



City of Hurricane

Mayor City Manager
 John W. Bramall 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.

Wednesday, September 25, 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 Zoning Map amendment request for 1.67 acres located at approximately 367 West 300 North from R-1-10, Single Family Residential 10,000 sq. ft. lots to RM-2, Multifamily residential up to 10 units per acre to allow development as part of Silver Leaf Townhomes
2. Proposed changes to the Land Use Code, adding an Agricultural one acre zone –**NOTE while the Planning Commission will take comments from interested parties on this item, the Planning Commission is still working on the changes and an additional hearing will be heard in the future.**

Old Business:

Parking amendment	Consideration and possible approval of a request for modified parking to accommodate theater use in an existing commercial building at 320 W State Street – Fox Theater
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New Business:

2019-ZC-19	Consideration and possible recommendation to the City Council on a Zoning Map amendment for 1.65 acres located at 367 West 300 North from R-1-10 to RM-2 – Howard Isom applicant, Rick Bennion agent
2019-PP-10	Consideration and possible recommendation to the City Council on a Preliminary Plat for Silver Leaf Townhomes, a 40 unit project located at approximately 190 North and 400 West – Rick Bennion applicant
2019-PP-11	Consideration and possible recommendation to the City Council on a Preliminary Plat for the Front 9 at Sky Mountain, a residential subdivision with 224 multifamily

	units and 124 single family lots on approximately 99 acres – Perry Homes of Utah, LC and Lagom, LC, applicants; Greg Sant agent
Discussion and feedback item	Proposed zone change for the Elim Valley Master Planned Community, removing the PDO and proposing different zonings throughout with a different road pattern- Western Mortgage & Realty Company et. al.

Work meeting and Planning Commission business:



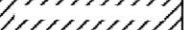
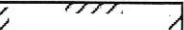


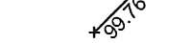

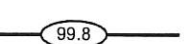

1. Continued discussion and work on proposed A-1, Agricultural one acre, zone
2. Reports from Utah League of Cities and Towns Conference
3. Updates on City Council votes
4. Discussion on multi-family zone clarifications

Adjournment

1300 sq ft audience area
 seating for 114
 requirements - 1 per 100 sq ft - 13 spaces
 plus 1 per 6 seats - 19 spaces
 32 spaces

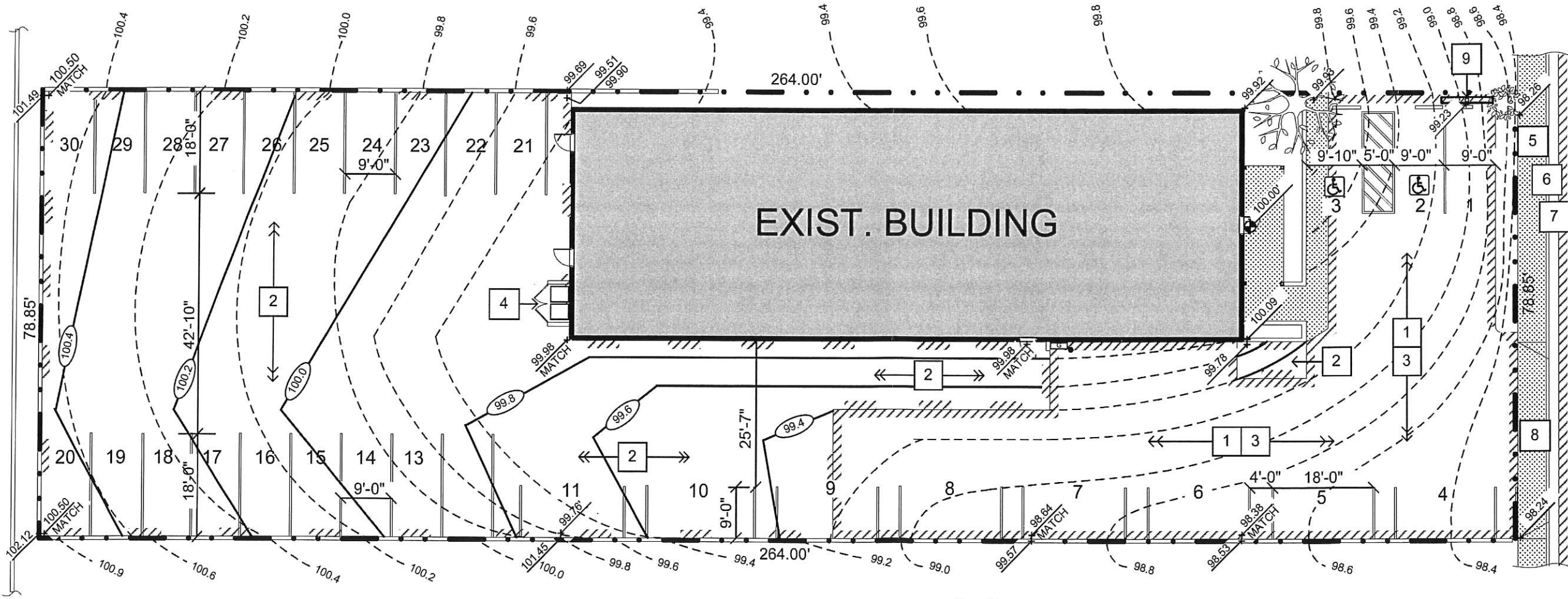
This plan shows 30 spaces

LEGEND

-  EXIST. CONCRETE FLATWORK
-  PROPERTY LINE
-  EXIST. ASPHALT PAVING
-  NEW 2" THICK ASPHALT PAVING OVER 6" GRAVEL BASE
-  EXIST. 8" WIDE CONC. CURB
-  EXIST. SPOT ELEVATION (FEET)
-  NEW SPOT ELEVATION (FEET)
-  EXIST. CONTOUR LINE (FEET)
-  NEW CONTOUR LINE (FEET)
-  BENCH MARK: ARBITRARY ELEV. OF 100.00' AT EXIST. CONCRETE SLAB OUTSIDE ENTRY DOOR

KEYED NOTES

- 1 EXIST. ASPHALT PAVING.
- 2 NEW 2" ASPHALT PAVING OVER 6" GRAVEL BASE.
- 3 FILL POT-HOLES & BIRD-BATHS WITH ROLLED OR TAMPED ASPHALT MIX; THEN RESURFACE EXIST. ASPHALT PAVING WITH CHIP-SEAL COATING TO MATCH NEW ASPHALT PAVING SURFACE.
- 4 TRASH ENCLOSURE.
- 5 EXIST. 5'-0" WIDE CONC. SIDEWALK.
- 6 EXIST. 6" WIDE CONC. CURB.
- 7 EXIST. 1'-9" WIDE CONC. GUTTER.
- 8 EXIST. CONC. DRIVEWAY APRON.
- 9 EXIST. SIGN.
- 10



SITE PLAN
 SCALE: 1" = 20'-0"



PRELIMINARY – NOT FOR CONSTRUCTION – 8/31/19

FOX THEATRE
 320 W. STATE ST.
 HURRICAN, UTAH 84737

David A. Dixon, Architect
 2177 S. Old Highway 91, New Harmony, Utah 84757
 Phone: (760) 458-8278

SITE PLAN

DATE
LATEST REVISION
DRAWN BY DAD
PROJECT NO. 1903
DRAWING NO. A1

STATE ST.

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:
File No. 2019-2C-19
Receipt No. 8.129755

Name: Howard Isom Telephone: (801) 972-1490

Address: 367 WEST 300 NORTH Fax No. _____

Agent (If Applicable): Rick Bennion Telephone: (801) 455 2868

Email: _____ Agent Email: rick@adventur.com

Address/Location of Subject Property: 367 WEST 300 NORTH

Tax ID of Subject Property: 0073810 Existing Zone District: R1-10

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
RM-2, To build townhomes along with Silverleaf subdivision.

Submittal Requirements: The zone change application shall provide the following:

- a. The name and address of every person or company the applicant represents;
- b. An accurate property map showing the existing and proposed zoning classifications;
- c. All abutting properties showing present zoning classifications;
- d. An accurate legal description of the property to be rezoned;
- e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)
Date Received: 9/6/19 Application Complete: YES NO

Date application deemed to be complete: 9/10/19 Completion determination made by: [Signature]

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the 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, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

STAFF COMMENTS

Agenda: September 25, 2019 **File Number:** 2019-ZC-19

Type of Application: Zone Change

Applicant: Howard Isom

Agent: Rick Bennion

Request: A Zoning Map amendment from R-1-10, Single Family Residential 10,000 sq. ft. lots, to RM-2, Multifamily Residential up to 10 units per acre on 1.6 acres

Location: 367 West 300 North

General Plan: Mixed Use

Existing Zoning: R-1-10

Discussion: This property is located west of the property approved for Silver Leaf Townhomes near the end of a dead end dirt road. The applicant is proposing to incorporate it into the Silver Leaf project with a road connecting into that project. This is an area of the City which already encompasses a considerable amount of multi-family property and is in close proximity to the Hurricane Heights Townhomes property, which has been approved for 149 dwelling units.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	R-1-10	Single family houses
West	RM-2	Proposed Silver Leaf Townhomes
South	RM-2	Proposed Silver Leaf Townhomes
East	R-1-10	Single family houses

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 policy: "...high density housing should be planned near support facilities such as collector and arterial roads, schools, shopping, and employments centers.high density housing should be located between low density housing and other land uses." This proposal for higher density housing is located west of 200 West, a collector road. It is within walking distance of schools and shopping. However, the General Plan also states "the higher densities should be dispersed throughout the community rather than concentrated in large aggregations." This 1.6 acres with a possible 16 additional multi-family units, added to the already

approved 40 units of the Silver Leaf Townhomes and the 33 other multifamily units in the immediate vicinity, could push this area into the “large aggregations” the General Plan seeks to avoid.

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

Response: The amendment is for multi-family uses. The current character of the properties to the north and east of this property is larger lot single family uses. Property to the west and south is proposed to be developed with multi-family units which will gain access from 100 North through a single family neighborhood.

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

Response: The proposed amendment will affect adjacent property with a change from the current single family use to multi-family use, changing the current status of this property as a possible buffer between single family uses and the Silver Leaf Townhomes.

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

Response: There are utility facilities available in this area to serve the property. Both 300 North and 300 West are currently inadequate public roads for the anticipated demands of this property and the Silver Leaf Townhomes. Drainage in this area is a concern and must be addressed.

Findings: Staff makes the following findings:

1. The proposed amendment proposes to locate multifamily housing in an area where the already approved multi-family units constitute a large aggregation.
2. Because this property is located where single family uses are established in an area where they can continue to have quiet enjoyment of their property the proposed change could not be considered harmonious.
3. Public utilities are adequate but the road fronting the property is inadequate.
4. The proposed amendment will affect adjacent property by adding additional density into an already dense area.

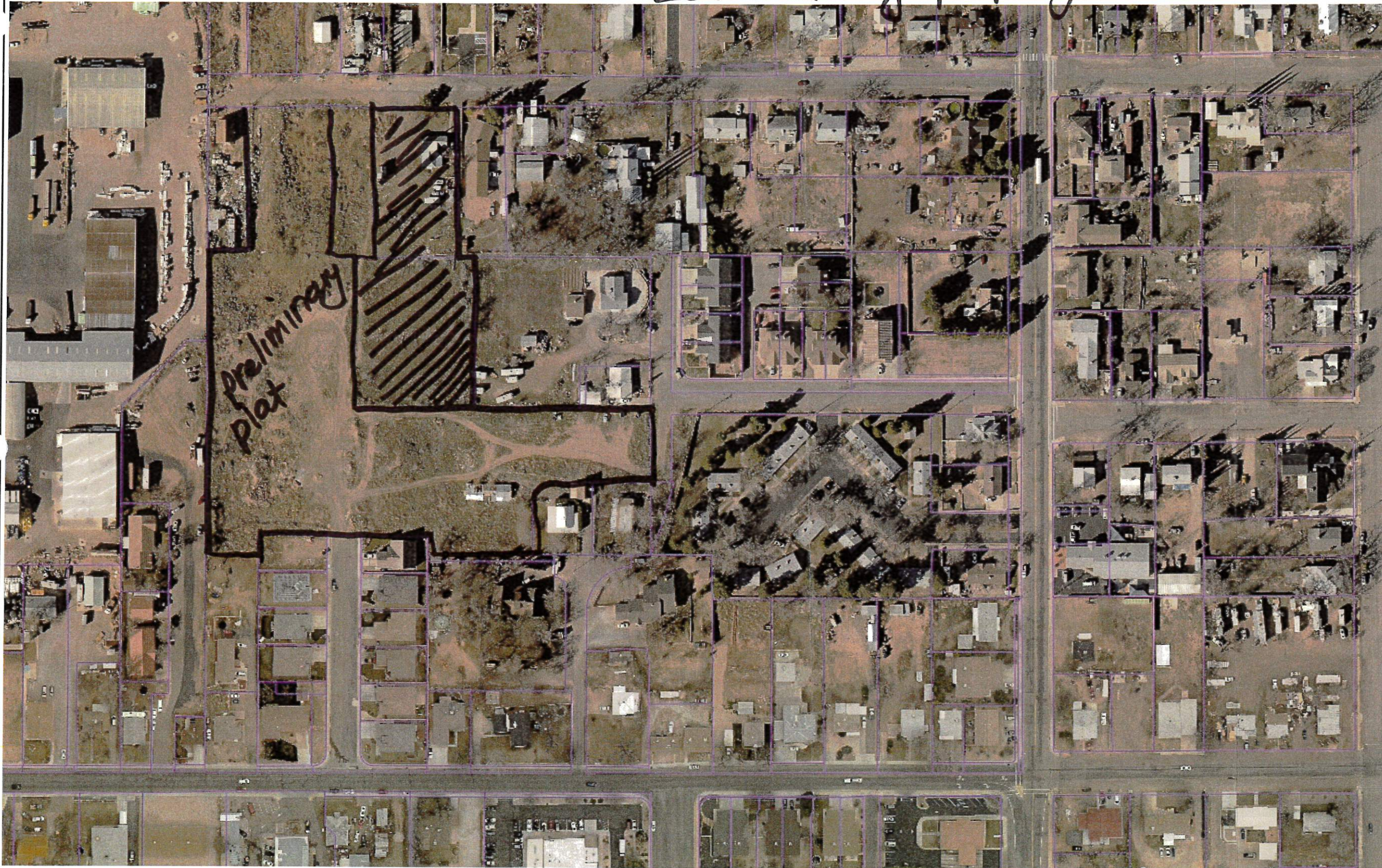
Recommendation: Staff recommends the Planning Commission recommend denial to the City Council to minimize the negative effects on the area.



2019
ZC-19



proposed Title
zone change property



Legend

- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wilde
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim



Notes

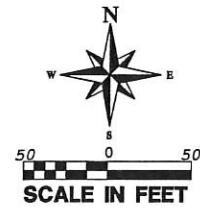
376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

ZONE CHANGE MAP FOR: SILVER LEAF TOWNHOMES

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF
SECTION 34, T41S, R13W, S.L.B.#4,
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - CENTER LINE OF ROAD
- ◆ SECTION CORNER

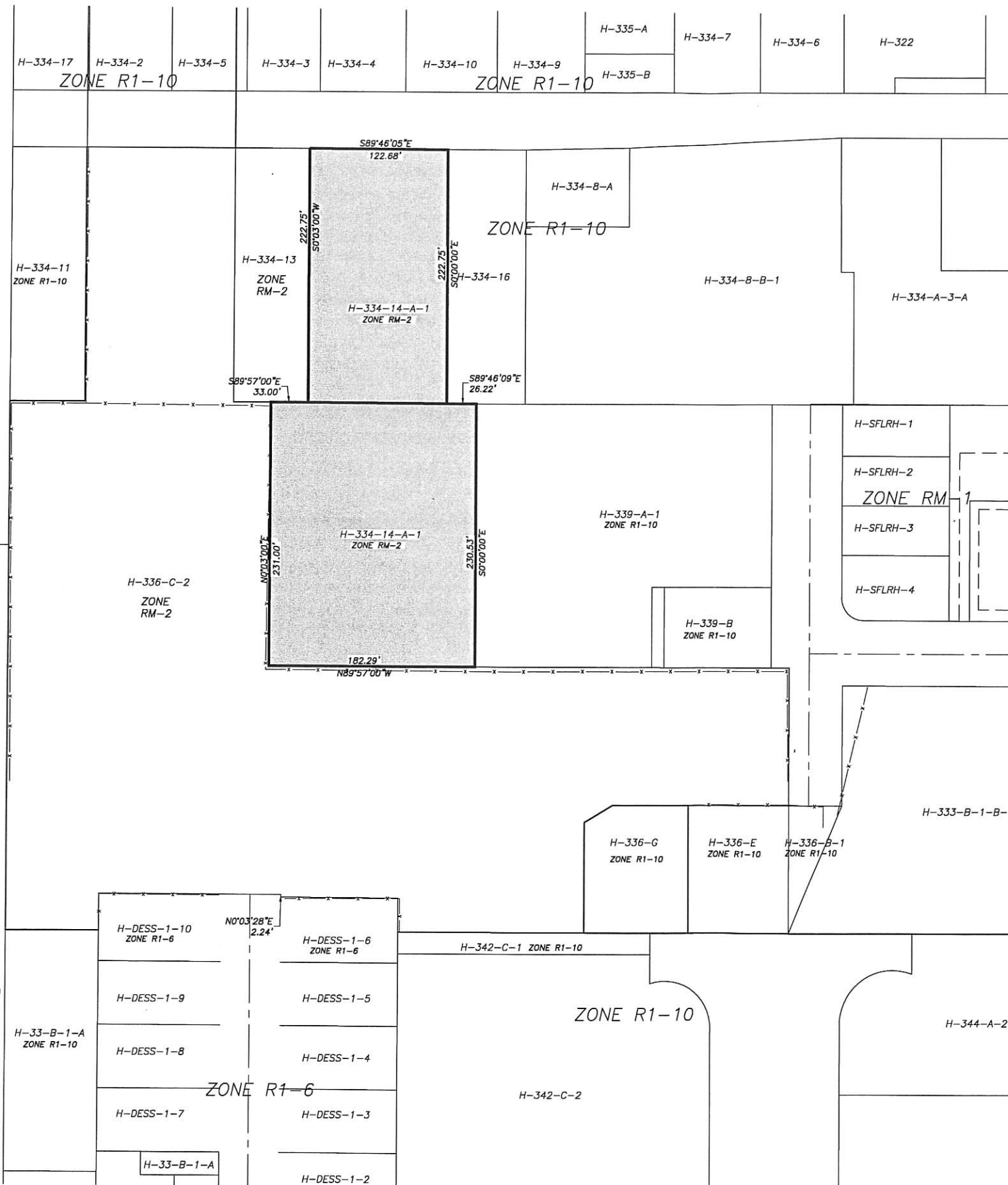
NARRATIVE

THIS ZONE CHANGE IS REQUIRED TO CHANGE FROM RESIDENTIAL ZONE (R1-10) TO MULTI-FAMILY ZONE (RM-2) FOR 1.59 ACRES.

LEGAL DESCRIPTION:

H-334-14-A-1

COMMENCING AT THE NORTH EAST $\frac{1}{4}$ CORNER OF SECTION 34, T41S, R13W, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'00"W 495.00 FEET; THENCE S89°57'00"E 231.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'00"E 33.00 FEET; THENCE N00°03'00"E 222.75 FEET; THENCE S89°16'03"E 123.15 FEET; THENCE S00°07'15"W 221.67 FEET; THENCE S89°46'09"E 26.22 FEET; THENCE S00°00'00"E 230.53 FEET; THENCE N89°57'00"W 182.29 FEET; THENCE N00°03'00"E 231.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
 Survey, Land Studies, Land Planning
 97 South 800 West, Suite 207 B
 Hurricane City, Utah 84117
 Phone: (435) 668-0371 Karl Rosenman



ZONE CHANGE MAP FOR:
SILVER LEAF TOWNHOMES
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 34, T41S, R13W, S.L.B.#4.

DATE: 9/6/2018
SCALE: 1"=50'
JOB NO:
365-002
SHEET NO:
1

PROJECT LOCATION

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:
File No. <u>2019-PP-10</u>
Receipt No. <u>8129756</u>

Name: Rick Bennion Telephone: 801-455-2868

Address: 5284 S Commerce Dr STE C274 Fax No. _____
Murray, UT 84107

Email: rick@adventut.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Located in the SE 1/4 of the NE 1/2 of section
34, T41S, R13W, S.L.B. & M. East of Scholzen's Products in Hurricane, Ut

Tax ID of Subject Property: H-336-C-2 Zone District: RM-2

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) To create
a subdivision with a total of 37 Townhomes, a park and Retention Pond.

Submittal Requirements: The preliminary plat application shall provide the following:

1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - a. The proposed name of the subdivision.
 - b. The location of the subdivision, including the address and section, township and range.
 - c. The names and addresses of the owner or subdivider, if other than the owner.
 - d. Date of preparation, and north point.
 - e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
2. Existing Conditions: The preliminary plat shall show:
 - a. The location of the nearest monument.
 - b. The boundary of the proposed subdivision and the acreage included.
 - c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

STAFF COMMENTS

Agenda: ~~January 10, 2019~~ *September 25, 2019* **File Number:** 2019-PP-10

Type of Application: Preliminary Plat

Applicant: Silver Leaf

Agent: Rick Bennion

Request: Preliminary Plat for a 40 lot townhome project

Location: Approximately 190 North and 400 West

General Plan: Multi-residential types

Existing Zoning: RM-2, Multi-family residential up to 10 units per acre.

Discussion: This proposed subdivision is located on 5.26 acres just north of the existing Desert Shade single family subdivision and east of Scholzen Products industrial property. The applicants received preliminary plat approval for this plat in January of this year. They have modified the plat slightly by dropping one 2 unit building and expanding two additional buildings to 3 unit buildings. The new layout adds a connecting road to the Isom property, which is on this agenda for a proposed zone change, and shrinks the park area. The park has gone from approximately 3600 sq. ft. to approximately 2800 sq. ft. It appears the lots are just the building footprints, with the remainder of the property designated as common area or park.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	R-1-10	Single family houses and vacant
West	M-1 & R-1-10	Industrial and vacant
South	R-1-6 & R-1-10	Single family houses and yards
East	R-1-10 & RM-2	Single and Multifamily houses

JUC Comments:

1. The tentative plan for storm water drainage in the notes states “storm water can be locally retained and controlled using retention basins.” The JUC notes the historic drainage on this property is not currently contained or retained with existing structures or basins. A drainage study will have to be completed and approved prior to submitting construction drawings.
2. Sewer design will be required and sewer must be continuous with no dead ends.
3. Improvements to 300 North and 300 West will be required
4. The street labeled as 200 North will have to be renamed before final plat – closer to 190 North
5. Pressurized irrigation required to each lot.
6. Individual water meters are required.

Staff Comments:

1. Lot sizes are not shown. Frontages appear to meet the land use code requirements for unit widths of at least 30 ft. per unit and density of less than 10 per acre overall.
2. A preliminary geotechnical review indicates this property is subject to adverse construction conditions including susceptibility to piping & erosion and possible high collapsible soils. A geotechnical report detailing the conditions on the site and making recommendations for construction must be submitted with construction drawings.
3. A final site plan must be submitted for review on the park, landscaping, and site plan design compliance before construction begins on the site.
4. Will serve letters for culinary water and sewer were received.
5. A copy of CC&R's and HOA documents will be required with final plat application.

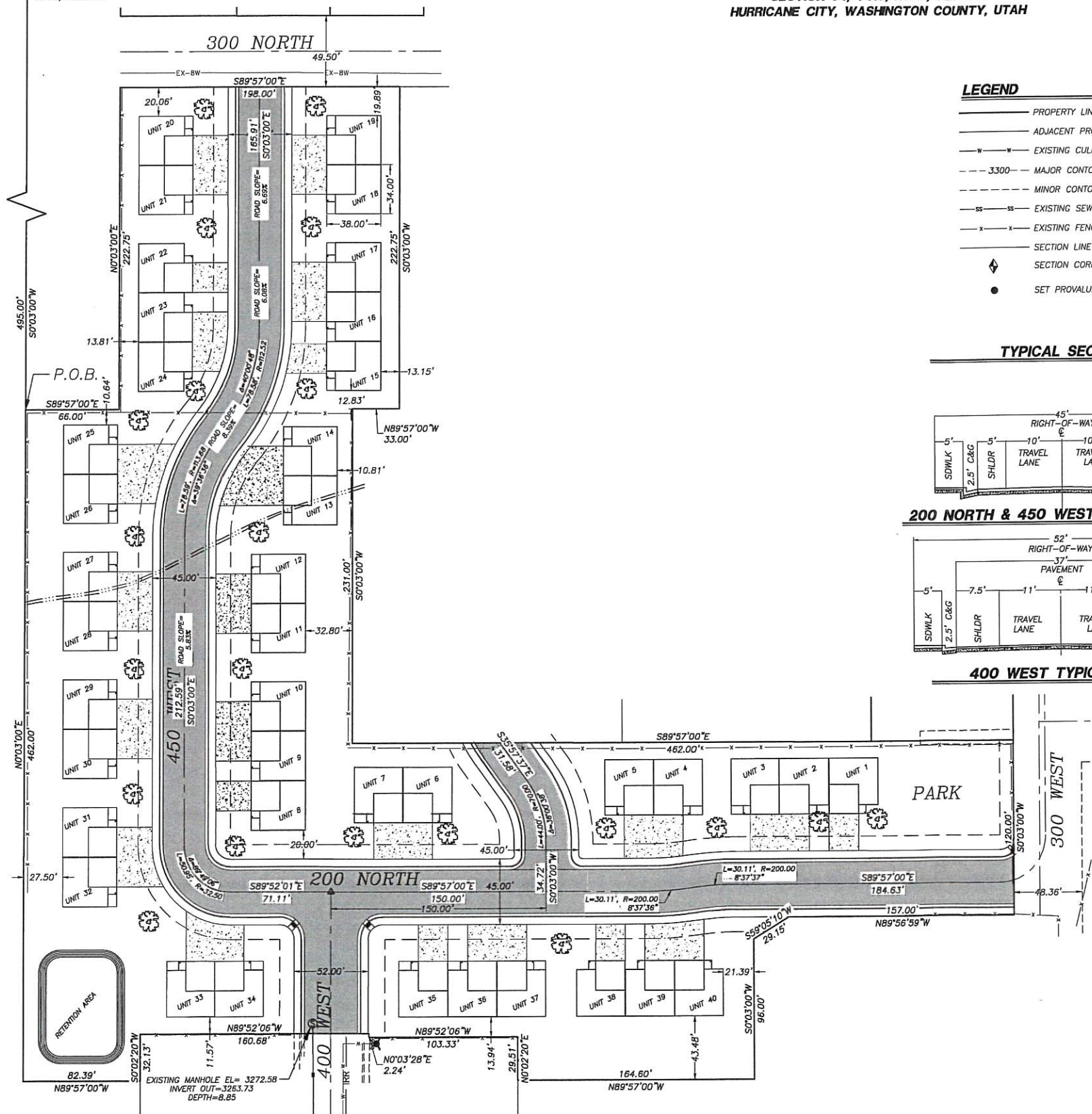
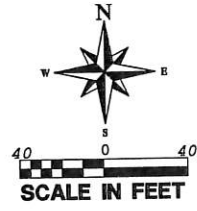
Recommendation: Staff recommends the Planning Commission forward a recommendation of approval for the Preliminary Plat of Silver Leaf Townhomes to the City Council subject to the following:

1. JUC comments
2. Staff comments 2 & 3

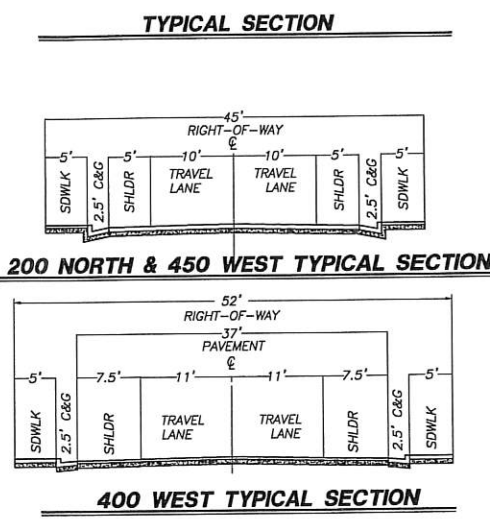
NEW PLAT

PRELIMINARY PLAT FOR: SILVER LEAF TOWNHOMES

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF
SECTION 34, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING CULINARY WATER MAIN
 - 3300 --- MAJOR CONTOURS
 - MINOR CONTOURS
 - EXISTING SEWER MAIN
 - EXISTING FENCE
 - SECTION LINE
 - ◆ SECTION CORNER AS DESCRIBED
 - SET PROVALUE ENGINEERING REBAR & CAP



BOUNDARY DESCRIPTION
COMMENCING AT THE NORTH EAST SIXTEENTH CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'00"W 495.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'00"E, 56.00 FEET; THENCE N00°03'00"E, 272.25 FEET; THENCE S89°57'00"E, 198.00 FEET; THENCE S00°03'00"W, 222.75 FEET; THENCE N89°57'00"W, 33.00 FEET; THENCE S00°03'00"W, 231.00 FEET; THENCE S89°57'00"E, 462.00 FEET; THENCE S00°03'00"W, 120.00 FEET; THENCE N89°55'59"W, 157.00 FEET; THENCE S59°05'10"W, 29.15 FEET; THENCE S00°03'00"W, 96.00 FEET; THENCE N89°57'00"W, 164.60 FEET; THENCE N00°02'20"E, 29.51 FEET; THENCE N89°52'08"W, 103.33 FEET; THENCE N00°03'28"E, 2.24 FEET; THENCE N89°52'06"W, 160.68 FEET; THENCE S00°02'20"W, 32.13 FEET; THENCE N89°57'00"W, 82.39 FEET; THENCE N00°03'00"E, 462.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.260 ACRES.

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

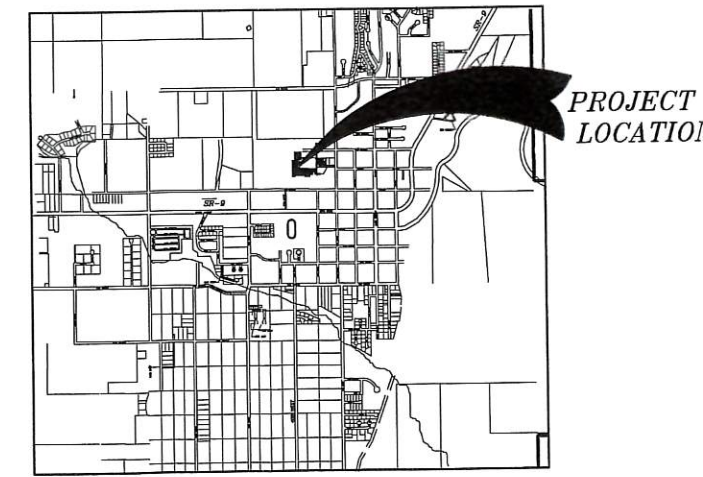
GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	M2-MODERATELY SORTED SANDS, SILTY SANDS, AND GRAVELS, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	PARTIAL CALICHE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSEFEROUS SOIL & ROCK	NONE
PIPING & EROSION	PARTIAL P&ES-SOILS SUSCEPTIBLE TO PIPING & EROSION
SHALLOW BEDROCK	BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	PARTIAL WBSL-LOW MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	NONE

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

ADDITIONAL NOTES
STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS.
THERE ARE NO HURRICANE CANAL FACILITIES IN SILVER LEAF.
PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

OWNERS
AKA HURRICANE LLC
ADDRESS
5284 S COMMERCE DR STE C274
MURRAY, UT 84107

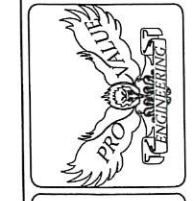


VICINITY MAP
N.T.S.

REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84107
Phone: (435) 666-8007



PRELIMINARY PLAT FOR:
SILVER LEAF TOWNHOMES
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34, T41S, R13W, S.L.B.&M.

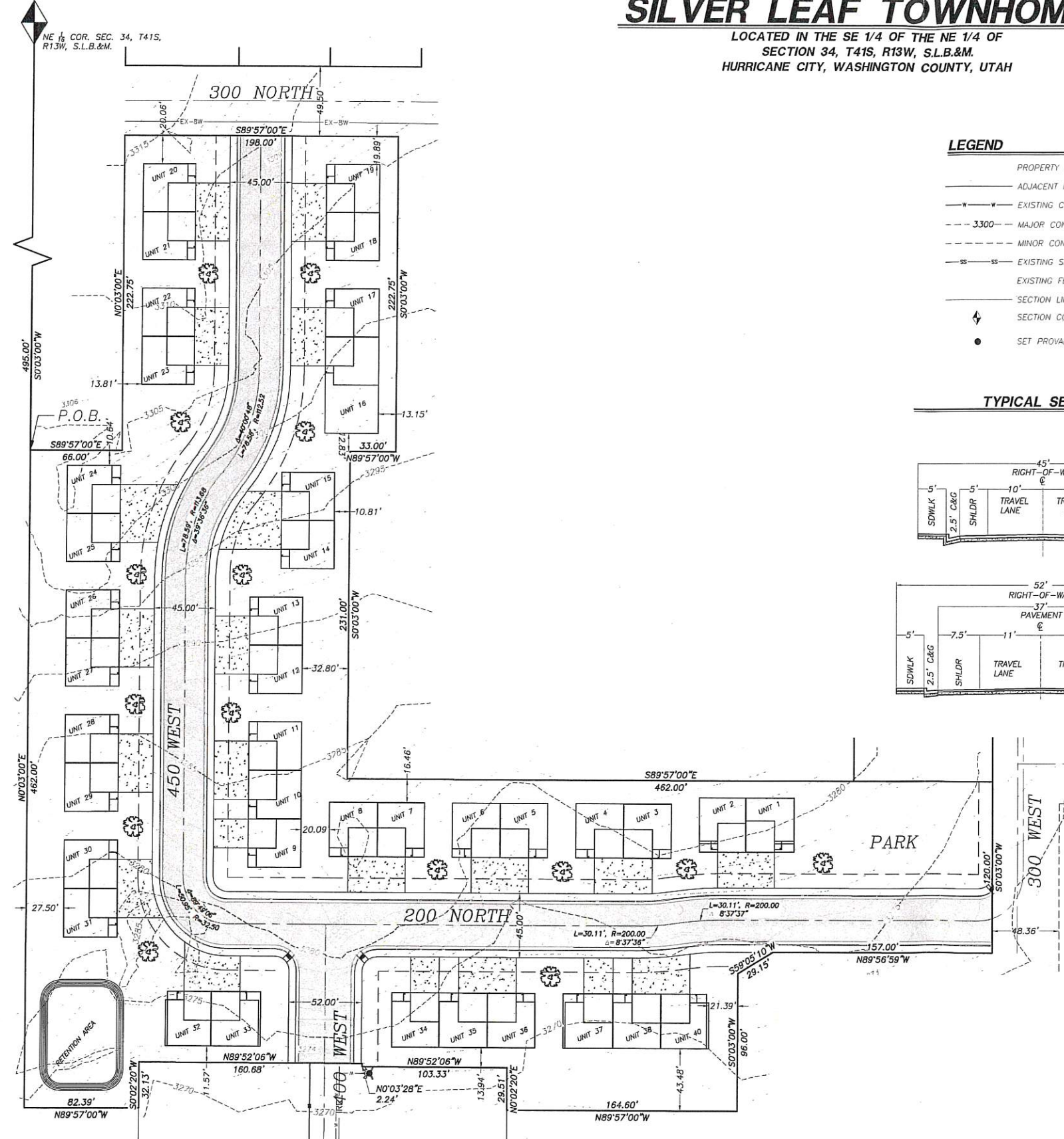
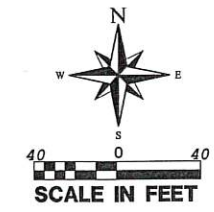
DATE: 9/6/2019
SCALE: 1" = 40'
JOB NO.: 365-002
SHEET NO.: 1

SILVER LEAF TOWNHOMES PRELIMINARY PLAT

original plat

PRELIMINARY PLAT FOR: SILVER LEAF TOWNHOMES

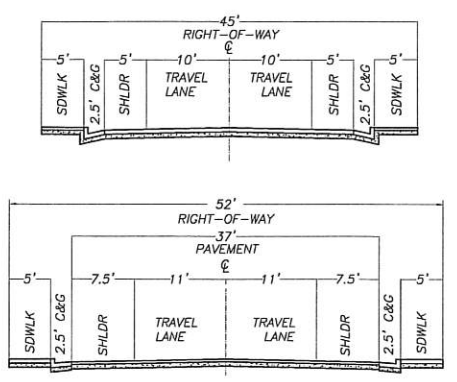
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF
SECTION 34, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- W — W — EXISTING CULINARY WATER MAIN
- 3300 --- MAJOR CONTOURS
- MINOR CONTOURS
- SS — SS — EXISTING SEWER MAIN
- EXISTING FENCE
- SECTION LINE
- ▲ SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP

TYPICAL SECTION



BOUNDARY DESCRIPTION

COMMENCING AT THE NORTH EAST SIXTEENTH CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'00"W 495.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'00"E 68.00 FEET; THENCE N00°03'00"E 272.25 FEET; THENCE S89°57'00"E 198.00 FEET; THENCE S00°03'00"W 222.75 FEET; THENCE N89°57'00"W 33.00 FEET; THENCE S00°03'00"W 231.00 FEET; THENCE S89°57'00"E 462.00 FEET; THENCE S00°03'00"W 120.00 FEET; THENCE N89°56'59"W 157.00 FEET; THENCE S59°05'10"W 29.15 FEET; THENCE S00°03'00"W 96.00 FEET; THENCE N89°57'00"W 164.60 FEET; THENCE N00°02'20"E 29.51 FEET; THENCE N89°52'06"W 103.33 FEET; THENCE N00°03'28"E 2.24 FEET; THENCE N89°52'06"W 160.68 FEET; THENCE S00°02'20"W 32.13 FEET; THENCE N89°57'00"W 82.39 FEET; THENCE N00°03'00"E 462.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.260 ACRES.

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

HAZARD	DESCRIPTION
FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	M2-MODERATELY SORTED SANDS, SILTY SANDS, AND GRAVELS; NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	PARTIAL CALICHE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSEFEROUS SOIL & ROCK	NONE
PIPING & EROSION	PARTIAL P&ES-SOILS SUSCEPTIBLE TO PIPING & EROSION
SHALLOW BEDROCK	BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	PARTIAL WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	NONE

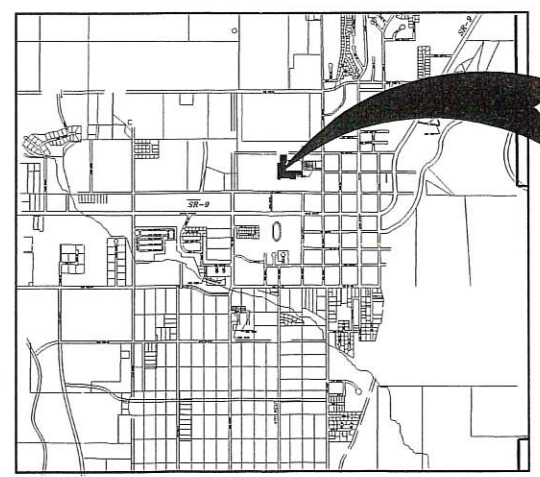
THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

ADDITIONAL NOTES

- STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.
- THERE ARE NO HURRICANE CANAL FACILITIES IN SILVER LEAF.
- PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.
- THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.
- OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

OWNERS

AKA HURRICANE LLC
ADDRESS
5284 S COMMERCE DR STE C274
MURRAY, UT 84107



VICINITY MAP

N.T.S.

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
29 South 650 West, Suite 1
Hurricane, UT 84503
Phone: (435) 668-8387



PRELIMINARY PLAT FOR:
SILVER LEAF TOWNHOMES
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 34, T41S, R13W, S.L.B.&M.

DATE: 12/21/2018
SCALE: 1"=40'
JOB NO: 365-002
SHEET NO: 1

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:
File No. 4-641159
Receipt No. 2019-PP-11

Name: Perry Homes Utah, Inc and Lagom, LLC Telephone: 435-251-9090

Address: 2250 N Coral Canyon Blvd #215 Washington, 84780 Fax No. N/A

Email: greg.perryhomesutah@gmail.com Agent Email: Same

Agent (If Applicable): Greg Sant - Division Manager Telephone: 435-414-4444

Address/Location of Subject Property: The property surrounding the front 9 holes of Sky Mountain Golf Course

Tax ID of Subject Property: H-3-1-29-151-RD2, H-3-1-29-3161-RD2
H-3-1-29-3121, H-3-1-29-210 Zone District: PDO

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Mix use Residential consisting of
single family lots, attached town homes and stacked condominium units. There is also a small piece of commercial as is designated on the approved Master Plan dated June 9, 2003.

Submittal Requirements: The preliminary plat application shall provide the following:

1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - a. The proposed name of the subdivision.
 - b. The location of the subdivision, including the address and section, township and range.
 - c. The names and addresses of the owner or subdivider, if other than the owner.
 - d. Date of preparation, and north point.
 - e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
2. Existing Conditions: The preliminary plat shall show:
 - a. The location of the nearest monument.
 - b. The boundary of the proposed subdivision and the acreage included. —
 - c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

The Front 9 at Sky Mountain Preliminary Plat Submission

History of Sky Mountain Golf Course

Sky Mountain Golf Course was developed through a joint venture between Sky Mountain Golf Villas International and Hurricane City through their Redevelopment Agency. The original Disposition and Development Agreement was dated November 26, 1993. This agreement allows for successor developers. In June of 2003, the current owner of the Property, Paul Jensen (first with Shadow Mountain Development and now Lagom, LLC) became a successor developer of the Property. Perry has entered into a Purchase Contract with the Lagom to purchase all the property in this Preliminary Plat. Along with the Property, the vesting of entitlements is being transferred to Perry as is allowed by the original Development Agreement.

The Property currently has a master plan and master plan descriptive document (collective the Master Plan) that governs the development of the Property. This Master Plan is attached, and has the following vested approvals:

- A. Total number of units/lots for entire Sky Mountain development, including the front 9, is set at 604. After development of the front 9, there are 355 units/lots approved for the Property.
- B. The building setbacks are as follows: Front - 20 feet from the concrete walkway (at property line in most cases) to the garage opening, Side yards – total of 15 feet between SFD homes in a configuration of 5 foot and 10 foot or 7.5 feet on each side and for attached units it is 10 feet, Rear – 10 feet from structure to rear property line.
- C. There is approximately 1 acre of commercial property (designated as Neighborhood Commercial) at the west end of the Property along 600 North. This location is not developable due to terrain and poor line of sight for access; therefore, it is proposed in this Preliminary Plat that it be moved to the condo designated area of the Master Plan. The Master Plan allows for this flexibility.
- D. The Master Plan in many areas describes that there be design latitude, extreme flexibility and compromises to City standards be allowed because of the challenges that the Golf Course has imposed on the remaining land left to be developed. It is anticipated that some of the areas that will need creative solutions will be road widths and accesses, emergency egress, utility system designs, density clusters, etc. Under Development Standards on page 4 of the Master Plan it reads, "Development shall utilize flexible standards as approved by Hurricane City Council and shall proceed in a manner that maximizes the use of the Developer Parcels."

The Golf Course has imposed many design challenges; however, the City and the Perry have worked in good faith to overcome these challenges. As part of this solution, Perry will deed to City approximately 21 acres of Golf Course buffer property. In return, Perry has asked the City to approve the following:

- A. A 26 foot easement across Hole #6 of the GC will be given to Perry by City in order to create a loop for the water delivery system, waste water system and to create an emergency access. The placement of this easement is shown on the preliminary plat and will be included as part of the Final Plat recordation of Phase 2A. This emergency access is in place of a road being placed at the conjunction of Holes #3, 4, 5, and 6 as mentioned in the Master Plan.
- B. A 20 foot easement across Hole #7 of the GC will be given to Perry by City in order to install a sewer and water line linking the lower section of Phase 2B to the condo area along 600 North. This will allow the sewer in the condo area to be a gravity feed system instead of a pressurized system.

- C. Perry and the City agree to work together on a Storm Drain Plan at the condo area that will be beneficial for both parties. At present the GC uses a portion of the Property as an overflow for their Detention Basin. It is proposed that both parties work together at this location as well as others shown on the preliminary plat to control the storm drainage of the development.
- D. Attached is a Land Exchange Exhibit that reflects years of negotiation between the City, the Lagom and Perry. This land exchange will deed 2 acres of the owner's property to the City at areas where the Golf Course already encroaches on the development property. In return, the City will deed .34 acres of land at the tee boxes of Hole #5 to use as development property. This preliminary plat reflects these changes. Furthermore, there is a Golf Course irrigation water line that runs across development property that connects Hole #4 to Hole #7. An easement will be given to the City for this water line at the recordation of the Final Plat for Phase 1A.

Utilities and Storm Drain

As mentioned above, it is proposed that there will be detention basins located throughout the property that will capture the surface runoff from the streets and detain the water so that it can percolate into the ground. These detention basins will be located at existing drainage swales that are natural to the property currently and in case of overflow they would continue down those existing swales to their natural drainage area. A Storm Water study will be done as required by the City at the time of construction plans and the Final Plat to determine exact locations for these detention basins.

A "Will Serve" letter has been given by the Water Department and by Ashcreek Special Service District showing that it has capacity to provide services to the Preliminary Plat property. The sewer line runs along the north edge of the property. All other utilities, including water, power, gas, cable TV and Telephone are available along 600 North that borders the Property on the south.

Roads and Trails

It is proposed that the development use 4 road width sections; a 60 foot wide Minor Collector road at the main entrance at 2670 W, a 52 foot wide Residential Standard at the secondary entrance at 2720 W, a 45 foot wide Residential Local in most of the interior roads and a 26 foot wide Private Alleyway at the townhomes in Phase 1A and 1B. Only the Alleyway would be private, all other roads would be dedicated to the City. None of the roads will be over 5% slope.

Desert Tortoise Take Area

The property is in the Desert Tortoise Take Area and Perry has contacted the director of the HCP regarding the window when the survey can be done. The survey will be done either before October 20th of this year or next year between March 15th and May 15th.

Development Densities and Unit Counts

Attached is a summary of the Project Data including the number of acres, unit count, density and amount of non-developed property for each Phase as well as for the entire development. The Preliminary Plat shows the typical lot or unit dimensions. The condo area shows 4 buildings that will each have 21 units for a total of 84 units. Also, in the condo area will be a small neighborhood commercial pad as allowed by the approved Master Plan.

The Front 9 at Sky Mountain Preliminary Plat

September 10, 2019

Project Data: Phase # Product Type	Total Phase Area Acreage	Developed Area Ac.	Landscaped or Undisturbed Area			Total # of Units	Units per Acre
			GC Buffer Acreage	Common Area Ac.	Total Acreage		
Phase #1 - Townhomes and Condos							
1A Fourplexes	6.72					40	
1B Fourplexes	5.03					40	
1C Condo Building and Amenities	2.23					21	
Sub-Total	13.98	10.78	0.47	2.73	3.20	101	7.22
Phase #2 - Townhomes, Condos, Commercial							
2A Duplex and Fourplexes	11.60					30	2.59
2B Triplexes and Fourplexes	18.20					26	1.43
2C Condo Building and Commercial Pad	3.94					21	5.33
2D 2 Condo Buildings	5.56					42	7.55
Sub-Total	39.30	19.18	16.25	3.87	20.12	119	3.03
Phase #3 - Single Family Detached Homes							
3A 9,500 S.F. Av Lots	13.54					34	
3B 10,500 S.F. Av, Upt to 28,000 S.F.	13.79					35	
3C 8,500 S.F. Av. Lots	9.98					28	
Sub-Total	37.31	30.35	4.94	2.02	6.96	97	2.60
Phase #4 - Single Family Detached Homes							
4A 11,500 S.F. Av, Up to 23,500 S.F.	11.48	10.52	0.14	0.82	0.96	28	2.44
Totals	102.07	70.83	21.80	9.44	31.24	345	3.38

Total Percentage of Property Developed = 69.4%

Total Percentage of Property Decided to City as GC Buffer = 21.4%

Total Percentage of Property used as Common Area = 9.2% (Not Including Condo Area)

STAFF COMMENTS

Agenda: September 25, 2019 **File Number:** 2019-PP-11

Type of Application: Preliminary Plat

Applicant: Perry Homes Utah, Inc and Lagom, LLC

Request: Preliminary Plat for the Front 9 at Sky Mountain, a residential subdivision with 224 multifamily units and 124 single family lots on approximately 99 acres.

Location: North of 600 North between 2604 West and 2800 West

General Plan: Single Family Residential up to 8 units per acre

Existing Zoning: PDO/ R-1-8, based on an approved master plan

Discussion: This proposed subdivision is within and around the front 9 golf holes of Sky Mountain Golf Course on privately owned property. The proposed plan includes a proposal to deed additional property to the golf course to provide a buffer zone between golf and residential uses and to help preserve existing golf space, shown as orange parcels on the plat. Most of the development pads shown on this preliminary plat that are in or around the golf course are townhome type units with a smaller footprint to minimize effects on the golf course. One commercial pad is shown in Phase 2C off the roundabout driveway to the condominium units. Minimum lot sizes do not apply in a PDO and there is language in the Master Plan for this area that anticipates some unusual lot designs such as the flag lot in Phase 3B that would not normally be permitted. Green areas depict “common areas”, most of which are slope or rock areas which it is assumed will be left undisturbed in the construction process or restored afterwards.

JUC Comments:

1. A road connection between lots 18 & 19 in Phase 3B to the road between lots 98 & 109 in phase 4 should be added to meet City connectivity standards. While there is some slope in this area, it is not substantially different from the slope on lots and roads in the same area. ts
2. A water study will be required.
3. A plan to address drainage will need to be provided
4. Construction drawings for each development area will be required
5. Applicant must meet with Fire District to ensure Fire Code for access is met.
6. City and applicant will negotiate land exchanges, easements, and relocation of golf course facilities where required

Staff Comments:

1. This plan is divided into 10 phases as follows:
Phase 1A – 40 townhome pads

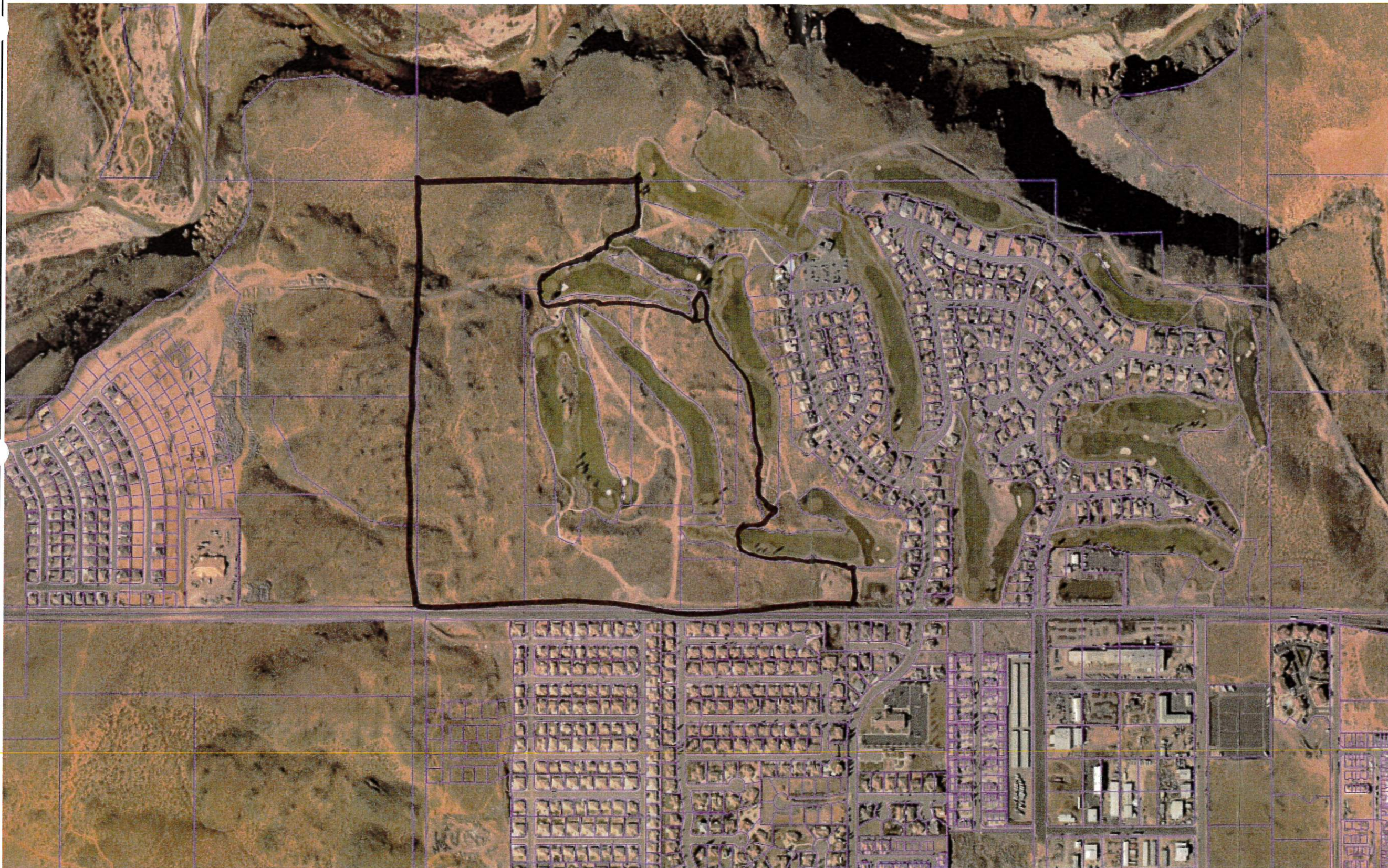
Phase 1B – 40 townhome pads
Phase 1C- 21 condominium units and area amenities
Phase 2A – 30 townhome pads
Phase 2B – 26 townhome pads
Phase 2C – 63 condominium units
Phase 3A – 34 single family lots
Phase 3B – 35 single family lots
Phase 3C - 27 single family lots
Phase 4 - 28 single family lots

2. No preliminary geotechnical review was provided. The only adverse construction condition shown on the 2008 USGS maps for this area is shallow bedrock.
3. The preliminary drainage plan submitted shows the location of drainage basins in various locations throughout the project. A more detailed plan will be submitted and reviewed by the City Engineer before final plat.
4. Will serve letters for culinary water and sewer have been received.
5. A final site plan for phases containing multi-family units will be required before building permits are issued.

Recommendation: Staff recommends the Planning Commission forward a recommendation for preliminary plat approval to the City Council.



Front 9 at Sky Mountain Title Location



- Legend**
- Parcels
 - Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wilde
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

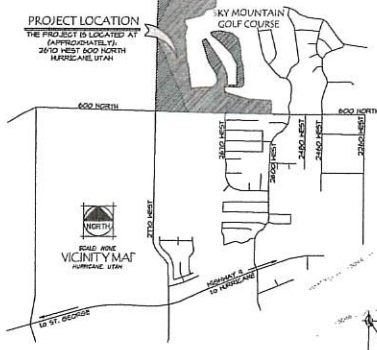


Notes

1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



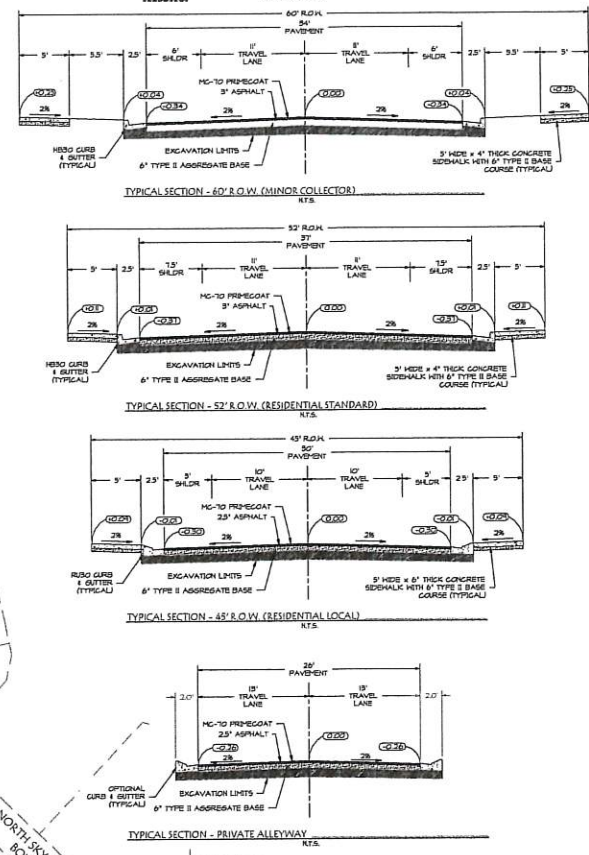
THE FRONT 9 AT SKY MOUNTAIN PRELIMINARY PLAT

LOCATED IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 13 WEST
OF THE SALT LAKE BASE AND MERIDIAN
IN THE CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
DEVELOPED BY: GREG SANT



EXISTING	DESCRIPTION	PROPOSED
---	1' CONTOUR	---
---	5' CONTOUR	---
---	TOP BACK CURB	---
---	FLOORLINE CURB	---
---	STICH FLOOR/GRASSLINE SHALE	---
[Symbol]	ASPHALT PAVEMENT	[Symbol]
[Symbol]	CONCRETE PAD	[Symbol]
[Symbol]	GRAVEL DRIVEWAY	[Symbol]
[Symbol]	SURFACE FLOW DIRECTION	[Symbol]
[Symbol]	STORM DRAIN DROP INLET	[Symbol]
[Symbol]	STORM DRAIN GULLY INLET	[Symbol]
[Symbol]	STORM DRAIN MANHOLE	[Symbol]
[Symbol]	SEWERY SIDEWALK MANHOLE	[Symbol]
[Symbol]	RETAINING WALL	[Symbol]
[Symbol]	CLASS 1 MONUMENT	[Symbol]
[Symbol]	CLASS 2 MONUMENT	[Symbol]
[Symbol]	STREET SIDEWALK SIGN	[Symbol]
[Symbol]	ROCK OUTCROPPING	[Symbol]

PHASE	AREA	ACRES
PHASE 1-A	292,522 SQ. FT.	6.72 ACRES
PHASE 1-B	219,114 SQ. FT.	5.03 ACRES
PHASE 1-C	97,252 SQ. FT.	2.23 ACRES
PHASE 1-D	110,677 SQ. FT.	2.54 ACRES
PHASE 2-A	505,890 SQ. FT.	11.60 ACRES
PHASE 2-B	901,409 SQ. FT.	20.69 ACRES
PHASE 2-C	434,890 SQ. FT.	9.99 ACRES
PHASE 3-A	481,448 SQ. FT.	11.05 ACRES
PHASE 3-B	600,854 SQ. FT.	13.79 ACRES
PHASE 4	499,861 SQ. FT.	11.48 ACRES



OWNER/DEVELOPER/CONTACT
THE DEVELOPER FOR THIS PROJECT IS
PERRY HOMES UTAH, INC.
GREG SANT
2250 NORTH CANYON BOULEVARD, SUITE 203
HURRICANE, UTAH 84750 (435) 291-6040 (OFFICE)

PROJECT LOCATION
THE PROJECT IS LOCATED AT:
2670 WEST 600 NORTH
HURRICANE, UTAH

PROJECT ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
ROSENBERG ASSOCIATES
ROB REID
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84703 (435) 673-6566

GEOTECHNICAL ENGINEER
THE ENGINEER FOR THIS PROJECT IS:
LANDMARK TESTING & ENGINEERING
715 EAST FACTORY DRIVE
ST. GEORGE, UT 84740 (435) 456-0966

DATE: 09/10/2018
JOB NO.: 883-28
DRAWN BY: GSA
CHECKED BY: RSM
DATE: Preliminary Plat

ROSENBERG
A S O C I A T E S
CIVIL ENGINEERS • LAND SURVEYORS

330 East Riverside Drive, Suite A2
St. George, Utah 84703
Phone: (435) 673-6566
www.rose.com

PRELIMINARY PLAT
FOR
THE FRONT 9 AT SKY MOUNTAIN
HURRICANE
UTAH

SHEET
1
1 OF 1 SHEETS

ZONE CHANGE MAP FOR: ELIM VALLEY

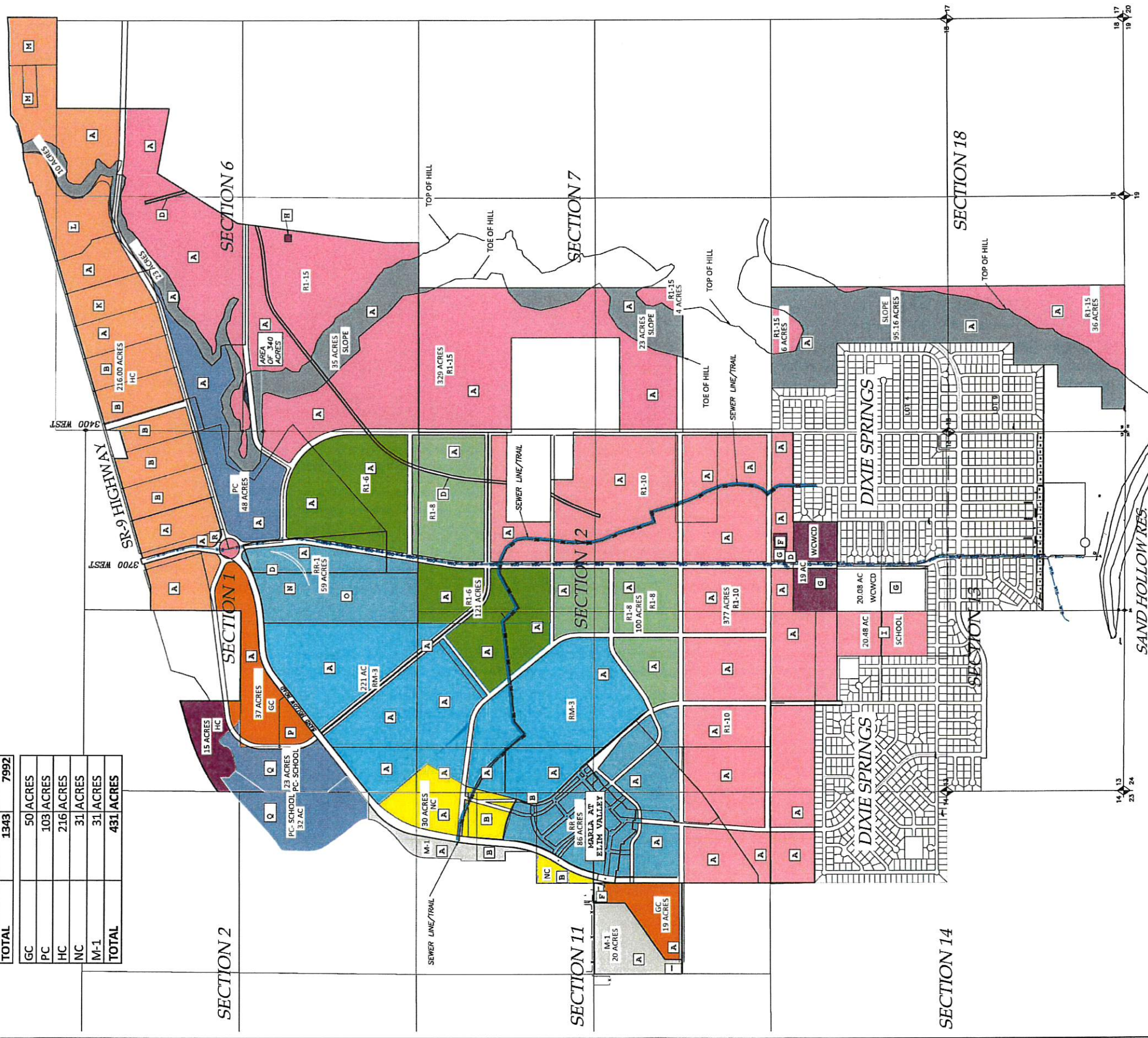
LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH



DENSITY CALCULATION

ZONE	ACRES	UNITS
RR-1	59	885
RR-MARLA	86	430
RM-3	221	3345
R1-6	121	700
R1-8	100	435
R1-10	381	1327
R1-15	375	870
TOTAL	1343	7992

GC	50 ACRES
PC	103 ACRES
HC	216 ACRES
NC	31 ACRES
M-1	31 ACRES
TOTAL	431 ACRES



PROPOSED ZONE LEGEND:

- RR: RECREATIONAL RESORT ZONE
- OS: OPEN SPACE
- R1-15: RESIDENTIAL - 1 UNIT PER 15000 SQ. FT.
- R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.
- R1-8: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.
- R1-6: RESIDENTIAL - 1 UNIT PER 6,000 SQ. FT.
- RM-3: MULTI-FAMILY - 15 UNITS PER ACRE
- GC: GENERAL COMMERCIAL
- NC: NEIGHBORHOOD COMMERCIAL
- HC: HIGHWAY COMMERCIAL
- PC: PLANNED COMMERCIAL
- M-1: LIGHT INDUSTRIAL
- PF: PUBLIC FACILITY (SCHOOL) W/ R1-10 ZONING
- WCWCD/DIXIE REA/HURRICANE CITY (PUBLIC FACILITIES)

- WESTERN MORTGAGE & REALTY CO. PARCELS:
- H-4-2-1-1103
- H-4-2-1-1104
- H-4-2-1-1105
- H-4-2-1-1106
- H-4-2-1-1107
- H-4-2-1-1108
- H-4-2-1-1109
- H-4-2-1-1110
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- H-4-2-1-1298
- H-4-2-1-1299
- H-4-2-1-1300

OWNERS LEGEND:

- A WESTERN MORTGAGE & REALTY COMPANY - 20 PARCELS - SEE PARCEL NUMBERS IN TABLE TO THE LEFT.
- B CYPRESS CAPITAL XI LLC, ET AL - PARCELS H-4-2-1-1105&1106, H-3-2-6-1403, 1404, & H-4-2-11-126, 127 & 128.
- C JMS HOLDINGS LLC; PARCELS H-3-2-6-1408 & H-3-2-6-1408 & H-4-2-1-4203.
- D ELIM VALLEY PLANNING & DEV. LL - PARCELS H-3-2-6-340, H-4-2-1-1104 & H-4-2-1-1107.
- E RED BRIDGE CAPITAL LLC - PARCELS H-4-2-1-1123 & H-4-2-1-1107.
- F DIXIE ESCALANTE RURAL ELECTRIC - PARCELS H-4-2-13-1407-SA & H-4-2-11-240.
- G WASHINGTON CO. WATER CONSERVANCY DISTRICT - PARCELS H-4-2-13-1405 & H-4-2-13-1491.
- H HURRICANE CITY - PARCELS H-3-2-6-3100 & H-3-2-6-3101.
- I WASHINGTON CO. BOARD OF EDUCATION - PARCEL H-102-15-1492.
- J F&B LLC; TEMP. PERMIT; ET AL; PARCEL H-102-15-1492.
- K DCS RIDES LLC; PARCEL H-3-2-6-1408.
- L VIRTUS INVESTMENTS 1 - PARCELS H-3-1-31-220 & H-3-1-31-221.
- M SNF EASEMENT LLC - PARCEL H-4-2-1-1108.
- N SECURE PRIVATE FUND LLC - PARCEL H-4-2-1-234.
- O JASON & HOLLY CURTIS - PARCEL H-4-2-1-240.
- P BIG SPRINGS PROPERTIES LLC - PARCELS H-4-2-2-20012 & H-4-2-1-1114.
- Q OUESTAR GAS - PARCEL H-4-2-1-131.

DATE: 9/2/2015
SCALE: 1" = 100'

SHEET NO.
1 OF 1

ZONE CHANGE MAP FOR:
ELIM VALLEY
SAND HOLLOW RD
HURRICANE, WASHINGTON COUNTY, UTAH

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 South 800 West, Suite 1
Hurricane City, Utah 84737
Phone: (801) 455-5670



NO	DESCRIPTION	DATE	BY

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