



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. Thursday July 9, 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 the following parcel numbers: H-3-2-7-4331, H-3-2-7-45031, H-3-2-7-4501, H-3-2-7-4332 located at approx. 1355 South 3325 West from RA-1, residential agriculture 1 acre, and RM-1, multifamily 6 units per acre, to MH/RV, mobile home/RV.
2. A Zoning Map amendment request on a portion of the parcel #H-3-1-33-3218 located at approx. 1481 W State Street from RA-1, residential agriculture 1 acre, to HC, highway commercial, to accommodate RV parking.
3. A Zoning Map amendment request on 1.22 acres located on the South East corner of 200 North and 100 West from RM-1, multifamily 6 units per acre, to RM-2, multifamily 10 units per acre.
4. A Zoning Map amendment request on 11.8 acres to realign the planned commercial boundaries and to change the North 5 acres from GC, general commercial, to MH/RV, mobile home/RV, located at approx. 294 North 2260 West.

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

New Business:

2020-ZC-14	Consideration and possible recommendation to the City Council on A Zoning Map amendment request on the following parcel numbers: H-3-2-7-4331, H-3-2-7-45031, H-3-2-7-4501, H-3-2-7-4332 located at approx. 1355 South 3325 West from RA-1, residential agriculture 1 acre, and RM-1, multifamily 6 units per acre, to MH/RV, mobile home/RV. Jeremy Johnson Applicant
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2020-ZC-15	Consideration and possible recommendation to the City Council on a A Zoning Map amendment request on a portion of the parcel #H-3-1-33-3218 located at approx. 1481 W State Street from RA-1, residential agriculture 1 acre, to HC, highway commercial, to accommodate RV parking. Kennedy Family Ventures Applicant
2020-ZC-16	Consideration and possible recommendation to the City Council on A Zoning Map amendment request on 1.22 acres located on the South East corner of 200 North and 100 West from RM-1, multifamily 6 units per acre, to RM-2, multifamily 10 units per acre. Louse Spendlove Applicant; Ty Meyers Agent
2020-ZC-17	Consideration and possible recommendation to the City Council on a zoning map amendment request on 11.8 acres to realign the planned commercial boundaries and to change the North 5 acres from GC, general commercial, to MH/RV, mobile home/RV, located at approx. 294 North 2260 West.
2020-PW-01	Consideration and a possible approval of a parking waiver in the Down Town Area for a proposed business located at 48 N Main St. Michael Katz Applicant

Planning Commission Business:

Future Code Update Discussion: What codes does the Planning Commission feel are in need of an update?

Approval of Minutes: May 14, 2020; May 27, 2020; June 11, 2020; and June 24, 2020

Adjournment

HURRICANE CITY PLANNING COMMISSION MEETING

SIGN IN SHEET

DATE: July 9 2020

Name (please print)

William & Evelyn Oberg

DEL BEATTY

TYLER MEYERS

Michael Ketch

MARK DAMASKE

Fred Damasko

Fay Damasko

Chuck Charlton

Aly Charlton

Rick Wood

Morrie Cloward

Jordan Evon

Jan Pittman

Stephanie Stein

Michael Stein

Andrea Jim Anderson

~~Debbie Holm~~

Bob Holm

Lea Thompson

Lester Thompson

Kate Rasmussen

Jeremy Johnson

Name (please print)

Amos Bunker

Michelle Hunter

Walter B. Spencer

Dan Zaleski

Paul Patel

Ram Patel

John Ceci

Rebecca Jorgensen

PAUL & MARIANNE RUBEN

KOH KATZ

Ernie Leonard

ASHLEY DAVIS

Mr. B

Cheryl Schoenthal

Joanna Ketch

Kenneth Kowalski

Jill Taylor

Debra Taylor

Joan Jensen

HURRICANE CITY PLANNING COMMISSION
MEETING

SIGN IN SHEET

DATE: _____

Name (please print)

Name (please print)

Erik McNAMARA

Brittany McNamara

Valerie + Jerry Vandernoot

Lauren Erickson

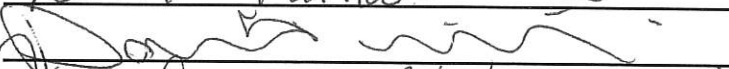
James Jessop

Candace Seane

Penny Pedersen

Coleman Geeting

Karen Failla



Jim + Jennifer Bishop

Don Bates

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. <u>2020-ZC-14</u> Receipt No. <u>7.657369</u>

Name: Jeremy Johnson Telephone: 435-231-1004

Address: 2303 Vineyard Dr Santa Clara Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: royalorangeat@gmail.com Agent Email: _____

Address/Location of Subject Property: 1355 S, 3325 W. (old Flora Tech farm)

Tax ID of Subject Property: H-3-2-7-4301 Existing Zone District: RM-1 / RA-1
H-3-2-7-4501
H-3-2-7-4332

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
mit - RV - RV's are requested for this site

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: July 9, 2020 File Number: 2020-ZC-14
Type of Application: Zone Change, Legislative
Applicant: Jeremy Johnson
Request: A zone change from RA-1 and RM-1 to MH/RV
Location: Approximatly at 1355 S 3325 W
General Plan: Planned Community
Existing Zoning: RA-1 and RM-1

Discussion: The property owner is applying to have a zoning change from single-family RA-1 and multi-family RM-1 to Moblie Home and RV. This zone change would allow for a manufactured/mobile home park and an RV Park to be developed on the proposed property. The standards for MH/RV Zone can be found in Hurricane City Code 10-13-1 and 10-43. The applicant is proposing the change to start to develop and clean up the parcels that are currently being used for mobile homes.

Table with 3 columns: Direction, Zoning, and Adjacent Land Use. Rows include North, East, South, and West directions with corresponding zoning codes and land use descriptions.

The Elim Valley Master Plan Development Map is attached to this report for reference.

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 a future Planned Community, which does not match the applicant's request. Though a Planned Community should offer a mixture of housing types, this parcel is not connected to the surrounding development.

In addition, the Moderate Income Housing Plan states the following:

While the City cannot control the housing market, it can take steps to ensure housing options

continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. (Hurricane, Moderate-Income Housing Plan, 2019, p. 6)

This area is not located near "shopping, transportation, and jobs" in the area. In addition to these criteria, Hurricane City Code states that Mobile Home and RV Parks should be located in the following areas:

10-43-6 Development Standards: (A)

2. Location:

a. A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;

b. A recreational vehicle park should generally be located:

(1) Adjacent to or in close proximity to a major collector or arterial road as shown in the city's transportation master plan;

(2) Near adequate shopping facilities; and

c. A park model development shall be located on property zoned MH/RV.

There is currently no major collector or arterial roads located in the area. However, Flora Tech Rd to the west of the property is planned to be developed into a Major Collector Roadway in the future.

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 farmland and future single-family housing in the Elim Valley Development. The current development of the property contains several manufactured homes.

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

Response: The increased density will have an increased impact on the surrounding neighborhood for traffic and use. However, large parts of the property currently have mobile homes established.

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

Response: Most utility services are not in the area, except for power and sewer, which any future development would need to secure an easement to access sewer. Water, gas, cable, and phone are located in the Dixie Springs area. The Water Department will likely require a looping system and a water model before approval of the development. Staff would also recommend a traffic study before the final approval of any future MH/RV development.

Findings: Staff makes the following findings:

1. The proposed amendment is not compatible with the goals and policies of the General Plan.
2. The proposed amendment is generally not in harmony with the overall character of existing development.
3. Public facilities are not adequate to provide service to the parcel.
4. The proposed amendment will 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 does not recommend approval based on the findings above.

STAFF COMMENTS

Agenda: July 9, 2020 **File Number:** 2020-ZC-14

Type of Application: Zone Change, Legislative

Applicant: Jeremy Johnson

Request: A zone change from RA-1 and RM-1 to MH/RV

Location: Approximatly at 1355 S 3325 W

General Plan: Planned Community

Existing Zoning: RA-1 and RM-1

Discussion: The property owner is applying to have a zoning change from single-family RA-1 and multi-family RM-1 to Moblie Home and RV. This zone change would allow for a manufactured/mobile home park and an RV Park to be developed on the proposed property. The standards for MH/RV Zone can be found in Hurricane City Code 10-13-1 and 10-43. The applicant is proposing the change to start to develop and clean up the parcels that are currently being used for mobile homes.

Zoning Adjacent Land Use

North R1-8 PDO Future Elim Valley (Currently Farmed)

East R1-8 PDO Future Elim Valley and Steep Slops

South R1-8 PDO Future Elim Valley and Dixie Springs Area

West Ag Protection Area Farm Land

The Elim Valley Master Plan Development Map is attached to this report for reference.

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 a future Planned Community, which does not match the applicant's request. Though a Planned Community should offer a mixture of housing types, this parcel is not connected to the surrounding development.

In addition, the Moderate Income Housing Plan states the following:

While the City cannot control the housing market, it can take steps to ensure housing options 2

continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. (Hurricane, Moderate-Income Housing Plan, 2019, p. 6)

This area is not located near "shopping, transportation, and jobs" in the area. In addition to these criteria, Hurricane City Code states that Mobile Home and RV Parks should be located in the following areas:

10-43-6 Development Standards: (A)

2. Location:

a. A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;

b. A recreational vehicle park should generally be located:

(1) Adjacent to or in close proximity to a major collector or arterial road as shown in the city's transportation master plan;

(2) Near adequate shopping facilities; and

c. A park model development shall be located on property zoned MH/RV.

There is currently no major collector or arterial roads located in the area. However, Flora Tech Rd to the west of the property is planned to be developed into a Major Collector Roadway in the future.

OWNER RESPONSE:

The property is served and within an existing collector roadway. Flora Tech Road is being used currently as a collector roadway even though it isn't built to standards. The current residents are within a couple of minutes to Walmart and while improvements to Flora Tech Road and the addition of 3400 West to Stargate Avenue are installed, then they will be within even closer proximity.

A couple of proposed areas in the new zoning for the old Elim Valley are to be planned commercial and because of staff concerns of the MH/RV zone, we are wondering if a Planned Commercial of this property would serve this area better? As this area continues to grow, jobs will become closer to this community.

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 farmland and future single-family housing in the Elim Valley Development. The current development of the property contains several manufactured homes.

3. Will the proposed amendment affect the adjacent property?

Response: The increased density will have an increased impact on the surrounding neighborhood for traffic and use. However, large parts of the property currently have mobile homes established.

OWNER RESPONSE:

The owner is willing to spend money to bring infrastructure and help with State compliance if the current property can receive the proper zoning. The owner will have to boot out 80 percent of the people currently here if stays the current zone.

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

Response: Most utility services are not in the area, except for power and sewer, which any future development would need to secure an easement to access sewer. Water, gas, cable, and phone are located in the Dixie Springs area. The Water Department will likely require a looping system and a water model before approval of the development. Staff would also recommend a traffic study before the final approval of any future MH/RV development. 3

The Owner is willing to submit to all these requirements and obtain easements, create plans and construct utilities to bring in the sewer and loop the new water line as Ash Creek S.S.D. Hurricane City requires.

Findings: Staff makes the following findings:

1. The proposed amendment is not compatible with the goals and policies of the General Plan.
2. The proposed amendment is generally not in harmony with the overall character of existing development.
3. Public facilities are not adequate to provide service to the parcel.
4. The proposed amendment will 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 does not recommend approval based on the findings above.

A couple of proposed areas in the new zoning for the old Elim Valley are to be planned commercial and because of staff concerns of the MH/RV zone, we are wondering if a Planned Commercial of this property would serve this area better? As this area continues to grow, jobs will become closer to this community. We feel the new zoning for a planned commercial will be a benefit and asset to the community of Hurricane City. It will limit a smaller portion of the property to MH/RV and lend to a planned community with the right plan. We would like to do some commercial in this area too which fits with the historical use of the property.

Brienna Spencer

From: Stephen Nelson <stephen@cityofhurricane.com>
Sent: Thursday, July 2, 2020 4:37 PM
To: 'Brienna Spencer'; 'Chris Christensen'; Cindy Beteag; 'Darin Larson'; 'Darrin LeFevre'; 'Dayton Hall'; 'Fay Reber'; 'Mark Borowiak'; 'Mark Sampson'; 'Mark Sampson.1'; 'Michelle Cloud'; 'Paul Farthing'; 'Ralph Ballard'; 'Rebecca Bronemann'; 'Shelley Goodfellow'; 'Stephen Nelson'; toni@cityofhurricane.com
Subject: FW: R.v. park

Planning Commission,

Please see the attached comment below for this next week's public hearing.

Stephen

From: fred.reynolds45 <fred.reynolds45@gmail.com>
Sent: Thursday, July 2, 2020 3:24 PM
To: stephen@cityofhurricane.com
Subject: R.v. park

Just received the great information that some land pimp now wants to put in a trailer/r.v. park near Dixie Springs. You know, I moved here seven years ago with the thoughts of being in a safe, secure area to live. Apparently that was a foolish thought.

In addition to bringing in people from who knows where my property values are going to go to hell. I know this is not the cities fault, but I would hope you will see more than dollar signs when the decision is made. Had I known that this type of thing were going to happen I sure would not have built a new house I would have went to a more safe, sane place.

It seems these contractors around here have free reign to do just about anything they want.

Fred Reynolds

Sent from my Galaxy Tab® E

Teach InfoWest Spam Trap if this mail is spam:

REMEMBER: Never give out your account information, password, or other personal information over e-mail.

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)
[Not spam](#)

Western Mortgage & Realty Company

6610 W. Court Street, Suite B, P.O. Box 3110, Pasco Washington, 99302-3110

Phone: (800) 897-2726, Fax: (509) 545-4804

July 8, 2020

Mr. Stephen Nelson
Planning Director
Hurricane City, UT

RE: Zone Change Request – your File No. 2020-ZC-14

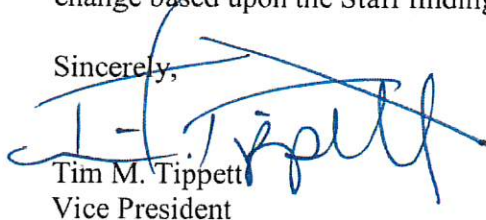
Dear Mr. Nelson:

Reference is made to the above File Number together with the associated Staff Comments, a copy of which is attached hereto. Please be advised that this firm is a substantial land owner adjacent to and/or near the subject property, which is the object of the requested zone change. Notwithstanding that the subject property has not been well maintained, thereby possibly setting a precedent for the property's future condition if developed into an alternative use, this firm agrees with the Staff Findings, including, but not limited to, the following:

1. The proposal is not compatible with the goals and policies of the General Plan
2. The proposal is generally not in harmony with the overall character of existing development
3. Public facilities are not adequate to provide service to the parcel, including improved access, sewer and water.

We therefore respectfully request that the Planning Commission deny the requested zone change based upon the Staff findings and recommendation to not approve.

Sincerely,



Tim M. Tippett
Vice President



Flora Tech Farm



752.3 0 376.17 752.3 Feet
 WGS_1984_Web_L or Auxiliary_Sphere

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



Legend

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

OWNER:

JEREMY JOHNSON:
 (435) 231-1004
 2303 VINEYARD DR.
 SANTA CLARA, UT 84765

OWNERS LEGEND:

- A MTO INVESTMENTS LLC - PARCEL: H-3-2-7-4501, H-3-2-7-4331, H-3-2-7-45031, H-3-2-7-4332
- B WESTERN MORTGAGE & REALTY COMPANY - PARCELS: H-4-2-12-1102, H-3-2-7-4402
- C PEACH PIT LLC - PARCEL: H-4-2-12-12011
- D THOMPSON TIMOTHY L & LEA - PARCEL: H-4-2-12-1203

PROPOSED ZONE LEGEND:

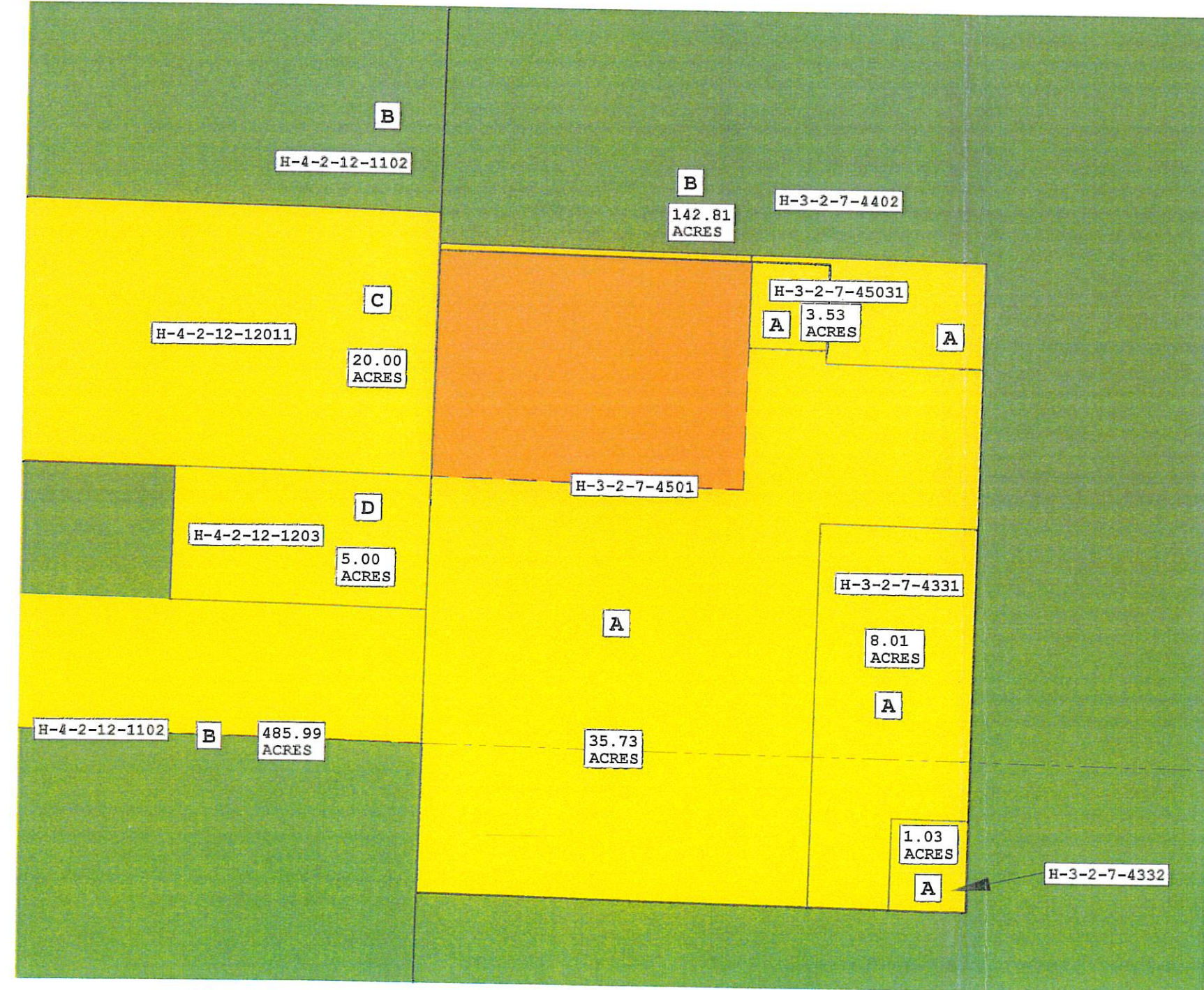
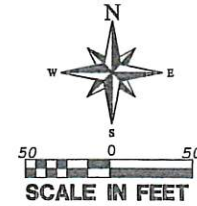
- R1-8: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.
- RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
- RM-1: MULTI-FAMILY - 6 UNITS PER ACRE
- MH/RV: MOBILE HOME - RV

EXISTING ZONE MAP FOR: FLORA TECH FARM

LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
 HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - SECTION LINE



LEGAL DESCRIPTION FOR AFFECTED PARCELS:

PARCEL H-3-2-7-4501:
 BEGINNING AT A POINT WHICH IS SOUTH 00°38'34" WEST 1,413.00 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°38'34" WEST 1,600.00 FEET; THENCE SOUTH 89°21'26" EAST 1,000.00 FEET; THENCE NORTH 00°38'34" EAST 1,600.00 FEET; THENCE NORTH 89°21'26" WEST 1,000.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY; BEGINNING SOUTH 0°38'34" WEST ALONG THE SECTION LINE 1,413 FEET AND SOUTH 89°21'26" EAST 800 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°21'26" EAST 200 FEET; THENCE SOUTH 0°38'34" WEST 218 FEET; THENCE NORTH 89°21'26" WEST 200 FEET; THENCE NORTH 0°38'34" EAST 218 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT WHICH IS SOUTH 00°38'34" WEST 1,663.00 (WHICH WAS PREVIOUSLY DESCRIBED IN ERROR AS 1,600.00 FEET) FEET AND SOUTH 89°21'26" EAST 1,000.00 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°38'34" WEST 400.00 FEET; THENCE SOUTH 89°21'26" EAST 400.00 FEET; THENCE NORTH 00°38'34" EAST 400.00 FEET; THENCE NORTH 89°21'26" WEST 400.00 FEET TO THE POINT OF BEGINNING.

PARCEL H-3-2-7-45031:
 13W BEG S0°38'34" W ALG SEC/L 1413 FT & S89°21'26" E 800 FT FM NW COR SEC 7 T42S R13W; TH S89°21'26" E 200 FT; TH S0°38'34" W 218 FT; TH N89°21'26" W 200 FT; TH N0°38'34" E 218 FT TO POB.

ALSO: BEGINNING AT A POINT WHICH LIES 1,413.00 FEET SOUTH AND 1.55 FEET WEST OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HYDROTECH PROPERTY LINE AND RUNNING THENCE SOUTH 89°56'14" EAST, 800.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'14" EAST, 200.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY; THENCE SOUTH 00°03'46" WEST 250.00 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 89°56'14" EAST 400.00 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 00°03'46" EAST, 267.00 FEET; THENCE NORTH 89°56'14" WEST 800.00 FEET; THENCE SOUTH 00°03'46" WEST 17.00 FEET TO THE POINT OF BEGINNING.

PARCEL H-3-2-7-4331:
 BEG AT PT 1413 FT S & 1.55 FT W OF NW COR SEC 7 T42S R13W POB BEING NW COR HYDROTECH PRPTY LN TH S 89°56'14" E 1000 FT ALG N PRPTY LN HYDRO TECH PRPTY; TH S 0°03'46" W 250 FT ALG PRPTY LN; TH S 89°56'14" E 400 FT ALG PRPTY LN; TH N 0°03'46" E 267 FT; TH N 89°56'14" W 1400 FT; TH S 0°03'46" W 17 FT TO POB.

ALSO: BEG AT PT 3014.09 FT S & 996.70 FT E OF NW COR SEC 7 T42S R13W POB BEING SE COR HYDRO TECH PRPTY TH N 0°03'46" E 950 FT ALG E LN SD PRPTY; TH S 89°56'14" E 400 FT ALG PRPTY LN; TH S 0°03'46" W 950 FT; TH N 89°56'14" W 400 FT TO POB.

ALSO: BEG S 0°38'34" W ALG SEC/L 3013 FT & S 89°21'26" E 1200 FT FM NW COR SEC 7 T42SR13W TH N 0°38'34" E 225 FT; TH S 89°21'26" E 200 FT; TH S 0°38'34" W 225 FT; TH N 89°21'26" W 200 FT TO POB.

ALSO: BEGINNING AT A POINT WHICH LIES 1,413.00 FEET SOUTH AND 1.55 FEET WEST OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HYDROTECH PROPERTY LINE AND RUNNING THENCE SOUTH 89°56'14" EAST, 800.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'14" EAST, 200.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY; THENCE SOUTH 00°03'46" WEST 250.00 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 89°56'14" EAST 400.00 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 00°03'46" EAST, 267.00 FEET; THENCE NORTH 89°56'14" WEST 800.00 FEET; THENCE SOUTH 00°03'46" WEST 17.00 FEET TO THE POINT OF BEGINNING.

PARCEL H-3-2-7-4332:
 BEG S 0°38'34" W ALG SEC/L 3013 FT & S 89°21'26" E 1200 FT FM NW COR SEC 7 T42SR13W TH N 0°38'34" E 225 FT; TH S 89°21'26" E 200 FT; TH S 0°38'34" W 225 FT; THN 89°21'26" W 200 FT TO POB

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
 Engineers - Land Surveyors - Land Planners
 28 South 880 West, Suite 1
 Hurricane City, Utah 84337
 Phone: (435) 646-8807



EXISTING ZONE MAP FOR:
FLORA TECH FARM
 LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
 HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 6-17-2020
 SCALE: 1"=150'

JOB NO:
 547-001

SHEET NO:
1 OF 2

Know what's below. Call 811 before you dig.

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.

5-17-001

OWNER:

JEREMY JOHNSON:
(435) 231-1004
2303 VINEYARD DR
SANTA CLARA, UT 84765

OWNERS LEGEND:

- A MTO INVESTMENTS LLC - PARCEL: H-3-2-7-4501, H-3-2-7-4331, H-3-2-7-45031, H-3-2-7-4332
- B WESTERN MORTGAGE & REALTY COMPANY - PARCELS: H-4-2-12-1102, H-3-2-7-4402
- C PEACH PIT LLC - PARCEL: H-4-2-12-12011
- D THOMPSON TIMOTHY L & LEA - PARCEL: H-4-2-12-1203

PROPOSED ZONE LEGEND:

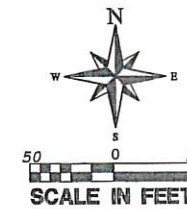
- R1-B: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.
- RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
- RM-1: MULTI-FAMILY - 6 UNITS PER ACRE
- MH/RV: MOBILE HOME - RV

PROPOSED ZONE CHANGE EXHIBIT FOR: FLORA TECH FARM

LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- - - - SECTION LINE



LEGAL DESCRIPTION FOR AFFECTED PARCELS:

PARCEL H-3-2-7-4501:
BEGINNING AT A POINT WHICH IS SOUTH 00°38'34" WEST 1,413.00 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°38'34" WEST 1,600.00 FEET; THENCE SOUTH 89°21'26" EAST 1,000.00 FEET; THENCE NORTH 00°38'34" EAST 1,600.00 FEET; THENCE NORTH 89°21'26" WEST 1,000.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: BEGINNING SOUTH 0°38'34" WEST ALONG THE SECTION LINE 1,413 FEET AND SOUTH 89°21'26" EAST 800 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°21'26" EAST 200 FEET; THENCE SOUTH 0°38'34" WEST 218 FEET; THENCE NORTH 89°21'26" WEST 200 FEET; THENCE NORTH 0°38'34" EAST 218 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT WHICH IS SOUTH 00°38'34" WEST 1,663.00 (WHICH WAS PREVIOUSLY DESCRIBED IN ERROR AS 1,600.00 FEET) FEET AND SOUTH 89°21'26" EAST 1,000.00 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°38'34" WEST 400.00 FEET; THENCE SOUTH 89°21'26" EAST 400.00 FEET; THENCE NORTH 00°38'34" EAST 400.00 FEET; THENCE NORTH 89°21'26" WEST 400.00 FEET TO THE POINT OF BEGINNING.

PARCEL H-3-2-7-45031:
13W BEG S0°38'34" W ALG SEC/L 1413 FT & S89°21'26" E 800 FT FM NW COR SEC 7 T42S R13W; TH S89°21'26" E 200 FT; TH S0°38'34" W 218 FT; TH N89°21'26" W 200 FT; TH N0°38'34" E 218 FT TO POB.

ALSO: BEGINNING AT A POINT WHICH LIES 1,413.00 FEET SOUTH AND 1.55 FEET WEST OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HYDROTECH PROPERTY LINE AND RUNNING THENCE SOUTH 89°56'14" EAST, 800.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'14" EAST, 200.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY, THENCE SOUTH 00°03'46" WEST 250.00 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 89°56'14" EAST 400.00 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 00°03'46" EAST, 267.00 FEET; THENCE NORTH 89°56'14" WEST 800.00 FEET; THENCE SOUTH 00°03'46" WEST 17.00 FEET TO THE POINT OF BEGINNING.

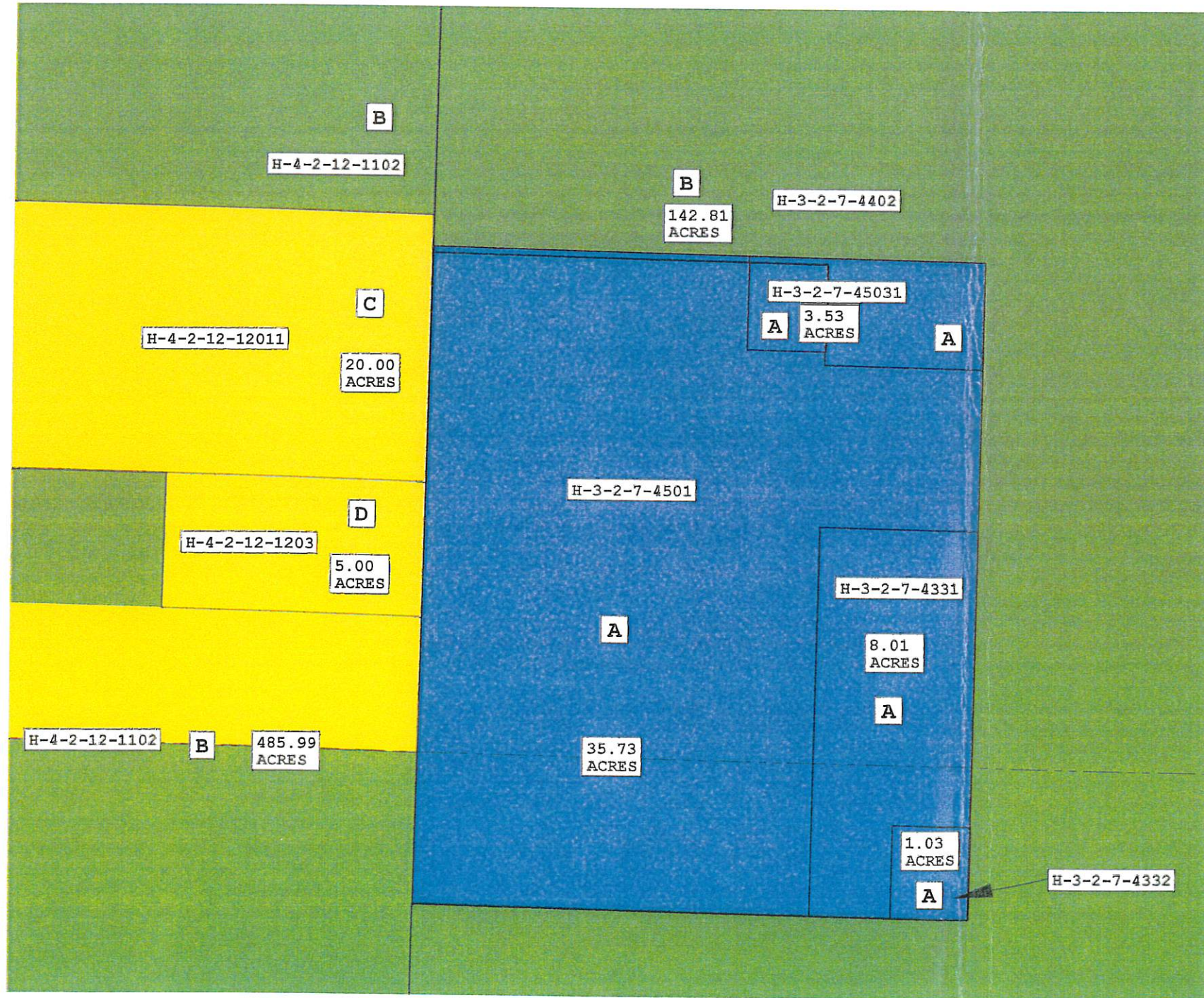
PARCEL H-3-2-7-4331:
BEG AT PT 1413 FT S & 1.55 FT W OF NW COR SEC 7 T42S R13W POB BEING NW COR HYDROTECH PRPTY LN TH S 89°56'14" E 1000 FT ALG N PRPTY LN HYDRO TECH PRPTY; TH S 0°03'46" W 250 FT ALG PRPTY LN; TH S 89°56'14" E 400 FT ALG PRPTY LN; TH N 0°03'46" E 267 FT; TH N 89°56'14" W 1400 FT; TH S 0°03'46" W 17 FT TO POB.

ALSO: BEG AT PT 3014.09 FT S & 996.70 FT E OF NW COR SEC 7 T42S R13W POB BEING SE COR HYDRO TECH PRPTY TH N 0°03'46" E 950 FT ALG E LN SD PRPTY; TH S 89°56'14" E 400 FT ALG PRPTY LN; TH S 0°03'46" W 950 FT; TH N 89°05'14" W 400 FT TO POB.

ALSO: BEG S 0°38'34" W ALG SEC/L 3013 FT & S 89°21'26" E 1200 FT FM NW COR SEC 7 TH N 0°38'34" E 225 FT; TH S 89°21'26" E 200 FT; TH S0°38'34" W 225 FT; TH N 89°21'26" W 200 FT TO POB.

ALSO: BEGINNING AT A POINT WHICH LIES 1,413.00 FEET SOUTH AND 1.55 FEET WEST OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HYDROTECH PROPERTY LINE AND RUNNING THENCE SOUTH 89°56'14" EAST, 800.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'14" EAST, 200.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY, THENCE SOUTH 00°03'46" WEST 250.00 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 89°56'14" EAST 400.00 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 00°03'46" EAST, 267.00 FEET; THENCE NORTH 89°56'14" WEST 800.00 FEET; THENCE SOUTH 00°03'46" WEST 17.00 FEET TO THE POINT OF BEGINNING.

PARCEL H-3-2-7-4332:
BEG S 0°38'34" W ALG SEC/L 3013 FT & S 89°21'26" E 1200 FT FM NW COR SEC 7 T42SR13W TH N 0°38'34" E 225 FT; TH S 89°21'26" E 200 FT; TH S 0°38'34" W 225 FT; TH N 89°21'26" W 200 FT TO POB



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 1
Hurricane, UT 84757
Phone: (435) 668-8307



PROPOSED ZONE CHANGE EXHIBIT FOR:
FLORA TECH FARM
LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 6-17-2010
SCALE: 1"=50'
JOB NO: 547-001
SHEET NO:
2 OF 2

811
Call 811 before you dig.
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.

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-17

Receipt No. 7.657436

Name: Sky Mountain Properties LLC Telephone: 435-660-0346/435-862-5074

Address: 1173 S 250 W #204 St. George, UT 84776 Fax No. _____

Agent (If Applicable): DARWIN FIELDING/DUANE FIELDING Telephone: _____

Email: duane.fielding@gmail.com Agent Email: _____

Address/Location of Subject Property: 294 N 2260 W

Tax ID of Subject Property: H-3-1-32-110Z Existing Zone District: GC

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

MH/RV because RV's are requested for this 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: July 9, 2020 **File Number:** 2020-ZC-17

Type of Application: Zone Change, Legislative

Applicant: Sky Mountain Properties LLC

Request: A zone change from GC and PC to MH/RV and PC

Location: Approximately at 294 N 2260 W

General Plan: Mixed Use

Existing Zoning: RA-1 and HC

Discussion: The property owner is applying to have a zoning change from General Commercial to Mobile Home and RV, while decreasing the Planned Commercial area from 7.70 to 6.8 acres. The shift in zone boundary is to allow the MH/RV zone to be a minimum of 5 acres, which is required for an RV Park. The applicant had a preliminary site plan approved for the parcel on April 9, 2020, by the Planning Commission (attached for reference). The approved preliminary plat had an RV Park located on the south Planned Commercial section and commercial buildings on the General Commercial Section. This zone change would allow for an RV Park to be contained on the whole property. If the zone change is approved, the applicant would need to submit a new preliminary site plan. The standards for MH/RV Zone can be found in [Hurricane City Code 10-13-1](#) and [10-43](#). The applicant is proposing the change "because RVs are requested for this zone" (Zone Change Application Form).

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	M-1 and RM-3	Light Industrial Buildings and Apartments
East	RM-3 and RM-2	The Haven and multi-family dwellings
South	HC	Commercial Development
West	M-1	Light Industrial Buildings

In the past, the owners of the light industrial buildings to the west were opposed to any residential adjacent to their property, which would be allowed for MH/RV Zone. RV Parks are also allowed in HC Zone.

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 Commercial Use, which allows for RV Parks. The General Plan states the following:

Commercial Use Policies:

- A. *Strip commercial development along collector streets should be avoided. The City will encourage commercial development in clusters or planned shopping centers to minimize the proliferation of strip development. Access management policies shall apply.*
- B. *Neighborhood commercial centers should be encouraged throughout the community at appropriate locations to encourage convenience and reduce the need for cross-town travel.*
- C. *Small, isolated commercial buildings may be considered on a case-by-case basis if the use and building are compatible with the neighborhood. Safe pedestrian access shall be required.*
- D. *The City strongly supports the development of a regional shopping center, auto dealerships, and major retail establishments at critical intersections along SR 9. The future junction of SR-9 and the Southern Parkway is particularly suitable for this type of commercial development.*
- E. *Commercial uses, other than retail, such as professional, office, financial, wholesale, research and development, technology, and medical are strongly encouraged.*
- F. *The SR-9 Corridor is managed under a Corridor Management Agreement approved by the City and UDOT. Development access policies established in this document shall apply.*
- G. *The City will facilitate landscape agreements for developments that front undeveloped UDOT right of way.*
- H. *The City recognizes the value of RV parks and campgrounds to provide tourist accommodations in the commercial zones.*

(Hurricane, City of Hurricane General Plan, 2011, pp. 30-31)

Hurricane City Code states that Mobile Home and RV Parks should be located in the following areas:

10-43-6 Development Standards: (A)

2. Location:

- a. *A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;*
- b. *A recreational vehicle park should generally be located:*
 - (1) *Adjacent to or in close proximity to a major collector or arterial road as shown in the city's transportation master plan;*
 - (2) *Near adequate shopping facilities; and*
- c. *A park model development shall be located on property zoned MH/RV.*

2260 W is considered a Minor Collector, though the right-of-way is larger than minor collector minimum and ties into a lighted intersection on SR-9. Staff does not have any concerns about the capacity of the roadway.

2. Is the proposed amendment harmonious with the overall character of existing development in

the vicinity of the subject property?

Response: The surrounding land use is multi-family, commercial, and industrial use, which would generally be considered compatible with an RV Park.

3. Will the proposed amendment affect the adjacent property?

Response: The proposal will have an impact on the adjacent property; the most significant concerns are that there may be possible future residential development adjacent to light industrial use. However, RV Parks are typically considered compatible with commercial uses.

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

Response: Services are in the area, though there would likely need to be improvements to the power systems.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the general plan map, but staff has some concern about the possibility of mobile home development within the MH/RV Park.
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 with some improvements that would be required during the development process.
4. The proposed amendment will 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 of the proposed zone change.



293 N 2260 W Hurricane UT 84737
435.635.0239 info@fx.industries
www.fx.industries UT Contractors Lic # 10974044-5501

SPECIAL  LIGHTING  POWDER COATING CREATIVE METAL  MONUMENT 

Mr Stephen Nelson, Planning Director
Hurricane City Planning Commission
147 N 870 W
Hurricane UT 84737

July 3, 2020

REF: Zone Change request on 11.8 acres approx. 294 North 2260 W

Dear Mr. Nelson and Commission

FX Industries is opposed to the proposed zone changes for the following reasons:

Hurricane UT Code:

Title 1- Land Use Regulations
Chapter 43
Table 10-43-1 Purpose:

C - To protect the integrity and characteristics of zones contiguous to zones where manufactured/mobile home parks and subdivisions, and recreational vehicle parks are located, and

D- To protect the integrity of land use values contiguous to and within such parks and subdivisions. (Ord. 2004-15, 6-17-2004)

The Hurricane Industrial Park has been established since 1979 and is fully developed for industrial/commercial use. Chapter 43 specifically states that the characteristics of zones contiguous must be protected. I'm not knowledgeable of the ratio of acres zoned commercial vs residential but our opinion is that the commercial zone acreage must be protected for future use for commercial purposes to retain the integrity of the historical zoning.

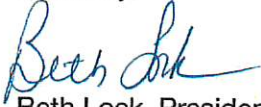
Table 10-43-3 specifically states that A. Permitted and Conditional Use: a manufactured/mobile home park or subdivision, and recreational vehicle park may be established in MH/RV zone as set forth in chapter 13, "Residential Zones", (etc.)

We object to rezoning the property in question as Residential. We believe that would create precedent for other commercially zoned areas to be rezoned to residential, which again would diminish the availability of other commercial zoned property in our area. Commercial zones are important revenue and job creating areas for a City.

The industrial traffic on 2260 W consists of LTL and company owned trucks, some with trailers, that carry stone, steel, and other industrial materials, along with and other parcel delivery services for incoming. Adding RV traffic to this mixture would be detrimental to the existing commercial businesses enjoyment of the free flow of commercial vehicles.

This property has come before the Planning Commission and City Council before for a zone change. We request that the Planning Commission and City Council deny the zone change request, and to retain the entire 11.8 acres zoned for commercial use.

Sincerely,

A handwritten signature in blue ink that reads "Beth Lock". The signature is written in a cursive style with a large initial "B".

Beth Lock, President
Special FX Lighting, Inc.
dba FX Industries

July 9, 2020

To the City of Hurricane, Planning Commission:

We are the owners of Hurricane Industrial Park lots H-HIP-25-RD, H-HIP-27-RD, H-HIP-28-RD and H-HIP-29-A-RD. These lots are located directly West of the North five acres that are being considered for a zone change from general commercial to mobile home/RV.

We are opposed to this change because we feel that any residential use of this property, right across the street from the Industrial Park will create many problems, including safety issues for the children who will want to play in the industrial area. We have already had our equipment vandalized by kids playing on our property after business hours. The normal day to day business of the Industrial Park will be irritating to the proposed residents of the Mobile Home Park, and result in complaints.

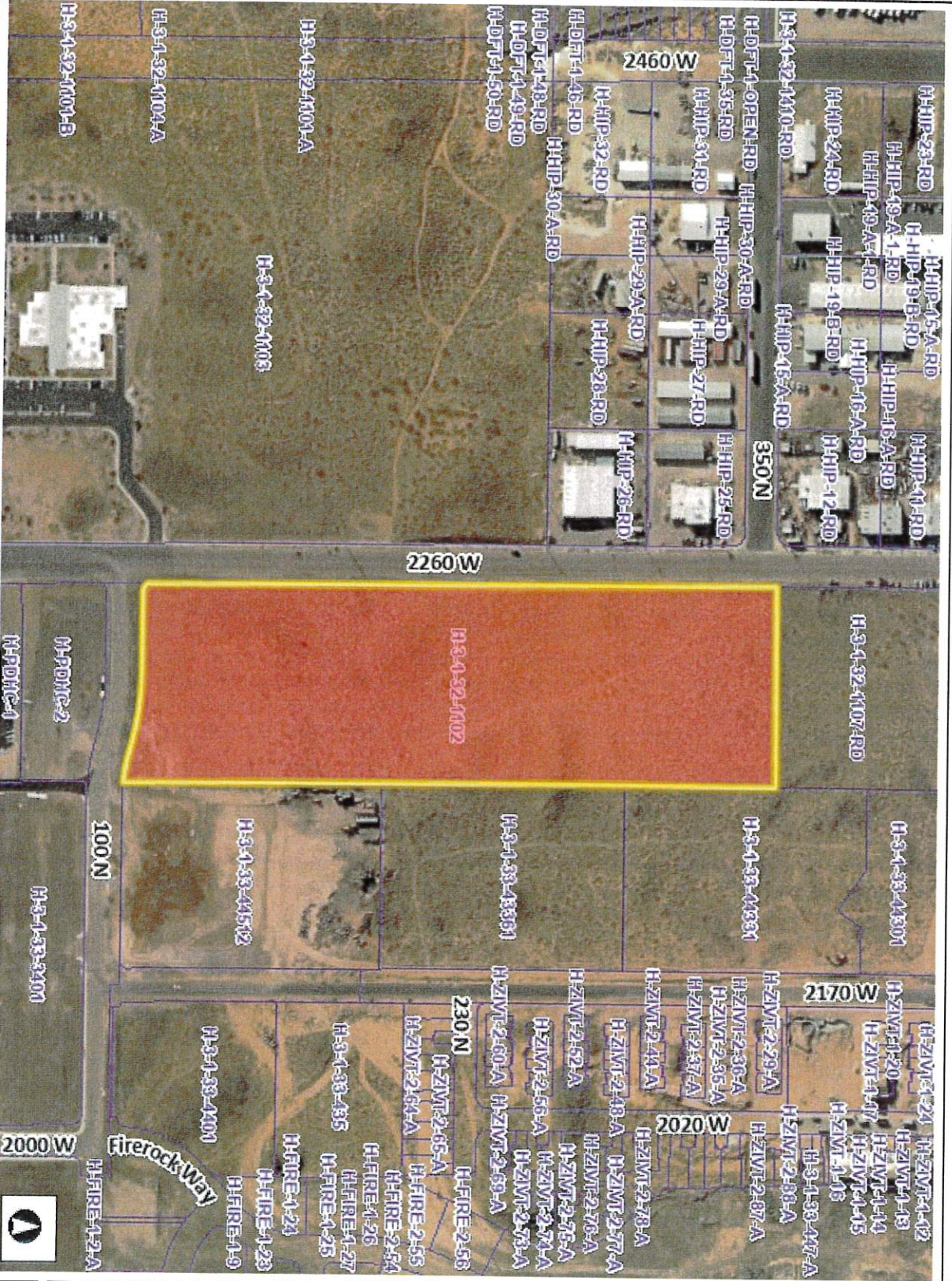
Just like an Industrial Park would never be allowed to locate next to an established residential area, a residential development should not be allowed next to an established Industrial Park!

The image shows two handwritten signatures in black ink. The top signature is for Charles Reeve, and the bottom signature is for Cheryl Reeve. Both signatures are written in a cursive, flowing style.

Charles and Cheryl Reeve



Zion Mountain Resort



752.3 0 376.17 752.3 Feet

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. Washin County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

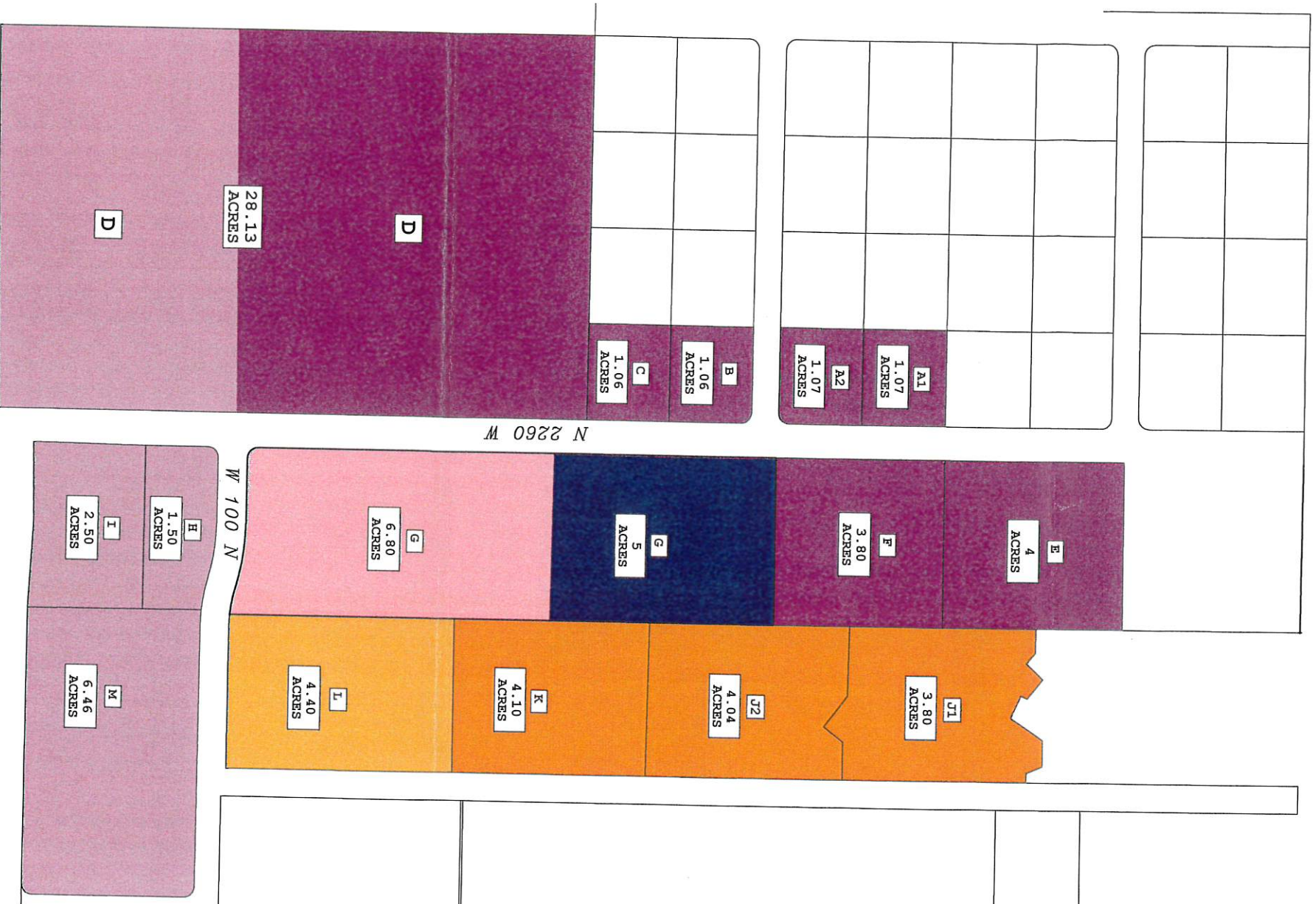
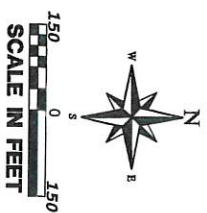
Legend

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

**PROPOSED ZONE CHANGE EXHIBIT FOR:
ZION MOUNTAIN RESORT**

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T41S, R13W, S1E1&M,
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION:

BEG INTSEC NLY R/W LN HWY SR-9 & E LN SEC 32 T41S R13W BEING 515.59 FT S 0*51'05 W FM E1/4 COR SEC 32. TH N 89*17'37 W 400 FT ALG SD NLY R/W LN TO WLY B/L TRACT; TH N 0*53'50 E 80 FT ALG WLY B/L; TH S 89*17'37 E180.14 FT; TH S 86*01'23 E 220.12 FT TO E SEC/L AT PT 117.44 FT PERP NLY FM CNTRL/L HWY PROU #SP-0009(3)4 ENG STA 394+69.76; TH S 0*51'05 W 67.44 FT ALG SEC/L TO POB



PROPOSED ZONE LEGEND:

HC: HIGHWAY COMMERCIAL
M-1: LIGHT INDUSTRIAL
PC: PLANNED COMMERCIAL
RM-2: MULTI-FAMILY-10 UNITS PER ACRE
RM-3: MULTI-FAMILY - 15 UNITS PER ACRE
MH/RV: MOBILE HOME -RV

OWNERS LEGEND:

- A1 RL THOMPSON FAMILY INV LLC- PARCEL H-HIP-11-RD
- A2 RL THOMPSON FAMILY INV LLC- PARCEL H-HIP-12-RD
- B REEVE CHARLES R & CHERYL S- PARCEL H-HIP-25-RD
- C SPECIAL FX LIGHTING INC- PARCEL H-HIP-26-RD
- D IHG HEALTH SERVICES INC- PARCEL H-3-1-32-1103
- D IHG HEALTH SERVICES INC - PARCEL H-3-1-32-1103
- E RV STORAGE-HURRICANE LLC- PARCEL H-3-1-32-1106-RD
- F DESERT STAR INV INC- PARCEL H-3-1-32-1107
- G SKY MOUNTAIN PROPERTIES LLC- PARCEL H-3-1-32-1102
- H PATEL PRAVINCHANDRA C- PARCEL H-PDHC-2
- I SATYAM LLC- PARCEL H-PDHC-1
- J1 RETREAT AT SKY MOUNTAIN PHASE II LC-PARCEL H-3-1-33-44301
- J2 RETREAT AT SKY MOUNTAIN PHASE III LC- PARCEL H-3-1-33-44301
- K ZITTING SAM TR- PARCEL H-3-1-33-43361
- L HAVEN PROJEKT DEV LLC- PARCEL H-3-1-33-44512
- M SR-9 RETAIL CENTER LLC- PARCEL H-3-1-33-3401

PROPOSED ZONE CHANGE EXHIBIT FOR:
ZION MOUNTAIN RESORT

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T41S, R13W, S1E1&M,
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 06/16/2010
SCALE: 1"=50'
JOB NO: 100-009
SHEET NO: 1 OF 2

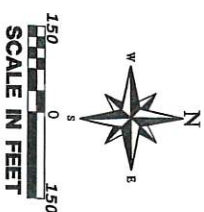


PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
32 South Main Street, Suite 200 B
Hurricane, UT 84756
Phone: (435) 855-2210
Fax: (435) 855-2210

REVISIONS		
NO	DESCRIPTION	DATE

**EXISTING ZONE EXHIBIT FOR:
ZION MOUNTAIN RESORT**

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T41S, R31W, SLB.4M,
HURRICANE CITY, WASHINGTON COUNTY, UTAH



EXISTING ZONE LEGEND:



OWNERS LEGEND:

- A1 RL THOMPSON FAMILY INV LLC- PARCEL H-HIP-11-RD
- A2 RL THOMPSON FAMILY INV LLC- PARCEL H-HIP-12-RD
- B REEVE CHARLES R & CHERYL S- PARCEL H-HIP-25-RD
- C SPECIAL FX LIGHTING INC- PARCEL H-HIP-26-RD
- D JHC HEALTH SERVICES INC- PARCEL H-3-1-32-1103
- D JHC HEALTH SERVICES INC - PARCEL H-3-1-32-1103
- E RV STORAGE-HURRICANE LLC- PARCEL H-3-1-32-1106-RD
- F DESERT STAR INV INC- PARCEL H-3-1-32-1107
- G SKY MOUNTAIN PROPERTIES LLC- PARCEL H-3-1-32-1102
- H PATEL PRAVINCHANDRA C- PARCEL H-PDHC-2
- I SATYAM LLC- PARCEL H-PDHC-1
- J1 RETREAT AT SKY MOUNTAIN PHASE II LC-PARCEL H-3-1-33-44301
- J2 RETREAT AT SKY MOUNTAIN PHASE III LC- PARCEL H-3-1-33-44331
- K ZITTING SAM TR- PARCEL H-3-1-33-43361
- L HAVEN PROJECT DEV LLC- PARCEL H-3-1-33-44512
- M SR-9 RETAIL CENTER LLC- PARCEL H-3-1-33-3401

LEGAL DESCRIPTION:

BEG INTSECC NLY R/W LN HWY SR-9 & E LN SEC 32 T41S R13W BEING 515.59 FT S 0*51'05 W FM E1/4 COR SEC 32; TH N 89*17'37 W 400 FT ALG SD NLY R/W LN TO WLY B/L TRACT; TH N 0*53'50 E 80 FT ALG WLY B/L; TH S 89*17'37 E180.14 FT; TH S 86*01'23 E 220.12 FT TO E SEC/L AT PT 117.44 FT PERP NLY FM CNTRL/L HWY PROU #SP-0009(3)4 ENG STA 394+69.76; TH S 0*51'05 W 67.44 FT ALG SEC/L TO POB

EXISTING ZONE EXHIBIT FOR:
ZION MOUNTAIN RESORT

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T41S, R31W, SLB.4M,
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 06/16/2010
SCALE: 1"=150'
JOB NO: 198-009
SHEET NO: 2 OF 2

PROVALUE ENGINEERING, INC.
Integrating Land Strategists - Land/Farmers
1400 South Main, Suite 207 B
Hurricane, UT 84755
Phone: (435) 666-4007 Fax: (435) 666-4007
Fax: (435) 666-4007

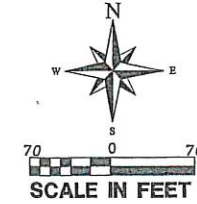
NO	REVISIONS	DATE	BY

PRELIMINARY SITE PLAN FOR: FIELDING RV AND INDUSTRIAL

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

OWNERS:

CONTACT: FIELDINGS



*Approved
Preliminary Site
Plan for Sky
Mountain Develop-
ment.
April 15, 2020*

LEGEND

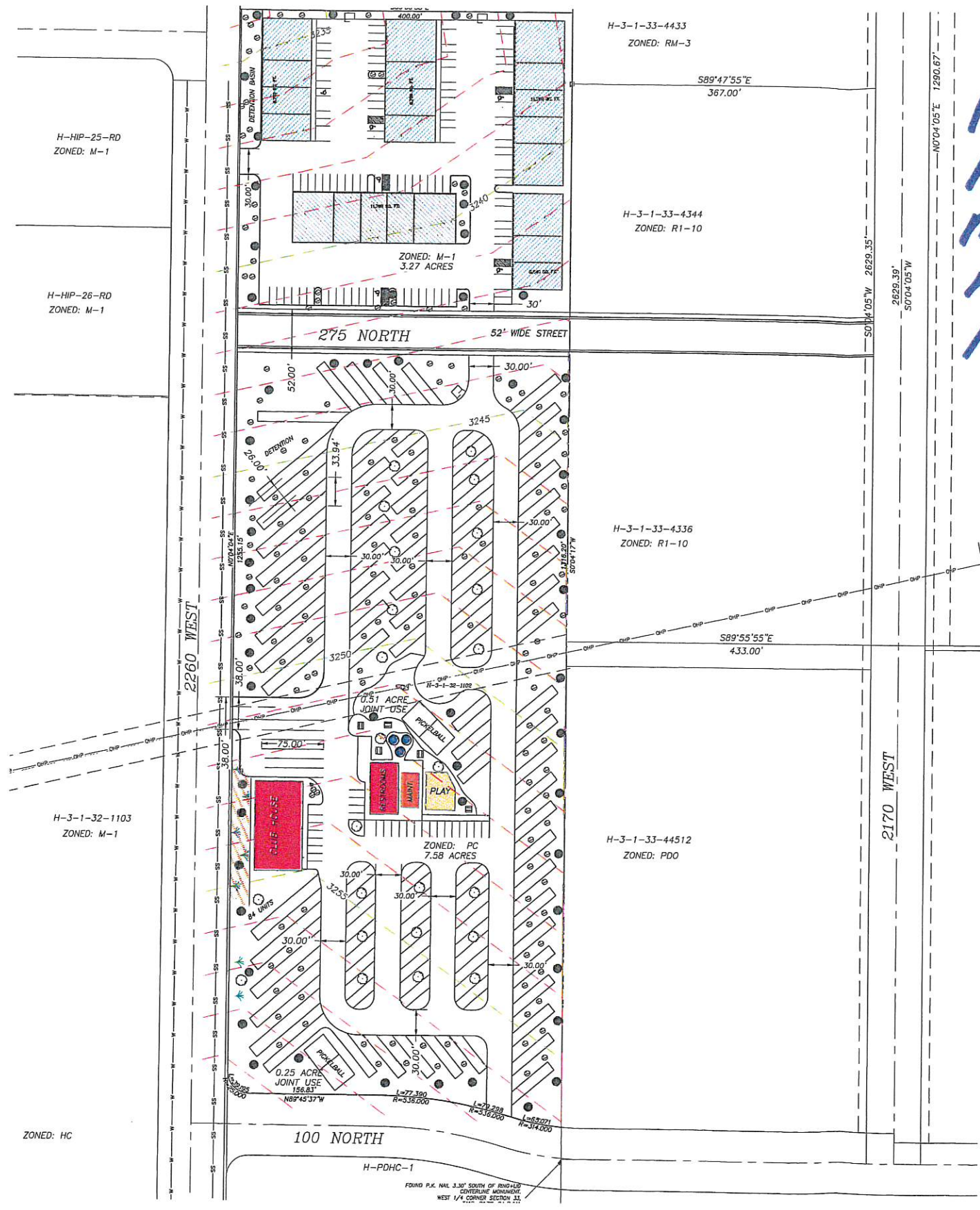
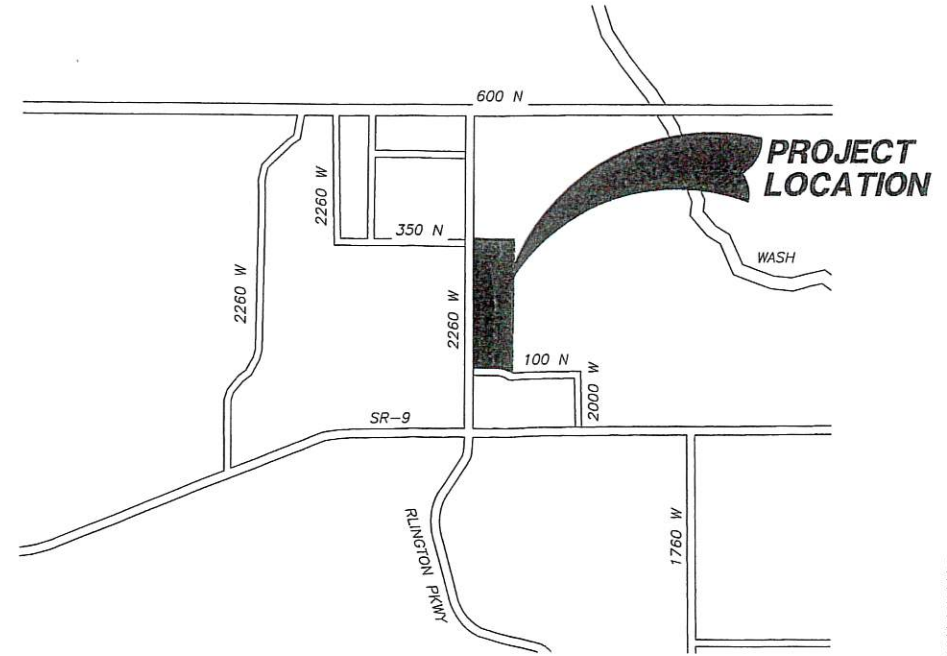
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- x-x- EXISTING FENCE
- SECTION LINE
- EXISTING 12" WATER LINE
- EXISTING SEWER MAIN
- ◆ SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP
- FOUND MONUMENT AS DESCRIBED
- ▨ RV SITE (PLANNED COMMERCIAL), 8.56 ACRES
- ▩ LIGHT INDUSTRIAL, 3.27 ACRES
- DUMPSTER

NARRATIVE

RV UNITS = 89
 SIZE 1 : 36 FOOTERS = 15 UNITS
 SIZE 2 : 46 FOOTERS = 8 UNITS
 SIZE 3 : 51 FOOTERS = 8 UNITS
 SIZE 4 : 55 FOOTERS = 44 UNITS
 SIZE 5 : 98 FOOTERS = 14 UNITS
 LIGHT INDUSTRIAL = 47,940 SQ. FT. (21 UNITS)
 PARKING STALLS IN LIGHT INDUSTRIAL = 86 STALLS
 PARKING REQ'D IN LIGHT INDUSTRIAL = 21x500 S.F./250 S.F./STALL + 37440 S.F./1000 S.F./STALL = 80 STALLS

LEGAL DESCRIPTION

S: 32 T: 41S R: 13W BEG AT PT S 1275.86 FT FM NE COR SEC 32 T41S R13W TH W 400 FT; TH S 1870.70 FT M/L TO R/W HWY U-17; TH E ALG HWY 400 FT M/L TO E LN SEC 32; TH N ALG SEC/L 1870.70 FT M/L TO POB.
 LESS: BEG INTSEC NLYR/W LN HWY SR-9 & E LN SEC 32 T41S R13W BEING 515.59 FT S 0°51'05 W FM E1/4 COR SEC 32; TH N 89°17'37 W 400 FT ALG SD NLY R/W LN TO WLY B/L TRACT; TH N 0°53'50 E 80 FT ALG WLY B/L; TH S 89°17'37 E 180.14 FT; TH S 86°01'23 E 220.12 FT TO E SEC/L AT PT 117.44 FT PERP NLY FM CNTRL/L HWY PROJ #SP-0009(3)4 ENG STA 394+69.76; TH S 0°51'05 W 67.44 FT ALG SEC/L TO POB.
 LESS: LAND IN 2000 WEST STREET & 100 NORTH STREET.
 LESS: LAND IN PAINTED HILLS COMMERCE CENTER.
 TOTAL ACREAGE: 11.83 ACRES



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
 Engineers - Land Surveyors - Land Planners
 20 South 850 West, Suite 1
 Hurricane City, Utah 84137
 Phone: (435) 668-8507 Fax: (435) 668-8508



PRELIMINARY SITE PLAN FOR:
FIELDING RV & INDUSTRIAL
 HURRICANE CITY, WASHINGTON COUNTY, UTAH
 A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 32, T41S, R13W, S.L.B.&M.

DATE: 4/8/2020
 SCALE: 1"=10'

JOB NO.
 414-001

SHEET NO:
1 OF 1

414-001 ZONE CHANGE MAP

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-16
Receipt No. 7.65743

Name: LOUISE P. SPENDLOVE Telephone: 210-473-7969

Address: MAPLETON UTAH Fax No. _____

Agent (If Applicable): TYLER MEYERS Telephone: 435-773-0707

Email: SPNDLUV@gmail.com Agent Email: ty@beathomeutah.com

Address/Location of Subject Property: H-194 200 N 100 W

Tax ID of Subject Property: H-194 Existing Zone District: RM-1

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

RM-2

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: July 9, 2020 **File Number:** 2020-ZC-16
Type of Application: Zone Change, Legislative
Applicant: Louise Spendlove
Agent: Tyler Meyers
Request: A zone change from RM-1 to RM-2
Location: 100 W and 200 N
General Plan: Downtown District
Existing Zoning: R1-M

Discussion: The property owner is applying to have a zoning change from RM-1 to RM-2, which would allow up to 10 units an acre instead of 6. The size of the parcel is 1.22 acres. The applicant wants to do a multi-family development on the property similar to the development located at 200 N and Main St.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	R1-6, R-10, and RM-2	Single-Family and Multi-Family Development
East	RM-1	Single-Family and Multi-Family Development
South	GC	Commercial Residential Development
West	RM-1	Commercial Residential Development

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 the Downtown District, which matches the applicant's request.

Downtown District Policies:

A. Developed and Redeveloped areas should center around a particular theme determined by a Downtown Committee.

B. A plan to set guidelines for pedestrian friendly walkways, planted medians, historic period lighting, and street 'furniture' shall be developed.

C. Plan to allow for ample, convenient parking. Shared parking is encouraged.

D. Encourage and preserve the character of the historic period architecture. Continue to cultivate a sense of pride in the community.

E. Encourage development of unique shops, restaurants, professional offices, financial institutions along with additional residential options including lofts, apartments, and townhouses.

F. Provide for distinctive landscaping consistent with a historic period theme.

G. Encourage and sponsor occasional promotional activities (e.g. farmer's market, Peach Days) to bring people downtown.

H. Develop a distinctive identity of the downtown area through a unique graphic symbol and name.

I. This area is intended as a mixed use area and the goal is to create a village atmosphere with sufficient pedestrian and bicycle connectivity to the surrounding neighborhoods.

(Hurricane, City of Hurricane General Plan, 2011, p. 30)

The Moderate Income Housing Plan also states the following:

While the City cannot control the housing market, it can take steps to ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. (Hurricane, Moderate-Income Housing Plan, 2019, p. 6)

The proposed area is near services, commercial and public uses, including schools and park space.

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 multi-family, single-family, and commercial development.

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. In addition, the location in the center of town should also help reduce increased traffic by the project.

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

Response: There are services adjacent to the property. The applicant will need to make improvements to City standards if a development is approved.

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 City Council review this application and the zone change based on standards as well as take into consideration the comments from residents. Staff recommends approval.

SPENDLOVE TERRACE

200 North & 100 West

Del Beatty *and* Tyler Meyers






HOME SWEET HOME





My New Home

144 W 200 North







Spendlove Terrace

200 N

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1406 W

1407 W

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1412 W

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1414 W

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1416 W

1417 W

1418 W

1419 W

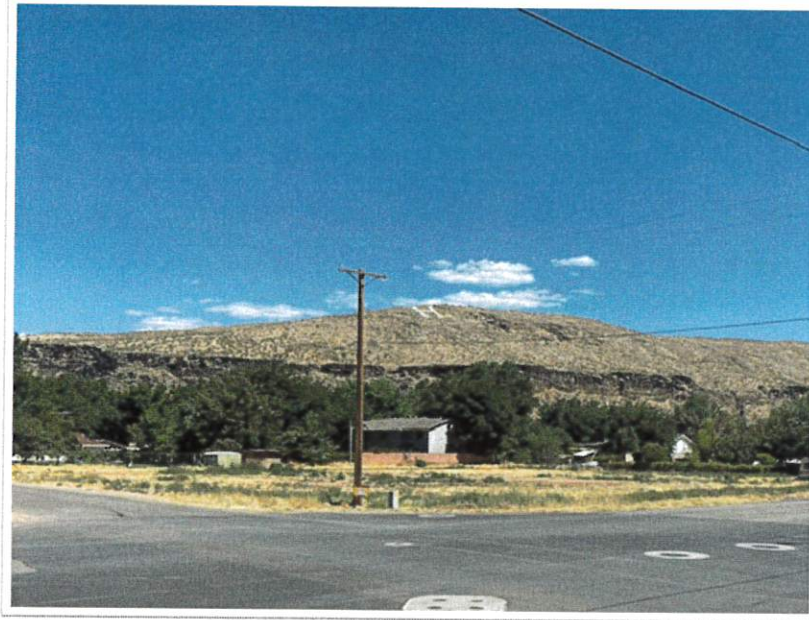
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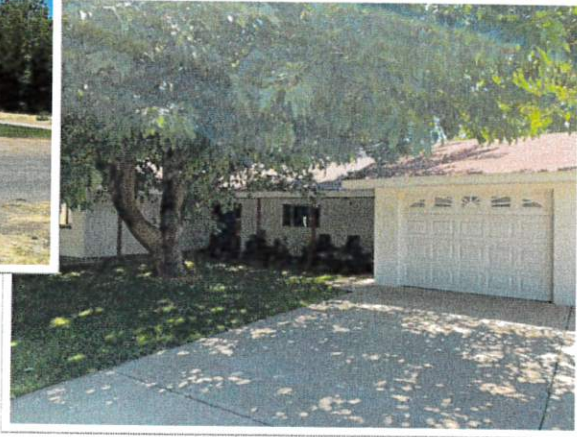
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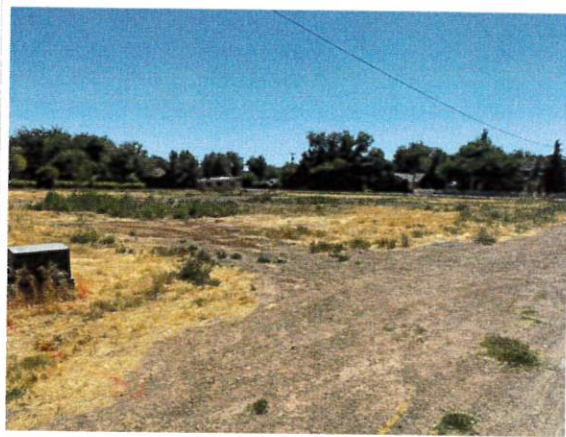
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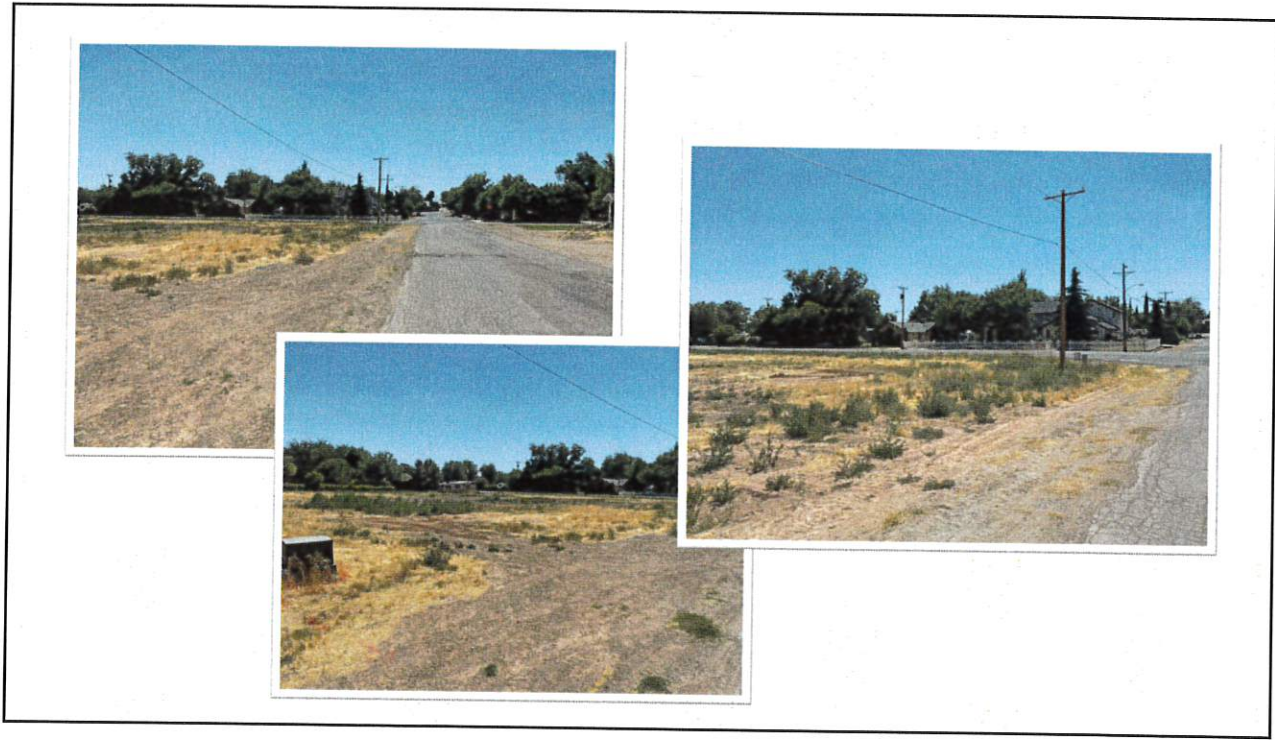
1423 W

1424 W</









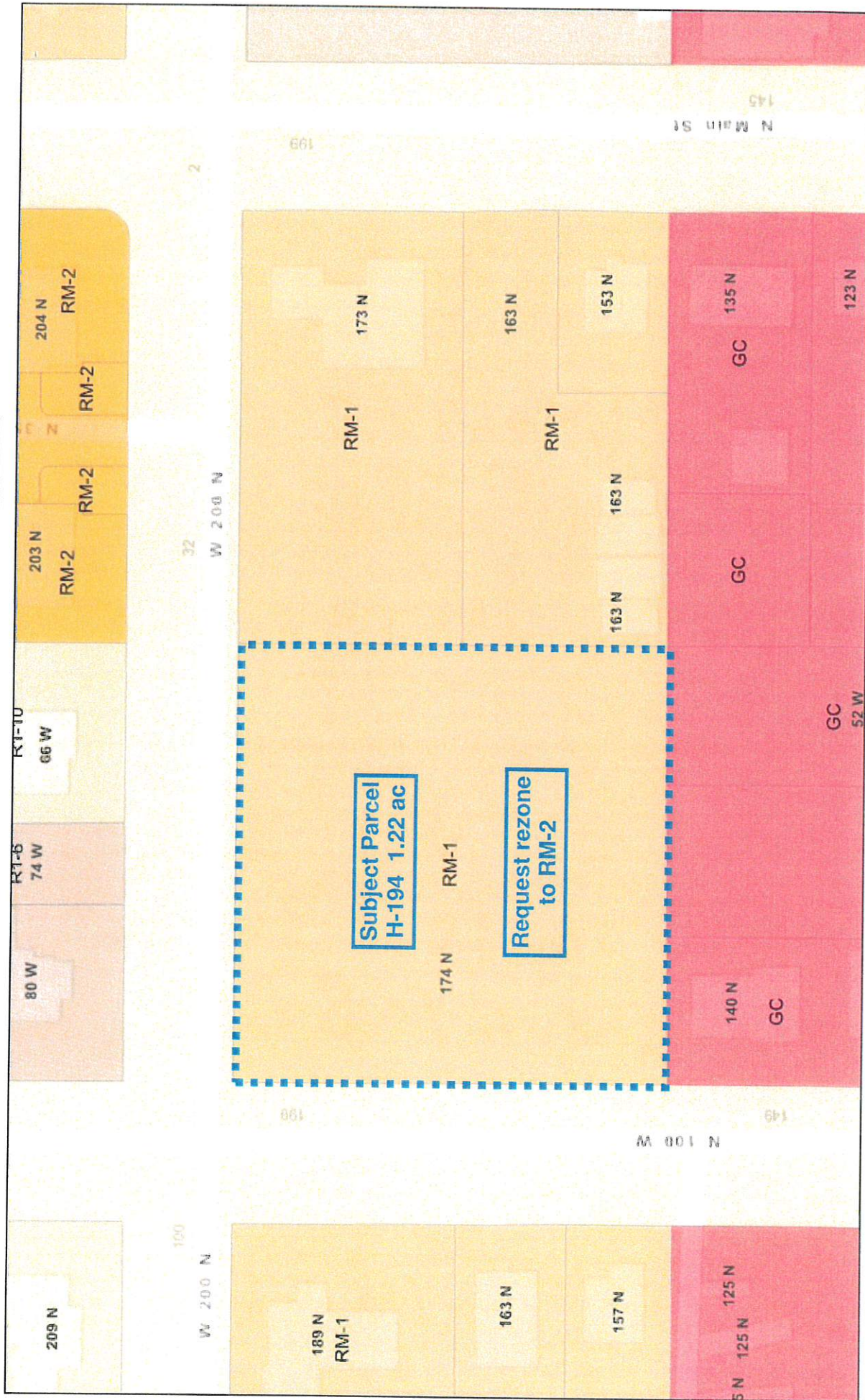


SPENDLOVE TERRACE

200 North & 100 West

Thank You!

Spendlove Terrace Zoning Map

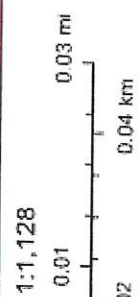


**Subject Parcel
H-194 1.22 ac**

**Request rezone
to RM-2**

6/19/2020 4:44:41 PM

- City Limits
 - Address/PT
 - Zoning
 - Public Facility
 - Parcels
- R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
 RM-1: Multi-Family - 6 Units Per Acre
 RM-2: Multi-Family - 10 Units Per Acre
 GC: General Commercial
 R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Web AppBuilder for ArcGIS, City of Hurricane

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-15
Receipt No. 7.657396

Name: Kennedy Family Ventures LLC Telephone: _____

Address: 3411 W 2530 S Hurricane, UT 84737 Fax No. _____

Agent (If Applicable): Kyleron (Ron) Telephone: 208 724 5705

Email: Kyleron@msu.com Agent Email: Kevin 140@yahoo.com

Address/Location of Subject Property: _____

Tax ID of Subject Property: H-3-1-33-3218 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
PC - To match the same zone as the rest of the lot and surrounding lots. To be proposed as RV parking.

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: July 9, 2020 **File Number:** 2020-ZC-15

Type of Application: Zone Change, Legislative

Applicant: Kennedy Family Ventures LLC

Request: A zone change from RA-1 to HC

Location: Approximately at 1481 W State Street

General Plan: Single Family 4-8 units an acres

Existing Zoning: RA-1 and HC

Discussion: The property owner is applying to have a zoning change from single-family RA-1 to Highway Commercial (HC). This zone change would allow for an RV Park and other commercial uses to be developed on the proposed property. The standards for RV Parks can be found in [Hurricane City Code 10-43](#), and the standards for HC can be found in [10-15](#). The applicant is proposing the change "To match the same zone as the rest of the lot and surrounding lots. To be proposed as RV parking" (Zone Change Application Form). There will likely be about 40 stalls available at the park. It is also important to note that an RV Park must contain a minimum of 5 acres, which the total applicant's property is 4.72, therefore they would need additional property to meet the minimum standards before a preliminary site plan could be submitted.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	HC	SR-9 and Commercial Development
East	HC and RA.05	Empty Lots and Farm Land
South	RA-1 and RA-.05	Single Family Homes
West	HC and RA-1	Church, Empty Lots, and Commercial Development

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 a future single-family, but most of the area along SR-9 is zoned for HC. This is one area the City is currently looking at in the General Plan Update.

Hurricane City Code states that Mobile Home and RV Parks should be located in the following areas:

10-43-6 Development Standards: (A)

2. *Location:*

a. *A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;*

b. *A recreational vehicle park should generally be located:*

(1) *Adjacent to or in close proximity to a major collector or arterial road as shown in the city's transportation master plan;*

(2) *Near adequate shopping facilities; and*

c. *A park model development shall be located on property zoned MH/RV.*

SR-9 would serve as the primary access road, with 1515 W likely serving as a secondary access. There is very limited retail in the area.

The General Plan states the following:

Commercial Use Policies:

- A. *Strip commercial development along collector streets should be avoided. The City will encourage commercial development in clusters or planned shopping centers to minimize the proliferation of strip development. Access management policies shall apply.*
- B. *Neighborhood commercial centers should be encouraged throughout the community at appropriate locations to encourage convenience and reduce the need for cross-town travel.*
- C. *Small, isolated commercial buildings may be considered on a case-by-case basis if the use and building are compatible with the neighborhood. Safe pedestrian access shall be required.*
- D. *The City strongly supports the development of a regional shopping center, auto dealerships, and major retail establishments at critical intersections along SR 9. The future junction of SR-9 and the Southern Parkway is particularly suitable for this type of commercial development.*
- E. *Commercial uses, other than retail, such as professional, office, financial, wholesale, research and development, technology, and medical are strongly encouraged.*
- F. *The SR-9 Corridor is managed under a Corridor Management Agreement approved by the City and UDOT. Development access policies established in this document shall apply.*
- G. *The City will facilitate landscape agreements for developments that front undeveloped UDOT right of way.*
- H. *The City recognizes the value of RV parks and campgrounds to provide tourist accommodations in the commercial zones.*

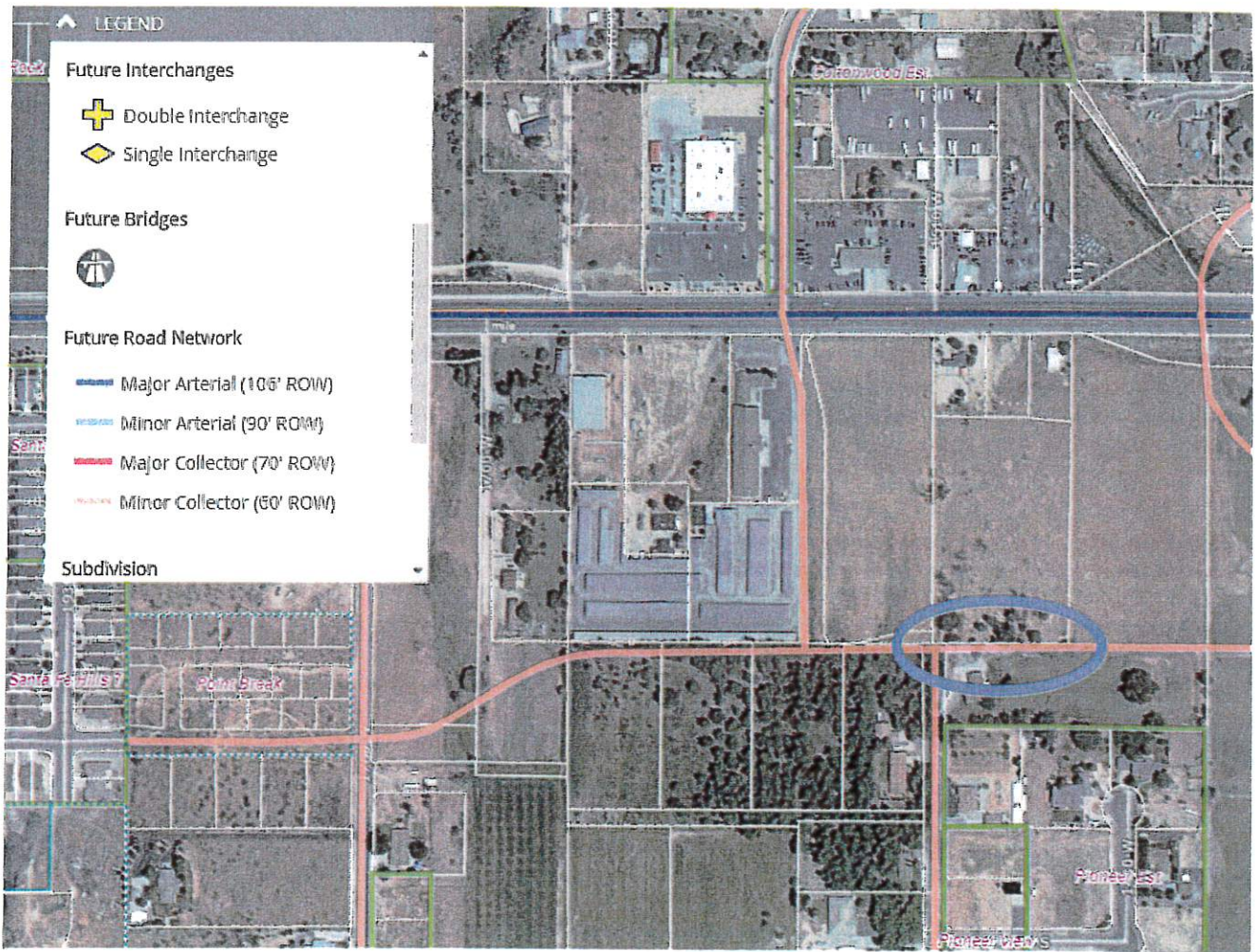
(Hurricane, City of Hurricane General Plan, 2011, pp. 30-31)

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

Response: The proposed zone change already has half of the parcel zoned for HC, but the southern half that is proposed for rezone is adjacent to single-family homes. To the north, east and west are some commercial development with some vacant properties.

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

Response: The increased use may have an impact on the development to the south. The Fire District will likely require the developer to provide a second access for any RV Park, and the likely option would be 1515 W, which runs through single-family neighborhoods. Any development would also need to dedicate land for future road improvements along the southern border.



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

Response: Services are in the area, though there would likely need to be improvements to the power and water systems. Also, access to SR-9 would probably need to be improved, and improvements to Master Plan Roadways that are standard with development.

Findings: Staff makes the following findings:

1. The proposed amendment is not compatible with the general plan map, but does meet some goals of the general plan.
2. The proposed amendment is generally not in harmony with the overall character of existing development to the south, but is compatible with other development in the area.
3. Public facilities are adequate to provide service to the parcel with some improvements that would be required during the development process.
4. The proposed amendment will 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.

Brienna Spencer

From: Stephen Nelson <stephen@cityofhurricane.com>
Sent: Friday, July 10, 2020 8:28 AM
To: Brienna Spencer
Subject: FW: Zion Tiny Rvs Zone Change

This comment came in late last night.

Stephen

From: Dale Grange <3stateatv@gmail.com>
Sent: Thursday, July 9, 2020 7:40 PM
To: stephen@cityofhurricane.com
Subject: Zion Tiny Rvs Zone Change

Stephen, I am responding to your letter of June 26, 2020 concerning the proposed zone change for parcel H-3-1-33-3218 from RA-1 to HC or highway commercial. I apologize for not submitting these comments by the 3 pm deadline as I previously thought I had 10 days to submit.

In rereading your letter to prepare for the meeting, I realized that I had missed the deadline for making timely comments. I do not oppose the zone change to commercial as I can see that property will be zoned commercial at some point moving toward Highway 9. I do, however, have two requests that I would appreciate being considered as part of your deliberations. I live in a quiet neighborhood. Changing the bordering property to commercial would have potentially devastating but certainly huge undesirable impacts to myself and my neighborhood. To reduce future negative results resulting from this zoning change (and for others similar such as for parcels H-3-1-33-3202 or H-3-1-33-3222), I would ask that the commercial owners construct a six foot block wall along the southern border where the zoning will remain residential. Also, I would request that the city street 1515 West be permanently terminated at its present location at the requestors southern boundary and any future consideration for extending it past its current termination be eliminated from any future planning.

This would allow for the rural quality of my neighborhood to remain peaceful. I appreciate your consideration.
Respectfully, Dale and Maria Alexandra Grange, (H-3-1-33-32131)

Teach InfoWest Spam Trap if this mail is spam:

REMEMBER: Never give out your account information, password, or other personal information over e-mail.

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)



Zion Tiny RV's Zone Change



Legend

Parcels

Ownership

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

Notes

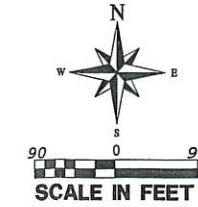
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376.2 0 188.08 376.2 Feet

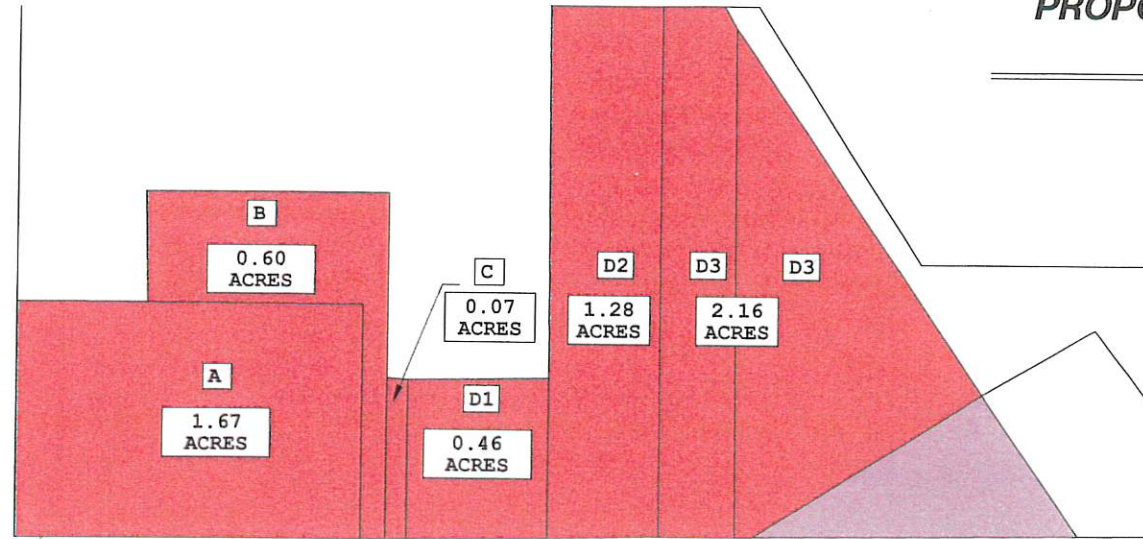
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PROPOSED ZONE CHANGE EXHIBIT FOR: ZION TINY RVs

LOCATED AT 1481 WEST STATE STREET
HURRICANE, WASHINGTON COUNTY, UTAH



1850 W



STATE ROUTE 9



OWNER LEGEND:

- A CAR BARN LLC- PARCEL: H-3-1-33-24401
- B LEWIS JOEY LYLE- PARCEL: H-3-1-33-2445
- C SUNDALE INV L C- PARCEL: H-3-1-33-2454
- D1 DFA LLC- PARCEL: H-3-1-33-2449
- D2 DFA LLC- PARCEL: H-3-1-32-2443
- D3 DFA LLC- PARCEL: H-3-1-32-2410
- E HOLLAND REAL ESTATE HOLDINGS LLC- PARCEL: H-3-1-33-3222
- F TWO TAILS PROPERTIES INC- PARCEL: H-3-1-33-3221
- G DONG JIU- PARCEL: H-3-1-33-32201
- H1 KENNEDY FAMILY VENTURES LLC- PARCEL: H-3-1-33-3219
- H2 KENNEDY FAMILY VENTURES LLC- PARCEL: H-3-1-33-3218
- J STOUT DUANE R- PARCEL: PARCEL: H-3-1-33-3217
- K LOFTHOUSE CASEY & REBECCA S- PARCEL: H-3-1-33-3216
- L HOLLAND REAL ESTATE- PARCEL: H-3-1-33-3202
- M GRANGE DALE M & MARIA ALEXANDRA TRS- PARCEL: H-3-1-33-32131
- N BISHOP JAMES CLARK & JENNIFER W TRS- PARCEL: H-3-1-33-3200
- O WILBURN DAVID GENE & COLLEEN- PARCEL: H-PE-8-B
- P COX SHAUN & KARA- PARCEL: H-PE-8-A
- P COX DOWANNA KAY- PARCEL: H-PE-7

LEGAL DESCRIPTION

HURRICANE FIELD SUR BLK 12 (H) Lot: 22 BEG AT SW COR LOT 22, BLK 12 HFS; TH N 570.50 FT, TH E 231.00 FT; TH S 34.50 FT; TH E 99.0 FT; TH S 536.25 FT; TH W 330.0 FT TO POB. LESS: ANY POR LYING WITHIN FOL: BEG N0°0'59" E ALG L/L 537.58 FT FM SW COR LOT 22, BLK 12 HFS, TH N0°0'59" E ALG L/L 188.50 FT TO PT ON S R/W/L HWY U-17; TH N89°52'01" E ALG SD R/W/L 123.76 FT; TH S0°0'59" W 188.50 FT; TH S89°52'01" W 123.76 FT TO POB.

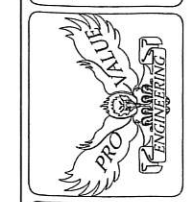
TOTAL ACREAGE: 4.25 ACRES

PROPOSED ZONE LEGEND:

- HC: HIGHWAY COMMERCIAL
- RA-1: RESIDENTIAL AGRICULTURAL-1 UNIT PER ACRE
- RA-0.5: RESIDENTIAL AGRICULTURAL-2 UNITS PER ACRE
- PF: PUBLIC FACILITIES
- R1-10: RESIDENTIAL-1 UNIT PER 10,000 Sq.Ft.

NO	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8387



PROPOSED ZONE CHANGE EXHIBIT FOR:
ZION TINY RVs
LOCATED AT 1481 WEST STATE STREET,
HURRICANE, WASHINGTON COUNTY, UT

DATE: 06/17/2020
SCALE: 1"=40'

JOB NO:
587-001

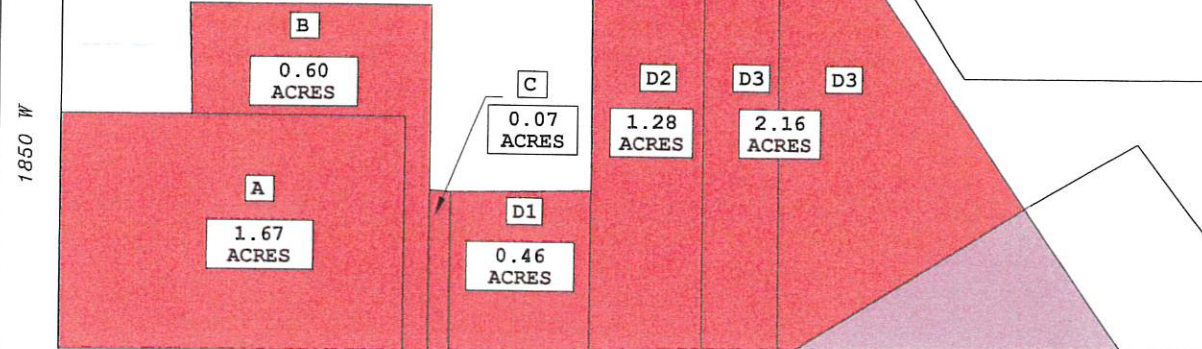
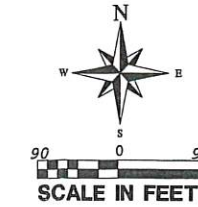
SHEET NO:
1 OF 2

Keep your 811 before you dig.

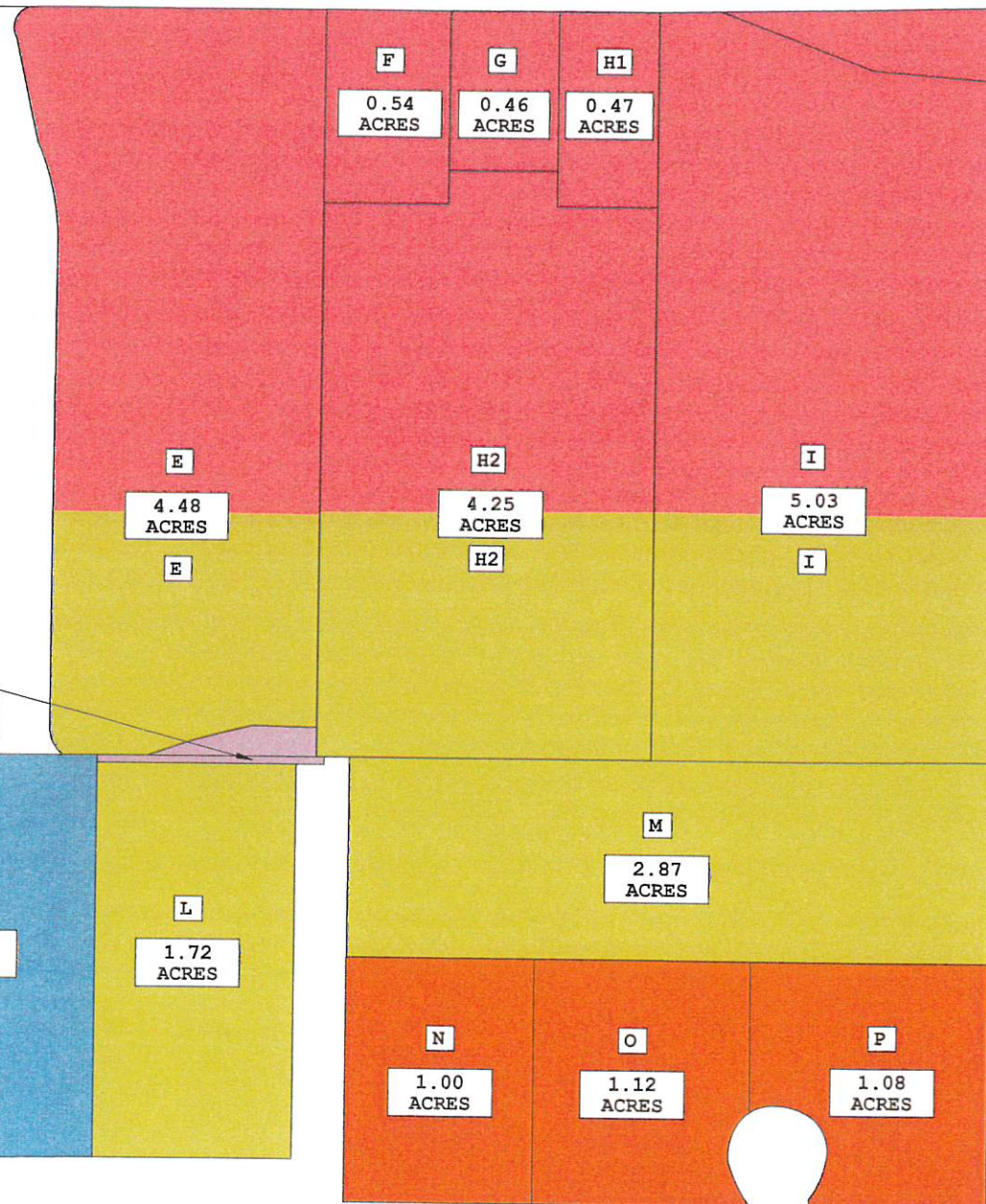
NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

EXISTING ZONE EXHIBIT FOR: ZION TINY RVs

LOCATED AT 1481 WEST STATE STREET
HURRICANE, WASHINGTON COUNTY, UTAH



STATE ROUTE 9



OWNER LEGEND:

- A CAR BARN LLC- PARCEL: H-3-1-33-24401
- B LEWIS JOEY LYLE- PARCEL: H-3-1-33-2445
- C SUNDALE INV L C- PARCEL: H-3-1-33-2454
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- H2 KENNEDY FAMILY VENTURES LLC- PARCEL: H-3-1-33-3218
- I STOUT DUANE R- PARCEL: PARCEL: H-3-1-33-3217
- J LOFTHOUSE CASEY & REBECCA S- PARCEL: H-3-1-33-3216
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- O COX SHAUN & KARA- PARCEL: H-PE-8-A
- P COX DOWANNA KAY- PARCEL: H-PE-7

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NO	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 South 400 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 666-8927



EXISTING ZONE EXHIBIT FOR:
ZION TINY RVs
LOCATED AT 1481 WEST STATE STREET,
HURRICANE, WASHINGTON COUNTY, UT

DATE: 06/17/2020
SCALE: 1" = 40'

JOB NO:
597-201

SHEET NO:
2 OF 2

Keep streets below.
Call 811 before you dig.

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.

EXISTING ZONE EXHIBIT

STAFF COMMENTS

Agenda: July 9, 2020 **File Number:** 2020-PW-01

Type of Application: Parking Modification, Administrative

Applicant: Michael Katz

Request: Modified Parking Requirements for an Existing Commercial Building

Location: 48 N Main St.

General Plan: Downtown District

Existing Zoning: General Commercial

Discussion: The applicant is seeking to start a new business (smoothie bar with meeting space for health classes) in an existing building located at 48 N Main St.

The applicant use would be considered Fast Food Restaurant for parking as defined below:

RESTAURANT, FAST FOOD: An establishment that sells ready to eat food and beverages quickly and which has one or more of the following characteristics:

- A. Food and beverage orders are not taken at the customer's table;*
- B. Food and beverages are generally served in disposable wrapping or containers; or*
- C. Food and beverages are offered directly to the customer in a motor vehicle from a "drive-up" service window.*

The following are the parking requirements:

Restaurant, fast food	1 space per 100 square feet of gross floor area	Plus stacking spaces per subsection <u>10-34-6D4</u> of this chapter
-----------------------	---	--

The building is a total of 1,820 sq ft. Though there is parking around the building, some of it is shared, and the other is street parking. There may be sufficient parking by code once the applicant remodels the building; however, the applicant has asked the Planning Commission to modify the parking requirements before he moves forward.

The Planning Commission may modify the parking requirements for an existing commercial building under the following guidelines:

10-34-9: PARKING MODIFICATIONS:

A. Modification Permitted: The number of parking spaces required under section 10-34-6 of this chapter may be modified in accordance with the provisions in this section. The purpose of such modifications is to avoid creating unnecessary parking areas that will be essentially unused. In considering a modification, the Planning Commission may require a parking study to be completed as provided in subsection F of this section. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

B. Existing Commercial Buildings: The Planning Commission may authorize modified parking requirements for new commercial uses in existing commercial buildings in order to foster economic development.

Recommendation: Staff recommends the Planning Commission to modify the required parking that the existing parking be sufficient for the proposed use.

6/29/20

To the Members of the Planning Commission,

We are asking for approval for our use of the building that is labeled H-139-A-2 on the attached picture.

Our use is a smoothie bar with Healthy shakes + safe healthy energy teas.

There are 16 parking spaces as shown on the pictures attached. In addition some street parking in front of the proposed location.

We believe we will bring value to the area as well as a "healthy" experience.

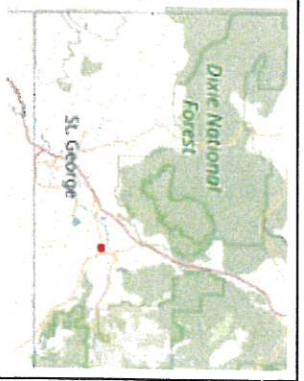
We understand we will need to comply with all requirements to get open if our use is approved.

I am available to answer any questions at 435-229-3470.

Michael Kutz (residence in)
Leeds



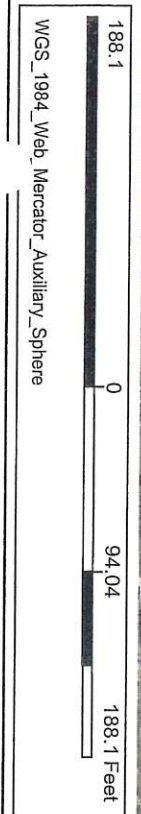
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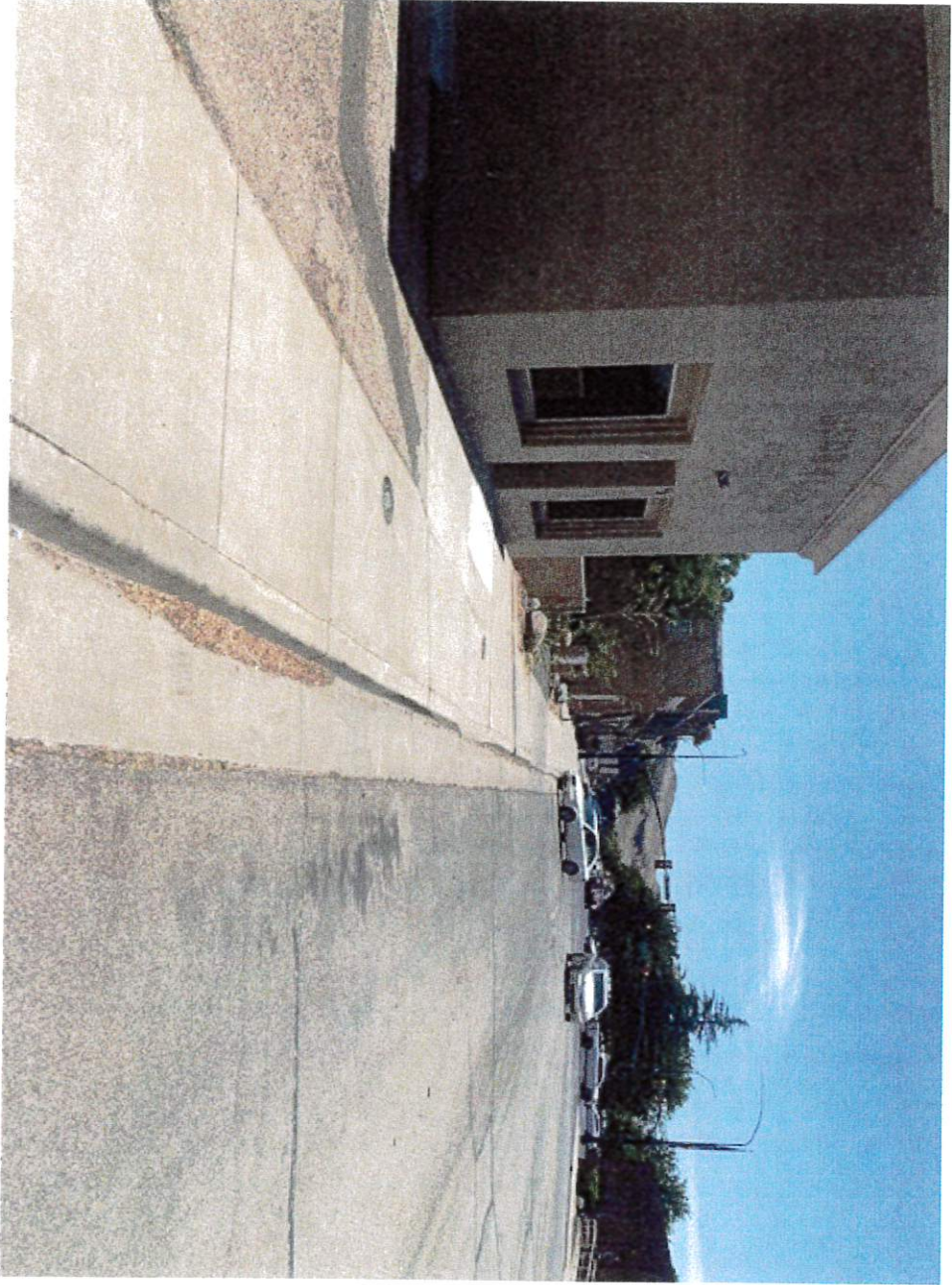


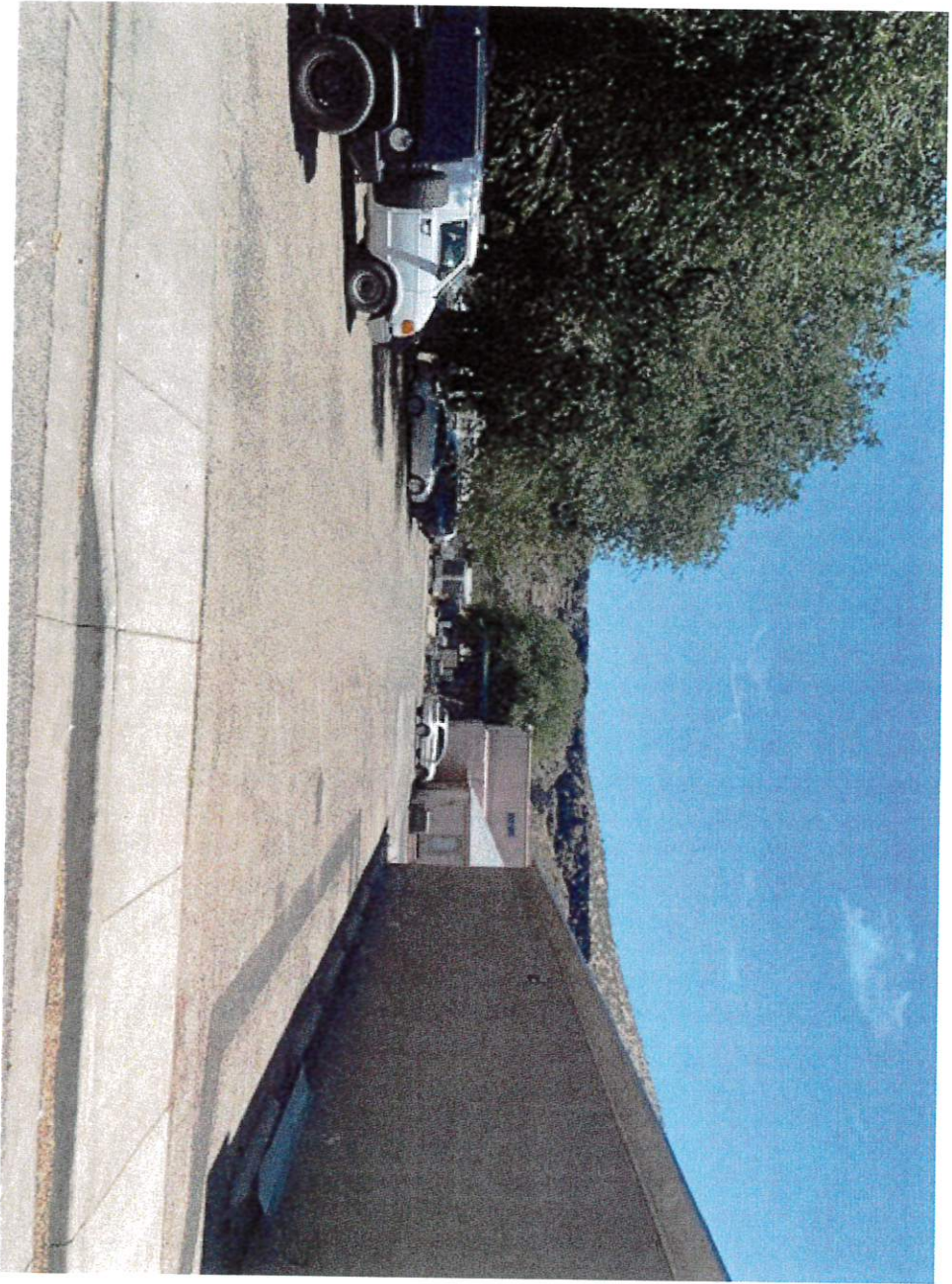
- Legend**
- Parcels
 - Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State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

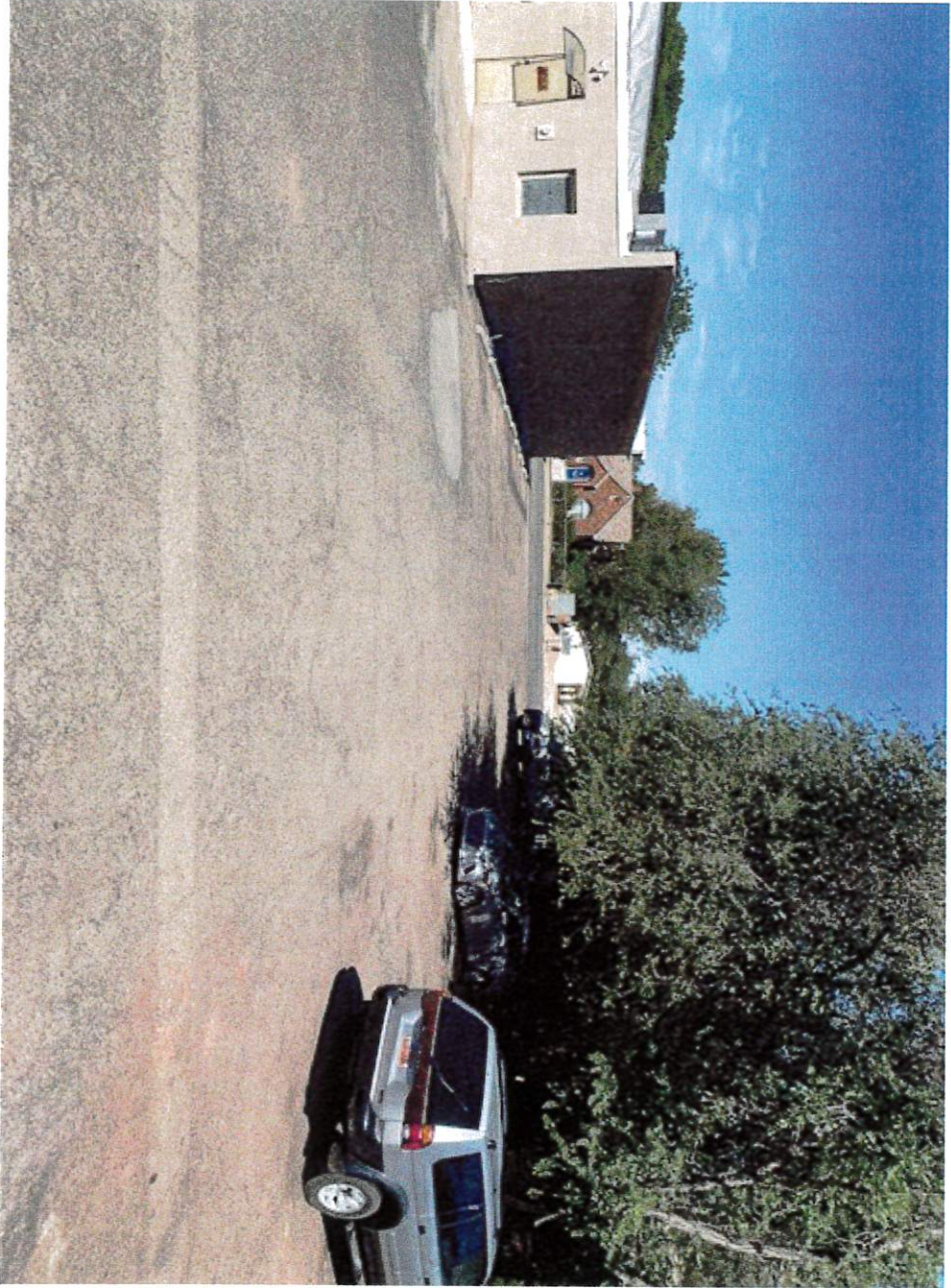
Notes

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Ideas for Code Update

1. Dark Sky Requirements
 - a. A lot of the code states that a developer “should” comply, instead of “shall”
2. Need to review and clean up nuisance laws
 - a. Bring into compliance with state code update
3. Sensitive Lands
 - a. This code needs to be updated to clarify certain requirements and to allow easier compliance.
4. 10-37-12 (B)(2) Lots and Yards
 - a. This code is designed to allow a lot owner to be allowed to build on their lot if the City or other government takes some of their property. Staff recommends this is change to exclude subdivisions. There is at least one case where the City allowed smaller lot sizes because of this code because of a subdivision dedication. If the City started to allow dedicated ROW to count toward lot size, that could highly undermine lot size requirements.
5. 10-37-13 for Private ROWs
 - a. Clear up what a Private ROW is
 - b. Add Flag Lot reference
6. 10-46 Residential Facilities for Elderly Persons and Persons with Disability
 - a. Needs to be updated. Does not comply with Fair Housing Laws
7. Side Yard Setbacks for Residential Units
 - a. City Council stated they would be interested in seeing all
8. Animal code and sections
 - a. Just needs more clarification
9. Ag protection overlay zone
 - a. Uses need some clarification

General Plan Update: I have submitted these ideas to our consultants to be reviewed as part of our General Plan Update.

- **Mix Use Zones and Providing zoning for services throughout the City (Planned Commercial and Planned Development Overlay Review)**
 - There seem to be support for the City to work on the Down Town Area based on the survey. I know this is politically difficult, but one idea I have had thinking about that is the creation of Down Town Zoning to increase mixed-use. This could including mixed housing types, additional commercial, street and pedestrian improvements, and beautification.
 - This zoning could be applied to other large projects. It is likely that as Hurricane Develops in the future, there might be a few commercial areas scattered through the City. This could create the need for “villages” and “village centers”. I think of the Dixie Springs Subdivision and the development that is happening out there as an example. There will likely be a couple of thousand homes in the area soon. There are no commercial services yet and could be viable for some commercial growth.
- **Open Space and Trails**
 - It might be appropriate to create an open space subdivision that creates more trails and preserve open space that is available to more property owners and developers. This

could take place for a by-right development where we allow clustering or some type of trade for higher density for open space and amenities.

- We could maybe even increase the trail connections requirements within the master plan and for new developments