations are specifically excluded from this definition.

AGRICULTURAL SALES AND SERVICE: An establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.

AGRICULTURE: The tilling of soil, raising of crops, horticultural activities, gardening, keeping or grazing of domestic animals and noncommercial feed yards, but not including any agricultural business or industry.

ANIMAL SPECIALTIES: The production of small animals and associated products. Typical uses include chicken, turkey, and rabbit raising, egg production, apiaries, and aviaries.

ANIMALS AND FOWL FOR RECREATION AND FAMILY FOOD PRODUCTION: The keeping of animals on a lot for exclusive use by persons residing thereon so long as the animals and fowl are not used for commercial purposes.

CULTURAL SERVICE: A library, museum or similar public or registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

GARDEN CENTER: An establishment primarily engaged in the retail sales of horticultural specialties, such as flowers, shrubs and trees, intended for ornamental or landscaping purposes.

KENNEL, COMMERCIAL: A commercial establishment having three (3) or more dogs over the age of four (4) months for the purpose of boarding, breeding, buying, selling, grooming, letting for hire, or training for a fee.

KENNEL, RESIDENTIAL: The keeping or maintaining of more than two (2), but no more than four (4) dogs, in connection with the occupation of any dwelling for residential purposes.

STABLE, PRIVATE: A detached accessory building for the keeping of horses, the majority of which are owned by the occupants of the premises.

STABLE, PUBLIC: A commercial establishment that boards, breeds, trains, raises, or rents horses for riding or other equestrian activities.