



City of Hurricane

Mayor
John W. Bramall

City Manager
Clark R. Fawcett

Planning Commission

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

AGENDA

OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION

6:00 p.m.

Wednesday September 23, 2020

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. in the **147 N 870 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 20.91 acres located at approx. 600 E Hwy 59 from R1-10, residential 1 unit per 10,000 square feet, and R1-15, residential 1 unit per 15,000 square feet, to PC, planned commercial, so there can be a mix of both commercial and residential. Parcel numbers H-348-B1-B and H-296-B-1-A.

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

2020-ZC-33	Consideration and possible recommendation to the City Council on a Zoning Map amendment request on A Zoning Map amendment request on 20.91 acres located at approx. 600 E Hwy 59 from R1-10, residential 1 unit per 10,000 square feet, and R1-15, residential 1 unit per 15,000 square feet, to PC, planned commercial, allowing a mix of commercial and housing units. Parcel numbers H-348-B1-B and H-296-B-1-A. PMH Leasing LLC and Carla Burton Applicants, Ted Fullerton Agent.
2020-PP-16 2020-PSP-12	Consideration and possible approval and recommendation to the City Council of a preliminary plat and preliminary site plan for Spendlove Terrace, a proposed 12 lot development on 1.22 acres located at 100 W and 200 N. Titanium Development LLC Applicant.

Planning Commission Business:

Approval of Minutes: August 13, 2020

Adjournment

ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:
File No. 2020-ZC-33
Receipt No. 7-101382

Name: PMH Leasing LLC Telephone: _____

Address: 2525 W 1050N Hurricane Fax No. _____

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

Email: _____ Agent Email: fullerton.t@gmail.com

Address/Location of Subject Property: 600 East Hwy 59

Tax ID of Subject Property: H-348-B-1-B Existing Zone District: R1-10 + 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

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: _____

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. _____

Receipt No. _____

Name: Carla Burton Telephone: _____

Address: PO Box 1519 Colorado City, AZ 86021 Fax No. _____

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

Email: _____ Agent Email: fullerton.t@gmail.com

Address/Location of Subject Property: _____

Tax ID of Subject Property: H-296-B-1-A Existing Zone District: R1-10 + 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.

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;
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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: September 23, 2020 **File Number:** 2020-ZC-33

Type of Application: Zone Change, Legislative

Applicant: PMH Leasing LLC and Carla Burton

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 and Open Space

Existing Zoning: Residential (R1-15 and R1-10)

Discussion: The applicant seeks to rezone 20.91 acres from R1-15 and R1-10 to Planned Commercial to develop "both commercial and residential." The agent filed for a zone change on the 54-acre parcel to the northeast of these parcels. On August 20, 2020, the Planning Commission made a positive recommendation with the conditions for the applicant to supply a preliminary utility plan, updated and complete the site plan, and approved a development agreement for the first part of this development. The Council continued the application to allow the applicant to provide the information as recommended by the Planning Commission. As the applicant has been working on the full site, utility, and access plan; he proposes having these parcels combine with the development to help with having proper access points on the property.

Planned Commercial purpose is as follows:

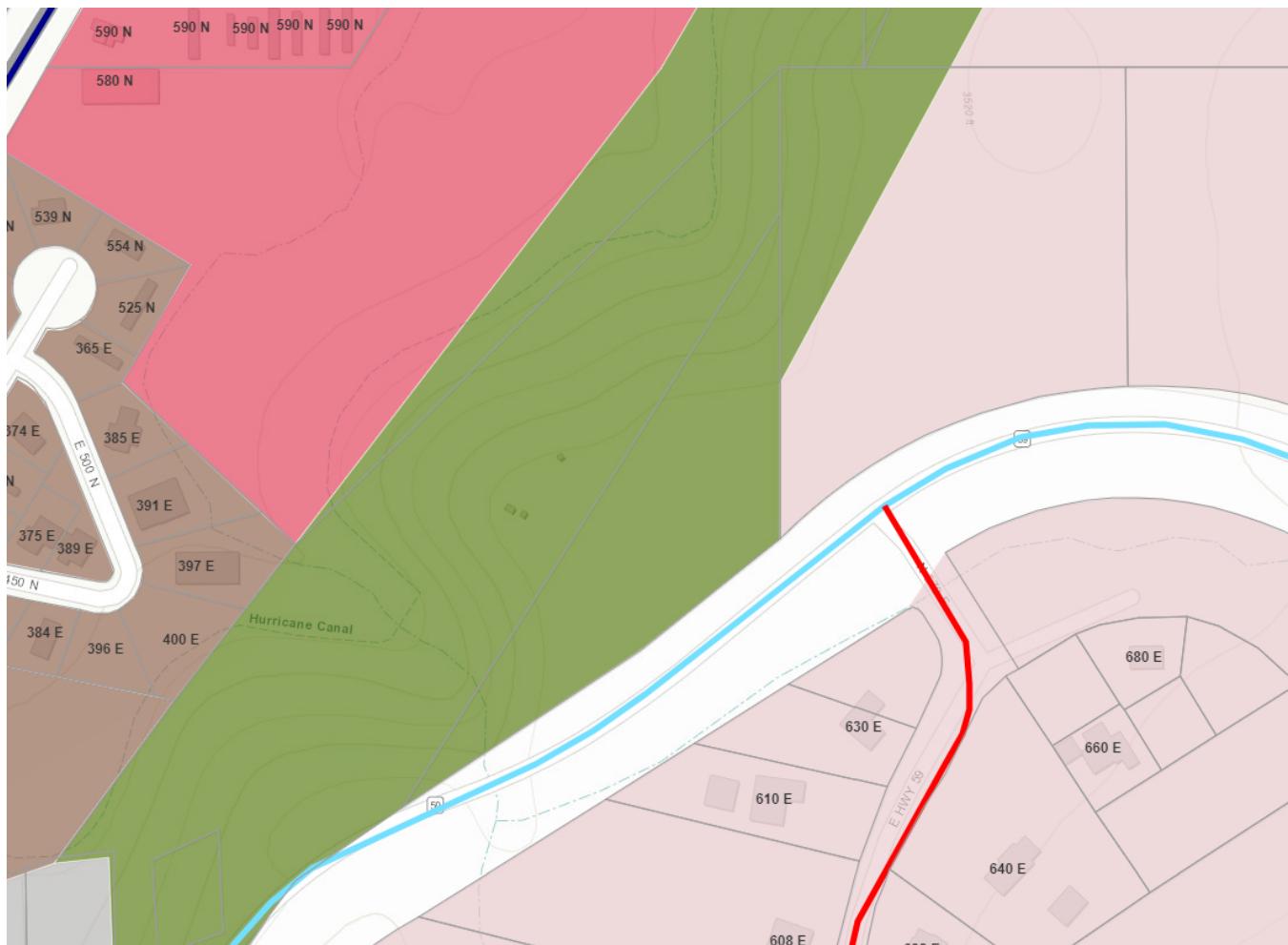
10-11-2 Zone Purposes: (D)

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>Zoning</u>	<u>Adjacent Land Use</u>
North	R1-10	Cliffs and the Virgin River
East	SR-59 and R1-15	Single Family Homes and undeveloped property
South	R1-15 and R1-10	Single Family Homes and undeveloped property
West	R1-10 and HC	Cliffs

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



General Plan Map of the Property: Pink is Mix Use and Green is Open Space.

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

Response: The General Plan Map shows the area as Mixed Use Neighborhood and Open Space. The Mix Use 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 housing density:

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)

Likely, 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 unless attached to a development agreement. The applicant is working on a full site plan to accompany this application and the original application.

The Planning Commission should also consider what development it would like to see on the Hurricane Cliffs. It may be appropriate to reject the application based on the fact that the City is updating the future land use map. The vision of the area may change with the new 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 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 will have an impact on the surrounding area. It will cause more traffic on SR-59 and require a full intersection on or near the bend on SR-59. 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. These improvements 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 from the cliffs' bottom. Ash Creek Sewer District has also expressed concerns about the applicant's preliminary sewer layout and feels it's incomplete.

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 are also concerns about second access to meet fire code standards. This zone change request may help with access, but no plan has been approved by Fire of UDOT.

The applicant has met with utility departments, fire, city staff, and UDOT. The applicant believes they would be able to bring those services up to City Standards for the development.

Because of these concerns, staff recommends that a preliminary utility plan and a full preliminary site plan is included with a development agreement to ensure the property owner can complete the project as presented. These concerns should be resolved before approval be considered.

Findings:

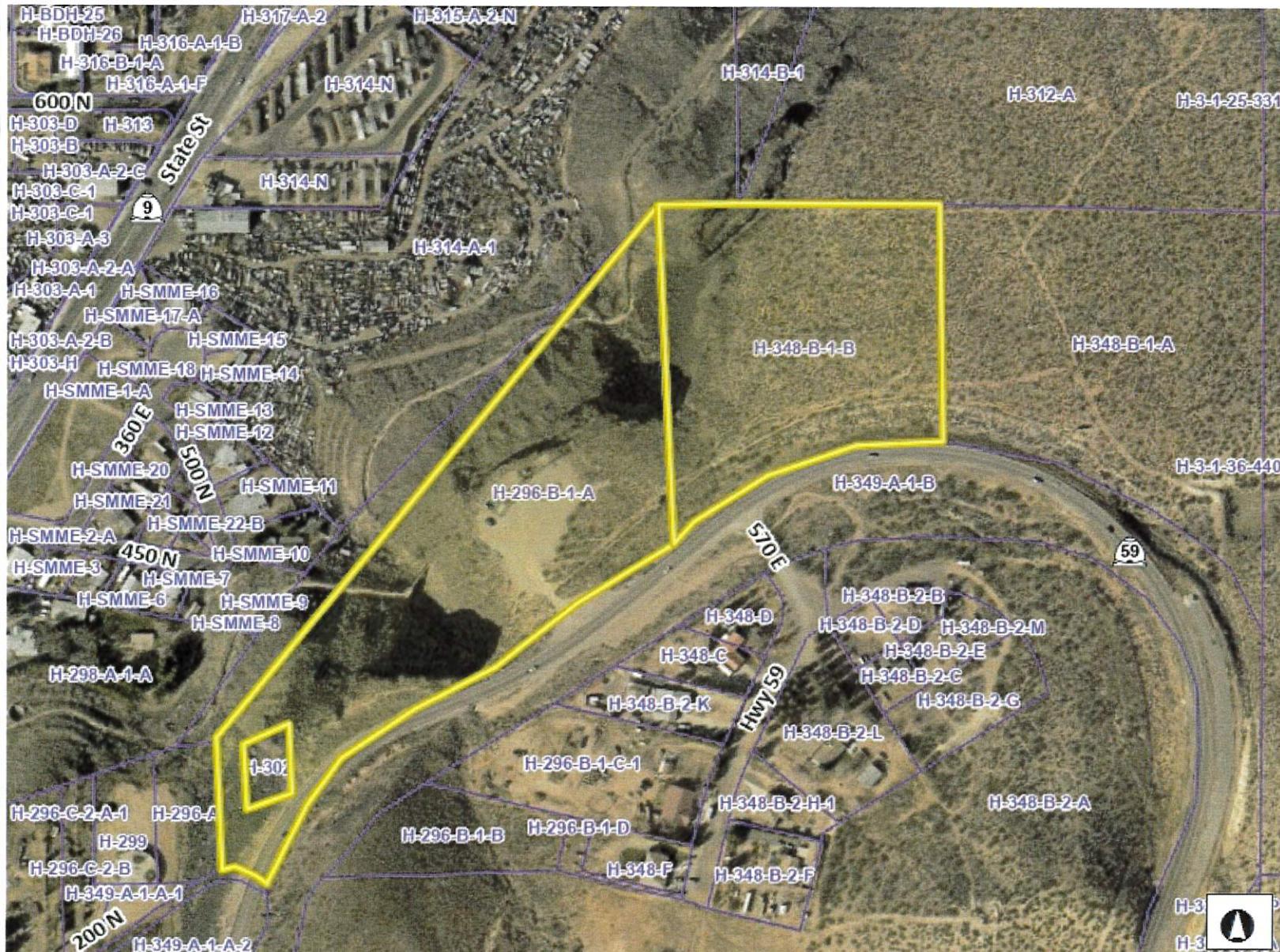
Staff makes the following findings:

1. The proposed amendment is generally compatible with the goals and policies of the current General Plan, but the zoning request has a wide range of options for development. It may be appropriate to reject the application based on the fact the City is updating the future land use map
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. Staff does not recommend approval of the zone change at this time.



Kachina Ridge Zone Change



752.3

0

376.17

752.3 Feet

WGS_1984 Web Mercator Auxiliary Sphere

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

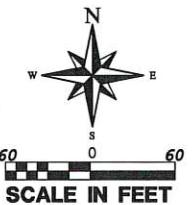
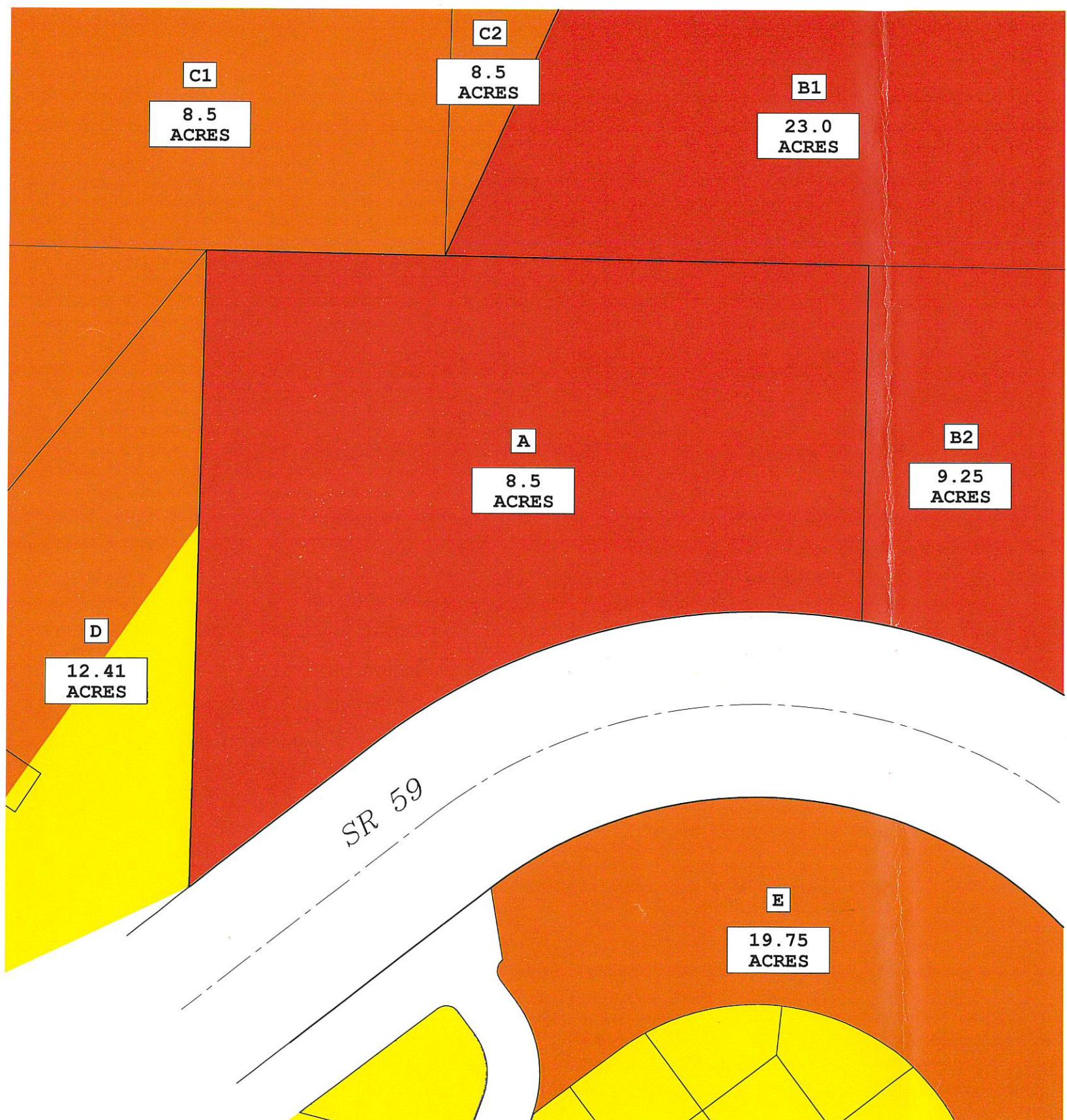
Notes

Legend

- Parcels
 - County Boundary Outline
 - CountyMask
 - Building Outlines
 - Roads
 - Interstate
 - State Route
 - Major
 - Minor
 - Dirt
 - Waterbodies
 - Watercourses
 - <all other values>
 - Santa Clara River
 - Virgin River
 - Hillshade
 - High : 238
 - Low : 4
 - Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildl.
 - National Park Service
 - Shivwits Reservation

**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

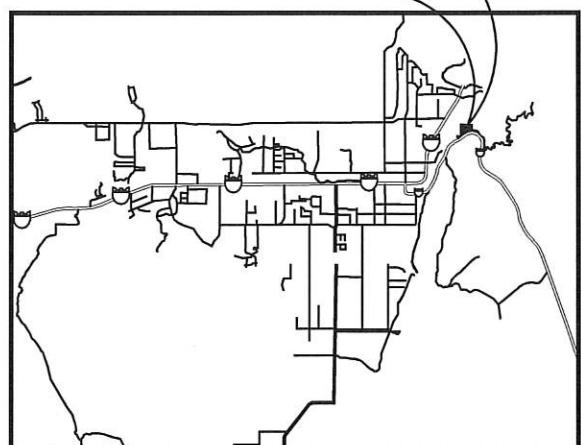
BEGINNING AT NORTHEAST CORNER OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°52'39"W, 593.32 FEET TO THE POINT OF BEGINNING; THENCE S01°03'13"W, 385.08 FEET; THENCE WESTERLY ALONG THE ARC OF A 672.95 FOOT RADIUS NON-TANGENT CURVE TO THE left 556.18 FEET (CHORD BEARS: S76°03'37"W 540.48 FEET); THENCE S52°23'00"W, 258.20 FEET; THENCE N01°04'13"E, 687.11 FEET; THENCE S88°52'39"E, 723.47 FEET; BACK TO THE POINT OF BEGINNING.
CONTAINING 8.5 ACRES

LEGEND

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

- [A] JDL INV INC - PARCEL: H-348-B-2-A
- [B1] KACHINA RIDGE LLC - PARCEL: H-312-A
- [B2] KACHINA RIDGE LLC - PARCEL: H-348-B-1-A
- [A4] BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-A-1
- [C1] BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-B-1
- [C2] PMH LEASING LLC - PARCEL: H-348-B-1-B
- [D] CLARA BURTON - PARCEL: H-296-B-1-A

**PROJECT
LOCATION**



REVISIONS	
NO.	DESCRIPTION

PROVALUE ENGINEERING, INC.	
Engineers - Land Surveyors - Land Planners	
20 South 600 West Suite 1	Hurricane City, Utah 84737
Fax: (435) 655-3927	Phone: (435) 655-3927

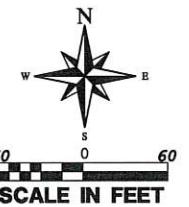
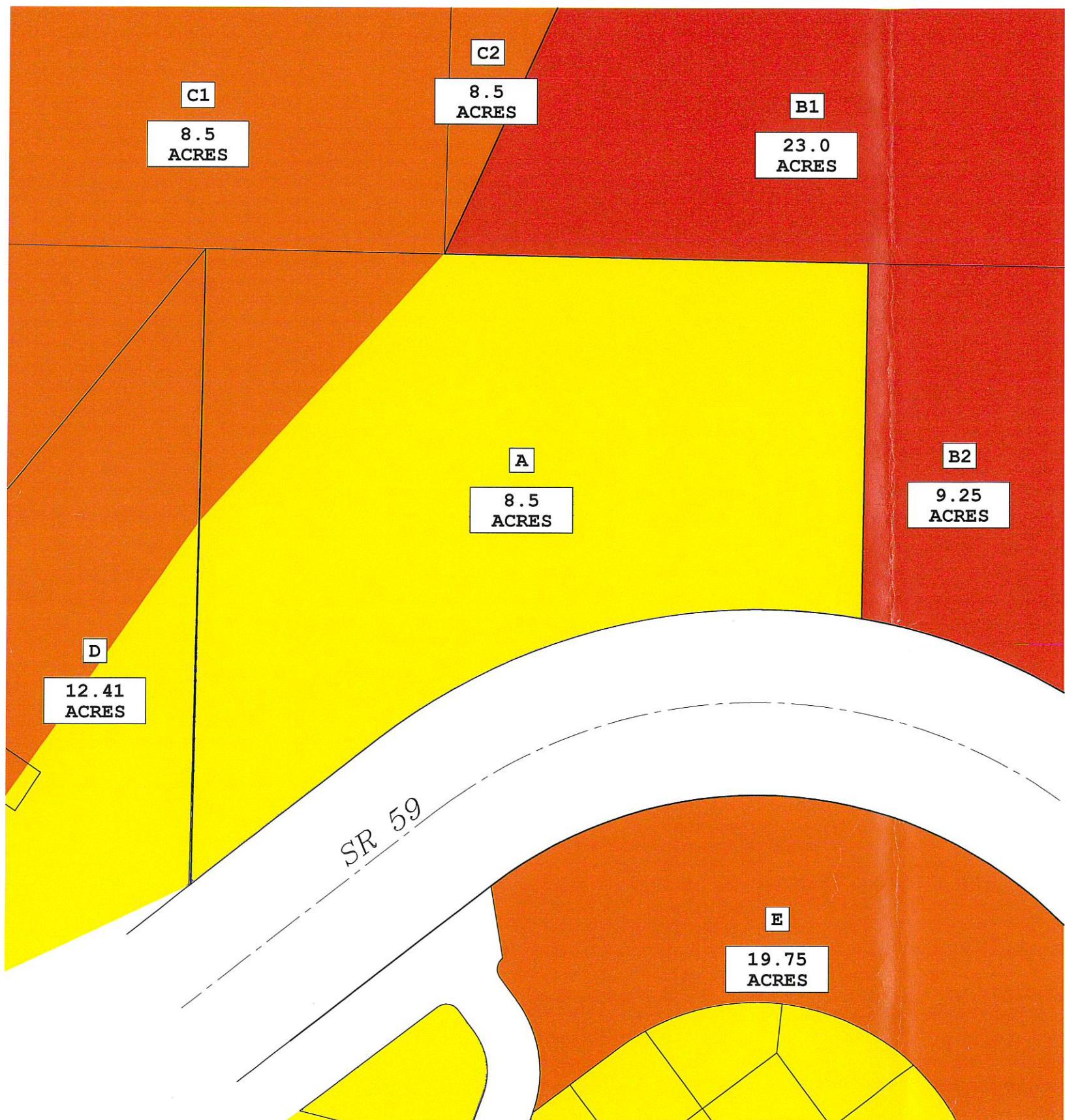


PROPOSED ZONE MAP FOR: KACHINA RIDGE	
LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S.L.B.M. HURRICANE, WASHINGTON COUNTY, UTAH	
DATE: 9-10-2020	SCALE: 1" = 60'
JOB NO.	
549-001	
SHEET NO.	

PROPOSED ZONE MAP	
2 OF 2	

CURRENT ZONE MAP FOR: KACHINA RIDGE

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



LEGAL DESCRIPTION

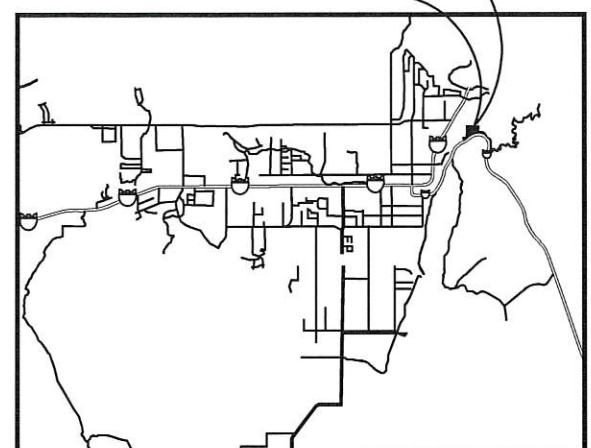
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CONTAINING 8.5 ACRES

LEGEND

R1-15: RESIDENTIAL
R1-10: RESIDENTIAL
PC: POTENTIAL COMMERCIAL

- [A] JDL INV INC - PARCEL: H-348-B-2-A
- [B1] KACHINA RIDGE LLC - PARCEL: H-312-A
- [B2] KACHINA RIDGE LLC - PARCEL: H-348-B-1-A
- [A4] BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-A-1
- [C1] BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-B-1
- [C2] PMH LEASING LLC - PARCEL: H-348-B-1-B
- [D] CLARA BURTON - PARCEL: H-296-B-1-A

PROJECT LOCATION



PROPOSED ZONE MAP FOR:
KACHINA RIDGE

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

DATE: 9-10-2020
SCALE: 1"=60'
JOB NO:
549-001
SHEET NO:
1 OF 2

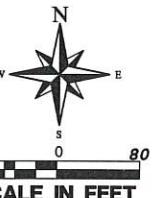
REVISIONS	
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 1
Hurricane, UT 84737
Phone: (435) 648-5207
Fax: (435) 648-5210

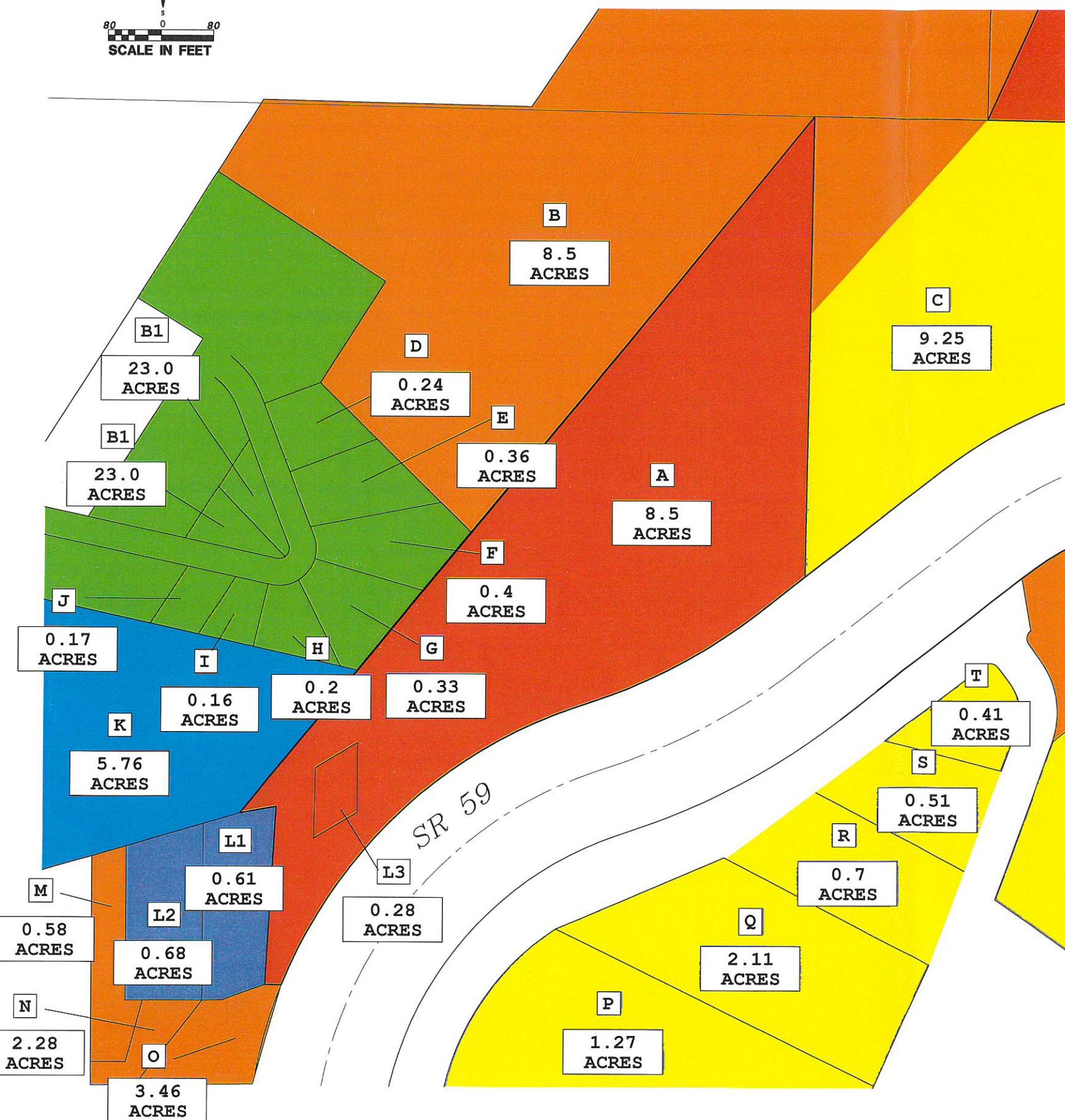


PROPOSED ZONE MAP FOR: KACHINA RIDGE

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



SCALE IN FEET



LEGAL DESCRIPTION

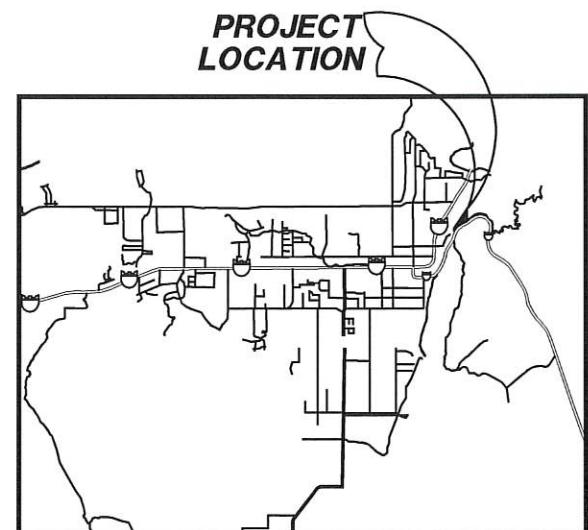
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CONTAINING 12.41 ACRES

LEGEND

■	R1-15: RESIDENTIAL
■	R1-10: RESIDENTIAL
■	PF: PUBLIC FACILITY
■	PC: POTENTIAL COMMERCIAL
■	HC: HEALTHCARE
■	MH/RV: MOBILE HOME/RECREATIONAL VEHICLE

A	CLARA BURTON - PARCEL: H-296-B-1-A
B	BALLARD RALPH & RUTH M TRUST - PARCEL: H-314-A-1
C	PMH LEASING LLC - PARCEL: H-348-B-1-B
D	MAHAN ASPEN - PARCEL: H-SMME-12
E	DAVILA FRANCISCO JAVIER & MARIA ENGRACIA TRS - PARCEL: H-SMME-2-4
F	BOSI SANDRA E - PARCEL: H-SMME-10
G	DIXIE HEALTH HOLDINGS LLC - PARCEL: H-SMME-9
H	DIXIE HEALTH HOLDINGS LLC - PARCEL: H-SMME-8
I	CANNON LLOYD A - PARCEL: H-SMME-7
J	FJERMESTAD JAELIN - PARCEL: H-SMME-6
K	DIXIE HEALTH HOLDINGS LLC - PARCEL: H-298-A-1-A
L1	HURRICANE CITY - PARCEL: H-296-A
L2	HURRICANE CITY - PARCEL: H-299
L3	HURRICANE CITY - PARCEL: H-302
M	BURTON SHEILA TR - PARCEL: H-296-C-2-B
N	OBW KOLOB LLC - PARCEL: H-349-A-1-A-1
O	THARP DALE RICHARD & DORI ANN TRS - PARCEL: H-349-A-1-A-2
P	JAMESON DANIEL & LILA - PARCEL: H-296-B-1-B
Q	JACOBSON DANIEL & CINDY P - PARCEL: H-296-B-1-C-1
R	ANTES KIRK G TR - PARCEL: H-348-B-2-K
S	SCHERBARTH JOHN F & CHRISTINE A TRS - PARCEL: H-348-C
T	SCHERBARTH JOHN F & CHRISTINE A TRS - PARCEL: H-348-D



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

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

DATE: 9-10-2020	SCALE: 1"=80'
JOB NO.: 549-0201	SHEET NO.: 2 OF 2

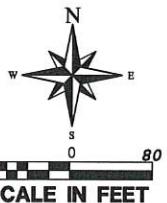
REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 200 West, Suite 1
Hurricane, UT 84737
(435) 657-4500
(435) 657-4501

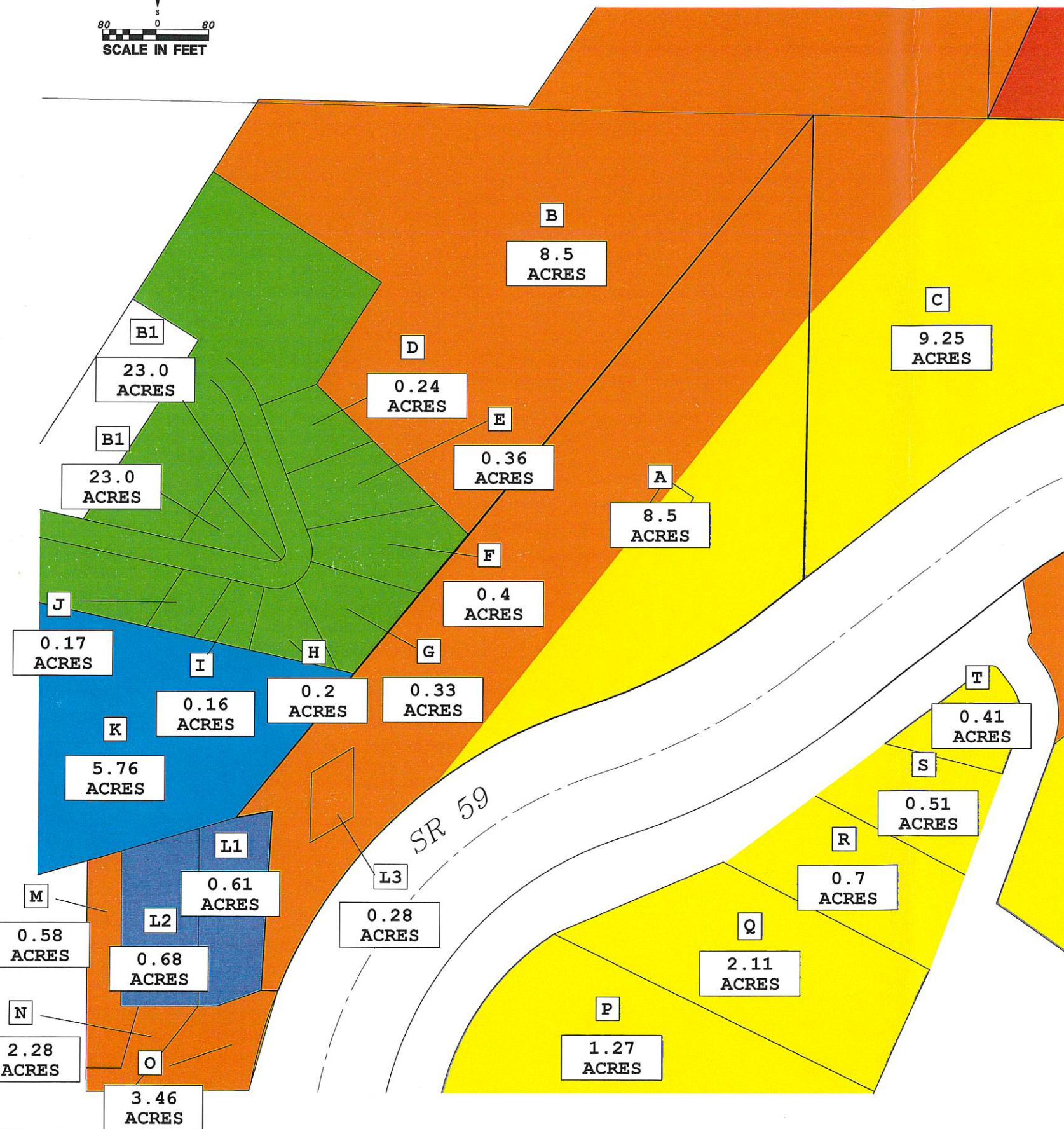


EXISTING ZONE MAP FOR: KACHINA RIDGE

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



SCALE IN FEET



LEGAL DESCRIPTION

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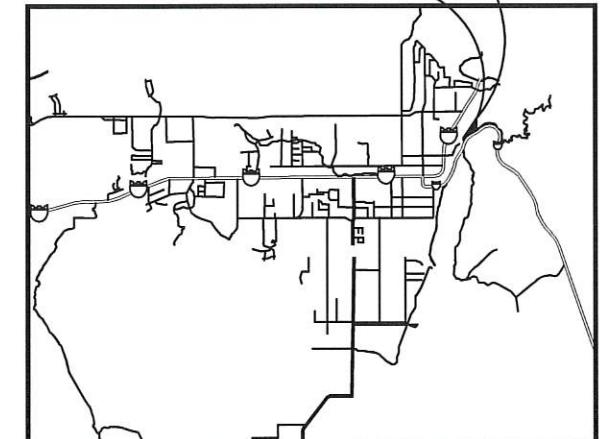
CONTAINING 12.41 ACRES

LEGEND

	R1-15: RESIDENTIAL
	R1-10: RESIDENTIAL
	PF: PUBLIC FACILITY
	PC: POTENTIAL COMMERCIAL
	HC: HEALTHCARE
	MH/RV: MOBILE HOME/RECREATIONAL VEHICLE

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G	DIXIE HEALTH HOLDINGS LLC - PARCEL: H-SMME-9
H	DIXIE HEALTH HOLDINGS LLC - PARCEL: H-SMME-8
I	CANNON LLOYD A - PARCEL: H-SMME-7
J	FJERMESTAD JAELIN - PARCEL: H-SMME-6
K	DIXIE HEALTH HOLDINGS LLC - PARCEL: H-298-A-1-A
L1	HURRICANE CITY - PARCEL: H-298-A
L2	HURRICANE CITY - PARCEL: H-299
L3	HURRICANE CITY - PARCEL: H-302
M	BURTON SHEILA TR - PARCEL: H-296-C-2-B
N	OBW KOLOB LLC - PARCEL: H-349-A-1-A-1
O	THARP DALE RICHARD & DORI ANN TRS - PARCEL: H-349-A-1-A-2
P	JAMESON DANIEL & LILA - PARCEL: H-296-B-1-B
Q	JACOBSON DANIEL & CINDY P - PARCEL: H-296-B-1-C-1
R	ANTES KIRK G TR - PARCEL: H-348-B-2-K
S	SCHERBARTH JOHN F & CHRISTINE A TRS - PARCEL: H-348-C
T	SCHERBARTH JOHN F & CHRISTINE A TRS - PARCEL: H-348-D

PROJECT LOCATION



REVISIONS	DATE
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 450 West, Suite 141-151
Hurricane City, Utah 84737
(435) 655-2507
(800) 436-3470



EXISTING ZONE MAP FOR: KACHINA RIDGE
LOCATED IN SECTIONS 25, 26, 35, & 36, T41S, R13W, S.L.B.&M.
DATE: 9-10-2008 SCALE: 1" = 80'
JOB NO. 549-001
SHEET NO. 1 OF 2

EXISTING ZONE 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. 2626-PSP-12
Receipt No. 7661232

Name: Spendlove Terrace, Titanium Development, LLC Telephone: 435-773-0707

Address: 3565 South 1620 West, St. George, Ut 84790 Fax No. _____

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

Email: ty@beathomeutah.com Agent Email: _____

Address/Location of Subject Property: 100 West 200 North, Hurricane, UT - 1.22 ac

Tax ID of Subject Property: H-4194 H-194 Zone District: RM-2

Proposed Use: (Describe, use extra sheet if necessary) 12 townhome units

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.

(Office Use Only)

Date Received: _____ Received by: _____

PRELIMINARY PLAT APPLICATION

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

Fee: \$150.00

For Office Use Only:
File No. 2020-PP-16
Receipt No. 7-661232

Name: Spendlove Terrace, Titanium Development, LLC Telephone: 435-773-0707

Address: 3565 South 1620 West, St. George, Ut 84790 Fax No. _____

Email: ty@beathomeutah.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 100 West 200 North, Hurricane, UT - 1.22 ac

Tax ID of Subject Property: 147-041-194 H-194 Zone District: RM-2

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 12 townhome units

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

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

STAFF COMMENTS

Agenda: September 23, 2020 **File Number:** 2020-PP-16 and 2020-PSP-12

Type of Application: Preliminary Plat and Preliminary Site Plan

Applicant: Spendlove Terrace, Tytanium Development, LLC

Agent: N/A

Request: Preliminary Plat and Site Plan for Spendlove Terrance, a 12 lot subdivision.

Location: 100 W 200 N

General Plan: Downtown District

Current Zoning: RM-2

Discussion: This plat is for 1.22 acres, 12 multi-family units, located on 100 W and 200 N. The applicant recently was awarded a zone change to RM-2 on July 16, 2020, with a favorable recommendation from the Planning Commission. The applicant has now submitted a preliminary site plan and the preliminary plat attached.



JUC Comments:

The JUC made the following recommendations on September 16, 2020.

1. Would recommend that all homes driveway access off the private drive
2. Need a turnaround on the private drive, or needs to be connected to 200 N
3. Water meters should be off the main road; any water line in the private lane will need to be ductile iron.
4. Sewer would prefer them to come off the 8" line instead of the main in the PROW.
5. Can't have driveway parking over the sewer line.
6. Cross Section and sidewalk layout need to be updated. The sidewalk should back to the property line with a park strip out front. A cross-section design has been given to the applicant.
7. 100 W is 82.5' wide, 200 N is 66' wide.

Staff Comments on preliminary plat:

1. The max density for the property is 12 units, at ten units an acre.
2. The applicant is planning on doing six duplexes (12 units). The current proposal has most of those facing the public street, with a couple accessing off the private roadway.
3. Need a note about desert tortoise take area
4. The distance between buildings needs to be 20' minimum.
5. Front setbacks need to measured off the front lot line and be a 25' minimum
6. Needs a full legal description and survey details

Site Plan Comments

1. Will need to address the preliminary plat comments.
2. The applicant is planning on two-car garages, with two-car driveways in addition.
3. There is some shared common space in the center of the project. No plans have been submitted with any additional amenities.
4. Full landscape plans, outdoor lighting plan, and building renderings will need to be submitted as part of the final site plan.
5. Buildings may not occupy more than 50% of the project. The applicant will need to provide information for staff to determine the site meets that standard.

Staff met with the applicant on Thursday, September 17, 2020, and reviewed each one of these comments. The applicant committed to submit an updated plan before the Planning Commission meeting.

Recommendation: Staff recommends approval of the preliminary plat and preliminary site plan based on the conditions that the applicant adequately addresses the comments listed within this report with the updated site plan.



City of Hurricane

Water Department
Ken Richins, Superintendent

August 18, 2020

To Whom It May Concern:

A will serve letter has been requested for the Spendlove Terrace subdivision, located at approximately 200 N 100 W in Hurricane, Utah.

Yes, we do have a culinary water main in the area of 200 N 100 W in Hurricane, UT.

A water model and fire hydrant flow analysis will be required to ensure the main waterline will deliver the required fire flows. A hydraulic study may be required.

Sincerely,



Dallan Wadsworth, Water Supervisor
Hurricane City Water



Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

August 20, 2020

Hurricane City
Stephen Nelson
127 N. 870 W.P
Hurricane, UT 84737

RE: Spendlove Terrace Townhomes

Stephen,

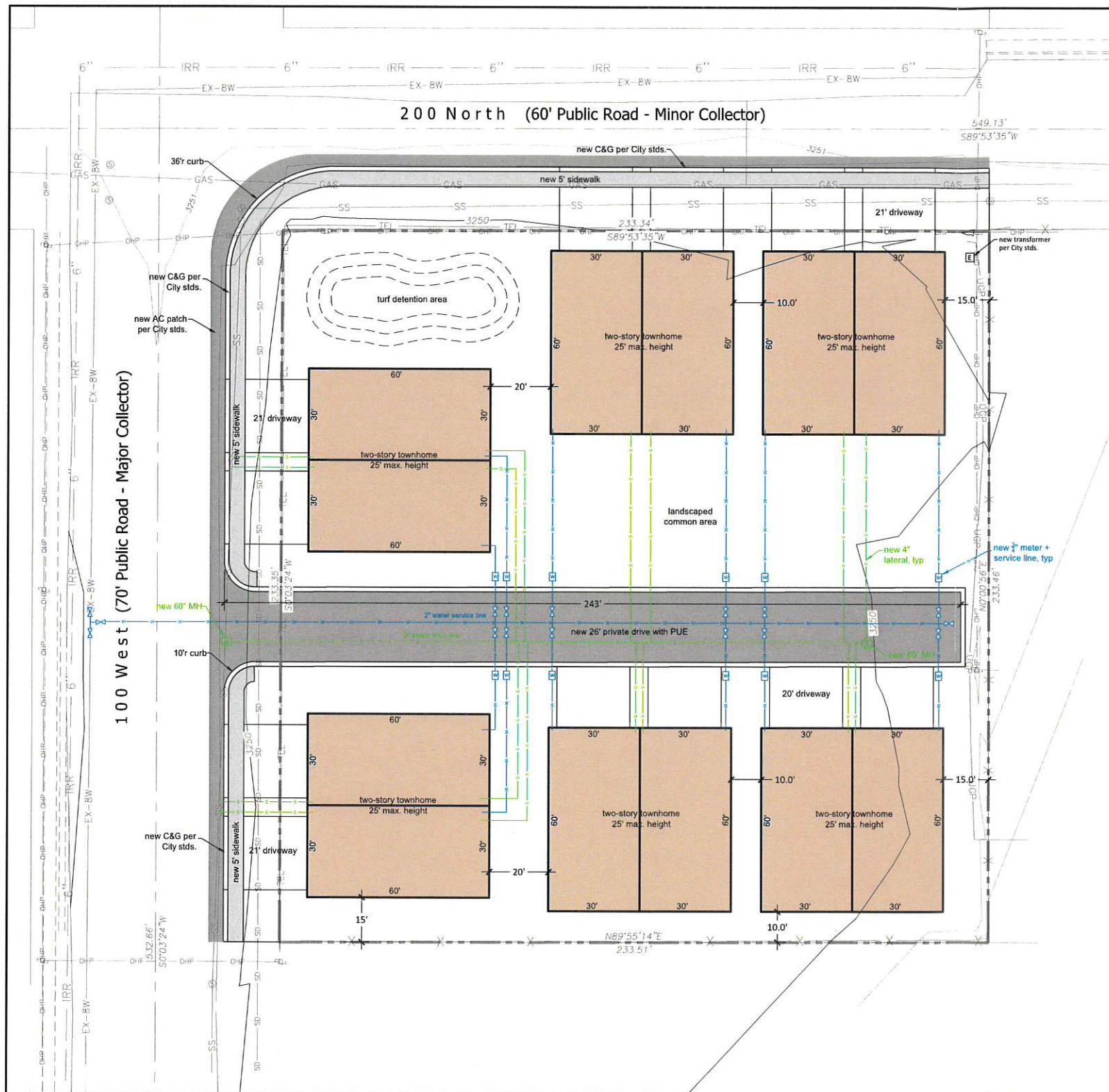
There is sewer capacity for the Spendlove Terrace project. The developers understand and agree that they will have to get plan approval for the sewer system.

After approval they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

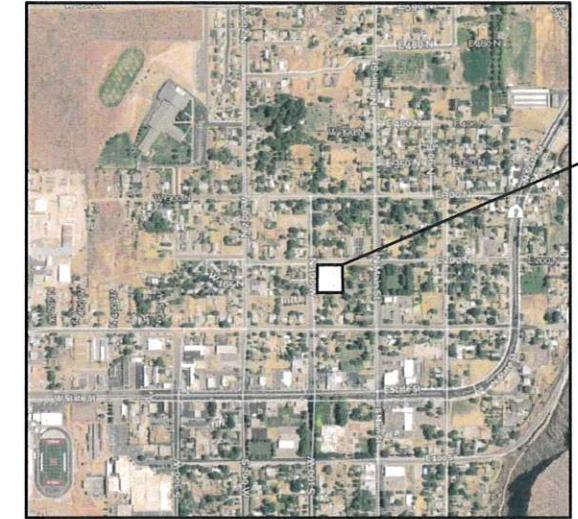
Sincerely,

A handwritten signature in black ink that appears to read "Darrel Humphries".

Darrel Humphries, Office Manager
Ash Creek Special Service District



Site Plan



Vicinity Map



NORTH

10° 20°

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Parcel H-194
Hurricane Town SUR Plat B Blk 4 (H) Lot:3
RM-2 Site = 1.22 ac.
12 townhome units
2-car garage + 2 driveway parking
Landscape = 0.37 ac (30%)

Spendlove Terrace
Titanium Development
3565 S. 1620 W.
St. George, UT 84790
435-773-0707

Date
09/09/2020
Scale
1"=20'
By
BLW
Project No.
ST=2020.08

Sheet No.
SP - 1