



City of Hurricane

Mayor
John W. Bramall

City Manager
Clark R. Fawcett

Planning Commission

Mark Borowiak, on leave
Michelle Cloud
Paul Farthing, Chairman
Rebecca Bronemann
Chris Christensen
Ralph Ballard
Shelley Goodfellow
Mark Sampson
Dayton Hall, Vice Chairman

AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION

6:00 p.m.

Wednesday, June 24, 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 9.261 acres to realign the boundaries of the highway commercial zone located at approx. 500 S 5500 W and on 32.468 acres located approx. 720 S 5500 W from M-1, light industrial, general commercial, & highway commercial to M-1, light industrial.
2. A Zoning Map amendment request on 2 acres located at 180 N 2170 W from R1-10, single family residential, to RM-3, multifamily 15 units per acre, to allow a townhome project with approx. 25 units.
3. A Zoning Map amendment request on 2.26 acres located on the North East corner of 2170 W and 100 N from R1-10, single family residential, to RM-3, multifamily 15 units per acre, to allow villas for The Haven.

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West

New Business:

2020-ZC-11	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 9.261 acres to realign the boundaries of the highway commercial zone located at approx. 500 S 5500 W and on 32.468 acres located approx. 720 S 5500 W from M-1, light industrial, general commercial, & highway commercial to M-1, light industrial. Doug Dennett Applicant.
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2020-ZC-12	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 2 acres located at 180 N 2170 W from R1-10, single family residential, to RM-3, multifamily 15 units per acre, to allow a townhome project with approx. 25 units. Middle Fork Holdings, Co, LLC Applicant.
2020-ZC-13	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 2.26 acres located on the North East corner of 2170 W and 100 N from R1-10, single family residential, to RM-3, multifamily 15 units per acre, to allow villas for The Haven. SR9 Assisted Holdings LLC Applicant, Brad Oliverson Agent.
2020-CUP-04	Consideration and possible approval of a Conditional Use Permit Application for an accessory building that is taller than the maximum permitted height located at 2559 S Gritton St. Joe Probst Applicant
2020-PP-13	Consideration and a possible recommendation to the City Council on a preliminary plat for Quail Creek Phase 4, a 32 lot subdivision located at 720 S 5500 W. Doug Dennett Applicant.
2020-PP-14	Consideration and a possible recommendation to the City Council on a preliminary plat for Grandma's Place Subdivision, a two-lot subdivision, located at 180 W and approximately 960 S. Tracey and Lisa Stratton Applicant
2020-FSP-09	Consideration and possible approval of a final site plan for Golf View Estates Phase 1 and 2, located on Torrey Pines Rd. Kenneth C. Knudson Applicant
2020-FSP-10	Consideration and possible approval of a final site plan for Equity Lifestyle Properties, Harrisburg KOA 2019 Improvements, located at Old Highway 91 and Red Bluff Drive

Planning Commission Bussiness:

Farewell to Toni Foran

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-11

Receipt No. 7.656459

Name: DAIS DENNETT Telephone: 435-703-3604

Address: 1413 S. SANDHILL, WASHINGTON Tax No. _____

Agent (If Applicable): _____ Telephone: _____

DENNETT CONSTRUCTION/DEVELOPMENT
Email: _____ Agent Email: _____

Address/Location of Subject Property: _____

Tax ID of Subject Property: H-4-2-3-2012 Existing Zone District: HL / M-1 / GL

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

INDUSTRIAL PARK SUBDIVISION WITH AN RV-PARK
LOCATED IN THE HL ZONE

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: June 24, 2020 **File Number:** 2020-ZC-11

Type of Application: Zone Change, Legislative

Applicant: Doug Dennett

Request: A zone change revising the Highway Commercial boundary and changing General Commercial (GC) and Highway Commercial (HC) to Light Industrial (M-1)

Location: 720 S 5500 W

General Plan: Public Use

Existing Zoning: HC, M-1, and GC

Discussion: The property owners is applying to have a zoning change for an industrial area by the Washington Fairgrounds. One of the primary purposes of the zone change is to realign the zoning boundaries on the parcels for future development.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	OS and PF	Fairgrounds and Natural Open Space
East	M-1	Industrial Buildings and Lots
South	M-1	Shooting Rang and Natural Open Space
West	RA-1	Open Space and Fields

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 Map shows the area as Public Use. However, one of the goals presented within the General Plan is to encourage "commercial growth in order to provide viable employment for its citizens." (Hurricane, 2011, p. 8) In addition, the plan states:

Business/Industrial Uses

Business and industrial uses are important for employment of City residents and as an increased

tax base for the development of the community. There are currently 1,200 acres designated for industrial and business uses, about one-third more than projected as necessary by Washington County in the year 2020.

Industrial Policies:

A. City officials will make conscientious efforts to solicit and encourage non-polluting, high-wage business and industries to locate in the city. This would allow the younger population to live and work in the community rather than move out of the community or travel long distances to earn a living.

B. Create financial incentives such as reduced or deferred impact fees to make it easier for high quality industries to locate in the city.

C. Industrial development requiring large outdoor storage or work yards shall be visually buffered from major collector or arterial roads and from residential areas.

D. Heavy industrial should not be located near residential areas or should be naturally or physically buffered from them. (Hurricane, 2011, p. 32)

Staff feels like the location is appropriate for light industrial and commercial uses and helps the City fulfill goals within the current General Plan.

The proposed subdivision on these parcels will also create some additional roadway networks that are proposed on the Transportation Master Plan

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

Response: The project is located in an industrial area that is not anticipated to see residential development. There is a shooting range to the south and the county fairgrounds to the North of the proposed zone change.

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

Response: Since the proposed zoning amendment is mostly realigning current zoning boundaries, the impact is anticipated to remain about the same as the current zoning.

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

Response: There are services adjacent and within the property. The applicant will likely need to make improvements to the waterline to North and provide a sewer pump station within the development. The other facility concern is about access. The roadway easement to the East to 720 S is currently under private ownership. A note on the Quail Creek Industrial Park Subdivision Phase 3 states that area is to be dedicated to Hurricane City "for future extension of 5300 W Street". Hurricane City is working with the applicant to secure the access. The roadway to the North is owned and maintained by Washington County and the applicant and City is working to have the road dedicated to the public.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan, but in conflict with the General Plan map.
2. The proposed amendment is generally in harmony with the overall character of existing development and current zoning.
3. Public facilities are adequate, but the applicant will need to make improvements to the water system, likely provide a sewer pump station, and will need to secure vehicle access before development.
4. The proposed amendment will likely not have an increased impact.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards as well as take into consideration the comments from residents. Staff recommends approval.

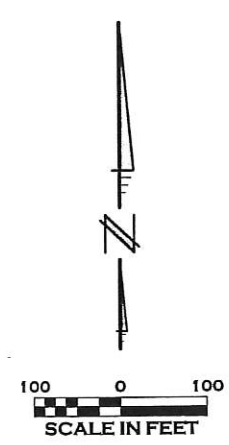


Legend

- ☐ Parcels
- ☐ Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shiwiits 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

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.



1
OF 1

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-12
Receipt No. 7.656841

Name: MIDDLE FORK HOLDINGS, CO, LLC Telephone: (435) 632-6626

Address: 3535 SUGAR LEO ROAD, ST. GEORGE, UT Fax No. _____

Agent (If Applicable): _____ Telephone: _____

RANDY THOMSEN @GMAIL.COM

Email: _____ Agent Email: _____

Address/Location of Subject Property: 180 NORTH 2170 WEST

Tax ID of Subject Property: H-3-1-33-435 Existing Zone District: R-1-10

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
PROPOSED: RM-3, TO ALLOW A TOWNHOME PROJECT WITH APPROXIMATELY 25 UNITS ON 2-ACRES

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: June 24, 2020 **File Number:** 2020-ZC-11

Type of Application: Zone Change, Legislative

Applicant: Middle Fork Holdings, Co, LLC

Request: A zone change from R1-10 to RM-3

Location: 180 N 2170 W

General Plan: Multi-Fam Res 6-15 Units/Acre

Existing Zoning: R1-10

Discussion: The property owners is applying to have a zoning change from single-family R1-10 to multifamily zoning os RM-3, which would allow up to 15 units an acre. The applicant is requesting the zone change to allow 25 units on the property.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RR	Zion Village Town Homes
East	R1-8	Fire Rock Subdivision and Housing
South	HC	Commercial Development
West	RM-2	Haven Assisted Living Center

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 Map shows the area as future multifamily, which matches the applicant's request. The Moderate Income Housing Plan also states to following as its first goal:

Encourage higher density or moderate income residential development near a major transit investment corridor – SR-9 (Hurricane, Moderate-Income Housing Plan, 2019, p. 6)

The Rezone is just over a block north from SR-9.

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

Response: The project is located adjacent to other multifamily development, recreational resort, and commercial development. There is a single family development to the East of the project zoned R1-8.

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

Response: The increased density will have an increased impact on the surrounding neighborhood. However, the limited size of the project will mitigate the effect of the zone change.

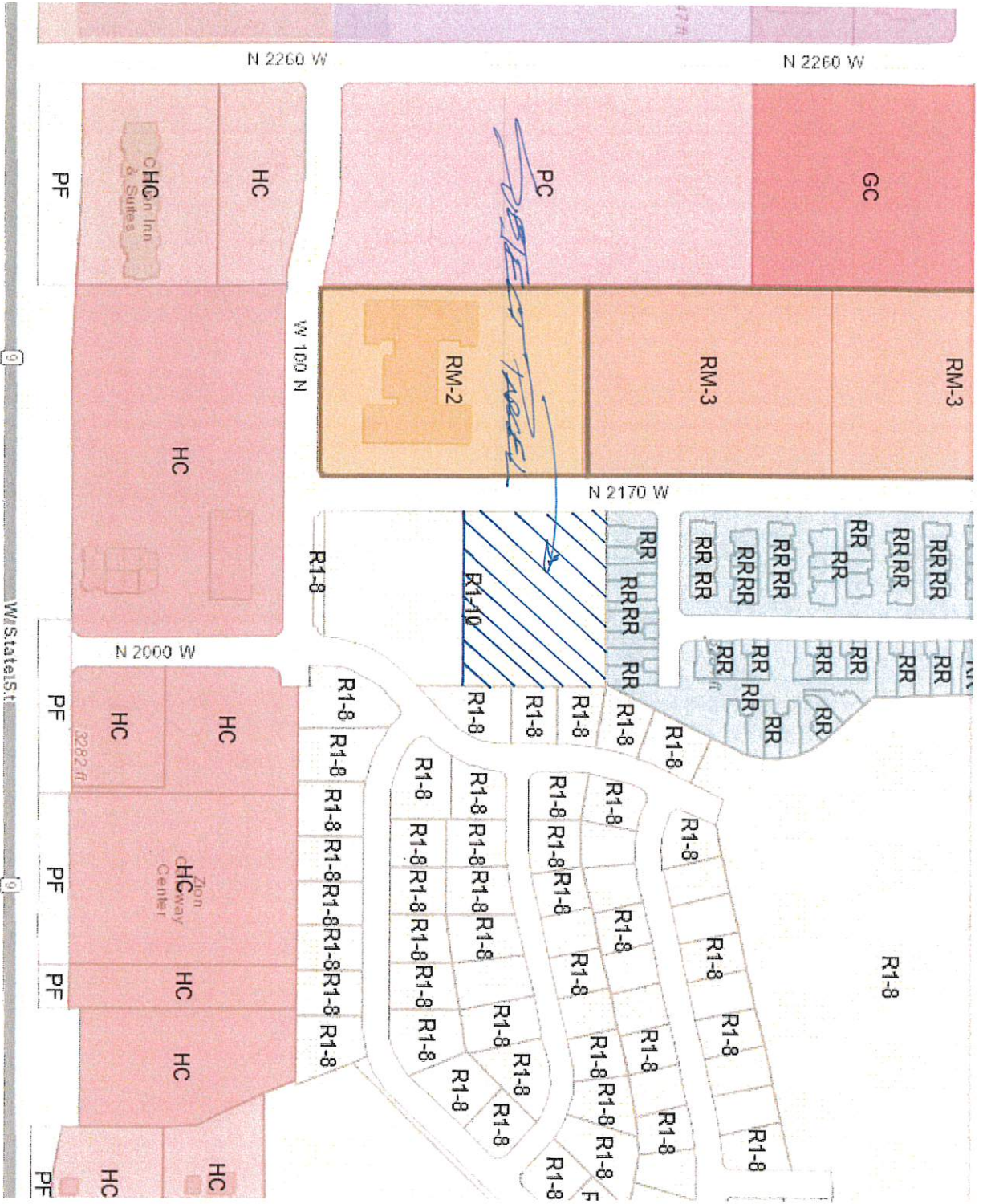
4. *Are public facilities and services adequate to serve the subject property?*

Response: There are services adjacent to the property. The main concern is that 2170 W is not designed for street parking, and any future application must provide sufficient parking within their development.

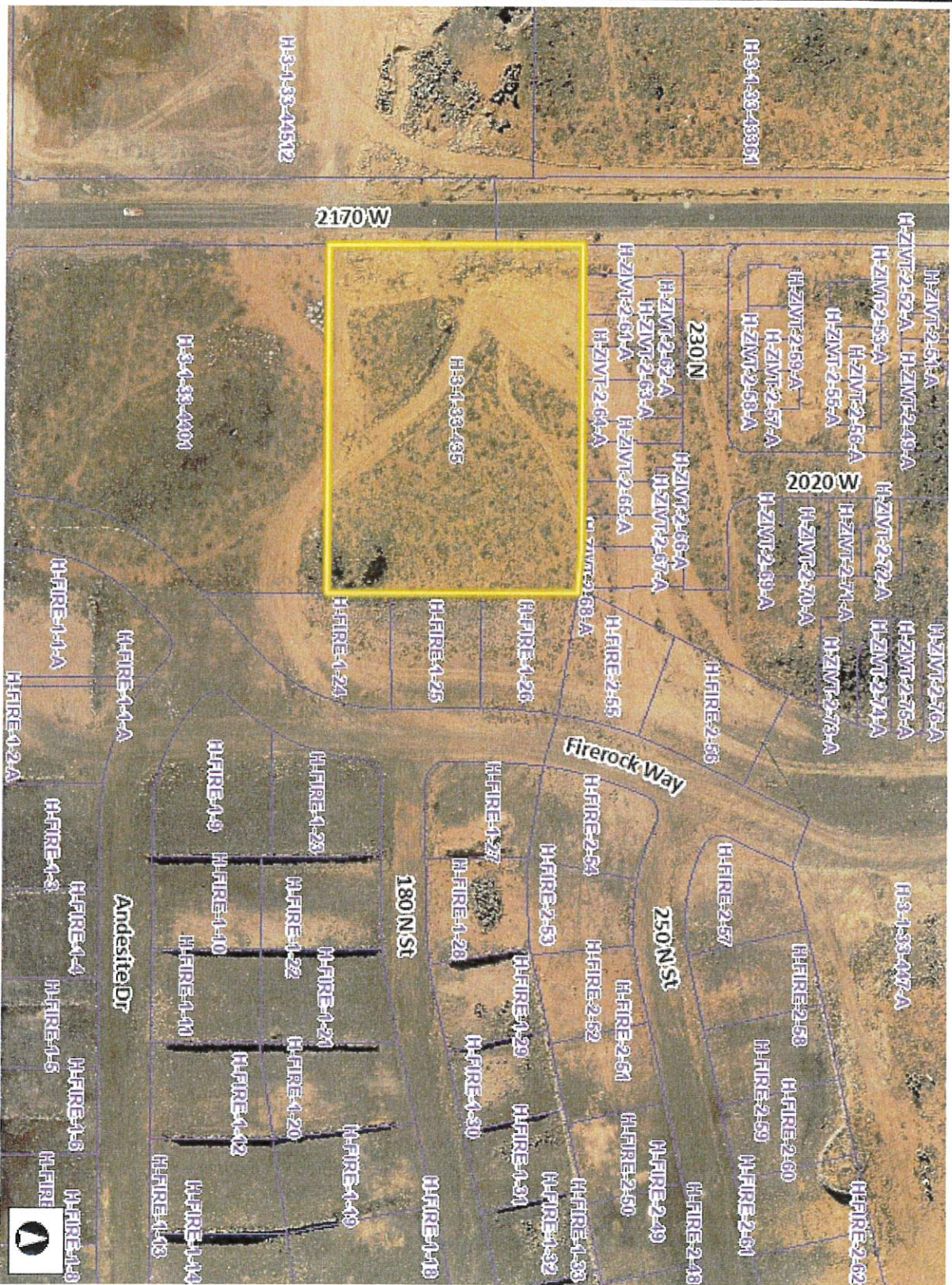
Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development.
3. Public facilities are adequate to provide service to the parcel.
4. The proposed amendment will likely not have a noticeable increased impact on the area.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards as well as take into consideration the comments from residents. Staff recommends approval.

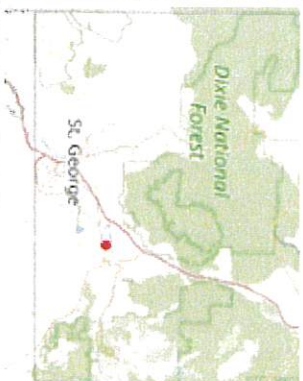


NORTH



376.2
0
188.08
376.2 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

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Legend

- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shirah's 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

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-13
Receipt No. 7-656869

Name: SR9 ASSISTED HOLDINGS LLC Telephone: 435-215-9509

Address: 352 E. RIVERSIDE DR. Fax No. _____
ST. GEORGE, UT 84790

Agent (If Applicable): BRAD OLIVERSON Telephone: 435 215 9509

Email: BRAD.OLIVERSON@GMAIL Agent Email: _____

Address/Location of Subject Property: NE CORNER 2170 W. 100 N.

Tax ID of Subject Property: 4-3-1-33-4401 Existing Zone District: R-1-10

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
~~R-1-10~~ RM-3

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.
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(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

STAFF COMMENTS

Agenda: June 24, 2020 **File Number:** 2020-ZC-13

Type of Application: Zone Change, Legislative

Applicant: SR9 Assisted Holdings LLC, Brad Oliverson

Request: A zone change from R1-10 to RM-3

Location: 2170 W 100 N

General Plan: Multi-Fam Res 6-15 Units/Acre

Existing Zoning: R1-10

Discussion: The property owner is applying to have a zoning change from single-family R1-10 to multifamily zoning of RM-3, which would allow up to 15 units an acre. The applicant is requesting the zone change to allow 20 units on the property as shown on the draft site plan labeled *Villas at the Haven*.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RR	Zion Village Town Homes
East	R1-8	Fire Rock Subdivision and Housing
South	HC	Commercial Development
West	RM-2	Haven Assisted Living Center

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

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Response: The General Plan Map shows the area as future multifamily, which matches the applicant's request. The Moderate Income Housing Plan also states to following as its first goal:

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The Rezone is just over a block north from SR-9.

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

Response: The project is located adjacent to other multifamily development, recreational resort, and commercial development. There is a single family development to the East of the project zoned R1-8.

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

Response: The increased density will have an increased impact on the surrounding neighborhood. However, the limited size of the project will mitigate the effect of the zone change.

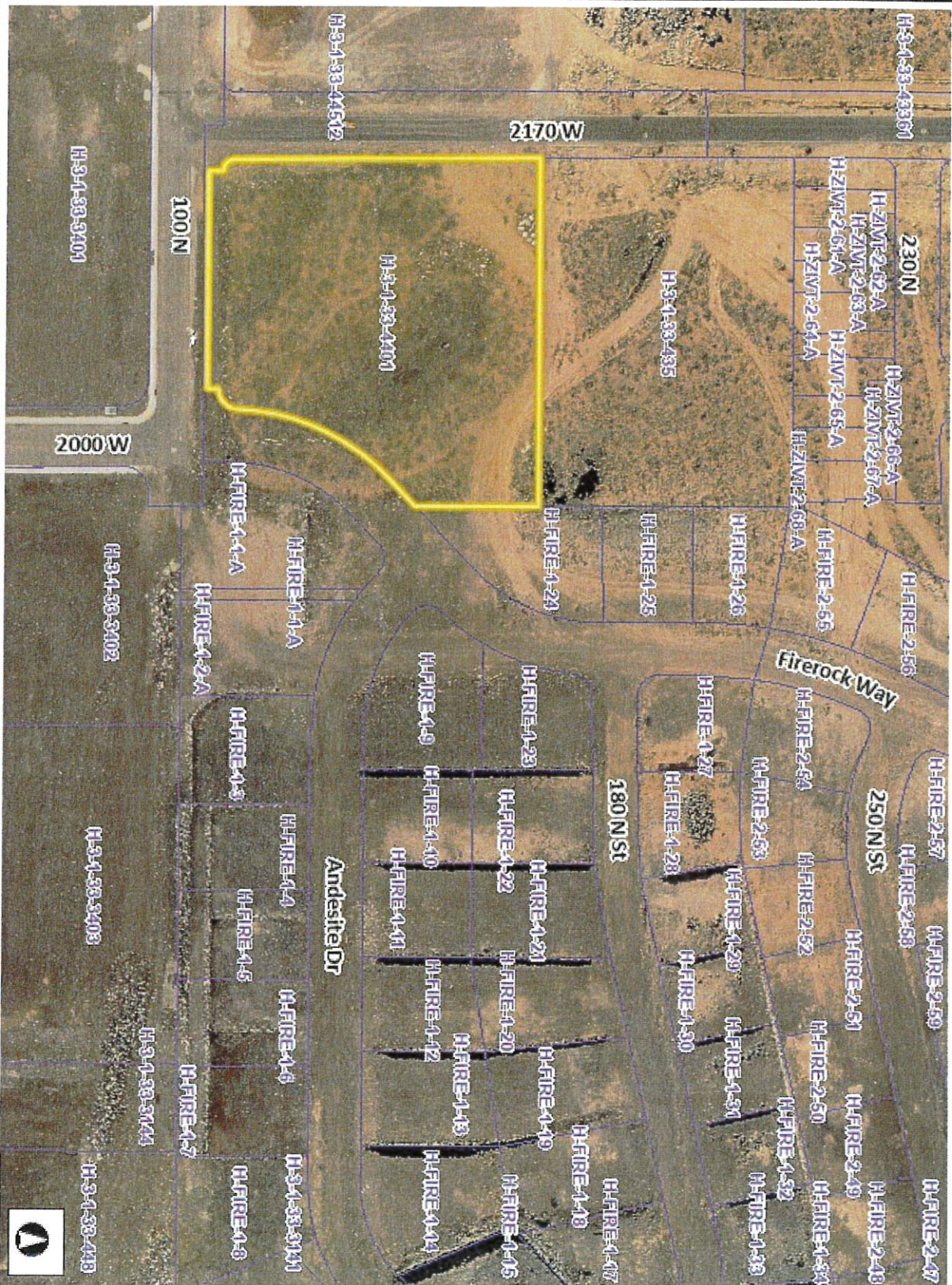
4. *Are public facilities and services adequate to serve the subject property?*

Response: There are services adjacent to the property. The main concern is that 2170 W is not designed for street parking, and any future application must provide sufficient parking within their development.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development.
3. Public facilities are adequate to provide service to the parcel.
4. The proposed amendment will likely not have a noticeable increased impact on the area.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards as well as take into consideration the comments from residents. Staff recommends approval.



Legend

- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shirley's 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

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ZONING MAP
FOR SP9 ASSISTED HOUSINGS

RM-2

2192 W

2129 W 2081 W RR 2019 W 1995 W

225 N

203 N

181 N

R-1-8

163 N

R-1-10

R1-10

194 N

SUBJECT PROPERTY
H 3-1-33-4401

(PROPOSED ZONE
CHANGE TO RM3
10 UNITS/ACRE)

1963 W

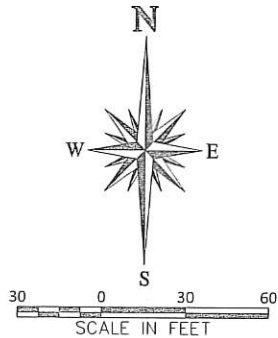
120 N

19

R1-8

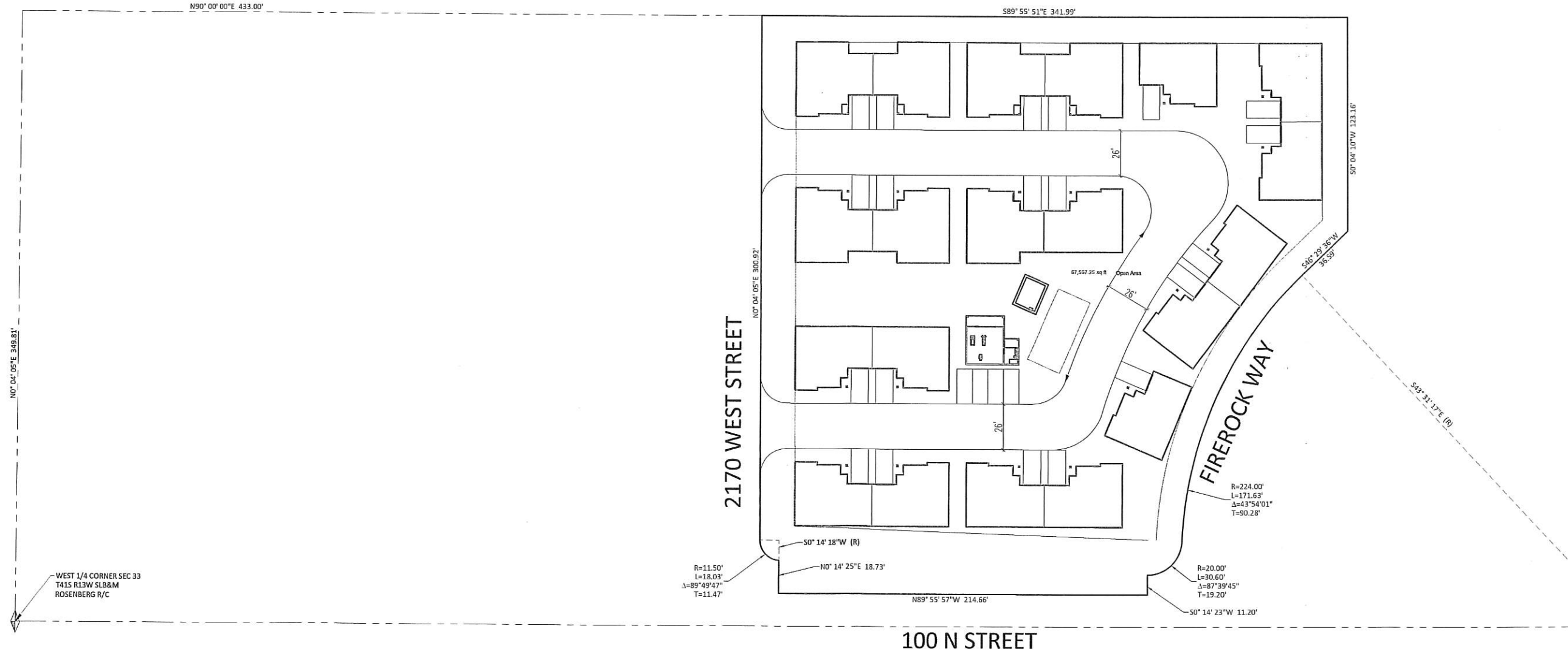
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

\\SERVER\BCE Files\2020 PROJECTS\20-58 Oliverson, Brad, Villas at the Haven\dwg\20-58 OLIVERSON - VILLAS AT THE HAVEN.dwg, ZONE CHANGE EXHIBIT, 6/9/2020 4:56:38 PM, 1:1



PARKING	
PARKING REQUIRED:	
PARKING PROVIDED:	

AREA TABLE		
PARTICULARS	AREA	%
HARDSCAPE		
LANDSCAPE		
BUILDING		
TOTALS		

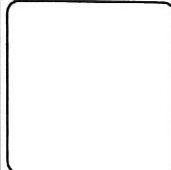


REVISIONS	
NO.	DESCRIPTION

**BROWN CONSULTING ENGINEERS, P.C.**

CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
185 WEST 1600 SOUTH, UNIT 5
SALT LAKE CITY, UT 84119
(801) 628-4700 FAX (801) 628-4725

ZONE CHANGE EXHIBIT
VILLAS AT THE HAVEN
FOR
BRAD OLIVERSON
LOCATED IN NW 1/4 SEC. 33 T42S, R13W, SLB&M
HURRICANE, UTAH



CHECKED BY: MLB
DRAWN BY: ADJ
DATE: JUNE 2020
JOB NO.: 20-58

SCALE: 1"=30'

SHEET NO.: 1

CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-4831

Fee: \$ 250

For Office Use Only:

File No. 2020-CUP-04

Receipt No. 7.657270

APPLICATION & SUBMITTAL CHECKLIST

Name: Joe Probst Telephone: _____
Address: 2559 S. Gritton St. Fax No. _____
Email: _____ Agent Email: bigrockhomesutah@gmail.com
Agent (If applicable): Eric Sanchez Agent's Phone: 435 669 6636
Address of Subject Property: 2559 S. Gritton St.
Tax ID of Subject Property: _____ Zone District: _____
Proposed Conditional Use: (Describe, use extra sheet if necessary) _____

This application shall be accompanied by the following:

- ____ 1) A vicinity map showing the general location of the application.
- ____ 2) Three (3) copies of a plot plan showing the following:
 - ____ Property boundaries, dimensions and existing streets.
 - ____ Location of existing and proposed buildings, parking, landscaping and utilities.
 - ____ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ____ 3) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ____ 4) Building elevations for new construction, noting proposed materials and colors.
- ____ 5) Traffic impact analysis, if required by the City Engineer or the Planning Commission.
- ____ 6) Applicant's responses to the Conditional Use Permit standards for review (attached)
- ____ 7) A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit. (If required, the variance should be filed with the conditional use permit submittal.)
- ____ 8) Warranty deed, preliminary title report, or other document (see Affidavit of Property owner attached) 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. 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 due to an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: _____

Received by: _____

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

STAFF COMMENTS

Agenda: June 24, 2020 **File Number:** 2020-CUP-04

Type of Application: Conditional Use Permit

Applicant: Joe Probst

Request: A Conditional Use Permit for an accessory building in an R1-10 zone

Location: 2559 S Gritton St.

General Plan: Single Family Residential

Existing Zoning: Single Family Residential R1-10

Discussion: The applicant is proposing to construct a 19' x 24' (494 sq. ft.), with a height of 20' accessory building. Hurricane City Code (HCC) 10-13-4 allows the max square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to be able to build a taller building. The standards to obtain a conditional use permit 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:...*

e. Standards for greater heights and size than permitted by this Code:

(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.

(3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located. (Ord. 2018-14, 12-20-2018)

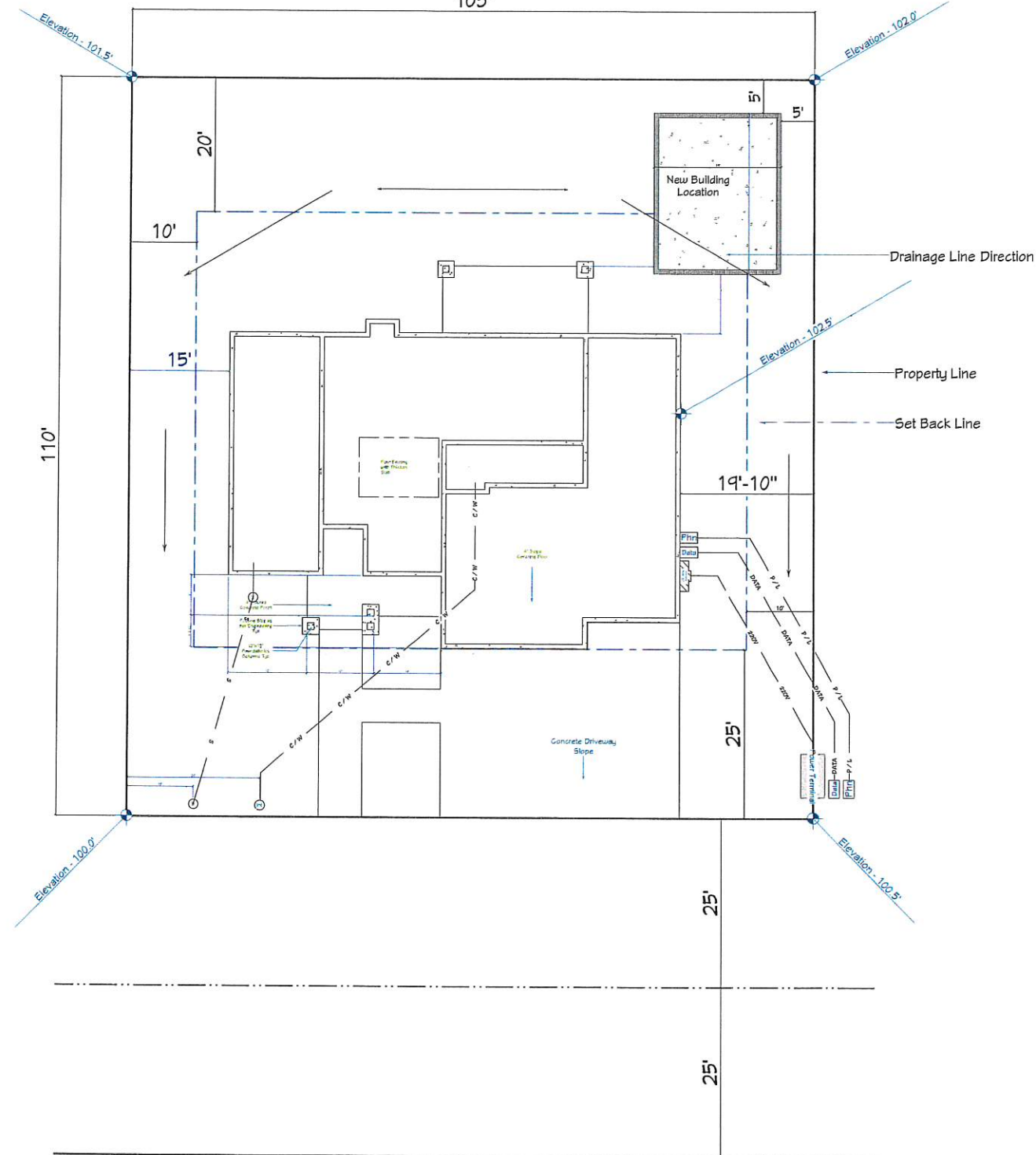
Findings:

1. The proposed building is not greater than two stories at 20'.
2. The proposed building is planned to have exterior composed of stucco and stone
3. The building is set back a minimum of 5' from the side property lines and 5' off the back.

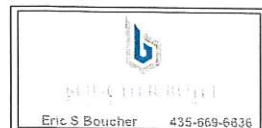
Recommendation: Based on the above findings, staff recommends approval of a conditional use permit for the proposed accessory building as presented.

Plot Plan For
Big Rock Homes
Dixie Springs B-7B
Hurricane, Utah

103'



THESE DRAWINGS ARE THE
PROPRIETARY WORK PRODUCT AND
PROPERTY OF BOUCHER HOME DESIGN
DEVELOPED FOR THE EXCLUSIVE USE BY
BOUCHER BUILT, BIG ROCK HOMES. USE
OF THESE DRAWINGS AND CONCEPTS
CONTAINED THEREIN WITHOUT THE
WRITTEN PERMISSION OF BOUCHER
HOME DESIGN IS PROHIBITED.



Residence For:

Square Footage:

Main: _____ sqft
Second: _____ sqft
Basement: _____ sqft
Garage: _____ sqft
Total Coverage: _____ sqft

Plan Name: _____

Site Information:

City: _____
Subdivision: _____
Lot: _____

Plan Date:
Monday, November 18, 2019

Revision Dates:

Page Number	Title
A1.1	Title Page
A1.2	Plot Plan
A1.3	Elevations
A1.4	Right & Left Elevations Page
A1.5	Footings & Foundation Plan
A1.6	Floor Detail Plan
A1.7	Main Floor Plan
A1.8	Upper Floor Plan
A1.9	Floor Framing Plan
A1.10	Roof Layout & Framing Plan
E1.1	Electrical Plan

Mark S. Boucher
boucherhomedesign@gmail.com
220 South 1150 West
Hurricane, Utah 84757
435-317-3645

THESE DRAWINGS ARE THE
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PROPERTY OF BOUCHER HOME DESIGN
DEVELOPED FOR THE EXCLUSIVE USE BY
BOUCHER BUILT, BIG ROCK HOMES. USE
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WRITTEN PERMISSION OF BOUCHER
HOME DESIGN IS PROHIBITED.



Residence For:

Square Footage:

Main: _____ sqft
Second: _____ sqft
Basement: _____ sqft
Garage: _____ sqft
Porches: _____ sqft
Total Coverage: _____ sqft

Plan Name:

Site Information:

City:

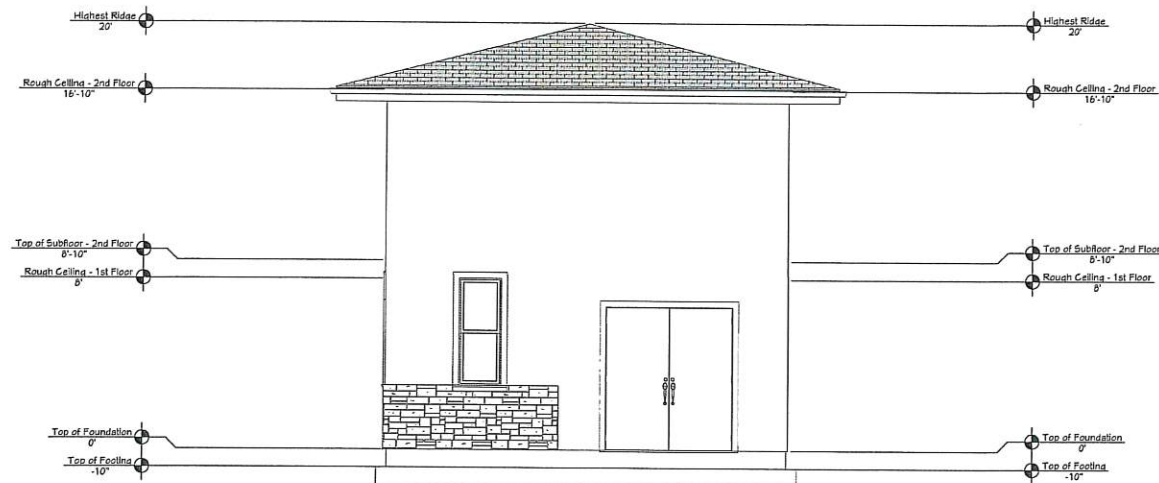
Subdivision:

Lot:

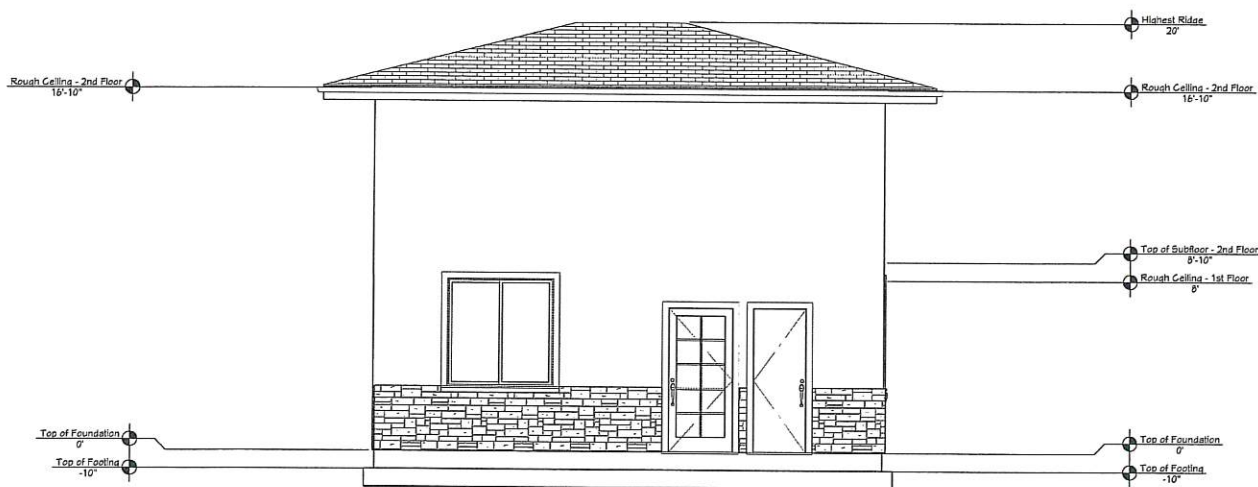
Plan Date:

Monday, November 15, 2010

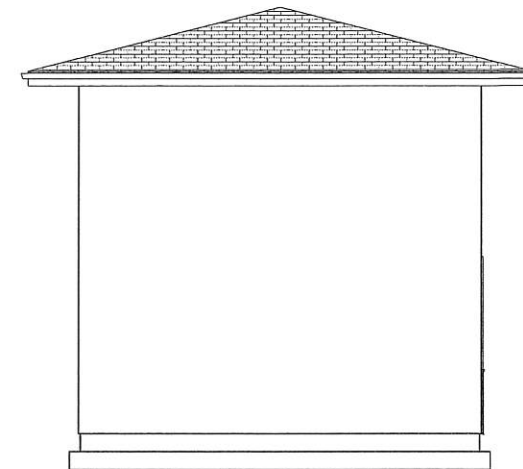
Revision Dates:



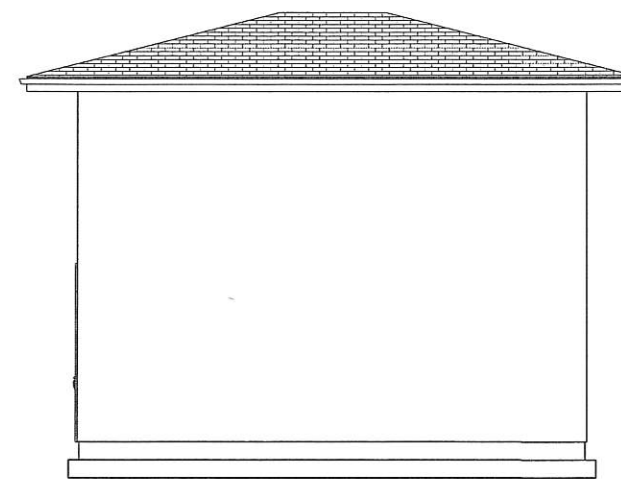
Front Elevation
Scale: 1/4" = 1ft



Left Elevation



Rear Elevation
Scale: 1/4" = 1ft



Right Elevation

Page Number	Title
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Mark S. Boucher
boucherhomedesign@gmail.com
220 South 1150 West
Hurricane, Utah 84757
435-817-3645

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

The diagram shows a square with a dashed border and a solid inner square. The outer square has dimensions 14' by 24'. The inner square has dimensions 14' by 14'. A dashed line follows the inner square's perimeter, and a solid line follows the outer square's perimeter. A small rectangular notch is present on the right side of the inner square.

[illegible]

2nd FLOOR

19'

17'-2 1/2"

17'

17'-2 1/2"

6'-4 1/2"

19'

24'

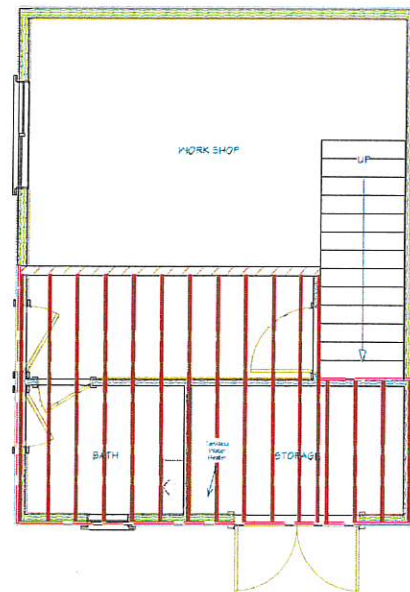
17'

UPPER STORAGE

OPEN BELOW
Frame \ Railing Consult
with Owner On
Preference

DN

To Lower Switches
call to be Determined by Owner



Floor plan of a square room with a central square area and four triangular sections. The central area is labeled "UPPER STORAGE" and "OPEN BELOW". The four triangular sections are labeled "3:12" and "UPPER STORAGE". The plan includes a staircase on the right side labeled "DN" and "UP".

[illegible]

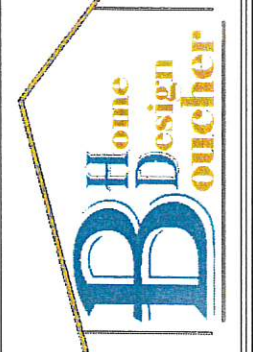
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF BOUCHER HOME DESIGN DEVELOPED FOR THE EXCLUSIVE USE BY BOUCHER BUILT, BIG ROCK HOMES. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF BOUCHER HOME DESIGN IS PROHIBITED.



Main: _____ sqft
Second: _____ sqft
Basement: _____ sqft
Garage: _____ sqft
Porches: _____ sqft
Total Coverage: _____ sqft

Table of Contents	
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Mark S. Boucher
 boucherhomedesign@gmail.com
 220 South 1150 West
 Hurricane, Utah 84737
 435-817-3645



File Name:	Page Number:
05-878-BRH-Out Building Layout File	A1.7



Main Floor Plan
Scale: $1/4" = 1\text{ft}$

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-13

Receipt No. 7.65459

Name: DOUG DENNETT Telephone: 435-703-3684

Address: 1413 S. SANDHILL, WASHINGTON Box No. _____

DENNETTCONSTRUCTION@EMAIL.COM

Email: _____ Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 720 SOUTH REGIONAL
PARK ROAD

Tax ID of Subject Property: H-4-2-3-32012 Zone District: M-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) INDUSTRIAL
PARK SUBDIVISION

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

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

STAFF COMMENTS

Agenda: June 24, 2020 **File Number:** 2020-PP-13

Type of Application: Preliminary Plat, Administrative

Applicant: Doug Dennett

Agent: N/A

Request: Preliminary Subdivision Plat for 32 Lots

Location: 720 S 5500 W

General Plan: Public Use

Current Zoning: HC, M-1, and GC (Currently under review for a zone change)

Discussion:

The applicant is applying for a rezoning application and a preliminary plat. The rezone main goal is to realign the zoning boundaries. The plat is a 32 lot subdivision with a *Future Development* parcel as a remainder. The preliminary plan is for the lots to be light industrial parcels and the *Future Development* parcel to be developed as an RV Park.

The main concern about the development is access. The roadway to the North, Regional Park Road, is controlled by Washington County, and the future roadway connects to the East is under private ownership. A note on the Quail Creek Industrial Park Subdivision Phase 3 states that area is to be dedicated to Hurricane City “for future extension of 5300 W Street”. Hurricane City is working with the applicant to secure the access needed and has had preliminary discussions with the property owner.

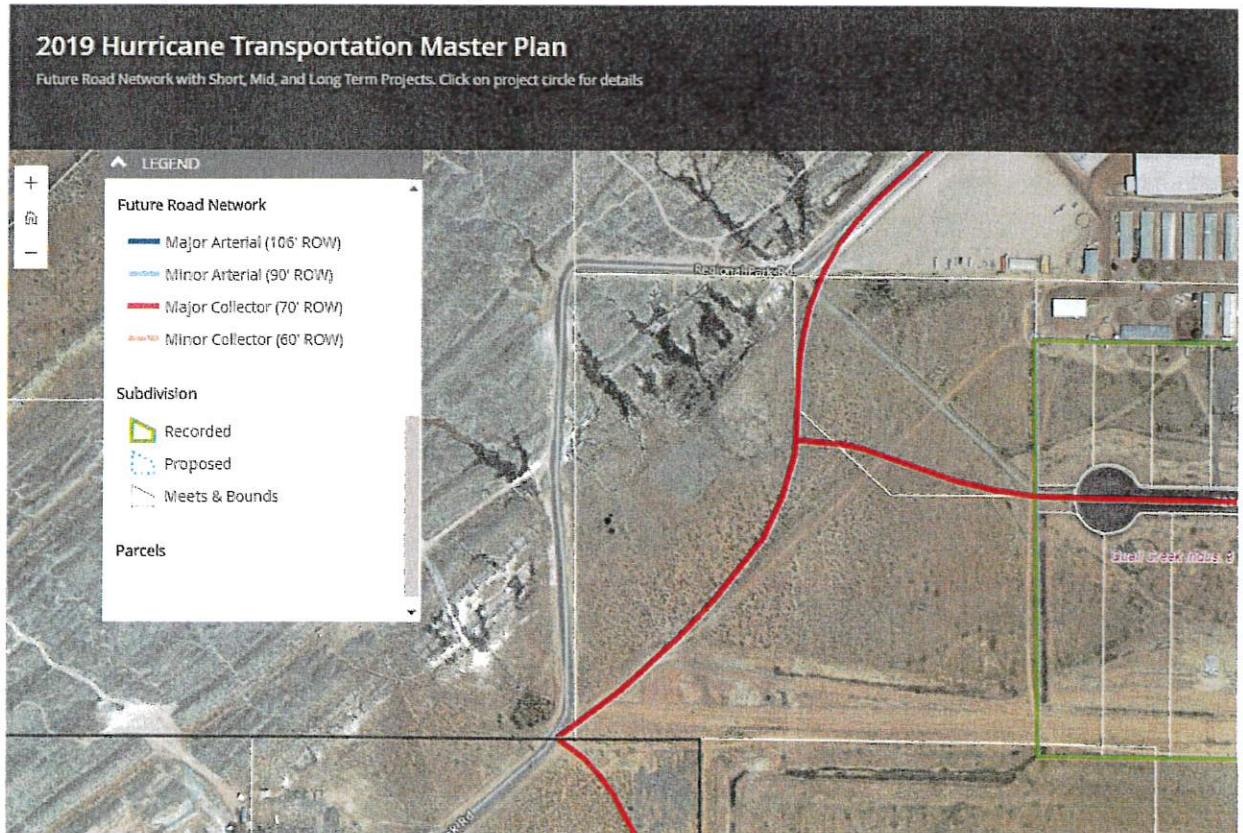
JUC Comments:

1. Will need to pump all sewer out of the development. Will likely need to add a pump station around lots 6 and 5.
2. Will need to provide utility stubs into each lot
3. No RV pads on top of the Water Easements
4. May need to improve the power line or add another line for power
5. North water line is private, would need to be dedicated to the public.
6. Will need to supply a water model
7. There will need to be two access for the RV Park

8. There is a high-pressure gas line in the area.
9. The water easement within the roadway will be fine.
10. City and sewer service locations within the easement will need to be reviewed by the water district, Ash Creek, and City.

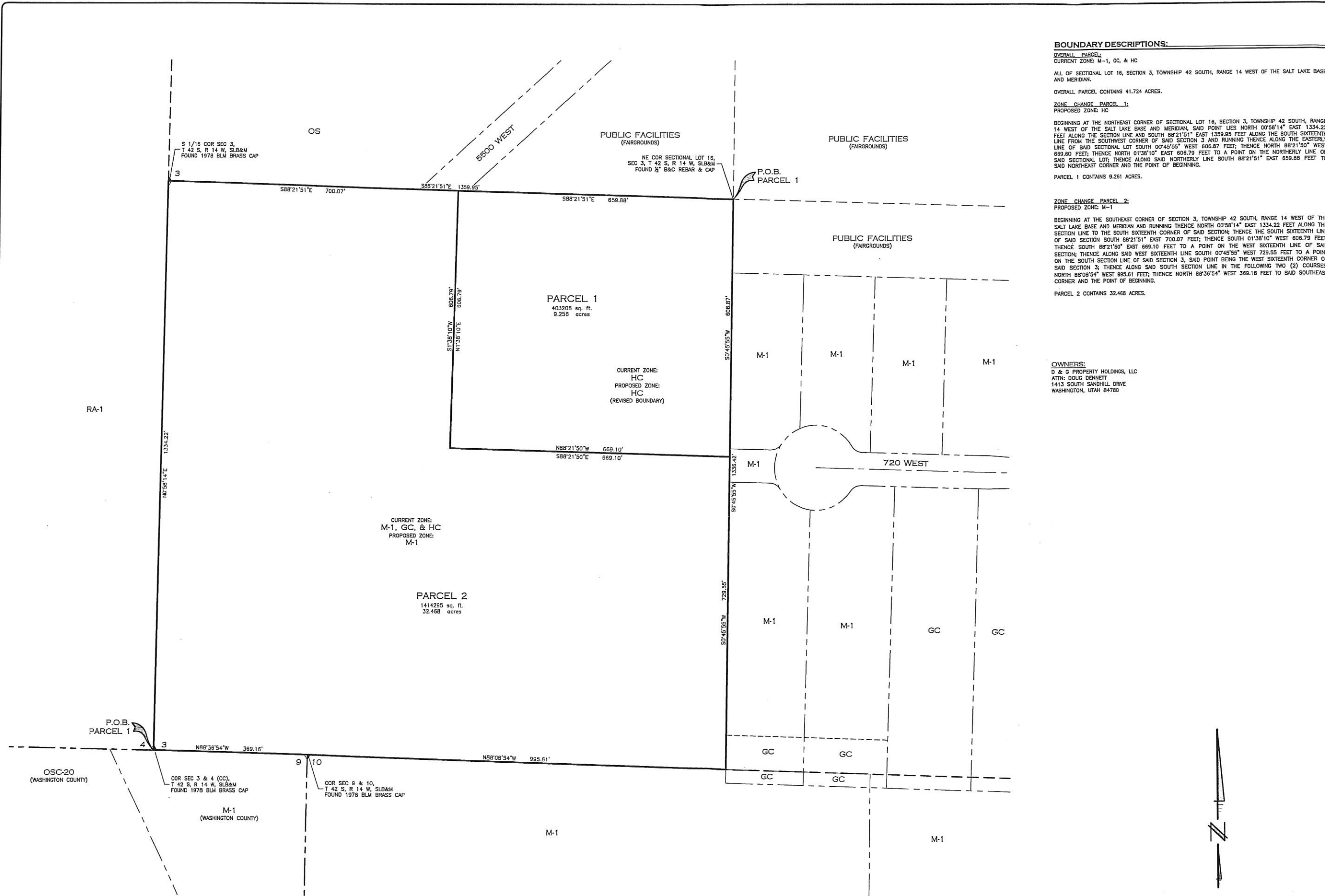
Staff Comments

1. Need to secure access to Regional Park Road and 720 S. Staff would recommend preliminary approval of the plat based on securing the required access.
2. The commercial area labeled as *Future Development* needs a lot size label.
3. The owner's address is not listed on the plat as required
4. The legal description needs to state the size of the subdivision.
5. The roadway layout match the Transportation Master Plan as shown below



6. Public Utility Easement note on the plat is 15' for the front and 7.5' on the side. The city only requires 10' along all street frontages.
7. The applicant will need to provide a tentative plan on how to handle stormwater
8. The City has not received a "will serve" letters from sanitary sewer provider and culinary water provider
9. Zoning change will need to be approved before the final approval of the preliminary plat.

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



BOUNDARY DESCRIPTIONS:

OVERALL PARCEL:
CURRENT ZONE: M-1, GC, & HC
ALL OF SECTIONAL LOT 16, SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN.
OVERALL PARCEL CONTAINS 41.724 ACRES.

ZONE CHANGE PARCEL 1:
PROPOSED ZONE: HC
BEGINNING AT THE NORTHEAST CORNER OF SECTIONAL LOT 16, SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT LIES NORTH 00°58'14" EAST 1334.22 FEET ALONG THE SECTION LINE AND SOUTH 88°21'51" EAST 1359.95 FEET ALONG THE SOUTH SIXTEENTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 3 AND RUNNING THENCE ALONG THE EASTERLY LINE OF SAID SECTIONAL LOT SOUTH 00°45'55" WEST 606.87 FEET; THENCE NORTH 88°21'50" WEST 669.80 FEET; THENCE NORTH 01°38'10" EAST 606.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTIONAL LOT; THENCE ALONG SAID NORTHERLY LINE SOUTH 88°21'51" EAST 659.88 FEET TO SAID NORTHEAST CORNER AND THE POINT OF BEGINNING.
PARCEL 1 CONTAINS 9.261 ACRES.

ZONE CHANGE PARCEL 2:
PROPOSED ZONE: M-1
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN RUNNING THENCE NORTH 00°58'14" EAST 1334.22 FEET ALONG THE SECTION LINE TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION; THENCE THE SOUTH SIXTEENTH LINE OF SAID SECTION SOUTH 88°21'51" EAST 700.07 FEET; THENCE SOUTH 01°38'10" WEST 606.79 FEET; THENCE SOUTH 88°21'50" EAST 669.10 FEET TO A POINT ON THE WEST SIXTEENTH LINE OF SAID SECTION; THENCE ALONG SAID WEST SIXTEENTH LINE SOUTH 00°45'55" WEST 729.55 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 3, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 3; THENCE ALONG SAID SOUTH SECTION LINE IN THE FOLLOWING TWO (2) COURSES: NORTH 88°08'54" WEST 995.61 FEET; THENCE NORTH 88°36'54" WEST 369.16 FEET TO SAID SOUTHEAST CORNER AND THE POINT OF BEGINNING.
PARCEL 2 CONTAINS 32.468 ACRES.

OWNERS:
D & G PROPERTY HOLDINGS, LLC
ATTN: DOUG DENNETT
1413 SOUTH SANDHILL DRIVE
WASHINGTON, UTAH 84780

REVISIONS		REMARKS	
NO.	DATE	APPROVED BY	

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84797
TEL: (435) 635-5705 FAX: (435) 635-2329

QUAIL CREEK INDUSTRIAL PARK - PHASE 4
FOR
ZONE CHANGE
DENNETT CONSTRUCTION
APPROXIMATELY 720 SOUTH 5500 WEST
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

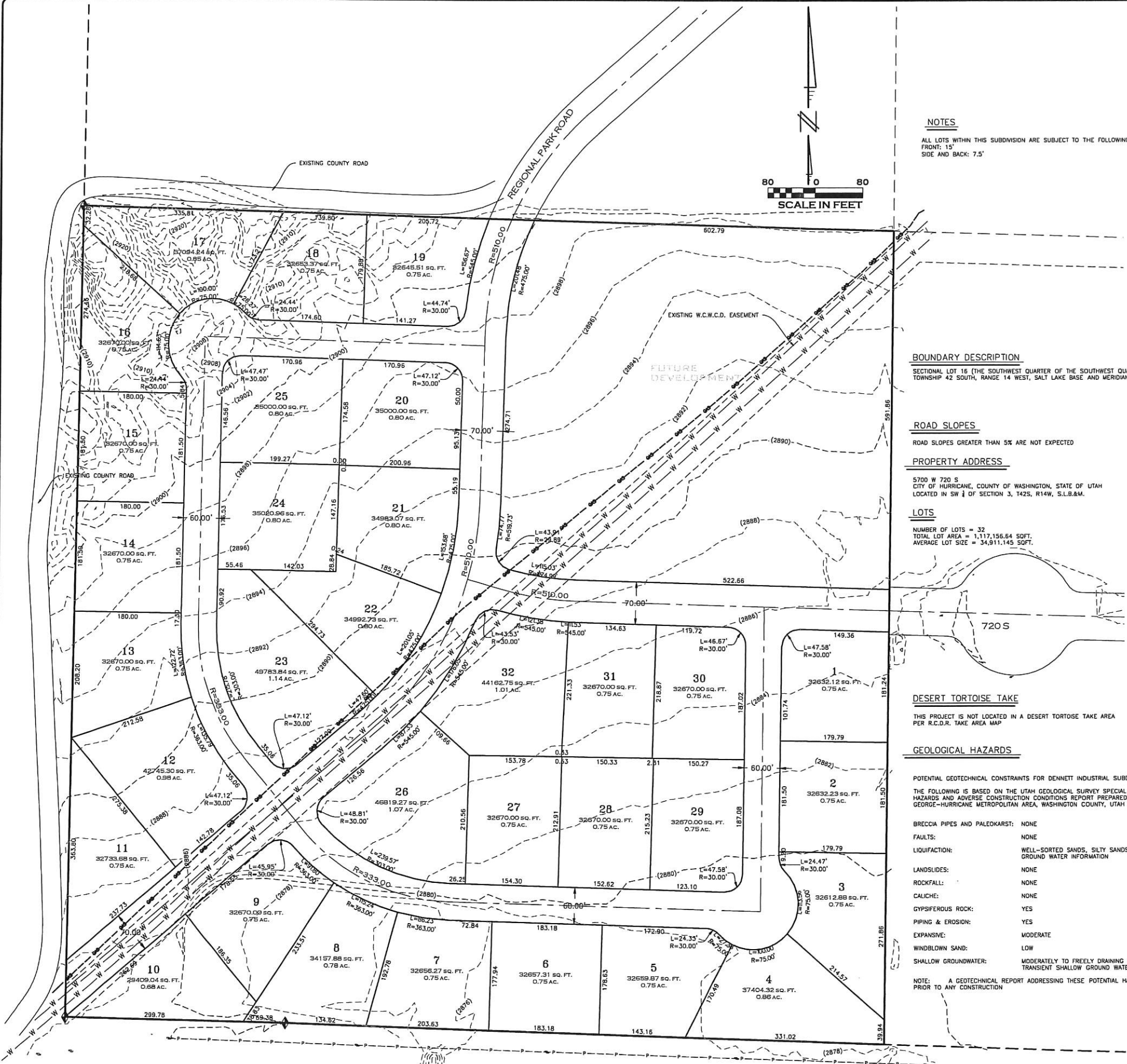
JOB/CLIENT NO.:
2005-0740_1596
FILE NAME:
ZC_060220
DATE:
JUNE 02, 2020
SCALE:
1" = 100'

SHEET
1
OF 1

PRELIMINARY PLAT
QUAIL CREEK INDUSTRIAL PARK
PHASE 4

DEVELOPER
DENNETT CONSTRUCTION
C/O DOUG DENNETT
(435) 703-3684
DENNETTCONSTRUCTION@GMAIL.COM

NOTES
ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
FRONT: 15'
SIDE AND BACK: 7.5'



BOUNDARY DESCRIPTION
SECTIONAL LOT 16 (THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 3,
TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN.

ROAD SLOPES
ROAD SLOPES GREATER THAN 5% ARE NOT EXPECTED

PROPERTY ADDRESS
5700 W 720 S
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH
LOCATED IN SW 1/4 OF SECTION 3, T42S, R14W, S1B&M.

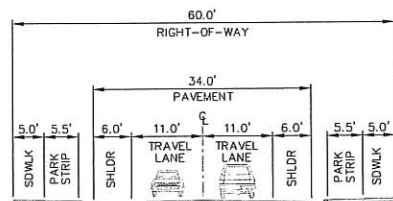
LOTS
NUMBER OF LOTS = 32
TOTAL LOT AREA = 1,117,156.64 SQFT.
AVERAGE LOT SIZE = 34,911.145 SQFT.

DESERT TORTOISE TAKE
THIS PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA
PER R.C.D.R. TAKE AREA MAP

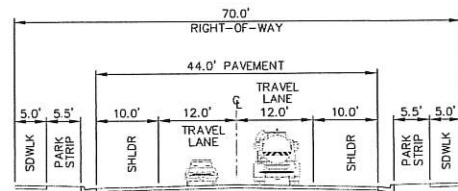
GEOLOGICAL HAZARDS
POTENTIAL GEOTECHNICAL CONSTRAINTS FOR DENNETT INDUSTRIAL SUBDIVISION
THE FOLLOWING IS BASED ON THE UTAH GEOLOGICAL SURVEY SPECIAL STUDY 127, GEOLOGICAL
HAZARDS AND ADVERSE CONSTRUCTION CONDITIONS REPORT PREPARED FOR ST.
GEORGE-HURRICANE METROPOLITAN AREA, WASHINGTON COUNTY, UTAH 2008

BRECCIA PIPES AND PALEOKARST:	NONE
FAULTS:	NONE
LIQIFACTION:	WELL-SORTED SANDS, SILTY SANDS, AND GRAVELS NO GROUND WATER INFORMATION
LANDSLIDES:	NONE
ROCKFALL:	NONE
CALICHE:	NONE
GYPSIFEROUS ROCK:	YES
PIPING & EROSION:	YES
EXPANSIVE:	MODERATE
WINDBLOWN SAND:	LOW
SHALLOW GROUNDWATER:	MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

NOTE: A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED
PRIOR TO ANY CONSTRUCTION

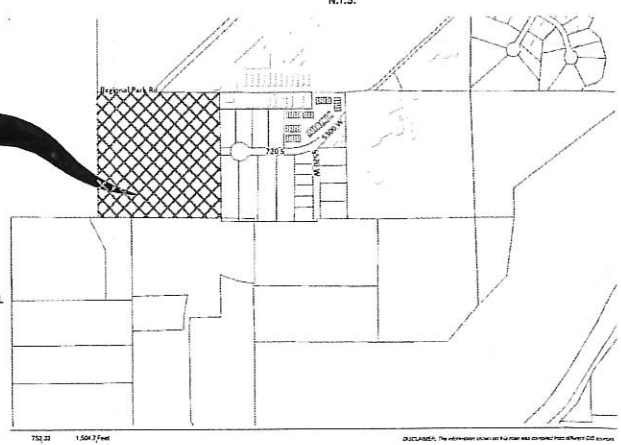


MINOR COLLECTOR



MAJOR COLLECTOR

VICINITY MAP
N.T.S.



PROJECT LOCATION

REVISIONS	NO.	DATE	APPROVED BY	REMARKS

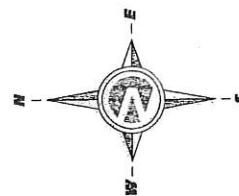
PRAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

PRELIMINARY PLAT
QUAIL CREEK INDUSTRIAL PARK PHASE 4
FOR
DENNETT CONSTRUCTION
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SW 1/4 OF SECTION 3, T42S, R14W, S1B&M

JOB/CLIENT NO.:
20050740
FILE NAME:
06/01/2020
DATE:
SCALE:
AS SHOWN

LEGEND

- FOUND SECTION MONUMENT (AS DESCRIBED)
- SET HURRICANE CITY STREET MONUMENT, IN MONUMENT WELL
- BOUNDARY AND LOT CORNERS, SET 5/8" X 20" REBAR WITH PLASTIC CAP, MARKED "BET 4804865-NORTHERN ENG"
- SET MAG NAIL IN TOP OF CURB ON PROJECTED PROPERTY LINE



SCALE 1" = 60'

NORTH 1/4 CORNER SEC.10, T42S, R14W, SLB&M FOUND 1978 BLM BRASS CAP

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS:

QUAIL CREEK INDUSTRIAL PARK SUBDIVISION - PHASE 3

DO HEREBY DEDICATE TO THE CITY OF HURRICANE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING EASEMENTS.

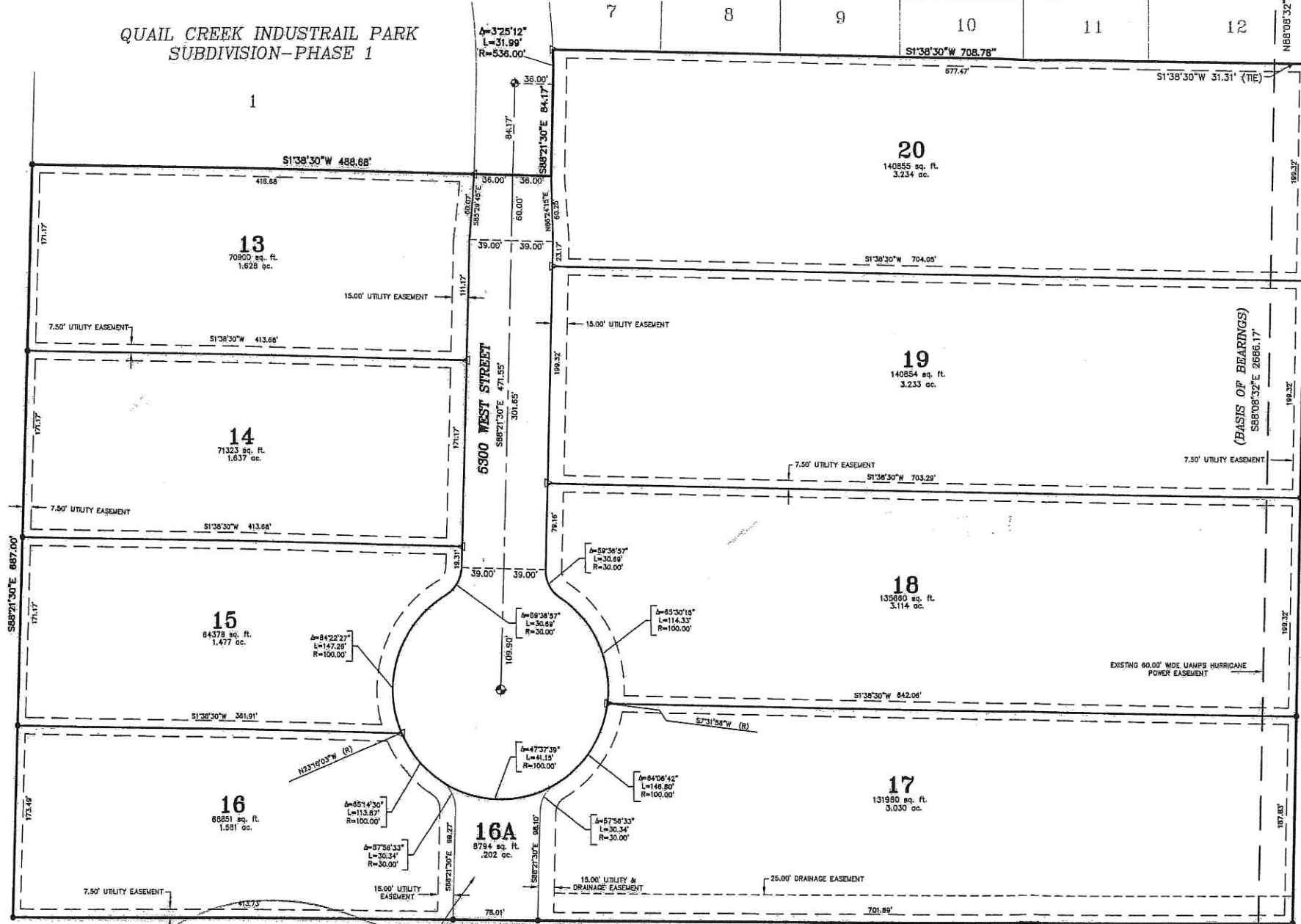
WHEREAS I HAVE HERETO SET MY HAND THIS 30 DAY OF JAN. A.D. 2008.

[Signature]
800 NORTH, LLC
CLIFF REDEKOP, MANAGING MEMBER

[Signature]
HOWARD FAMILY TRUST
JAMES W. HOWARD, TRUSTEE

QUAIL CREEK INDUSTRIAL PARK SUBDIVISION - PHASE 1

QUAIL CREEK INDUSTRIAL PARK SUBDIVISION - PHASE 2



P.O.B.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF Washington

ON THE 30th DAY OF JANUARY, 2008, PERSONALLY APPEARED BEFORE ME CLIFF REDEKOP, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF 800 NORTH, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF 800 NORTH, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES 2-16-09

[Signature]
NOTARY PUBLIC
DEBORAH L COX
147 N 873 W
NORTHDALE, UT 84717
MY COMM. EXP. 02/16/09
STATE OF UTAH

NOTARY PUBLIC
RESIDING IN Washington COUNTY

ACKNOWLEDGMENT

STATE OF Nevada } S.S.
COUNTY OF Clark

ON THE 30 DAY OF JANUARY, 2008, PERSONALLY APPEARED BEFORE ME JAMES W. HOWARD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE TRUSTEE OF THE HOWARD FAMILY TRUST AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID HOWARD FAMILY TRUST BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE HOWARD FAMILY TRUST, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH HOWARD FAMILY TRUST EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES 1-12-10

[Signature]
NOTARY PUBLIC
RESIDING IN Clark COUNTY

Notary Public, State of Nevada
Appointment No. 04085971
My Appt. Expires April 28, 2008

MORTGAGEE CONSENT TO RECORD

AMERICA FIRST CREDIT UNION, THE MORTGAGEE OF THE ABOVE TRACT OF LAND DOES HEREBY GIVE CONSENT OF SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS.

(PRINT NAME AND TITLE)
AMERICA FIRST CREDIT UNION

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF Washington

ON THE 30 DAY OF JANUARY, 2008, PERSONALLY APPEARED BEFORE ME CLIFF REDEKOP, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGING MEMBER OF 800 NORTH, A UTAH LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF 800 NORTH, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES 2-16-09

[Signature]
NOTARY PUBLIC
RESIDING IN Washington COUNTY

SURVEYOR'S CERTIFICATE

I, BARRY E. THOMPSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE OF REGISTRATION NO. 4804865, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

QUAIL CREEK INDUSTRIAL PARK SUBDIVISION - PHASE 3

AND IS AS DESCRIBED IN THE BOUNDARY DESCRIPTION BELOW:

[Signature]
BARRY E. THOMPSON
REGISTRATION # 4804865

STATE OF UTAH
1/29/08
No. 4804865
BARRY E. THOMPSON
PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION - PHASE 2, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 88°08'32" WEST 578.78 FEET ALONG THE SECTION LINE AND SOUTH 01°38'30" WEST 31.31 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°08'32" WEST 785.79 FEET; THENCE NORTH 00°48'30" EAST 119.33 FEET; THENCE SOUTH 88°21'30" EAST 687.00 FEET TO THE NORTHWEST CORNER OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION - PHASE 1, OF SAID OFFICIAL RECORDS; THENCE COINCIDENT WITH THE BOUNDARY OF SAID PHASE 1 IN THE FOLLOWING THREE (3) COURSES: SOUTH 01°38'30" WEST 488.68 FEET; THENCE SOUTH 88°21'30" EAST 84.17 FEET TO THE POINT OF CURVATURE OF A 538.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE EASTERLY 31.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°25'12" TO A POINT ON A NON-TANGENT LINE, SAID POINT BEING THE NORTHWEST CORNER OF SAID PHASE 2 SUBDIVISION; THENCE ALONG SAID NON-TANGENT LINE AND COINCIDENT WITH THE BOUNDARY OF SAID PHASE 2 SOUTH 01°38'30" WEST 708.78 FEET TO THE POINT OF BEGINNING. CONTAINS 20.492 ACRES OF LAND.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE NORTH LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN FROM THE NORTHWEST CORNER, TO THE NORTH QUARTER CORNER, BOTH BEING 1978 BLM BRASS CAPS. THE BEARING IS SOUTH 88°08'32" EAST AND MEASURES 2688.17 FEET, CORNER TO CORNER.

QUAIL CREEK INDUSTRIAL PARK SUBDIVISION - PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, STATE OF UTAH

LOT 16A IS TO BE DEED TO THE CITY OF HURRICANE FOR "FUTURE EXTENSION OF 5300 WEST STREET, AND THE ENTIRE LOT WILL BE A UTILITY AND DRAINAGE EASEMENT UNTIL SUCH TIME THAT SAID CITY EXTENDS 5300 WEST STREET"

FUTURE DEVELOPMENT

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1015 WEST 100 NORTH SUITE #1
HURRICANE, UTAH 84737

ASH CREEK SSD CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

[Signature]
DATE Jan 9 2008
ACSSD SUPERINTENDENT

PLANNING COMMISSION APPROVAL

ON THIS 30th DAY OF JANUARY, A.D. 2008, THE PLANNING COMMISSION OF THE CITY OF HURRICANE REVIEWED THE ABOVE "QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3" AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF HURRICANE CITY PLANNING ORDINANCES AND BY AUTHORIZATION OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY THE CITY OF HURRICANE, UTAH.

[Signature]
PLANNING COMMISSION CHAIRMAN

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

[Signature]
DATE 1/30/08
CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 20th DAY OF Jan A.D. 2008.

[Signature]
CITY ATTORNEY

ACCEPTANCE

PRESENTED TO THE HURRICANE CITY COUNCIL THIS 30th DAY OF JANUARY, A.D. 2008, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED ACCORDING TO ITS CONFORMING TO CITY ORDINANCES.

[Signature]
ATTEST: CITY RECORDER
CITY OF HURRICANE, UTAH

[Signature]
MAYOR
CITY OF HURRICANE, UTAH

ACCEPTANCE OF COUNTY RECORDER

DOC # 20080020611

Map (Conveying Property)
Plat 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 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628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 13

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-14
Receipt No. 7.656458

Name: Tracey & Lisa Stratton Telephone: 435-680-6000

Address: 850 S. 180 W. Fax No. _____

Email: stratton9954@msn.com Agent Email: _____

Agent (If Applicable): N/A Telephone: _____

Address/Location of Subject Property: Section 3, T42S, R13W, Hurricane, UT
Just to the south of 850 S. 180 W. Approx. 26'

Tax ID of Subject Property: H-3-2-3-21121 Zone District: RA-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) A 1 Lot
subdivision for the use of building 1 house facing 180 W.

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

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

STAFF COMMENTS

Agenda: June 24, 2020 **File Number:** 2020-PP-14

Type of Application: Preliminary Plat, Administrative

Applicant: Tracey and Lisa Stratton

Agent: N/A

Request: Preliminary Subdivision Plat for 2 lots

Location: 180 W and approximately 960 S

General Plan: Residential Single Family

Current Zoning: RA-1

Discussion:

The applicant has submitted a preliminary plat for a subdivision of two lots. Hurricane City Code states that staff can approve a subdivision that creates no more than one lot if:

1. *Notice is provided by city as required by this chapter.*
2. *The proposed subdivision:*
 - a. *Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.*
 - b. *Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.*
 - c. *Has been approved by the culinary water authority and sanitary sewer authority.*
 - d. *Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.*

Because the remainder parcel has two future roadways that traverse the lot and the applicant needs to have some road dedication, the plat must follow the normal approval process.

There is an existing flag lot that is located just behind the proposed new lot that is not part of this subdivision.

JUC Comments:

1. The fire department will need to ensure fire hydrants are located in proper locations.
2. Water, power, gas, sewer and other utilities are present
3. The applicant will need to do proper road dedication and improvements to 180 W

Staff Comments

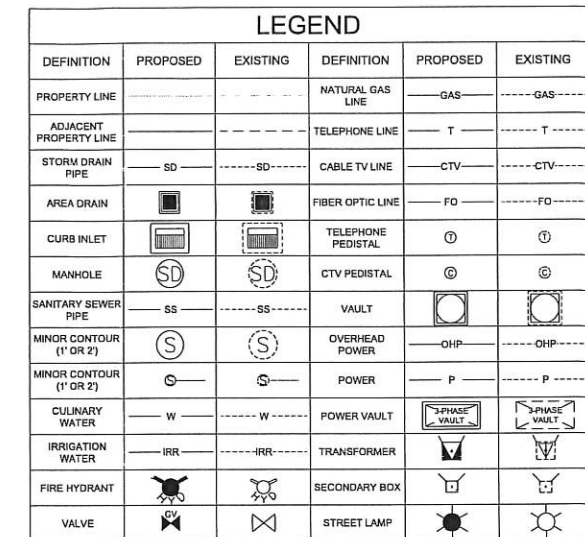
1. The plat needs to show all property under the control of the subdivider, even though only a portion is being developed. The plat needs to show the full lot that is being subdivided. The property boundary is currently hard to read and is not clear.
2. The future 300 S and 900 W are planned to go through the remainder parcels, as shown in the Master Plan. These will not need to be dedicated until the remainder parcel is subdivided.



3. The plat needs to show the current total width of 180 W and the proposed dedication width. The Transportation Master Plan requires 180 W be a 60' ROW
4. Dedication 1-3: All property owners will need to sign off on the plat.
5. A 10' Public Utility Easement will need to be added along the frontage of each lot.

6. Need a letter from Hurricane Water Department about being able to serve the property.

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



NAME: TRACEY AND LISA STRATTON
ADDRESS: 850 SOUTH 180 WEST HURRICANE UTAH, 84737

COMMENCING AT THE NORTHEAST CORNER LOT 19, BLOCK 8, HURRICANE FIELD SURVEY; S40° NORTHEAST CORNER LOT 19 BEING LOCATED N00°10'31"E, ALONG THE SECTION LINE, 721.78 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 19, AND N89°50'10"E, ALONG SAID LINE, 138.04 FEET FROM THE EAST PLAIN CORNER, SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°14'52"W, ALONG THE EAST LINE OF SAID BLOCK 8, 541.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°14'52"W, ALONG SAID BLOCK LINE, 133.49 FEET; THENCE DEPARTING SAID LINE AND RUNNING N89°37'06"W, 326.01 FEET; THENCE N00°14'52"E, 133.75 FEET; THENCE S89°34'18"E, 326.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES.

SLOPE: 0 TO 2 PERCENT
DEPTH TO RESTRICTIVE FEATURE: MORE THAN 80 INCHES
NATURAL DRAINAGE CLASS: WELL DRAINED
RUNOFF CLASS: LOW
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): MODERATELY HIGH (0.20 TO 0.60 IN/HR)
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
FREQUENCY OF FLOODING: NONE
FREQUENCY OF PONDING: NONE
CALCIUM CARBONATE, MAXIMUM IN PROFILE: 30 PERCENT
GYPSUM, MAXIMUM IN PROFILE: 30 PERCENT
SALINITY, MAXIMUM IN PROFILE: NONSALINE TO SLIGHTLY SALINE (0.0 TO 4.0 MMHOS/CM)
AVAILABLE WATER STORAGE IN PROFILE: HIGH (ABOUT 9.8 INCHES)

COMMENCING AT THE NORTHEAST CORNER LOT 19, BLOCK 8, HURRICANE FIELD SURVEY, SAID NORTHEAST CORNER LOT 19 BEING LOCATED N00°10'31"E, ALONG THE SECTION LINE, 721.78 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 19, AND N89°49'10"E, ALONG SAID LINE, 136.04 FEET, FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND 66°00'00" MERIDIAN, THENCE S00°14'52"W, ALONG THE EAST LINE OF SAID BLOCK 8, 466.76 FEET TO THE POINT OF BEGINNING, THENCE S00°14'52"W, 427.53 FEET, THENCE S00°14'52"W, 12.50 FEET, THENCE, N00°14'52"E, 427.53 FEET, THENCE, N89°48'31"E, 12.50 FEET TO THE POINT OF BEGINNING.

COMMENCING AT THE NORTHEAST CORNER LOT 19, BLOCK 8, HURRICANE FIELD SURVEY; SAID NORTHEAST CORNER LOT 19 BEING LOCATED N00°10'31"E, ALONG THE SECTION LINE, 721.78 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 19, AND N89°49'10"E, ALONG SAID LINE, 136.04 FEET, FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND 1/4 SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE; THENCE S89°45'08"E 26.00 FEET; THENCE, S89°45'08"W 12.50 FEET; THENCE, N0°14'52"E 26.00 FEET; THENCE S89°45'08"E 12.50 FEET TO THE POINT OF BEGINNING.

COMMENCING AT THE NORTHEAST CORNER LOT 19, BLOCK 8, HURRICANE FIELD SURVEY, SAID NORTHEAST CORNER LOT 19 BEING LOCATED N00°10'31"E, ALONG THE SECTION LINE, 721.78 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID LOT 19, AND N89°49'10"E, ALONG SAID LINE, 136.04 FEET, FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND 1/4 SECTION 3, THENCE S00°00'00"E, ALONG THE SOUTHERLY LINE OF SAID LOT 19, 140.38 FEET TO THE POINT OF BEGINNING; THENCE S01°42'52" W 133.75 FEET; THENCE, N89°45'08" W 12.50 FEET; THENCE N01°45'27" E 133.75 FEET; THENCE, S69°45'08" E 133.75 FEET TO THE POINT OF BEGINNING.

INTERSTATE ROCK PRODUCTS, INC.
GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P: 435.635.2625 | F: 435.635.2177

DESIGNED BY KKS
DRAWN BY KKS
CHECKED BY ILA

INTERSTATE ROCK PRODUCTS, INC.

PRELIMINARY PLAT

GRANDMA'S PLACE SUBDIVISION

BY

DATE	5 / 1 / 2020
------	--------------

SCALE

DRAWING NUMBER

	1
--	---

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED OUTSIDE OF ANY DESERT TORTOISE TAKE AREAS.
2. ALL STORM WATER ON SITE TO BE CONTROLLED AND MAINTAINED BY LANDOWNER
3. NO HOUSE WILL ALLOW SEWER TO BASEMENT ON THIS ONE LOT SUBDIVISION.
4. THIS IS A ONE LOT SUBDIVISION.

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-009
Receipt No. 7656813

Name: Copper Rock Golf View Estates Phase 1 & 2 Telephone: 435-463-2400

Address: P.O. Box 160, Hurricane, UT 84737 Fax No. _____

Agent (If Applicable): Michael Bradshaw Telephone: 435-673-8060

Email: kenneth.knudson@hbmweb.com Agent Email: mwb@allianceconsulting.us

Address/Location of Subject Property: 3390 S 1100 W, Hurricane UT

Tax ID of Subject Property: H-3397-G, H-3394-A-4-A-1 Zone District: PDO

Proposed Use: (Describe, use extra sheet if necessary) Copper Rock Golf View Estates P1 & P2

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: June 24, 2020 **File Number:** 2020-FSP-09

Type of Application: Final Site Plan Approval, Administrative

Applicant: Copper Rock Golf View

Agent: Kenneth Knudson

Request: Final Site Plan for Golf View Estates Phase 1 and 2

Location: Located on Torrey Pines Rd.

General Plan: Planned Community

Current Zoning: R1-10 PDO

Discussion: This final site plan is for 9.8 acres located in the Copper Rock Development.

JUC Comments:

The full construction set was signed at the end of September 2019.

Staff Comments on Final Site Plan:

1. The applicant has shown pictures for landscaping in the front but has not provided detail for what standards front yards will be landscaped to.
2. Building footprints are not shown for single-family lots, but renderings are provided.
3. Renderings and pictures need labels for what lots each building will be associated with.
4. No outdoor lighting plan was provided, as required in Hurricane City Code 10-7-10 (D)(3)

Recommendation: Staff recommends approval of the final site plan subject to staff comments.

BASIS OF BEARING

The Basis of Bearing for this project is the Center Section line of Section 28, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the North 1/4 Corner and the South 1/4 Corner having a bearing of South 00°59'26" West and a distance of 5283.10 feet.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into lots, public streets, and easements to be known hereafter as

"GOLF VIEW ESTATES PHASE 1 AT COPPER ROCK"

For good and valuable consideration received, the owner does hereby dedicate and convey to City of Hurricane for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted or shown. The owner does hereby warrant to the City of Hurricane, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

In witness whereof we have hereunto set our hands this ____ day of ____ 2020.

Fairway Vista Estates LC
a Utah Limited Liability Company
95 E 2400 N Pkwy
Cedar City, UT 84721-1476

by Kenneth C Knudson, Manager

ACKNOWLEDGMENT - FAIRWAY VISTA ESTATES, LC

STATE OF ____ S.S.
COUNTY OF ____

On the ____ day of ____, 20____, personally appeared before me, KENNETH C KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, LC, a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

MY COMMISSION EXPIRES: ____
COMMISSION NUMBER: ____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

GOLF VIEW ESTATES PHASE 1 AT COPPER ROCK

I further certify that his plat is a true and correct representation of conditions existing on the ground.

Date: ____

Michael W. Bradshaw, R.L.S.

Certificate No.4804681



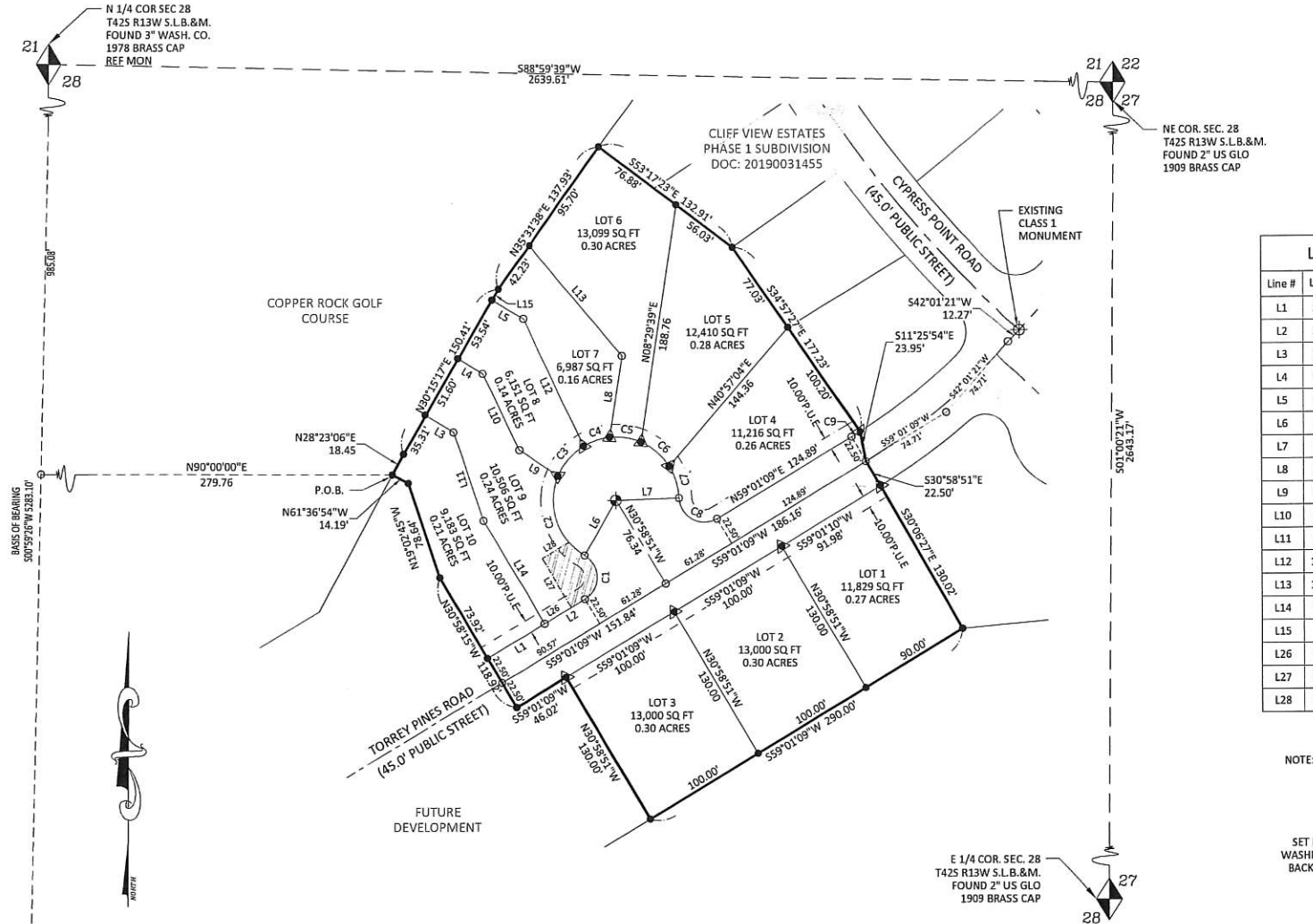
BOUNDARY DESCRIPTION

Beginning at a point which is South 00°59'26" West 985.08 feet along the Center section line and North 90°00'00" East 279.76 feet from the North 1/4 corner of Section 28, Township 42 South, Range 13 West of the Salt Lake Base and Meridian said point being a point on the Southwesterly boundary of Copper Rock Golf Course Parcel #5 and running thence along said Southwesterly boundary through the following three (3) courses: North 28°23'06" East 18.45 feet; thence North 30°15'12" East 150.41 feet; thence North 33°21'38" East 137.93 feet to a point on the Westerly boundary of the Cliff View Estates Phase 1 Subdivision recorded as Doc. No. 20190031455 in the office of the Washington County Recorder in said County in the State of Utah; thence along said boundary for the following five (5) courses: South 53°17'23" East 132.91 feet; thence South 34°57'27" East 177.23 feet; thence South 11°25'54" East 23.95 feet; thence South 30°58'51" East 22.50 feet; thence South 30°06'27" East 130.02 feet; thence South 59°01'09" West 290.00 feet; thence North 30°58'51" West 130.00 feet; thence South 59°01'09" West 46.02 feet; thence North 30°58'15" West 118.92 feet; thence North 19°02'45" West 78.64 feet; thence North 61°36'54" West 14.19 feet to the point of beginning.

Contains 3.02 acres

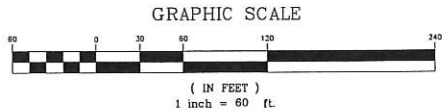
NOTES:

- Copper Rock Golf LLC disclaims all liability for any claims, injuries, or damages arising from, caused by or due to golf balls or other golfing activities associated with the Copper Rock Golf Course. Owners and tenants of property within this subdivision waive any and all claims against Copper Rock Golf LLC for damages or injuries, whether to persons or property, arising from or caused by golf balls or other golfing activities associated with Copper Rock Golf Course. This waiver and disclaimer constitutes and is recognized by all current and future owners and tenants of property within this subdivision as notice and acceptance of this waiver and disclaimer and all its provisions. All current or future owners of property within this subdivision agree to indemnify and hold harmless Copper Rock Golf LLC for any claims, including all attorney's fees related thereto, brought by any parties who suffer damage or injuries, whether to person or property, arising from, caused by or due to golf balls or other golfing activities associated with the Copper Rock Golf Course occurring on owner's property within the subdivision. This disclaimer and waiver shall be considered a condition running with all property within this subdivision and all future owners of property within this subdivision that take ownership of property subject hereto.

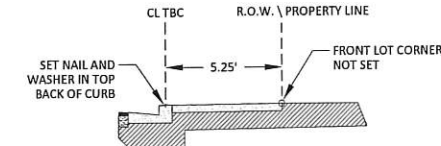


LEGEND

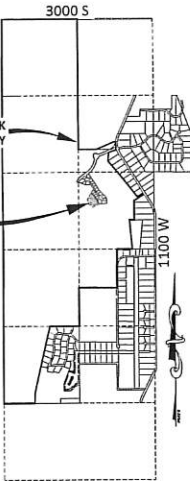
- POINT NOT SET
- SET 5/8" REBAR AND PLASTIC CAP
- ◆ FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ◇ NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED
- ⊕ CLASS 1 (RING AND LID) MONUMENT SET WITH THIS PLAT
- ⊕ CLASS 2 (REBAR AND ALUMINUM CAP) MONUMENT SET WITH THIS PLAT
- ⚓ NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED
- SUBDIVISION BOUNDARY
- - - 10' (PUE) PUBLIC UTILITY EASEMENT
- - - ROADWAY CENTER LINE
- ||||| MAILBOX CLUSTER EASEMENT



NOTE: A nail and washer stamped LS #4804681 will be set at points where the extension of each side lot line intersects the top back of curb.



FINAL PLAT
FOR
GOLF VIEW ESTATES
PHASE 1 SUBDIVISION
AT COPPER ROCK
WASHINGTON COUNTY, UTAH
SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN



Line Table		
Line #	Length	Direction
L1	53.06	N59°01'09"E
L2	37.50	N59°01'09"E
L3	26.12	N59°21'57"W
L4	22.96	N59°21'57"W
L5	28.83	N59°22'40"W
L6	50.00	S30°06'25"W
L7	50.00	N87°55'54"E
L8	64.70	N8°29'39"E
L9	37.16	N56°50'03"W
L10	66.84	N25°47'03"W
L11	73.68	N19°02'45"W
L12	111.38	N25°47'03"W
L13	114.29	N40°29'33"W
L14	94.40	N30°58'51"W
L15	9.95	S30°37'03"W
L26	25.01	N59°01'09"E
L27	45.00	S30°58'51"E
L28	24.74	N59°01'09"E

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	41.51	20.00	118°54'45"	33.89
C2	72.02	50.00	82°31'40"	43.87
C3	31.56	50.00	36°09'43"	16.32
C4	22.32	50.00	25°34'52"	11.35
C5	25.27	50.00	28°57'20"	12.91
C6	29.73	50.00	34°04'11"	15.32
C7	26.64	50.00	30°31'43"	13.64
C8	41.51	20.00	118°54'45"	33.89
C9	8.01	477.50	0°57'42"	4.01

DATE:	2/25/2020
JOB NUMBER:	4387
SCALE:	1" = 60'
DRAWN BY:	CJA
CHECKED BY:	CAC
DATE	
REVISIONS	
FILE NAME:	Golf View P1 Final Plat

ALLIANCE CONSULTING
A Planning and Engineering Firm
2203 N Coral Canyon Blvd Suite 201 • Washington, Utah 84780-0577 • Tel (435) 673-8060 Fax (435) 673-8065

FINAL PLAT
FOR
GOLF VIEW ESTATES PHASE 1 AT COPPER ROCK
LOCATED IN
SECTION 28 TOWNSHIP 42 SOUTH, RANGE 13 WEST S.L.B.&M.,
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

ASH CREEK S.S.D. CERTIFICATE OF APPROVAL

I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office and that I recommend approval.

Special Service District
Hurricane City, Utah

Date: ____

Engineer's Approval

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this ____ day of ____, A.D. 20__

Engineer
City of Hurricane

Approval and Acceptance by Hurricane City, Utah

We, the City of Hurricane, have reviewed the above plat and by accept said plat with all commitments and all obligations pertaining thereto, this ____ day of ____ 20__.

Attest: City Recorder
City of Hurricane

John W. Bramall, Mayor
Hurricane, Utah

Approval as to Form

Approved as to Form, this the ____ day of ____, A.D. 20__

City Attorney
City of Hurricane

Treasurer Approval

I, Washington County Treasurer, certify on this ____ day of ____, A.D. 20__ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Recorded Number

Washington County Recorder

The Basis of Bearing for this project is the Center Section line of Section 28, Township 42 South, Range 13 West of the Salt Lake Base and Meridian between the North 1/4 Corner and the South 1/4 Corner having a bearing of South 00°59'26" West and a distance of 5283.10 feet.

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of all the hereon described tract of land having caused the same to be subdivided into lots, public streets, and easements to be known hereafter as

For good and valuable consideration received, the owner does hereby dedicate and convey to City of Hurricane for perpetual use of the public, all parcels of land shown on this plat as public streets and easements. All public streets and easements are as noted or shown. The owner does hereby warrant to the City of Hurricane, its successors and assigns, title to all property dedicated and conveyed to public use herein against the claims of all persons.

Fairway Vista Estates LC
a Utah Limited Liability Company
95 E 2400 N Pkwy
Cedar City, UT 84721-1476

STATE OF _____
COUNTY OF _____ S.S.

On the _____ day of _____, 20____, personally appeared before me, KENNETH C KNUDSON, who being by me duly sworn did say that he is the Manager of Fairway Vista Estates, LC, a Utah Limited Liability Company, and that he executed the foregoing owner's dedication in behalf of said company, and he did duly acknowledge to me that such company executed the same for the uses and purposes stated herein.

NOTARY PUBLIC

I, Michael W. Bradshaw, do hereby certify that I am a Professional Licensed Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4804681. I further certify that by authority of the hereon Owners, I have made a survey of the tract of land shown and described on this plat, and have subdivided said tract of land into lots, easements, and streets, hereafter to be known as

I further certify that his plat is a true and correct representation of conditions existing on the ground.

Michael W. Bradshaw, R.L.S.













Line Table		
Line #	Direction	Length
L31	N30°58'50"W	47.51
L32	N30°58'51"W	25.15
L33	N15°01'10"E	66.65
L34	N32°13'33"W	33.60
L35	N38°12'00"W	42.10
L36	N15°01'10"E	36.13
L37	N30°58'50"W	47.42
L38	S58°59'21"W	18.06
L39	N30°58'45"W	20.97
L40	N0°01'10"E	66.67
L41	N44°40'53"W	44.63
L42	N61°12'01"W	39.02
L43	N33°39'08"W	62.93
L44	N56°37'01"W	26.34

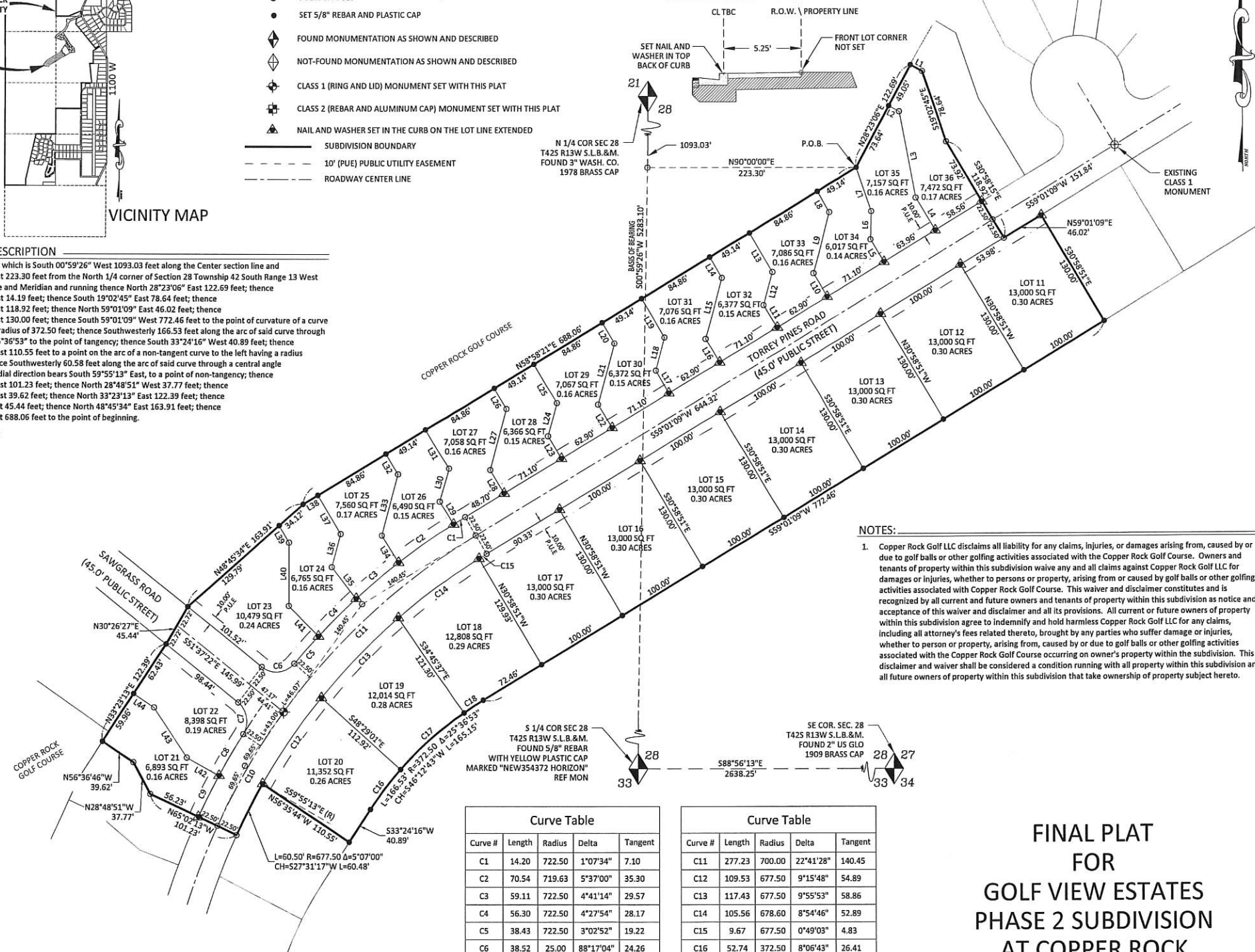


Beginning at a point which is South 00°59'26" West 1093.03 feet along the Center section line and North 90°00'00" East 223.30 feet from the North 1/4 corner of Section 28 Township 42 South Range 13 West of the Salt Lake Base and Meridian and running thence North 28°23'06" East 122.69 feet; thence South 61°36'54" East 14.19 feet; thence South 19°02'45" East 78.64 feet; thence South 30°58'51" East 118.92 feet; thence North 59°51'09" East 46.02 feet; thence South 30°58'51" East 130.00 feet; thence South 59°51'09" West 772.46 feet to the point of curvature of a curve to the left having a radius of 372.50 feet; thence Southwesterly 166.53 feet along the arc of said curve through a central angle of 79°00'00" to the point of tangency; thence South 33°24'16" West 40.89 feet; thence North 56°35'44" West 110.55 feet to the point of tangency on the non-tangent curve to the left having a radius of 677.50 feet; thence Southwesterly 60.58 feet along the arc of said curve through a central angle of 05°07'00", the radial direction being South 59°55'13" East, to a point of non-tangency; thence North 65°02'13" West 101.23 feet; thence North 28°48'51" West 37.77 feet; thence North 56°36'44" West 39.62 feet; thence North 33°23'13" East 122.39 feet; thence North 30°26'27" East 45.44 feet; thence North 28°48'54" East 163.91 feet; thence North 58°58'21" East 688.06 feet to the point of beginning.

Contains 6.78 acres.

- | LEGEND | |
|---|--|
|  | POINT NOT SET |
|  | SET 5/8" REBAR AND PLASTIC CAP |
|  | FOUND MONUMENTATION AS SHOWN AND DESCRIBED |
|  | NOT-FOUND MONUMENTATION AS SHOWN AND DESCRIBED |
|  | CLASS 1 (RING AND LID) MONUMENT SET WITH THIS PLAT |
|  | CLASS 2 (REBAR AND ALUMINUM CAP) MONUMENT SET WITH THIS PLAT |
|  | NAIL AND WASHER SET IN THE CURB ON THE LOT LINE EXTENDED |
|  | SUBDIVISION BOUNDARY |
|  | 10' (PUE) PUBLIC UTILITY EASEMENT |
|  | ROADWAY CENTER LINE |

NOTE: A nail and washer stamped LS #4804681 will be set at points where the extension of each side lot line intersects the top back of curb.



NOTES:

1. Copper Rock Golf LLC disclaims all liability for any claims, injuries, or damages arising from, caused by or due to golf balls or other golfing activities associated with the Copper Rock Golf Course. Owners and tenants of property within this subdivision waive any and all claims against Copper Rock Golf LLC for damages or injuries, whether to persons or property, arising from or caused by golf balls or other golfing activities associated with Copper Rock Golf Course. This waiver and disclaimer constitutes and is recognized by all current and future owners and tenants of property within this subdivision as notice and acceptance of this waiver and disclaimer and all its provisions. All current or future owners of property within this subdivision agree to indemnify and hold harmless Copper Rock Golf LLC from all claims, including all attorney's fees and costs, brought by and on behalf of any parties who suffer damage or injuries, whether to person or property, arising from, caused by or due to golf balls or other golfing activities associated with the Copper Rock Golf Course occurring on owner's property within the subdivision. This disclaimer and waiver shall be considered a condition running with all property within this subdivision and all future owners of property within this subdivision that take ownership of property subject hereto.

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C1	14.20	722.50	1°07'34"	7.10
C2	70.54	719.63	5°37'00"	35.30
C3	59.11	722.50	4°41'14"	29.57
C4	56.30	722.50	4°27'54"	28.17
C5	38.43	722.50	3°02'52"	19.22
C6	38.52	25.00	88°17'04"	24.26
C7	36.84	25.00	84°25'29"	22.68
C8	50.69	722.50	4°01'12"	25.36
C9	48.23	722.50	3°49'30"	24.13
C10	138.85	700.00	11°21'54"	69.65

Curve Table				
Curve #	Length	Radius	Delta	Tangent
C11	277.23	700.00	22°41'28"	140.45
C12	109.53	677.50	9°15'48"	54.89
C13	117.43	677.50	9°55'53"	58.86
C14	105.56	678.60	8°54'46"	52.89
C15	9.67	677.50	0°49'03"	4.83
C16	52.74	372.50	8°06'43"	26.41
C17	89.22	372.50	13°43'25"	44.83
C18	24.57	372.50	3°46'46"	12.29

FINAL PLAT
FOR
GOLF VIEW ESTATES
PHASE 2 SUBDIVISION
AT COPPER ROCK

WASHINGTON COUNTY, UTAH
SECTION 21 & SECTION 28, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

I, the Ash Creek Special Service District, do hereby certify that this office has examined this subdivision plat and have determined that it is correct and in accordance with information on file in this office and that I recommend approval.

Special Service District
Hurricane City, Utah

The hereon subdivision Final Plat has been reviewed and is approved in accordance with the information on file in this office this _____ day of _____, A.D. 20____

Engineer
City of Hurricane

We, the City of Hurricane, have reviewed the above plat and by accept said plat with all commitments and all obligations pertaining thereto, this ____ day of _____ 20____.

Attest: City Recorder
City of Hurricane

John W. Bramall, Mayor
Hurricane, Utah

Approved as to Form, this the _____ day of _____, A.D. 20____

City Attorney
City of Hurricane

I, Washington County Treasurer, certify on this ____ day of _____ A.D. 20__ that all taxes, special assessments, and fees due and owing on this subdivision Final Plat have been paid in full.

Washington County Treasurer

Washington County Recorder

FINAL PLAT
FOR
GOLF VIEW ESTATES PHASE 2 AT COPPER ROCK
LOCATED IN
SECTIONS 28 TOWNSHIP 42 SOUTH, RANGE 13 WEST SL&BM,
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

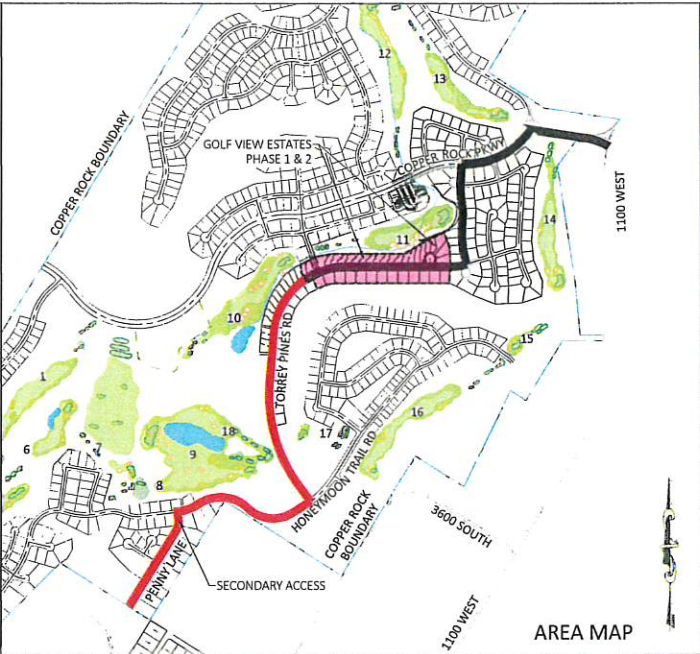
SHEET
1
OF 1 SHEETS

TOTALS:

GROSS ACREAGE	426,850 SQ.FT.	9.4 AC
STREET RIGHTS-OF-WAY	73,436 SQ.FT.	1.68 AC
BUILDING FOOTPRINTS	N/A	
BUILDING FLOOR AREA	N/A	
PARKING SPACES	N/A	

LEGEND

- SEWER LINE
- WATER LINE
- SEWER MANHOLE
- WATER HYDRANT
- COPPER ROCK BOUNDARY
- DRAINAGE DIRECTION



DATE: 05-28-20

JOB NUMBER: 4387

SCALE: 1"=50'

DRAWN BY: JW

CHECKED BY: CAC

DATE: _____

REVISIONS: _____

FILE NAME: Torrey Pines P1 & P2 Final Site Plan

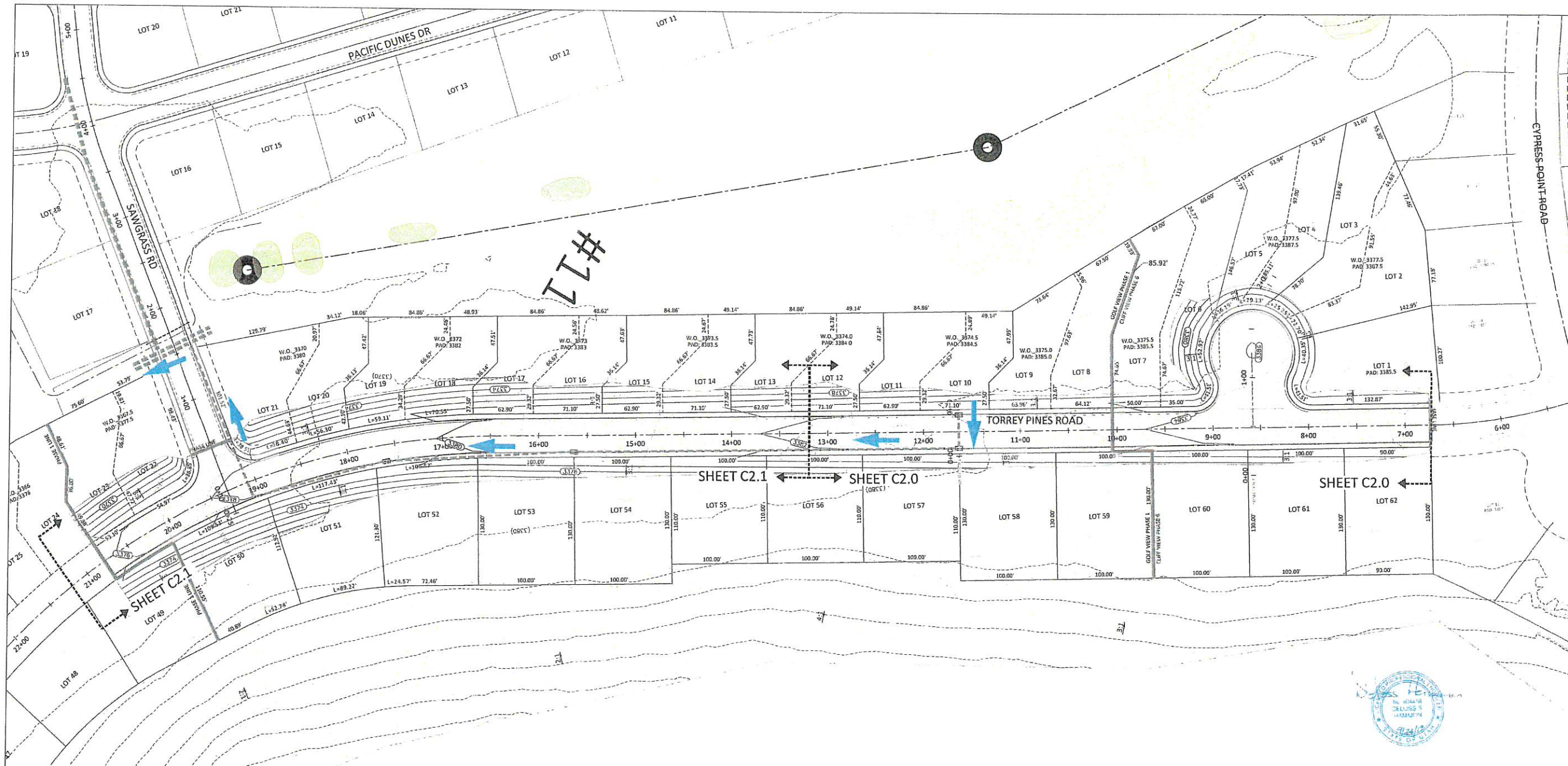
ALLIANCE CONSULTING
A Planning and Engineering Firm

2303 N Coral Canyon Blvd, Suite 201, Washington, Utah 84780-0577
Tel: (435) 673-8060 Fax: (435) 673-8065

FINAL SITE PLAN - GOLF VIEW ESTATES PHASE 1 & 2
FOR
COPPER ROCK DEVELOPMENT
LOCATED IN SECTION 28
TOWNSHIP 42 SOUTH, RANGE 13 WEST SUB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
1
OF 1 SHEETS





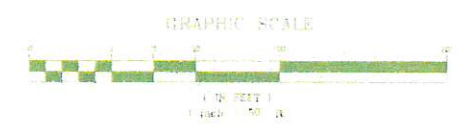
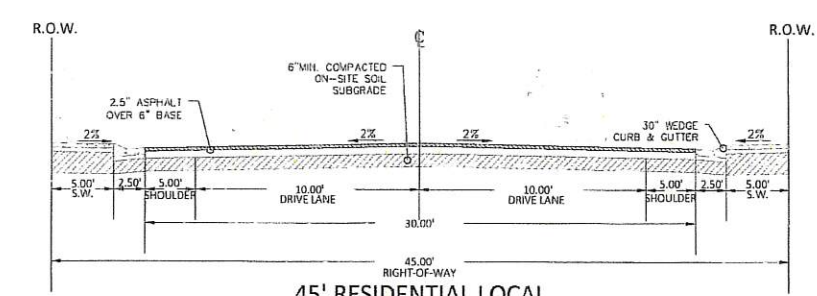
DATE:	9-11-2019
JOB NUMBER:	4387
SCALE:	1"=50'
DRAWN BY:	A2
CHECKED BY:	CAC
DATE:	9-25-2019
CITY COMMENTS:	
REVISIONS:	
FILE NAME:	Torrey Pines Base P1

ALLIANCE CONSULTING
A Planning and Engineering Firm

2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065



- LEGEND**
- EXISTING ASPHALT
 - PROPOSED NEW ASPHALT
 - CONCRETE
 - STORM DRAIN PIPE
 - STORM DRAIN INLET BOX
 - 30" CURB & GUTTER
 - PROJECT BOUNDARY
 - EXISTING CONTOUR
 - DESIGN CONTOUR
 - ELEVATION LABEL
 - DRAINAGE PATHS



CLIFF VIEW PHASE 6 & GOLF VIEW PHASE 1 SUBDIVISION OVERALL
FOR
COPPER ROCK DEVELOPMENT
LOCATED IN SECTION 28
TOWNSHIP 42 SOUTH, RANGE 13 WEST SLB&M,
CITY OF HURRICANE, WASH. CO., UTAH

SHEET
C1.1
OF 19 SHEETS

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. _____

Name: LUIS GONZALES
Equity Lifestyles properties Telephone: 480 589-5620
Address: Two North Riverside Plaza Fax No. _____
Suite 800 Chicago Ill. 60606
Agent (If Applicable): MARC BROWN (BCE) Telephone: 435-628-4700
Email: marc@browncivil.com Agent Email: _____

Address/Location of Subject Property: 5800 OLD HWY 91

Tax ID of Subject Property: H-4060-D Zone District: MH/RV

Proposed Use: (Describe, use extra sheet if necessary) KOA Campground
addition - 8 Backin spaces, 12 pull thru - 5 tent sites

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.

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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.

SUBMITTED BY MARC BROWN, BROWN CONSULTING ENG

STAFF COMMENTS

Agenda: June 24, 2020 **File Number:** 2020-FSP-10

Type of Application: Final Site Plan Approval, Administrative

Applicant: Equity Lifestyle Properties

Agent: Marc Brown

Request: Final Site Plan for Equity Lifestyle Properties Harrisburg KOA 2019 Improvements

Location: Located on Old Highway 91 and around Red Bluff Drive

General Plan: Multi-Family Res 6-15 Units/Acres

Current Zoning: MH/RV

Discussion: This final site plan to finish improvements to the Harrisburg KOA.

JUC Comments:

The full construction set was signed at the end of May 2020.

Staff Comments on Final Site Plan:

1. The Plan does not contain all the landscaping details. The Plan shows trees planted throughout the development, and the applicant plans on everything else that is not paved to be gravel. There is a dog park area proposed, but will be landscaped with gravel. Hurricane City Code requires that RV Parks that at least 10% of the area be in common space and "Any area not covered by a manufactured home or recreational vehicle or park model, hard surfacing, or a building shall be landscaped per an approved site plan." With the common space in the other phases of the park, this development meets that standard.
2. No outdoor lighting plan has been submitted as required in 10-7-10 (D)(3).

Recommendation: Staff recommends approval of the final site plan subject to staff comments.

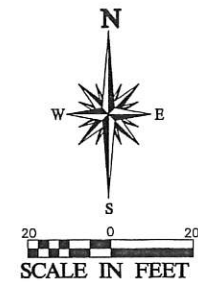
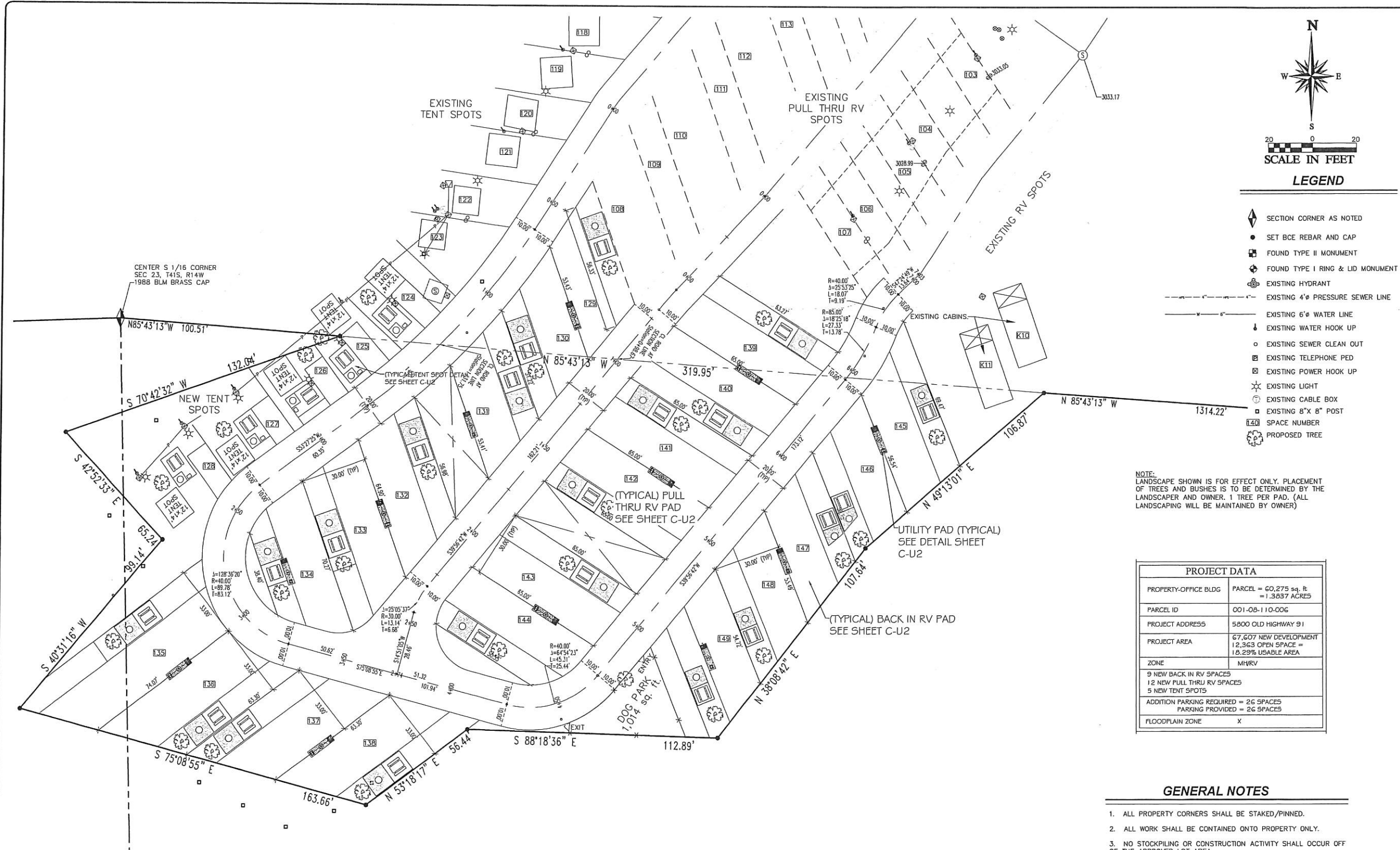
\\server\BCE\files\2019 PROJECTS\19-36 Equity LifeStyle KOA Hurricane\DWG\HARRISBURG KOA CONST SET-6-1g.dwg, 5/19/2020 8:51:15 AM, 1:1



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.

NOTE: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT HURRICANE CITY STANDARDS



LEGEND

- SECTION CORNER AS NOTED
- SET BCE REBAR AND CAP
- FOUND TYPE II MONUMENT
- FOUND TYPE I RING & LID MONUMENT
- EXISTING HYDRANT
- EXISTING 4" PRESSURE SEWER LINE
- EXISTING 6" WATER LINE
- EXISTING WATER HOOK UP
- EXISTING SEWER CLEAN OUT
- EXISTING TELEPHONE PED
- EXISTING POWER HOOK UP
- EXISTING LIGHT
- EXISTING CABLE BOX
- EXISTING 8"x 8" POST
- SPACE NUMBER
- PROPOSED TREE

NOTE: LANDSCAPE SHOWN IS FOR EFFECT ONLY. PLACEMENT OF TREES AND BUSHES IS TO BE DETERMINED BY THE LANDSCAPER AND OWNER. 1 TREE PER PAD. (ALL LANDSCAPING WILL BE MAINTAINED BY OWNER)

PROJECT DATA	
PROPERTY-OFFICE BLDG	PARCEL = 60,275 sq. ft. = 1.3837 ACRES
PARCEL ID	001-08-110-006
PROJECT ADDRESS	5800 OLD HIGHWAY 91
PROJECT AREA	67,607 NEW DEVELOPMENT 12,363 OPEN SPACE = 18.29% USABLE AREA
ZONE	MHRV
9 NEW BACK IN RV SPACES 12 NEW PULL THRU RV SPACES 5 NEW TENT SPOTS	
ADDITION PARKING REQUIRED = 26 SPACES PARKING PROVIDED = 26 SPACES	
FLOODPLAIN ZONE	X

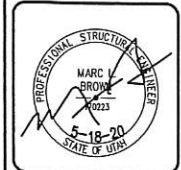
GENERAL NOTES

- ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
- ALL WORK SHALL BE CONTAINED ONTO PROPERTY ONLY.
- NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF OF THE APPROVED LOT AREA.
- THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFF SITE.
- A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
- PROVIDE TRACKING PAD FOR REMOVAL OF ONSITE MATERIAL FROM VEHICLE TIRES BEFORE ENTERING 240 NORTH.
- THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF ONSITE DRAINAGE.
- NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING GRADING PERMIT.
- THE OWNER MUST MAINTAIN FIRE ACCESS

REVISIONS		DATE	BY
NO.	DESCRIPTION		

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SITE PLAN
EQUITY LIFESTYLE PROPERTIES 2020 IMPROVEMENTS
FOR
HARRISBURG KOA
5800 N HIGHWAY 91, HURRICANE UTAH
LOCATED IN THE SE 1/4 SEC. 23, T41S, R14W, SLB&M



CHECKED BY: MJB
DRAWN BY: SWB
DATE: MAY 2019
JOB NO.: 19-36

SCALE:
1"=20'

SHEET NO.:
C-S1