



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.

Wednesday, May 27, 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.

6 p.m. Public Hearing to take comments on the following:

1. A Zoning Map amendment request on 1.14 acres owned by Hurricane Power located on the north side of 600 North at approximately 2210 West, Tax ID H-3-1-28-3302, from R-1-10 , Single Family Residential, to PF, Public Facilities.
2. A proposed Land Use Code amendment to Title 10 Chapter 15 regarding vendor carts,
3. A proposed Land Use Code amendment to Title 10 Chapter 14 regarding side yard setbacks for accessory buildings, and
4. A proposed Land Use Code amendment to Title 10 Chapter 40D regarding floodplain administration

New Business:

2020-ZC-08	Consideration and possible recommendation to the City Council on a proposed Zoning Map amendment request on 1.14 acres located on the north side of 600 N at approximately 2210 W. Tax ID H-3-1-28-3302- Hurricane Power applicant, Dave Imlay agent.
2020-LUCA-04	Consideration and possible recommendation to the City Council on A proposed Land Use Code amendment to Title 10 Chapter 15 regarding vendor carts
2020-LUCA-05	Consideration and possible recommendation to the City Council on a proposed Land Use Code amendment to Title 10 Chapter 14 regarding side yard setbacks for accessory buildings
2020-LUCA-06	Consideration and possible recommendation to the City Council on a proposed Land Use Code amendment to Title 10 Chapter 40D regarding floodplain administration

2020-PP-11	Consideration and possible recommendation to the City Council on a preliminary plat for Hurricane Storage, a 4 lot industrial and commercial subdivision located approximately at 134 N Old Hwy 91. Dustin Cox applicant
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Approval of minutes: April 29, 2020

Adjournment

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. 2020-2C-08

Receipt No. N/A

Name: Dave Imley (Power Dept.) Telephone: 435-635-5536 ext.3

Address: 147 N. 870 W. Fax No. 435-635-4127

Agent (If Applicable): _____ Telephone: _____

Email: powerdave@cityofhurricane.com Agent Email: _____

Address/Location of Subject Property: 600 N Approx. 2210 W.

Tax ID of Subject Property: H-3-1-28-3302 Existing Zone District: R1-10

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)

Public Facility - Power Substation

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: _____ Application Complete: YES ☐ NO ☐

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

STAFF COMMENTS

Agenda: May 27, 2020 **File Number:** 2020-ZC-08

Type of Application: Zone Change, Legislative

Applicant: Hurricane City Power

Request: A zone change from R-1-10, Single Family Residential, to PF, Public Facilities

Location: Approximately 2210 West 600 North

General Plan: Public Facilities

Existing Zoning: R-1-10

Discussion: Hurricane City Power acquired this 1.14-acre site in 2007 to construct a power substation. The sales contract included agreements for certain site improvements, including an 8' split face block wall, landscaping in front of the block wall, and road frontage improvements as conditions for sale. Demand for power is increasing, and a substation will be needed soon in this location, so the Department is asking for a zone change to accommodate this use.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	R-1-10	Vacant
East	R-1-10	Vacant
South	PDO/RM-3	Retreat at Sky Mountain Apartments
West	PDO/R-1-8	Vacant

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. *Goal VII: Public Services Ensure that public facilities, services, and utilities are adequate to meet the needs of present and future residents.* Additionally, the capital facilities plan for Power anticipates the construction of this substation.

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

Response: This amendment is for property located along a major road, under a major power transmission line, and surrounded by vacant property on three sides. The overall character of the only development in the vicinity would be the apartments, which represent a need for power services. A public facility of this type represents less impact than the current residential zoning.

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

Response: The proposed amendment will immediately affect adjacent property when the subject property is utilized for a power substation. Since the property is vacant, any future owners will have notice of the property's use or intended use by seeing the correct zoning. There is already a large power transmission line running along the front of the property, so the impact will be to expand the current impact, not necessarily a new impact. A letter supporting the change has been provided from the Sky Mountain HOA. No comments have been received from the Retreat at Sky Mountain Apartments. This facility will affect the views from the apartments.

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

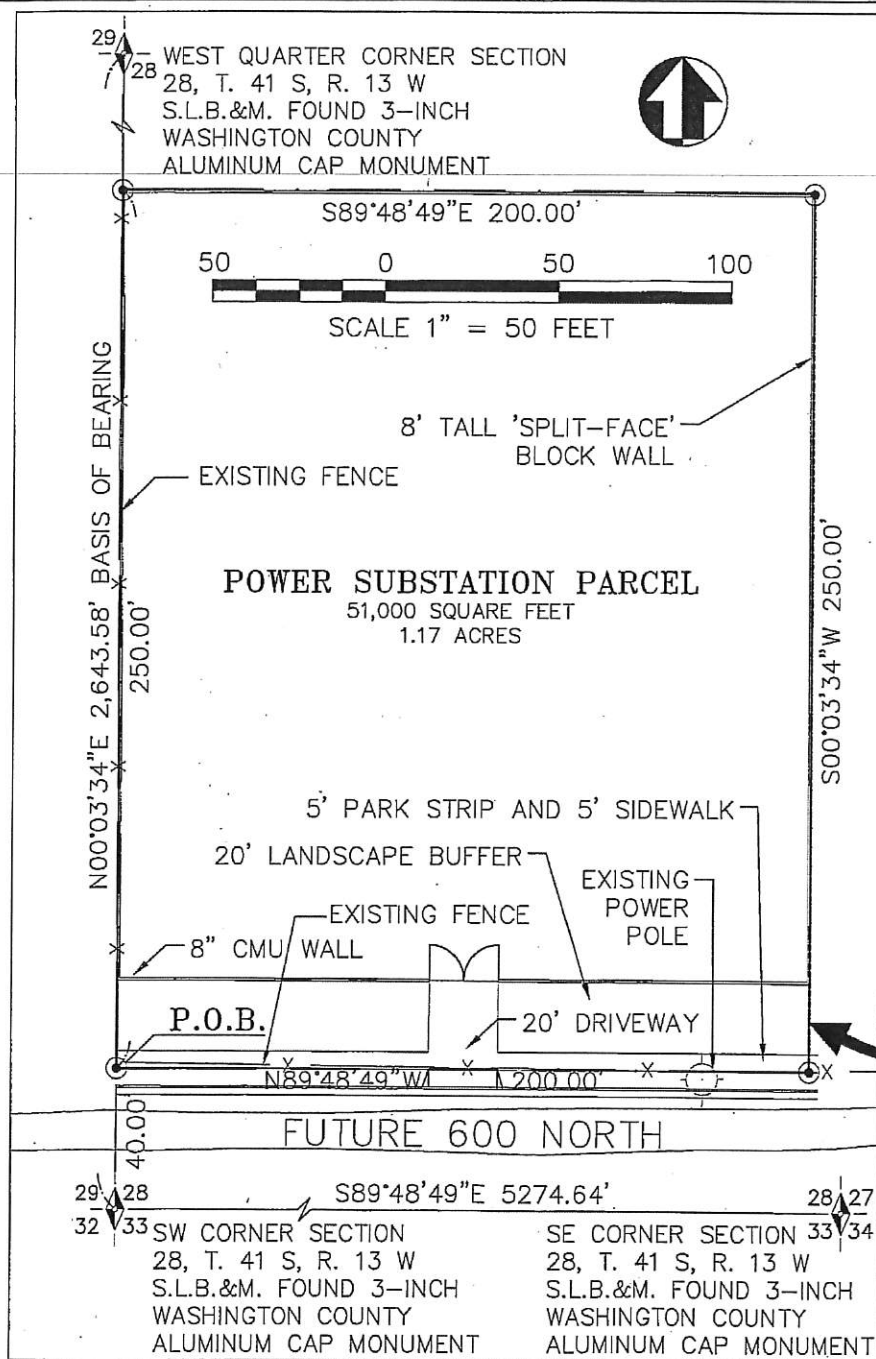
Response: Yes. 600 North frontage improvements will be required.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of existing development.
3. Public facilities are adequate.
4. The proposed amendment will affect adjacent property but not

Recommendation: Staff recommends the Planning Commission review this application and the zone change amendment standards as well as take into consideration the comments from residents that will be made in the public hearing before making a recommendation to the City Council. Staff recommends approval.

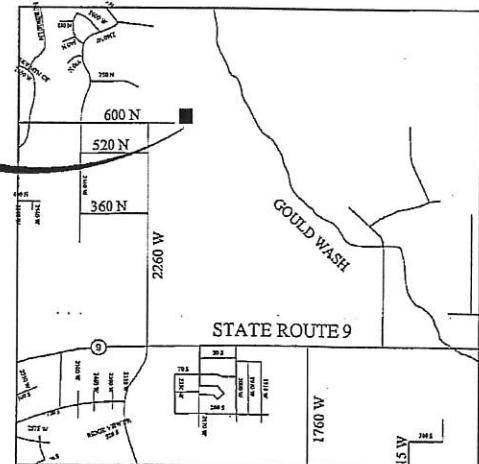




PARCEL DESCRIPTION

THAT PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, MARKED BY A WASHINGTON COUNTY BRASS CAP MONUMENT, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 28, MARKED BY A WASHINGTON COUNTY BRASS CAP MONUMENT, BEARS NORTH 00°03'34" EAST, 2643.58 FEET; THENCE, ON THE WEST BOUNDARY OF SAID SECTION 28, NORTH 00°03'34" EAST, 40.00 FEET, TO THE POINT OF BEGINNING; THENCE, CONTINUING ON SAID WEST BOUNDARY OF SECTION 28, NORTH 00°03'34" EAST, 250.00 FEET; THENCE, PARALLEL WITH AND OFFSET 290 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 28, SOUTH 89°48'49" EAST 200.00 FEET; THENCE, PARALLEL WITH AND OFFSET 200 FEET EAST OF THE WEST BOUNDARY OF SAID SECTION 28, SOUTH 00°03'35" WEST 250.00 FEET; THENCE, PARALLEL WITH AND OFFSET 40 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SECTION 28, NORTH 89°48'49" WEST 200.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS 50,000 SQUARE FEET OR 1.148 ACRES, MORE OR LESS.



LOCATION MAP

N.T.S.

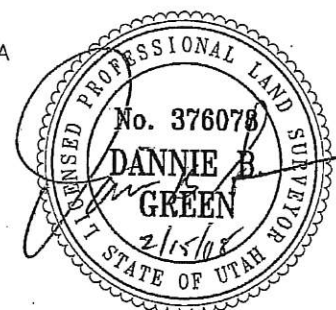
I, DANNIE B. GREEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 376078 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PARCEL SHOWN ON THIS EXHIBIT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:

HURRICANE CITY POWER SUBSTATION PARCEL

THAT THE SAME HAS BEEN CORRECTLY SURVEYED ON THE GROUND AS SHOWN ON THIS EXHIBIT AND THAT THIS EXHIBIT IS TRUE AND CORRECT.

Feb 15, 2008
DATE

DANNIE B. GREEN PLS NO. 376078

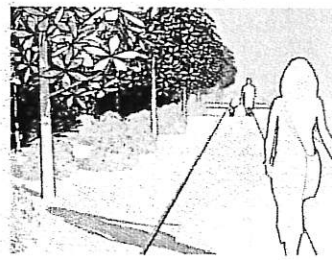
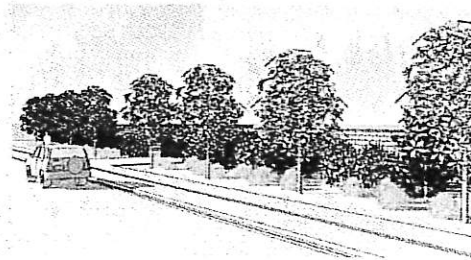
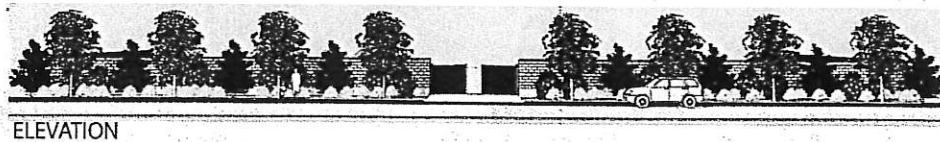
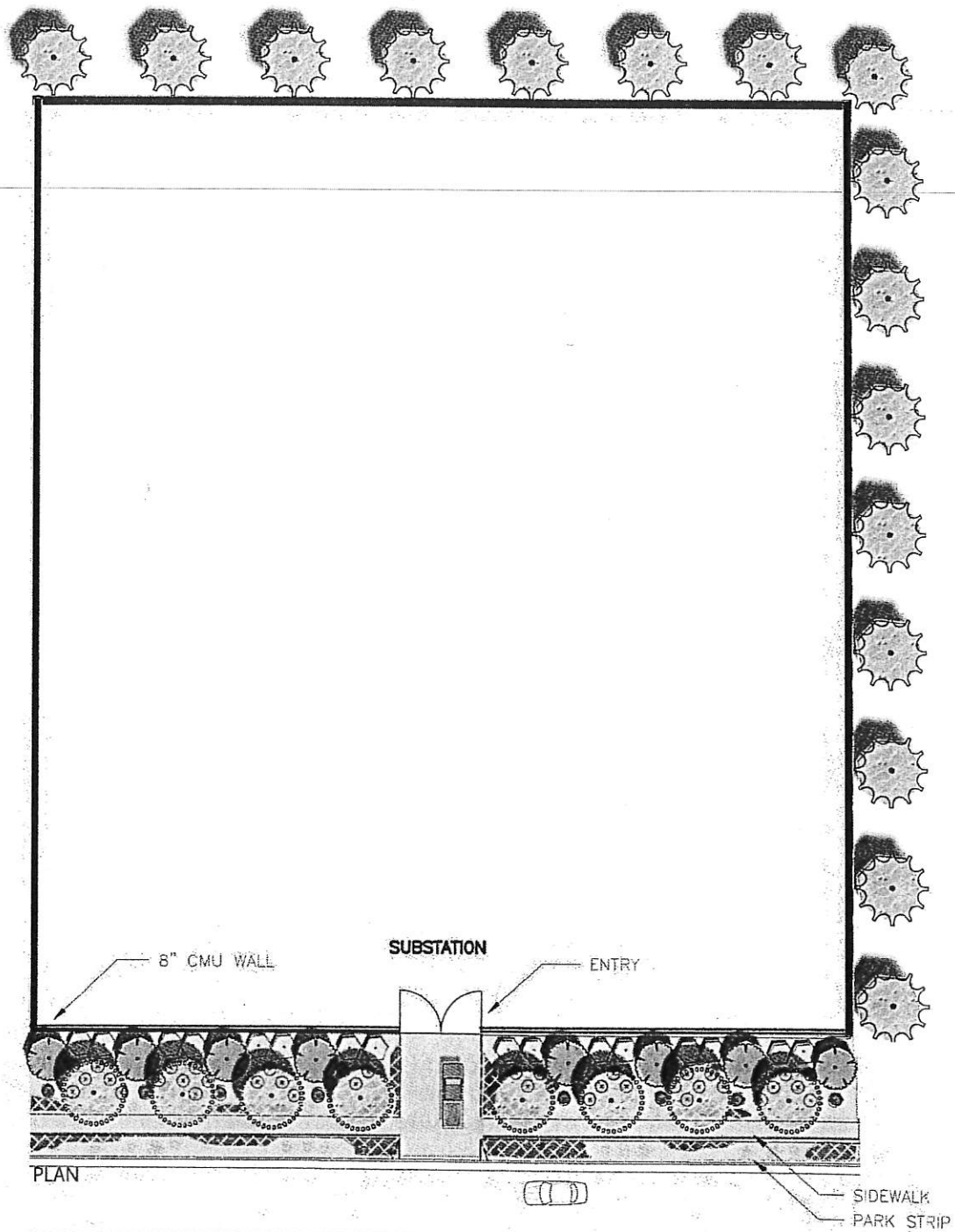


PSOMAS

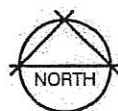
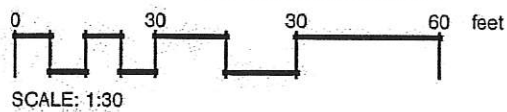
1173 So. 250 West Suite 308
St. George, Utah 84770
(435) 628-6912 (435) 674-0236 (FAX)

POWER SUBSTATION PARCEL
FOR
HURRICANE CITY
COUNTY OF WASHINGTON, STATE OF UTAH

FEB 15, 2007
SHEET 1 of 1



SUBSTATION PLANTING EXHIBIT



Toni Foran

From: Sky Mountain HOA <skymountainhoa@gmail.com>
Sent: Tuesday, March 24, 2020 10:39 AM
To: 'Toni Foran'
Cc: powerdave@infowest.com
Subject: Proposed Zone Change for sub station

Good Morning Toni-I know City meetings are on hold at the moment, but I wanted to send you a note so you have this information when things resume.

I have been in contact with Dave Imlay and have discussed the proposed substation that will be located along 600 N just East of Sky Mountain. Dave provided good information and we also discussed the power pole replacement project that will soon be underway. The Board has reviewed all the information and is in favor of supporting the zone change to allow the substation to be built as we understand the need for adequate facilities; the substation will be surrounded by a block wall; landscaping will be planted to help soften the look of the equipment area and Dave has indicated he will be mindful of lighting and do what he can to make it as non-invasive to our Community as possible.

Thank you to you and Dave for your communication and explanations on this project. Enjoy this beautiful day!

*Penny R. James-Garcia, Community Manager
Sky Mountain Communities
985 N 2600 W.
Hurricane, UT 84737
435-635-7781
435-635-2163 Fax
skymountainhoa.com*

STAFF COMMENTS

Agenda: May 27, 2020 **File Number:** 2020-LUCA-04

Action Type: Recommendation to City Council, Legislative

Applicant: Staff

Request: Modify Hurricane City Code 10-15-7 (E) Vendor Carts

Discussion

City staff has reviewed and has had a desire to simplify Hurricane City's vendor cart regulations found in 10-15-7 (E).

Some of the significant recommendations are to remove sections that differentiate types of vendor carts so that all vendor cart would then comply with the same set of standards. The current code contains several categories of carts, including *long term*, *seasonal*, and *short term*. These differences create difficulty in enforcement, and there is also some overlap within these different types of carts. Therefore, staff has recommended removing those sections of code.



Staff would also like the Planning Commission to consider changing subsection 11, which currently prohibits a vendor cart from attaching or uses a tent.

The current code also places limits on how many vendor carts are allowed in the City. This code has been debated in the past, and there have been some concerns raised by restaurant owners about having too many vendors in the

area. However, staff felt that the Planning Commission should discuss the item further.

Recommendation: Discuss proposed changes and make recommendations. Then recommend approval of the proposed changes to the City Council.

STAFF COMMENTS

Agenda: May 27, 2020 **File Number:** 2020-LUCA-05

Action Type: Recommendation to City Council, Legislative

Applicant: Staff

Request: Change the street side yard setback for accessory buildings in the Residential Agriculture Zones to match Residential Zones

Discussion

At the end of 2018, Hurricane City changed accessory building side yard setbacks adjacent to streets in a residential zone to 2' as long as it was 10' away from the primary building. The code change was done because the City felt that an accessory building in the back yard posed low to no interference with sight triangles at intersections. This change applied to every zone covered in Hurricane City Code 10-13-4 Residential Zones- Development Standards. The change did not apply to Residential Agriculture Zone contain in HCC 10-14. Currently, in Residential Agriculture Zones, no building is allowed in the 20' side yard street setback. After discussion by the Planning Commission last week, the Planning Commission recommended that staff bring a proposed ordinance that would match the side yard street setbacks as listed in 10-13-4.

Recommendation: Review the proposed change and give direction to staff.

10-14-4: DEVELOPMENT STANDARDS:

Development standards within residential agriculture zones shall be as set forth in table 10-14-2 of this section.

TABLE 10-14-2
DEVELOPMENT STANDARDS IN RESIDENTIAL AGRICULTURE ZONES

Development Standard	Zones	
	RA-1	RA-5
Lot standards:		
Average lot area ¹	1 acre	0.5 acre
Minimum lot area ²	0.8 acre	0.4 acre
Minimum lot width	100 feet	100 feet
Building standards:		
Maximum height, main building ³	35 feet	35 feet
Maximum height, accessory building	20 feet	20 feet
Maximum size, accessory building ⁴	2,000 square feet	2,000 square feet
Building coverage	50% of lot (see subsection 10-37-12 of this title)	
Distance between buildings	No requirement	No requirement
Setback standards - front yard:		
Any building ⁵	25 feet	25 feet
Setback standards - rear yard:		
Main building	30 feet	30 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building	
Setback standards - interior side yard:		
Main building	10 feet one side and 20 feet other side	10 feet
Accessory building, including private garage	If located 10 feet from main building: 2 feet. If not, same as main building	

Development Standard	Zones	
	RA-1	RA-.5
Setback standards - street side yard:		
Main building	20 feet	20 feet
Accessory building	<u>If located 10 feet from main building: 2 feet. If not, same as main building</u> Not permitted Not permitted	
Pool location and setbacks ⁶	3 feet	3 feet

Notes:

1. "Average size" means the total acreage devoted to lots divided by the number of lots. Net density definition shall apply.
2. The indicated number is 80 percent of average lot area requirement.
3. Except as otherwise permitted by subsection [10-14-7C](#) of this chapter.
4. Except as otherwise permitted by subsection [10-14-7B](#) of this chapter.
5. Except as modified by the provisions of subsection [10-37-12F](#), "Setback Measurement", of this title.
6. Pools must be located behind front yard setbacks. Setback is measured from rear and side property lines. Pools may require special engineering. A closer property line setback may be approved by the building official if engineering ensures structural integrity for any adjoining buildings or walls as well as the pool.

STAFF COMMENTS

Agenda: May 27, 2020 **File Number:** 2020-LUCA-06

Action Type: Recommendation to City Council, Legislative

Applicant: Staff

Request: Modify the floodplain administrator code to have the City Engineer appointed as the floodplain administrator

Discussion

With the change of planning staff, City staff wanted to make the recommendation to change Hurricane City Code to have the City Engineer appointed as the floodplain manager instead of the Planning Director. After internal discussion, staff felt that it would appropriate to make the recommended change.

Recommendation: Make a positive recommendation to the City Council.

10-40D-1: DESIGNATION OF FLOODPLAIN ADMINISTRATOR:

| The ~~city engineer~~planning director is hereby appointed the floodplain administrator to administer and implement the provisions of this chapter and other appropriate sections of 44 CFR (national flood insurance program regulations) pertaining to floodplain management. (Ord. 2009-02, 2-5-2009)

STAFF COMMENTS

Agenda:	May 27 2020	File Number: 2020-PP-10
Type of Application:	Preliminary Plat, Administrative	
Applicant:	Dutin Cox	
Agent:	Karl Rsmussen	
Request:	Preliminary Subdivision Plat for a 4 lot Commercial/Industrial	
Location:	134 N Old Hy 91	
General Plan:	Commercial	
Current Zoning:	M-1 and HC	

Discussion: This plat is for 45.37 Acres located between Old Hwy 91 and SR-9. There are a couple of items that are unique to this proposal.



One of the main changes is that the applicant is planning on combining parcels H-4-2-4-1202-RD3 and H-4-2-4-1201-RD3 with Lot 2 on the plat. This will change the main access for Trailer

Source from SR-9 to Old Hwy 91. The applicant has provided a preliminary location on the plat to show where a fire turn around would be. The City would also require that fire hydrants are added at the end of the access road.

The other unique aspect of this plat is the large utility easements on the property. The primary concern from the JUC about the application is to ensure that their access points will be maintained so the different utility companies can access their infrastructure on the property.

The applicant has provided an updated plat based on staff comments.

JUC Comments: (APPLICANT RESPONSES)

1. Utilities will need to maintain access to utility easements. **EASEMENTS WILL BE ADDED AND SHOWN TO THE FINAL PLAT.**
2. Need to change hydrants and add a fire turnaround in lot two **A 48' CIRCLE IN LOT 2 HAS BEEN ADDED.**
3. May require infrastructure improvements after engineer review.

Staff Comments on preliminary plat: (APPLICANT RESPONSES)

1. All-access should be off Old Hwy 91. A note has been added for Trailer Sorce, but access requirements would need to be for each lot.
2. The applicant has shown a preliminary stormwater and drainage plan. More details will be required with the construction drawings.
3. Old Hwy 91 ROW is 100 ft. Cross-section needs to match existing improvements adjacent to the development and verified by the City Engineer. **ROW CORRECTION HAS BEEN MADE.**
4. Applicant will need to provide a full geotechnical report for geological hazards as part of the construction drawings. **CURRENT GEOTECH REPORT IS ATTACHED.**
5. Waiting on letters from Ash Creek and City's water department **UPDATED PLAT HAS BEEN EMAILED TO DEPARTMENTS WITH THE REQUEST OF WILL SERVE LETTERS.**

Recommendation: Recommend approval of the preliminary plat to the City Council based on the conditions that the applicant fully addresses the comments listed within this report.

LEGAL DESCRIPTION

BEGINNING AT A POINT BEING S00°29'17"W 45.67 FEET ALONG THE CENTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 4 TO THE SOUTH LINE OF THE TRANSFUEL PARCEL AND RUNNING THENCE N56°02'14"E 692.09 FEET TO A POINT ON A 245.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (WHOSE RADIUS POINT BEARS N44°21'37"E); THENCE 115.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°01'04"; THENCE N18°37'19"W 75.27 FEET TO THE POINT OF CURVATURE OF A 35 FOOT RADIUS CURVE TO THE LEFT; THENCE 55.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°40'29" TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF UTAH STATE HWY #91; THENCE LEAVING SAID TRANSFUEL PARCEL AND ALONG SAID HWY #91 N70°42'11"E 689.18 FEET TO THE POINT OF CURVATURE OF A 1050.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 552.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°08'29"; THENCE N40°33'43"E 299.66 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE LEAVING SAID HWY# 91 S89°07'10"E 880.26 FEET AND ALONG THE SAID 1/16 LINE TO THE HURRICANE CITY SUBSTATION PARCEL; THENCE ALONG SAID SUBSTATION PARCEL S32°49'16"W 191.12 FEET; THENCE S51°42'11"E 144.80 FEET; THENCE LEAVING SAID SUBSTATION PARCEL TO AND ALONG THE QUESTAR GAS PARCEL S46°53'14"W 106.03 FEET; THENCE S43°06'46"E 50.00 FEET TO THE SPECTRASITE PARCEL; THENCE LEAVING SAID QUESTAR PARCEL AND ALONG SAID SPECTRASITE PARCEL S46°53'14"W 25.00 FEET; THENCE S43°06'46"E 110.17 FEET ALONG SAID SPECTRASITE PARCEL AND THE EXTENSION THEREOF TO THE NORTHERLY LINE OF UTAH STATE HWY #9; THENCE ALONG SAID HWY #91 S46°53'12"W 330.05 FEET TO A ROW MARKER STAMPED STA 89+46.71; THENCE S53°00'37"W 521.24 FEET TO A ROW MARKER STAMPED 84+00.00 BEING A POINT ON A 3134.05 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT (WHOSE RADIUS POINT BEARS N29°16'49"W); THENCE 478.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°45'08"; THENCE S58°19'10"W 98.09 FEET TO A POINT ON A 3153.55 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT (WHOSE RADIUS POINT BEARS N18°47'33"W); THENCE 130.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'51" TO THE COX PARCEL; THENCE LEAVING SAID COX PARCEL AND RUNNING S76°57'32"W, ALONG THE VANDERHORST PARCEL & THE NORTH BOUNDARY LINE OF SAID HWY #9, 415.82 FEET; THENCE LEAVING SAID VANDERHORST PARCEL AND ALONG SAID HWY #9 S78°41'43"W 961.48 FEET TO THE CENTER SECTION LINE OF SAID SECTION 4; THENCE LEAVING SAID HWY #9 AND ALONG SAID CENTER SECTION LINE N00°29'17"E 243.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.37 ACRES

PRELIMINARY PLAT FOR:
HURRICANE STORAGE

LOCATED IN SECTION 04, T41S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



PROJECT
LOCATION

ADDITIONAL NOTES

ZONING M-1: LIGHT INDUSTRIAL

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO IRRIGATION FACILITIES.

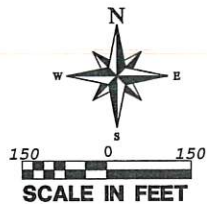
PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

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.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- X EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING OVERHEAD POWER
- EXISTING SEWER, SIZE SHOWN
- EXISTING WATER 8" OR SIZE SHOWN
- EXISTING GAS
- STORM DRAIN PIPE FUTURE OR EXISTING LOCATIONS



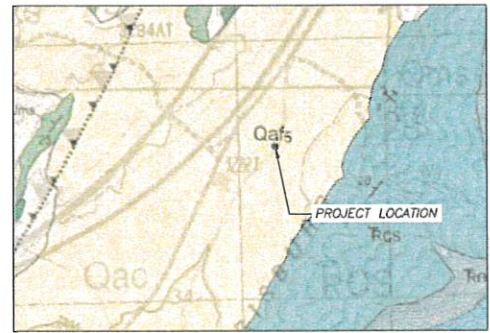
GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Ca-CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	CHESR-CONCEALED AREA OF HIGHLY EXPANSIVE SOIL OR ROCK
GYPSIFEROUS SOIL & ROCK	GSB - GYPSUM-BEARING SOILS, CONCEALED
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRH-HARD: AREA GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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

GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE AN OLDER ALLUVIAL-FAN DEPOSIT AREA SHOWN WITH A Qaf ON THE MAP. POORLY TO MODERATELY SORTED, NON-STRATIFIED, SUBANGULAR TO SUBROUNDED, BOULDER- TO CLAY-SIZE SEDIMENT WITH MODERATELY DEVELOPED CALCIC SOILS (CALICHE OR HARDPAN); FORMS BROAD, GENTLY SLOPING, DEEPLY DISSECTED SURFACES; DEPOSITED PRINCIPALLY AS DEBRIS FLOWS AND DEBRIS FLOODS.



DESERT TORTOISE TAKE AREA

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

NOTE: PARCELS INCLUDED IN THIS PLAT ARE H-4-2-4-1201-RD3 H-4-2-4-1202-RD3 AND H-4-2-4-2

ACCESS TO TRAILER SOURCE WILL BE OFF OLD HIGHWAY 91

OLD HIGHWAY 91 ROW IS 100 FEET.

GEOTECH REPORT IS INCLUDED.

LETTER REQUEST TO WATER & SEWER HAVE BEEN SENT.

ACCESS TO ALL LOTS WILL NEED TO BE OFF OLD 91 ROAD.

OWNER:

CONTACT: DUSTIN COX:
(435) 313-6006
3498 SUGAR LEO RD
ST. GEORGE, UT 84790



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 640-6067



PRELIMINARY PLAT FOR:
HURRICANE STORAGE
B-45 OLD HWY 91
HURRICANE, UTAH 84737
LOCATED IN SECTION 04, T41S, R14W, S.L.B.&M.

DATE: 5/11/2010
SCALE: 1"=50'
JOB NO: 445-001

SHEET NO:
1 OF 1