



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.

Thursday March 12, 2020

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing 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:

2020-FSP-02	Consideration and possible approval of a final site plan for Tagg-N-Go Car Wash at 82 N. 3400 West, a commercial pad in the Wal-Mart Subdivision – Twin Towers LLC applicant, Premier Design agent
2020-APA-01	Review of application and preparation of report items for report to the City Council on a proposed Agricultural Protection Area overlay on the following parcels: H-3-2-4-4101 containing 6.54 acres; H-3-2-4-1443 containing 7.94 acres; H-3-2-4-4104 containing 1.39 acres; H-3-2-4-41021 containing 1.6 acres; H-3-2-3-4416 containing 3.9 acres; and H-3-2-3-4411 containing 1 acre – Benjamin Scow and David Stirland applicants
2020-FSP-03	Consideration and possible approval of a final site plan for the first phase of the Hurricane Equestrian Park property located south of Rainbow Canyon and the Hurricane Municipal Airport – Hurricane City Parks applicant
2020-PP-05	Consideration and possible recommendation to the City Council on a proposed preliminary plat for Lone Rock Condominiums – a 200 unit condominium project located at Old Highway 91 and Foothills Canyon Drive – Lone Rock LLC applicant
2020-CUP-01	Consideration and possible approval of a conditional use permit for a metal building in a residential zone at 3838 W 200 North – Bruce Miklautsch applicant

Approval of minutes: February 13, 2020 and February 26, 2020

Planning Commission business:

1. Discussion with Frank Lindhardt about goal 3 of the moderate income housing plan
2. Report on information learned at Utah APA conference
3. Nomination and vote on Vice-Chairman for Planning Commission

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.

Receipt No.

2020-FSP-02
8.135096

Name: TWIN TOWERS LLC Telephone: (435) 669-0708

Address: P.O. Box 911839, St. George, UT 84771 Fax No. N/A

Agent (If Applicable): PREMIER DESIGN Telephone: (435) 313-2267

Email: corner@taggngo.com Agent Email: PREMIER.DESIGN.ERIC@yahoo.com

Address/Location of Subject Property: 82 W 3400 WEST + WALMART PARKING LOT

Tax ID of Subject Property: H-WALM-6 Zone District: C2

Proposed Use: (Describe, use extra sheet if necessary) TAGG-N-GO CAR WASH

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: February 26, 2020 **File Number:** 2020-FSP-02

Type of Application: Final Site Plan for Tagg-N-Go Car Wash

Applicant: Twin Towers LLC

Agent: Premier Design

Request: Final Site Plan for a car wash

Location: 82 N. 3400 West – Pad at Walmart subdivision

General Plan: Commercial

Existing Zoning: Highway Commercial

Discussion: The final site plan application includes a detailed landscape plan, elevations for the structure with color details, and traffic circulation plan

Final Site Plan review

- | | | |
|----|------------------------|---------------------------|
| 1. | Total Site | 1.6 acres |
| 2. | Total Buildings | One 5,115 sq.ft. building |
| 4. | Total parking provided | 28 spaces |
| 5. | Stacking spaces | Approximately 8 |
| 3. | Landscape area | 32,475 sq. ft. |

Construction drawings have not been signed for the site and this item will be continued to the March 12, 2020 meeting if they are not signed before this meeting.

Staff Review

1. This property is located adjacent to a state high priority transportation corridor. Any development along this corridor requires coordination with UDOT. No construction may begin on the site until UDOT had responded to notification of this development plan.
2. Parking meets minimum requirements for number of spaces for the use, including stacking spaces.
3. The site plan shows the building with landscaping, sidewalk, and vacuum stations.

4. The dumpster enclosure meets requirements by being built of block and having solid gates.
5. Access to the property is at the furthest possible location from the intersection of the Wal-Mart driveway and 3400 West, helping with traffic flow.
6. The landscape plan includes a landscaping throughout, on islands, behind the building along 3400 West, and internal to the parking lot.
7. This plan does not include a sign location or type except on the building itself. This section of the code recommends a monument sign but it is not required: *A. Monument signs are encouraged in all planned commercial zones and commercial zones located along the commercial corridor of SR-9.* A sign permit is required before signs are installed.
8. Parking lot lighting details have not been provided. Lighting must meet City outdoor lighting standards and should be shielded, downcast, and must have a light temperature less than 3000K, with a recommended temperature of 2700. It should not reflect onto residential properties. A lighting plan must be submitted and approved before a building permit is issued for the site.
9. Building elevations have been provided. The building is stucco with rock detailing

Recommendation: Staff recommends approval of this final site plan subject to submittal of light fixture details for review and approval before building permit is issued and based on UDOT response.

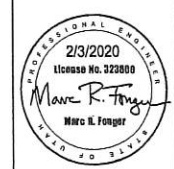


SCALE: 1" = 20'

SITE PLAN
TAGG-N-GO EXPRESS CAR WASH
HURRICANE WALMART - LOT #6
HURRICANE, UTAH 84737





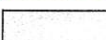



PREMIER
Design & Engineering
75 EAST 100 NORTH WINS, UTAH 84738 (435) 313-2267

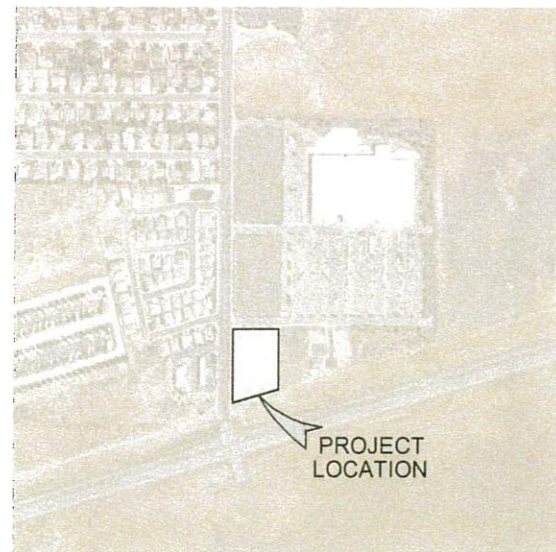


SHEET

C6

LEGEND

-  = BUILDING AREA
 (SEE ARCHITECTURAL PLANS FOR DETAILS)
-  = LANDSCAPE AREA / PVIOUS AREA
 (SEE LANDSCAPE PLANS FOR DETAILS)
-  = PAVEMENT AREA
 (SEE DETAILS ON SHEET C4)
-  = SIDEWALK & CONCRETE AREA
- ADA — ADA — = ACCESSIBLE ROUTE
 TO BE A MINIMUM OF 5' WIDE AND HAVE
 A 2% MAX CROSS SLOPE AND 8% MAX HORIZONTAL SLOPE
- — — — — = SETBACK LINE
-  = PROPERTY CORNER
-  = PARKING SPACE QUANTITY
- ① INSTALL 6" PARKING LOT CURB
(PER DETAIL "A" ON SHEET C4)
 - ② INSTALL 24" PARKING LOT CURB
(PER DETAIL "B" ON SHEET C4)
 - ③ INSTALL CONCRETE PARKING SECTION
(PER DETAIL "C" ON SHEET C4)
 - ④ INSTALL ASPHALT ACCESS ROAD SECTION
(PER DETAIL "D" ON SHEET C4)
 - ⑤ INSTALL 3' CONCRETE VALLEY GUTTER
(PER DETAIL "E" ON SHEET C5)
 - ⑥ INSTALL ACCESSIBLE RAMP
(PER DETAIL "F" ON SHEET C5)
 - ⑦ INSTALL ACCESSIBLE PARKING SIGN
(PER DETAIL "G" ON SHEET C5)
 - ⑧ INSTALL 8" CROSS GUTTER
(PER DETAIL "J" ON SHEET C5)
 - ⑨ INSTALL DUMPSTER ENCLOSURE
(PER DETAIL "K" ON SHEET C5)
 - ⑩ 4' WIDE SOLID PAINTED WHITE PARKING SPACE
 - ⑪ 4' WIDE DASHED PAINTED WHITE STACKING LANE STRIPING
 - ⑫ SAWCUT & MATCH ASPHALT 2' MINIMUM FROM EXIST EDGE
 - ⑬ EXISTING IMPROVEMENTS NOT A PART



VICINITY MAP

N.T.S



INSTALL 36" X 36" STOP & STREET SIGN COMBO
PER CITY STANDARDS

INSTALL END OF ROADWAY MARKERS
(OM4-3) AT THE END ASPHALT



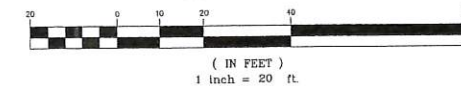
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.

Call
before you
Dig

1-800-662-4111

BLUE STAKES LOCATION CENTER, (UTAH)

GRAPHIC SCALE



PROPERTY INFO

PROPERTY ADDRESS = PARCEL # = H-WALM-6
HURRICANE, UTAH 84737

OWNER / DEVELOPER:

TWIN TOWERS LLC
P.O. BOX 911839
ST. GEORGE, UT 84791
(435) 669-0708

SITE DATA

C-2	
ZONE	
SITE AREA (TOTAL LOT AREA)	69,801 SQ.FT. 1.60 ACRES
NEW BUILDING AREA	5,115 SQ.FT. (7.3%)
PARKING / IMPERVIOUS AREA	32,211 SQ.FT. (46.2%)
LANDSCAPE AREA	32,475 SQ.FT. (46.5%)
OVERALL BUILDING HEIGHT	22'-0"

NEW PARKING REQUIRED:

CAR WASH = 5 EMPLOYEES @ (1 PER EMPLOYEE) = 5 SPACES
NEW PARKING PROVIDED = 9 SPACES

STACKING SPACES REQUIRED:

STACKING SPACES = 1 BAY @ (4 PER BAY) = 4 SPACES
NEW STACKING SPACES PROVIDED = 26 SPACES

VACUUM SPACES PROVIDED = 21

DESIGN NOTES:

1. CONTRACTOR TO ENSURE THAT THE DESIGN INTENT OF THE LANDSCAPE IS UPHOLD AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.
2. 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 WITH HELD THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE OF SUCH NOTIFICATIONS.
3. 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.
4. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR LAYOUT AND/OR DESIGN CHANGES AND/OR MODIFICATIONS MADE BY THE OWNER AND/OR ANY PROJECT CONTRACTOR WITHOUT THE EXPRESSED CONSENT OF THE LANDSCAPE ARCHITECT.

DRAINAGE NOTES:

CONCRETE CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING. LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING TO THE STREET.

2. ALL ROOF DRAINS SHALL BE CONNECTED TO SUBSURFACE DRAINS THAT HAVE POSITIVE DRAINAGE TO THE STREET. ALL ROOF DRAINS AND SUBSURFACE DRAINAGE SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE SURFACES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE TO PLACE OF DISCHARGE. CONCRETE CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAINS WITH LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF ANY CONCRETE SURFACE ON THE OUTSIDE OF STRUCTURE.

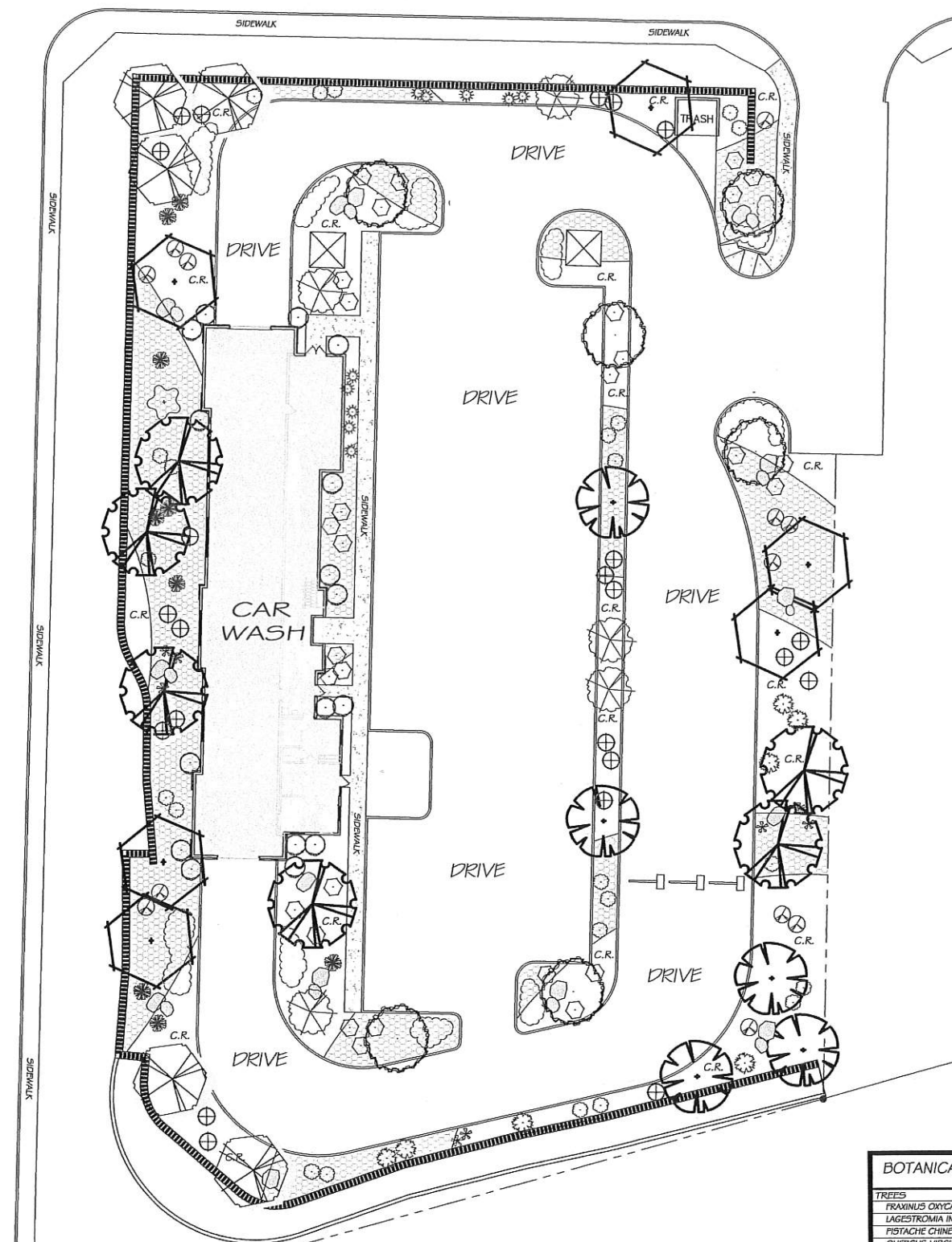
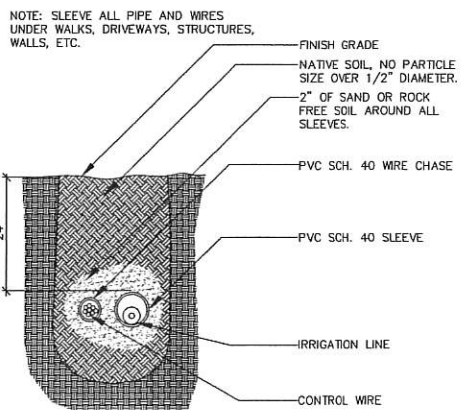
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR THE CONNECTION AND LAYOUT OF ALL ROOF DRAINS AND SURFACE DRAINS TO APPROVED LOCATIONS.

ROCK MULCH NOTE:

1) 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.

SLEEVING NOTE:

1. 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. SEE DETAIL FOR PROPER SIZING.



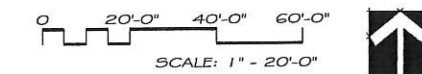
Know what's below.
Call before you dig.

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	PISTACHE CHINENSIS 'RED PUSH' CHINESE PISTACHE
	FRAXINUS OXYCARPA 'RAYWOODII' RAYWOOD ASH
	CHITALPA TASHKENTENSIS PINK DAWN CHITALPA
	PRUNUS CERASIFERA PURPLE LEAF PLUM
	LAGERSTROEMIA INDICA CRAPE MYRTLE
	VITEX AGNUS CASTUS CHASTE TREE
	LEUCOPHYLLUM 'GRAY CLOUD' GRAY CLOUD TEXAS RANGER
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET
	RAPHIOLEPIS INDICA 'BALLARIENA' BALLARIENA HAWTHORN
	ROSA 'RED CARPET' RED CARPET ROSE
	LEUCOPHYLLUM 'RIO BRAVO' RIO BRAVO TEXAS RANGER
	ABELIA GRANDIFLORA ABELIA
	NERIUM OLEANDER 'PETITE RED' RED DWARF OLEANDER
	DASYLIUM WHEELERI GREEN GRAY DESERT SPOON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST GRASS
	HESPERALOE PARVIFLORA RED YUCCA

MATERIAL LEGEND

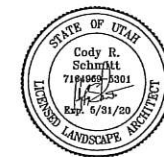
SYMBOL	BOTANICAL / COMMON NAME
	LANDSCAPE BOULDERS VARY IN SIZE: 50% - 4' X 4' 50% - 3' X 3'
	2" CRUSHED ROCK
	TEUCRUM CHAMAEDRYS GERMANDER



BOTANICAL NAME	COMMON NAME	QTY	SIZE (MINIMUM)	COND	DTL	REMARKS
TREES						
FRAXINUS OXYCARPA 'RAYWOODII'	RAYWOOD ASH	5	24"	BOX	B,D,E	
LAGERSTROEMIA INDICA 'MULTI'	RED MULTI CRAPE MYRTLE	6	15	GALLON	B,D,E	
PISTACHE CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	6	24"	BOX	B,D,E	
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6	24"	BOX	B,D,E	
CHITALPA TASHKENTENSIS	PINK DAWN CHITALPA	6	24"	BOX	B,D,E	
PRUNUS CERASIFERA	PURPLE LEAF PLUM	6	24"	BOX	B,D,E	
SHRUBS						
ABELIA GRANDIFLORA	GLOSSY ABELIA	0	5	GALLON	F,G	
VITEX AGNUS CASTUS	CHASTE TREE	3	15	GALLON	F,G	
DASYLIUM WHEELERI	DESERT SPOON	12	5	GALLON	F,G	
HESPERALOE PARVIFLORA	RED YUCCA	0	5	GALLON	F,G	
LEUCOPHYLLUM FRUTESCENS 'GRAY CLOUD'	GRAY CLOUD TEXAS RANGER	9	5	GALLON	F,G	
LEUCOPHYLLUM FRUTESCENS 'RIO BRAVO'	RIO BRAVO TEXAS RANGER	24	5	GALLON	F,G	
LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	16	5	GALLON	F,G	
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST GRASS	10	5	GALLON	F,G,H	
NERIUM OLEANDER 'PETITE RED'	RED DWARF OLEANDER	24	5	GALLON	F,G	
RAPHIOLEPIS INDICA 'BALLARIENA'	BALLARIENA HAWTHORN	29	5	GALLON	F,G	
ROSA 'RED CARPET'	RED CARPET ROSE	10	3	GALLON	F,G	
GROUND COVERS						
TEUCRUM CHAMAEDRYS	GERMANDER	31	1	GALLON	D,E	
BOULDERS						
LANDSCAPE BOULDERS VARY IN SIZE: 50% - 3' X 3', AND 50% - 2' X 3'		42	3' - 4'		J	

PLANTING LEGEND

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.



REVISIONS:

TAGG-N-GO EXPRESS
CAR WASH @
SR9 & 3400 WEST
UTAH

CSLA
Cody Schmitt
LANDSCAPE ARCHITECT

CONSULTANTS:

PROJECT:
TAGG-N-GO
CAR WASH

SHEET CONTENTS:
LANDSCAPE
PLAN

DATE:
02/03/2020
JOB NO.:
02032020

SHEET:

C7



DATE: 1/30/2020
 DRAWN BY: E.A.M.
 CHECKED BY: M.R.F.
 CLIENT: TAGG



SCALE: 1" = 20'

BUILDING COLORS & MATERIALS
 TAGG-N-GO EXPRESS CAR WASH
 HURRICANE WALMART - LOT #6
 HURRICANE, UTAH 84737

PREMIER
 Design & Engineering
 75 EAST 100 NORTH WNS, UTAH 84738 (435) 313-2267

SHEET

BC

AGRICULTURAL PROTECTION AREA APPLICATION

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

For Office Use Only:

File No. 2020-APA-01
Receipt No. N/A

Name: Benjamin Scow Telephone: 435-773-8182

Address: 1705 W. 400 S. Hurricane, Ut. 84737 Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: benjamin.scow@gmail.com

To be included in an agriculture protection area established within Hurricane City land must consist of at least five (5) contiguous acres.

The application shall include:

1. The land in agriculture production that the proposal sponsors wish to become part of an agriculture protection area.
2. Any limits on the types of agriculture production to be allowed within the agriculture protection area;

3. For each parcel of land: (a) The owners of the land contained within the parcel; (b) The tax parcel number or account number of each parcel; and (c) The number or account number of acres as listed on the parcel tax records.

Owners Name(s)	Tax Parcel #	# of acres
<u>Tess Scow</u>	<u>H-3-2-4-4101</u>	<u>6.54</u>
<u>Dave Stirland</u>	<u>H-3-2-4-1443</u>	<u>7.94</u>
<u>Bob Scow</u>	<u>H-3-2-4-4104</u>	<u>1.39</u>
<u>Bob Scow</u>	<u>H-3-2-4-4102</u>	<u>1.6</u>
<u>Dave Stirland</u>	<u>H-3-2-3-4416</u>	<u>3.9</u>
<u>Ruth & Shelly Warr</u>	<u>H-3-2-3-4411</u>	<u>1.0</u>

In order for this to be a complete application, it shall include: (a) a plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area. (b) application fee, if any, as outlined on the city fee schedule, available from the city recorder/clerk.

In order to apply for agricultural protection, the area being proposed must be evaluated based upon; **State Code 17-41-305, Criteria to be applied in evaluating proposals for the creation of agriculture protection areas.**

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area the advisory committee, planning commission, and county commission shall apply the following criteria:

1. Whether or not the land is currently being used for *agriculture production*;
2. Whether or not the land is zoned for agriculture use;
3. Whether or not the land is viable for *agriculture production*;
4. The extent and nature of existing or proposed farm improvements; and
5. Anticipated trends in agriculture and technological conditions.

*NOTE: the term *agricultural production* is defined by state law as follows:

State Code 17-41-101 Definitions

"**Agriculture production**" means production for commercial purposes of crops, livestock, and livestock products, the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

List the type(s) of *agricultural production* that is currently occurring on the parcel(s) being included:

Fruit and Nut trees, grass and alfalfa production/Forages,
Livestock

In what zoning district is the parcel(s) currently located: _____

Is the parcel(s) irrigated? Yes

Describe the types and number of structures that are located on the parcel(s):

3 Houses, 3 large Sheds, 2 small Sheds, 2 Chicken Coops.

List the extent and nature of existing or proposed farm improvements:

Existing: Fencing and gates, Barn and cooler, storage sheds
Proposed: Additional fruit trees and irrigation system

What do you anticipate to be the trends in agriculture and technical conditions for the *agricultural production* on the parcel(s)?

Continued production for the foreseeable future. Expanding production.

Signature of Applicants

Date

Jim Dean

2/4/2020

Bob Lewis

2/4/2020

Michael B. Jutner

2-4-2020

(Office Use Only)

Date Received : _____

Application Complete: YES

☐ NO

☐

Date application deemed to be complete: _____ Completion determination made by: _____

STAFF COMMENTS

Agenda: March 12, 2020 **File Number:** 2020-APA-01

Type of Application: Agricultural Protection Overlay

Applicant: Tess Scow, Dave Stirland, and Bob Scow

Request: A report for the City Council on a proposal to create an Agricultural Protection Area

Location: South of 400 South at 1750 West and at 476 S. 920 West

General Plan: Single Family Residential

Existing Zoning: R-1-10 and RA-1

Discussion: This request is not to change the zone but to protect the land with an Agricultural Protection Area. State law sets the standards for review by the Planning Commission and the County Agricultural Protection Area Advisory Committee. An Agricultural Protection Area grants certain legal protections to the property including preventing rezoning the property, providing a defense against nuisance actions, notice to new subdivisions, and limiting eminent domain actions. These protections are found in Utah Code, sections of which are included in this report.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RA-1 and R-1-1	Fields and houses
East	RA-.5 and R-1-10	Fields and houses
South	RA-1	Fields and houses
West	PDO/R-1-10 and RA-1	Subdivision and fields and houses

1. The criteria set by State law (17-41-303) for a “written report to the legislative body” is that it:
2. *Analyzes and evaluates the effect of the creation of the proposed area on the planning policies and objectives of themunicipality.....*: These proposals appear to support objectives to maintain agricultural properties and to develop in a generally open and low profile way.
3. *Analyzes and evaluates the proposal by applying the criteria contained in Section 17-41-305 – In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area, industrial protection area, or critical infrastructure materials protection area, the advisory committee, planning commission, and applicable legislative body shall apply the following criteria:*
 - (1) *whether or not the land is currently being used for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;*
 - (2) *whether or not the land is zoned for agriculture use, industrial use, or critical infrastructure materials operations, as the case may be;*

- (3) *whether or not the land is viable for agriculture production, industrial use, or critical infrastructure materials operations, as the case may be;*
- (4) *the extent and nature of existing or proposed farm improvements, the extent and nature of existing or proposed improvements to or expansion of the industrial use, or the extent and nature of existing or proposed improvements to or expansion of critical infrastructure materials operations, as the case may be; and*
- (5)
 - (a) *in the case of an agriculture protection area, anticipated trends in agricultural and technological conditions;*
 - (b) *in the case of an industrial protection area, anticipated trends in technological conditions applicable to the industrial use of the land in question; or*
 - (c) *in the case of a critical infrastructure materials protection area, anticipated trends in technological conditions applicable to the critical infrastructure materials operations of the land in question.* The Stirland property is zone Residential Agricultural. The Scow property, however is zoned single family residential. Outside of the dwelling units, the Stirland property is in agricultural production. Parcels H-3-2-4-4101 and H-3-4104 appear to have current agricultural production and H-3-2-4-41021 could house animal production facilities but parcels H-3-2-4-41021 and H3-2-4-4101 don't appear to have agricultural production. Commissioners should ask the applicants about these parcels.

The applicants should provide information on existing and proposed farm improvements and any information on anticipated trends in agricultural and technological conditions that may change production opportunities on these sites

- 4. *Recommends any modifications to the land to be included in the proposed agricultural protection area* Commissioners should discuss any modifications they might recommend with the applicants
- 5. *Analyzes and evaluates any objections to the proposal* Notice has been sent and posted. While many questions have come in, no objections to the proposal have been received.
- 6. *Includes a recommendation to thelegislative body to either accept, accept and modify, or reject the proposal.* Planning Commissioners should vote to make a recommendation on these parcels to be included in written report.

Recommendation: Staff recommends the Planning Commission review the evaluation criteria, discuss the application with the applicants, and direct staff to prepare a written report summarizing the evaluation and recommendation of the Commission.

Effective 5/14/2019

17-41-101 Definitions.

As used in this chapter:

- (1) "Advisory board" means:
 - (a) for an agriculture protection area, the agriculture protection area advisory board created as provided in Section 17-41-201;
 - (b) for an industrial protection area, the industrial protection area advisory board created as provided in Section 17-41-201; and
 - (c) for a critical infrastructure materials protection area, the critical infrastructure materials protection area advisory board created as provided in Section 17-41-201.
- (2)
 - (a) "Agriculture production" means production for commercial purposes of crops, livestock, and livestock products.
 - (b) "Agriculture production" includes the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.
- (3) "Agriculture protection area" means a geographic area created under the authority of this chapter that is granted the specific legal protections contained in this chapter.
- (4) "Applicable legislative body" means:
 - (a) with respect to a proposed agriculture protection area, industrial protection area, or critical infrastructure materials protection area:
 - (i) the legislative body of the county in which the land proposed to be included in the relevant protection area is located, if the land is within the unincorporated part of the county; or
 - (ii) the legislative body of the city or town in which the land proposed to be included in the relevant protection area is located; and
 - (b) with respect to an existing agriculture protection area, industrial protection area, or critical infrastructure materials protection area:
 - (i) the legislative body of the county in which the relevant protection area is located, if the relevant protection area is within the unincorporated part of the county; or
 - (ii) the legislative body of the city or town in which the relevant protection area is located.
- (5) "Board" means the Board of Oil, Gas, and Mining created in Section 40-6-4.
- (6) "Critical infrastructure materials" means sand, gravel, or rock aggregate.
- (7) "Critical infrastructure materials operations" means the extraction, excavation, processing, or reprocessing of critical infrastructure materials.
- (8) "Critical infrastructure materials operator" means a natural person, corporation, association, partnership, receiver, trustee, executor, administrator, guardian, fiduciary, agent, or other organization or representative, either public or private, including a successor, assign, affiliate, subsidiary, and related parent company, that:
 - (a) owns, controls, or manages a critical infrastructure materials operation; and
 - (b) has produced commercial quantities of critical infrastructure materials from the critical infrastructure materials operations.
- (9) "Critical infrastructure materials protection area" means a geographic area created under the authority of this chapter on or after May 14, 2019, that is granted the specific legal protections contained in this chapter.
- (10) "Crops, livestock, and livestock products" includes:
 - (a) land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including:
 - (i) forages and sod crops;

excavation, mining waste, conveyor, power line, trackage, storage, reserve, passive use area, buffer zone, and power production facility;

(x) the construction of a storage, factory, processing, or maintenance facility; and

(xi) any activity described in Subsection 40-8-4(14)(a).

(17)

(a) "Municipal" means of or relating to a city or town.

(b) "Municipality" means a city or town.

(18) "New land" means surface or subsurface land or mineral estate that a mine operator gains ownership or control of, whether that land or mineral estate is included in the mine operator's large mine permit.

(19) "Off-site" has the same meaning as provided in Section 40-8-4.

(20) "On-site" has the same meaning as provided in Section 40-8-4.

(21) "Planning commission" means:

(a) a countywide planning commission if the land proposed to be included in the agriculture protection area, industrial protection area, or critical infrastructure materials protection area is within the unincorporated part of the county and not within a planning advisory area;

(b) a planning advisory area planning commission if the land proposed to be included in the agriculture protection area, industrial protection area, or critical infrastructure materials protection area is within a planning advisory area; or

(c) a planning commission of a city or town if the land proposed to be included in the agriculture protection area, industrial protection area, or critical infrastructure materials protection area is within a city or town.

(22) "Political subdivision" means a county, city, town, school district, local district, or special service district.

(23) "Proposal sponsors" means the owners of land in agricultural production, industrial use, or critical infrastructure materials operations who are sponsoring the proposal for creating an agriculture protection area, industrial protection area, or critical infrastructure materials protection area.

(24) "State agency" means each department, commission, board, council, agency, institution, officer, corporation, fund, division, office, committee, authority, laboratory, library, unit, bureau, panel, or other administrative unit of the state.

(25) "Unincorporated" means not within a city or town.

(26) "Vested mining use" means a mining use:

(a) by a mine operator; and

(b) that existed or was conducted or otherwise engaged in before a political subdivision prohibits, restricts, or otherwise limits a mining use.

Amended by Chapter 227, 2019 General Session

Effective 5/14/2019

17-41-402 Limitations on local regulations.

- (1) A political subdivision within which an agriculture protection area, industrial protection area, or critical infrastructure materials protection area is created or with a mining protection area within its boundary shall encourage the continuity, development, and viability of agriculture use, industrial use, critical infrastructure materials operations, or mining use, within the relevant protection area by not enacting a local law, ordinance, or regulation that, unless the law, ordinance, or regulation bears a direct relationship to public health or safety, would unreasonably restrict:
 - (a) in the case of an agriculture protection area, a farm structure or farm practice;
 - (b) in the case of an industrial protection area, an industrial use of the land within the area;
 - (c) in the case of a critical infrastructure materials protection area, critical infrastructure materials operations; or
 - (d) in the case of a mining protection area, a mining use within the protection area.
- (2) A political subdivision may not change the zoning designation of or a zoning regulation affecting land within an agriculture protection area unless the political subdivision receives written approval for the change from all the landowners within the agriculture protection area affected by the change.
- (3) Except as provided by Section 19-4-113, a political subdivision may not change the zoning designation of or a zoning regulation affecting land within an industrial protection area unless the political subdivision receives written approval for the change from all the landowners within the industrial protection area affected by the change.
- (4) A political subdivision may not change the zoning designation of or a zoning regulation affecting land within a critical infrastructure materials protection area unless the political subdivision receives written approval for the change from each critical infrastructure materials operator within the relevant area.
- (5) A political subdivision may not change the zoning designation of or a zoning regulation affecting land within a mining protection area unless the political subdivision receives written approval for the change from each mine operator within the area.
- (6) A county, city, or town may not:
 - (a) adopt, enact, or amend an existing land use regulation, ordinance, or regulation that would prohibit, restrict, regulate, or otherwise limit critical infrastructure materials operations, including vested critical infrastructure materials operations as defined in Section 10-9a-901 or 17-27a-1001; or
 - (b) initiate proceedings to amend the county's, city's, or town's land use ordinances as described in Subsection 10-9a-509(1)(a)(ii) or 17-27a-508(1)(a)(ii).

Amended by Chapter 227, 2019 General Session

17-41-402.5 Limits on political subdivisions with respect to a vested mining use --

Exception.

- (1) A political subdivision may not:
- (a) terminate a vested mining use, whether by amortization, the exercise of police power, or otherwise;
 - (b) prohibit, restrict, or otherwise limit a mine operator with a vested mining use from exercising the rights permitted under this chapter;
 - (c) require, for a vested mining use:
 - (i) a variance;
 - (ii) a conditional use permit;
 - (iii) a special exception;
 - (iv) the establishment or determination of a nonconforming use right; or
 - (v) any other type of zoning or land use permit; or
 - (d) prohibit, restrict, limit, or otherwise regulate a vested mining use under a variance, conditional use permit, special exception, or other zoning or land use permit issued before May 12, 2009.
- (2) Subsection (1) does not prohibit a political subdivision from requiring a vested mining use to comply with the generally applicable, reasonable health and safety regulations and building code adopted by the political subdivision including a drinking water protection zone as defined and limited to Subsection 19-4-113(4)(a) and (b).

Enacted by Chapter 376, 2009 General Session

Effective 5/14/2019

17-41-403 Nuisances.

- (1) A political subdivision shall ensure that any of the political subdivision's laws or ordinances that define or prohibit a public nuisance exclude from the definition or prohibition:
 - (a) for an agriculture protection area, any agricultural activity or operation within an agriculture protection area conducted using sound agricultural practices unless that activity or operation bears a direct relationship to public health or safety;
 - (b) for an industrial protection area, any industrial use of the land within the industrial protection area that is consistent with sound practices applicable to the industrial use, unless that use bears a direct relationship to public health or safety; or
 - (c) for a critical infrastructure materials protection area, any critical infrastructure materials operations on the land within the critical infrastructure materials protection area that is consistent with sound practices applicable to the critical infrastructure materials operations, unless that use bears a direct relationship to public health or safety.
- (2) In a civil action for nuisance or a criminal action for public nuisance under Section 76-10-803, it is a complete defense if the action involves agricultural activities and:
 - (a) those agricultural activities were:
 - (i) conducted within an agriculture protection area; and
 - (ii) not in violation of any federal, state, or local law or regulation relating to the alleged nuisance or were conducted according to sound agricultural practices; or
 - (b) a defense under Section 4-44-201 applies.
- (3)
 - (a) A vested mining use undertaken in conformity with applicable federal and state law and regulations is presumed to be operating within sound mining practices.
 - (b) A vested mining use that is consistent with sound mining practices:
 - (i) is presumed to be reasonable; and
 - (ii) may not constitute a private or public nuisance under Section 76-10-803.
 - (c) A vested mining use in operation for more than three years may not be considered to have become a private or public nuisance because of a subsequent change in the condition of land within the vicinity of the vested mining use.
- (4)
 - (a) For any new subdivision development located in whole or in part within 300 feet of the boundary of an agriculture protection area, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

"Agriculture Protection Area

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities."
 - (b) For any new subdivision development located in whole or in part within 1,000 feet of the boundary of an industrial protection area, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

"Industrial Protection Area

This property is located in the vicinity of an established industrial protection area in which normal industrial uses and activities have been afforded the highest priority use status. It can be anticipated that such industrial uses and activities may now or in the future be

conducted on property included in the industrial protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal industrial uses and activities."

- (c) For any new subdivision development located in whole or in part within 1,000 feet of the boundary of a critical infrastructure materials protection area, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

"Critical Infrastructure Materials Protection Area

This property is located in the vicinity of an established critical infrastructure materials protection area in which critical infrastructure materials operations have been afforded the highest priority use status. It can be anticipated that such operations may now or in the future be conducted on property included in the critical infrastructure materials protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal critical infrastructure materials operations."

- (d) For any new subdivision development located in whole or in part within 1,000 feet of the boundary of a mining protection area, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

"This property is located within the vicinity of an established mining protection area in which normal mining uses and activities have been afforded the highest priority use status. It can be anticipated that the mining uses and activities may now or in the future be conducted on property included in the mining protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience that may result from the normal mining uses and activities."

Amended by Chapter 81, 2019 General Session

Amended by Chapter 227, 2019 General Session

Effective 5/14/2019

17-41-404 Policy of state agencies.

A state agency shall encourage the continuity, development, and viability of agriculture within agriculture protection areas, industrial uses within industrial protection areas, and critical infrastructure materials operations within critical infrastructure protection areas by:

- (1) not enacting rules that would impose unreasonable restrictions on farm structures or farm practices within the agriculture protection area, on industrial uses and practices within the industrial protection area, or on critical infrastructure materials operations within a critical infrastructure materials protection area, unless those laws, ordinances, or regulations bear a direct relationship to public health or safety or are required by federal law; and
- (2) modifying existing rules that would impose unreasonable restrictions on farm structures or farm practices within the agriculture protection area, on industrial uses and activities within the industrial protection area, or on critical infrastructure materials operations within a critical infrastructure materials protection area, unless those laws, ordinances, or regulations bear a direct relationship to public health or safety or are required by federal law.

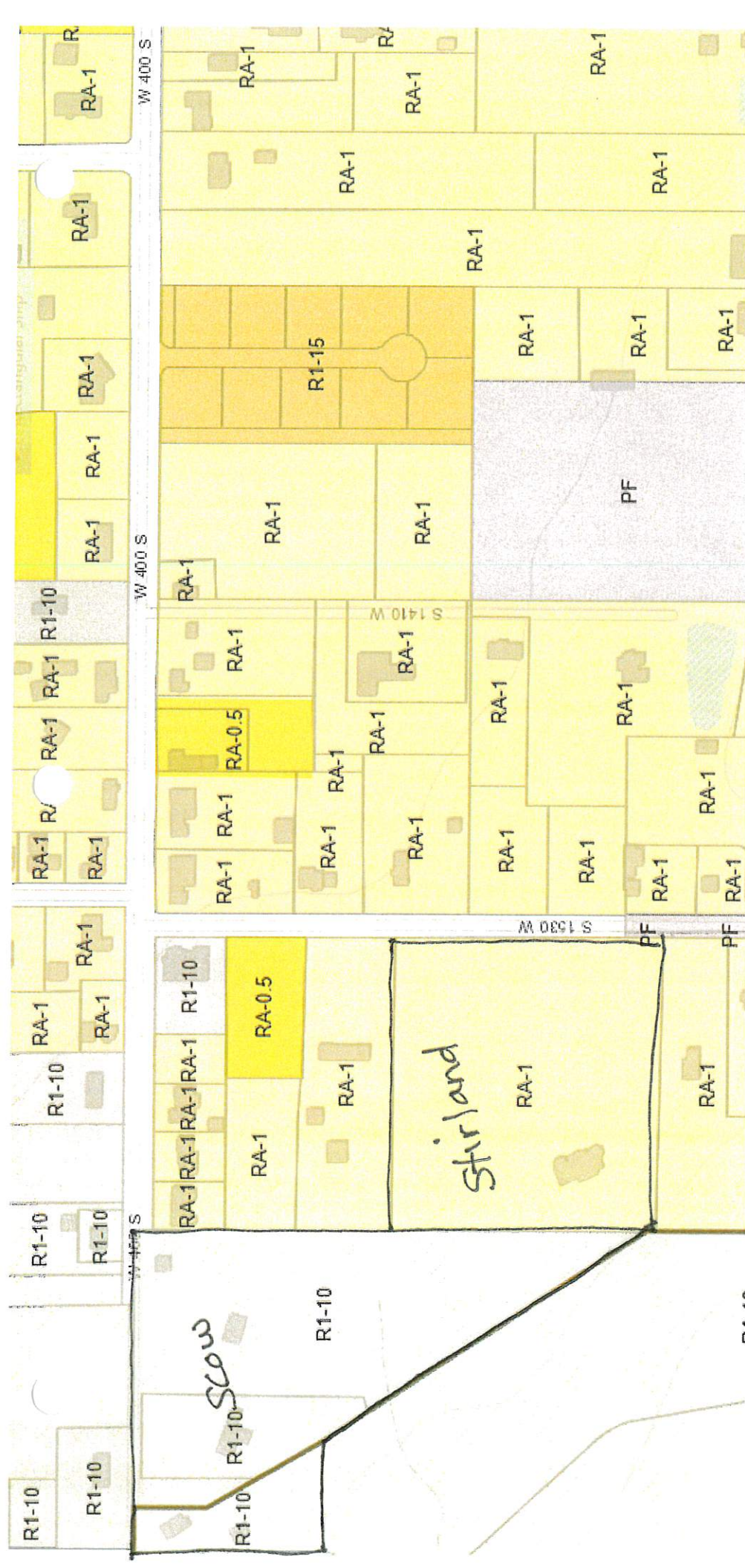
Amended by Chapter 227, 2019 General Session

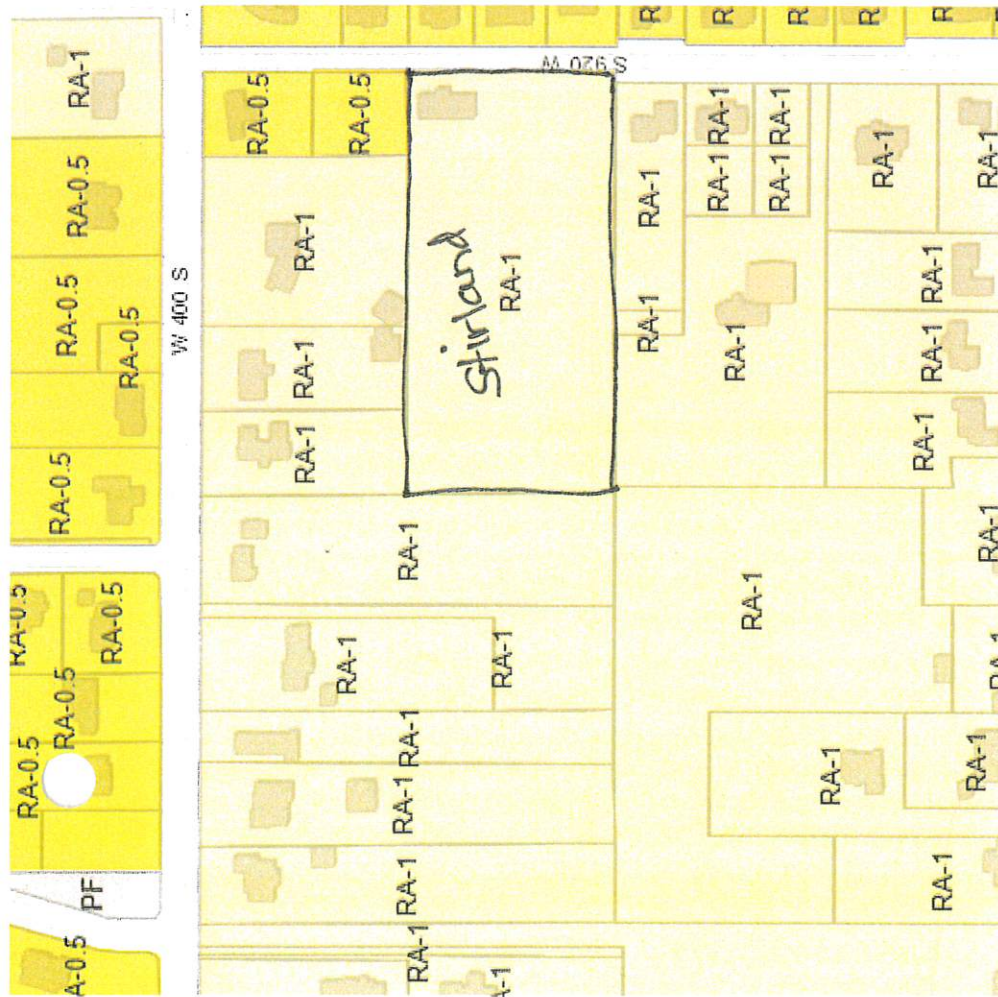
Effective 5/14/2019

17-41-405 Eminent domain restrictions.

- (1) A political subdivision having or exercising eminent domain powers may not condemn for any purpose any land within an agriculture protection area that is being used for agricultural production, land within an industrial protection area that is being put to an industrial use, or land within a critical infrastructure materials protection area, unless the political subdivision obtains approval, according to the procedures and requirements of this section, from the applicable legislative body and the advisory board.
- (2) Any condemnor wishing to condemn property within an agriculture protection area, industrial protection area, or critical infrastructure materials protection area shall file a notice of condemnation with the applicable legislative body and the relevant protection area's advisory board at least 30 days before filing an eminent domain complaint.
- (3) The applicable legislative body and the advisory board shall:
 - (a) hold a joint public hearing on the proposed condemnation at a location within the county in which the relevant protection area is located;
 - (b) publish notice of the time, date, place, and purpose of the public hearing:
 - (i) in a newspaper of general circulation within the relevant protection area; and
 - (ii) on the Utah Public Notice Website created in Section 63F-1-701; and
 - (c) post notice of the time, date, place, and purpose of the public hearing in five conspicuous public places, designated by the applicable legislative body, within or near the relevant protection area.
- (4)
 - (a) If the condemnation is for highway purposes or for the disposal of solid or liquid waste materials, the applicable legislative body and the advisory board may approve the condemnation only if there is no reasonable and prudent alternative to the use of the land within the agriculture protection area, industrial protection area, or critical infrastructure materials protection area for the project.
 - (b) If the condemnation is for any other purpose, the applicable legislative body and the advisory board may approve the condemnation only if:
 - (i) the proposed condemnation would not have an unreasonably adverse effect upon the preservation and enhancement of:
 - (A) agriculture within the agriculture protection area;
 - (B) the industrial use within the industrial protection area; or
 - (C) critical infrastructure materials operations within the critical infrastructure materials protection area; or
 - (ii) there is no reasonable and prudent alternative to the use of the land within the the relevant protection area for the project.
- (5)
 - (a) Within 60 days after receipt of the notice of condemnation, the applicable legislative body and the advisory board shall approve or reject the proposed condemnation.
 - (b) If the applicable legislative body and the advisory board fail to act within the 60 days or such further time as the applicable legislative body establishes, the condemnation shall be considered rejected.
- (6) The applicable legislative body or the advisory board may request the county or municipal attorney to bring an action to enjoin any condemnor from violating any provisions of this section.

Amended by Chapter 227, 2019 General Session







Stirland 920 West
property

Title



Legend

Parcels

Ownership

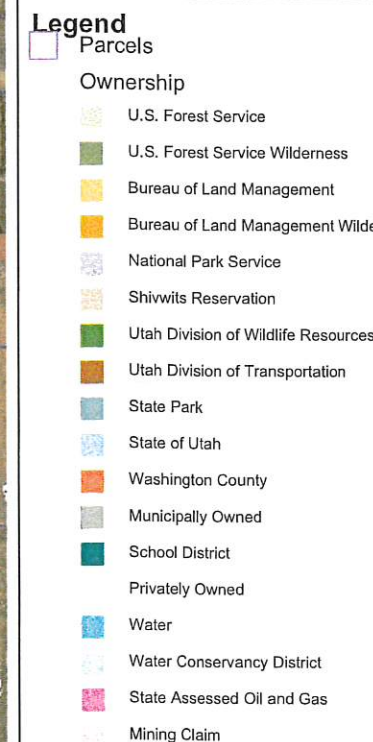
- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- 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.



Notes



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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. 2020-FSP-03

Receipt No. _____

Name: Hurricane City Parks Telephone: 635-0665

Address: 280 E. 860 N. Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: darren@cityofhurricane.com Agent Email: _____

Address/Location of Subject Property: South of airport

Tax ID of Subject Property: _____ Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary) Equestrian Park for one to two events per year plus occasional citizen use

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: March 5, 2020 **File Number:** 2020-FSP-03

Type of Application: Final Site Plan for the Hurricane Equestrian Park

Applicant: City of Hurricane

Request: Final Site Plan for public park

Location: Approximately 2060 South 750 West

General Plan: Recreation/Open space

Existing Zoning: Public Facilities

Discussion: This final site plan is for the Equestrian Park south of the airport and Shadow Canyon subdivision with arenas and a trail head/neighborhood park for Mollie's Nipple trail.

Final Site Plan review

- | | | |
|----|------------------------|---|
| 1. | Total Site | 40 acres |
| 2. | Total Buildings | Restrooms and concession stand |
| 4. | Total parking provided | 13 for trail head, 55 for arena – extensive overflow area |
| 5. | Landscape area | 38,055 sq. ft. |

Construction drawings have been signed for the site.

Staff Review

1. This plan does not include the entire property and other park areas and facilities on the property will be reviewed in the future
2. Meeting with adjoining neighbors have been held as this plan was developed to minimize effects on residential properties.
3. This facility is intended to be developed in phases, utilizing both contracts issued after solicitation and bids and City supplied labor and materials.
4. The site includes an arena for equestrian events, a warm up arena, contestant and spectator parking, bleachers, grass areas, a playground, future restroom facilities, roadways, and culverts. Spectator and contestant areas are separated.
5. Parking meets minimum requirements for number of spaces for the use with ample overflow parking
6. No dumpster information is shown. City crews will provide trash cans and service those cans.

7. The landscape plan includes landscaping throughout, on islands, along the parking lots, and in park areas.

Recommendation: Staff recommends approval of this final site plan.

HURRICANE EQUESTRIAN PARK PHASING

PHASE ONE

Grading and Sewer – Contract

PHASE TWO

Storm drain, water and electrical – City provided

PHASE THREE

Buildings and surfacing – Contract

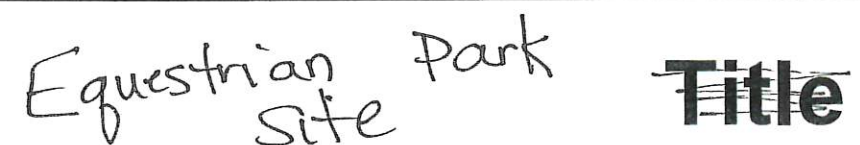
Fencing – Contract

PHASE FOUR

Playground – Contract



















Landscaping and site amenities – City Provided

Note: The city will act as the general contractor. We want to start phase one as soon as possible with all other phases starting right after the prior phase. All phases listed as contract will be performed by a contractor after advertising and soliciting bids. All items listed as city provided will be performed by city departments as their normal day to day schedule permits.

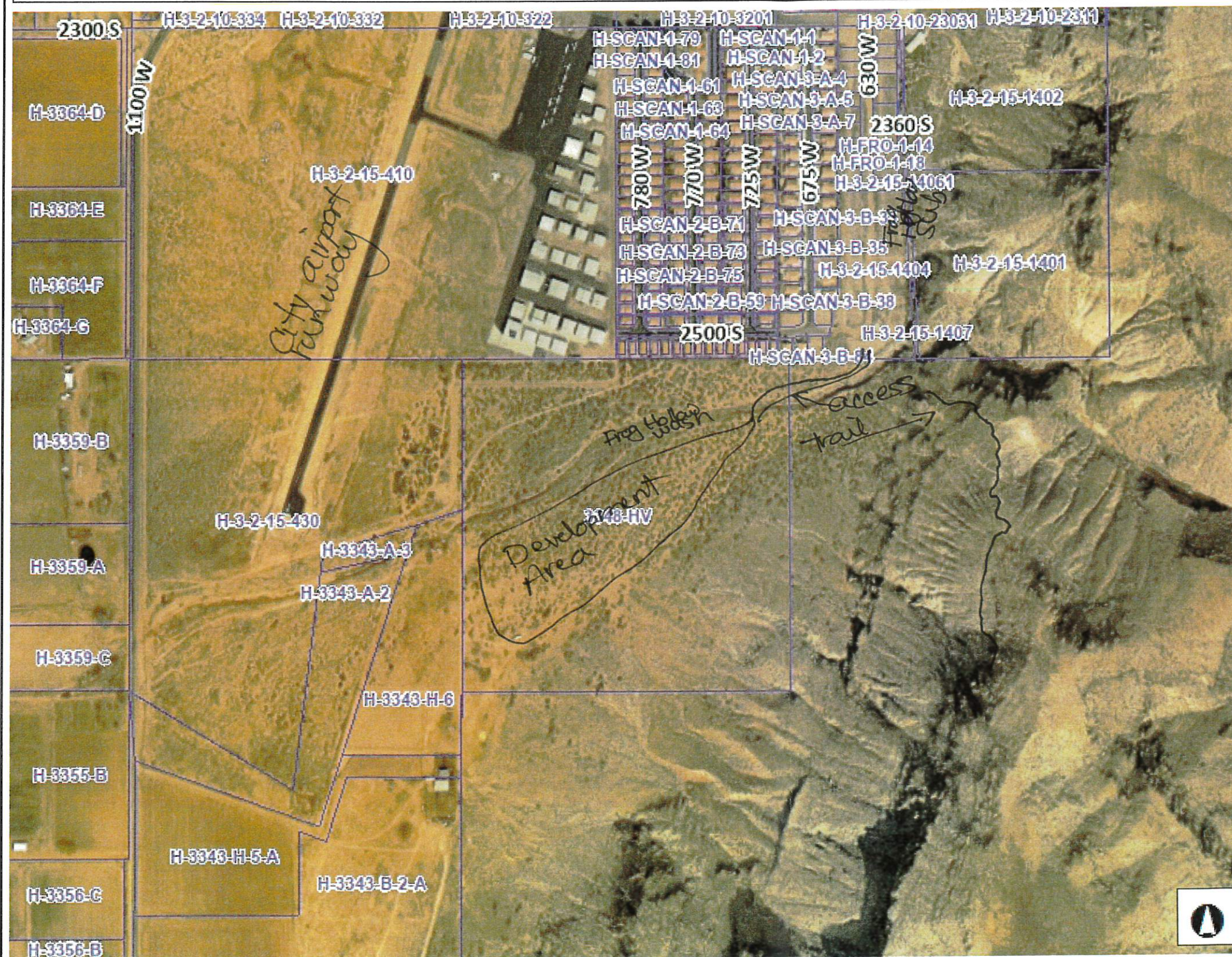


- Parcels**

Ownership

 -  U.S. Forest Service
 -  U.S. Forest Service Wilderness
 -  Bureau of Land Management
 -  Bureau of Land Management Wildlife
 -  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



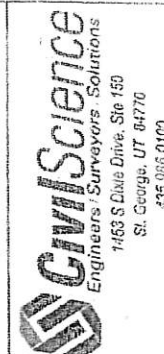
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WGS_1984_Web_Mercator_Auxiliary_Sphere

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JACKSON LAND DESIGN, PC
Landscape Architects
4845 Kim Drive
Pocatello, Idaho 83204
ph. (208) 589-4498
bjackson@jlanddesign.com
www.jlanddesign.com



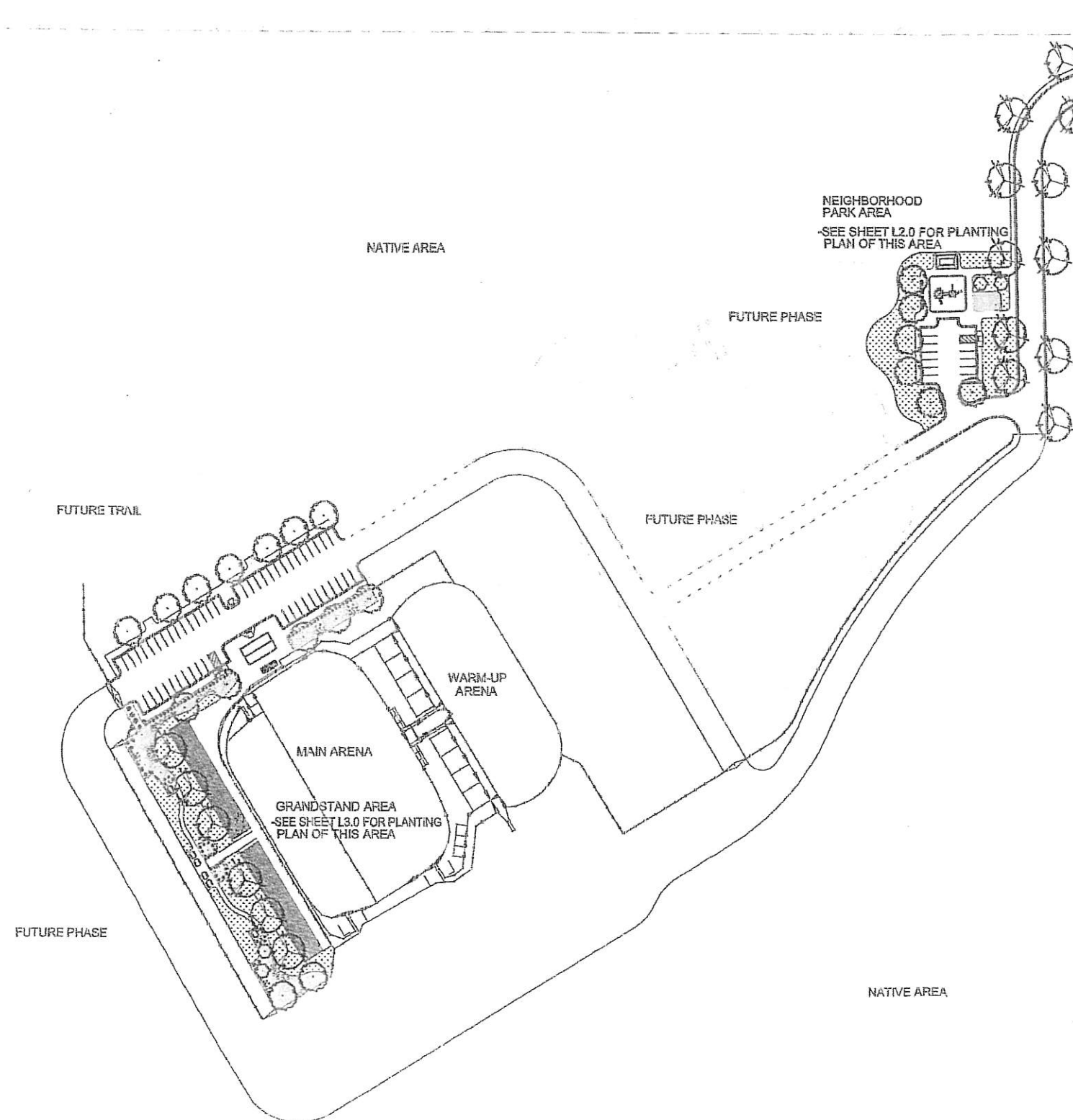
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PLANTING PLAN - OVERVIEW











PROJ. N.	FE-1218
DRAWN BY:	WSJ
DESIGN BY:	WSJ
CHECKED BY:	JJ
SHEET	

L10




1 of 8



PLANT TABLE: (INCLUDES TOTAL QUANTITIES FOR ALL SHEETS)

SYM.	QTY.	CODE	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES:					
	21	RA	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	2"-CAL.
	17	CP	PISTACIA CHINENSIS	CHINESE PISTACHE	2"-CAL.
	8	ORB	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	2"-CAL.
SHRUBS:					
	13	BWS	SPIRAEA PRUNIFOLIA	BRIDAL WREATH SPIREA	5-GAL.
	25	CR	CARPET ROSE 'RED'	ROSA X 'NOARE'	5-GAL.
	9	RC	COTONEASTER LACTEUS	RED CLUSTERBERRY	5-GAL.
	4	TR	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER 'GREEN CLOUD'	5-GAL.
	60	BH	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA HAWTHORN	5-GAL.
	40	FMG	MUHLENBERGIA CAPILLARIS	PINK MUFLY GRASS	3-GAL.
	16	DL	DAYLILLY (PERENNIAL MIX)	DAYLILLY	1-GAL.

LANDSCAPE ITEMS: (TOTAL QUANTITIES)

SYM.	QUANTITY:	DESCRIPTION:
	1/10 LF.	6" X 4" CONCRETE MOW CURB AT TURF AREAS AS SHOWN
	10,825 SF.	ROCK MULCH: ANGULAR, COLORED ROCK 2" - 4" MIX. ANGULAR ROCK MUST BE A DECORATIVE, COLORED ROCK. ACCEPTABLE COLORS INCLUDE, "GOLD", "BROWN", "RED". CITY TO APPROVE. INSTALL SUCH THAT NO BARE GROUND IS VISIBLE.
	18	BOULDERS OF VARIOUS SIZES (FROM 2' DIAMETER - 4' DIAMETER). SUBMIT SAMPLE TO CITY PARKS DEPT. FOR APPROVAL.

GRASSING CHART: (TOTAL QUANTITIES)

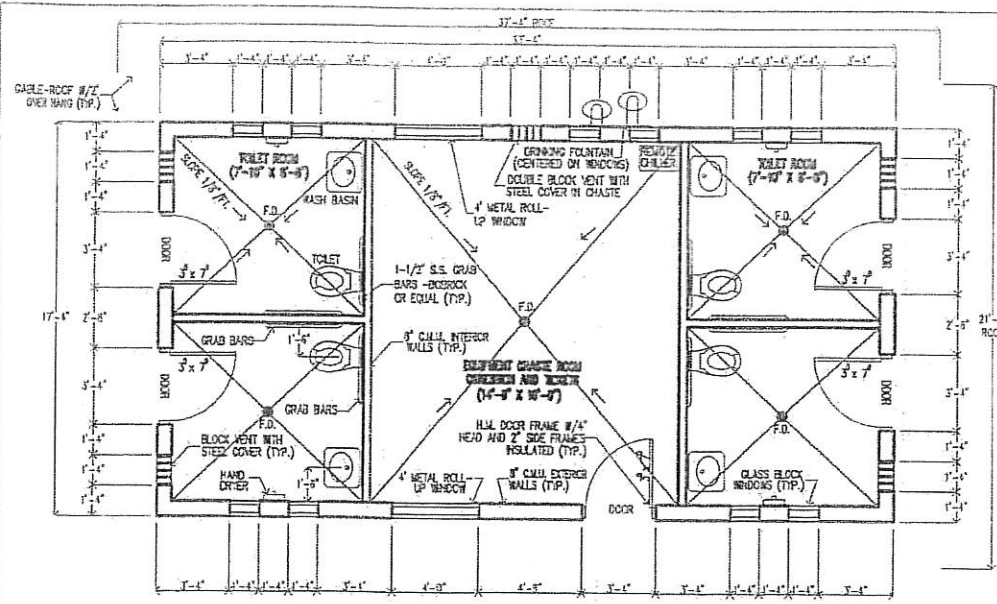
QUANTITY:	DESCRIPTION:
77230 SF.	SOD "BIG ROLL" - USE A FESCUE BLEND THAT IS 1 YEAR OLD MINIMUM - MUST BE LOCALLY GROWN AND ADAPTED TO THIS AREA.

NOTES:

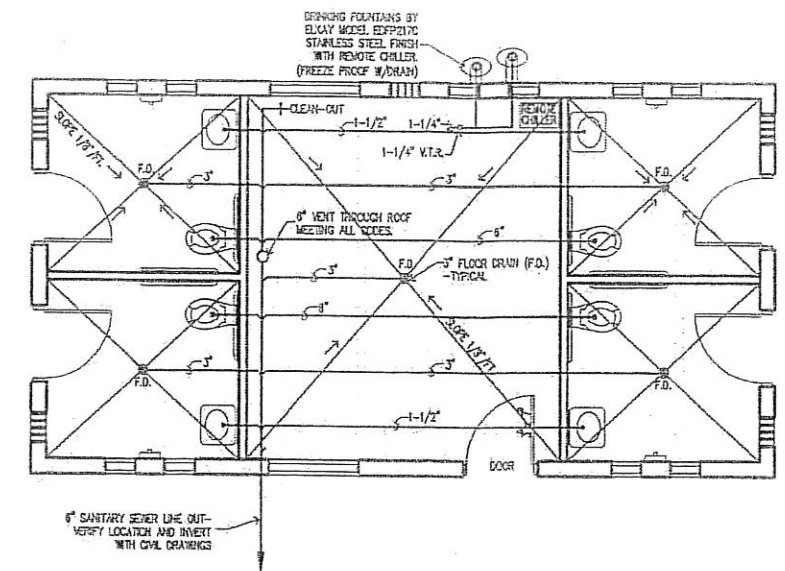
1. PLANT QUANTITIES ARE GIVEN FOR CONTRACTOR CONVENIENCE ONLY!!! VERIFY ALL QUANTITIES FROM THE PLAN. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS IN QUANTITIES GIVEN!
2. THE LANDSCAPE CONSTRUCTOR IS RESPONSIBLE FOR ALL MAINTENANCE OF THE PROJECT (MOWING, IRRIGATION, ETC.) UP AND UNTIL THE TIME THE PROJECT IS ACCEPTED BY THE OWNER (AFTER ALL FUNCH LIST ITEMS HAVE BEEN REPAIRED AND ACCEPTED BY THE LANDSCAPE ARCHITECT AND OWNER).
3. ALL PLANT MATERIAL MUST MEET THE AMERICAN NURSERYMAN STANDARDS FOR QUALITY AND APPEARANCE. ANY PLANT MATERIAL THAT DOES NOT MEET THIS STANDARD WILL NOT BE ACCEPTED.
4. INSTALL ALL ROCK MULCH OVER TOP WEED BARRIER FABRIC EQUAL TO DEWITT PRO 5 WEED BARRIER FABRIC.
5. SUBMIT SAMPLES OF DECORATIVE ROCK MULCH TO THE CITY PARKS DEPARTMENT FOR APPROVAL IN WRITING PRIOR TO PLACEMENT.
6. SEE DETAILS AND NOTES FOR ADDITIONAL INFORMATION.



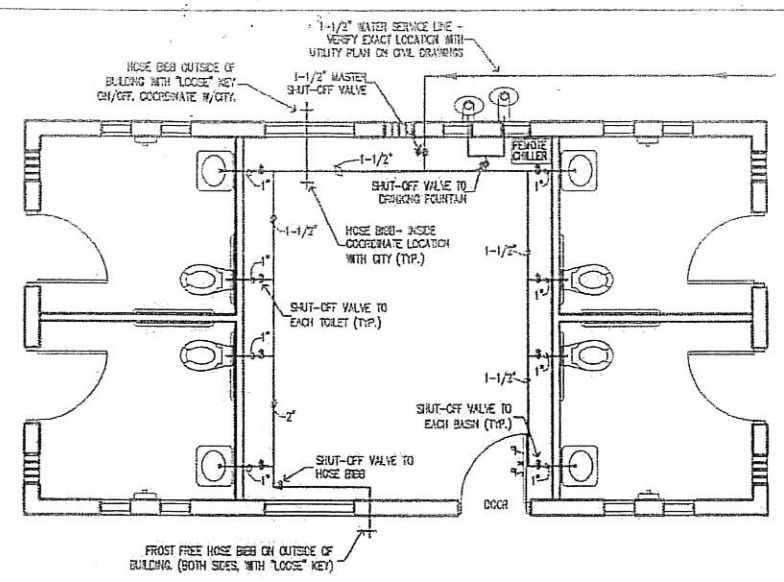
SEP 24 2019 150
75



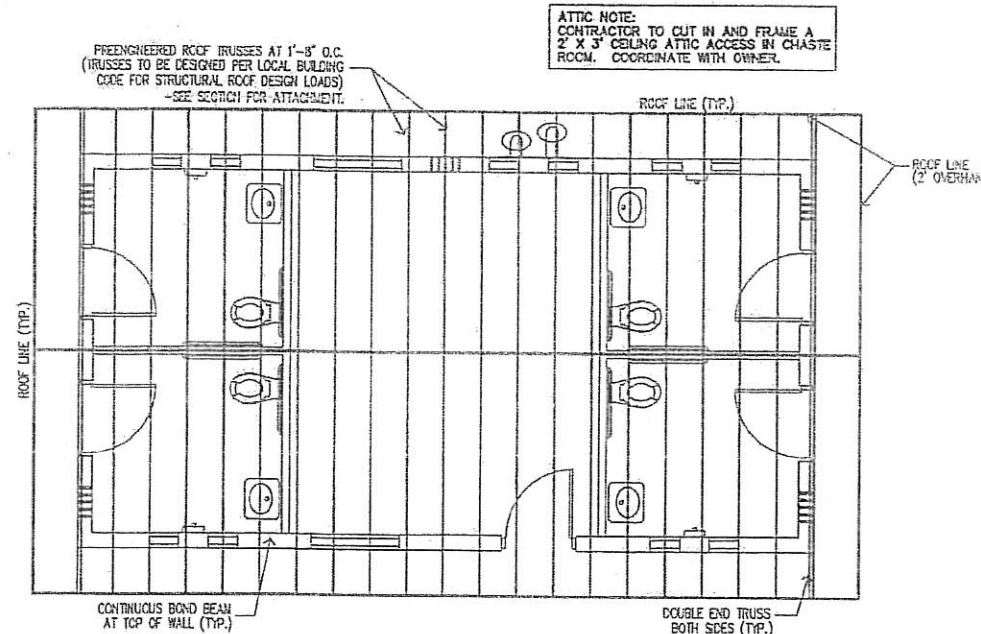
1 RESTROOM BUILDING FLOOR PLAN
SCALE: 1/4" = 1' FOR 22"x34" SHEETS



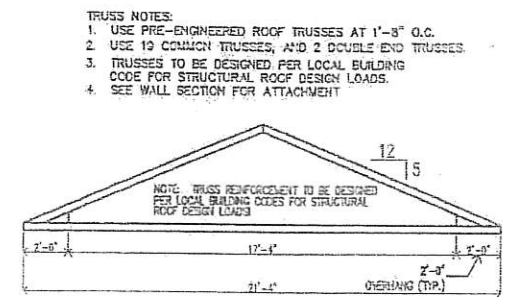
2 RESTROOM BUILDING WASTE PLAN
SCALE: 1/4" = 1' FOR 22"x34" SHEETS



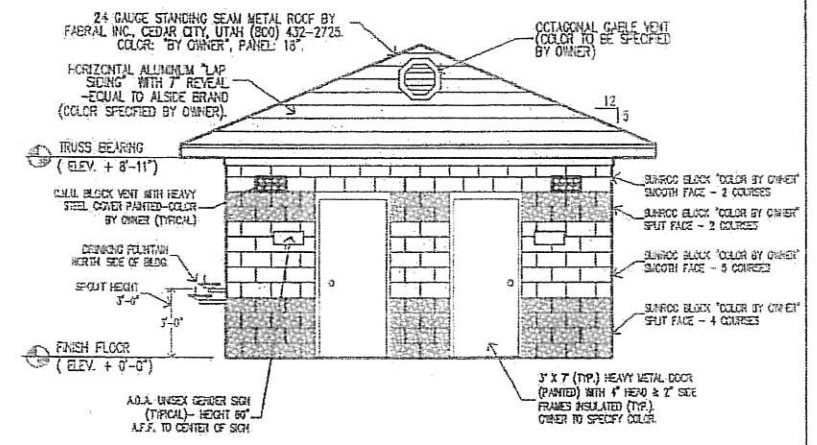
3 RESTROOM BUILDING PLUMBING PLAN
SCALE: 1/4" = 1' FOR 22"x34" SHEETS



4 RESTROOM BUILDING ROOF FRAMING PLAN
SCALE: 1/4" = 1' FOR 22"x34" SHEETS



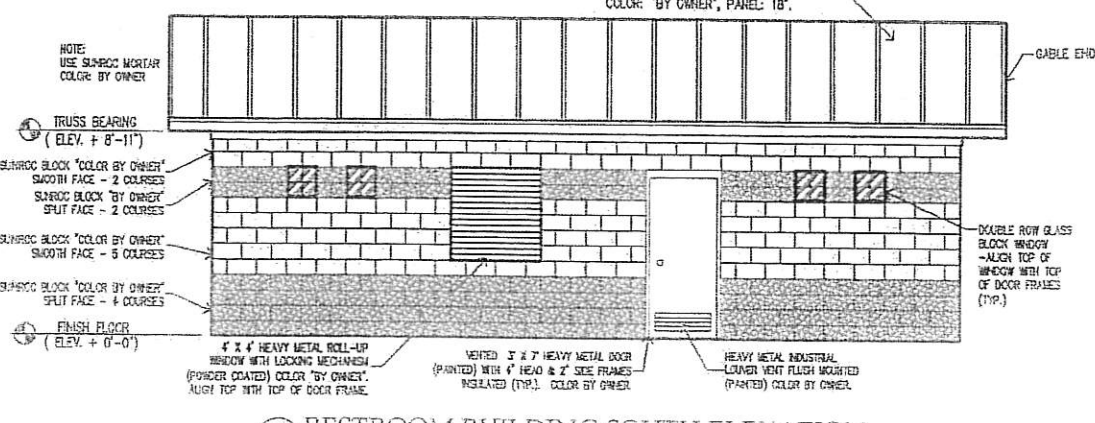
5 TRUSS DETAIL (6"x12" PITCH)
SCALE: NTS



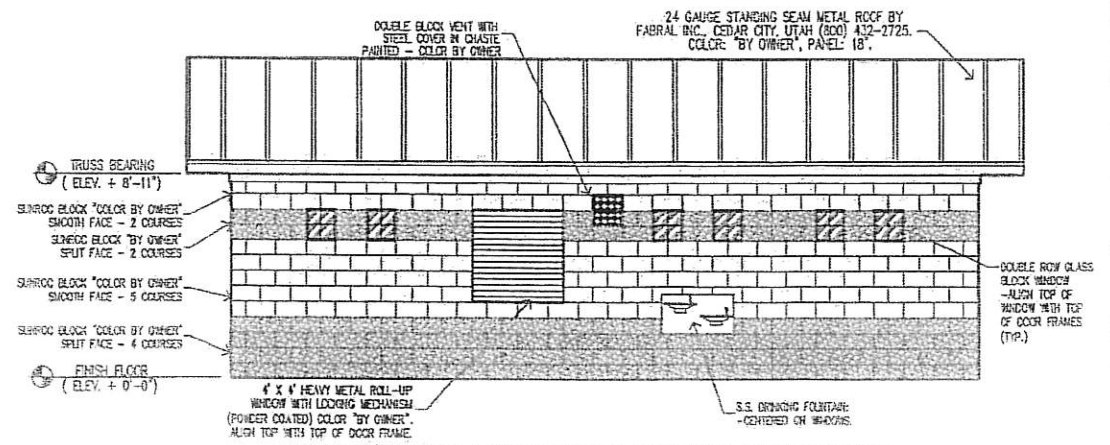
6 RESTROOM BUILDING EAST & WEST ELEVATION
SCALE: 1/4" = 1' FOR 22"x34" SHEETS

HURRICANE CITY STANDARDS NOTE:
ALL WORK MUST MEET HURRICANE CITY STANDARDS, AND IS PART OF THE CONSTRUCTION DOCUMENTS! IN THE CASE OF A CONFLICT BETWEEN THE PLANS AND HURRICANE CITY STANDARDS, CONTRACTORS ARE TO FOLLOW HURRICANE CITY STANDARDS AT NO ADDITIONAL COST TO THE OWNER!

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, FEDERAL, AND LOCAL BUILDING CODES AS WELL AS ADA REQUIREMENTS. THIS SHALL INCLUDE THE HORIZONTAL AND VERTICAL LOCATION OF ALL FIXTURES, GRAB BARS AND SIGNAGE, ETC.



7 RESTROOM BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1' FOR 22"x34" SHEETS



8 RESTROOM BUILDING NORTH ELEVATION
SCALE: 1/4" = 1' FOR 22"x34" SHEETS

CivilScience
Engineers - Surveyors - Solutions
1453 S Dixie Drive, Ste 150
St. George, UT 84770
435.966.0100

G7A0

REVISION

NO.	DATE	DESCRIPTION
1	08/24/2018	ISSUED FOR PERMIT

DATE

08/24/2018

RESTROOM PLAN AND DETAILS

CITY OF HURRICANE
EQUESTRIAN PARK PHASE 1
HURRICANE, UTAH

FILE NO. F-1918
DRAWN BY: JAH
DESIGN BY: TOS
CHECKED BY: CCH

SHEET

RB1

1 OF 2

SEP 24 2018

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. 2020-PP-05
Receipt No. 7651629

Name: Lone Rock Condominiums LLC Telephone: 801- 360 -7062

Address: 1013 Orem Blvd, Orem, UT 84058 Fax No. _____

Email: brady@blackstonepg.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Old Hwy. 91 and Foothills Canyon Dr. - 13.34 ac

Tax ID of Subject Property: H-4-2-4-133 / 422 Zone District: PDO

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 200 condos

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

- X 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- X a. The proposed name of the subdivision.
 - X b. The location of the subdivision, including the address and section, township and range.
 - X c. The names and addresses of the owner or subdivider, if other than the owner.
 - X d. Date of preparation, and north point.
 - X e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- X 2. Existing Conditions: The preliminary plat shall show:
- X a. The location of the nearest monument.
 - X b. The boundary of the proposed subdivision and the acreage included.
 - X 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.)
 - X 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.
 - Nit X 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.
 - Nit X f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- NA X g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- X h. Contours at vertical intervals not greater than five (5) feet.
- X i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- NA X j. Information on whether property is located in desert tortoise take area

X 3. Proposed Plan: The subdivision plans shall show:

- X a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- X b. The layout, numbers and typical dimensions of lots.
- X c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- X d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- X e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- X f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- X g. Approximate radius of all center line curves on highways or streets.
- X h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- NA X i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- na j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- X k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service. **agreed upon at JUC mtg. with City water dept. and ACSDD*
- X l. Will this subdivision be phased? If yes show possible phasing lines.
- X m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

X 4. Required copies of plans:

- X a. Three copies of all full scale drawings
- X b. One copy of each drawing on a 11 x 17 inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

5. 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 is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____

Application Complete: YES

☐ NO

☐

Date application deemed to be complete: _____ Completion determination made by: _____

STAFF COMMENTS

Agenda: March 12, 2020 **File Number:** 2020-PP-05

Type of Application: Preliminary Plat

Applicant: Lone Rock Condominiums LLC

Request: Preliminary Plat for Lone Rock Condominiums – 200 condo units on 13.34 acres

Location: Foothills Canyon Road and Old Highway 91

General Plan: Multi-residential types

Existing Zoning: PDO/ Multi-Family 200 units

Discussion: This proposed subdivision is located between the Orgill Distribution Center and Foothills Canyon Drive and wraps around Foothills Townhomes. It contains 12 condominium buildings, a small pool house, pool and common area containing recreation space and pickleball courts, private driveways and parking spaces. A preliminary site plan has already been approved.

JUC Comments:

Construction drawings have had first review and are being worked on by the project engineer.

Staff Comments:

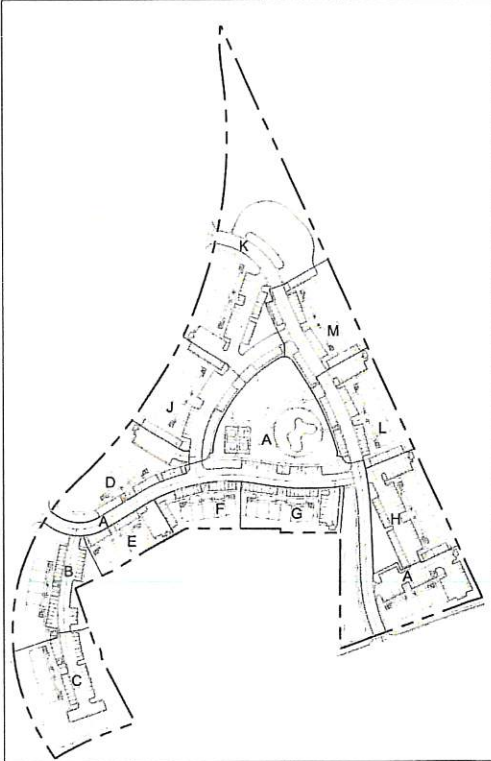
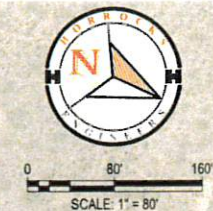
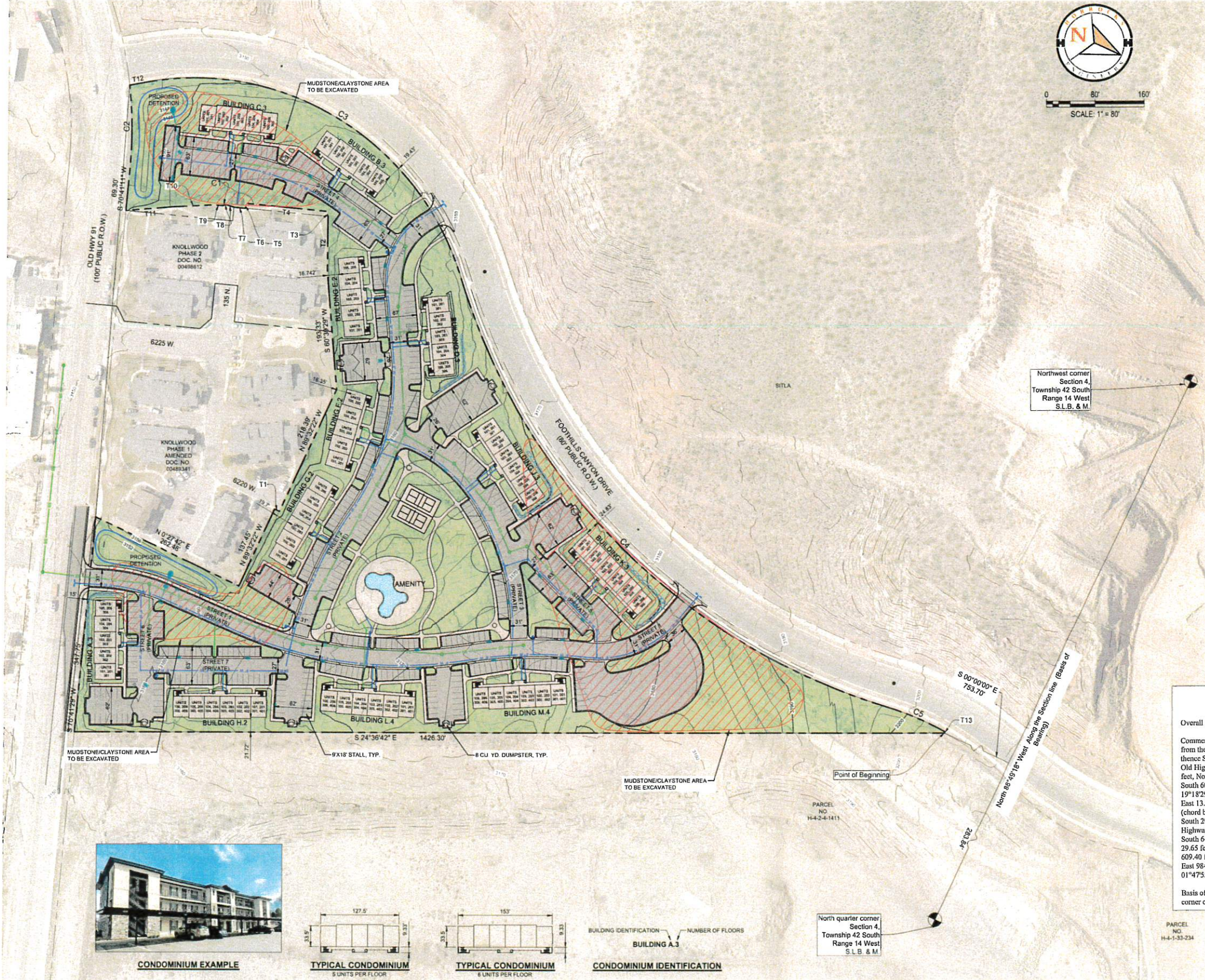
1. Unit sizes are 900 square feet. Lots are the condominium units themselves and the remainder of the property is common area.
 2. The plat shows some areas of “mudstone/clay” that will be excavated as part of site preparation.
 3. The project is divided into 12 phases, with each building and associated parking being a phase.
 4. The first phase includes the first building fronting Old Highway 91, the driveway that connects Old Highway 91 and Foothills Canyon Drive, and the common area. Subsequent phases build on that spine.
 5. Dumpsters are located at each parking lot for easy access.
 6. The project includes sidewalks connecting the buildings and the amenities and the public sidewalks on adjacent streets.
 7. A final site plan with landscape details, building elevations, and lighting details must be submitted and approved before a building permit is issued. Details on how the project meets the following code sections will be reviewed with final site plan: 10-13-7: SPECIAL REGULATIONS
- D. Separation: To buffer the dwelling areas and provide site safety, multi-family projects shall be separated from different land uses by means of a landscape barrier, a berm, a wall, or other means approved by the Planning Commission during final site plan. The commission will consider adjacent land uses and zoning when determining an acceptable separation design. (Ord. 2018-09, 9-6-2018)*

E. Open Space: In multiple-family residential zones, common open space should equal or exceed the ground floor area of all buildings on site. Projects greater than one story should

provide common open space equivalent to the ground floor area plus fifty percent (50%) of all additional floor area. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Recommendation: Staff recommends the Planning Commission forward a recommendation of approval for this Preliminary Plat to the City Council .

A
B
C
D



PHASING PLAN
SCALE: 1" = 200'
PHASES: A-K

Line Table		
Line	Length	Direction
T1	8.79'	N 00°22'31" E
T2	87.91'	S 65°46'07" W
T3	8.01'	S 62°32'16" W
T4	136.57'	S 10°18'29" E
T5	8.08'	N 70°41'29" E
T6	16.73'	S 10°18'31" E
T7	13.78'	S 08°30'12" E
T8	2.56'	S 17°33'22" E
T9	15.00'	S 19°53'56" E
T10	68.27'	S 27°23'52" E
T11	77.80'	S 29°05'34" E
T12	28.65'	N 34°41'35" W
T13	2.34'	N 89°55'12" E

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	2.01'	3.82'	3.55'	S 62°19'38" E	75°13'49"
C2	641.16'	134.33'	134.09'	S 64°44'46" W	12°00'16"
C3	460.00'	666.09'	609.40'	N 6°47'24" E	82°57'57"
C4	1040.00'	1025.15'	934.15'	N 20°02'02" E	56°28'40"
C5	460.00'	102.87'	102.65'	N 1°47'55" W	12°48'46"

EXHIBIT "A"

Overall Legal Description for Lone Rock Condominiums

Commencing at a point located North 88°49'18" West along the Section line 283.84 feet and South 753.70 feet from the North quarter corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence South 24°36'42" East 1426.30 feet more or less to Old Highway 91; thence South 70°41'29" West along Old Highway 91, 347.75 feet; thence along Knollwood Townhomes as follows: North 00°27'42" East 262.48 feet, North 89°32'22" West 137.45 feet, North 00°22'36" East 8.79 feet, North 89°32'22" West 218.39 feet, South 60°39'29" West 193.33 feet, South 65°48'07" West 87.91 feet, South 62°32'16" West 8.01 feet, South 19°18'29" East 136.57 feet, North 70°41'29" East 8.08 feet, South 19°18'31" East 18.73 feet, South 06°30'12" East 13.78 feet, South 17°33'22" East 2.56 feet, along the arc of a 2.91 foot radius curve to the right 3.82 feet (chord bears South 62°19'38" East 3.55 feet), South 19°53'56" East 15.00 feet, South 27°23'52" East 68.27 feet, South 29°05'34" East 77.80 feet more or less to Old Highway 91; thence South 70°41'11" West along Old Highway 91, 69.30 feet; thence along the arc of a 641.16 foot radius curve to the left 134.33 feet (chord bears South 64°44'46" West 134.09 feet); thence along Foothills Canyon Drive as follows: North 34°41'35" West 29.65 feet, along the arc of a 460.00 foot radius curve to the right 666.09 feet (chord bears North 06°47'24" East 609.40 feet), along the arc of a 1040.00 foot radius curve to the left 1025.15 feet (chord bears North 20°02'02" East 934.15 feet), along the arc of a 460.00 foot radius curve to the right 102.87 feet (chord bears North 01°47'55" West 102.65 feet); thence North 89°55'12" East 2.34 feet more or less to the point of beginning.

Basis of Bearing is North 88°49'18" West along the Section line from the North quarter corner to the Northwest corner of said Section 4.

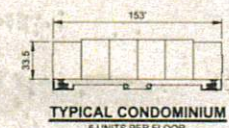
DEVELOPMENT ANALYSIS	
OVERALL AREA	13.34 ACRES
BUILDING FOOTPRINT	1.62 ACRES
PERVIOUS AREA	5.75 ACRES
ASPHALT AREA	4.44 ACRES
CONCRETE AREA	1.53 ACRES
AMENITY (COMMON) AREA	1.38 ACRES
NUMBER OF UNITS	200
PARKING STALLS	437
NOTES:	
* ALL PRIVATE ROADS MAY BE USED AS NON-DISCRIMINATORY ACCESS TO THE SUBDIVISION AND WILL HAVE A.P.U.E.	



CONDOMINIUM EXAMPLE



TYPICAL CONDOMINIUM
5 UNITS PER FLOOR



TYPICAL CONDOMINIUM
6 UNITS PER FLOOR

BUILDING IDENTIFICATION
NUMBER OF FLOORS
BUILDING A.3

CONDOMINIUM IDENTIFICATION

HORROCKS
ENGINEERS

555 South Bluff St., Suite 101
St. George, UT 84770
(435) 986-7888
www.horrock.com

WARNING

0 1 2

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	
REV #	DATE

DRAWING INFO	
DATE	02-27-2020
DESIGNED	BW
DRAWN	SA
CHECKED	ARC
PROJECT	UT-2163-1912
SEE GENERAL NOTES SHEET	

PRELIMINARY
NOT FOR
CONSTRUCTION

HURRICANE LONE ROCK CONDOMINIUMS

HURRICANE, UTAH

PRELIMINARY PLAT

PARCELS: H-4-2-4-422 & H-4-2-4-133

PRE-1

PAGE 01

CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$ 250

For office use only:

File No: 2020-CUP-01

Receipt: 7.651826

APPLICATION & SUBMITTAL CHECKLIST

Name: BRUCE MIKLAUTSCH Telephone: 847977-1092

Address: 3838 W 200 N Fax No. NONE

Email: bruce mik@comcast.net Agent Email: _____

Agent (If applicable): _____ Agent's Phone: _____

Agent email: _____

Address of Subject Property: 3838 W 200 N

Tax ID of Subject Property: H-BWU-3-59 Zone District: PDO R-1-10

Proposed Conditional Use: (Describe, use extra sheet if necessary) BUILD 12'x20'

STEEL GARDEN SHED (12'x21' EXTERIOR DIM. W/OVER-
HANGS ON GABLE ENDS)

This application shall be accompanied by the following:

- ☒ 1. A plot plan showing the following:
 - ☒ Property boundaries, dimensions and existing streets.
 - ☒ Location of existing and proposed building or livestock facility
 - ☒ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ☒ 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ☒ 3) Building floor plans for new construction
- ____ 4) A statement of how the applicant intends to meet the conditions for the use desired ON BACK OF THIS PAGE.
- ____ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

(Office Use Only)

Date Received: _____

Received by: _____

Date application deemed to be complete: _____ Completion determination made by: _____

I WOULD LIKE TO BUILD A GARDEN
SHED TO STORE GARDEN TOOLS, ROTO TILLER,
LAWN MOWER, ATVS, GAS CANS, ETC.
IT WILL BE OF HIGH QUALITY STEEL CONSTRUCTION
AS SHOWN IN PLANS. I HAVE PIPE FOR FUTURE
MINIMAL ELECTRICITY (3-4 RECEPTACLES AND LIGHTS)
IN PLACE BUT NO IMMEDIATE PLAN TO PULL WIRE
AND COMPLETE IT. COLORS AND CONSTRUCTION
ARE COMPATIBLE WITH SURROUNDING STRUCTURES.
I HAVE CHECKED IN WITH OUR NEIGHBOR TO
THE EAST (ANNE STANDIFORD) AND SHE IS O.K. WITH
THIS BUILDING.
STORING GAS CANS IN THIS SHED RATHER THAN
ATTACHED GARAGE WILL INCREASE FIRE SAFETY
OF THIS PROPERTY.

DIST. TYPE, LOCATION

- Primary, OH
- Primary, UG
- Secondary, OH
- Secondary, UG
- Transmission, OH
- NO DATA
- Empty Conduit



12'x20'
PROPOSED
SHED

2'

18'

3838 W

200N

3840 WEST

ALL PROPERTIES SURROUNDING
ARE RESIDENTIAL.
PDO R-1-10
IS PROPERTY
BOUNDARY

NORTH

6" PVC

215 N

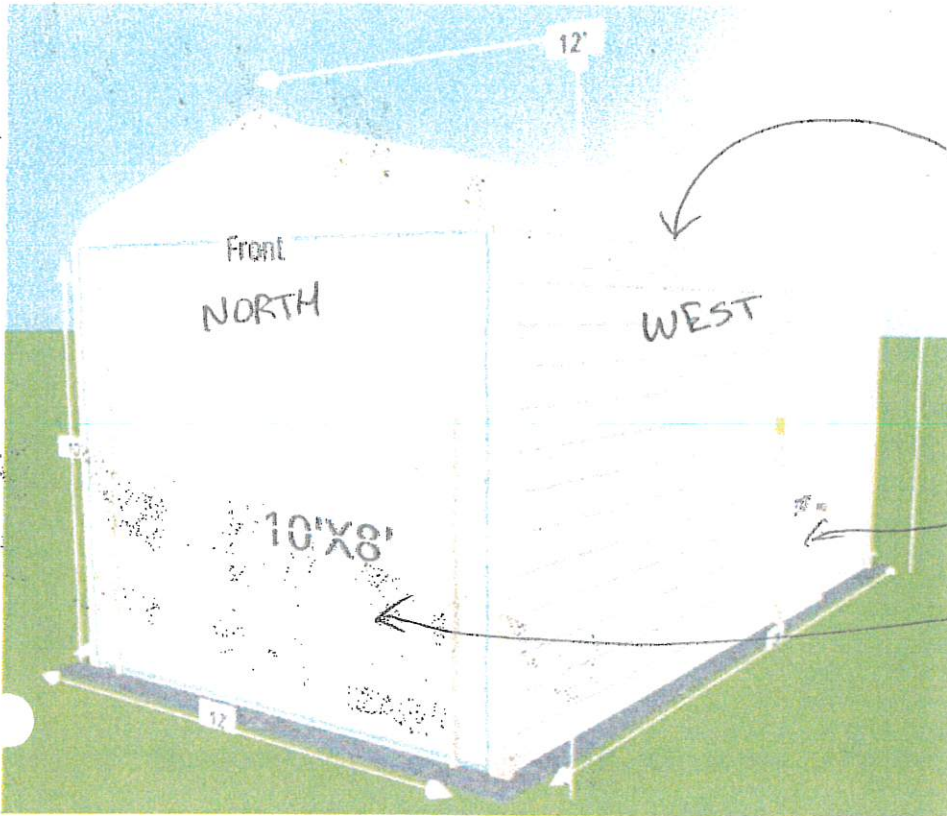
61447254

3573215

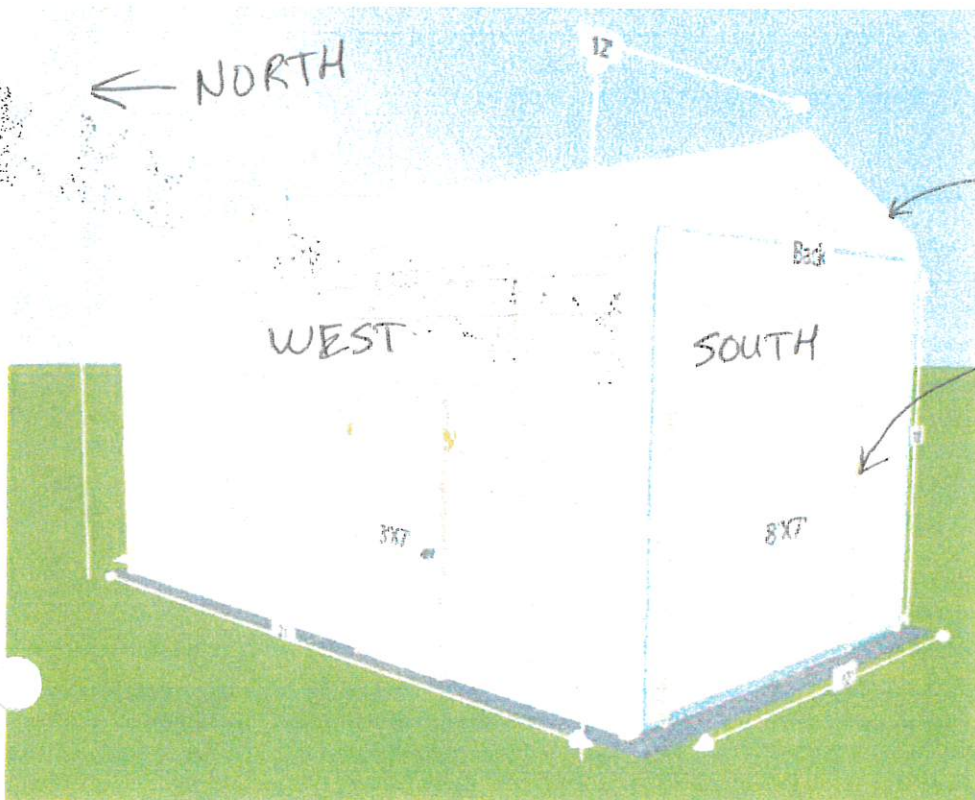
(M) Trusses (bows) are pre-fab of galvanized square tubing 14 ga. or 12 ga., the size varies by the width of the building and they can range from 8' wide up to 30' wide.

(N) 4 1/4" x 1 1/2" 18 ga. hat channels are used on a-frame styles with vertical roof & sides and on gular style with the vertical end option.

(O) 11' Ridge cap trim is used only on a-frame with vertical roof style.



WHITE ROOF,
SIDES, AND DOORS



BEIGE TRIM

STAFF COMMENTS

Agenda: March 12, 2020 **File Number:** 2020-CUP-01

Type of Application: Conditional Use Permit

Applicant: Bruce Miklautsch

Request: A Conditional Use Permit for a pre-engineered metal building in an R-1-10 zone

Location: 3838 W 200 North

General Plan: Single Family Residential

Existing Zoning: Single Family Residential R-1-10

Discussion: The applicant is proposing to construct a 12' X 20' pre-engineered garden shedbuilding in a residential location. The land use code states this requires a conditional use permit: 10-33-3: *BUILDING DESIGN 5. Preengineered metal buildings:*

a. Shall be permitted in all agricultural, residential agriculture, industrial, and public facility zones;

b. Shall be allowed by conditional use permit in all commercial and residential zones.

Staff Comments:

Standards for approval are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section.:g. Standards for metal buildings:

(1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.

(2) The building must meet the following design standards:

(A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

(B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.

(C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.

The building must meet the following design standards:

1. The proposed building will be a metal building and roof, all materials are durable, require low maintenance, and are of the same quality as surrounding development.
2. The building will be white with beige trim, as shown on the application materials.
3. The building is located behind a wall in a residential yard and is not expected to produce excessive reflections or glare.

Findings:

1. The proposed building is of durable, low maintenance materials
2. Colors are compatible with surrounding structures.
3. No problems with glare or reflectivity are anticipated.

Recommendation: Based on the above findings, staff recommends approval of a conditional use permit for the proposed pre-engineered metal building.