



# 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.

August 13, 2020

**This meeting will be held in the Hurricane Fine Arts Center at 92 S 100 W  
Hurricane Ut**

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. in the **Fine Arts Center 92 S 100 W, 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 #'s: 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, PC, planned commercial, and GC, general commercial.
2. A Zoning Map amendment request on 1.20 acres located at 1242 S 920 West from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre, to match surrounding properties. Parcel ID H-3-2-3-338.
3. A Zoning Map amendment request on the following parcel #'s: H-3409 B-2 (north half), H-3410, H-3410-B, H-3410-C, H-3410-D, and H-3410-E from RA1, residential agriculture 1 unit per acre, to HC, highway commercial, to be consistent with the current improvement of the Southern Parkway. Parcel #'s: H-3409, H-3409-C-2, H-3409-D, a portion of H-3410, and H-3410-B from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, to align the current zoning to the General Plan. Parcel #'s: H-3409-E, H-3409-F, H-3409-G, and a portion of H-3410-C, H-3410-D, and H-3410-E from RA-1, residential agriculture 1 unit per acre, to R1-6, residential 1 unit per 6000 square feet, to bring the zoning to a designation that is consistent with the developments in the vicinity.
4. A Zoning Map amendment request at 660 W 100 North from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to rent out 4-bedroom house and 2 bedroom attached apartment when they are no longer occupying the main dwelling unit.
5. A Zoning Map amendment request for parcel #'s H-312-A, H-3-1-25-331, H-348-B-1-A, and H-3-1-36-440 from R1-15, residential 1 unit per 15,000 square feet, to PC, planned commercial, to have both residential and commercial.

6. A Zoning Map amendment request for the following parcel #'s: H-3-1-31-140, H-3-1-31-411, H-3-1-31-420, H-3-1-4101, and a portion of H-3-1-31-1102 to overlay the existing R1-10, residential 1 unit per 10,000 square feet, and R1-8, residential 1 unit per 8,000 square feet, to have a PDO, planned development overlay.
7. A Zoning Map amendment request on the following parcel #'s H-3356-B and H-3356-D from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre.
8. A Planned Development Overlay (PDO) amendment request on the following parcel #'s: H-3394-A-4-A-1, H-3397-H, H-3398-C-1, H-3500-C, H-CLF-1-1 thru H-CLF-1-20 from PDO Residential, PDO Recreation Resort.
9. A Zoning Map amendment request on the following parcel #'s: H-3-2-7-33011 and H-3-2-7-33021 from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre, to allow home sites similar to the adjacent Redstone Springs subdivision.
10. A Zoning Map amendment request located at approx. 785 W 600 North from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multi-family 10 units per acre
11. A Zoning Map amendment request located on the southeast corner of 600 N & 2260 W from M-1, light industrial, to RM-3, multifamily 15 units per acre, for affordable housing.

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

#### Old Business

2020-ZC-14	Consideration and possible recommendation to the City Council on A Zoning Map amendment request on the following parcel #'s: 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, PC, planned commercial, and GC, general commercial. Jeremy Johnson Applicant.
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#### New Business:

2020-ZC-18	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 1.20 acres from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre, to match surrounding properties. Parcel ID H-3-2-3-338. Ian and April Gates Applicant
2020-ZC-19	Consideration and possible recommendation to the City Council on a a Zoning Map amendment request on the following parcel #'s: H-3409 B-2 (north half), H-3410, H-3410-B, H-3410-C, H-3410-D, and H-3410-E from RA1, residential agriculture 1 unit per acre, to HC, highway commercial, to be consistent with the current improvement of the Southern Parkway. Parcel #'s: H-3409, H-3409-C-2, H-3409-D, a portion of H-3410, and H-3410-B from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, to align the current zoning to the General Plan. Parcel #'s: H-3409-E, H-3409-F, H-3409-G, and a portion of H-3410-C, H-3410-D, and H-3410-E from RA-1, residential agriculture 1 unit per acre, to R1-6, residential 1 unit per 6000 square feet, to bring the zoning to a designation that is



	consistent with the developments in the vicinity. Toquerville Enterprises LLC Applicant, Matt Ekins, Gallian Welker and Beckstrom LC Agent.
2020-ZC-20	Consideration and possible recommendation to the City Council on a Zoning Map amendment request at 660 W 100 North from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multifamily 10 units per acre, to rent out 4-bedroom house and 2 bedroom attached apartment when they are no longer occupying the main dwelling unit. Jon and Kathleen Nilson Agents
2020-ZC-21	Consideration and possible recommendation to the City Council on a Zoning Map amendment request for parcel #'s H-312-A, H-3-1-25-331, H-348-B-1-A, and H-3-1-36-440 from R1-15, residential 1 unit per 15,000 square feet, to PC, planned commercial, to have both residential and commercial. Ted Fullerton Agent.
2020-ZC-22 2020-PSP-04	Consideration and possible recommendation to the City Council on a Zoning Map amendment and preliminary site plan request for the following parcel #'s: H-3-1-31-140, H-3-1-31-411, H-3-1-31-420, H-3-1-4101, and a portion of H-3-1-31-1102 to overlay the existing R1-10, residential 1 unit per 10,000 square feet, and R1-8, residential 1 unit per 8,000 square feet, to have a PDO, planned development overlay. Frank Lindhart/ Shoshone Land Company Agent. Civil Science Agent.
2020-ZC-23	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on the following parcel #'s H-3356-B and H-3356-D from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre. Gavin Godfrey Applicant. Luck Godfrey Agent
2020-ZC-24	Consideration and possible recommendation to the City Council on a Planned Development Overlay (PDO) amendment request on the following parcel #'s: H-3394-A-4-A-1, H-3397-H, H-3398-C-1, H-3500-C, H-CLF-1-1 thru H-CLF-1-20 from PDO Residential, PDO Recreation Resort.
2020-ZC-25	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on the following parcel #'s: H-3-2-7-33011 and H-3-2-7-33021 from RA-1, residential agriculture 1 unit per acre, to RA-0.5, residential agriculture 2 units per acre, to allow home sites similar to the adjacent Redstone Springs subdivision. Charles Harker Applicant.
2020-ZC-26	Consideration and possible recommendation to the City Council on A Zoning Map amendment request located at approx. 785 W 600 North from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multi-family 10 units per acre. Jon Cheney Applicant, Forte Land Co Agent.
2020-ZC-27	Consideration and possible recommendation to the City Council on A Zoning Map amendment request located on the southeast corner of 600 N & 2260 W from M-1, light industrial, to RM-3, multifamily 15 units per acre, for affordable housing. GVS Holdings, LLC Applicant. Dave Nasal Agent
2020-PSP-05	Consideration and possible approval of a preliminary site plan for Sky Mountain RV Park, a proposed 11.3 acre RV Park located at 2260 W and 100 N. Sky Mountain Properties Applicant. Duane Fielding Agent.

2020-PSP-06	Consideration and possible approval of a preliminary site plan for Zion Tiny Villas, a proposed 4.97 acre RV Park located at 1481 W State St. Kennedy Family Ventures, LLC Applicant, Kylon Kennedy Agent.
2020-CUP-05	Consideration and possible approval of a conditional use permit for a metal accessory building located in a R1-10 Zone, at 1863 W 200 S. Michael Foote Applicant.

**Planning Commission Business:**

**Approval of Minutes:** July 9, 2020

**Adjournment**

# HURRICANE CITY PLANNING COMMISSION

## SIGN IN SHEET

DATE: 8-13-2020

Name (please print)

Name (please print)

Jerald Spillberg

Brittany McNamara

Chris / Carol Luther

CHRIS & CAROL LUTHER

Dan Boles

Natalie Boles

Heidi

Charles

Charles Harker

Enoch

Enoch Harker

STEVEN NIELSEN

GEORGE FEAR

MO FEAR



# HURRICANE CITY PLANNING COMMISSION

## SIGN IN SHEET

DATE: 8-13-2020

Name (please print)

Name (please print)

Karen Daniels

Jennifer Holdman

Roger Holdman

Kathleen Wilson

Teresa Gillette

Harrell Gillette

Greg Olson

Mindy Olson

Mike Stewart

Bill By

Howard Woods

JACK MUST

Jan/APRIL Gates

Valerie Fennetti

Zulay Carballo

Cameron Knudson

CHRIS SCHERBARTH

JOHN SCHERBARTH

David & Natalie Underwood

Fred Overkamp

# 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: 14  
File No. 2020-ZC-27  
Receipt No. \_\_\_\_\_

Name: Jeremy Johnson Telephone: 435-231-1004

Address: 2303 Vinyard Dr. Santa Clara Fax No. \_\_\_\_\_

Agent (If Applicable): \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: royalorangepcat@gmail.com Agent Email: \_\_\_\_\_

Address/Location of Subject Property: 1355 S. 3325 W (old Flora tech farm)  
H-3-2-7-4331 H-3-2-7-4561

Tax ID of Subject Property: H-3-2-7-45631 H-3-2-7-4332 Existing Zone District: PC/GC

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

PC/GC See Site Plan + MH RV

**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:** August 13, 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:** Approximately at 1355 S 3325 W

**General Plan:** Planned Community

**Existing Zoning:** RA-1 and RM-1

**Discussion:** The new application is an update from the application that was discussed on July 9, 2020. The Planning Commission tabled the item for 30 days for the applicant to redesign the zone change, which was completely Mobile Home/RV. The applicant has resubmitted the zone change with a draft preliminary site plan. The property owner is applying to have a zoning change from single-family RA-1 and multi-family RM-1 to Mobile Home/RV, General Commercial, and Planned Commercial. This zone change would allow for a manufactured/mobile home park and an RV Park, commercial uses, and multi-family 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](#), while the standards for General Commercial and Planned Commercial can be found in [Hurricane City Code 10-15](#). Planned Commercial is an unique zoning since it allows a variety of uses, including high-density multi-family and commercial.

### ***10-11-2 Zone Purposes: (D)***

*4. The purpose of the PC zone is to provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.*

The applicant is proposing the change to start to develop, clean up, and supply City and other utility services to the parcels that are currently being used for a few mobile homes.

	<u><b>Zoning</b></u>	<u><b>Adjacent Land Use</b></u>
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



**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 and commercial uses will have an increased impact on the surrounding neighborhood for traffic and use. However, large parts of the property currently have mobile homes established. Some commercial, multi-family, and other uses may be more appropriate once roadways are further developed.

**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, Commercial, or multi-family 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.



# Flora Tech Farm



- 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.



## OWNER:

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

## OWNERS LEGEND:

- A MTO INVESTMENTS LLC - PARCELS: 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

## ZONE LEGEND:

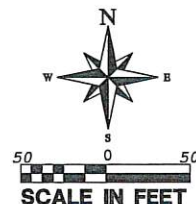
- R1-8: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.  
RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE  
RM-1: MULTI-FAMILY - 6 UNITS PER ACRE  
PC: PLANNED COMMERCIAL  
GC: GENERAL COMMERCIAL  
MH/RV: MANUFACTURED HOME

EXISTING ZONE MAP FOR:  
FLORA TECH FARM

LOCATED IN SECTION 7, T42S, R13W, S1B.4M.  
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 600.00 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 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 600.00 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



## 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.

547-201

EXISTING ZONE MAP FOR:  
FLORA TECH FARM

LOCATED IN SECTION 7, T42S, R13W, S1B.4M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1-13-2010  
SCALE: 1"=50'

JOB NO.  
547-201

SHEET NO.  
1 OF 2

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) 668-8307





## OWNER:

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

## OWNERS LEGEND:

- A MTO INVESTMENTS LLC - PARCELS: 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

## ZONE LEGEND:

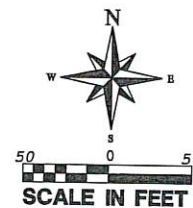
- R1-B: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.  
RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE  
RM-1: MULTI-FAMILY - 6 UNITS PER ACRE  
PC: PLANNED COMMERCIAL  
GC: GENERAL COMMERCIAL  
MH/RV: MANUFACTURED HOME

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 89°21'26" EAST 400.00 FEET; THENCE SOUTH 89°21'26" EAST 400.00 FEET; THENCE NORTH 00°38'34" WEST 400.00 FEET; THENCE NORTH 89°21'21" WEST 400.00 FEET TO THE POINT OF BEGINNING.

PARCEL H-3-2-7-45031:  
13W BEG 50°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 600.00 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 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 600.00 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



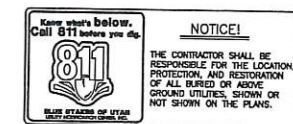
NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 2500 West, Suite 1  
Hurricane, UT 84757  
Phone: (435) 648-8387



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

DATE: 1-30-2020  
SCALE: 1"=50'  
JOB NO.  
547-001  
SHEET NO.  
**2 OF 2**







PROJECT INFORMATION		
DESCRIPTION	COUNT	AREA
BOAT/RV STORAGE (15'x40')	276	357,325 SQ. FT. / 8.20 ACRES
RV UNITS	166	464,100 SQ. FT. / 10.65 ACRES
MULTI-FAMILY BUILDINGS	65	505,565 SQ. FT. / 11.61 ACRES
MANUFACTURED HOMES	156	750,835 SQ. FT. / 17.24 ACRES



PRELIMINARY SITE PLANNING  
PARCELS: H-3-2-7-4501, H-3-2-7-45031,  
H-3-2-7-4331 & H-3-2-7-4332  
HURRICANE, UTAH 84737

PRELIMINARY SITE PLANNING

REVISION DATES:
7/30/2020

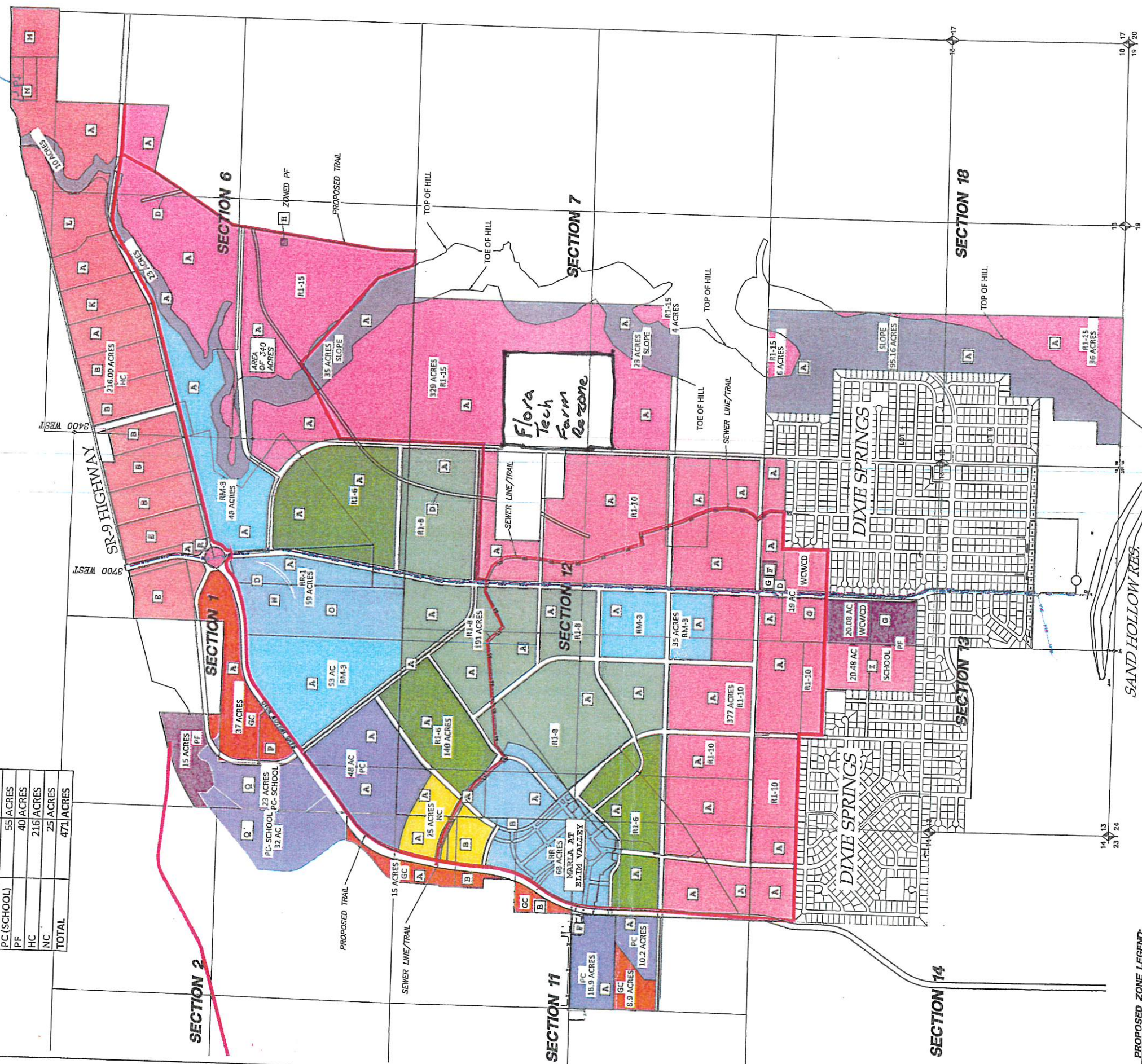
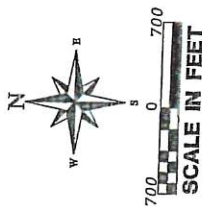
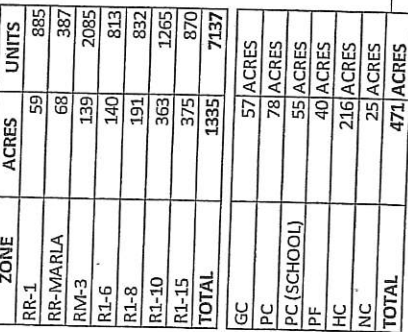
JOB NO: 20037
DRAWN: D.R.W.
CHECKED:
SCALE: 1" = 100'-0"

AS100



**ZONE CHANGE MAP FOR:  
ELIM VALLEY**

LOCATED ON SAND HOLLOW RD, HURRICANE  
WASHINGTON COUNTY, UTAH



**PROPOSED ZONE LEGEND:**

RR: RECREATIONAL RESORT ZONE  
OS: OPEN SPACE  
R1-5: RESIDENTIAL - 1 UNIT PER 15,000 SQ. FT.  
R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.  
R1-8: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.  
R1-6: RESIDENTIAL - 1 UNIT PER 6,000 SQ. FT.  
RM-3: MULTI-FAMILY - 15 UNITS PER ACRE  
GC: GENERAL COMMERCIAL  
NC: NEIGHBORHOOD COMMERCIAL  
HC: HIGHWAY COMMERCIAL  
PC: PLANNED COMMERCIAL  
M-1: LIGHT INDUSTRIAL  
PF: PUBLIC FACILITY (SCHOOL) W/ R1-10 ZONING  
WCWD/DIXIE REA/HURRICANE CITY (PUBLIC FACILITIES)  
PROPOSED TRAIL

**OWNERS LEGEND:**

WESTERN MORTGAGE & REALTY COMPANY - 20 PARCELS - SEE PARCEL NUMBERS IN TABLE TO THE LEFT.  
 CYPRESS CAPITAL LLC, ET AL - PARCELS H-4-2-1-1105&1106, H-3-2-6-1403, 1404, & H-4-2-11-126, 127&128.  
 ELM HOLDINGS LLC, PARCELS H-3-2-6-1406 & H-3-2-6-1408 & H-4-2-1-1203.  
 FARMER INVESTING & DEV. LL - PARCELS H-3-2-6-340, H-4-2-1-1104 & H-4-2-13-1410.  
 WESTERN MORTGAGES - PARCELS H-3-2-6-340, H-4-2-1-1104 & H-4-2-13-1410.  
 DIXIE ESCALANTE RURAL ELECTRICITY COMPANY - PARCELS H-4-2-1-1123 & H-4-2-1-1107.  
 WASHINGTON CO. WATER CONSERVANCY - PARCELS H-4-2-13-1407-SA & H-4-2-11-1142.  
 HURRICANE CITY - PARCELS H-4-2-13-1407-SA & H-4-2-13-1405 & H-4-2-13-1491.  
 WASHINGTON CITY - PARCELS H-4-2-13-1407 & H-3-2-6-3100 & H-3-2-6-3701.  
 WASHINGTON CO. BOARD OF EDUCATION - PARCEL H-4-2-13-1492.  
 NOT USED  
 REV INVEST 1 LP, PERRY J FALK, ET AL - PARCEL H-3-2-6-1407.  
 ROSA ROS LC - PARCEL H-3-2-6-1409.  
 VINTAGE INVESTMENTS 1 - PARCELS H-3-1-31-220 & H-3-1-31-221.  
 SMF EASTERN INVESTMENTS 1 - PARCELS H-3-1-31-220 & H-3-1-31-221.  
 SECURE PRIVATE FUND LLC PARCEL H-4-2-1-1108  
 JASON & HOLLY CURTIS - PARCEL H-4-2-1-234.  
 BIG SPRINGS PROPERTIES LLC - PARCELS H-4-2-2-1-240.  
 QUESTAR GAS - PARCEL H-4-2-1-131.  
 QUESTAR GAS - PARCEL H-4-2-2-120012 & H-4-2-1-1114.

### ZONE CHANGE MAP

ZONE CHANGE MAP FOR:

# ELIM VALLEY

SAND HOLLOW RD  
HURRICANE, WASHINGTON COUNTY, UTAH



**PROVALUE ENGINEERING, INC.**  
Engineers - Land Surveyors - Land Planners

10 South 25th West, Suite 1  
Tulsa, Oklahoma City, Okla 74137  
Phone: (405) 668-2307  
Fax: (405) 495-3070

[illegible]

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## City of Hurricane

*Water Department*  
*Ken Richins, Superintendent*

Rachael Cassady  
P.O. Box 144830  
Salt Lake City, UT 84114

March 2, 2020

Dear Rachael,

In the past, Hurricane City annexed a small area called "Paradise Ranch" near Sand Hollow Reservoir.

In the past few weeks, we have received several complaints about their water system. They are currently on a private well system. We tell those that contact us that Paradise Ranch is on a private well and we have no control over their water system.

Last week, in our City Department Head Staff Meeting, we had a discussion about what to do. It was stated that around 30 families are living at the community.

At Water Conference last week, we talked to Marie Owens about this situation. She told me to contact you and see if you can see if they need a "Welcome to the Club" invite.

At this time, we are requesting the Division of Drinking Water to investigate Paradise Ranch and make sure they are following the correct procedures to ensure our residents that live there are provided state approved drinking water. We are concerned for their safety.

Please keep us in the loop.

Sincerely,

Ken Richins, Water Superintendent

John Bramall, Mayor

August 13, 2020

TO: Hurricane City Planning Commission

FROM: Tim and Lea Thompson owners of Thompson Family Pecan Farm located immediately west of the proposed zone change.

RE: Concerns regarding rezone request for RV park from Jeremy Johnson/Jaxson Park, LLC.

A: The amendment does not resolve concerns expressed at the Planning Commission meeting held last month.

1. This zoning request is NOT consistent with the City's Master Plan. I understand MH/RV housing is to be located near commercial zones and primarily along SR-9. The area of the proposed zone change is adjacent to working farms and proposed 15,000 sq. ft. lots. It is not in harmony with the character of the existing neighborhood.
2. This development would increase housing density in an area where the city has recent asked Western Mortgage/Elim Valley to decrease density in the proposed new zoning overlay. This density is reportedly requested in order to accommodate current residents. However, current residents would actually be displaced by the development and many of the units they live in would not be allowed to be parked in the new development because they would not meet code and because the buildings they currently live in would be torn down.
3. This development could potentially have a detrimental effect on the adjacent properties. Our property to the west is zoned RA1 and has an Agricultural Protection Zone overlay. We spray our trees, sometimes running tractors early in the morning because the wind conditions may be more favorable. We use propane cannons to control bird damage to our crops. These run daylight hours, going off as often as every 3-6 minutes. Because of the dangers associated with equipment use, customer traffic, and other farming practices, there could be no tolerance for children trespassing. We are not a park. New residents would need to understand and respect this. I feel this proposal would definitely limit the future value of our land and home.
4. Services:
  - a. Water: It is my understanding that according to DEQ the current water system does not meet the requirements for a private water system for the units that currently exist. Therefore, either the system needs to be hooked into the city water system or the number of units needs to be reduced. If 80% of residents would have to be evicted if zone change is not approved, then there are at least 125 people living there now in an unknown number of units that have been allowed to be parked there over the years, at least some without proper permit. That means the owner is asking for approval for more than 400 housing units in order to accommodate fewer than 50. This seems excessive. And it is questionable whether some units meet code and would be allowed in the new development. Certainly, according to the preliminary plan, anyone in an existing building would be displaced.
  - b. Sewer: It is my understanding that septic tanks are unacceptable for this proposal. Is there are right of way for a sewer line to tie into the Ash Creek system? If not, can it be obtained from Western Mortgage?
  - c. Road: When Dixie Springs phase II was before the City for approval and I raised questions about the adequacy of the road, I was told new residents surely would not

use the road because of its condition. If traffic became a problem, the City said it would put up an emergency gate and force traffic from Dixie Springs onto Sand Hollow Blvd. The road was determined substandard by a Utah State University study done as far back as 2006, even before the Dixie Springs Phase II traffic was added. Not much has changed, though the seal coat has helped some with the potholes. Today on the road I noted the sod trucks which are the size of semi-trucks, the melon trucks, farm equipment, construction trucks, cement trucks, a gravel truck, landscaping trucks pulling trailers, vehicles pulling trailers, boats, etc.; pickups with wide mirrors, SUVs, a school bus, a garbage truck, cars, RTVs and ATVs, motorcycles, bicycles, and joggers with a death wish. The road is barely 16 feet wide in places and there is no shoulder. Adding traffic from 400 plus housing units is unconscionable. I might also add the road also runs through open range and cows are near and on the road for a few months in the spring. It would not be adequate to ask the developer to improve the road from Sandstone to the gate of the property we are discussing. To add 400 plus new housing units should require the developer to improve the road all the way to SR 9.

B: As to historical/existing uses of the property: The property was annexed into the City around 1976. Since that time it has been used primarily for farming. There is substandard housing there now and in my opinion the current owner and his agents have done little to remedy the situation since the property was purchased 10 years ago. According to the Washington County Assessor, the property use has been Agricultural in the past. Buildings are listed as being for Farm Equipment and shops.

I request the zone change be denied at this time. With the pending revision of the Master Plan due to be finished near the end of the year and the zoning decisions being negotiated with Western Mortgage and Realty regarding the Elim Valley overlay, I believe the City would be wise to, at the very least, postpone consideration of this matter and other similar proposals on large pieces of property until those plans are in place.

Respectfully submitted:

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Thursday, August 13, 2020 11:36 AM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: Proposed zoning change at Paradise Farm  
**Attachments:** image0.jpeg

Planning Commission,

Please see the attached public comment.

Stephen Nelson  
Hurricane City  
Planning Director  
Office: (435) 635-2811 ext 118

-----Original Message-----

**From:** sbluespark@gmail.com <sbluespark@gmail.com>  
**Sent:** Thursday, August 13, 2020 7:42 AM  
**To:** stephen@cityofhurricane.com  
**Subject:** Proposed zoning change at Paradise Farm

To Stephen Nelson, Planning & Zoning Director:

I am against the proposed zoning change at Paradise Farm. See attached photo for exact location.

There is no infrastructure to support more traffic on Flora Tech Road as it is already in terrible condition and too narrow.

The pecan farm was there first and the proposed plan would disrupt their business. The pecan farming equipment makes noise that the new subdivision would complain about and then they would try to close down the pecan farm.

This is a bad location for dense housing and commercial buildings as it is too far away from a main street.

[The last line has been redacted]

Thank you for your time.  
Susan Clark  
3426 W 2900 S, Hurricane

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Thursday, August 13, 2020 1:39 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: Proposed Zoning Change at Paradise Farms

Planning Commission,

Please see the attached comments.

Stephen

---

**From:** JIM CLARK <jcnsc55@gmail.com>  
**Sent:** Thursday, August 13, 2020 12:04 PM  
**To:** stephen@cityofhurricane.com  
**Subject:** Proposed Zoning Change at Paradise Farms

Dear Hurricane City Planners,

My name is Jim Clark. I am retired and have been a resident of Dixie Springs for 4 1/2 years now. My purpose for contacting you is to express my opinion about the proposed zoning changes at the Paradise Farms area.

I am strongly opposed to this change request for many reasons but I'm going to list just a few in order to keep this short. I was attracted to the quiet and peaceful beauty of this neighborhood the first time I drove through it. I have come to love this area and have also come to believe this would be the last home I will ever have. Moving here definitely needs to be the last time because it nearly killed me.

Now, knowing what this zoning change would do to our community causes great concern to me. The infrastructure out here would not be able to sustain such a drastic increase of population. Just considering the roads and ingress/ egress to the area - it is already crowded, especially when the marathon races are happening. This change would greatly increase traffic to the point that it will overwhelm the roads and that would create even more hazardous driving conditions than already do exist.

Also, the property values in Dixie Springs and Redstone would be very adversely affected. The residents in this area paid fairly high prices for housing costs and we pay comparatively high property taxes for the lifestyle we chose upon moving here. This zoning change will ruin that dream for myself and I believe everyone else. There is much more that could be said here ... but I'll close now by asking for your consideration to the thoughts I shared and this request.....

Please say no to this and any future zoning change requests that will have such detrimental effects upon this part of Hurricane.

Thank you for your time.

Jim Clark

---



## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Thursday, August 13, 2020 11:38 AM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: Against File Number 2020-ZC-14

Planning Commission,

Please see the comments below.

Stephen Nelson  
Hurricane City  
Planning Director  
Office: (435) 635-2811 ext 118



---

**From:** Erika Wiggins <erika.wiggins@hotmail.com>  
**Sent:** Thursday, August 13, 2020 9:58 AM  
**To:** stephen@cityofhurricane.com  
**Cc:** brienna@cityofhurricane.com  
**Subject:** Against File Number 2020-ZC-14

Hi Stephen,

Since my family can't be at the council meeting today, I wanted to email you to let you know that we are STRONGLY against the proposed zone change to MH/RV, as requested in File number 2020-ZC-14.

[Line redacted] All of Dixie Springs knows that the proposed project is doomed for failure and we hope that you hear our voice.

Thank you,

Erika Wiggins  
Homeowner in Dixie Springs

---

Teach InfoWest Spam Trap if this mail is spam:

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Thursday, August 13, 2020 12:11 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: Tonights planning meeting

Planning Commission,

Please see the public comment for tonight's meetings.

Stephen Nelson  
Hurricane City  
Planning Director  
Office: (435) 635-2811 ext 118



---

**From:** DUANE BOYER <BOYERETAL@msn.com>  
**Sent:** Thursday, August 13, 2020 11:55 AM  
**To:** stephen@cityofhurricane.com  
**Subject:** Tonights planning meeting

Dear Sir:

We are residents of Dixie Springs, and wish to voice our opposition to the building of a mobile home park in such close proximity to our community. Having such an increase in traffic as well as bringing in individuals for short term stays would be detrimental to the surrounding farms and high-end homes in that area. It would also not be conducive to increasing our property values and we do not believe it meets the goals for the overall plan for the area.

Sincerely,

Duane and Kimberly Boyer

---

Teach InfoWest Spam Trap if this mail is spam:

## Brienna Spencer

---

**From:** Scott Z <motoxscott@gmail.com>  
**Sent:** Wednesday, August 12, 2020 8:40 PM  
**To:** stephen@cityofhurricane.com; brienna@cityofhurricane.com  
**Subject:** Oppose # 2020-ZC-14 zone change ...

Dear Planning Commission,

As a full time resident in Dixie Springs, I completely oppose the zoning change request (#2020-ZC-14) being discussed for the property at 1355 S 3325 W.

My reason for purchasing a home and moving to this location was on the idea of appreciating the open spaces we have here with less density of single family homes. Making this change completely changes the dynamics of the area by bringing in much higher density multi-family homes, mobile homes, RV's & travel trailers, boat storage and some commercial space. These elements in that location are not cohesive with the current community or what is even planned for the area in the future. We all know that development and expansion is coming, but it needs to be consistent with what's here currently and already planned. The current road structure and routing is nowhere near capable of handling the increased traffic this would bring and would direct the majority of it through our neighborhood. The last thing we need is more RV's and boats coming and going to Sand Hollow reservoir through our area, as popular and crowded it has become. With our community growing with more and more families moving into Dixie Springs and the park being more developed, more kids are out and about on the streets and more traffic is not something that goes hand in hand with safety.

At the end of the day, this zone change does not mix well with the area and there are much better locations for this to take place that benefits the community and city better. Thank you for hearing me out as my opinion meshes with the majority of residents here and we oppose this zone change request.

**Scott Zindroski**  
2842 S 3560 W  
Dixie Springs Resident  
(310) 386-9800

---

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

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

---

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Thursday, August 13, 2020 3:47 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: Jeremy Johnson Mobile Park

Planning Commission,

Please see the attached comments.

Stephen Nelson  
Hurricane City  
Planning Director  
Office: (435) 635-2811 ext 118

-----Original Message-----

From: John Watson <orelwatson0257@gmail.com>  
Sent: Thursday, August 13, 2020 2:19 PM  
To: stephen@cityofhurricane.com  
Subject: Jeremy Johnson Mobile Park

I'm a resident of Dixie Spring and am against the development being proposed by Mr. Johnson. This in no way fits into the existing single family home plan and the agricultural areas surrounding it. Does Hurricane have plans of extending full time law enforcement to oversee this development if approved?

Sent from my iPhone

--

--

BEGIN-ANTISPAM-VOTING-LINKS

Teach InfoWest Spam Trap if this mail (ID 073f9MatE) is spam:

Spam: <https://spamtrap.infowest.com/canit/b.php?c=s&i=073f9MatE&m=b34b26d08309&t=20200813>

Not spam: <https://spamtrap.infowest.com/canit/b.php?c=n&i=073f9MatE&m=b34b26d08309&t=20200813>

Forget vote: <https://spamtrap.infowest.com/canit/b.php?c=f&i=073f9MatE&m=b34b26d08309&t=20200813>

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

END-ANTISPAM-VOTING-LINKS

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Thursday, August 13, 2020 3:54 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: Zoning Change File Number 2020-ZC-14 (1355 S 3325 W)

Planning Commission,

Please see the attached comments.

Stephen Nelson  
Hurricane City  
Planning Director  
Office: (435) 635-2811 ext 118

---

**From:** Maria Sotebeer <meemers.2010@hotmail.com>  
**Sent:** Thursday, August 13, 2020 3:06 PM  
**To:** stephen@cityofhurricane.com  
**Cc:** Craig Sotebeer <rocketdoc6@yahoo.com>  
**Subject:** Zoning Change File Number 2020-ZC-14 (1355 S 3325 W)

We wanted to voice our opinion on the proposed zoning change since we cannot attend the meeting.

We are 100% against this. Dixie Springs is a nice, residential, family-oriented neighborhood with hundreds of children. Putting mobile homes, an RV park, and commercial is just not the right fit for this area.

It's unsafe to have a transient area where there are so many children. There is already one sex offender living in there, putting more cheap RV/Mobile homes will just invite more.

The traffic from so many people who would be going in and out would be horrible. That road is already not properly maintained by the City.

Also, when people build their homes, they know what the surrounding zoning is, and pick a location based on that information. To then be blindsided by a change in zoning is just clearly unfair. It will make everyone's property values go down.

Please do not approve this change.

Thank you.  
Craig and Maria Sotebeer

---

Teach InfoWest Spam Trap if this mail is spam:



## Brienna Spencer

---

**From:** Melanie Watanabe <mdwatanabe27@gmail.com>  
**Sent:** Thursday, August 13, 2020 4:35 PM  
**To:** brienna@cityofhurricane.com  
**Subject:** Re: Zone Change at 1355 S 3325 W Elim Valley/Dixie Springs

Dear Madam,

I am writing to state that I am concerned by and opposed to the prospect of this property being rezoned for further development for the following reasons:

- Traffic on Flora Tech (an already awful road that should be widened and fixed BEFORE further development ensues).
- Infrastructure (it is my understanding that there are issues with access to water and other utilities).
- Potential increase of crime. For those of us that already live in the area, it is a major concern. The sad truth is that crime in mobile home parks is usually higher than average.
- Affordable housing/ high density housing should be near local amenities (stores, food, medical, etc.). This is an agricultural area. There are literally NO conveniences.

Thank you for considering these points.

Sincerely,  
Dixie Springs Resident

---

Teach InfoWest Spam Trap if this mail is spam:

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

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

---

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Thursday, August 13, 2020 4:49 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: Proposed Zoning Change Flora Tech Farm

Planning Commission,

Here is a public comment for tonight's hearing.

Stephen Nelson  
Hurricane City  
Planning Director  
Office: (435) 635-2811 ext 118



---

**From:** Danielle Whitney <danielle\_whitney@outlook.com>  
**Sent:** Thursday, August 13, 2020 4:23 PM  
**To:** stephen@cityofhurricane.com; brienna@cityofhurricane.com  
**Subject:** Proposed Zoning Change Flora Tech Farm

Hello Stephen and Brienna,

As a Hurricane City resident and home owner located in Dixie Springs, I am extremely concerned about the proposed zoning change that Jeremy Johnson is pushing on to the city. This change would not only have a major negative effect on property values within Dixie Springs, but a negative effect on the safety of our community. As it is, there is already a dangerous registered sex offender that has recently moved in to a mobile home located on the property. The Flora Tech Road already cannot support the current resident count that uses the road daily, so to add thousands of more residents traveling on this road would be greatly irresponsible of the city. It would also be irresponsible of the city to subject the current community of Dixie Springs to these conditions and the city would have some major explaining to do when there is a massive decrease in property values. Dixie Springs is a nice, quiet subdivision that draws people in, such as my family, who are looking for a peaceful, away from the busy city, respectful neighborhood. We recently moved to Dixie Springs because of the location and proximity to the lake. I have a 2-year-old daughter that could be in danger should this proposed zoning change be approved. Who do you want in your community? A peaceful neighborhood full of Police, Military, and hardworking individuals who love the outdoors? [Redacted] No, you will not allow this proposed plan to be approved. Thank you for your time and I hope that you make the right decision on behalf of the citizens of your community.

Thank you,

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Thursday, August 13, 2020 3:54 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: Zoning Change File Number 2020-ZC-14 (1355 S 3325 W)

Planning Commission,

Please see the attached comments.

Stephen Nelson  
Hurricane City  
Planning Director  
Office: (435) 635-2811 ext 118

---

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**Sent:** Thursday, August 13, 2020 3:06 PM  
**To:** stephen@cityofhurricane.com  
**Cc:** Craig Sotebeer <rocketdoc6@yahoo.com>  
**Subject:** Zoning Change File Number 2020-ZC-14 (1355 S 3325 W)

We wanted to voice our opinion on the proposed zoning change since we cannot attend the meeting.

We are 100% against this. Dixie Springs is a nice, residential, family-oriented neighborhood with hundreds of children. Putting mobile homes, an RV park, and commercial is just not the right fit for this area.

It's unsafe to have a transient area where there are so many children. There is already one sex offender living in there, putting more cheap RV/Mobile homes will just invite more.

The traffic from so many people who would be going in and out would be horrible. That road is already not properly maintained by the City.

Also, when people build their homes, they know what the surrounding zoning is, and pick a location based on that information. To then be blindsided by a change in zoning is just clearly unfair. It will make everyone's property values go down.

Please do not approve this change.

Thank you.  
Craig and Maria Sotebeer

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Teach InfoWest Spam Trap if this mail is spam:



# 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-ZC-18  
Receipt No. 8-141083

Name: Tan + April Gates Telephone: 435-632-8869  
Address: 1242 S 920 W Hurricane Fax No. \_\_\_\_\_  
Agent (If Applicable): \_\_\_\_\_ Telephone: 435 669 4567 (Tan)  
Email: April.Gates@era.com Agent Email: \_\_\_\_\_  
Address/Location of Subject Property: 1242 S. 920 W. Hurricane  
Tax ID of Subject Property: H-3-2-3-338 Existing Zone District: R-A-1  
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
Propose R-A-0.5 zoning to match surrounding  
existing properties

**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:** August 13, 2020 **File Number:** 2020-ZC-18

**Type of Application:** Zone Change, Legislative

**Applicant:** Ian and April Gates

**Request:** A zone change from Residential Agriculture-1 (RA-1) to Residential Agriculture -0.5 (RA-0.5)

**Location:** 1242 S 920 W

**General Plan:** Low-Density Single Family 1-3 Units an acre

**Existing Zoning:** RA-1

**Discussion:** The applicant is seeking to rezone their 1.20-acre parcel from RA-1, single acre lots, to RA-0.5 to half-acre lots. This would allow the applicant to be able to create a flag lot behind the current home. The standards for these zones can be found in [Hurricane City Code 10-14](#).

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RA-1 and RA-0.5	Farm Fields and RA Single Family Homes
East	RA-1 and RA-0.5	Farm Fields and RA Single Family Homes
South	RA-1 and RA-0.5	Farm Fields and RA Single Family Homes
West	Ag Protection Area	Farm Land

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 low-density single-family 1-3 units an acre. RA-0.5 would meet the criteria of the General Plan Map.

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

**Response:** The properties directly to the south and east are zoned for RA-0.5, while the homes to the north are zoned RA-1. The property behind is located in an agriculture protection zone.



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

**Response:** If the zoning request is granted, it would likely allow the applicant to subdivide the lot and create a flag lot according to [Hurricane City Code 10-37-10 Flag Lots](#). The additional home may have a slight impact on the surrounding area, but some would be mitigated by improvements that would be required. Any development of a flag lot would require the applicant to make improvements to the frontage of the property, including some property dedication and road and sidewalk improvements. The applicant would also be required to fence the back property line adjacent to the agriculture protection zone as required in [Hurricane City Code 10-39-11 Subdivision Streets and Fencing](#).

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

**Response:** There are utility services in the area, including water, sewer, and power. The applicant would be required to make some improvements to the street and sidewalk in front of the property if the property is subdivided in the future.

**Findings:** Staff makes the following findings:

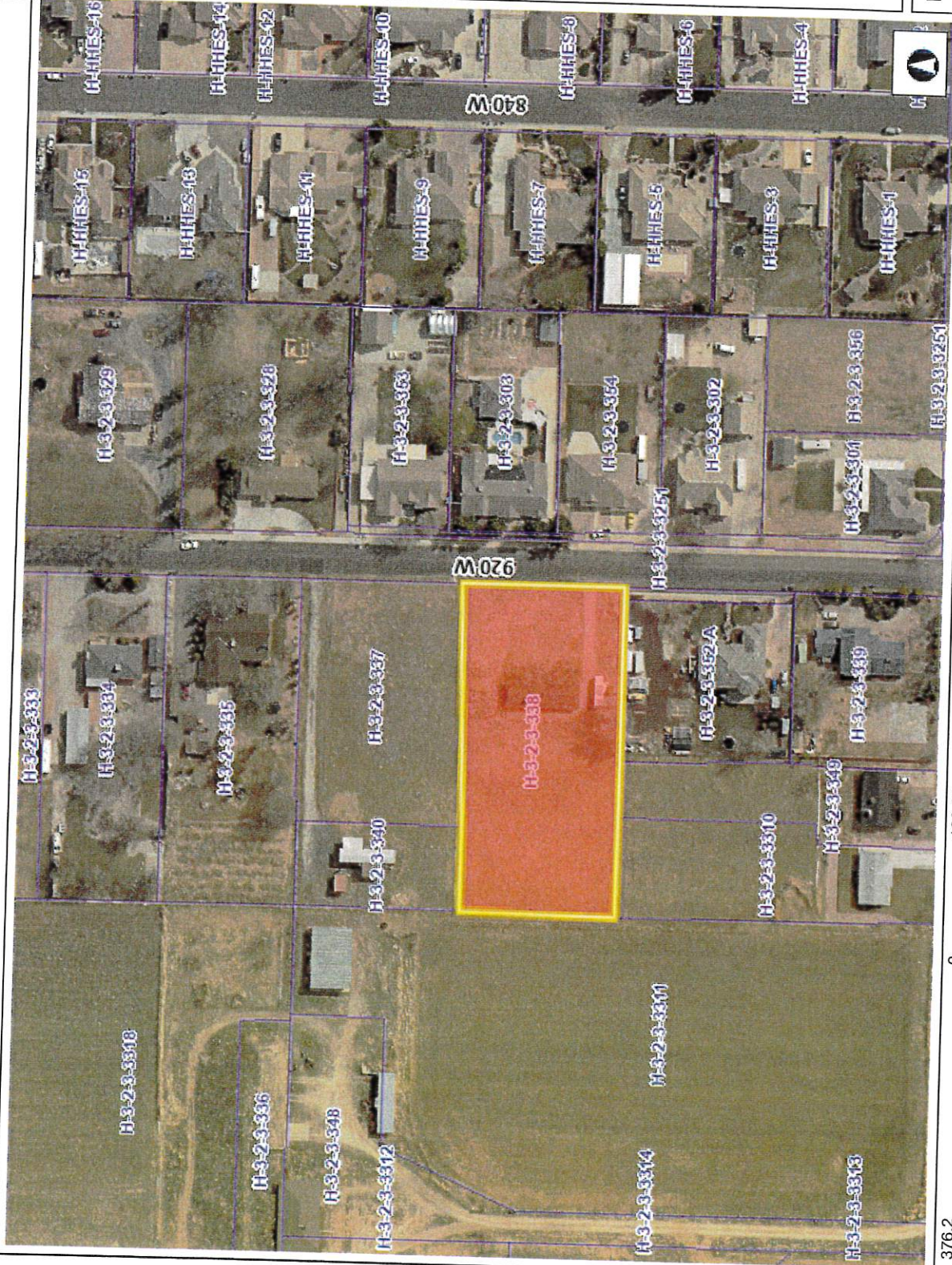
1. The proposed amendment is compatible with the goals and policies of the General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development.
3. Public facilities are adequate to provide service to the parcel.
4. The proposed amendment will not have a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

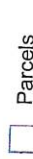




# Gates Zone Change



## Legend



### 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

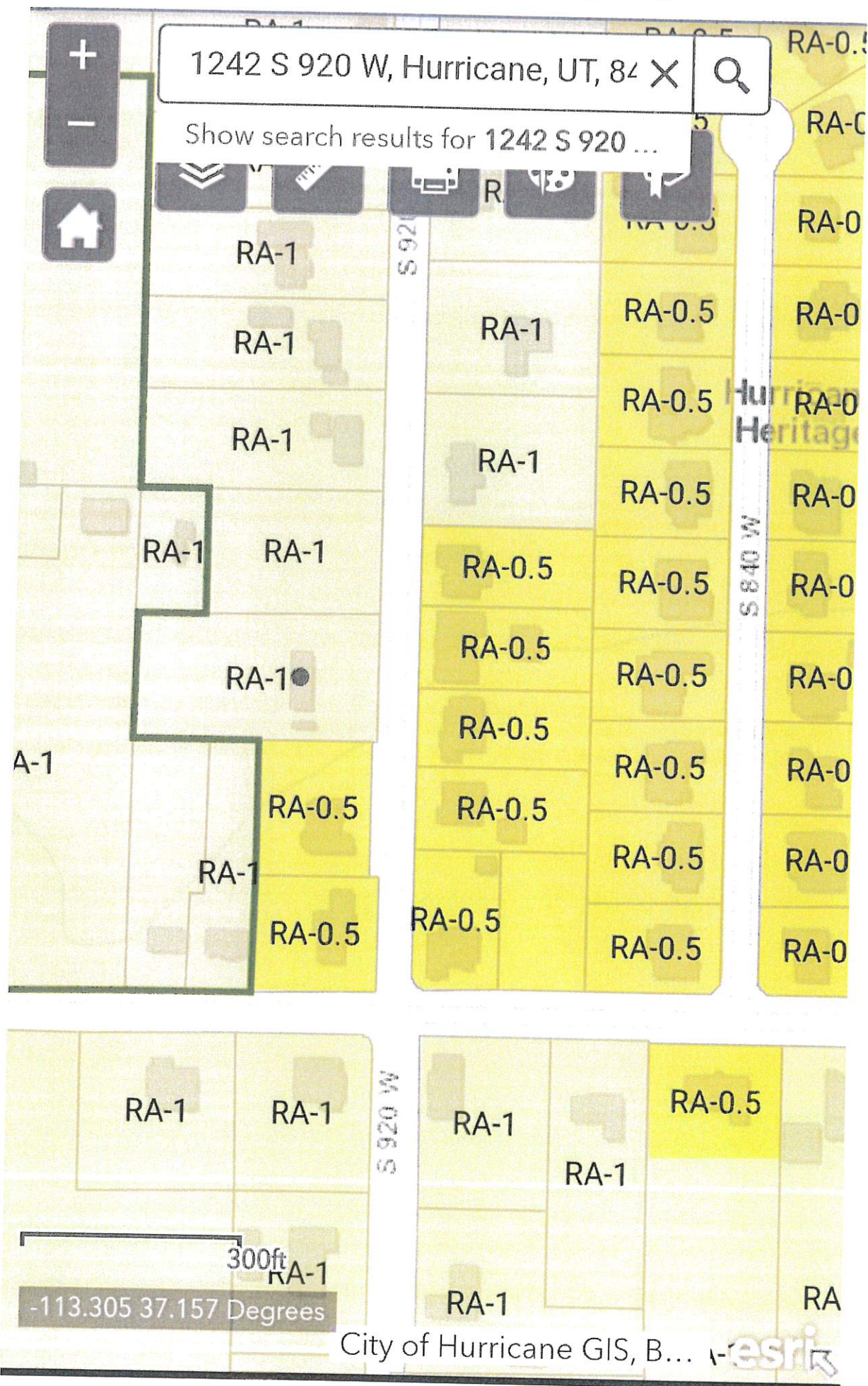
## Notes

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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere







B



Proposed Lot .60

BLOCK 5

H-3-2-3-3311

H-3-2-3-3310

PARCEL #2  
0.50 ACRE PARCEL

H-3-2-3-340

LOT 7 LOT 8  
LOT 2 LOT 1

H-3-2-3-352-A

WITH PROPOSED 12.50'  
DEDDED TO THE CITY  
PARCEL #1  
0.70 ACRE PARCEL  
TOTAL PARCEL SIZE  
WITH 12.50' TAKEN OFF FRONT  
(1.20 ACRES)

H-3-2-3-337

HURRICANE CITY

920 WEST STREET



# 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-ZC-19  
Receipt No. 7-658725

Name: Toquerville Enterprises, LLC (702) 204-9536 (Jerry)  
Telephone: (702) 326-2006 (Vyonne)

Address: 2448 West Valley View Drive, Hurricane UT Fax No. \_\_\_\_\_

Agent (If Applicable): Matt Ekins, Gallian Welker & Beckstrom, LC Telephone: (435) 628-1682

Email: vyonnem@icloud.com Agent Email: matt@utahcase.com  
jerrymspils@gmail.com

Address/Location of Subject Property: Sand Hollow Rd and 3000 South, Hurricane UT

Tax ID of Subject Property: See Attached Exhibit A Existing Zone District: RA-1

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

See Attached Exhibit B for explanation and Exhibit C for legal descriptions

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:** August 13, 2020 **File Number:** 2020-ZC-19

**Type of Application:** Zone Change, Legislative

**Applicant:** Toquerville Enterprises

**Request:** A zone change from Residential Agriculture-1 (RA-1) to Highway Commercial (HC), Multi-Family Residential (RM-2) and Residential (R1-6).

**Location:** 3000 S and the new planned SR-7 Interchange (Sand Hollow Rd)

**General Plan:** Planned Community, Business/Light Industrial, Multi-Fam Res 6-15 Units an Acre,

**Existing Zoning:** RA-1

**Discussion:** The applicant is seeking to rezone their 86.37-acres from RA-1, single acre lots, to HC, RM-2, and R1-6 zoning. The applicant has provided reasoning for the proposed zone change in Exhibit B of this application (attached). This would allow for a variety of land use types and would generally match what is planned within the General Plan. The main concern from staff is that the City is currently working on updating our general plan, which the SR-7 corridor is one of the primary areas under consideration for the update. This rezone may match what the City will plan for this area, but also may be in conflict with future planning.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RA-1	Farm Fields and Open Space
East	RA-1	Farm Fields and Open Space (Future Copper Rock)
South	RA-1	Farm Fields and Open Space
West	RA-1	Farm Fields and Open Space

*\* SR-7 is currently being constructed through the center of the zone change request.*

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 mix of uses, including Planned Community,



Business/Light Industrial, Multi-Fam Res 6-15 Units, an Acre. The general proposal meets some of the criteria of the General Plan Map, except that the planned community area is not being presented as a fully planned community. Once SR-7 is constructed, it will provide the proper amount of transportation through the area to support the uses as proposed.

Staff's primary concern is the General Plan Map is being updated, and the City is examining what uses will best fit within this area. The plan is also looking at future housing and commercial needs within this area as well. Though the rezone request may meet the goals of the future general plan, staff feels this application is premature and should be reexamined after the new General Plan is adopted in early 2021.

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

**Response:** Most of the surrounding area is currently farmland or open space, with the exception of Copper Rock half a mile east of the proposal. However, with the SR-7 project, staff anticipates there will be substantial growth by the SR-7 and 3000 S interchange as shown in the General Plan.

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

**Response:** Yes. Currently, there is very little development in the area. This proposal will lead to growth and impact to the surrounding areas. The new SR-7 will provide traffic mitigation to the surrounding roadway, but other roadways will see an increasing impact. Any development in the area would need to provide a traffic impact study.

However, future growth in the area has been anticipated in Hurricane City general and master plans.

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

**Response:** The area currently lacks the infrastructure to support the project, but some services are being installed or updated with the SR-7 project. Any development would need to provide a full water model to determine how the property would be served. Sewer in the area flows to the east, and any development would likely need to work with property owners to the east and pump in some areas. There is no gas, cable, phone, or power adjacent to the property. There are also a couple of master plan roadways in the area that would need to be developed with any subdivision.

**Findings:** Staff makes the following findings:

1. The proposed amendment is generally compatible with the goals and policies of the current General Plan, though the zone change does not include a site plan or a development plan. This area is under review by the City to have the uses updated within the General Plan Map.
2. The proposed amendment is not generally in harmony with the overall character of existing development, but the development type is anticipated within the General Plan
3. Public facilities are currently not adequate to provide service to the parcels but can be developed in such a way to provide those services.

4. The proposed amendment will have a noticeable increased impact on the area, but the growth is anticipated within the General Plan.

**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 fact the City is currently updating the General Plan and will be finished in the next six months. Staff would recommend the applicant wait until the General Plan is updated and resubmit a rezone application.

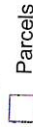




# Toquerville Enterprises Zone Change



## Legend



### 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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1,504.7 0 752.33 1,504.7 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

## EXHIBIT A

### Parcel Numbers for Toquerville Enterprises, LLC Zone Change Application

#### Highway Commercial Parcels (HC):

H-3409-B-2 (north half only) and the east side of SR 7 for parcels H-3410, H-3410-B, H-3410-C, H-3410-D, H-3410-E.

#### Multi-Family Residential (RM-2):

H-3409, H-3409-C-2, H-3409-D and the west side of SR 7 for parcels: H-3410, H-3410-B.

#### Residential (R-1-6):

H-3409-E, H-3409-F, H-3409-G and the west side of SR 7 for parcels H-3410-C, H-3410-D and H-3410-E.



## EXHIBIT B

### Proposed Zone Changes for Toquerville Enterprises, LLC Zone Change Application

The current General Plan calls for the subject property to be used within a Planned Community offering a mixture of housing types and supporting uses such as commercial, light industrial, offices, churches, schools, and/ parks. Previously, Toquerville Enterprises had received approval from Hurricane City for a concept master plan called Sand Hollow Mesa. The current zoning of Residential Agriculture is not consistent with the General Plan and the zoning and the concept plans previously approved by Hurricane City. Thus, this Application seeks to modify the zoning for the parcels to offer housing, commercial, and facility schools and parks.

The Application is for anticipated use and development and intended to be consistent with the prior approval of the Sand Hollow Mesa overlay and current development of the Southern Parkway. There is no specific developments or improvements contemplated. The Application is submitted for more detailed input on the ongoing considerations for updates to the General Plan.

#### Highway Commercial Parcels (HC):

Affecting Parcels H-3409-B-2 (north half only) and the east side of SR 7 for parcels H-3410, H-3410-B, H-3410-C, H-3410-D, H-3410-E.

The change request is to adjust the current zoning from Residential Agriculture to be consistent with the current improvement of the Southern Parkway and Interchange at 3000 South. Also, the proposed changes are consistent with the commercial uses approved by Hurricane City and noted in the General Plan. With the 3000 South Interchange, the character of the anticipated uses will change to uses consistent with permitted uses for Highway Commercial. See Hurricane Code 10-15-1.

For similar roadway improvements at SR 9 Interchange with the Southern Parkway, Sand Hollow Road and SR 9 and Telegraph and SR 9, the zoning regularly incorporates Highway Commercial Zoning. See attached maps.

Permitted uses within Highway Commercial include: public and civic improvements like churches, parks and utility services; commercial uses like gas station, retail, hotel, medical services, recreation, restaurant, shopping, and vehicle services. All of these uses are consistent with the location of the interchange, vehicle traffic and services utilized by residents traveling on the interchange and Southern Parkway. The proposed zone changes bring the permitted uses in line with the General Plan and in harmony with the development in the vicinity of these parcels.

The zoning is consistent with the anticipated uses and development from 3000 South, both to the east and west of the 3000 South Interchange that is slated for future development. See Jones & DeMille Engineering Report, December 23, 2019. The proposed zone changes are also in line with the Sand Hollow Mesa concept uses that are incorporated in the General Plan.

#### Multi-Family Residential (RM-2):

Affecting Parcel H-3409, H-3409-C-2, H-3409-D and the west side of SR 7 for parcels: H-3410, H-3410-B.

The change for zoning on this parcel is to align the current zoning to the General Plan. Multifamily residential zoning is intended to function as a transition from Highway Commercial to Residential zoning. Furthermore, the permitted uses for the RM-2 include: schools, park, higher density residential housing (condo or townhomes). See Hurricane Code 10-13-3. Development standards would permit 10 units per lot. See Hurricane Code 10-13-4.

No specific development is considering with the zone change. The purpose is to bring the zoning to a designation that is consistent with the developments in the vicinity and the nature and character of the land. Considering the Sand Hollow Mesa concept uses, the high density was proposed at 10-12 units per acre. RM-2 zoning permits for 10 units per a one acre minimum.

#### Residential (R-1-6):

Affecting Parcels H-3409-E, H-3409-F, H-3409-G and the west side of SR 7 for parcels H-3410-C, H-3410-D and H-3410-E.

These parcels of land are suited for residential development. The land overlooks the Sand Hollow State Park/Reservoir together with vistas of Pine Valley and the Red Cliffs Reserve. Residential use is appropriate with the parcels set back from the Southern Parkway,

No specific development is considering with the zone change. The purpose is to bring the zoning to a designation that is consistent with the developments in the vicinity, with the nature and character of the land and with the potential future development opportunities. The Sand Hollow Mesa concept plan designated this area as medium density, 7-9 units per acre. The zone development standard is 4,800 sq. ft. minimum per lot, with approximately 9 units per acre. See Hurricane Code 10-13-4.

#### General Considerations:

These parcels are unimproved land. Presently, there are some utility services in the vicinity. Ash Creek Service District is within months of completing the main waste water line along 3000 South to the treatment facilities along Sand Hollow Road. Power lines run along 3000 South. There is no water infrastructure available for these properties. It is anticipated that utilities will be installed with the future development of parcels.

Currently, there are no improved roads on the property. There are some two-track dirt roads. It is anticipated that roadway improvements will extend on the east and west of the 3000 South Interchange after it is completed.

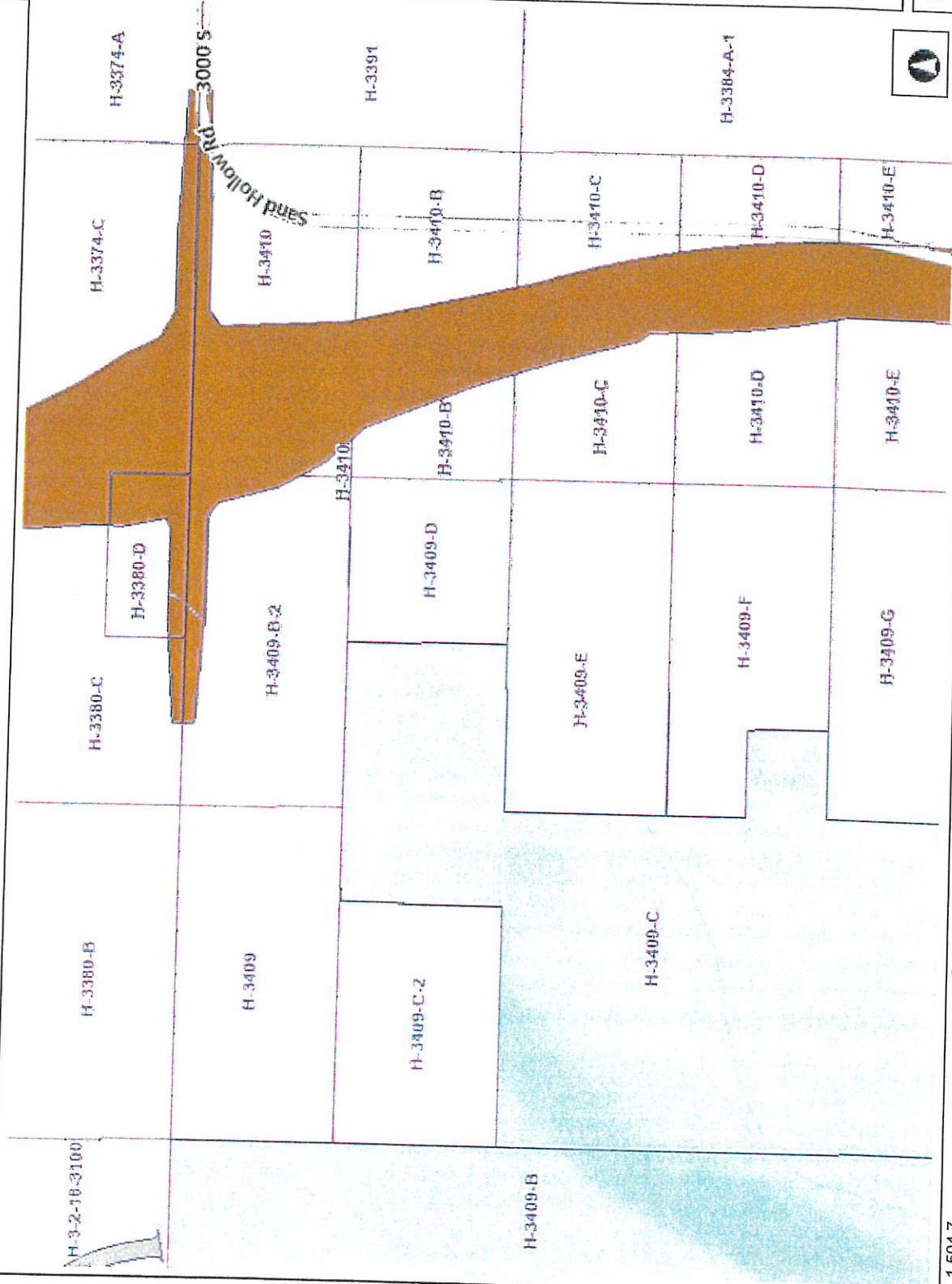
Adjacent properties are also undeveloped lands. In general terms, the develop of the subject property will bring utilities to the area and help facilitate the development of adjacent properties consistent with the General Plan. Surrounding properties are designated for business/light industrial, residential, commercial and mixed uses.



In December 2011, the Hurricane City Council reviewed plans for a master planned community encompassing these parcels that would include uses for mixed residential housing with supporting uses such as commercial, light industrial, offices, churches, schools, and/ parks. This Application is consistent with the previous planning and approvals. A copy of the concept use plan is attached with this Application. This document included acreage calculations. A map with parcel acreages estimate adjusted for the SR 7 Southern Parkway is attached.



# Parcel Map-3000 South



**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

TE Zone Application 8

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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

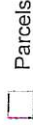




# Highway Commercial Parcels



## Legend



Parcels

Ownership

U.S. Forest Service

U.S. Forest Service Wilderness

Bureau of Land Management

Bureau of Land Management Wildlife

National Park Service

Shiwiwi 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

Parcel H-3409-B-2, North Half is proposed commercial. The South Half is proposed high density residential.

TE Zone Application 9

1,504.7 0 752.33 1,504.7 Feet



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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



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## Notes

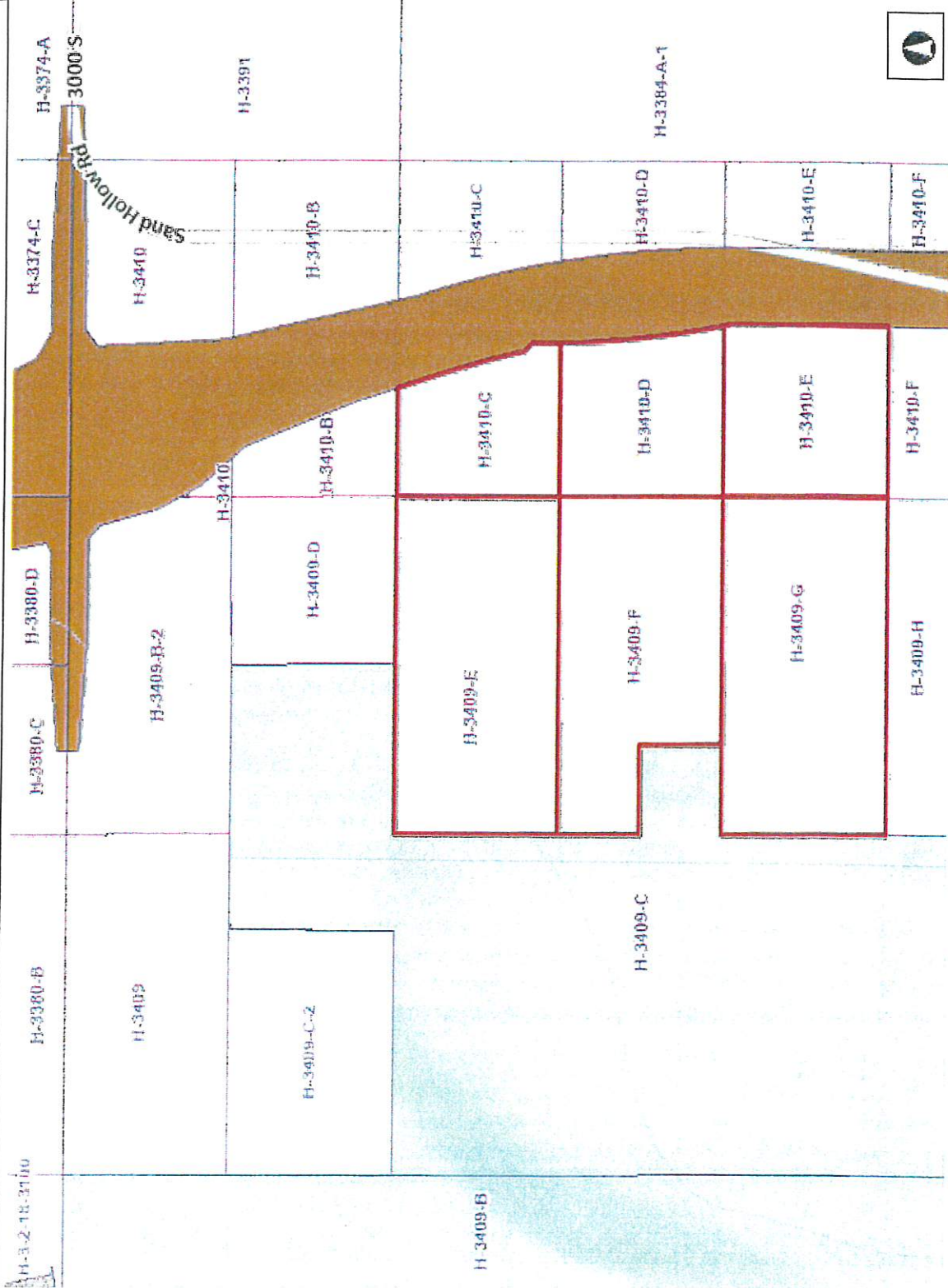
H-3409, H-3409-B-2 (South Half Only),  
H-3409-C, H-3409-D, H-3410-B (West  
of SR 7 Only)

TE Zone Application 10

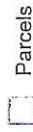




# R-1-6 Parcel Map



## Legend



Parcels

Ownership

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

H-3409-E, H-3409-F, H-3409-G  
H-3410-C (West of SR 7 Only)  
H-3410-D (West of SR 7 Only)  
H-3410-E (West of SR 7 Only)

TE Zone Application 11

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.

1,504.7

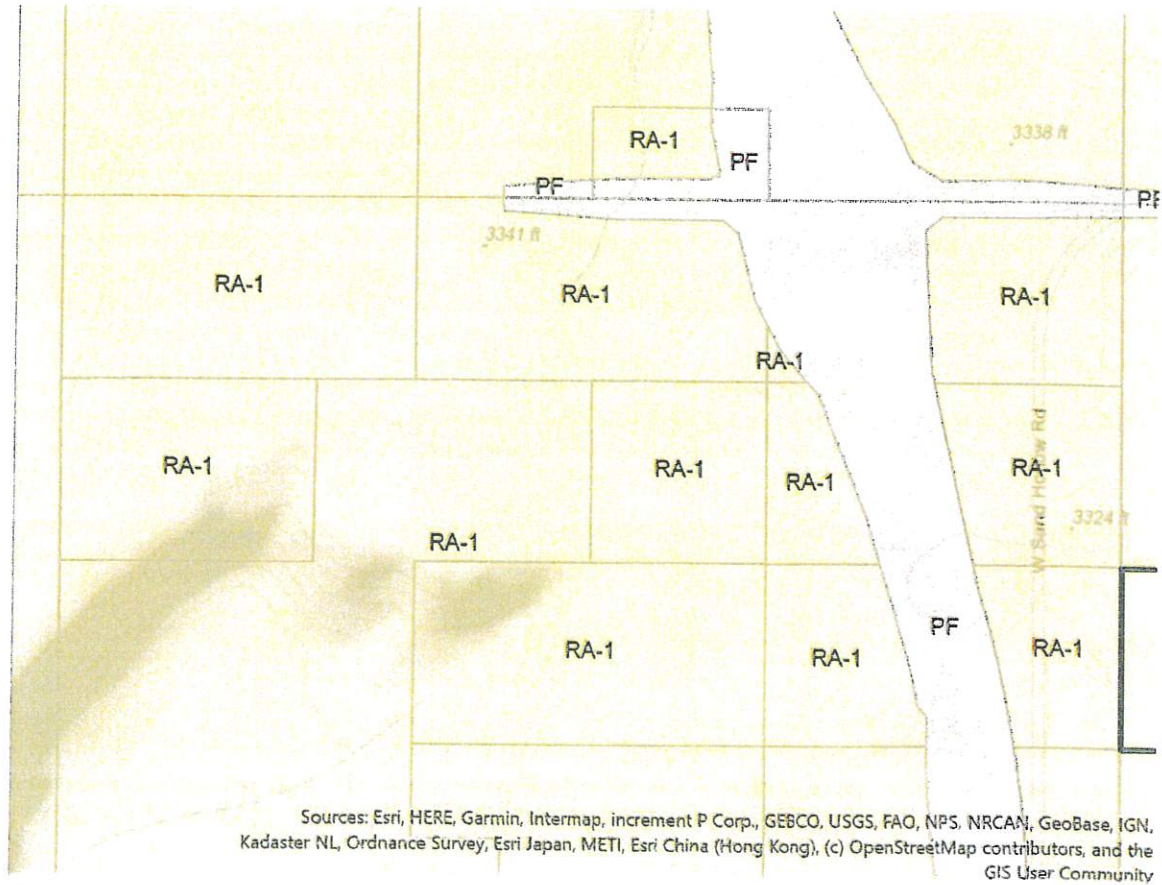
752.33

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1,504.7 Feet

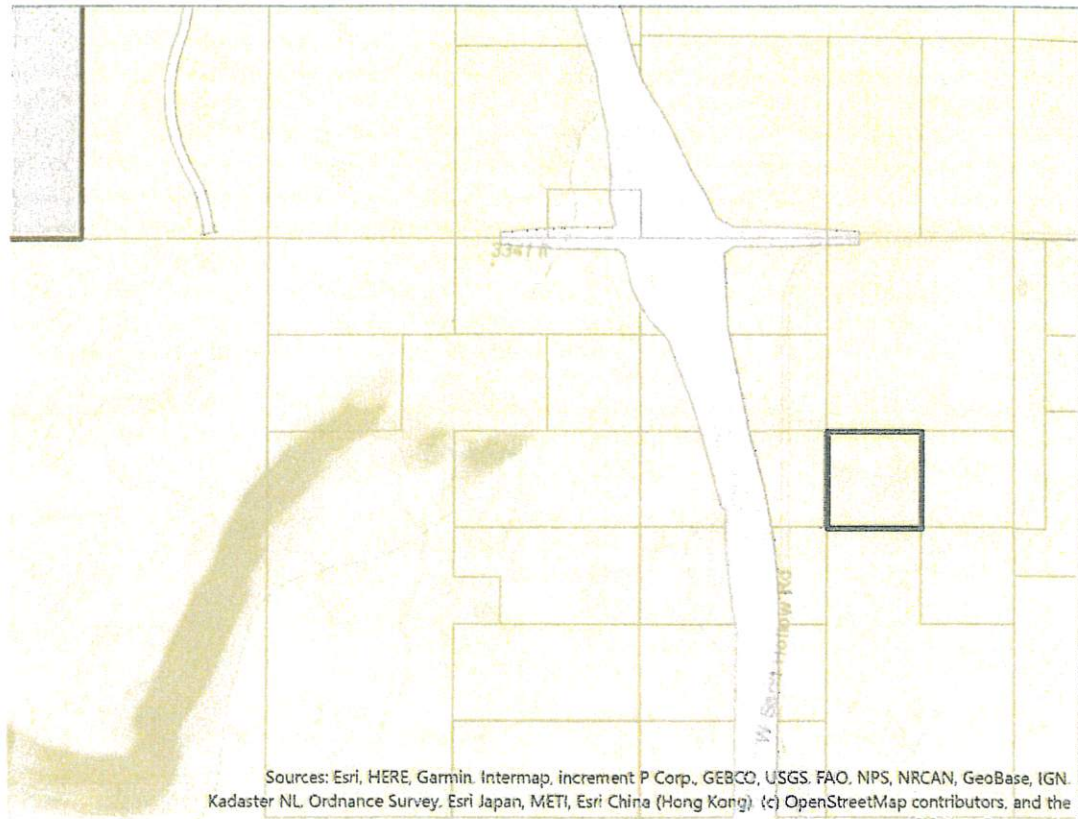
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

## Current Zoning for 3000 South Interchange





## Current Zoning for Subject Parcels and Adjacent Parcels

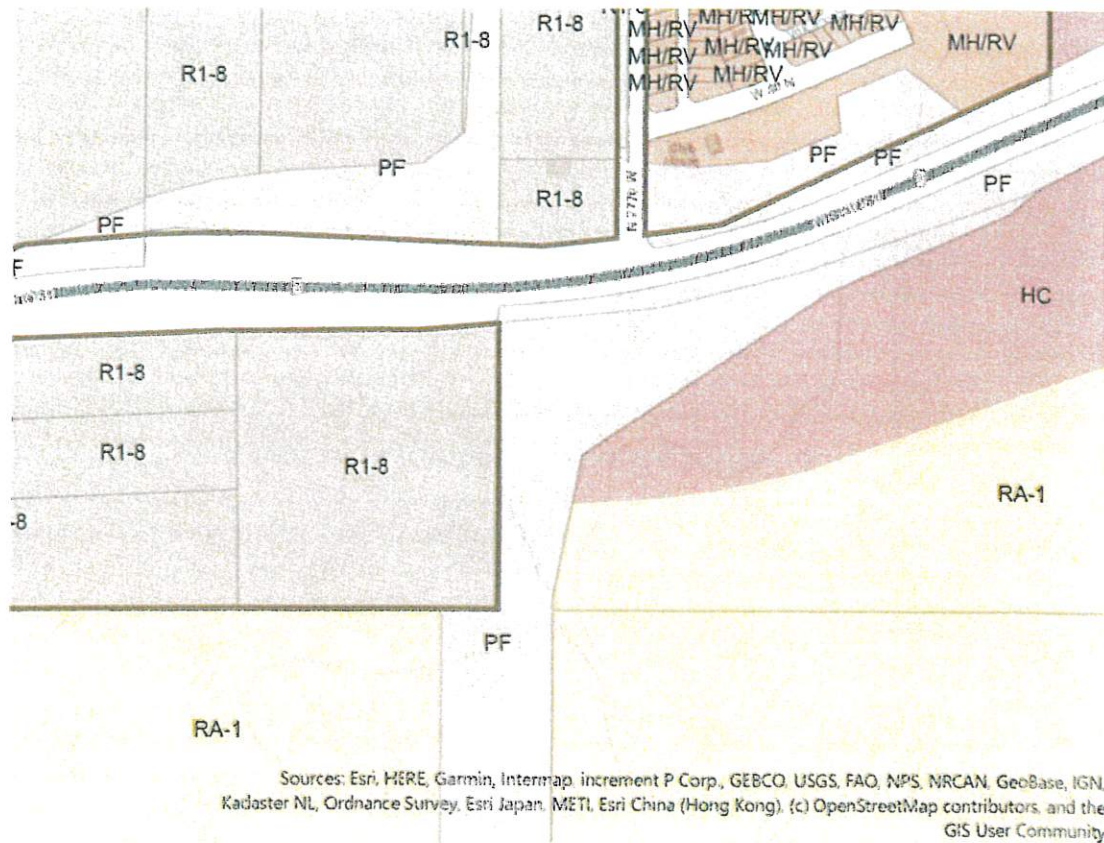


## Current Zoning for Sand Hollow Toquerville Enterprise Parcels

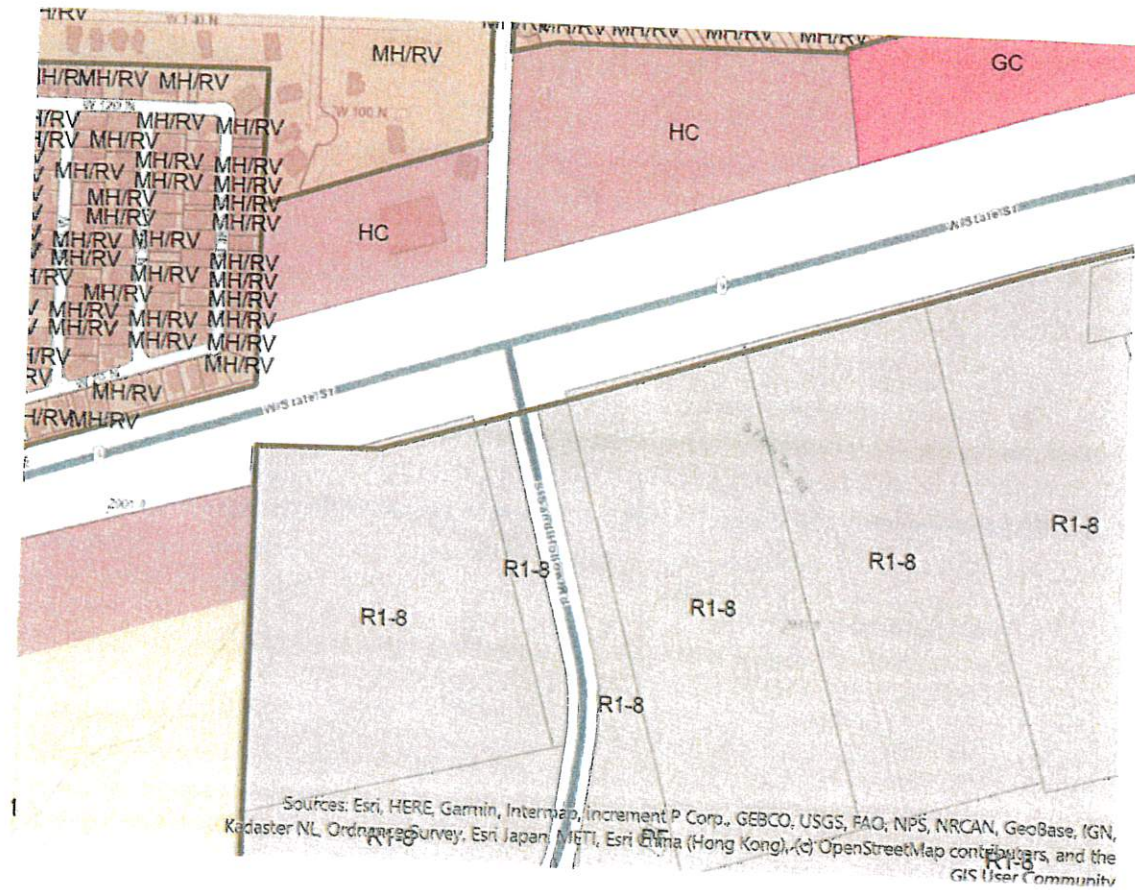




## Current Zoning for SR 9 and SR 7 Interchange

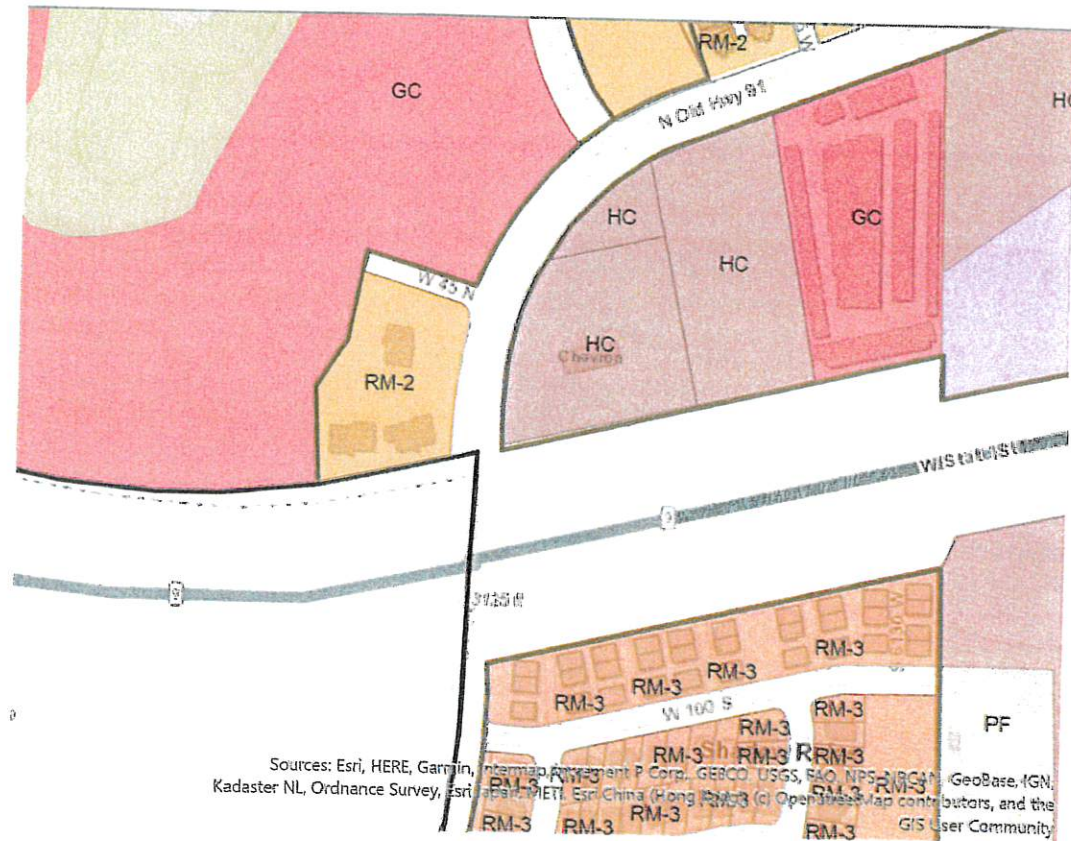


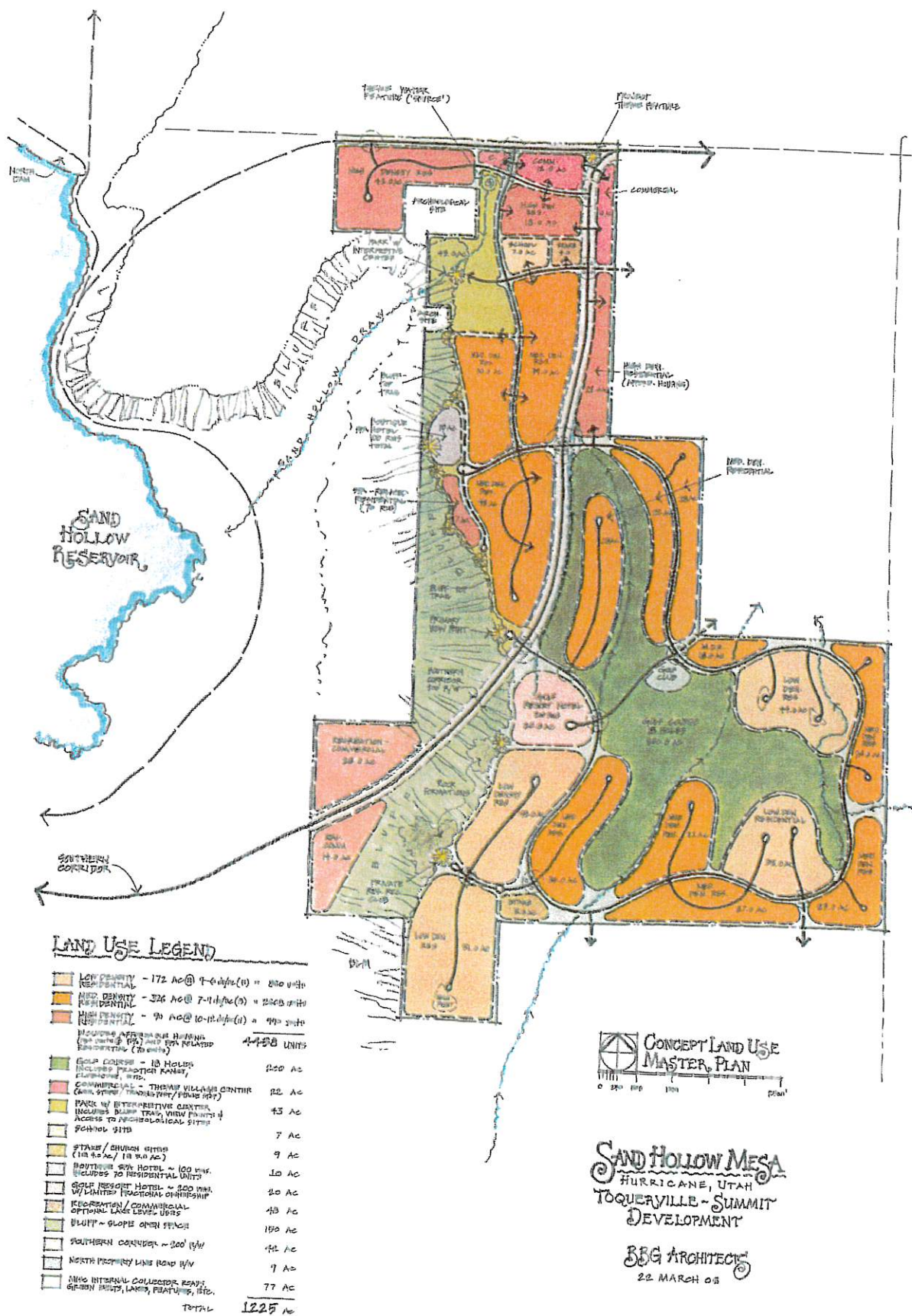
## Current Zoning for SR 9 and Sand Hollow Road





### Current Zoning for SR 9 and Telegraph St.









# ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2020-ZC-20

Receipt No. 7.658821

Name: Jon and Kathleen Wilson Telephone: 760-936-3195

Address: 660 W. 100 N Fax No. N/A

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

Email: nilsonkathy@gmail.com Agent Email: N/A

Address/Location of Subject Property: 660 W. 100 N.

Tax ID of Subject Property: H-324-C-1 Existing Zone District: RA-1

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

Requesting zone change from RM-1 to RM-2 in order to rent out 4 bedroom house and 2 bedroom attached apartment when we purchase a new home in the Hurricane area. No real use change, just change from single family to multiple family for when we no longer reside in the home.

**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:** August 13, 2020 **File Number:** 2020-ZC-20

**Type of Application:** Zone Change, Legislative

**Applicant:** Jon and Kathleen Nilson

**Request:** A zone change from Residential (R1-10) to Multi-Family Residential (RM-2).

**Location:** 660 W 100 N

**General Plan:** Mixed Use Neighborhood

**Existing Zoning:** Residential (R1-10)

**Discussion:** The applicant is seeking to rezone their .28 acres from R1-10 to RM-2 "in order to rent out 4 bedroom house and 2 bedroom attached apartment when [they] purchase a new home in the Hurricane area. No real use change, just change from single-family to multiple families for when [they] no longer reside in the home." The applicant is seeking the zone change so that if they move out, they could rent out the four-bedroom home and the two-bedroom accessory dwelling unit. The zone change would change the classification of the house from "Dwelling, single-family with single accessory dwelling unit" to "Dwelling, two-family".

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	R1-10	Single Family Homes
East	R1-10	Single Family Homes
South	General Commercial	Single Family Home, Mobile Home Park
West	R1-10 and RM-2	Future 700 W and undeveloped property

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 Mixed Use Neighborhood, which would allow for multi-family uses.

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

*the vicinity of the subject property?*

**Response:** Most of the homes in the area are single-family use, except for the MH Park to the south. There will likely be a multi-family development to the west once that parcel is developed. There is at least six off-street parking areas on the property, which would be sufficient for the proposed use. The 660 W is a private drive and is currently grandfathered in for the current use. City code would not normally allow for multiple dwelling units access off of the same drive.

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

**Response:** Any impact will be minimal. The proposal does not increase the impact of the use, except it allows both sections of the home to be used as a rental property.

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

**Response:** Yes, because the overall use of the home will not be changing. There is already the required infrastructure, including roadways, curb, gutter, sidewalk, utilities, landscaping, and parking.

**Findings:** Staff makes the following findings:

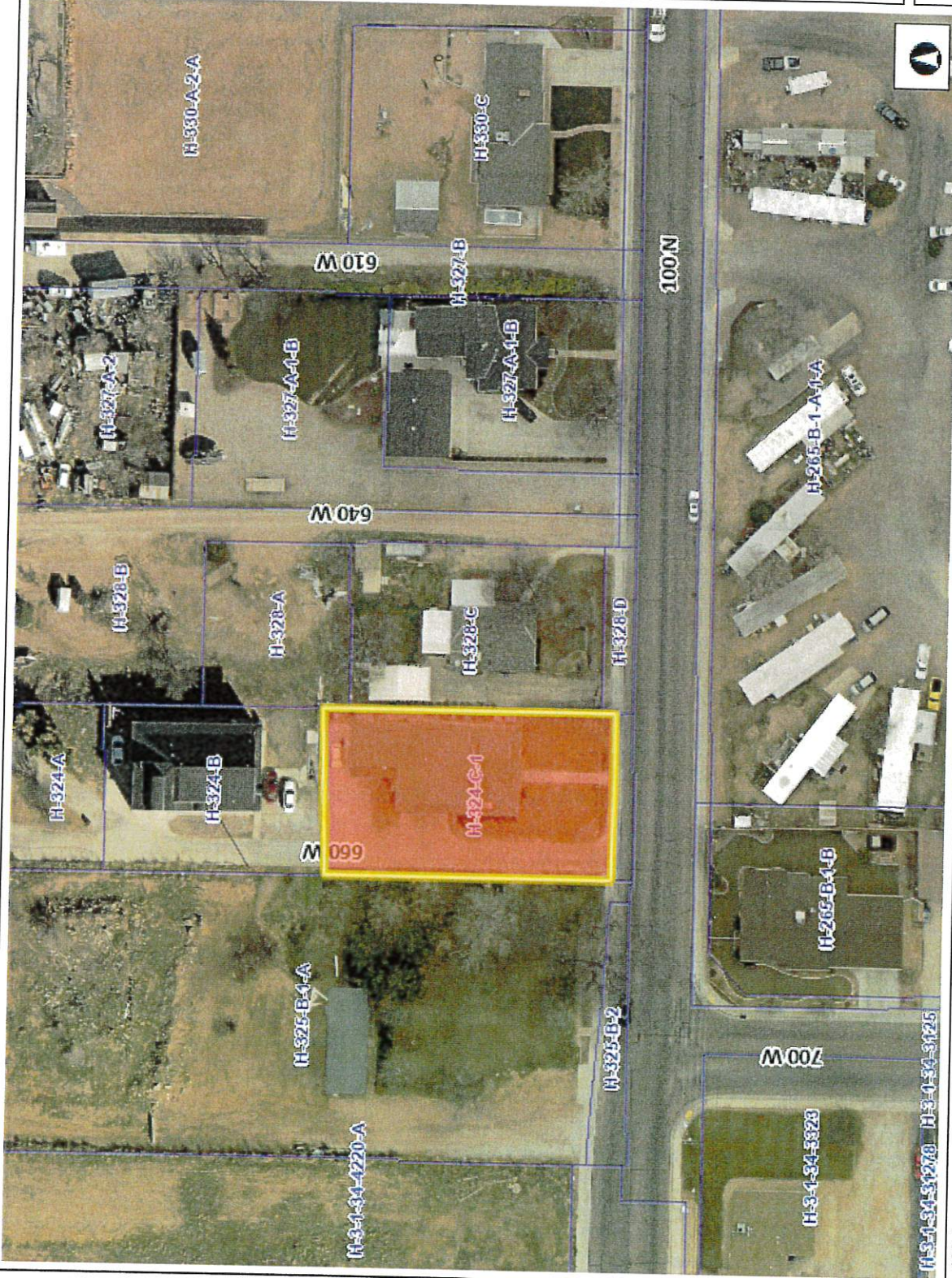
1. The proposed amendment is generally compatible with the goals and policies of the current General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development and will have minimal impact.
3. Public facilities are currently adequate to provide service to the home, and no improvements are anticipated.
4. The proposed amendment will have no 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 based on the findings above.

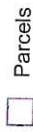




# 660 W 100 N Zone Change



## Legend



### 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

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188.1 0 94.04 188.1 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



# 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-21

Receipt No. 7.658823

Name: Kachina Ridge LLC Telephone: \_\_\_\_\_

Address: 782 S. River Rd #289 St. George, UT Fax No. \_\_\_\_\_  
84790

Agent (If Applicable): Ted Fullerton Telephone: 801-319-7907

Email: \_\_\_\_\_ Agent Email: fullerton.t@gmail.com

Address/Location of Subject Property: HWY 59 Hurricane Bench

Tax ID of Subject Property: H-312-A, H-3-1-25.331  
H-348-B-1-A, H-3-1-36440 Existing Zone District: R1-15

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

Client is wanting to rezone to 'PC' so he can  
have both commercial & residential (52.24 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:** August 13, 2020 **File Number:** 2020-ZC-21

**Type of Application:** Zone Change, Legislative

**Applicant:** Kachina Ridge LLC

**Agent:** Ted Fullerton

**Request:** A zone change from Residential (R1-15) to Planned Commercial

**Location:** HWY 59 Hurricane Bench (at the bend in the road)

**General Plan:** Mixed Use Neighborhood

**Existing Zoning:** Residential (R1-15)

**Discussion:** The applicant is seeking to rezone 54.99 acres from R1-15 to Planned Commercial to develop “both commercial and residential”. Planned Commercial purpose is as follows:

### ***10-11-2 Zone Purposes: (D)***

*4. The purpose of the PC zone is to provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.*

This zone allows a variety of uses, including higher density multi-family and commercial uses. These uses should be planned out to meet the standards listed within the code. The applicant has provided a preliminary site plan that staff has few concerns about that will be addressed below.

	<u><b>Zoning</b></u>	<u><b>Adjacent Land Use</b></u>
North	Outside of Hurricane	Cliffs and the Virgin River
East	Outside of Hurricane	Cliffs and the Virgin River
South	R1-15 and R1-10	Single Family Homes and undeveloped property
West	R1-10 and HC	Cliffs

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 Mixed Use Neighborhood, which would allow for multi-family uses and commercial. The application does meet the proposed future use of the property. The Moderate Income Housing Plan states the following for placement of density of housing:

*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)*

It is likely, that homes located in this area will not be considered affordable based on the location and required improvements for building on the property. These homes may or may not have commercial around them.

Staff also feels like the proposed change in the zone is very open-ended and would allow many different uses. Mixed-Use Neighborhood recommends that a site plan to be required within the area. The proposed site plan will not necessarily represent the end product since it is not attached to the zoning.

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

**Response:** The surrounding area is mostly open space, cliffs, and few single-family homes to the south. There is very little development in the area. The only access roadway is SR-59. This development would generally not be in harmony with current development; however, the City General Plan map does show this area with future commercial and residential growth.

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

**Response:** This type of density may have an impact on the surrounding area. It will cause more traffic on SR-59, and the applicant would be required to provide a traffic study and work closely with UDOT about improvements and access to the roadway. The applicant would be required to provide services on the property, therefore bringing service to the area. This may allow future development of the surrounding property.

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

**Response:** No. There are several concerns about bringing service to the project. Sewer will need to be brought to the property and bored under the highway. Water is in the area, but has very low water pressure, this may lead to inadequate service. Low water pressure may even lead to problems with fire suppression systems. Power is very limited in the area and would need to be expanded and developed to the property. There is no gas in the area, and limited phone and cable. There is also concerns about



second access to meet fire code standards.

**Findings:** Staff makes the following findings:

1. The proposed amendment is generally compatible with the goals and policies of the current General Plan.
2. The proposed amendment is generally not in harmony with the overall character of existing development in the area. However, commercial and residential development is planned for the area in the General Plan.
3. Public facilities are not adequate to provide service to the development and staff believes need further study before granting a rezone.
4. The proposed amendment will have a noticeable increased impact on the area, but the growth is anticipated within the General Plan.

**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 would not recommend a change of zoning for Planned Commercial on this site without a full site plan with a preliminary utility plan and a development agreement.





# Kachina Ridge



## Legend



### Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shilwits 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

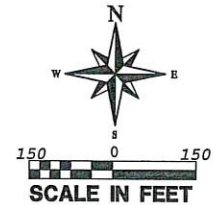
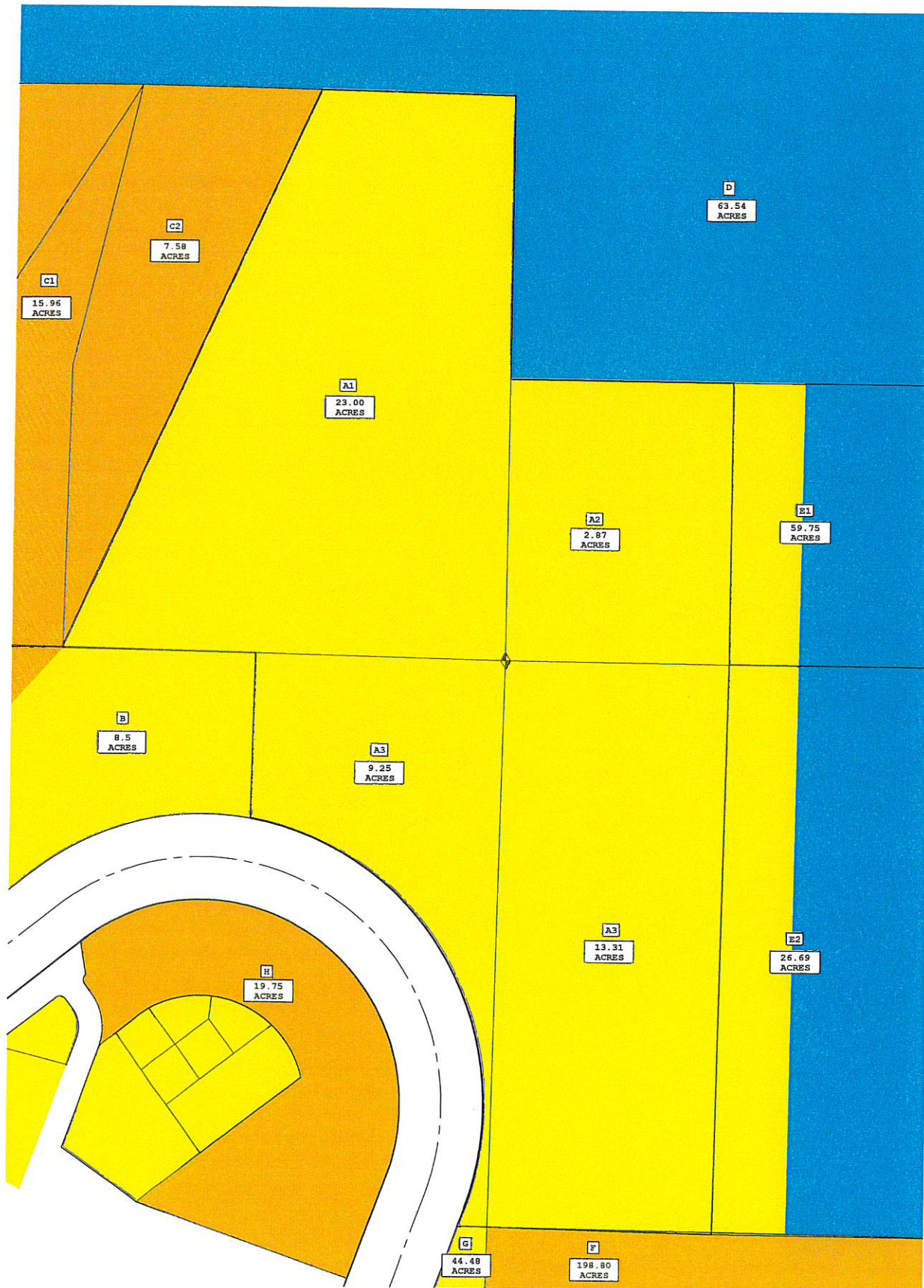
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EXISTING ZONE MAP FOR:  
**KACHINA RIDGE**

LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S1B.M.  
HURRICANE, WASHINGTON COUNTY, UTAH



**LEGAL DESCRIPTION**

BEING A PORTION OF SECTIONS 25, 26, 35, AND 36, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 26 SOUTH 89°59'38" WEST 1056.0 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 23°30'02" EAST 1444.46 FEET; THENCE NORTH 89°59'35" EAST 462.00 FEET; THENCE SOUTH 00°46'45" EAST 664.71 FEET; THENCE NORTH 89°13'15" EAST 528.96 FEET; THENCE SOUTH 00°45'45" EAST 661.50 FEET; THENCE SOUTH 00°05'42" WEST 1322.23 FEET; THENCE NORTH 89°54'12" WEST 528.95 FEET; THENCE NORTH 89°58'36" WEST 71.10 FEET; THENCE NORTH 19°17'29" EAST 44.99 FEET TO A POINT ON A 673.49 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 1183.21 FEET (CHORD BEARS NORTH 31°01'27" WEST 1036.81 FEET); THENCE NORTH 00°04'30" WEST 384.59 FEET; THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 26, SOUTH 89°59'38" WEST 462.47 FEET TO THE POINT OF BEGINNING.  
CONTAINING 54.99 ACRES

**LEGEND**

- R1-15: RESIDENTIAL
- R1-10: RESIDENTIAL
- OSC-20: OPEN SPACE CONSERVATION 20 AC MIN. (WASHINGTON COUNTY ZONE)

- A1 KACHINA RIDGE LLC - PARCEL: H-312-A
- A2 KACHINA RIDGE LLC - PARCEL: H-3-1-25-331
- A3 KACHINA RIDGE LLC - PARCEL: H-348-B-1-A
- A4 KACHINA RIDGE LLC - PARCEL: H-3-1-36-440
- B PMH LEASING LLC - PARCEL: H-348-B-1-B
- C1 BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-A-1
- C2 BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-B-1
- D WASHINGTON COUNTY WATER CONSERVANCY DIS. - PARCEL: 3407-A-HIV
- E1 LEE & LONEY LLC - PARCEL: 3407-B-1-HV
- E2 LEE & LONEY LLC - PARCEL: 3313-B-HV
- F UTAH STATE - PARCEL: H-3313
- G JDL INV INC - PARCEL: H-351-A-1-A
- H JDL INV INC - PARCEL: H-348-B-2-A

REVISIONS		
NO	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 2500 West, Suite 1  
Hurricane, UT 84737  
Phone: (435) 668-8801  
Fax: (435) 668-8802



EXISTING ZONE MAP FOR:  
**KACHINA RIDGE**  
LOCATED AT IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S1B.M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 7-6-2020  
SCALE: 1"=150'

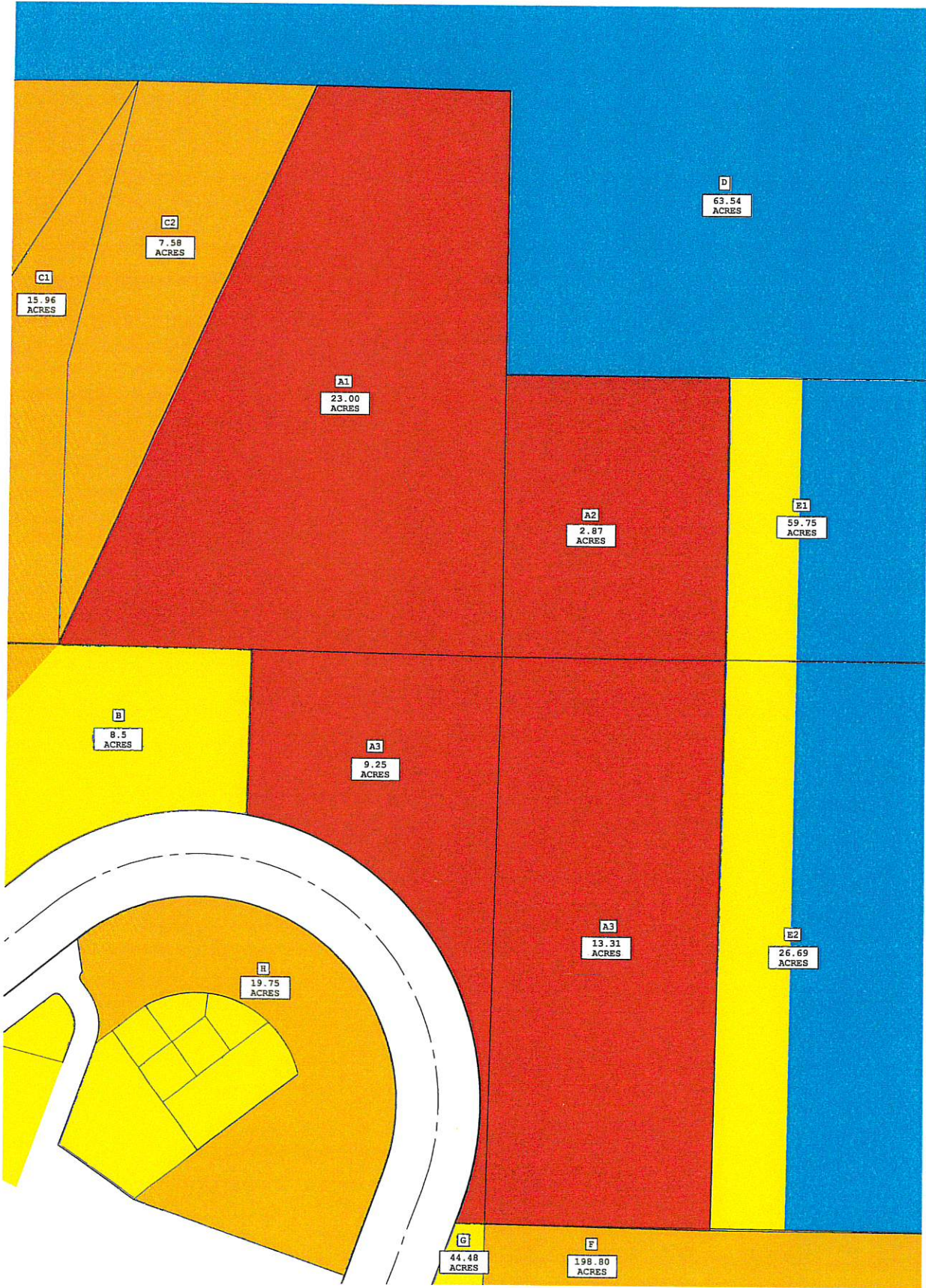
JOB NO:  
549-001

SHEET NO:  
1 OF 2



PROPOSED ZONE MAP FOR:  
**KACHINA RIDGE**

LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH



**LEGAL DESCRIPTION**

BEING A PORTION OF SECTIONS 25, 26, 35, AND 36, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 26 SOUTH 89°59'38" WEST 1056.0 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE NORTH 23°30'02" EAST 1444.46 FEET; THENCE NORTH 89°59'35" EAST 462.00 FEET; THENCE SOUTH 00°45'45" EAST 664.71 FEET; THENCE NORTH 89°13'15" EAST 528.96 FEET; THENCE SOUTH 00°45'45" EAST 661.50 FEET; THENCE SOUTH 00°05'42" WEST 1322.23 FEET; THENCE NORTH 89°54'12" WEST 528.95 FEET; THENCE NORTH 89°58'36" WEST 71.10 FEET; THENCE NORTH 19°17'29" EAST 44.99 FEET TO A POINT ON A 673.49 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 1183.21 FEET (CHORD BEARS NORTH 31°01'27" WEST 1036.81 FEET); THENCE NORTH 00°04'30" WEST 384.59 FEET; THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 26, SOUTH 89°39'38" WEST 462.47 FEET TO THE POINT OF BEGINNING.  
CONTAINING 54.99 ACRES

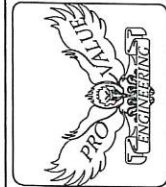
**LEGEND**

- R1-15: RESIDENTIAL
- R1-10: RESIDENTIAL
- OSC-20: OPEN SPACE CONSERVATION 20 AC MIN. (WASHINGTON COUNTY ZONE)
- PC: PLANNED COMMERCIAL

- A1 KACHINA RIDGE LLC - PARCEL: H-312-A
- A2 KACHINA RIDGE LLC - PARCEL: H-3-1-25-331
- A3 KACHINA RIDGE LLC - PARCEL: H-348-B-1-A
- A4 KACHINA RIDGE LLC - PARCEL: H-3-1-36-440
- B PMH LEASING LLC- PARCEL: H-348-B-1-B
- C1 BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-A-1
- C2 BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-B-1
- D WASHINGTON COUNTY WATER CONSERVANCY DIS. - PARCEL: 3407-A-HIV
- E1 LEE & LOWNY LLC - PARCEL: 3407-B-1-HV
- E2 LEE & LOWNY LLC - PARCEL: 3313-B-HV
- F UTAH STATE - PARCEL: H-3313
- G JDL INV INC - PARCEL: H-351-A-1-A
- H JDL INV INC - PARCEL: H-348-B-2-A

REVISIONS		
NO	DESCRIPTION	DATE BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84437  
Phone (866) 435-3870  
Fax (866) 435-3870



PROPOSED ZONE MAP FOR:  
**KACHINA RIDGE**  
LOCATED AT IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/25/2020  
SCALE: 1"=50'

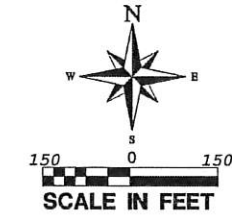
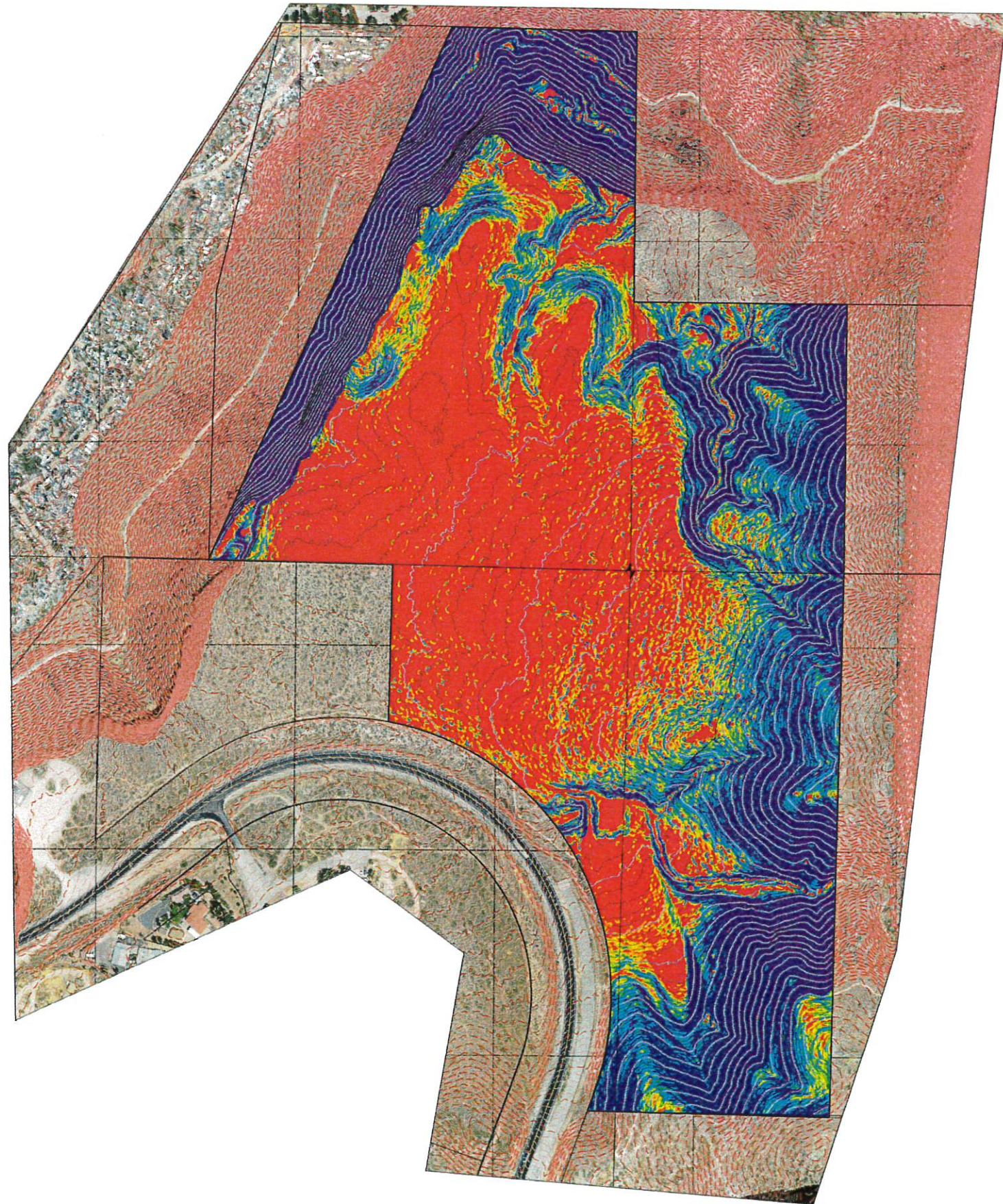
JOB NO.  
543-001

SHEET NO.  
2 OF 2



SLOPE MAP FOR:  
**KACHINA RIDGE**

LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	759921.31	Red
2	10.01%	11.00%	61797.65	Red
3	11.01%	12.00%	56449.99	Red
4	12.01%	13.00%	51846.80	Red
5	13.01%	14.00%	47691.89	Orange
6	14.01%	15.00%	43556.55	Yellow
7	15.01%	16.00%	40478.34	Yellow
8	16.01%	17.00%	37940.00	Light Green
9	17.01%	18.00%	37128.82	Light Green
10	18.01%	19.00%	35536.17	Light Green
11	19.01%	20.00%	33991.72	Light Green
12	20.01%	21.00%	33301.90	Light Green
13	21.01%	22.00%	32405.80	Light Green
14	22.01%	23.00%	31382.24	Light Green
15	23.01%	24.00%	31298.58	Light Green
16	24.01%	25.00%	30454.66	Light Green
17	25.01%	26.00%	30004.02	Light Green
18	26.01%	27.00%	30220.96	Light Green
19	27.01%	28.00%	29614.03	Light Green
20	28.01%	29.00%	28884.27	Light Green
21	29.01%	30.00%	27866.75	Light Green
22	30.01%	99999901.00%	876491.20	Dark Blue

REVISIONS		
NO	DESCRIPTION	DATE BY

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 250 West, Suite 1  
Hurricane, Utah 84737  
Phone: (866) 435-3670  
Fax: (866) 435-3670



SLOPE MAP FOR:  
**KACHINA RIDGE**  
LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 7-9-2020  
SCALE: 1"=150'

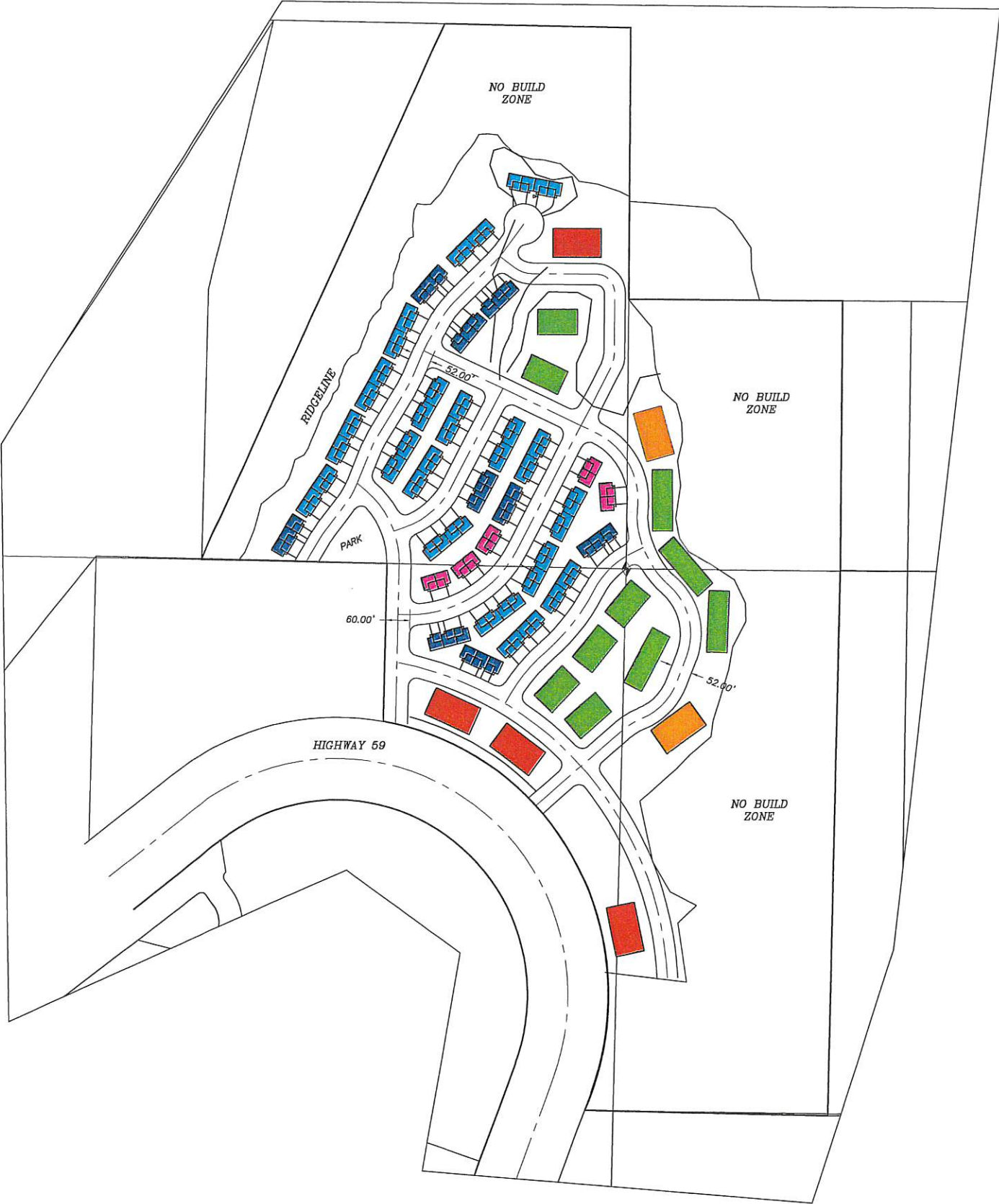
JOB NO:  
549-001

SHEET NO:

1 OF 1

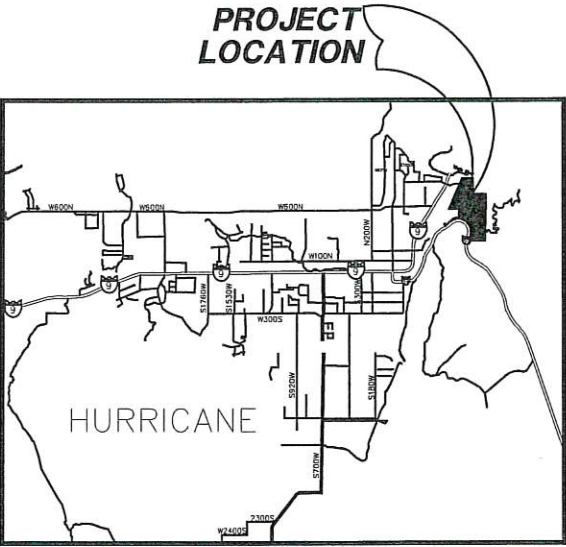
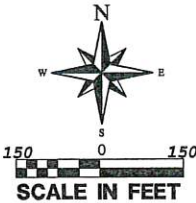


PRELIMINARY SITE PLAN FOR:  
**KACHINA RIDGE**  
LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S1B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- DUPLEX
- TRIPLEX
- FOURPLEX
- 18 UNITS
- 18 - 24 UNITS LOWER FLOOR W/ COMMERCIAL
- 24 UNITS, LOWER FLOOR W/COMMERCIAL
- SECTION CORNER AS DESCRIBED



REVISIONS		
NO.	DESCRIPTION	DATE

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone (435) 868-8001  
Fax (435) 868-8002



PRELIMINARY SITE PLAN FOR:  
**KACHINA RIDGE**  
LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S1B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1-9-2020  
SCALE: 1"=150'

JOB NO.  
549-201

SHEET NO.



**1. Is the proposed amendment consistent with goals, objectives, and policies of the city's general plan?**

Staff Response: The General Plan Map shows the area as Mixed-Use Neighborhood, which would allow for multi-family uses and commercial. The application does meet the proposed future use of the property. The Moderate Income Housing Plan states the following for placement of density of housing:

*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)*

It is likely, that homes located in this area will not be considered affordable based on the location and required improvements for building on the property. These homes may or may not have commercial around them.

Staff also feels like the proposed change in the zone is very open-ended and would allow many different uses. Mixed-Use Neighborhood recommends that a site plan to be required within the area. The proposed site plan will not necessarily represent the end product since it is not attached to the zoning.

**ProValue Response:**

We have provided a preliminary site plan that will provide various options of housing. In the proposed development, we want to provide multifamily housing and commercial options.

The commercial uses of the project have not been finalized, but we are exploring several possibilities from restaurants, convenience stores, spa type professional, and other retail services.

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

Staff Response: The surrounding area is mostly open space, cliffs, and few single-family homes to the south. There is very little development in the area. The only access roadway is SR-59. This development would generally not be in harmony with current development; however, the City General Plan map does show this area with future commercial and residential growth.

**ProValue Response:**

Our proposed plan will be in harmony with the general plan with mixed use.

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

Staff Response: This type of density may have an impact on the surrounding area. It will cause more traffic on SR-59, and the applicant would be required to provide a traffic study and work closely with UDOT about improvements and access to the roadway. The applicant would be required to provide

services on the property, therefore bringing service to the area. This may allow future development of the surrounding property.

**ProValue Response:**

We will comply with UDOTs request for a spot improvement in this area to take care of all traffic needs and make it safe for vehicles to exit and enter into the development.

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

Staff Response: No. There are several concerns about bringing service to the project. Sewer will need to be brought to the property and bored under the highway. Water is in the area, but has very low water pressure, this may lead to inadequate service. Low water pressure may even lead to problems with fire suppression systems. Power is very limited in the area and would need to be expanded and developed to the property. There is no gas in the area, and limited phone and cable. There is also concerns about second access to meet fire code standards.

**ProValue Response:**

We are willing to comply with city's request to upgrade all public facilities and utility systems. The improvement will include spot improvements, safe access off the highway, upgraded power systems, new water tanks, sewer collection/delivery systems and/or treatment systems and fire protection systems. We expect that the cost of these improvements could be about USD 10 million.

**Staff findings:**

1. The proposed amendment is generally compatible with the goals and policies of the current general plan.
2. The proposed amendment is generally not in harmony with the overall character of existing development on the area. However, commercial and residential development and staff believes need further study before granting a rezone.
3. Public facilities are not adequate to provide service to the development and staff believes need further study before granting a rezone.
4. The proposed amendment will have a noticeable a=increases impact on the area, but the growth is anticipated within the general plan.

**ProValue Response:** The technical reports the staff require will be provided during the design process. As previously stated, we are willing to upgrade the public facilities to be adequate for this development.

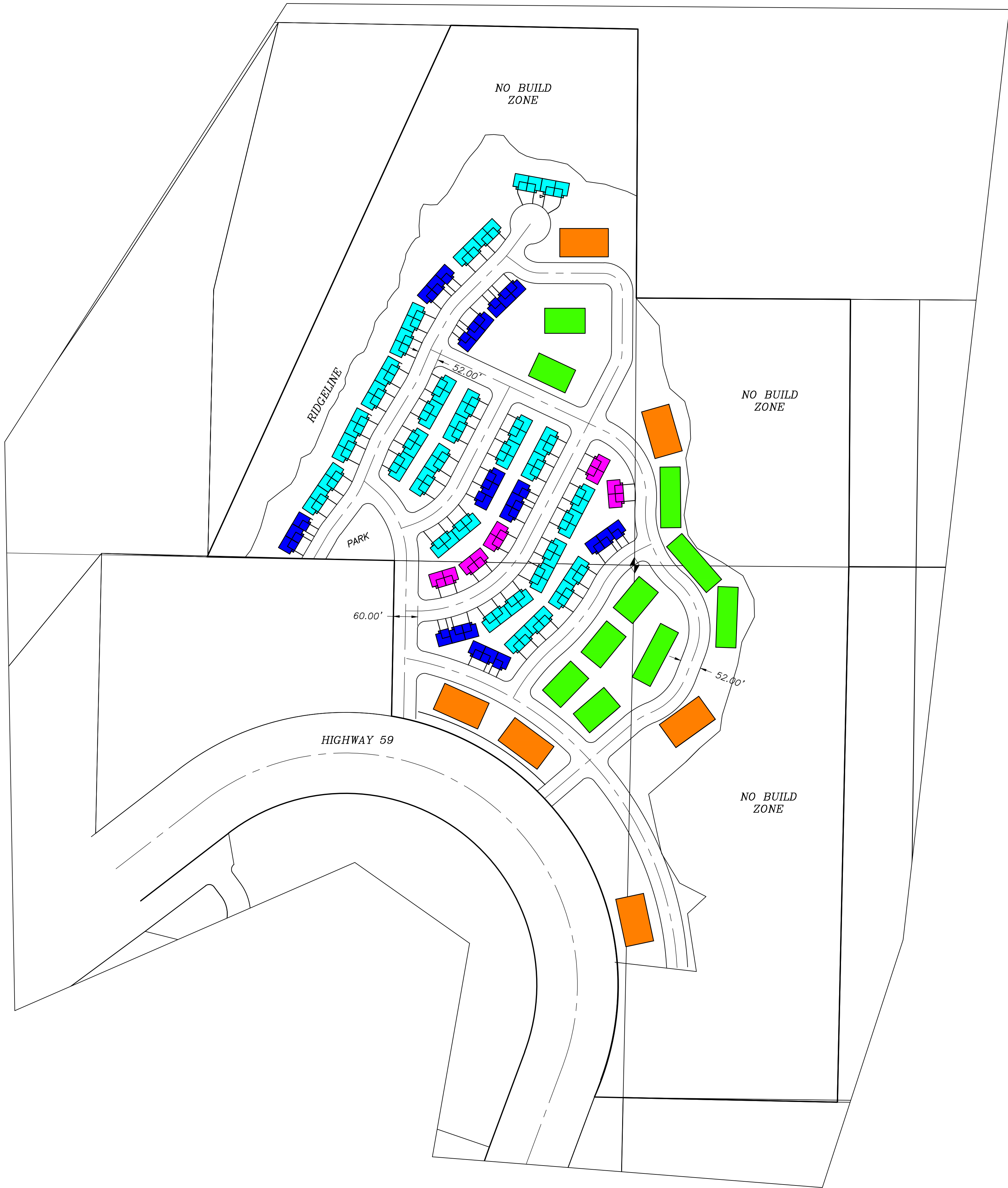
**Recommendation:** staff recommends the planning commission review the application and the zone change based on standards as well as take into consideration the comments from residents. Staff would not recommend a change of zoning for [planned commercial on this site without a full site plan with a preliminary utility and a development agreement.

**ProValue Response:** All the information that staff requires and requests be placed in the development agreement.



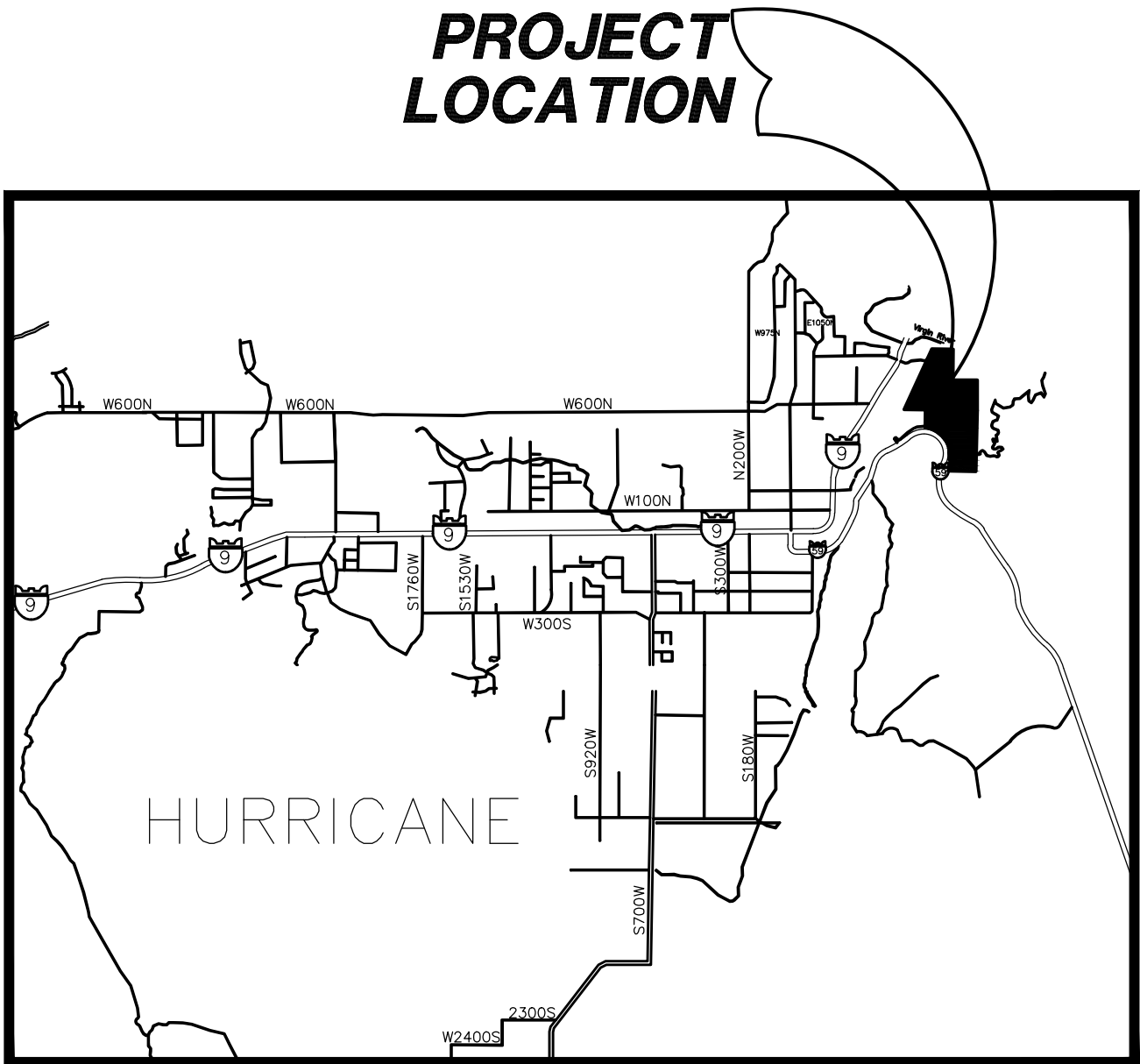
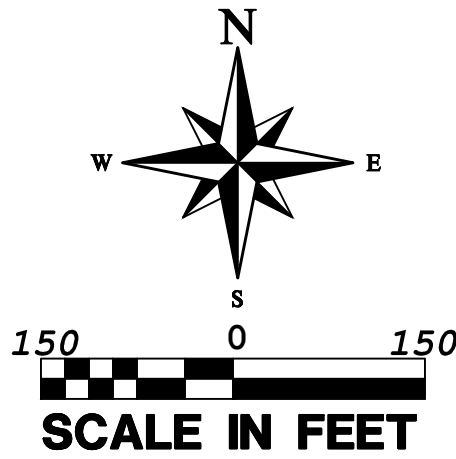
PRELIMINARY SITE PLAN FOR:  
**KACHINA RIDGE**

LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- DUPLEX
- TRIPLEX
- FOURPLEX
- 16 UNITS
- 24 UNITS, LOWER FLOOR W/ POSSIBLE COMMERCIAL
- SECTION CORNER AS DESCRIBED





**Pre-App Number: PA-101123**

## Property Owner Information

Name: Jason Griffith - Kachina Ridge, LLC  
Mailing Address: 243 East St George Blvd #200,  
City, State, Zip: St. George, UT 84770  
Email: Jasing@naixel.com  
Phone: 4356275709

## Applicant Information

Name: MRCI  
Mailing Address: 782 S River Rd  
City, State, Zip: Saint George  
Email: magnus5t@yahoo.com  
Phone: 8013197907

## Purposed Access Information

Physical Address: 603 E Hwy 59 Hurricane Utah 84737  
State Route ID: 0059  
Latitude: 37.183  
Access Width(in feet): 9  
Access Category: Other  
Parcel Number: H-3-1-36-440  
Milepost Marker: 21  
Longitude: -113.274  
Access Use: Residential  
Side of Highway: North

## PROJECT NAME AND BRIEF SCOPE OF WORK DESCRIPTION

Kachina Ridge

Possible residential or commercial development. Currently zoned R-15. Would like to meet with DOT representative at earliest convenience to get estimates of possible improvements that would be required for Hwy improvements under various development scenarios

Meeting Date	Time Spent	Participant Name	Representing	Email	Phone
02-MAR-20	8	Jeff Bunker	UDOT	jbunker@utah.gov	4358934753
		Matt Rhodes	UDOT	mrhodes@utah.gov	4355908897
		Ted Fullerton	Owner		

**Total Time Spent:** 8

**Access Application Review Level Fee: \$475.00**

## SITE PLAN / ACCESS NOTES

Turn lanes will be required for access to the highway at this location. Plans need to be completed by a licensed engineer and submitted to UDOT for review.

## TRAFFIC IMPACT STUDY NOTES

Turn lanes will be required for access to the highway at this location. Plans need to be completed by a licensed engineer and submitted to UDOT for review.

## TIS WAIVER

**Approved:** Y **Name:** Jeff Bunker

**Title:** Permits Engineer

## UTILITIES NOTES

No asphalt cuts will be permitted in association with this project.

## DRAINAGE NOTES

All drainage to remain on stie. No draiage will be allowed within the UDOT Right of Way.

## OTHER NOTES

Turn lanes will be required for access to the highway at this location. Plans need to be completed by a licensed engineer and submitted to UDOT for review.

## Required Default Documents

Plan Set

**Documents Required / Identified at Pre-Application Meeting**



PRELIMINARY SITE PLAN REVIEW APPLICATION

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

**Fee \$200.00**

*For Office Use Only:*

File No. 2020-PSP-04  
Receipt No. 7.658831

**Name:** Frank Lindhart / Shoshone Land Company **Telephone:** 801-229-4447

**Address:** 2608 W 510 N, Hurricane, UT 84737 **Fax No.** \_\_\_\_\_

**Agent (If applicable):** Civil Science **Agent's Phone:** 435-668-4023

**Email:** frankgl@gemstoneproperties.com **Agent Email:** bwalker@civilsience.com

**Address/Location of Subject Property:** 600 North & 3000 East, Coronado Drive

**Tax ID of Subject Property:** H-3-1-31-140, H-3-1-31-411,  
H-3-1-31-420, H-3-1-4101,  
portion of H-3-1-31-1102 **Zone District:** R-1-10 & R-1-8

**Proposed Use:** (Describe, use extra sheet if necessary) The proposed site plan contains a mix  
of multifamily townhomes and single family homes on approximately 100.78 acres.

**This application shall be accompanied by the following:**

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
  - ☒ Topography showing 2' contours, identification of 30% or greater slopes;
  - ☒ The layout of proposed uses;
  - ☒ Location of open space when applicable;
  - ☒ Proposed access to the property and traffic circulation patterns;
  - ☒ Adjoining properties and uses;
  - ☒ NA Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ☒ TBD 5. A phased development plan if applicable.
- ☒ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

**NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the 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 due to an incomplete application could result in a month's delay.**

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_



PROJECT INFORMATION

TOTAL AREA: 100.78 ACRES

ZONING: R-1-8 WITH PDO

TOTAL UNITS:  
R-1-8 = 216 LOTS  
R-1-6 = 80 LOTS  
RM-3 = 104 TOWN HOMES  
400 TOTAL UNITS

OPEN SPACE/ AMENITY/ COMMON USE: 4.0 ACRES

DENSITY: 3.97 D.U./ACRE

SETBACKS:  
SIDE = 5' & 10' (15' MINIMUM)  
FRONT = 20'  
REAR = 10'

PHASING: PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES DETERMINED BY SEWER AND MARKET DEMAND

CONTACT: SHOSHONE LAND COMPANY, FRANK LINDHART,  
FRANKGL@GEMSTONEPROPERTIES.COM

LEGEND

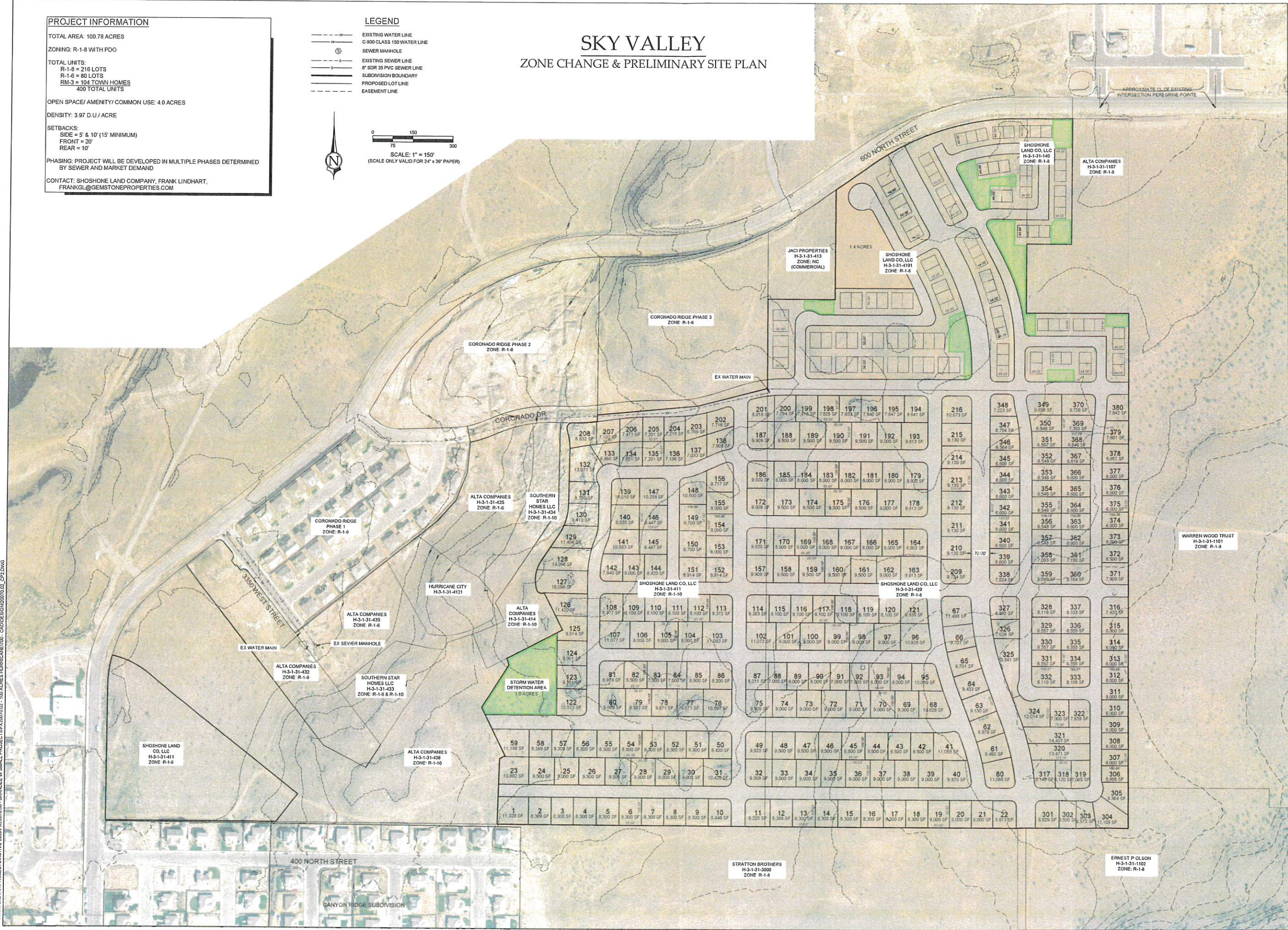
- EXISTING WATER LINE
- C-800 CLASS 150 WATER LINE
- SEWER MANHOLE
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE



0 75 150 300  
SCALE: 1" = 150'  
(SCALE ONLY VALID FOR 24" x 36" PAPER)

SKY VALLEY  
ZONE CHANGE & PRELIMINARY SITE PLAN

PATH: L:\UTAH\PROJECTS\ACTIVE 2020\FX20070.00 - BRANDEE W SMALL PROJECT\FX20070.02 - 100 ACRES HURRICANE\100 - CAD\DESIGN\20070.02\_CP2.DWG



**CivilScience**  
Engineers / Surveyors / Solutions  
1453 S. DAVIS DRIVE, SUITE 150  
ST. GEORGE, UT 84770  
435.986.0100

Fx20070.02\_CP2  
7/27/2020

ZONE CHANGE & PRELIMINARY SITE PLAN  
SKY VALLEY  
HURRICANE, UTAH

SHEET  
1 OF 1



# PROJECT INFORMATION

TOTAL AREA: 100.78 ACRES

ZONING: R-1-8 WITH PDO

TOTAL UNITS:

R-1-8 = 216 LOTS  
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SIDE = 5' & 10' (15' MINIMUM)  
FRONT = 20'  
REAR = 10'

PHASING: PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES DETERMINED BY SEWER AND MARKET DEMAND

CONTACT: SHOSHONE LAND COMPANY, FRANK LINDHART,  
FRANKGL@GEMSTONEPROPERTIES.COM

# LEGEND

- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- SEWER MANHOLE
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE



0 75 150 300  
SCALE: 1" = 150'  
(SCALE ONLY VALID FOR 24" x 36" PAPER)

# SKY VALLEY ZONE CHANGE & PRELIMINARY SITE PLAN

PATH: L:\UTAH\PROJECTS\ACTIVE 2020\FX20070.00 - BRANDEE W SHALL PROJECT\FX20070.00 - CAD\DESIGN\070102\_CP2.DWG



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7/27/2020

# ZONE CHANGE & PRELIMINARY SITE PLAN

SKY VALLEY  
HURRICANE, UTAH

SHEET  
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-ZC-22

Receipt No. 7.658831

Name: Frank Lindhart / Shoshone Land Company Telephone: 801-229-4447

Address: 2608 W 510 N, Hurricane, UT 84737 Fax No. \_\_\_\_\_

Agent (If Applicable): Civil Science Telephone: 435-668-4023

Email: frankgl@gemstoneproperties.com Agent Email: bwalker@civilsience.com

Address/Location of Subject Property: 600 North & 3000 East, Coronado Drive

Tax ID of Subject Property: H-3-1-31-140, H-3-1-31-411,  
H-3-1-31-420, H-3-1-4101, Existing Zone District: R-1-10 & R-1-8  
portion of H-3-1-31-1102

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
The proposed zoning request is overlay the existing R-1-8 & R-1-10 zoning with Planned Development.  
The overall density will be approximately 3.97 units per acre for the combined 100.78 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:** August 13, 2020 **File Number:** 2020-ZC-22/ 2020-PSP-04

**Type of Application:** Zone Change/Planned Development Overlay/Site Plan, Legislative

**Applicant:** Frank Lindhart/Shoshone Land Company

**Agent:** Civil Science

**Request:** A zone change from R1-10 and R1-8 to R1-8 PDO

**Location:** South of 600 N and 3100 W

**General Plan:** High Density Single Fam Res 4-8 Units/Acre

**Existing Zoning:** R1-10 and R1-8

**Discussion:** The applicant is seeking to rezone to an R1-8 with a Planned Development Overlay (PDO) on 100.78 acres. PDOs are established following the standards within Hurricane City Code 10-23. Within the PDO standards, there is a list of criteria that must be considered before approving a PDO.

### **10-23-7: APPROVAL OF PLANNED DEVELOPMENT OVERLAY ZONE:**

*B. Approval Criteria: Submittal of an application for a planned development overlay zone does not guarantee that the zone or a preliminary site plan will be approved. A zoning map amendment and preliminary site plan may be approved only if the city council, after receiving a recommendation from the planning commission, finds:*

- 1. The proposed planned development overlay zone and associated preliminary site plan:*
  - a. Does not conflict with any applicable policy of the Hurricane City general plan;*
  - b. Meets the spirit and intent of this chapter as set forth in section 10-23-1 of this chapter;*
  - c. Will allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional land use regulations;*
  - d. Meets the use limitations and other requirements of the zone with which the planned development overlay zone is combined, except as otherwise allowed by this chapter;*
  - e. Meets the density limitations of the underlying zone, unless a density bonus is granted pursuant to the provisions of this chapter; and*

*f. If a density bonus is authorized, provides superior site design and increased amenities, as provided in subsection 10-23-8C of this chapter, which ameliorate the potential impact of increased density; and*

*2. The applicant has:*

*a. Sufficient control over the property to be developed to ensure development will occur as approved;*

*b. The financial capability to carry out the planned development project; and*

*c. The capability to start construction within one year of final plan approval.*

*C. Imposition Of Conditions: In order to make findings necessary to approve a planned development overlay zone, conditions of approval may be imposed on a preliminary site plan to assure the planned development will:*

*1. Accomplish the purpose of this chapter;*

*2. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and*

*3. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this chapter and as shown on an approved preliminary site plan for the planned development.*

Any PDO must be approved with a development agreement to ensure the applicant keeps to the preliminary site plan.

	<u><b>Zoning</b></u>	<u><b>Adjacent Land Use</b></u>
North	R1-8 and M-1	Single family developments
East	R1-8 PDO	Undeveloped Property
South	R1-8, RM-1 PDO and HC	Single Family Homes and undeveloped property
West	R1-10 and R1-8	Single Family Development

## **Density**

The applicant is seeking to create 400 total units, split into 216 at R1-8 sizing, 80 lots at R1-6 sizing, and 104 townhomes. The base zone R1-8 would allow around 4.35 units an acre, assuming 20% of the property is being used for roadways and other public infrastructure. This would allow for a total of 435 total units.



## Site Plan

The applicant has submitted a full site plan Staff has reviewed the site plan and a few changes and adjustments concerning road layout that need to be adjusted before final approval. A few of these concerns are as follows:

- The access on 600 North needs to align with 3000 S
- A roadway will need to be placed where lot two is to match the alignment of the Lava Knowles (Ridgeview) Subdivision
- Block lengths need to be verified to be less than 800 ft long.
- Road three-way intersection should be changed to be four-way intersections along the west side to provide greater connectivity.
- Phasing of the project will affect required access roads to meet fire code

Staff would recommend that any approval on the PDO that the applicant brings the site plan road layout to conform with City standards.

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 High-Density Single Fam Res 4-8 Units/Acre, which would not normally allow for any townhomes. The Moderate Income Housing Plan states the following for placement of density of housing:

*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 townhomes would be located across from a future light industrial area if fully developed. The townhomes are also located adjacent to 600 N, a major transportation corridor within Hurricane City. The townhomes do conflict with the General Plan Map, but staff believes they are appropriately located and the developments overall density is not a multi-family zoning.

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

**Response:** The surrounding area contains single-family homes to the west and south of the project and undeveloped property on the east and north. The majority of the development would be harmonious with the project, matching single-family homes lot sizes. There are no townhome developments within the

area.

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

**Response:** The development would have an impact on the surrounding developments. Some of the proposed access roads will link into other subdivisions for their access point. This development will overall have an impact to the area just based on the size of the proposed area.

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

**Response:** There are utility and other services in the area, including water, power, sewer, phone, cable, and gas. Each of these utilities will need to be fully reviewed on the construction documents if approved.

**Findings:** Staff makes the following findings:

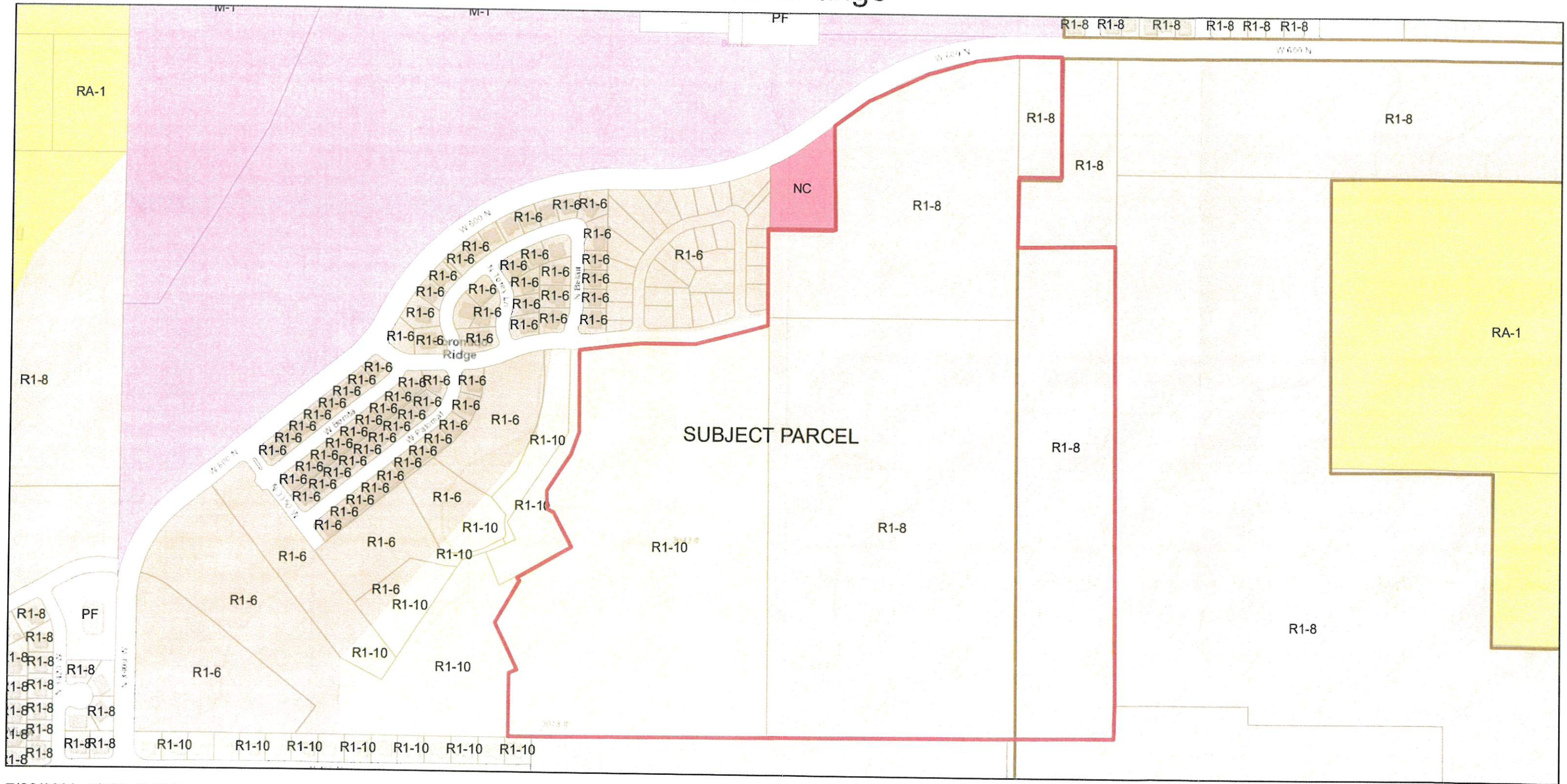
1. The proposed amendment is generally compatible with the goals and policies of the current General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development in the area.
3. Public facilities are adequate to provide service to the development.
4. The site plan needs some more design work to ensure it meets Hurricane City connectivity standards.
5. The proposed amendment will have a noticeable increased impact on the area, but the growth is anticipated within the General Plan.

**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 and PDO with the following conditions:

1. The site plan is updated with staff comments
2. A development agreement is written and approved with the project.



# Zone Change



7/29/2020, 12:07:58 PM

City Limits

Zoning Overlay

Planned Development Overlay

Zoning

RA-1: Residential Agricultural - 1 Unit Per Acre

R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.

R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.

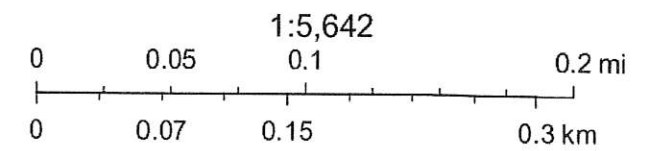
R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.

NC: Neighborhood Commercial

M-1: Light Industrial

Public Facility

Parcels



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



Tuesday, August 11, 2020

City of Hurricane / Planning Commission  
Paul Farthing, Chair  
147 N 870 W  
Hurricane, UT 84737  
(435) 635-2184 fax

Mark & Pamela Simons  
627 N 3000 W  
Hurricane, UT 84737  
(435) 862-1574  
[mark@marksimons.com](mailto:mark@marksimons.com)

Regarding Zone Change Application 2020-ZC-22 (Shoshone Land Company) – 08/13/2020 meeting

Commission members,

My wife and I live directly across the street from this area that is requesting a zoning change. While I agree people who own property should be allowed to utilize it this change would be a big impact to this area. Looking at the drawings there is only one exit pretty much for 400 houses until others decide to add more neighborhoods, etc. The other would be going through Coronado ridge.

600 North is already a busy street and having to wait to turn north on 3000 W from 600 N can cause delay if traffic is going west on 600 North. This causes traffic to have to wait on 600 N going east as there are not turn lanes, just a narrow 2 lane road.

On 2019-GPA-07 which is JACI Properties H-3-1-31-413 along 600 N the City Council was denied as not meeting the needs of the city, that commercial was warranted for the area. (See reference 1)

If a small 1.84 acre site would have traffic issues, wouldn't a 100+ acres be even worse?

What about things like the schools, right now elementary is bused all the way to Coral Canyon and this would cause issues. Then you have waste services, postal, etc. which will cause delays or shortage of services.

I believe there needs to be more major egress out of the development but not on to 600 N.

If you do approve this site as planned, I would certainly hope that the property of H-3-1-30-320 and adjacent would remain commercial type zoning unless 600 N were to be configured in a 4 lane with turn lane type road.

Respectfully,

*Mark Simons*

Mark Simons (electronically signed in St George Utah)



Reference 1 : City Council, September 19, 2019 -

192 2. Consideration and possible approval of a General Plan Map amendment request on 1.84 acres  
193 located at approximately 3076 West 600 North from Commercial to Multi-family Residential –  
194 Jaci Properties

195

196 Planning Commission recommended denial of this application with a vote of 5 to 1. James Cheney is the  
197 applicant. He doesn't have a specific plan for the property yet but would prefer to develop a residential  
198 project rather than a commercial one.

199

200 Kain Essy lives off 600 North and fights traffic going by this location and shared concerns regarding  
201 multi-family housing and potential rise in criminal activities.

202

203 Bill Ennis said it is difficult to find a place to live here in Hurricane. He supports having more multi-family  
204 options.

205

206 Murna Trump worries about future high impact fees and supports multi-family developments.

207

208 Without any further comment, Darin Larson made a motion to move out of the public hearing.

209 Seconded by Pam Humphries. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin  
210 Tervort and Kevin Thomas voting aye.

211

212 Kevin Thomas feels this does not meet the requirements and he cannot justify this change. Commercial  
213 uses will be needed in the future.

214

215 Kevin Thomas made a motion to deny the General Plan Map amendment request on 1.84 acres located  
216 at approximately 3076 West 600 North from Commercial to Multi-family Residential, it does not meet  
217 the needs or requirements of the area. Seconded by Pam Humphries. Motion approved with Pam  
218 Humphries, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye. Darin Larson voted no.

<https://www.utah.gov/pmn/files/559875.pdf>

# 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-23  
Receipt No. 7.658836

Name: Gavin Godfrey Telephone: 801-671-4682  
Address: 90 E 100 S, St. George, UT 84790 Fax No. gavingodfrey55@gmail.com  
Agent (If Applicable): Luke Godfrey Telephone: 435-229-4126  
Email: lgodfrey7@gmail.com Agent Email: bwalker@civilsience.com  
Address/Location of Subject Property: 2898 S 1100 W  
Tax ID of Subject Property: H-3356-B & H-3356-D Existing Zone District: RA-1  
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
Proposed RA-0.5 large estate lots

**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:** August 13, 2020 **File Number:** 2020-ZC-23

**Type of Application:** Zone Change Legislative

**Applicant:** Gavin Godfrey

**Agent:** Luke Godfrey

**Request:** A zone change from Residential Agriculture 1 (RA-1) to RA-0.5

**Location:** 1100 W and Quarter Mile North of 3000 S

**General Plan:** Ag/Rural Res 5-10 Acres/ Airport Protection Area

**Existing Zoning:** RA-1

**Discussion:** The applicant is seeking a zone change for just over 10 acres from RA-1 to RA-0.5 to build “large estates lots”. This lot location is within the “Bench Lake Area”, which the City Council has recently directed staff to write an ordinance to be prepared for a Rural Road Cross Section. This will allow an applicant to use a modified cross-section in this area if the lots are one acre or larger.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RA-1	Farm Land
East	RA-1	Farm Land
South	RA-1 and A-5	Farm Land
West	RA-1 and A-5	Farm Land

***1. Is the proposed amendment consistent with goals, objectives, and policies of the City's General Plan?***

**Response:** The application does not meet the goals of the City General Plan. The City has this area listed for agriculture use with five to ten acre lots. The current zoning is RA-1, which allows for single acre lots. The current zoning allows for higher density than recommended by the General Plan. The City Council, in the discussion of the Rural Road Cross Section on July 30, 2020, also generally supported this area to be maintained a single acre lot zoning.

Hurricane City's General Plan states the following regarding agricultural policies:

*The Hurricane City area was developed for agricultural purposes; first with the Hurricane Canal that irrigated approximately 2000 acres, later the Bench Lake area was developed with water from the Hurricane Canal. Much later areas around the Sands area were developed with underground wells. All other areas have been used over the years as winter grazing areas for livestock...*

*Agriculture is important to Hurricane and may become more important in the future as changes in economic and global patterns drive the demand for more locally produced food. Many areas currently in agricultural production are located on soil that is collapsible and is not suitable for other types of development.*

*Agricultural Policies:*

- A. The City encourages and will take all effective measures to permit land-owners to retain land in agricultural use as long as possible, and will provide incentives to retain significant portions of the land as agricultural.*
- B. Small orchards, truck farms, and hobby farms as well as larger operations are anticipated to fill needs for local food production.*
- C. Working with those property owners that desire it, City will provide Agricultural Protection under the law.*
- D. Facilitate low cost water and power to agricultural operations.*
- E. Work to limit leapfrog development, which places pressure on existing agricultural projects.*
- F. Recognize the advantage to the City in encouraging the food production on collapsible soil areas. (Hurricane, City of Hurricane General Plan, 2011, p. 28)*

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

**Response:** The surrounding area is mostly farmland. There are a few subdivisions in the general area.

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

**Response:** The total development would allow around 16 lots, and would have minimal impact on the area.

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

**Response:** There are some facilities in the area, but others would need to be extended. The applicant would need to do some road dedication along 1100 W. Sewer is would need to be brought down from 3000 S.

**Findings:** Staff makes the following findings:

1. The proposed amendment is not generally compatible with the goals and policies of the current



General Plan.

2. The proposed amendment is not generally in harmony with the overall character of existing development in the area.
3. Public facilities are not adequate to provide service to the development but could be developed as part of a subdivision process.
4. The proposed amendment will have a noticeable increased impact on the area, but will be minimal because of the small size of the project.

**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 of the proposed zone change based on the conflict the application has with the proposed use listed within the general plan.





# 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. 2020-26-24

Receipt No. \_\_\_\_\_

Name: Fairway Vista Estates LC Telephone: 435-463-2400

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

Agent (If Applicable): Alliance Consulting, Mike Bradshaw Telephone: 435-673-8060

Email: kknudson@Primeres.com Agent Email: mwb@allianceconsulting.us

Address/Location of Subject Property: 1567 W Copper Rock Parkway

Tax ID of Subject Property: see attached Existing Zone District: PDO

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

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:** August 13, 2020 **File Number:** 2020-ZC-24

**Type of Application:** Zone Change/Planned Development Overlay/Site Plan Amendment, Legislative

**Applicant:** Fairway Vista Estates LC

**Agent:** Alliance Consulting, Mike Bradshaw

**Request:** A request to expand the recreation resort are within Copper Rock PDO

**Location:** 1100 W and 3390 S

**General Plan:** Planned Community

**Existing Zoning:** R1-10 PDO

**Discussion:** The applicant is seeking to modify their PDO site plan in order to do the following

1. *Resort Recreation Zone- Reconfigured to include all of Area 11 and 20 lots in the existing Cliff View Phase 1 Subdivision of Area 12. The acreage of the modified Resort Recreation Zone is 203 Ac.*
2. *Area 11- Reconfigured to include 11.9 acres and maintained the number of lots of 60, increasing the density to 5 units/ac. The reconfiguration of Area 11 also includes the addition of the Clubhouse / Event Center area of 2.08 acres for a combined total of 13.17 acres.*

In order to amend a PDO overlay, an applicant must follow the same procedure to gain preliminary approval as stated below:

### **10-23-7: APPROVAL OF PLANNED DEVELOPMENT OVERLAY ZONE:**

*G. Amendments: Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)*

The approval procedure can be seen below.

### **10-23-7: APPROVAL OF PLANNED DEVELOPMENT OVERLAY ZONE:**

*B. Approval Criteria: Submittal of an application for a planned development overlay zone does not guarantee that the zone or a preliminary site plan will be approved. A zoning map amendment and preliminary site plan may be approved only if the city council, after receiving a recommendation from the planning commission, finds:*

1. *The proposed planned development overlay zone and associated preliminary site plan:*



- a. Does not conflict with any applicable policy of the Hurricane City general plan;
- b. Meets the spirit and intent of this chapter as set forth in section 10-23-1 of this chapter;
- c. Will allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional land use regulations;
- d. Meets the use limitations and other requirements of the zone with which the planned development overlay zone is combined, except as otherwise allowed by this chapter;
- e. Meets the density limitations of the underlying zone, unless a density bonus is granted pursuant to the provisions of this chapter; and
- f. If a density bonus is authorized, provides superior site design and increased amenities, as provided in subsection 10-23-8C of this chapter, which ameliorate the potential impact of increased density; and

2. The applicant has:

- a. Sufficient control over the property to be developed to ensure development will occur as approved;
- b. The financial capability to carry out the planned development project; and
- c. The capability to start construction within one year of final plan approval.

C. *Imposition Of Conditions:* In order to make findings necessary to approve a planned development overlay zone, conditions of approval may be imposed on a preliminary site plan to assure the planned development will:

1. Accomplish the purpose of this chapter;
2. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and
3. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this chapter and as shown on an approved preliminary site plan for the planned development.

Any PDO must be approved with a development agreement to ensure the applicant keeps to the preliminary site plan.

## Density

The applicant is not proposing to increase the overall density or units of the project. However, area 11 will have a higher density because of the creation of a permanent clubhouse in the area.

## Site Plan

The overall site plan layout has not changed but is proposed more resort recreational units. Staff has provided the March 2019 approved site plan for comparison.

## Zoning

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 planned community that currently has resort zoning. The application does comply with the plan.

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

**Response:** The surrounding area has resort zoning, and the development has been planned for this purpose. Though it is being expanded, it is overall compatible with the surrounding uses.

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

**Response:** The change in the in-site plan and zoning should have little effect and impact on the surrounding property owners.

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

**Response:** There are adequate facilities to support the project. As part of the expansion of the resort zoning, the applicant is adding an additional clubhouse and event center to accommodate the addition to the resort zoning.

**Findings:** Staff makes the following findings:

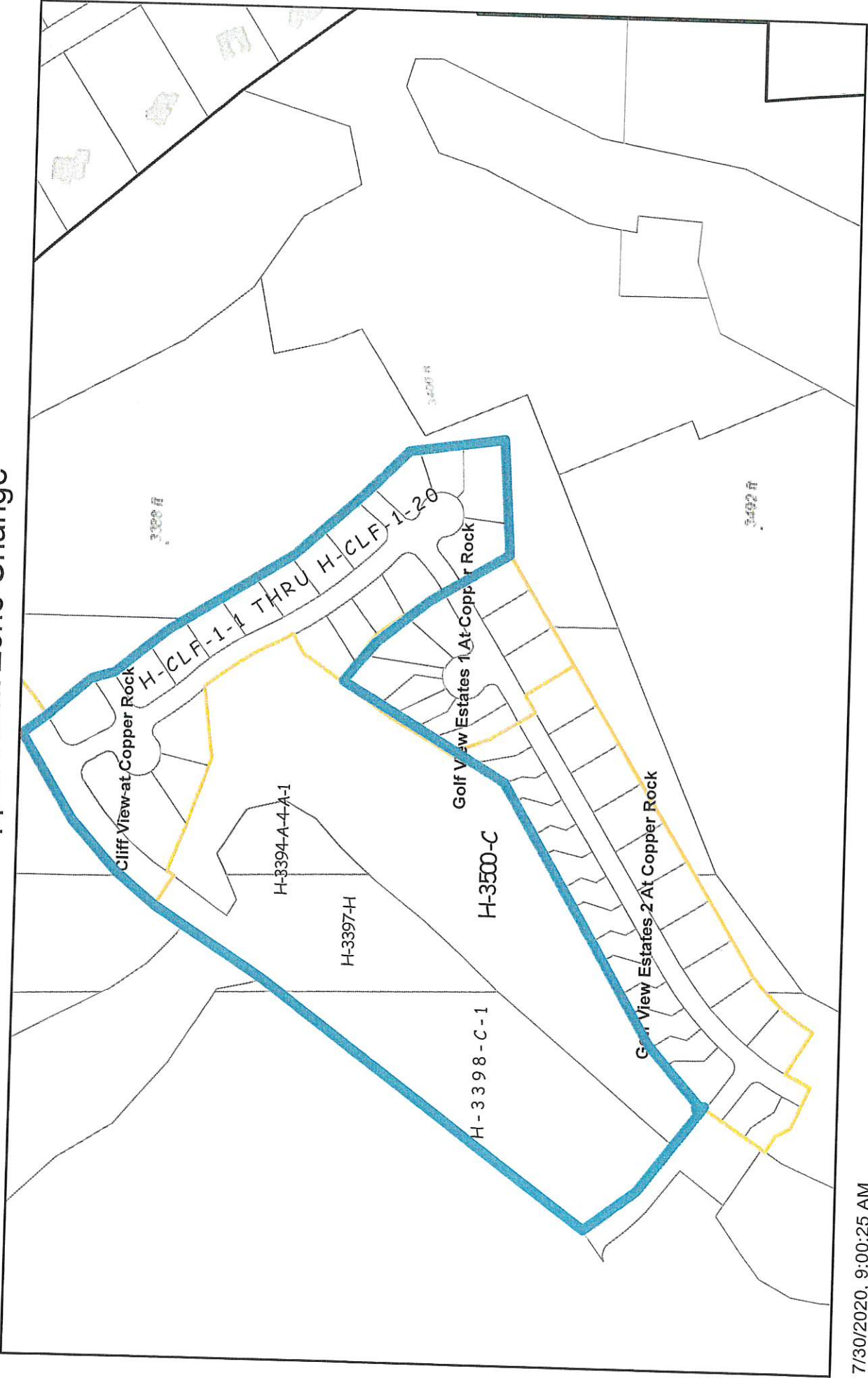
1. The proposed amendment is generally compatible with the goals and policies of the current General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development in the area.
3. Public facilities are adequate to provide service to the development.
4. The proposed amendment will 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 of the amended proposed zone change and site plan for the Copper Rock PDO.

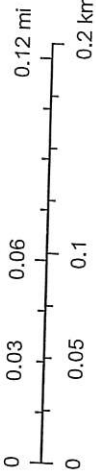
# Copper Rock Zone Change



7/30/2020, 9:00:25 AM

 City Limits  Subdivision  Parcels

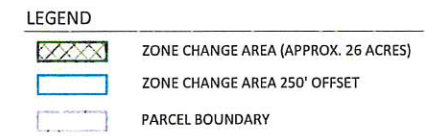
1:4,514



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, City of Hurricane GIS, Bureau of Land Management, Utah AGRC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA ]



DATE:		7-23-2020	
JOB NUMBER:		4387	
SCALE:		1"=250'	
DRAWN BY:		CJA	
CHECKED BY:		MWB	
REVISIONS	DATE		
		FILE NAME: CR-Master Plan	



ZONE CHANGE INCLUDED PARCELS	
PARCEL TAX ID#	PARCEL OWNERSHIP
H-3500-C	COPPER ROCK GOLF COURSE, LC
H-3394-A-4-A-1	COPPER ROCK PROPERTIES, LC
H-CLF-1-1 TO -20	FAIRWAY VISTA ESTATES, LC
H-3397-H	COPPER ROCK PROPERTIES, LC
H-3398-C-1	COPPER ROCK PROPERTIES, LC

ZONE CHANGE 250' OFFSET	
PARCEL TAX ID#	PARCEL OWNERSHIP
H-3500-A	COPPER ROCK GOLF COURSE, LC
H-3500-G	COPPER ROCK GOLF COURSE, LC
H-3397-D-1	COPPER ROCK PROPERTIES, LC
H-3397-F	COPPER ROCK PROPERTIES, LC
H-3397-G	COPPER ROCK PROPERTIES, LC
H-GVE-1-1 TO 10	FAIRWAY VISTA ESTATES
H-GVE-2-11 TO 36	FAIRWAY VISTA ESTATES

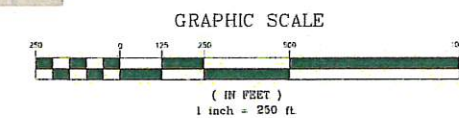


**ALLIANCE CONSULTING**  
A Planning and Engineering Firm

2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-9065

MASTER PLAN AMENDMENT - ZONE CHANGE EXHIBIT- JULY 2020  
FOR  
COPPER ROCK DEVELOPMENT  
LOCATED IN SECTION 16, 21, 27, 28  
TOWNSHIP 43 SOUTH, RANGE 15 WEST S16&M,  
CITY OF ST. GEORGE, WASH. CO., UTAH

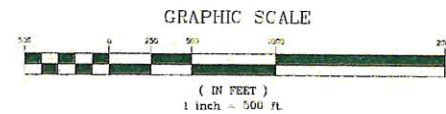
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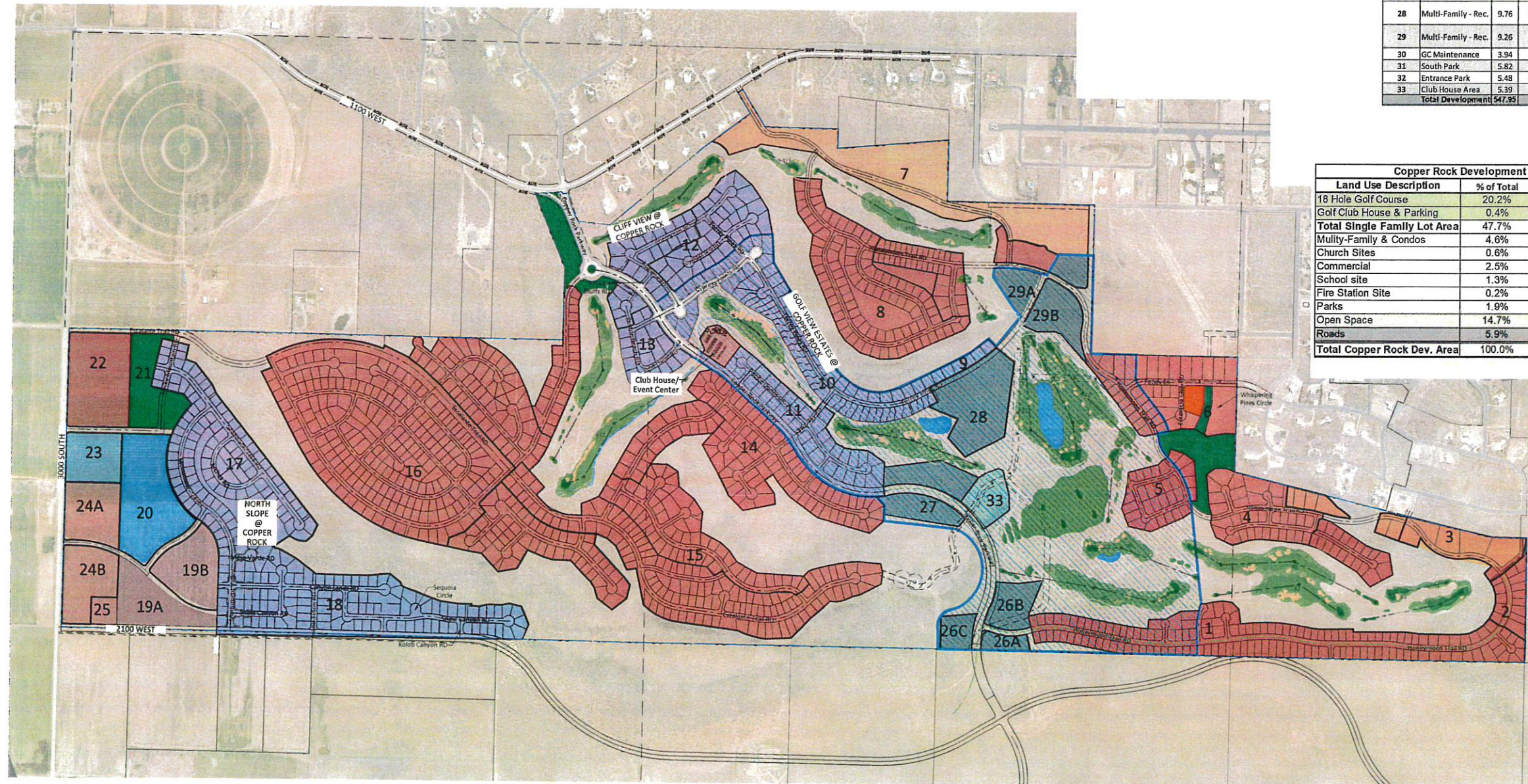


LEGEND:

- GOLF CLUB HOUSE
- GOLF COURSE MAINTENANCE FACILITY
- MULTI FAMILY - RECREATIONAL  
(nightly vacation rentals)
- SINGLE FAMILY - 1 LOT PER ACRE DENSITY
- SINGLE FAMILY - MIXED DENSITY
- MULTI FAMILY - RESIDENTIAL
- PRELIMINARY PLATTED LOTS
- PROPOSED PARKS
- RESORT RECREATIONAL ZONE 203 acres



# COPPER ROCK DEVELOPMENT AMENDED MASTER PLAN - JULY 2020 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH



Copper Rock Development		Density (Units/Acre)			
POD #	DESCRIPTION	Acres	Density	Total Units	SQFT
1	West of Hole #1	24.92	5	121	1,085,434
2	SW Corner Hole #3	10.11	3	28	440,452
3	East of Hole #3	9.25	1	10	402,801
4	East of Hole #5	16.88	3	54	735,160
5	East of Hole #6	7.89	4	29	343,732
6	SE Hole #8	22.53	3	66	981,615
7	SE of Holes #14-16	24.80	1	24	1,080,418
8	West of Hole #16	31.25	4	120	1,361,088
9	Foothill #10-18	7.30	4	27	317,988
10	East of Hole #10	8.50	4	36	370,260
11	North of Hole #11	11.09	5	60	483,080
12	Club House / Event	2.08	-	-	90,605
13	Hole #14	24.83	3	77	1,081,595
14	South of Hole #13	7.92	3	23	344,900
15	South of Hole #12	24.58	4	88	1,070,796
16	Hill Top	41.77	4	157	1,819,462
17	North Hill	98.61	3	338	4,295,379
18	NE Foothill	27.03	4	99	1,177,218
19	NW Foothill	30.90	3	105	1,346,125
<b>Total Lots</b>		<b>432.23</b>		<b>1,482</b>	<b>18,828,108</b>
19	Residential MF	15.59	15	234	679,165
20	School	12.02	-	1	523,775
21	North Park	5.40	-	1	235,009
22	Commercial	10.01	-	-	435,823
23	Church	5.00	-	1	217,727
24	Commercial	12.02	-	-	523,485
25	Fire Station	2.00	-	1	87,120
26	Multi-Family - Rec.	6.98	15	105	304,049
27	Multi-Family - Rec.	7.06	15	106	307,534
28	Multi-Family - Rec.	9.76	16	146	425,146
29	Multi-Family - Rec.	9.26	16	139	403,366
30	GC Maintenance	3.94	-	1	171,626
31	South Park	5.82	-	1	253,528
32	Entrance Park	5.48	-	1	238,568
33	Club House Area	5.39	-	1	234,880
<b>Total Development</b>		<b>547.95</b>		<b>2,200</b>	<b>23,868,909</b>

Copper Rock Development Land Use Summary				
Land Use Description	% of Total	SQFT	Acres	Total Units
18 Hole Golf Course	20.2%	8,053,719	181	-
Golf Club House & Parking	0.4%	-	4	2
<b>Total Single Family Lot Area</b>	<b>47.7%</b>	<b>17,878,009</b>	<b>426</b>	<b>1,561</b>
Multi-Family & Condos	4.6%	1,789,009	41	631
Church Sites	0.6%	217,800	5	1
Commercial	2.5%	958,320	22	-
School site	1.3%	522,720	12	1
Fire Station Site	0.2%	87,827	2	1
Parks	1.9%	727,106	17	3
Open Space	14.7%	5,717,123	131	-
Roads	5.9%	-	53	-
<b>Total Copper Rock Dev. Area</b>	<b>100.0%</b>	<b>38,962,269</b>	<b>894</b>	<b>2,200</b>

DATE: 7-10-2020

JOB NUMBER: 4387

SCALE: 1"=500'

DRAWN BY: CHA

CHECKED BY: MWB

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

FILE NAME: C:\Master Plan

**ALLIANCE CONSULTING**

A Planning and Engineering Firm


2303 N Coral Canyon Blvd Suite 201, Washington, Utah 84780-5577 Tel (435) 673-8060 Fax (435) 673-8065

MASTER PLAN  
FOR  
COPPER ROCK DEVELOPMENT  
LOCATED IN SECTION 16, 21, 27, 28  
TOWNSHIP 43 SOUTH, RANGE 15 WEST S1&M,  
CITY OF ST. GEORGE, WASH. CO., UTAH

SHEET  
**MP**  
OF 0 SHEETS



LEGEND:

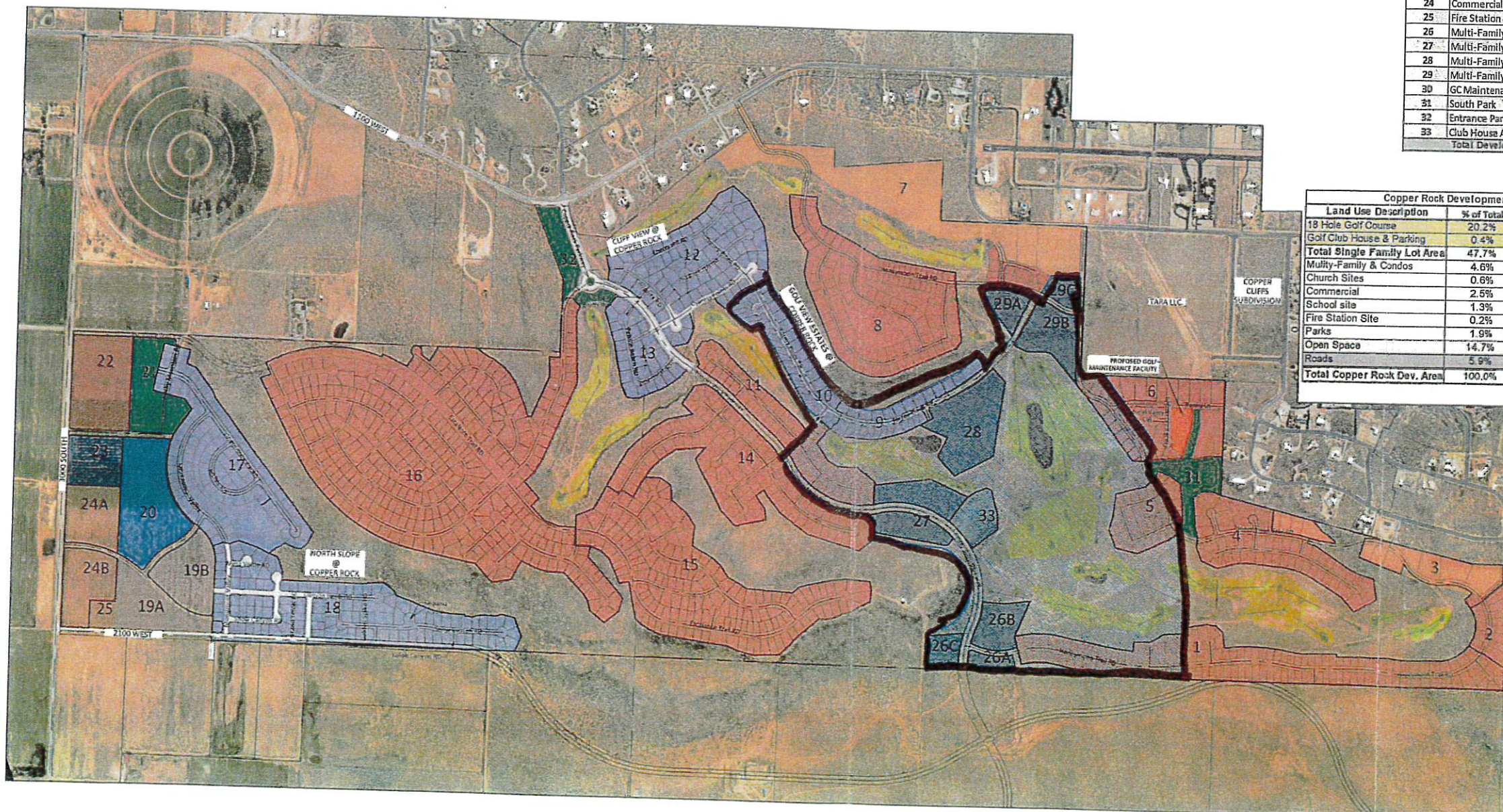
-  GOLF CLUB HOUSE
-  GOLF COURSE MAINTENANCE FACILITY
-  MULTI FAMILY - RECREATIONAL (nightly vacation rentals)
-  SINGLE FAMILY - 1 LOT PER ACRE DENSITY
-  SINGLE FAMILY - MIXED DENSITY
-  MULTI FAMILY - RESIDENTIAL
-  PRELIMINARY PLATTED LOTS
-  RESORT RECREATIONAL ZONE 176 acres



# COPPER ROCK DEVELOPMENT AMENDED MASTER PLAN - MARCH 2019 CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

Copper Rock Development		Density (Units/Acre)			
POD #	DESCRIPTION	Acres	Density	Total Units	SQFT
1	West of Hole #1	24.92	5	121	1,085,434
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4	East of Hole #5	16.88	3	54	735,160
5	East of Hole #6	7.89	4	29	343,732
6	SE Hole #8	22.53	3	66	981,615
7	SE of Holes #14-16	24.80	1	24	1,080,418
8	West of Hole #16	31.25	4	120	1,361,088
9	Foothill #10-18	7.30	4	27	249,904
10	East of Hole #10	8.50	4	36	656,102
11	North of Hole #11	13.17	5	60	573,473
12	Hole #14	24.83	3	77	613,549
13	South of Hole #13	7.92	3	23	344,900
14	South of Hole #12	24.58	4	88	1,070,796
15	Hill Top	41.77	4	157	1,819,462
16	North Hill	98.61	3	338	4,295,379
17	NE Foothill	27.03	4	99	1,177,218
18	NW Foothill	30.90	3	105	1,346,125
Total Lot Area		432.23		1,482	18,577,807
19	Residential MF	15.59	15	234	679,165
20	School	12.02	-	1	523,775
21	North Park	5.40	-	1	235,009
22	Commercial	10.01	-	-	435,823
23	Church	5.00	-	1	217,727
24	Commercial	12.02	-	-	523,485
25	Fire Station	2.00	-	1	87,120
26	Multi-Family - Rec.	6.98	15	105	372,171
27	Multi-Family - Rec.	7.06	15	106	280,635
28	Multi-Family - Rec.	9.76	15	146	315,718
29	Multi-Family - Rec.	9.26	15	139	153,526
30	GC Maintenance	3.94	-	1	75,825
31	South Park	5.82	-	1	253,528
32	Entrance Park	5.48	-	1	238,568
33	Club House Area	5.39	-	1	234,880
Total Development		547.95		2,200	23,204,561

Copper Rock Development Land Use Summary				
Land Use Description	% of Total	SQFT	Acres	Total Units
18 Hole Golf Course	20.2%	6,053,719	181	-
Golf Club House & Parking	0.4%	-	4	2
Total Single Family Lot Area	47.7%	17,878,009	426	1,561
Multi-Family & Condos	4.6%	1,789,009	41	631
Church Sites	0.6%	217,800	5	1
Commercial	2.5%	958,320	22	-
School site	1.3%	522,720	12	1
Fire Station Site	0.2%	87,827	2	1
Parks	1.9%	727,105	17	3
Open Space	14.7%	5,717,123	131	-
Roads	5.9%	-	53	-
Total Copper Rock Dev. Area	100.0%	38,982,269	894	2,200



DATE: 3/29/2019

FOR NUMBER: 4387

SCALE: 1"=500'

DRAWN BY: CND

CHECKED BY: MMB

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

FILE NAME: CTR-Master Plan

ALLIANCE CONSULTING

A Planning and Engineering Firm

2303 N. Coral Canyon Blvd. Suite 201, Washington, Utah 84780-0577 Tel: (435) 673-8000 Fax: (435) 673-8065

MASTER PLAN FOR COPPER ROCK DEVELOPMENT

LOCATED IN SECTION 16, 21, 27, 28

TOWNSHIP 43 SOUTH, RANGE 15 WEST S&B&M,

CITY OF ST. GEORGE, WASH. CO., UTAH

SHEET

MP

OF 0 SHEETS



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-25  
Receipt No. 8141366

Name: CHARLES HARKER Telephone: (435) 231-1089

Address: 2105 SOUTH 3325 WEST, HURRICANE, UT Fax No. \_\_\_\_\_

Agent (If Applicable): \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: charles@bzico.com Agent Email: \_\_\_\_\_

Address/Location of Subject Property: 2015 SOUTH 3225 WEST, HURRICANE  
H-3-2-7-33011 AND

Tax ID of Subject Property: H-3-2-7-33021 Existing Zone District: RA-1

**Proposed Zoning District and reason for the request** (Describe, use extra sheet if necessary)  
PROPOSED RA-0.5 TO ALLOW HOMESITES SIMILAR TO THE ADJACENT REDSTONE SPRINGS SUBDIVISION

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

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

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

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_ Application Complete: YES ☐ NO ☐

Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



## STAFF COMMENTS

**Agenda:** August 13, 2020 **File Number:** 2020-ZC-25

**Type of Application:** Zone Change, Legislative

**Applicant:** Charles Harker

**Agent:** N/A

**Request:** Zone Change from Residential Agriculture 1 (RA-1) to Residential Agriculture 0.5 (RA-0.5)

**Location:** 3400 W and Redstone Rd

**General Plan:** High Density Single Family Res 4-8 Units/Acre

**Existing Zoning:** RA-1

**Discussion:** The applicant is seeking to change the zoning on the property to "allow homesites similar to the adjacent Redstone Springs Subdivision". The total acre size is 16.51 acres.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	R1-8 PDO	Elim Valley/Undeveloped property
East	RA-1	Undeveloped Property and Steep Slopes
South	RA-1 and RA-0.5	RA-0.5 Single Family Homes
West	R1-8 PDO	Elim Valley/Undeveloped property

### Zoning

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 high-density single-family homes. The application is compliant with the General Plan Map.

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

**Response:** The proposed zoning will match the development directly south or the rezone request. The proposed zoning north will also be single-family lots once developed as part of the Elim Valley Project.

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

**Response:** The change may have an impact to the development to the south. There is a private easement on the north side that traverses the property to access a lot to the southeast. Any development on this property would likely have an impact on the easement.

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

**Response:** There are adequate facilities to support the rezone. Public services will need to be developed into the property as part of any subdivision. The developer would also need to do some road dedication on 3400 W and connect Redstone Rd through the property to 3400 W.

**Findings:** Staff makes the following findings:

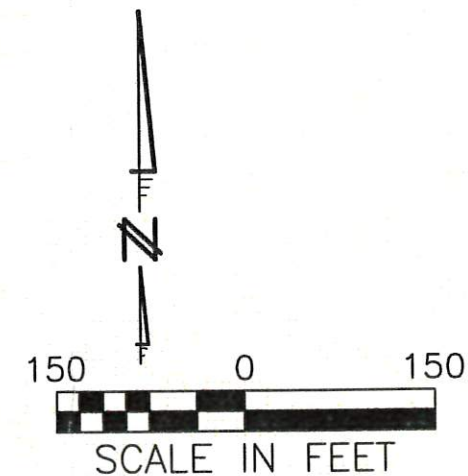
1. The proposed amendment is generally compatible with the goals and policies of the current General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development in the area.
3. Public facilities are adequate to provide service to the development.
4. The proposed amendment will have a noticeable increased impact on the area but is comparable to the development around the parcels.

**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.



R1-8

R1-8

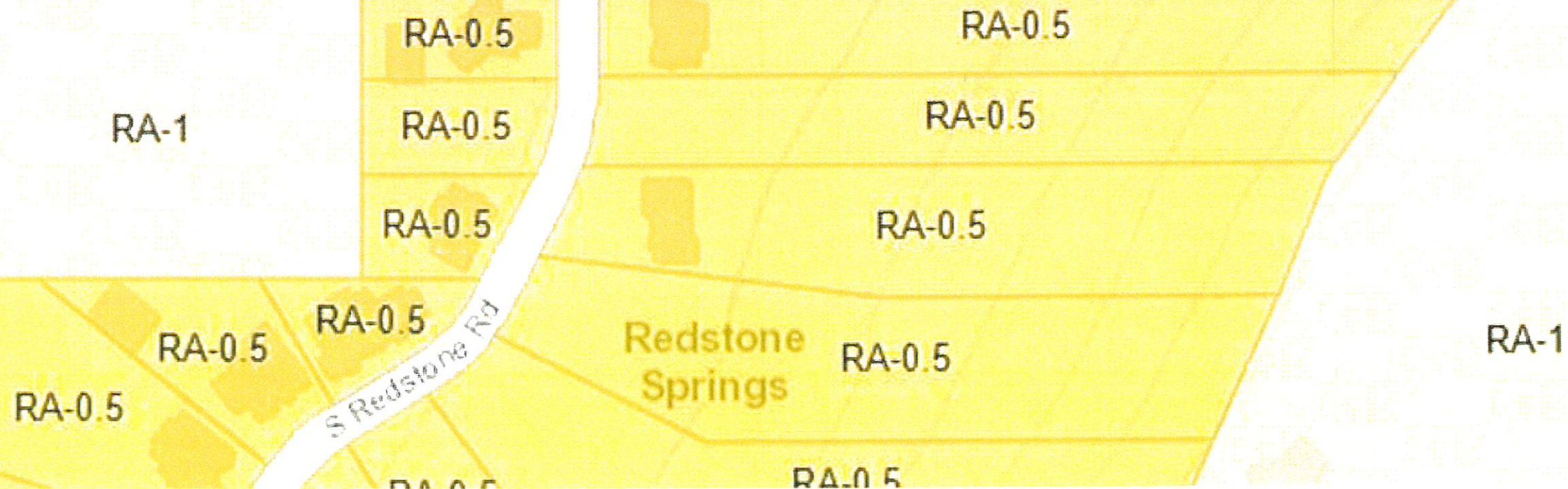


HARKER CHARLES  
2145 S 3400 W,  
HURRICANE, UTAH 84373  
H-3-27-33021

RA-1  
RA-0.5 PROPOSED

HARKER CHARLES  
2145 S 3400 W,  
HURRICANE, UTAH 84373  
H-3-27-33011

RA-1  
RA-0.5 PROPOSED



ZONE CHANGE EXHIBIT  
REDSTONE SPRINGS ESTATES

FOR  
CHARLES HARKER  
HURRICANE, UTAH  
WASHINGTON COUNTY

**PRATT 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

FILE: BLUE SKY RANCH

DATE: JULY 30, 2020

EXHIBIT



# 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-26

Receipt No. 7-658849

Name: JON CHENEY (FORTE LAND CO / CSB DEVELOPMENT) Telephone: (435) 231-1447

Address: 86 E KOLOB CIR TORREYVILLE Fax No. —

Agent (If Applicable): FORTE LAND CO Telephone: (800) 635-9650

Email: cheneyhomes@gmail.com Agent Email: HR@forte.land

Address/Location of Subject Property: 785 W 600 N

Tax ID of Subject Property: H-3-1-34-411 Existing Zone District: R1-10

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
RM-2 TO CONFORM TO HURRICANE CITY'S GENERAL PLAN  
AND PROVIDE HOUSING MEETING THE MODERATE-INCOME  
HOUSING PLAN.

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:** August 13, 2020 **File Number:** 2020-ZC-26

**Type of Application:** Zone Change/ Legislative

**Applicant:** Jon Cheney/ Forte Land Co & CSB Development

**Agent:** Forte Land Co & CSB Development

**Request:** A zone change from Residential (R1-15) to Planned Commercial

**Location:** South of 600 N and 3100 W

**General Plan:** Mixed Use

**Existing Zoning:** R1-10

**Discussion:** The applicant is seeking to rezone the 16.97 acres parcel from R1-10 to RM-2. The developer is planning on seeking a PDO in the future on the parcel, but wanted to get the overall density secured first. Staff has received several emails in opposition to the proposed zone change from the neighborhood to the south of the development that has been forwarded to the Planning Commission. The applicant is wanting to put single-family home along the south of the property to property buffering and phasing transition of housing types within the parcel. However, since the application is just a rezone and not a PDO, if the zoning is approved, the applicant would be allowed to develop the parcel for any permitted use permitted within Hurricane City Code.

The applicant has stated that the purpose of the rezone is to "conform to the Hurricane City General Plan and provide housing meeting the moderate-income housing plan"

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	Open Space	BLM Land and Open Natural Space
East	R1-6 and HC	Developing Project and property
South	R1-8 PDO	Single Family Homes
West	Public Facilities	Hurricane Elementary and Valley Academy

### Site Plan

A site plan has been included with the application for reference. Since the application is not a PDO, there is no guarantee that the applicant will follow the site plan if the zoning is approved. However, the site plan can serve as a reference point for what the applicant has in mind.

**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 Mix Use, which would allow for a variety of housing and commercial use. The location of the development next to schools and other commercial use allows for the development to access need facilities and reduce vehicle traffic generated from the project. The Moderate Income Housing Plan states the following regarding placement of density of housing:

*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)*

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

**Response:** The surrounding area contains mostly single-family homes, with schools to the west, and some townhomes to the east. Several property owners from the south have reached out with concerns that the proposed development will not be harmonious with their subdivision.

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

**Response:** The development will have an impact on the surrounding area, but the impact has been anticipated within the General Plan. The applicant would also have to construct part of 700 W, a future Major Collector, which will help offset their impact to some of the surrounding communities.

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

**Response:** There are utility and other services in the area, including water, power, sewer, phone, cable, and gas. Each of these utilities will need to be fully reviewed on the construction documents if a development is approved for this parcel. Staff would also need a traffic impact study as well.

**Findings:** Staff makes the following findings:

1. The proposed amendment is generally compatible with the goals and policies of the current General Plan.
2. The proposed amendment is generally in harmony with the area, though staff and residents have concerns about impact on the property to the south.
3. Public facilities are adequate to provide service to the development.



4. The proposed amendment will have a noticeable increased impact on the area, but the growth is anticipated within the General Plan.

**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 with the following conditions:

1. The applicant is not allowed to build any multi-family along the southern board of the property and future development should have a phase transfer of density from south to north to help provide a better transition in housing types. This may be handled with granting the rezone on just the north end of the parcel, or maybe secured within a proposed development agreement.





WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

- ## Notes

752.3





## Hurricane Hollow PDO Moderate Income Housing Plan

Property Description: 16.9 acres at 450-600 North and 700-870 West.

Current Zoning: R1-10

Proposed Zone Change: RM-2 (10/acre) with Planned Development Overlay (PDO)

Total Doors: 136. (Total doors allowed with RM-2 = 169)

Building Types: (See Concept Plan and Elevations)

1. 14 Single Family detached – along Ivy Wood neighborhood.
2. 62 Tri-Plex – in middle of development.
3. 60 Twin-Home – on north end of development.

Past Projects in Hurricane City: Hurricane Heights

Moderate Income Housing Plan – November, 2019

1. City Goals:

“Our ultimate goal is to facilitate housing for moderate income families that does not require them to pay more than 30% of income for gross housing costs, including utilities, a rate of approximately \$1291 monthly, using the methods outlined in the State’s requirements for moderate income housing plans.” *(page 2 MIHP)*

2. City Methods:

“The methods planned for this reporting year are amending the general plan to ensure multi-housing types are amending the land use code to define densities and allow for density bonuses in mixed use, planned commercial and neighborhood commercial zones where housing for moderate and low income housing households is created and restricted by deed instruments.” *(page 2 MIHP)*

3. Population: It appears that with the current Pandemic, more people are seeking to move to smaller towns that have less likelihood of COVID-19 outbreaks. Washington County, and especially Hurricane City, are seeing this occurring now.

“The population estimates created by the 2009 and 2017 American Community Survey methodology show a change of just over 3,000 residents in that time frame, with a projection of a 2024 population of 17,982. The City’s



own estimates of current 2019 population, based on building permits and an average household size of 2.9 residents, is **20,319**, which exceeds the projected 2024 population. Based on a 5% growth rate, the City anticipates a **2024 population of at least 25,900**. The 2010 Census population for Hurricane was 8,800 so the population has increased by 11,519 in a little less than 10 years. Because the City has an area of over 52 square miles and large areas of undeveloped private property, it is anticipated the City will continue to gain population significantly every year." (page 4 MIHP)

"In the past 3 years the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options.... Demand is high for these units and prices remain market driven.... Given the current patterns of development and considering development proposals currently in review, housing supply will continue to increase along with population." (page 4 MIHP)

4. Vacation Rentals - We are not vacation or nightly rentals.

"Unfortunately, the proliferation of vacation rental properties in both neighboring municipalities continues to drive housing availability and prices up in all areas. Employees that have to travel further and further from Hurricane to find affordable housing has a negative impact on business development and transportation corridors leading in and out of the community. (page 3 MIHP)

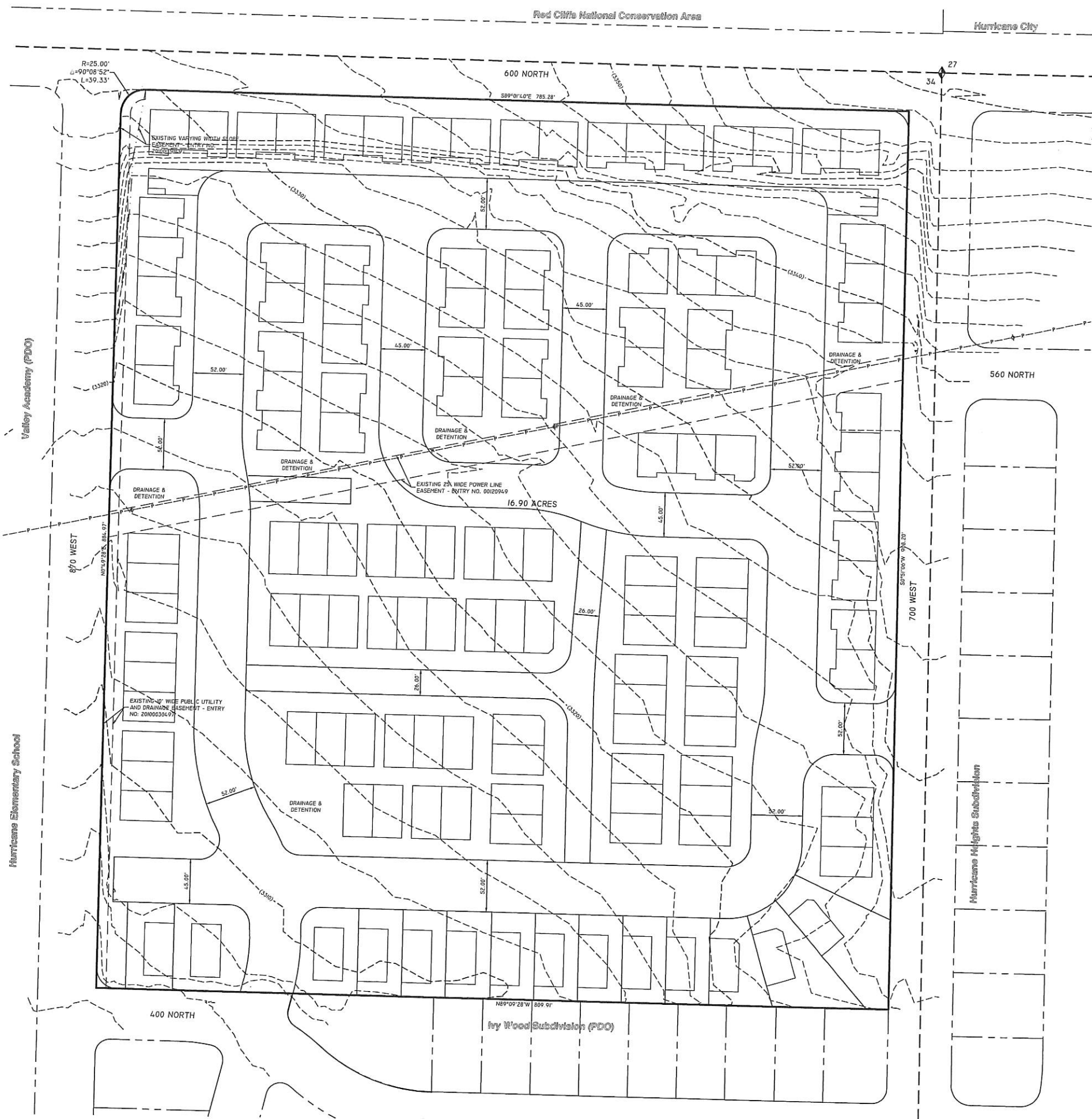
5. Affordability/Pricing

- a. What is Affordable Housing - \$245,000-\$285,000 based on AMI.
- b. Housing should be at about 30% or \$1,200/month

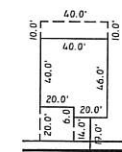
"With the knowledge that low to moderate income families are being priced out of the single family housing market based on an average sales price of \$295,600 and an affordable monthly payment of \$1291 including utilities, allowing the development of more small lot and multifamily housing is the method the City expects to use for the next year to continue to encourage moderate to low income housing." (page 6 MIHP)

"The specific tools outlined in Utah State Law that the City will utilize are: 2. Allow for moderate income residential development in mixed use zones and planned commercial and neighborhood commercial zones based on guaranteed low to moderate income rental or ownership rates for the next 15 years." (page 6 MIHP)





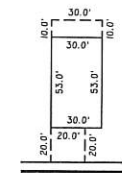
TYPICAL BUILDING LAYOUTS:



DUPLEX/TRIPLEX UNITS = 60  
GROUND LEVEL = 1,320 SO.FT.  
3 BD. 2 BA  
MINIMUM 20'X20' 2 CAR GARAGE

MINIMUM SIDE SETBACKS:  
0.0' (COMMON WALL), 10.0' TO NEXT UNIT,  
OR 10.0' TO BACK OF CURB

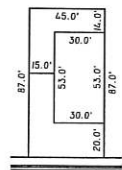
TYPICAL LIMITED COMMON (MAY VARY):  
400 SO.FT. FRONT  
400 SO.FT. REAR



TOWNHOME UNITS = 62  
GROUND LEVEL = 650 SO.FT. MAXIMUM  
1,660 SO.FT. TOTAL  
4 BD. 2.5 BA  
MINIMUM 20'X20' 2 CAR GARAGE

MINIMUM SIDE SETBACKS:  
0.0' (COMMON WALL), 10.0' TO NEXT UNIT,  
OR 10.0' TO BACK OF CURB

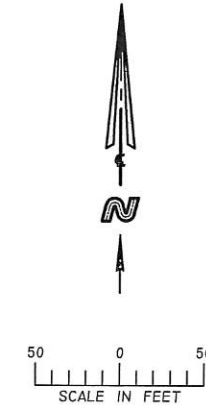
TYPICAL LIMITED COMMON (MAY VARY):  
400 SO.FT. FRONT  
250 SO.FT. REAR



PRIVATE LOT UNITS = 16  
LOT SIZE: 3,915 MINIMUM  
GROUND LEVEL = 1100 SO.FT. MAXIMUM  
1,660 SO.FT. TOTAL  
4 BD. 2.5 BA  
MINIMUM 20'X20' 2 CAR GARAGE  
RV PARKING IF DESIRED

MINIMUM SETBACKS:  
SIDE: 0.0' LOT LINE AND 15.0' (NO COMMON  
BUILDING WALLS)  
REAR: 14.0' FOR BUFFER TO IVY WOOD LOTS

SUMMARY:  
PROPERTY AREA = 16.904 ACRES  
NUMBER OF PROPOSED UNITS = 136  
DENSITY:  
ALLOWABLE = 10.0 UNITS PER ACRE  
PROPOSED = 8.045 UNITS PER ACRE



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

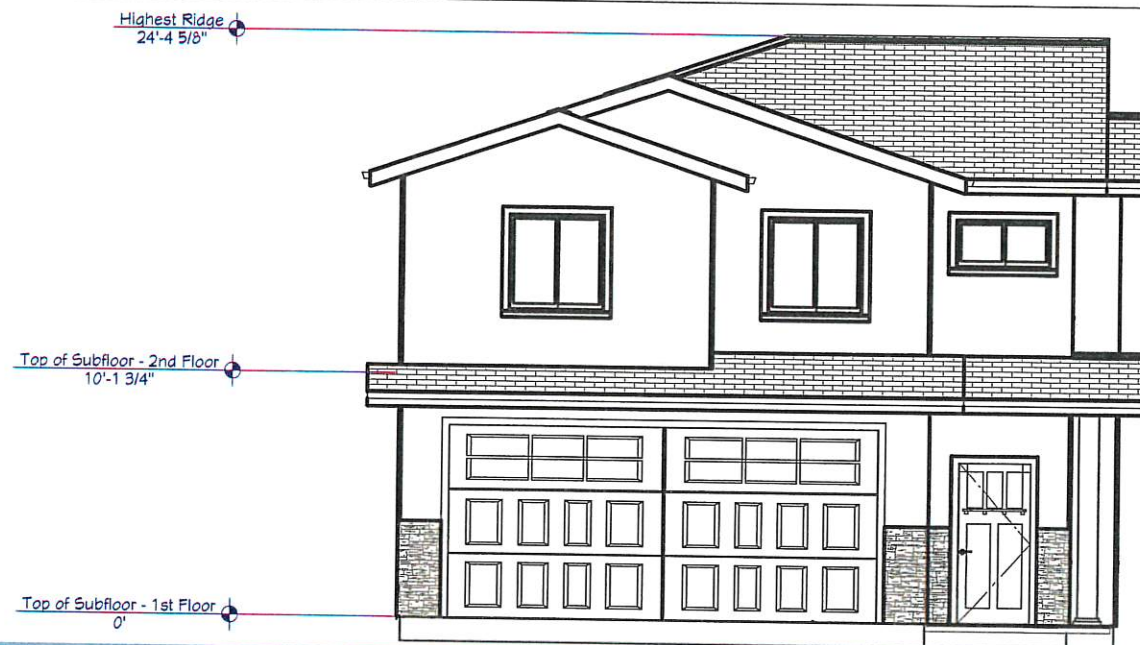
Center Line

189 NORTH STATE STREET, LAYERSVILLE, UTAH 84745  
PHONE: (435) 668-9830

JOB # (CLIENT #):  
2007-0023 (1002)  
FILE NAME:  
HH CONCEPT 6

CONCEPT PLAN  
HURRICANE HOLLOW  
FOR  
FORTE LAND COMPANY  
LOCATED IN THE NW/4 SEC. 34, T. 43.5 N., R. 12.5 W., S. 86.4 E.  
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

DATE:  
JULY 30, 2020  
SCALE:  
1" = 50'  
SHEET:  
1



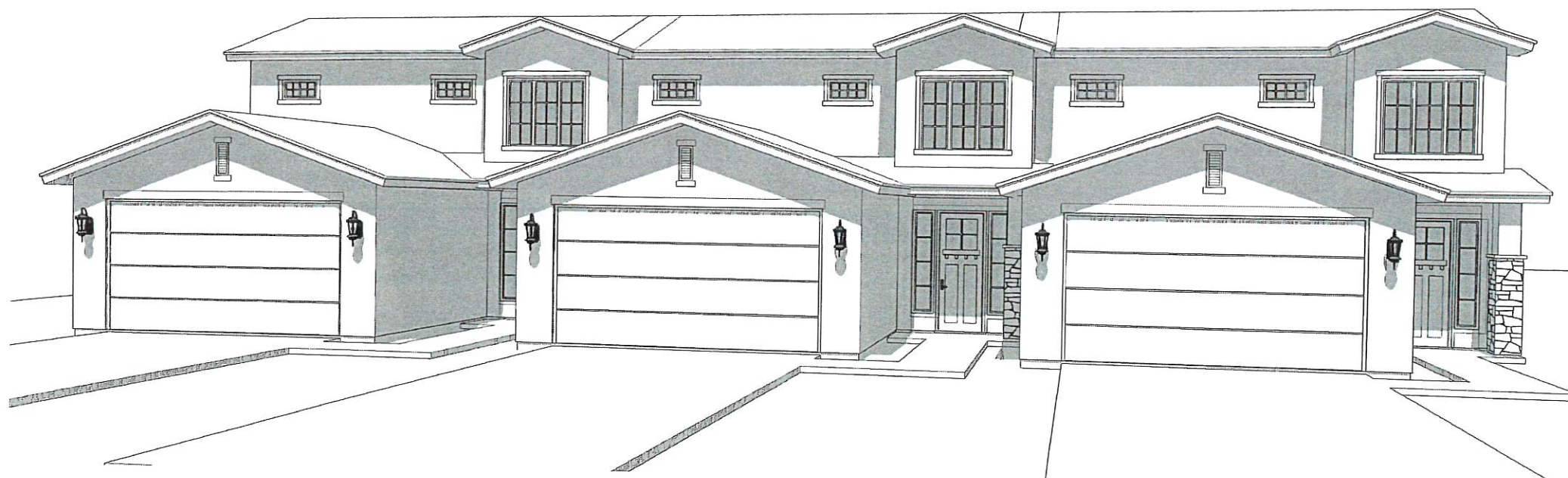
**DIAMOND ROCK**  
BUILDERS



# CHENEY CONSTRUCTION

Hurricane Heights Townhomes

1,672 Model - Tri-Plex



## CHENEY CONSTRUCTION

Hurricane Heights Townhomes  
1,672 Model - Tri-Plex

### SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A-1	COVER SHEET
A-2A	FULL BUILDING LAYOUT FLOOR PLANS
A-2B	FOUNDATION PLAN, FULL LAYOUT
A-3	EXTERIOR 2D ELEVATIONS / FULL BUILDING
A-4	EXTERIOR 3D PERSPECTIVES / FULL BUILDING
A-5	BUILDING SECTIONS
A-6	FLOOR PLAN & UPPER FLOOR PLAN
A-7	FLOOR FRAMING & ROOF PLAN
A-8	ELECTRICAL PLANS
D-1	GENERAL NOTES & DETAILS

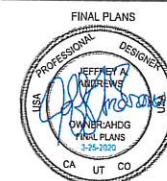
TOTAL SHEETS (12)

STRUCTURAL: YORK ENGINEERING

S1	FOOTING & FOUNDATION PLAN
S2	MAIN FLOOR SHEAR WALL PLAN
S3	UPPER FLOOR SHEAR WALL PLAN
S4	FLOOR FRAMING PLAN
S5	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAIL SHEET
SD2	STRUCTURAL DETAIL SHEET

TOTAL "S" SHEETS = 7

TOTAL SHEETS IN PLAN = 17



### PROJECT DATA

OWNER: CHENEY CONSTRUCTION

LEGAL DESCRIPTION: HURRICANE HEIGHTS TOWNHOMES  
HURRICANE, UTAH

BLDG. CLASSIFICATION: MULTI-FAMILY

TYPE OF CONSTRUCTION: TYPE V-B

CODES: HOME SHALL BE CONSTRUCTED TO ALL LOCAL  
CODE REQUIREMENTS OF WASHINGTON COUNTY.

\*2018 INTERNATIONAL RESIDENTIAL CODE (\*18 IRC)  
\*2018 INTERNATIONAL BUILDING CODE (\*18 IBC)  
\*2018 INTERNATIONAL PLUMBING CODE (\*18 IPC)  
\*2018 INTERNATIONAL MECHANICAL CODE (\*18 IMC)  
\*2018 NATIONAL ELECTRICAL CODE (\*18 NEC)  
\*2018 INTERNATIONAL ENERGY CONSERVATION CODE  
(\*18 IECC)

COVER SHEET

Cheney Construction  
Hurricane Heights Townhomes  
1,672 Model / Tri-Plex  
Units 167 - 169

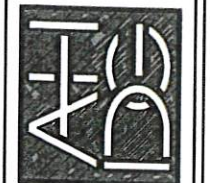
Sheet:	Project:
Project Number	CheneyTri.19
Date	3-25-2020
Drawn By	FJ
Checked By	FJ

A-1

Scale: As Noted

ANDREWS HOME DESIGN GROUP

DESIGNER: JEFF ANDREWS  
192 EAST 200 NORTH, SUITE 202  
ST. GEORGE, UT 84770  
PHONE: 888-826-3632  
CELL: 805-304-7006  
www.AndrewsHomeDesign.com

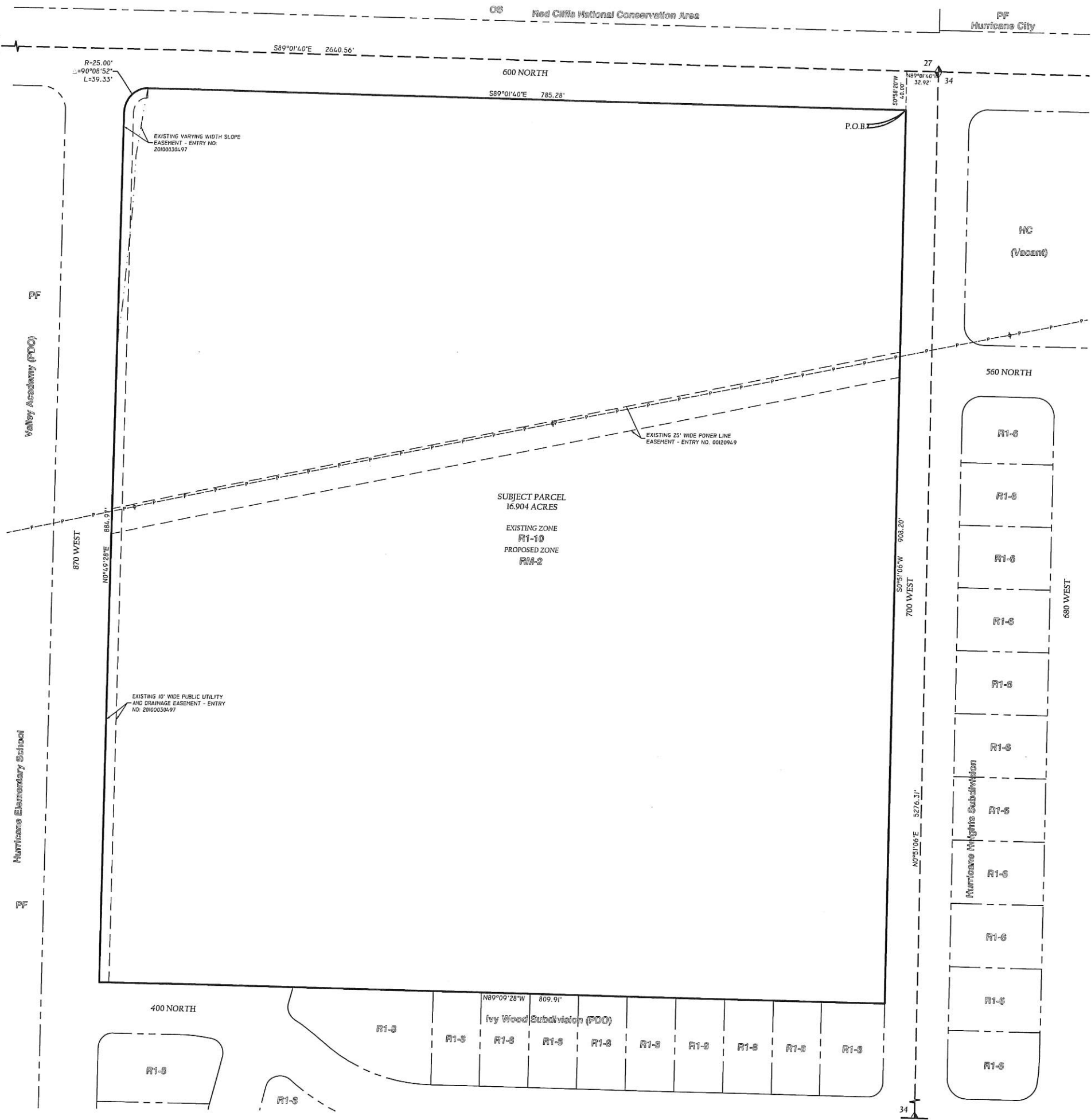






**DIAMOND ROCK**  
BUILDERS

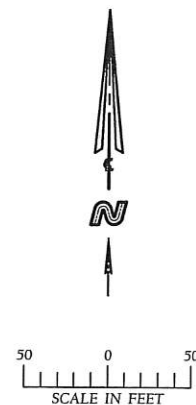




**ZONE CHANGE BOUNDARY DESCRIPTION:**  
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 600 NORTH AND THE WESTERLY RIGHT-OF-WAY LINE OF 700 WEST, SAID POINT LIES NORTH 89°01'40" WEST 32.92 FEET ALONG THE SECTION LINE AND SOUTH 00°58'20" WEST 40.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 00°51'06" WEST 908.20 FEET TO THE NORTHEAST CORNER OF IVY WOOD SUBDIVISION, RECORDED AS ENTRY NUMBER 201020006618, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE COINCIDENT WITH THE NORTHERLY LINE OF SAID SUBDIVISION NORTH 89°09'28" WEST 809.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 870 WEST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°49'28" EAST 884.97 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 39.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°08'52" TO THE POINT OF TANGENCY, SAID POINT BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°01'40" WEST 785.28 FEET TO SAID INTERSECTION AND THE POINT OF BEGINNING. CONTAINS 16.904 ACRES.

**OWNER:**  
LYNDON & EMMA BRADSHAW FAMILY TRUST  
LINDA B. OGDEN, SUCCESSOR TRUSTEE  
140 WEST 390 NORTH  
HURRICANE, UTAH 84753

**DEVELOPER:**  
FORTE LAND COMPANY  
765 SOUTH SKYLAKE DRIVE  
WOODLAND HILLS, UTAH 84653



REVISIONS			
NO.	DATE	APPROVED BY	REMARKS

CLIENT NO: 2007-0023 (1002)  
FILE NAME: ZONE CHANGE

ZONE CHANGE MAP  
FOR  
HURRICANE HOLLOW  
FOR  
FORTE LAND COMPANY  
LOCATED IN THE NW 1/4 SEC. 14, T. 41 S., R. 13 W., S. 14 NE 1/4  
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

DATE: JULY 29, 2020  
SCALE: 1" = 50'  
SHEET: 1

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Friday, August 7, 2020 12:23 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: 785 w 600 n zone change proposal

Please see the public comments below:

-----Original Message-----

From: Rachel Schest <rschest@gmail.com>  
Sent: Wednesday, August 5, 2020 11:38 AM  
To: stephen@cityofhurricane.com  
Subject: 785 w 600 n zone change proposal

Hi Stephen,

I defiantly want to voice my opinion about this zone change. I am 100% against it. Building homes is fine to do in the lot, but please do not built apartments or townhomes. Not only will you hurt the property value, but I truly believe this is a bad idea as people moved back here to be away and bringing in apartments/townhomes will ruin the environment back here. I feel very strongly about this as I would assume my neighbors would as well. I am willing to go house to house about this in the neighborhood that I live in (Ivy Wood) if necessary. Truly whatever it takes.

As someone who is just starting out with owning their own property, one thing I would like to comment on is the fact that finding a house in this area specifically is so frustrating and hard. I really believe building normal homes in this zone is the way to go, as people want to buy homes, not rent a town home or apartment. Owning a home is the dream, not renting. I've lived in southern Utah for almost 4 years and I've never lived in an area that was so weird about building and home availability.

With that said, I've unfortunately lived in a townhome for the other 3 years of living here. I understand they are nice because they don't take up much room and can house more people- but I don't think this is the solution this area needs, especially Hurricane. I will never understand why anyone would think it's a great idea to move in apartments and townhomes next to a neighborhood. If this is a must, surely there is plenty of other land in Hurricane that can be used for a high density area, that will not have a negative impact with the community. Are there no other existing townhomes/apartments that have land around them, where you could continue to expand in an appropriate area?

Again, I understand that the area around will eventually get developed, and that is totally okay because that's how it works. But a zone change is not it.

I moved to Hurricane to get away from congested areas. Hurricane has always seemed different about respecting the environment and caring about things more than what St George does (in my experience) but with this proposal change it would seem that the city of Hurricane is losing that if this is what's going to happen. I understand people want to move to the St George area, but please do not turn this area into a St George. If I wanted to live in a congested area, I would have stayed and bought a house in St George.



## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Friday, August 7, 2020 12:23 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: 785 W 600 N Zone Change Comments

Please see the public comments below

---

**From:** Tc Carter <ttc.carter@gmail.com>  
**Sent:** Tuesday, August 4, 2020 4:17 PM  
**To:** [stephen@cityofhurricane.com](mailto:stephen@cityofhurricane.com)  
**Subject:** 785 W 600 N Zone Change Comments

Stephen,

I moved into Ivy Wood Subdivision (subdivision directly below zone change area) 6 months ago knowing that the area above us would be part of the neighborhood we are currently in with similar housing. I am perfectly ok with more houses coming in above me, i am not ok with 10 houses per acre. Currently we are 4 houses per acre at the max and more than doubling that will either cause that area to go vertical or to have townhomes, meaning I would lose my views in a home I just purchased 6 months ago. If you wanted to rezone that area it should have been done when Ivy Woods came in. Ivy Woods are brand new homes with new home owners. Many of those home owners just started making enough money to escape townhomes or apartments (I fall under this category) and get away from junky homes that create trash dumpsters and tall street lights everywhere. I just moved from a townhome 6 months ago, you get trash litter everywhere.

I feel like this is a very unfair move to make, this area is all brand new and people just started their lives here. Now you are changing what types of homes can be here, so soon after these new homes have been constructed. I would be very disappointed with the City of Hurricane if they allowed this zone change, let these tightly packed in homes go to St. George or Washington. People move to Hurricane to get away from that way of life.

Thank You,  
Tony Carter  
262-408-7596

P.S. - I will be at the Public Hearing to voice my opinion.

---

Teach InfoWest Spam Trap if this mail is spam:

## Brienna Spencer

---

**From:** Stephen Nelson <stephen@cityofhurricane.com>  
**Sent:** Friday, August 7, 2020 12:22 PM  
**To:** Brienna Spencer; 'Chris Christensen'; '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'  
**Subject:** FW: New zoning proposal

Please see the public comments below.

-----Original Message-----

From: Jack <wwwmust1@aol.com>  
Sent: Tuesday, August 4, 2020 5:32 PM  
To: stephen@cityofhurricane.com  
Subject: New zoning proposal

Stephen,

Just wanted to write a little letter to let the City of Hurricane know how we feel about the proposal to be able to build twin homes and condos in the area north of our home in Ivywood. My wife Marjorie and I built our new home in Ivywood because it was all single family homes and have been here now for 4 years and so you know we are at 372 N 815 W which is very close to that area. We moved from Skyridge Townhomes in Hurricane so that we could get away from all the units they end up renting out and having to worry about who these renters might be and how many different people will be in and out there.

Also you have to think about the property values of our homes now that everybody that still works or retired folks like us worked so hard to be able to have we don't need to see them be affected by rentals right next to our homes. I think that they have enough of them just east of that area for now and with the schools right across the street let's keep it like the way it was zoned out for in the beginning and have single family homes to complete the rest of that area. We will be at the meeting and will be happy to voice our concerns there also.

Thanks for speaking with me today .

Jack and Marjorie Must

Sent from my iPhone

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BEGIN-ANTISPAM-VOTING-LINKS

-----  
Teach InfoWest Spam Trap if this mail (ID 073cGm2MH) is spam:

Spam: <https://spamtrap.infowest.com/canit/b.php?c=s&i=073cGm2MH&m=389fa914e823&t=20200807>

Not spam: <https://spamtrap.infowest.com/canit/b.php?c=n&i=073cGm2MH&m=389fa914e823&t=20200807>

Forget vote: <https://spamtrap.infowest.com/canit/b.php?c=f&i=073cGm2MH&m=389fa914e823&t=20200807>

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

-----  
END-ANTISPAM-VOTING-LINKS



# 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-27  
Receipt No. 6141374

Name: GVS HOLDINGS, LLC Telephone: 435-705-4474

Address: 1999 W. CANYON VIEW DR Fax No. \_\_\_\_\_

Agent (If Applicable): DAVE NASAL Telephone: \_\_\_\_\_

Email: DAVENASAL@GMAIL.COM Agent Email: \_\_\_\_\_

Address/Location of Subject Property: SOUTHEAST CORNER OF 600 N & 2260 W

Tax ID of Subject Property: H-3-1-32-1105-RD Existing Zone District: M-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
RM-3 PROPERTY IS BORDERED BY TWO MAIN ROADS. STORAGE  
UNITS AND RM-3. NEED MORE AFFORDABLE HOUSING.

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:** August 13, 2020 **File Number:** 2020-ZC-27

**Type of Application:** Zone Change, Legislative

**Applicant:** GVS Holdings

**Agent:** Dave Nasal

**Request:** Zone Change from Light Industrial (M-1) to Multi-Family 15 Units an Acre (RM-3)

**Location:** 600 N and 2260 W

**General Plan:** Commercial

**Existing Zoning:** M-1

**Discussion:** The applicant is seeking to change the zoning on the property from M-1 to RM-3, which would change the zoning from light industrial uses to allow up to 15 units of multi-family an acre. The application has stated that "Property is bordered by two main roads, storage units and RM-3. Need more affordable housing".

<u>Zoning</u>		<u>Adjacent Land Use</u>
North	R1-8 PDO	Sky Mountain Golf Course and Development Apartment Buildings Storage Units and Industrial Uses Industrial Uses
East	RM-3	
South	M-1	
West	M-1	

### **Zoning**

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 uses. The area adjacent to the property to the north and east is shown as multi-family development. However, there has been a concern from some on the City Council and staff that there is being to be a too high concentration of multi-family in the area.



The zoning is located in an area that meets the general guidelines set out by the General Plan and Moderate Income Housing Plan.

*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)*

It may be appropriate to review if this parcel should be considered to be made multi-family on the general plan map before approving a zone change. With the City currently working on the General Plan Map, staff would recommend that it be considered during this process and the rezone wait until the new map is approved by the City.

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

**Response:** The proposed zoning will match the development to the east and is surrounded by industrial uses. Development to the north has been approved as a multi-family development as part of the Front Nine and Back Nine Developments.

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

**Response:** The change may or may not have an increased impact on the area as opposed to industrial uses. Some light industrial uses may have a larger impact, or less depending on what is developed on the property.

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

**Response:** There are adequate facilities in the area to support the rezone. There will need to be sewer piped under 600 N. There are a couple of water pressure zones in the area, and the applicant will need to design accordingly. There is power at 500 N and 2260 W, and the developer would need to bring power in across the street to the development.

There is a concern from staff about the impact on 2260 W and other roads in the area with the increased traffic load and believes it needs further consideration.

**Findings:** Staff makes the following findings:

1. The proposed amendment is not generally compatible with the goals and policies of the current General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing

- development in the area.
3. Public facilities are adequate to provide service to the development, but roadway may need a traffic impact study.
  4. The proposed amendment will have a noticeable increased impact on the area, but is comparable to the development around the parcels.

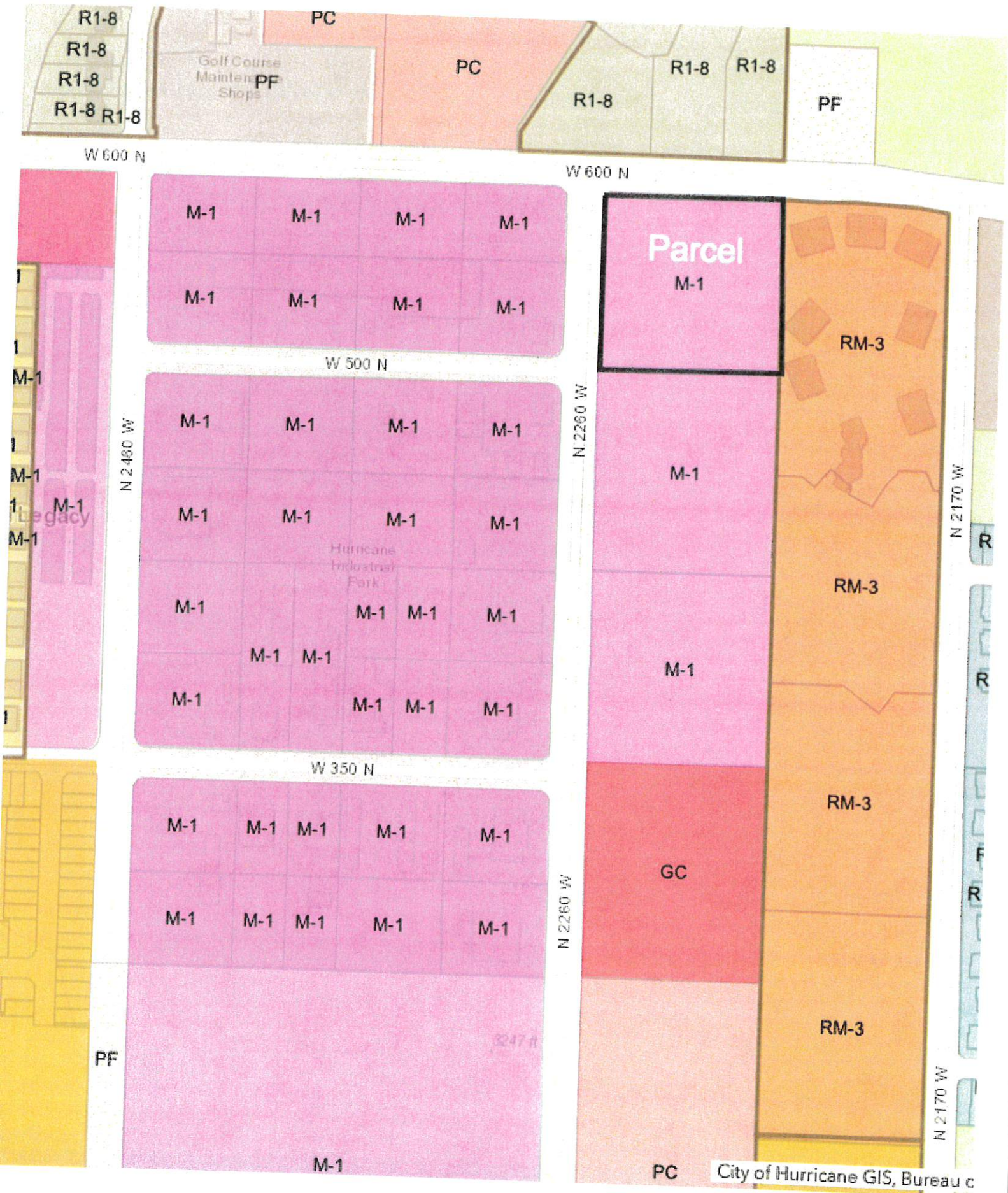
**Recommendation:** Staff recommends the Planning Commission review this application and the zone change based on standards as well as take into consideration the comments from residents. Staff does not recommend approval of the proposed zone change without a change of the General Plan Map to take place first.



SUBMITTAL B. & C

EXISTING ZONING - M-1

PROPOSED ZONING - RM-3







WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

- ## 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.



PRELIMINARY SITE PLAN REVIEW APPLICATION

City of Hurricane

147 North 870 West

Hurricane, UT 84737

(435) 635-2811

FAX (435) 635-2184

Fee \$200.00

For Office Use Only:

File No. 2020-PSP-05

Receipt No. 7-658834

Name: Sky Mountain Properties Telephone: 435-668-0346

Address: 1173 S 250 W Unit 204 St. George UT Fax No.

Agent (If applicable): Duane Fielding Agent's Phone: 435-862-5074

Email: duanefielding@gmail.com Agent Email: samu

Address/Location of Subject Property: Approx. 250 N 2260 W Hurr., UT

Tax ID of Subject Property: H-3-1-32-1102 Zone District: M-1

Proposed Use: (Describe, use extra sheet if necessary) RV Park

This application shall be accompanied by the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
  - ☒ Topography showing 2' contours, identification of 30% or greater slopes;
  - ☒ The layout of proposed uses;
  - ☒ Location of open space when applicable;
  - ☒ Proposed access to the property and traffic circulation patterns;
  - ☒ Adjoining properties and uses;
  - ☒ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ☒ 5. A phased development plan if applicable.
- ☒ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the 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 due to an incomplete application could result in a month's delay.

\*\*\*\*\*

Date Received: \_\_\_\_\_ (Office Use Only)  
Received by: \_\_\_\_\_

## STAFF COMMENTS

**Agenda:**

**File Number:** 2020-PSP-06

**Type of Application:** Preliminary Site Plan

**Applicant:** Sky Mountain Properties LLC

**Request:** Preliminary Site Plan review 11.8 acres on 2260 West

**Location:** Approximately 250 North 2260 West

**General Plan:** Mixed Use

**Existing Zoning:** North 5 acre – MH/RV; South 6.3 acres - Planned Commercial

**Discussion:** The applicant is seeking preliminary approval to construct an RV Park on the site. The applicant recently received an updated zone change to allow for an RV Park use on the north section of the development.

Preliminary site plans are required as part of [Hurricane City Code 10-7-10 \(D\)](#). However, that section of code also states:

*b. A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*

The site plan is required to allow the City and the applicant to work out any significant problems before they submit construction drawings.

### **RV Park Standards**

The standards for an RV Park are in [Hurricane City Code 10-43](#). The rules are as follows:

#### **10-43-6: DEVELOPMENT STANDARDS:**

*D. Standards Specific To Recreational Vehicle Parks And Park Model Parks:*

*1. No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel.*

*2. Recreational vehicle parks shall not be used as permanent residences, except for that of the owner/manager and permanent maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.*



**Planning Staff comments:**

1. An RV Park is a permitted use in a Planned Commercial and MH/RV zone. It is recommended that RV parks be located *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 10-43-6-A(2b)* This site meets those requirements.
2. Use Classification: Recreation Vehicle Park.
3. RV sites must be a minimum of 1000 square feet.
4. The RV Park space north of 275 N has a total of 31 units; therefore, it requires a second access. The applicant may remove two units in order not to put in another entrance.
5. An RV Park requires "*A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof.*" As reffered above. The development would require at least 3 of each.
6. A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development (HCC 10-7-10(D))
7. The site is laid out to account for the overhead power line easement.
8. A landscaping plan will need to be prepared for meeting the following: 10-43-6C 4. *Landscaping: 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.*
9. A lighting plan that complies with Dark Sky guidelines adopted by the City must be submitted with a final site plan.

**Recommendation:** Staff recommends approval of this preliminary site plan with the following conditions:

1. The applicant address staff and JUC comments in the construction drawings.



# PRELIMINARY SITE PLAN FOR: SKY MOUNTAIN RV PARK

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:

SKY MOUNTAIN PROPERTIES LLC  
1173 S 250 W # 204  
SAINT GEORGE, UT 84770

CONTACT - DUANE FIELDING: 435-862-5074

## LAND USE SUMMARY

ZONING PC: PLANNED COMMERCIAL

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASIN AND RELEASED AT A CONTROLLED RATE THROUGH A CURB SCUPPER INTO 2260 WEST, THIS IS THE METHOD TO HANDLE STORM WATER.

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

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

RV UNITS = 112  
PROPOSED COMMERCIAL = 47,940 SQ. FT. (21 UNITS)  
PARKING STALLS IN PROPOSED COMMERCIAL = 86 STALLS  
PARKING REQ'D IN PROPOSED COMMERCIAL = 21x500 S.F./250 S.F./STALL + 37440 S.F./1000 S.F./STALL = 81 STALLS

## NUMBER OF RV SITES

50 X 30 STALLS	- 27
55 X 30 STALLS	- 30
56 X 26 STALLS	- 5
60 X 30 STALLS	- 34
63 X 30 STALLS	- 6
65 X 30 STALLS	- 10
66 X 30 STALLS	- 2
76 X 30 STALLS	- 2

TOTAL STALLS = 112

## ADJACENT PROPERTY LAND USE

PROPERTIES TO THE EAST ARE ZONED RESIDENTIAL MULTIFAMILY 2 & 3. LOTS TO THE EAST AND NORTH EAST ARE CURRENTLY VACANT. LOT TO THE SOUTH EAST IS USED AS AN ASSISTED LIVING COMPLEX.

LOTS TO THE SOUTH ARE HIGH COMMERCIAL AND ARE CURRENTLY VACANT.

LOTS TO THE NORTH AND WEST ARE ZONED LIGHT INDUSTRIAL AND ARE USED FOR THAT PURPOSE OR ARE OTHERWISE VACANT.

## LEGAL DESCRIPTION

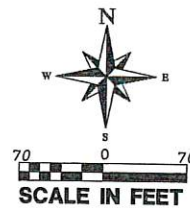
S: 32 T: 41S R: 13W BEG AT PT S 1275.86 FT FM NE COR SEC 32 T41S R13W TH W 400 FT; TH S 1870.70 FT M/L TO R/W HWY U-17; TH E ALG HWY 400 FT M/L TO E LN SEC 32; TH N ALG SEC/L 1870.70 FT M/L TO POB.

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 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 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.

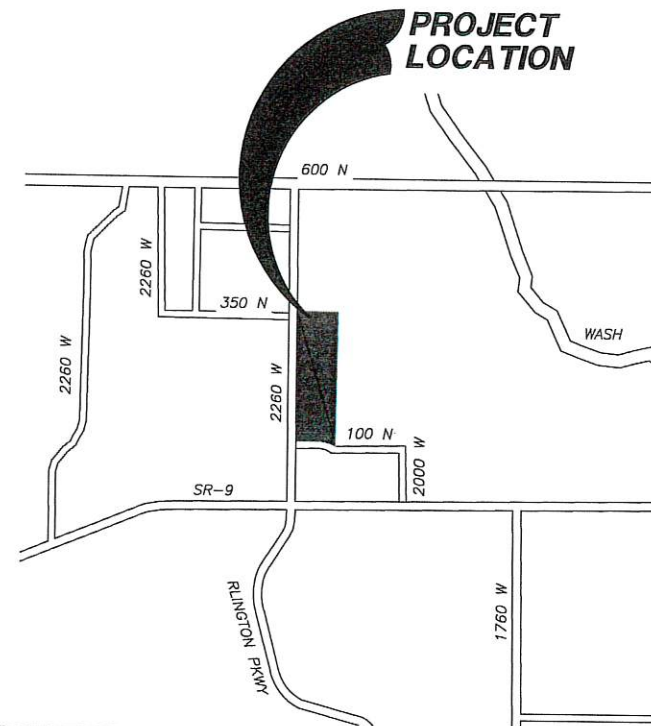
TOTAL ACREAGE: 11.3 ACRES



## LEGEND

—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
-x-x-	EXISTING FENCE
---	SECTION LINE
—10"—	EXISTING 10" WATER LINE
—8"—	EXISTING 8" 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
⊙	EXISTING WATER METER
⊙	EXISTING SEWER MANHOLE

## PROJECT LOCATION



## PRELIMINARY SITE PLAN FOR: SKY MOUNTAIN RV PARK

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: 1/29/2020

SCALE: 1"=10'

JOB NO.

138-0009

SHEET NO.

1

PROVALUE ENGINEERING, INC.  
Engineers - Land Surveyors - Land Planners  
20 South 400 West, Suite 100  
Hurricane City, Utah 84737  
Phone: (435) 666-8807 Kari Ramussen



PRELIMINARY SITE PLAN REVIEW APPLICATION

City of Hurricane

147 North 870 West

Hurricane, UT 84737

(435) 635-2811

FAX (435) 635-2184

Fee \$200.00

For Office Use Only:

File No. 2020-PSP-06

Receipt No. 7-65883

Name: Kennedy Family Ventures, LLC Telephone: \_\_\_\_\_

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

Agent (If applicable): Kyleron Kennedy Agent's Phone: 208-724-5705

Email: kyleron@msn.com Agent Email: Kevin140@yahoo.com

Address/Location of Subject Property: \_\_\_\_\_

Tax ID of Subject Property: 11-3-1-33-3218 Zone District: HC

Proposed Use: (Describe, use extra sheet if necessary) RV Parking

This application shall be accompanied by the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
  - ☒ Topography showing 2' contours, identification of 30% or greater slopes;
  - ☒ The layout of proposed uses;
  - ☒ Location of open space when applicable;
  - ☒ Proposed access to the property and traffic circulation patterns;
  - ☒ Adjoining properties and uses;
  - ☒ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;
- \_\_\_\_ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
- \_\_\_\_ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- N/A 5. A phased development plan if applicable.
- ☒ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the 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 due to an incomplete application could result in a month's delay.

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_

## STAFF COMMENTS

**Agenda:**

**File Number:** 2020-PSP-06

**Type of Application:** Preliminary Site Plan

**Applicant:** Kennedy Family Ventures, LLC

**Request:** Preliminary Site Plan review

**Location:** 1481 W State Street

**General Plan:** Single Family Residential Up To 8 Units/ Acre

**Existing Zoning:** Highway Commercial

**Discussion:** The applicant is seeking preliminary approval to construct an RV Park on the site. The applicant recently received an updated zone change to allow the use.

Preliminary site plans are required as part of [Hurricane City Code 10-7-10 \(D\)](#). However, that section of code also states:

*b. A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.*

The site plan is required to allow the City and the applicant to work out any significant problems before they submit construction drawings.

### RV Park Standards

The standards for an RV Park are in [Hurricane City Code 10-43](#). The standards are as follows:

#### **10-43-6: DEVELOPMENT STANDARDS:**

##### *D. Standards Specific To Recreational Vehicle Parks And Park Model Parks:*

- 1. No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel.*
- 2. Recreational vehicle parks shall not be used as permanent residences, except for that of the owner/manager and permanent maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.*
- 3. No "park model" units shall be permitted within a recreational vehicle park except a number of park models may be approved in the park to be used as short term vacation rentals.*



*However, a park model development may be approved to allow recreational vehicles but not campers or tents in the development.*

*4. Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.*

*5. Each recreational vehicle unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability. (Ord. 2014-10, 11-6-2014)*

*6. No permanent room addition shall be attached to recreational vehicle nor shall any permanent structure be constructed on a recreational vehicle lot except shade structures open on three (3) sides that conform to current NFPA standards for recreational vehicle parks and campgrounds. (Ord. 2019-04, 5-2-2019)*

*7. Room additions may be permitted on park models if all setbacks are met and pursuant to the issuance of a building permit before construction.*

*8. A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof.*

*9. Conversion of an established residential park or park model development to another residential use, shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required. (Ord. 2014-10, 11-6-2014)*

#### Site Details

- |    |                       |            |
|----|-----------------------|------------|
| 1. | Total Site            | 4.97 acres |
| 2. | Total buildings/Units | 48 units   |

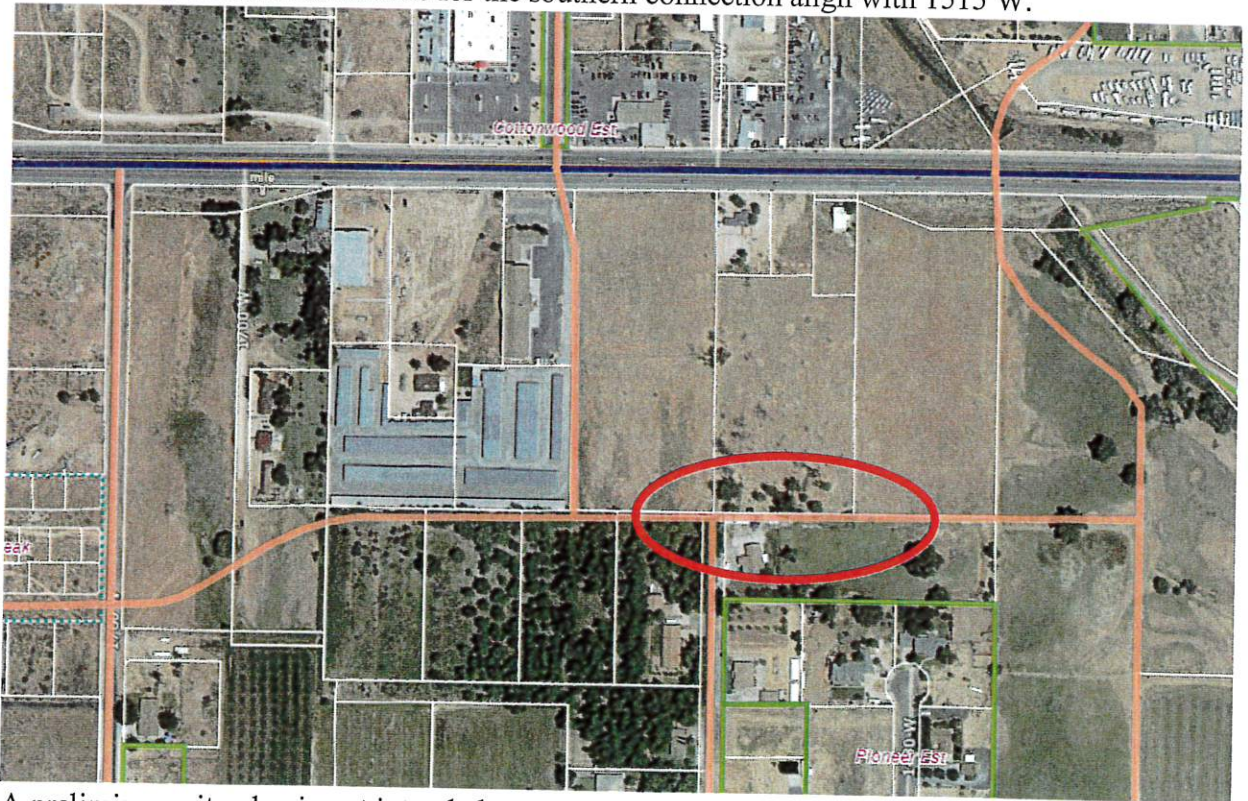
#### **JUC Comments:**

Construction drawings will have to be submitted, reviewed, and approved before the final site plan is approved and reviewed. Many of the items below will be addressed in the construction drawings.

1. There are sufficient utilities in the area to service the project. The applicant will need to submit a full utility plan.
2. The water department will need to review and the developer will need to provide a looped system.
3. Sewer is in the area but is pretty shallow in SR-9.
4. The applicant will need to provide a proper drainage plan.
5. The applicant will need to accommodate for the future 200 S on the south end of the property. They will need to provide space for a half roadway and PUE and connection to 1515 W.
6. Will need to provide a second access to meet fire code.
7. Will need to make improvements to existing access to SR-9.

**Planning Staff comments:**

1. Use Classification: Recreation Vehicle Park.
2. Hurricane City standards require that all recreation vehicle parks are a minimum of 5 acres. Staff and the City Attorney believe there is an ability to round up to five acres totals with how close the parcel is to the size. Staff and the City Attorney are doing some additional research and will report back to the Planning Commission.
3. An RV Park requires *"A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof."* As referred above. The location of these amenities are not notated on the Preliminary site plan.
4. Future Roads: There is a future roadway south of the project (as shown below). The City has secured ROW adjacent to the southwest corner. The applicant will need to complete improvement to the roadway and a connection with 1515 W as part of this application. Staff would recommend that the application and their engineer meet with City staff and review the proposed layout for internal roadways in order to make the proper connection. Staff's initial recommendation is for the southern connection align with 1515 W.



5. A preliminary site plan is not intended to permit actual development of property pursuant to such a plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development (HCC 10-7-10(D))
6. A landscaping plan will need to be prepared for meeting the following: 10-43-6C 4. *Landscaping: 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.*
7. RV sites must be a minimum of 1000 square feet. It is not clear if all the sites on this proposal meet that requirement. *Table 10-43-1*
  8. A lighting plan that complies with Dark Sky guidelines adopted by the City must be submitted with a final site plan.

**Recommendation:** Staff recommends approval of this preliminary site plan with the following conditions:

1. Internal roadways are realigned, and 200 S is developed and connected to 1515 W.
2. Staff is able to find code to allow a development that is 4.97 acres to be used as an RV Park.
3. That proper shower and restroom facilities are provided
4. That all of the JUC and staff comments are addressed in the construction drawings.



# PRELIMINARY SITE PLAN FOR: ZION TINY VILLAS

LOCATED AT 1481 WEST STATE STREET  
LOCATED IN SECTION 33, T14S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

## ADDITIONAL NOTES

ZONING HC: HIGHWAY COMMERCIAL

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS AND RELEASED AT A CONTROLLED RATE THROUGH A CURB SCUPPER INTO SR-9. THIS IS THE METHOD TO HANDLE STORM WATER.

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

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

## LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 22, BLOCK 12 OF THE HURRICANE FIELD AND SURVEY; THENCE S0°00'00"E 537.33 FT; THENCE N89°51'02"E 123.76 FT; THENCE S0°00'00"E 32.85 FT; THENCE N90°00'00"E 107.24 FT; THENCE S0°00'00"E 156.19 FT; THENCE N90°00'00"W 99.00 FT; THENCE S 726.94 FT; THENCE W 330.00 FT TO THE POINT OF BEGINNING.

TOTAL ACREAGE: 4.97 ACRES

## NUMBER OF RV SITES

- 50 X 30 STALLS - 1
- 55 X 30 STALLS - 6
- 60 X 30 STALLS - 17
- 65 X 30 STALLS - 19
- 70 X 30 STALLS - 4
- 80 X 30 STALLS - 1

TOTAL STALLS - 48

## LAND USE SUMMARY

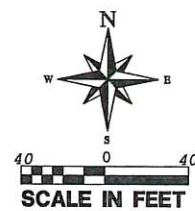
RV UNITS = 48  
HIGHWAY COMMERCIAL = 199,684.01 SQ. FT. (11 UNITS PER ACRE)  
PARKING STALLS DESIGNED = 6 STALLS

ADJACENT PARCEL USAGE:

- PARCELS EAST TO THE SITE COMES UNDER ZONE RA-1 & HC. RA-1 RESIDENTIAL AGRICULTURE & SITE NEAREST TO THE HIGHWAY IS HC - HIGHWAY COMMERCIAL. THEY BOTH ARE VACANT.
- PARCEL SOUTH OF THE SITE COMES UNDER THE ZONE RA-1; RESIDENTIAL AGRICULTURE. THERE ARE EXISTING RESIDENTIAL HOMES.
- PARCELS WEST TO THE SITE COMES UNDER RA-1, HIGHWAY COMMERCIAL & PUBLIC FACILITIES; HC ZONE IS CLOSEST TO HIGHWAY AND ALL OF THEM ARE VACANT.
- PARCELS NORTH TO THE SITE COMES UNDER HIGHWAY COMMERCIAL ZONE AND ALL THREE ARE CLOSEST TO THE STATE HIGHWAY AND THREE OF THEM ARE VACANT.

## LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING SEWER, SIZE SHOWN
- EXISTING WATER 8" OR SIZE SHOWN
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING CONCRETE DITCH
- RV SITE (PLANNED COMMERCIAL), 4.97 ACRES
- ASPHALT
- FOUND EXISTING REBAR & CAP
- FENCE CAP PIN
- RIGHT-OF-WAY MARKER

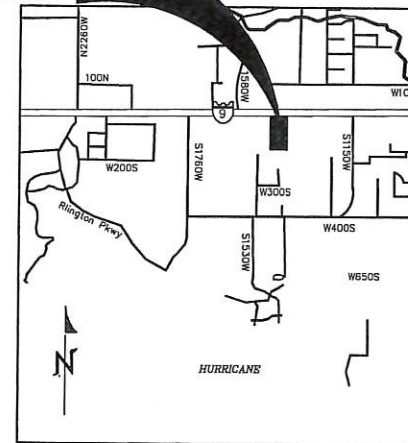


## GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-L0W2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Ca-CALICHE
COLLAPSIBLE SOIL	HCS-AREA OF KNOWN HIGH COLLAPSE SOILS
EXPANSIVE SOIL	ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	NONE
WIND BLOWN SAND	WBSL-L0W: MIXED UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SGW2-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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

## PROJECT LOCATION



VICINITY MAP  
N.T.S.

## OWNERS:

CONTACT: KENNEDY FAMILY VENTURES, LLC  
(208) 724-5705  
314 S EASTRIDGE ST.  
ST. GEORGE, UT 84770



## 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.

PRELIMINARY SITE PLAN  
ZION TINY VILLAS

LOCATED AT 1481 WEST STATE STREET  
LOCATED IN SECTION 33, T14S, R13W, S.L.B.&M.  
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 7/25/2018  
SCALE: 1"=40'

JOB NO.  
507-001

SHEET NO.

1 OF 1



# CONDITIONAL USE PERMIT

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-CUP-05  
Receipt No. 7658962

## APPLICATION & SUBMITTAL CHECKLIST

Owner(s) Name: Michael Foote Telephone: 435-619-5016  
Address: my6feet@yahoo.com Fax No. \_\_\_\_\_  
1863 W. 200 S.  
Agent (If applicable): \_\_\_\_\_ Agent's Phone: \_\_\_\_\_  
Address of Subject Property: \_\_\_\_\_  
Tax ID of Subject Property: H-3-1-33-3318 Zone District: \_\_\_\_\_  
Proposed Conditional Use: (Describe, use extra sheet if necessary) Metal building

### 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) Statement by the applicant demonstrating how the conditional use permit request meets the approval standards of Subsection 10-7-9E (See 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. Planning Commission meetings are held on the second Thursday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon three weeks and one day prior to whatever second Thursday Planning Commission meeting you plan for your application to be heard. A deadline missed due to an incomplete application could result in a month's delay.

\*\*\*\*\*

(Office Use Only)

Date Received: \_\_\_\_\_

Date application deemed to be complete: \_\_\_\_\_

Received by: \_\_\_\_\_

Completion determination made by: \_\_\_\_\_

## STAFF COMMENTS

**Agenda:** August 13, 2020      **File Number:** 2020-CUP-05

**Type of Application:** Conditional Use Permit, Administrative

**Applicant:** Michael Foote

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

**Location:** 1863 W 200 S

**General Plan:** High Den Single Family Res 4-8 Units/Acre

**Existing Zoning:** Single Family Residential R1-10

**Discussion:** The applicant is proposing to construct a 24x40' pre-engineered metal garage in a residential location. The land-use code states this requires a conditional use permit:

### *10-33-3: BUILDING DESIGN*

#### *5. Preengineered metal buildings:*

- a. Shall be permitted in all agricultural, residential agriculture, industrial, and public facility zones;*
- b. Shall be allowed by conditional use permit in all commercial and residential zones.*

### **Staff Comments:**

Standards for approval are as follows:

#### *10-7-9: CONDITIONAL USE PERMIT*

*E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:*

- 1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.*
- 2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section:*

#### *g. Standards for metal buildings:*

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

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

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

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



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

*The building must meet the following design standards:*

1. The proposed building will be a metal building and roof, all materials are durable, require low maintenance, and are of the same quality as surrounding development.
2. The building will be a light gray color, dark gray roof, and white trim
3. The building size and height is less than the allowed maximum.
4. The building will be located in the back yard behind an opaque wall.
5. The building is not expected to produce excessive reflections or glare.
6. The building setbacks meet city code.

**Findings:**

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

**Recommendation:** Based on the above findings, staff recommends approval of a conditional use permit for the proposed pre-engineered metal building subject to the applicant meeting all setbacks and building permit requirements.

# Property Record Card

Washington County

**FOOTE MICHAEL RAY &  
SHERRIE YVETTE  
C/O: AMERICAN SECURE  
TITLE**

**Account: 0163389**

Tax Area: 03 - Hurricane City

Acres: 0.430

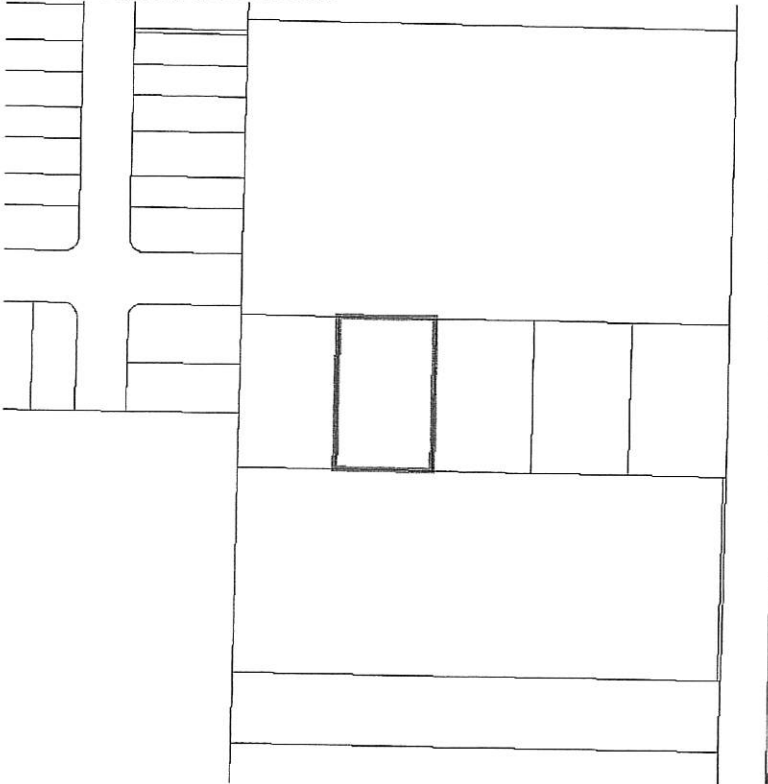
**Parcel: H-3-1-33-3318**

Situs Address:

1224 S RIVER RD  
SAINT GEORGE, UT 84790

## Legal Description

S: 33 T: 41S R: 13W BEG N 1047.42 FT & E 109.84 FT FM SW COR SE1/4 SW1/4 SEC 33 T41S R13W SLM TH E 109.84 FT; TH S 170 FT; TH W 109.84 FT; TH N 170 FT TO POB.



## Transfer History

Entry Number	Date Recorded	Deed Type
20200038452	Jul 23, 2020	Warranty Deed
20180030124	Jul 23, 2018	Warranty Deed
20110000235	Jan 4, 2011	Annexation
20100043974	Dec 30, 2010	Resolution
20100006647	Mar 1, 2010	Annexation
20100006648	Mar 1, 2010	Resolution
20090048182	Dec 22, 2009	Resolution
00415277	Sep 18, 1992	Quit Claim Deed

## Abstract Summary

Code	Classification	Market Value	Taxable Value
02E	NON-PRI HOMESITE UNIMPROVED	\$42,500	\$42,500
Total		\$42,500	\$42,500



H-POI-8

H-POI-9

H-POI-10

H-POI-11

H-POI-12

H-POI-19

H-POI-18

H-POI-17

H-POI-16

H-POI-15

H-3-1-33-3319

H-3-1-33-3323

House

0.106

33

H-3-1-33-3318

T41S R13W

H-3-1-33-3324

H-3-1-33-3325

shed  
0.02

4'  
Set Back

↓  
4' Set Back

H-3-1-33-33171





## Specifications for Garage

Size: 24' x ~~40'~~ x 9'

Snow load: 40 lbs Ground Snow Load

Sides: Closed

Ends: Closed

Frame: 14 Ga sq tubing

Sheet Metal: 29 Gauge

Height: 9 ft Wall Height – 12 ft Peak Height

Roof: 3/12 pitch Vertical

Walls: Closed

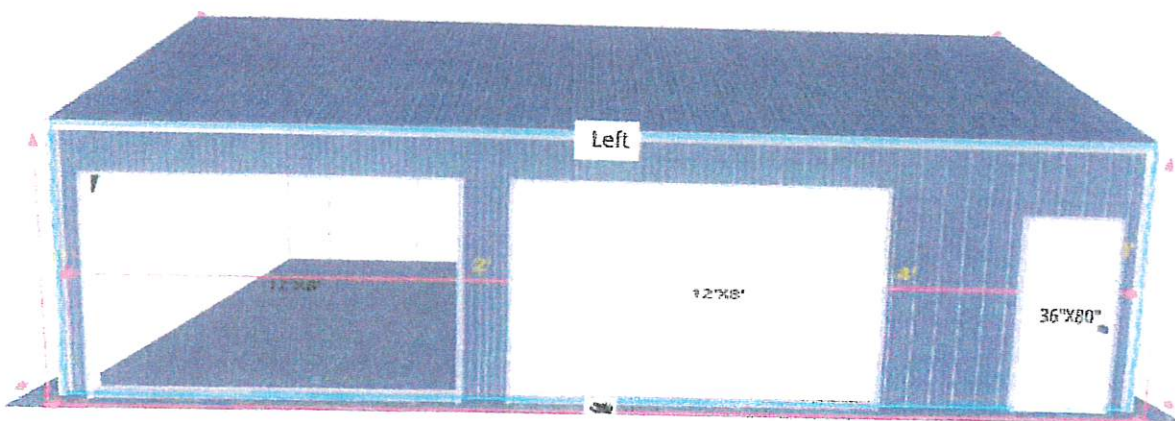
Doors: (2) 12 x 8 Overhead Doors (1) 36" x 80" Walk in

Wind: 105 mph winds with 115 mph gusts for 3 seconds

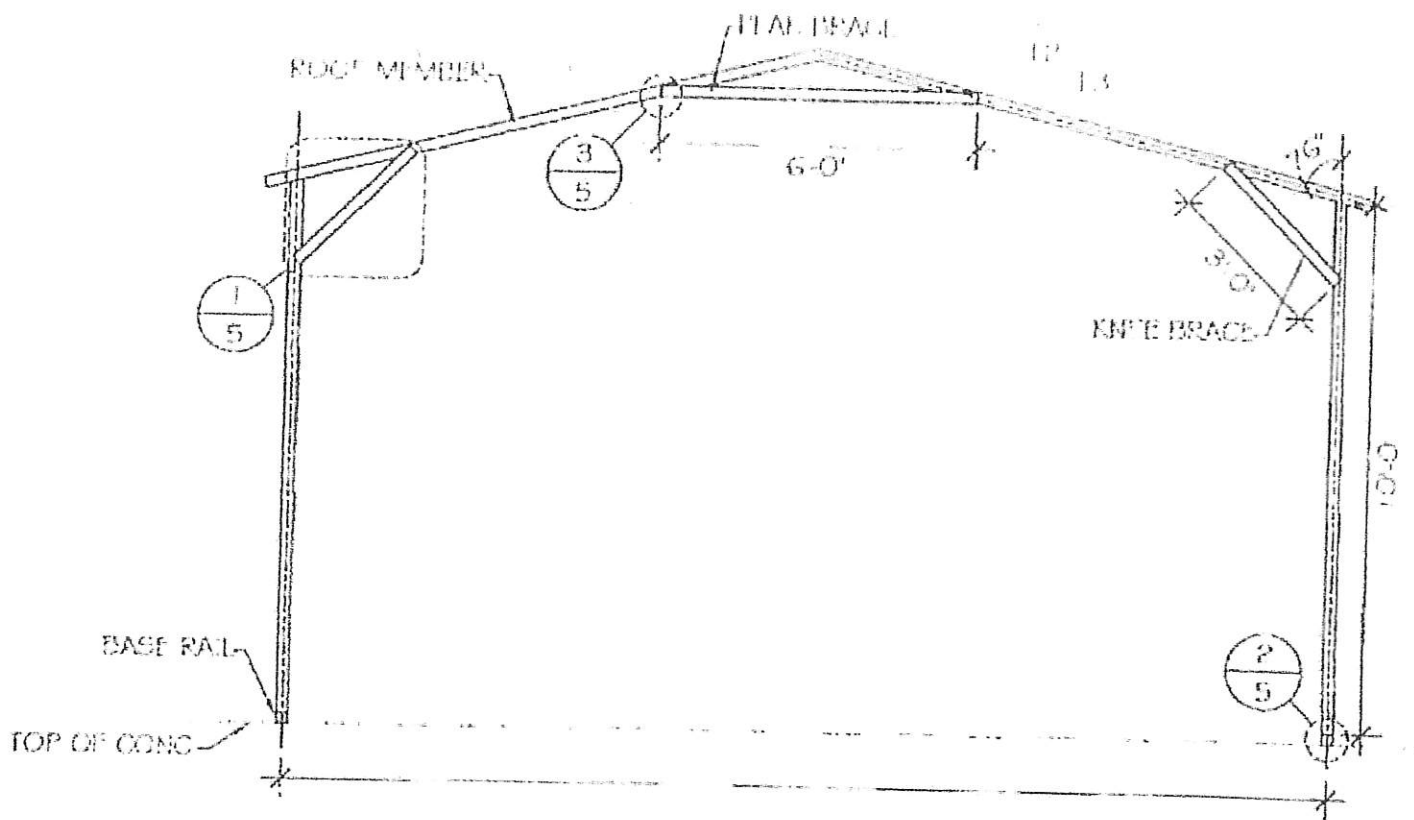
Anchors: 32 Total Titen Screws

All Quality Buildings are engineered by A&A Engineering

Sales: Megan Parker 435-708-1926







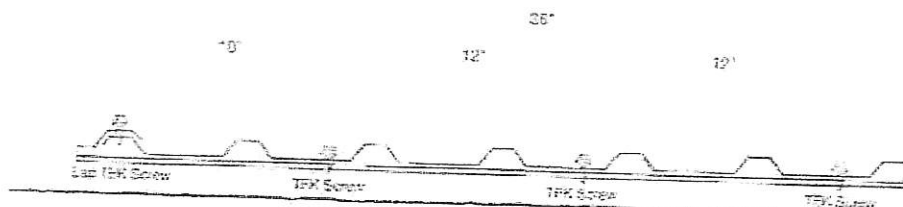
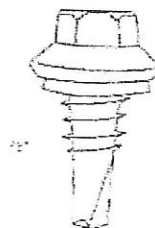
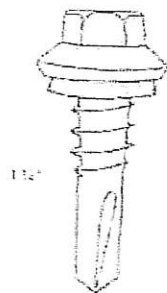
## FRAME SECTION

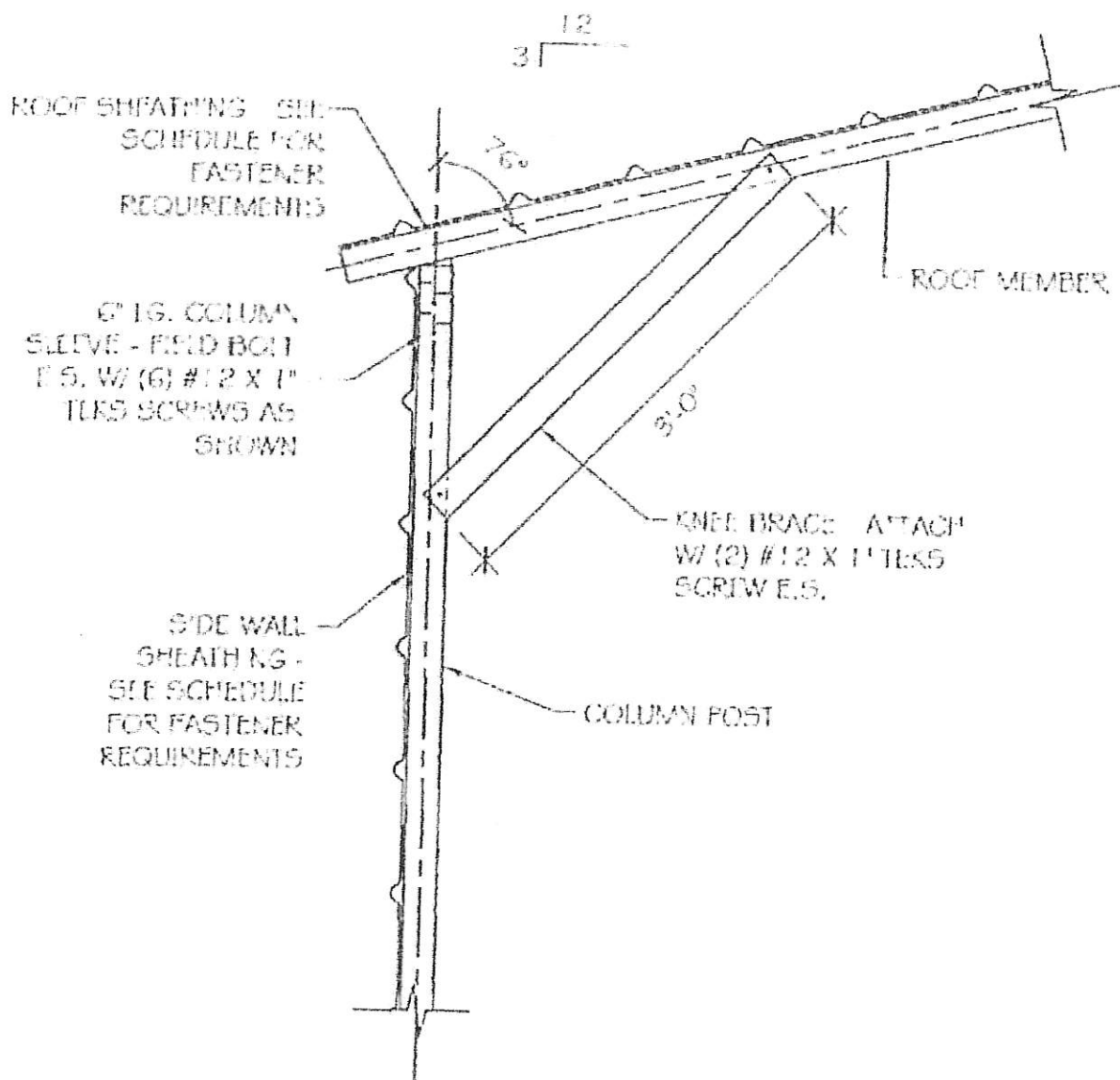
SCALE 1/4" = 1'

### TYPES OF SCREWS

TEK Screw  
For attaching metal to wood

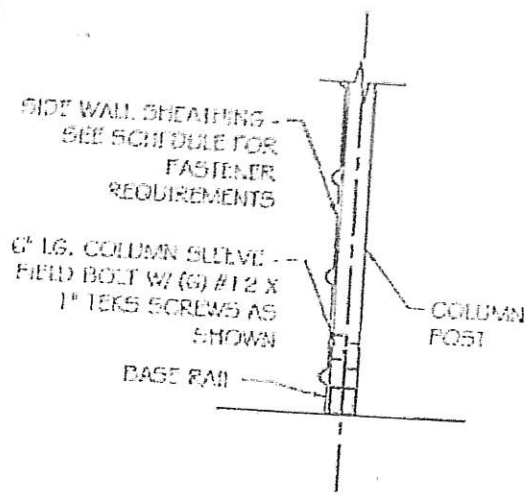
60 TEK Screw  
For attaching wood to metal



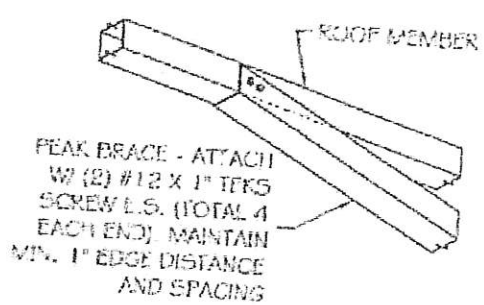


FRAME DETAIL (1)  
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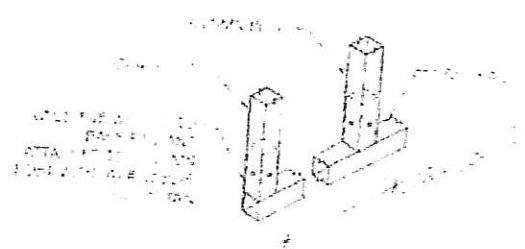




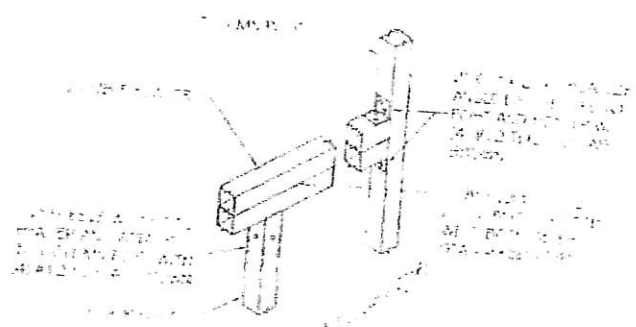
**BASE DETAIL** (2)  
SCALE: 3/4" = 1'



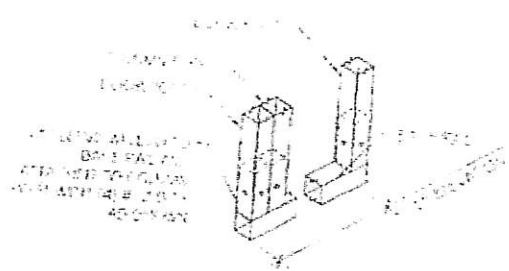
**PEAK BRACE DETAIL** (3)  
SCALE: 3/4" = 1'



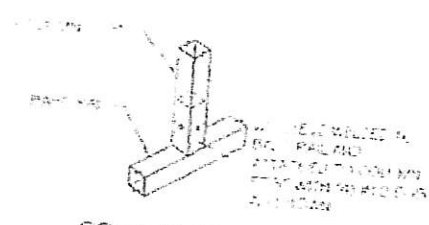
**DOOR BASE DETAIL** (1)  
SCALE: 3/4" = 1'



**DOOR HEADER DETAIL** (2)  
SCALE: 3/4" = 1'



**DOOR BASE DETAIL** (3)  
SCALE: 3/4" = 1'



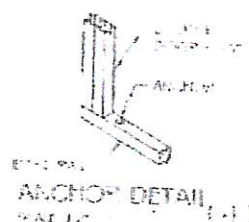
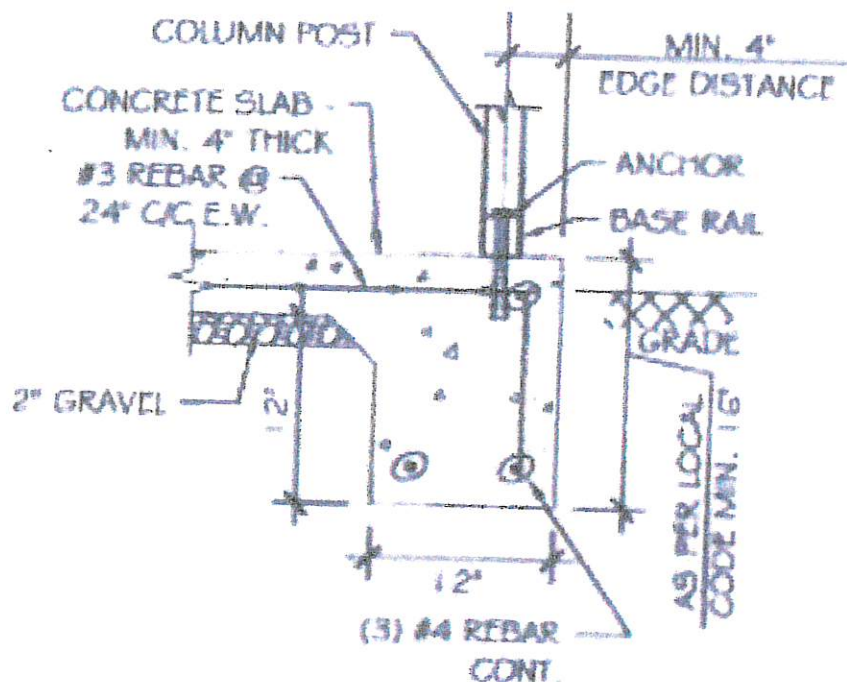
**COLUMN-BASE DETAIL** (4)  
SCALE: 3/4" = 1'



The original non-threaded steel anchor for use in cracked and uncracked concrete, as well as uncracked masonry. The Titan HD offers easy installation, torque and outstanding performance. Designed and tested in 30+ interior, non-reinforced and reinforced concrete, as well as masonry, the Titan HD is the most widely used high performance steel anchor in the world.

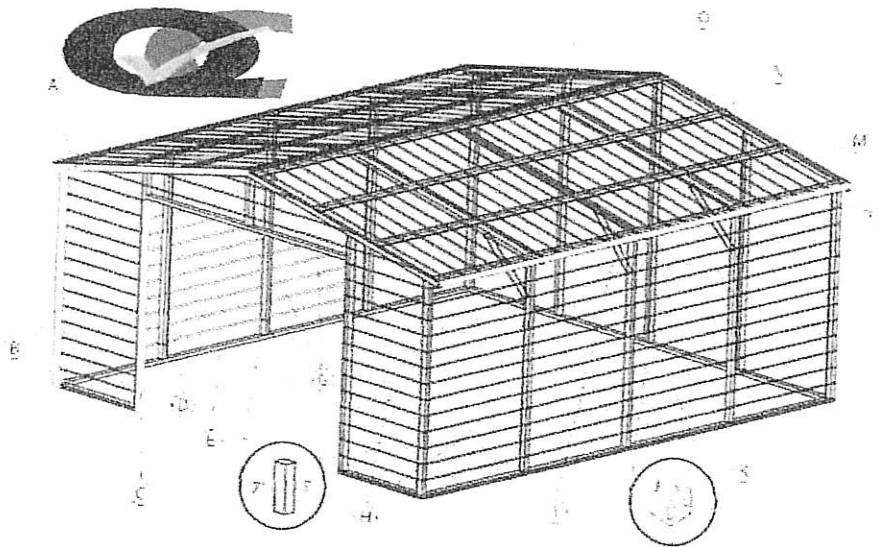
The stainless steel Titan HD is the original high performance anchor in cracked and uncracked concrete, as well as masonry. The Titan HD offers easy installation, torque and outstanding performance. Designed and tested in 30+ interior, non-reinforced and reinforced concrete, as well as masonry, the Titan HD is the most widely used high performance steel anchor in the world.

- Code listed under ACI 308.4 in accordance with ACI 308.4C and ACI 308.4D for cracked and uncracked concrete per ACI 308.4C and ACI 308.4D.
- Code listed under ISO 10648 in accordance with ISO 10648:2004 for masonry per ISO 10648:2004.
- Qualified for use in concrete and masonry.
- Thread design and dimensions of the anchor are based on the design of the anchor.
- Standard hex head sizes.
- Specimens have been tested in concrete and masonry for use in concrete and masonry.
- No special drilling required — designed for use using standard 1/2" diameter drill bits.
- Testing of the Titan HD in concrete and masonry is in accordance with ACI 308.4C and ACI 308.4D.
- Hex head design requires no separate washer unless required by code and/or design.
- Removable — used for temporary anchoring for formwork and other applications where removal may be required.
- The use of the anchor in concrete and masonry is recommended.





## OUR CONSTRUCTION



(A) (B) (C) (L) "L-trim": Is used on Regular Styles that are open or with a horizontal end(s), A-Frame & Lean-to Style buildings that are open with vertical roof, horizontal roof & side(s), It is also used in all frame openings (ex., overhead, roll-up and walk-in doors), on windows "J-trim" is used.

(B) "Corner trim" is used on enclosed A-Frame & Lean-to Style buildings with vertical roof, side(s) and end(s) instead of the L-trim.

(D) (K) Post (uprights) can be 14 ga. or 12 ga. galvanized square tubing, they come in lengths of 5' up to 18'.

(E) (F) Bottom rails are made from our standard 20' long 14 ga. galvanized square tubing included are 7" pre-welded inserts (sleeves) by our production department, these are made of 14 ga. (either 2" or 2 1/4") galvanized square tubing that connect the post to the bottom rail; with optional extensions of 5' to achieve the length desired.

(G) Header bars and vertical supports for overhead doors, roll-up doors are made of 14 ga. either 2" or 2 1/4" galvanized square tubing, these are used to install the door tracks and the electric opener system on overhead doors.

(H) 29 ga. panels come standard on 13 different colors for the roof, sides and ends (26 ga. special order panels are also available with a 20-year warranty.)

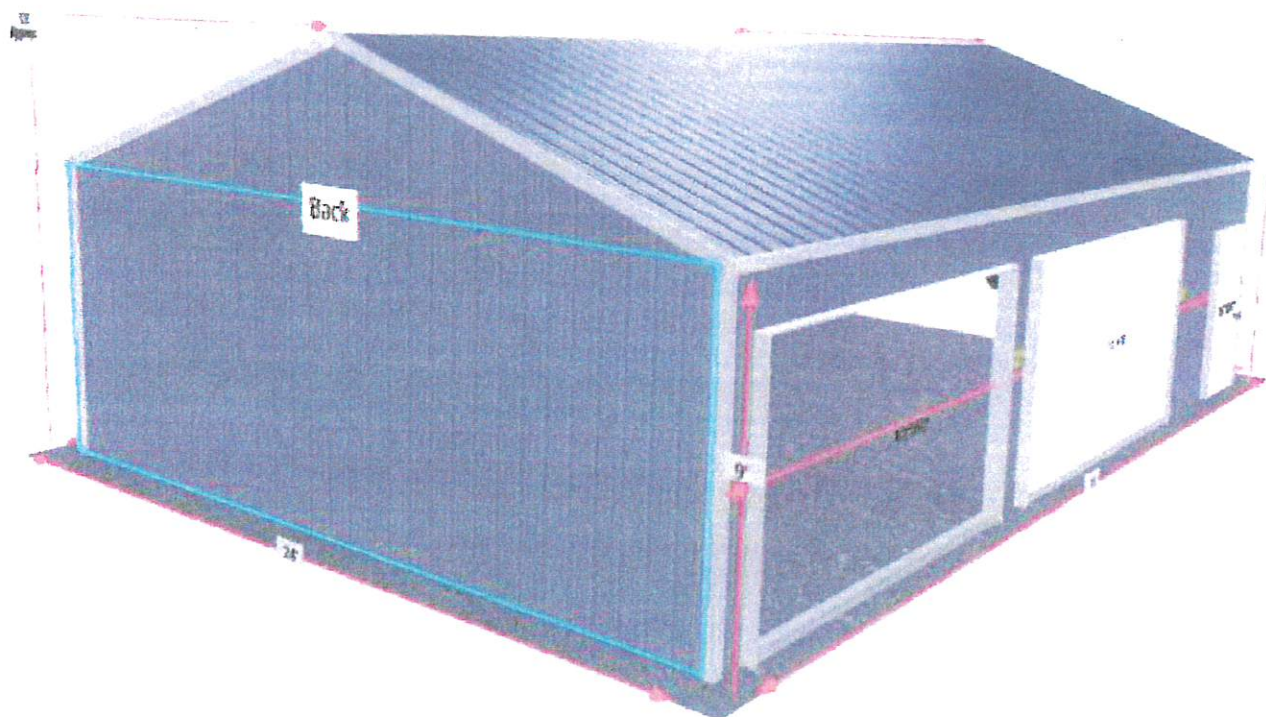
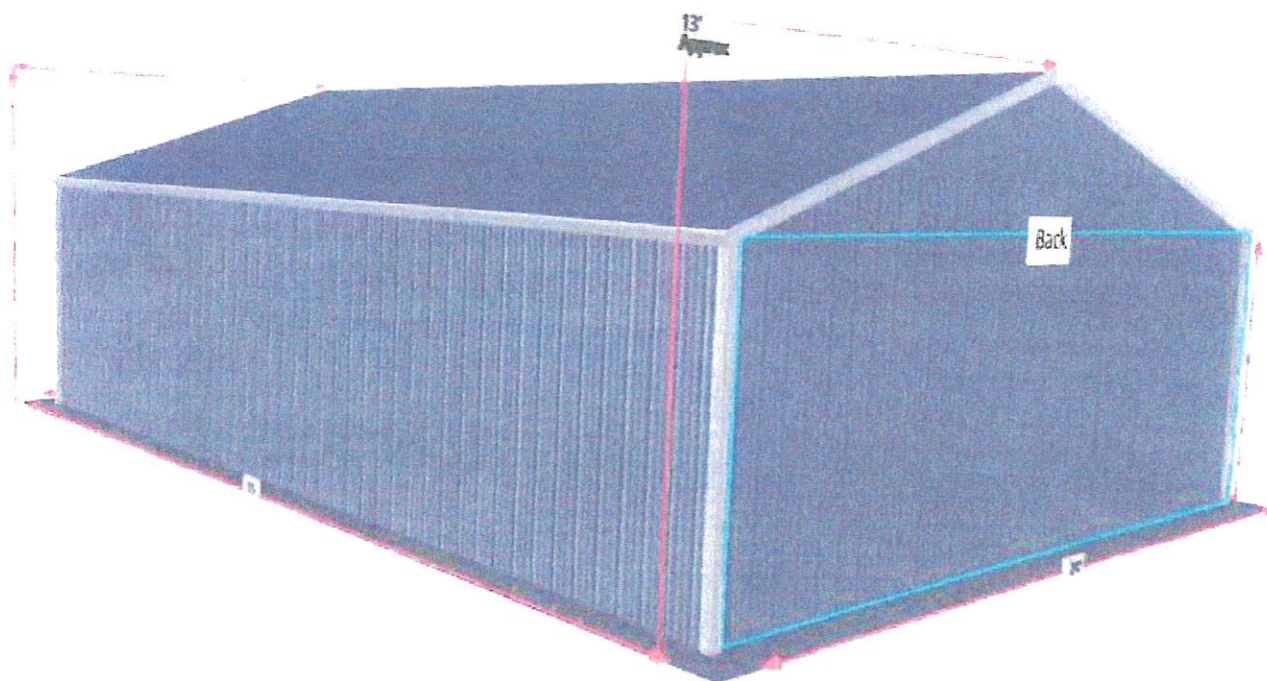
(I) 18 ga. 2 1/2" x 1 1/2" channels are used as knee braces on buildings up to 30' wide and as peak braces on buildings up to 19' wide.

(J) "L" Brackets are installed to join two pieces of square tubing together where there will not be a pre-welded connection or sleeve.

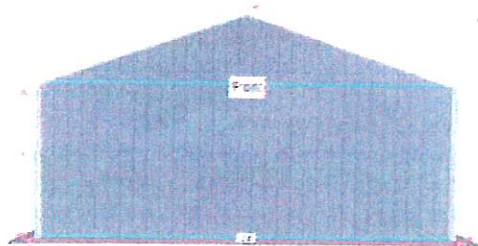
(M) Trusses (bows) are pre-fab of galvanized square tubing 14 ga. or 12 ga., the size varies by the width of the building and they can range from 8' wide up to 30' wide.

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

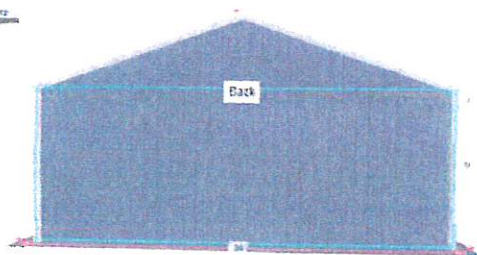
(O) 11' Ridge cap trim is used only on a-frame with vertical roof style.



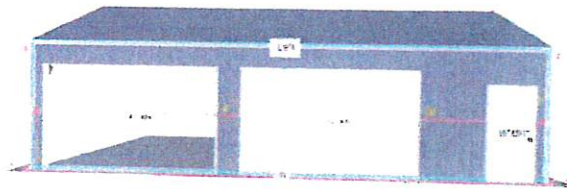




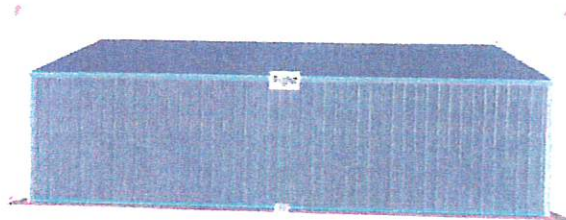
FRONT



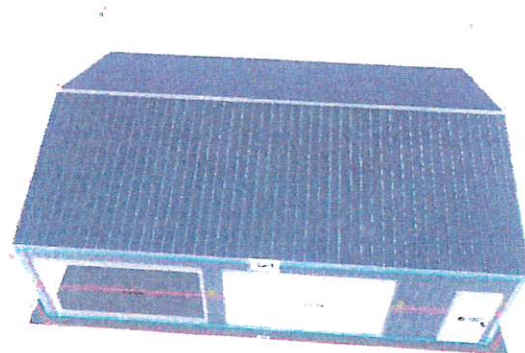
BACK



LEFT



RIGHT



TOP