



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.
October 8, 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.

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

2020-CUP-07	Consideration and possible approval of a conditional use permit of a taller accessory building, located at 332 S 985 W. Chance Holliday Applicants.
2020-PP-17 2020-HIL-02	Consideration and possible recommendation to the City Council of a preliminary plat and sensitive land application for Falcon Ridge, located at 300 E and 1050 N. Lane Blackmore Applicant, Gerald Pratt Agent
2020-PP-18	Consideration and possible recommendation to the City Council of a preliminary plat application for Sage Pointe Phases 5 & 6, located at 1126 N 200 W. Lane Blackmore Applicant, Gerald Pratt Agent

Planning Commission Business:

Approval of Minutes: August 26, 2020

Adjournment

CONDITIONAL USE PERMIT

City of Hurricane
147 N 870 W
Hurricane, Utah 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$ 250

For office use only:

File No: 2020-CUP-07

Receipt: 7.662110

APPLICATION & SUBMITTAL CHECKLIST

Name: Chance Holliday Telephone: (435) 669-7423

Address: 156 East orchard dr. Central Fax No. _____

Email: D00362542@Dmail.dixie-Eda

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

Agent email: _____

Address of Subject Property: 332 S 985 W, Hurricane, UT 84737

Tax ID of Subject Property: H-SEvi-6 Zone District: R115

Proposed Conditional Use: (Describe, use extra sheet if necessary) Existing Bldg. is 17'
Needs To Shed Water With New Build. Therefore needing more than 16'

This application shall be accompanied by the following:

- ____ 1. A plot plan showing the following:
 - ____ Property boundaries, dimensions and existing streets.
 - ____ Location of existing and proposed building or livestock facility
 - ____ Adjoining property lines and uses within one hundred (100) feet of subject property.
- ____ 2) A reduced copy of all plans (8 1/2 x 11 if readable, or 11 x 17) if original plans are larger.
- ____ 3) Building floor plans for new construction
- ____ 4) A statement of how the applicant intends to meet the conditions for the use desired
- ☒ 5) Signed and notarized Affidavit of Property owner showing evidence that the applicant has control of the property or copy of warranty deed

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application cannot be reviewed until it is complete. Fee is part of the application.

(Office Use Only)

Date Received: _____ Received by: _____

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

STAFF COMMENTS

Agenda: October 8, 2020 **File Number:** 2020-CUP-07

Type of Application: Conditional Use Permit

Applicant: Chance Holliday

Request: A Conditional Use Permit for an accessory building in an R1-15 zone

Location: 332 S 985 W

General Plan: N/A

Existing Zoning: Single Family Residential R1-15

Discussion: The applicant is proposing to construct an addition to an accessory building that is 910 sq. ft., with about 19' 6" height. Hurricane City Code (HCC) 10-13-4 allows the max square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to be able to build a taller building. The standards to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

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

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

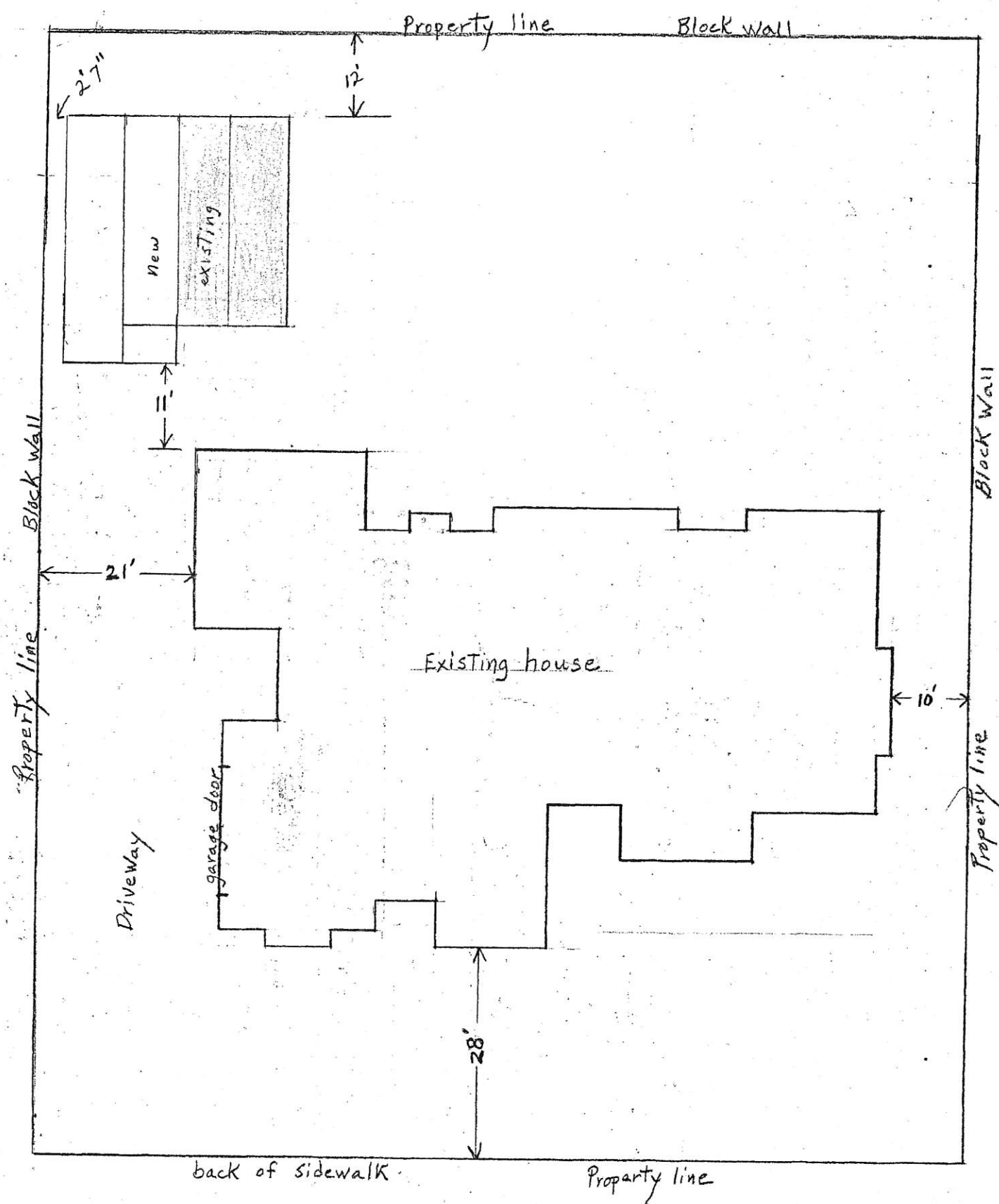
- (1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.*
- (3) The greater size building desired must be of compatible architecture with immediately adjacent buildings, must leave at least fifty percent (50%) of the lot on which it is located free of buildings, and must be for a use permitted in the zone in which it is located. (Ord. 2018-14, 12-20-2018)*

Findings:

1. The proposed building is not greater than two stories at 19' 6" tall.
2. The proposed building is planned to have an exterior composed of masonite siding.

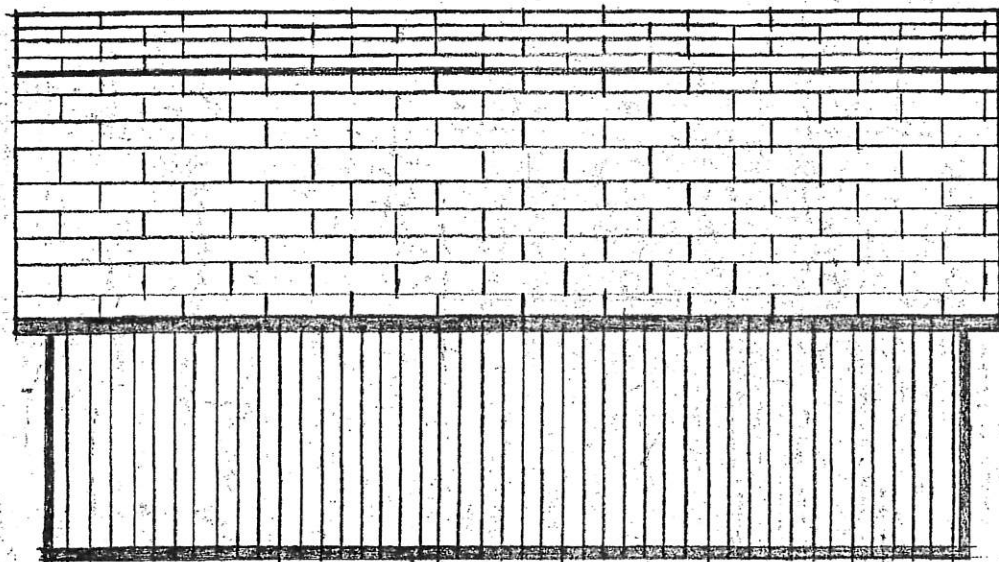
3. The building is set back a minimum of 12' off the rear property line, 11' from the home, and 2' 7" from the side property lines. The minimum requirement is 5' off the side and back property lines as shown in highlighted section of this report. Because the building is an addition to an existing building, the building plan may need to be altered in order to comply.

Recommendation: Based on the above findings, staff recommends that the application should be modified to meet the required setbacks before approval.

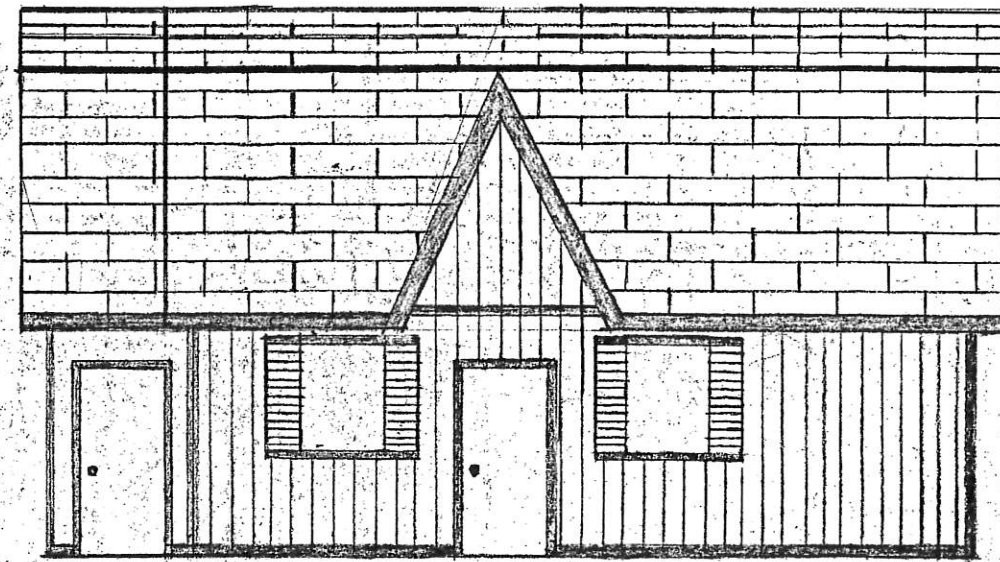


Scale $\frac{3}{32}'' = 1'$

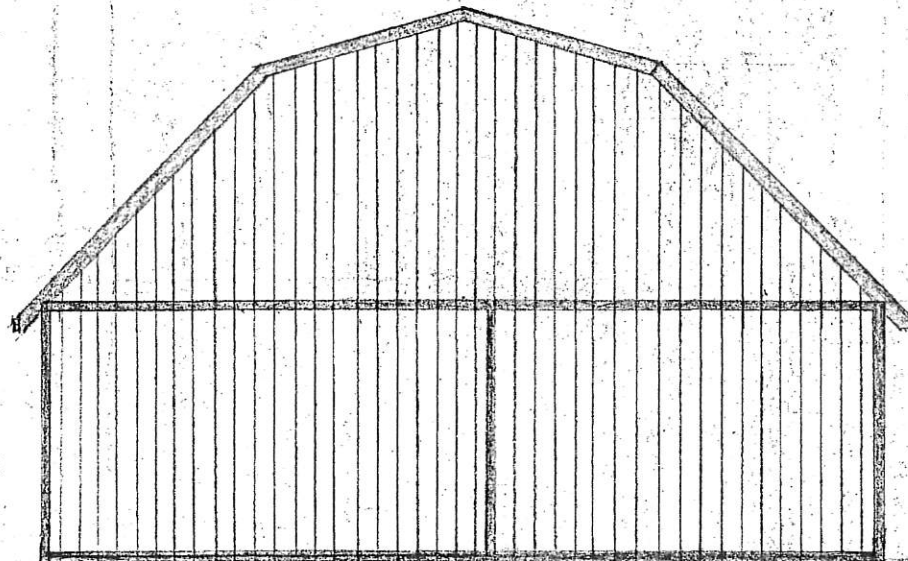
332 South 985 West
property of Becky Brittingham



South Side

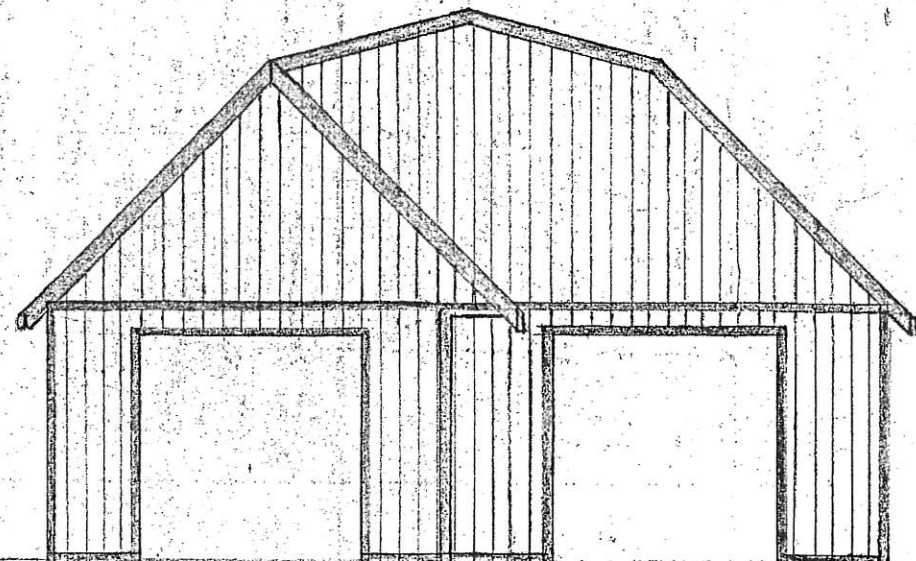


North Side

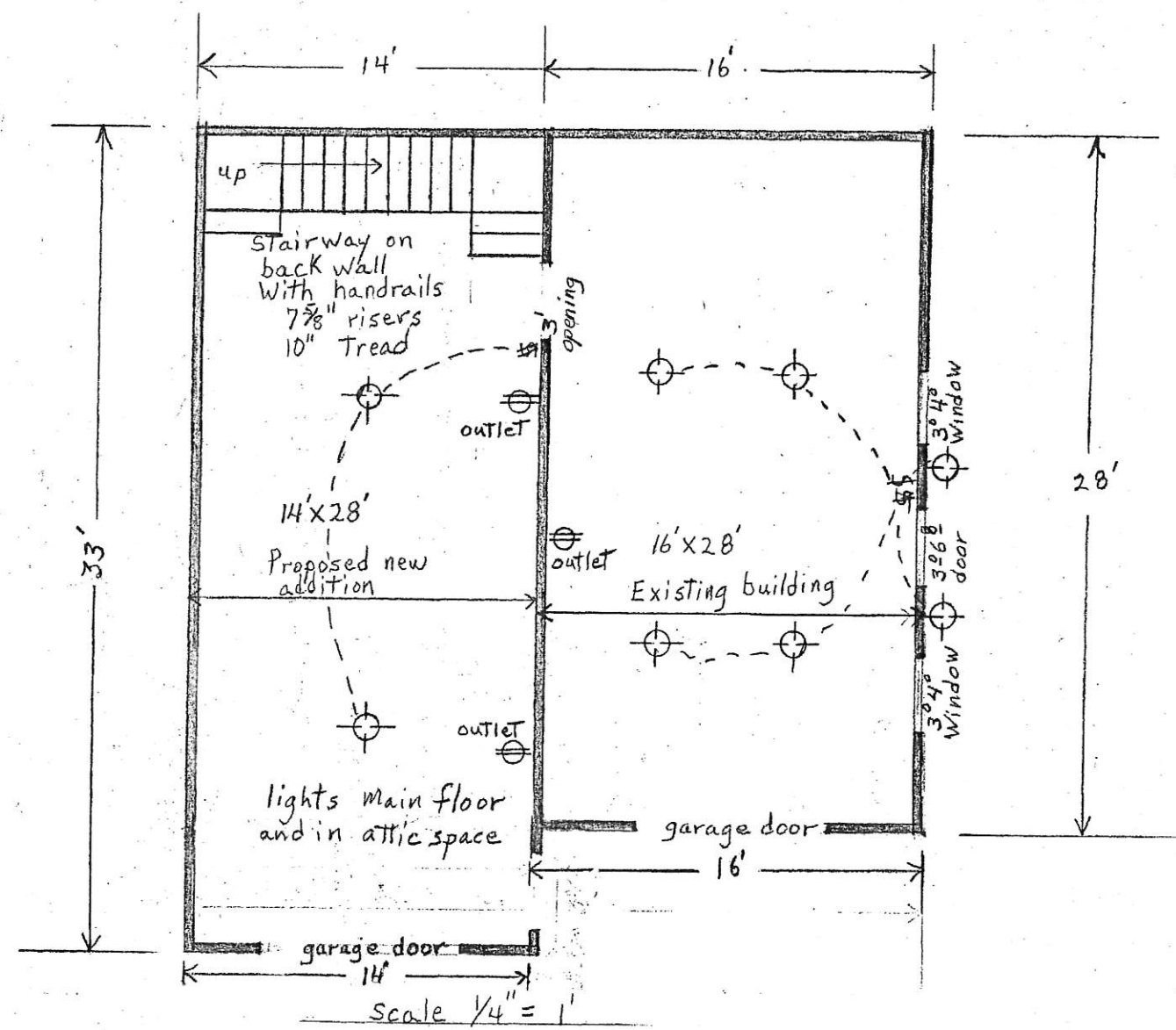


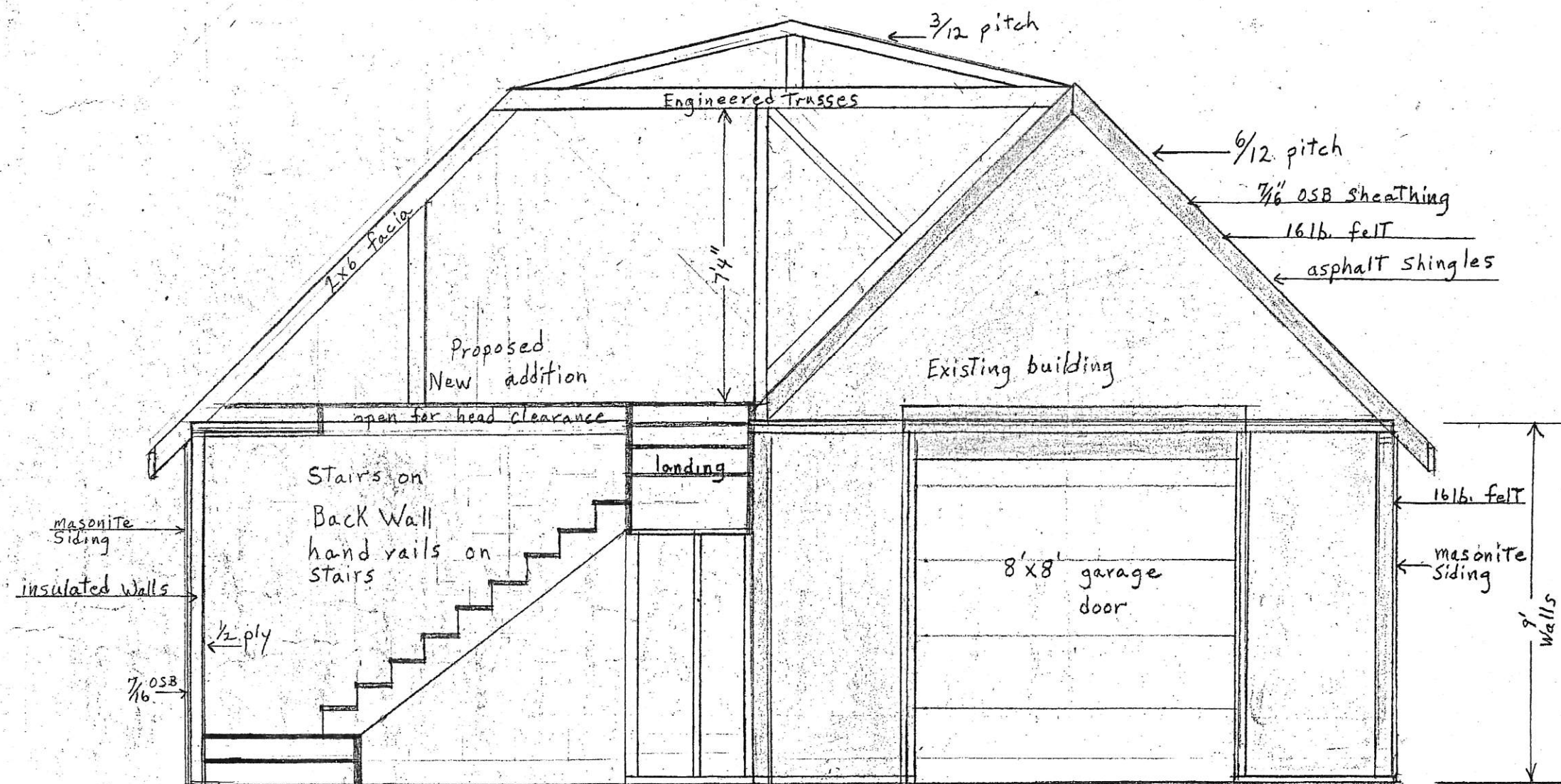
West Back

$\frac{1}{4}'' = 1'$



East Front





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-17

Receipt No. 8.142930

Name: Falcon Ridge Enterprises, LLC - Lane Blackmore **Telephone:** 435-680-4993

Address: 240 S. 300 W., Laverkin, UT **Fax No.** _____

Email: thehomecompany@hotmail.com **Agent Email:** _____

Agent (If Applicable): _____ **Telephone:** _____

Address/Location of Subject Property: 1015 North 300 East, Hurricane

_____ Portions of H-3-1-26-132-SA and
Tax ID of Subject Property: H-3-1-26-241-B **Zone District:** R1-10 PDO

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

To plat 33 single-family lots averaging 9,772 s.f - while protecting sensitive lands

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

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

SENSITIVE LANDS APPLICATION

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

Fee: \$ 150

For Office Use Only:

File No. 2020-HIL-02

Receipt No. 8-142930

Name: Falcon Ridge Enterprises, LLC - Lane Blackmore Telephone: 435-680-4993

Address: 240 S. 300 W., Laverkin, UT Fax No. _____

Agent (If Applicable): _____ Telephone: _____

Email: thehomecompany@hotmail.com Agent Email: _____

Address/Location of Subject Property: 1015 North 300 East, Hurricane

Portions of H-3-1-26-132-SA and
Tax ID of Subject Property: H-3-1-26-241-B Zone District: R1-10 PDO

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

To plat 33 single-family lots averaging 9,772 s.f - while protecting sensitive lands

Other companion application submitted with the Development Plan:

- ☒ Preliminary Plat
- ☐ Site Plan Review
- ☐ Conditional Use Permit
- ☐ Rezone
- ☐ Other

Submittal Requirements:

Please review the attached Supplemental Information to determine additional information that must be submitted with this application.

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

STAFF COMMENTS

Agenda: October 8, 2020 **File Number:** 2020-PP-17/ 2020-HIL-02

Type of Application: Preliminary Plat and Hillside Development (Administrative)

Applicant: The Home Company, Lane Blackmore

Request: Preliminary Plat and Hill Side Development Review

Location: 300 E and 1050 N

General Plan: Natural Open Space

Existing Zoning: R1-10 PDO

Discussion: The applicant was recently approved for a Planned Development Overlay Zone for the proposed subdivision. Part of that approval was for the preliminary site plan. The applicant has now submitted a Preliminary Plat and Sensitive Land and Hillside Development Application. The Planning Commission's role in reviewing a Hillside Development is stated as follows:

10-24-3: DETERMINATION OF APPLICABILITY: B. Development Project And Permit Review

Authority: The designated authority for the review and approval of projects subject to the provisions of this chapter is as follows:

- 1. Planning Commission Responsibility: Any proposal for development other than building and grading permits for a single-family dwelling shall be reviewed by the planning commission to determine compliance with requirements of this chapter. A development plan required for a project subject to chapter 39, "Subdivisions", of this title shall be reviewed and approved by the planning commission at the preliminary plat stage. Appeals of a planning commission decision on sensitive land issues shall be made to the city council.*
- 2. Zoning Administrator Responsibility: The zoning administrator is responsible for applying the provisions of this chapter to single-family building permits and grading permits for single-family dwellings on parcels not associated with a project previously approved by the planning commission, and approving these permits when found to be consistent with this chapter. Appeals of the zoning administrator's decision shall be heard by the planning commission.*
- 3. City Council Responsibility: Following receipt of a recommendation from the planning commission, or on appeal, the city council shall hold a public hearing on the application. Following a public hearing the city council may approve, approve with conditions, or deny the proposed development plan.*
- 4. Final Approval: Final approval shall require satisfactory compliance with all of the requirements of the development plan and compliance with any companion application conditions, i.e., preliminary plat, conditional use permit, zoning map change, or other applicable requirements of this code.*

The Planning Commission's role is to review the Hillside Development for compliance and make a recommendation to the City Council. The full Hillside Development is found in Hurricane City Code [10-24-5](#) and [10-24-6](#).

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	Open Space	Confluence Park and Cliffs
East	N/A	Confluence Park and Cliffs
South	R1-10	Single Family Development
West	R1-10	Single Family Development

1. The layout matches the approved preliminary site plan for the PDO.
2. Setback note (Note 1) on the plat needs to be changed to meet the setbacks in PDO found in [HCC 10-23-9 \(D\)](#). There will need to be a 25' setback from abrupt edges.
3. Note 2 needs to have the "Side and Back 7.5" Public Utility Easement removed. The front setback should be changed to apply along all lot frontages on Public ROW.
4. The plat does not show the full property subject to the subdivision. The applicant needs to show the entire property and a preliminary plan for ownership of steep slopes and cliffs areas. HCC 10-24-6 states the following on Unbuildable slopes:

10-24-6: HILLSIDES AND RIDGE AREAS; GENERAL DEVELOPMENT STANDARDS:

A. Unbuildable Slopes: Except as may be allowed by an exception as set forth in subsection [10-24-3G](#) of this chapter, slopes of thirty percent (30%) or greater shall be undisturbed. Such areas shall be designated as a nonbuildable area if part of a residential lot, or at the election of the owner, these slopes may be offered to the city or a duly created nonprofit conservation organization. Slopes of thirty percent (30%) or greater, if included within a lot, shall not be considered as lot area contributing to the minimum area required in subsection B of this section. (See section [10-24-9](#), appendix diagram D of this chapter.) Slopes thirty percent (30%) and greater, but not exceeding forty percent (40%), may be used for street location purposes when needed to provide two (2) ways of access to the project, when the planning commission finds that:

- 1. No significant harm will result and the roadway can be provided without creating an obviously visible scar on the hillside;*
- 2. The proposed modification will result in a more functional and improved plan; and*
- 3. The developer/builder agrees to comply with any conditions or requirements imposed by the planning commission to mitigate any adverse effects which may result from the proposed roadway.*

- 5. Lot Sizes:** The sensitive land and hillside require that lots over 10% in slop must meet minimum lot sizes. The applicant has provided a chart showing the averages of slops on each lot. All the lots show that the average slope is less than 10%. However, based on the slope analysis, staff is looking into lots 20 and 33 closer to ensure they comply with the code.
6. The applicant still needs to submit a full Geotech Report for the property.
7. Staff has not received a "Will Serve" letter from Ash Creek Sewer District

Recommendation: Staff recommends the Planning Commission review the full application. If the applicant is able to resolve the lot size issues, then give a positive recommendation to the City Council for the preliminary plat and Hillside Development.



City of Hurricane

Water Department
Ken Richins, Superintendent

September 29, 2020

To Whom It May Concern:

A will serve letter has been requested for the Falcon Ridge Phase 4 subdivision, located at approximately 260 E 1050 N in Hurricane, Utah.

Yes, we do have a culinary water main in the area of 260 E 1050 N 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.

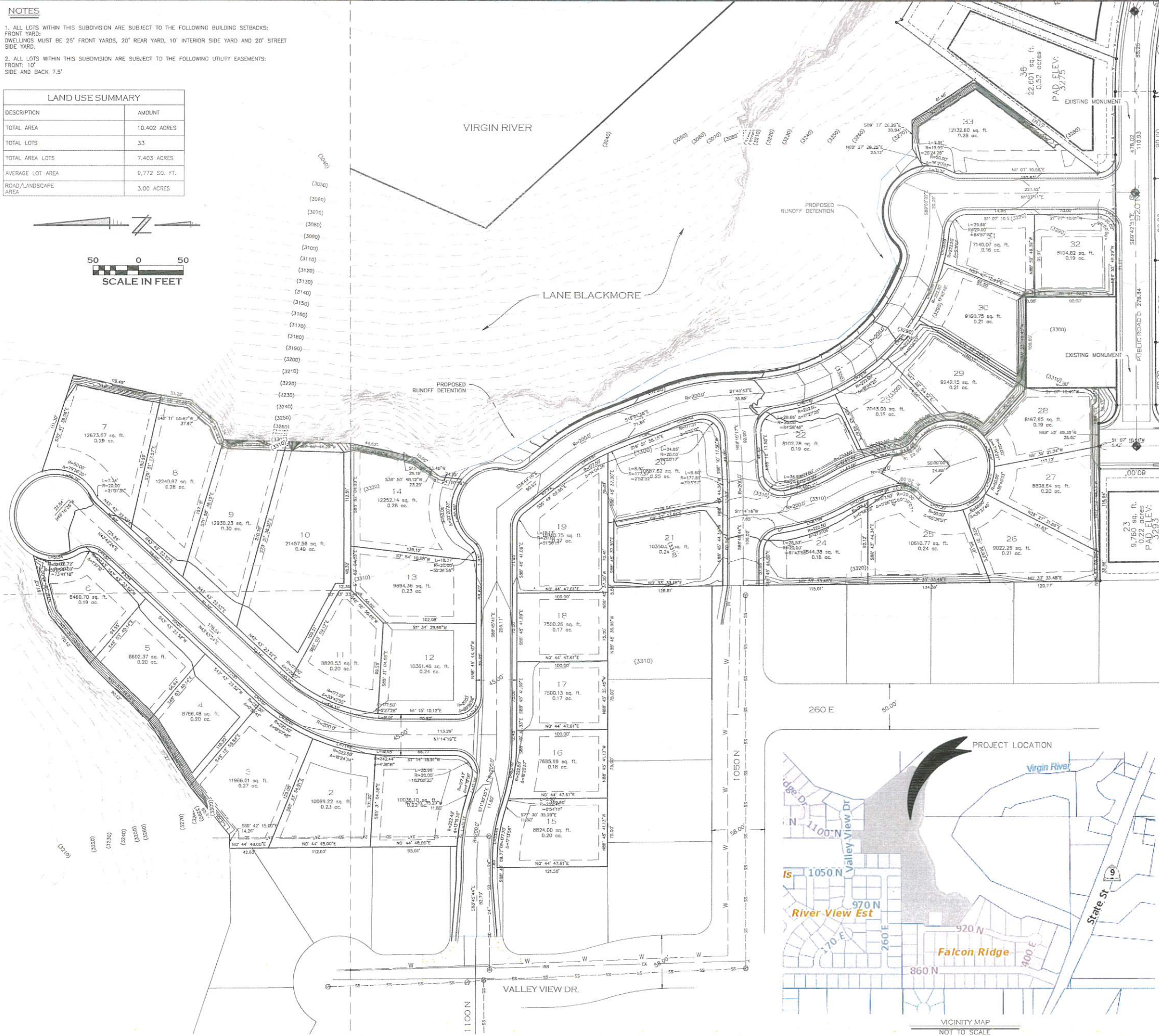
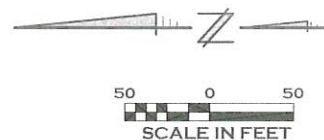
Sincerely,


Connie Martin, Hurricane City Water

NOTES

1. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:
FRONT YARD:
DWELLINGS MUST BE 25' FRONT YARDS, 20' REAR YARD, 10' INTERIOR SIDE YARD AND 20' STREET SIDE YARD.
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
FRONT: 10'
SIDE AND BACK 7.5'

LAND USE SUMMARY	
DESCRIPTION	AMOUNT
TOTAL AREA	10.402 ACRES
TOTAL LOTS	33
TOTAL AREA LOTS	7.403 ACRES
AVERAGE LOT AREA	9,772 SQ. FT.
ROAD/LANDSCAPE AREA	3.00 ACRES



PRELIMINARY PLAT FALCON RIDGE PHASE 4

HURRICANE, UTAH

THE HOME COMPANY
C/O LANE BLACKMORE
PO BOX 390
LAVERKIN, UTAH 84745
435-880-4993
THEHOMECOMPANY@GMAIL.COM

PROPERTY ADDRESS

APPROX 1100 N 260 E
ALL LOCATED IN SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE MERIDIAN

GEOLOGICAL HAZARDS

POTENTIAL GEOTECHNICAL CONSTRAINTS FOR FALCON RIDGE SUBDIVISION

THE FOLLOWING IS BASED ON THE UTAH GEOLOGICAL SURVEY SPECIAL STUDY 127,
GEOLOGICAL HAZARDS AND ADVERSE CONSTRUCTION CONDITIONS REPORT PREPARED
FOR ST. GEORGE-HURRICANE METROPOLITAN AREA, WASHINGTON COUNTY, UTAH 2006.

BRECCIA PIPES AND PALEOKARST:	NONE
FAULTS:	NONE
LIQUEFACTION:	POTENTIALLY HIGH
LANDSLIDES:	MODERATE
ROCKFALLS:	NO
CAULICHE:	YES
GYPSIFEROUS ROCK:	NO
PIPING & EROSION:	LOW POSSIBILITY
EXPANSIVE:	LOW
WINDBLOWN SAND:	LOW
SHALLOW GROUNDWATER:	NONE

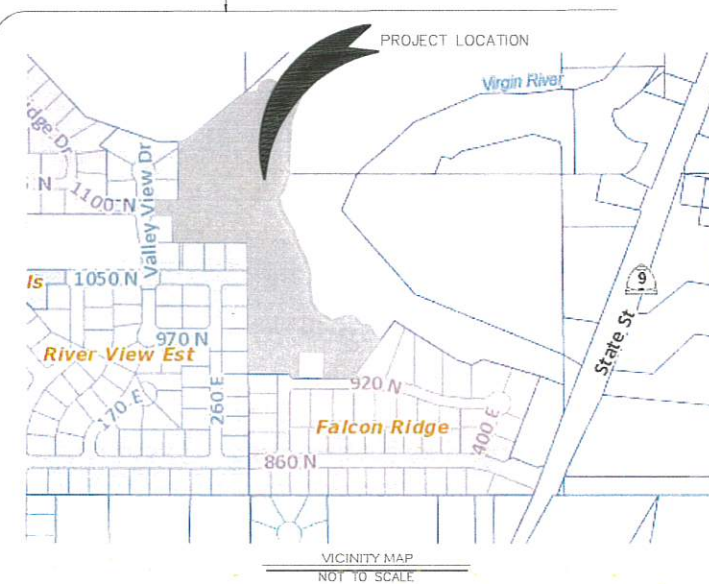
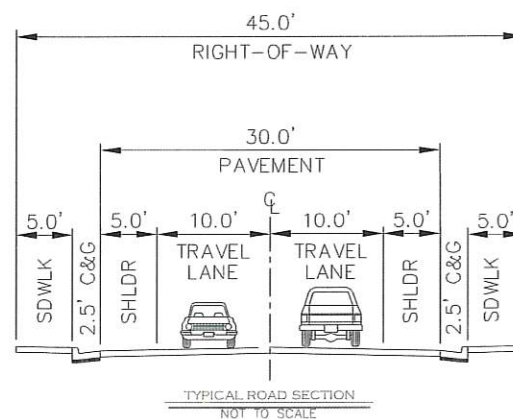
NOTE: A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED
PRIOR TO ANY CONSTRUCTION

DESERT TORTOISE TAKE

THE PROJECT IS LOCATED IN A DESERT TORTOISE TAKE AREA
(PER R.C.D.R. TAKE AREA 7 MAP)

BOUNDARY DESCRIPTION:

BOUNDARY DESCRIPTION
BEGINNING AT THE NORTHWEST CORNER OF FALCON RIDGE, PHASE 2 AMENDED, OFFICIAL RECORDS OF
WASHINGTON COUNTY, UTAH, SAID POINT LIES NORTH 00°33'33" EAST 1824.43 FEET ALONG THE
CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH,
RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE CONTINUING ALONG
SAID CENTER SECTION LINE NORTH 00°33'33" EAST 541.98 FEET TO THE NORTHEAST CORNER OF
RIVER VIEW ESTATES PHASE IV OF SAID OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE OF SAID
RIVER VIEW ESTATES IV AND THE PROJECTION THEREOF NORTH 88°45'41" WEST 305.57 FEET TO AN
ANGLE POINT IN THE BOUNDARY OF RIVER VIEW ESTATES II OF SAID OFFICIAL RECORDS; THENCE
CONCIDENT WITH THE EASTERLY BOUNDARY OF SAID RIVER VIEW ESTATES II IN THE FOLLOWING FIVE
(5) COURSES: NORTH 00°44'48" EAST 115.00 FEET; THENCE NORTH 88°45'44" WEST 75.00 FEET;
THENCE NORTH 01°14'23" EAST 58.00 FEET; THENCE SOUTH 88°45'44" EAST 98.00 FEET; THENCE
NORTH 00°44'48" EAST 242.63 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY SOUTH 89°42'15"
EAST 14.26 FEET; THENCE NORTH 51°31'03" EAST 69.48 FEET; THENCE NORTH 58°21'03" EAST
65.27 FEET; THENCE NORTH 45°03'14" EAST 90.12 FEET; THENCE NORTH 51°31'03" EAST 70.13 FEET;
THENCE NORTH 76°28'45" EAST 67.03 FEET TO A POINT ON A 50.00 FOOT RADIUS NON-TANGENT
CURVE, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH LIES SOUTH 80°54'10" EAST; THENCE
EASTERLY 118.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 135°42'30";
THENCE SOUTH 70°41'37" EAST 111.30 FEET; THENCE SOUTH 14°07'08" WEST 99.49 FEET; THENCE
SOUTH 09°55'48" WEST 33.28 FEET; THENCE SOUTH 42°11'56" WEST 37.67 FEET; THENCE SOUTH
88°51'03" WEST 20.84 FEET; THENCE SOUTH 02°55'44" WEST 140.14 FEET; THENCE SOUTH 12°12'41"
WEST 44.62 FEET; THENCE SOUTH 16°23'53" WEST 29.19 FEET; THENCE SOUTH 38°50'48" WEST
33.35 FEET; THENCE SOUTH 16°42'26" EAST 65.74 FEET; THENCE SOUTH 28°49'38" EAST 87.24 FEET;
THENCE SOUTH 18°19'57" EAST 56.93 FEET; THENCE SOUTH 28°24'24" EAST 69.48 FEET; THENCE
SOUTH 17°37'32" EAST 70.24 FEET; THENCE SOUTH 00°53'30" WEST 56.84 FEET; THENCE SOUTH
07°32'58" EAST 65.06 FEET; THENCE SOUTH 38°58'28" EAST 47.75 FEET; THENCE SOUTH 59°23'35"
EAST 56.92 FEET; THENCE NORTH 70°53'43" EAST 62.06 FEET; THENCE SOUTH 80°45'53" EAST 37.22
FEET; THENCE SOUTH 43°46'39" EAST 47.87 FEET; THENCE SOUTH 89°37'26" EAST 30.94 FEET;
THENCE SOUTH 31°45'04" EAST 81.40 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID
PHASE 2 AMENDED; THENCE CONCORDANT WITH SAID NORTHERLY BOUNDARY IN THE FOLLOWING THREE
(3) COURSES: SOUTH 38°08'06" WEST 171.17 FEET TO A POINT ON A 20.00 FOOT RADIUS
NON-TANGENT CURVE CONCAVE NORTHEASTERLY, RADIUS POINT OF WHICH BEARS SOUTH 88°52'56"
EAST; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 90°00'00" TO THE POINT OF CURVE; SAID POINT BEING ON A TANGENT LINE; THENCE ALONG
SAID TANGENT LINE NORTH 88°52'49" WEST 158.01 FEET; THENCE LEAVING SAID NORTHERLY
BOUNDARY NORTH 01°07'11" EAST 100.00 FEET; THENCE NORTH 88°52'49" WEST 100.00 FEET;
THENCE SOUTH 01°07'11" WEST 100.00 FEET TO A POINT ON SAID NORTHERLY BOUNDARY; THENCE
CONCORDANT WITH SAID NORTHERLY BOUNDARY IN THE FOLLOWING FIVE (5) COURSES: NORTH
88°52'50" WEST 19.33 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE
CONCAVE NORTHEASTERLY; THENCE NORTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE
THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON A RADIAL LINE; THENCE ALONG SAID
RADIAL LINE NORTH 88°52'49" WEST 25.00 FEET; THENCE SOUTH 01°07'11" WEST 0.42 FEET; THENCE
NORTH 88°52'49" WEST 147.51 FEET TO A POINT ON SAID CENTER SECTION LINE, SAID POINT BEING
SAID NORTHEAST CORNER AND THE POINT OF BEGINNING, CONTAINS 10.403 ACRES.



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

P.R.A.T. ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - TOQUERVILLE, UTAH 84737
FAX: (435) 6385765 TEL: (435) 6385765

PRELIMINARY PLAT
FALCON RIDGE PHASE 4
FOR
THE HOME COMPANY
HURRICANE CITY
WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.:
2004-0720
FILE NAME:
1014
DATE:
SEPT. 2020
SCALE:
1" = 50'

SHEET
1
OF 1

SLOPE ANALYSIS FALCON RIDGE PHASE 4

HURRICANE, UTAH

THE HOME COMPANY
C/O LANE BLACKMORE
PO BOX 390
LAVERKIN, UTAH 84745
435-680-4993
THEHOMECINC@HOTMAIL.COM

SURFACE SLOPE DATA

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.000%	10.000%	GREEN
2	10.000%	30.000%	ORANGE
3	30.000%	295203.726%	BROWN

AVERAGE SLOPE CALCULATIONS

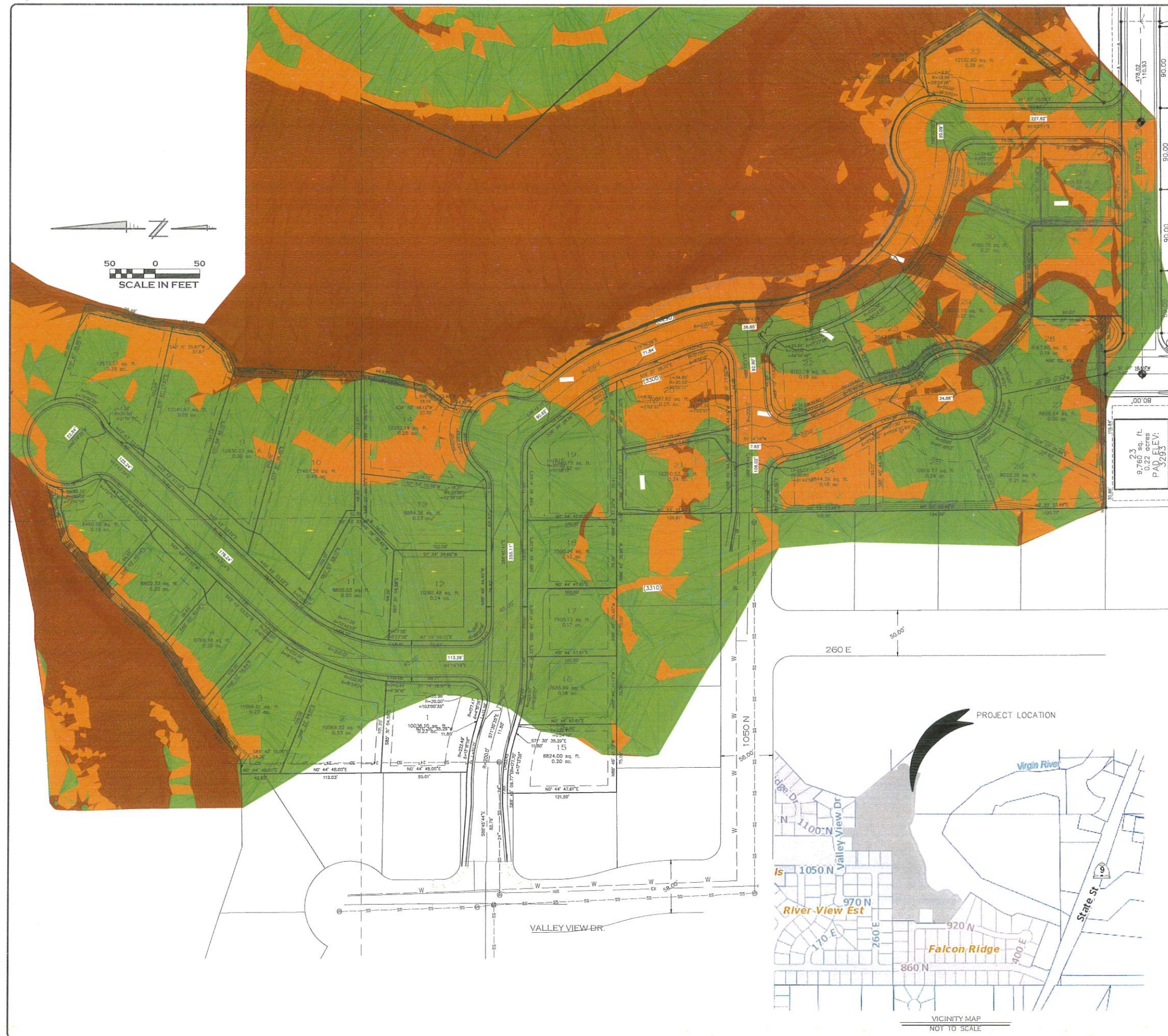
LOT	SLOPE LINE 1	SLOPE LINE 2	AVERAGE SLOPE
1	0.55	2.99	1.77
2	0.04	0.91	0.48
3	8.18	0.82	4.50
4	7.02	8.15	7.59
5	6.23	8.03	7.13
6	5.42	9.02	7.72
7	5.28	6.92	6.10
8	5.50	3.87	4.69
9	6.60	2.08	4.34
10	3.75	0.46	2.11
11	0.42	1.22	0.82
12	0.67	0.68	0.68
13	1.09	4.13	2.61
14	3.51	5.37	4.44
15	1.53	0.05	0.79
16	1.60	0.39	1.00
17	0.45	1.19	0.82
18	0.98	1.67	1.33
19	3.89	1.74	2.82
20	4.73	11.24	7.99
21	4.41	7.38	5.90
22	6.60	3.07	4.84
23	5.32	4.35	4.84
24	4.85	6.24	5.55
25	2.98	6.09	4.54
26	4.05	5.10	4.58
27	10.58	5.37	7.98
28	11.39	8.39	9.89
29	9.80	8.60	9.20
30	9.17	0.34	4.70
31	10.09	5.83	7.96
32	12.42	1.27	6.85
33	12.55	5.56	9.06

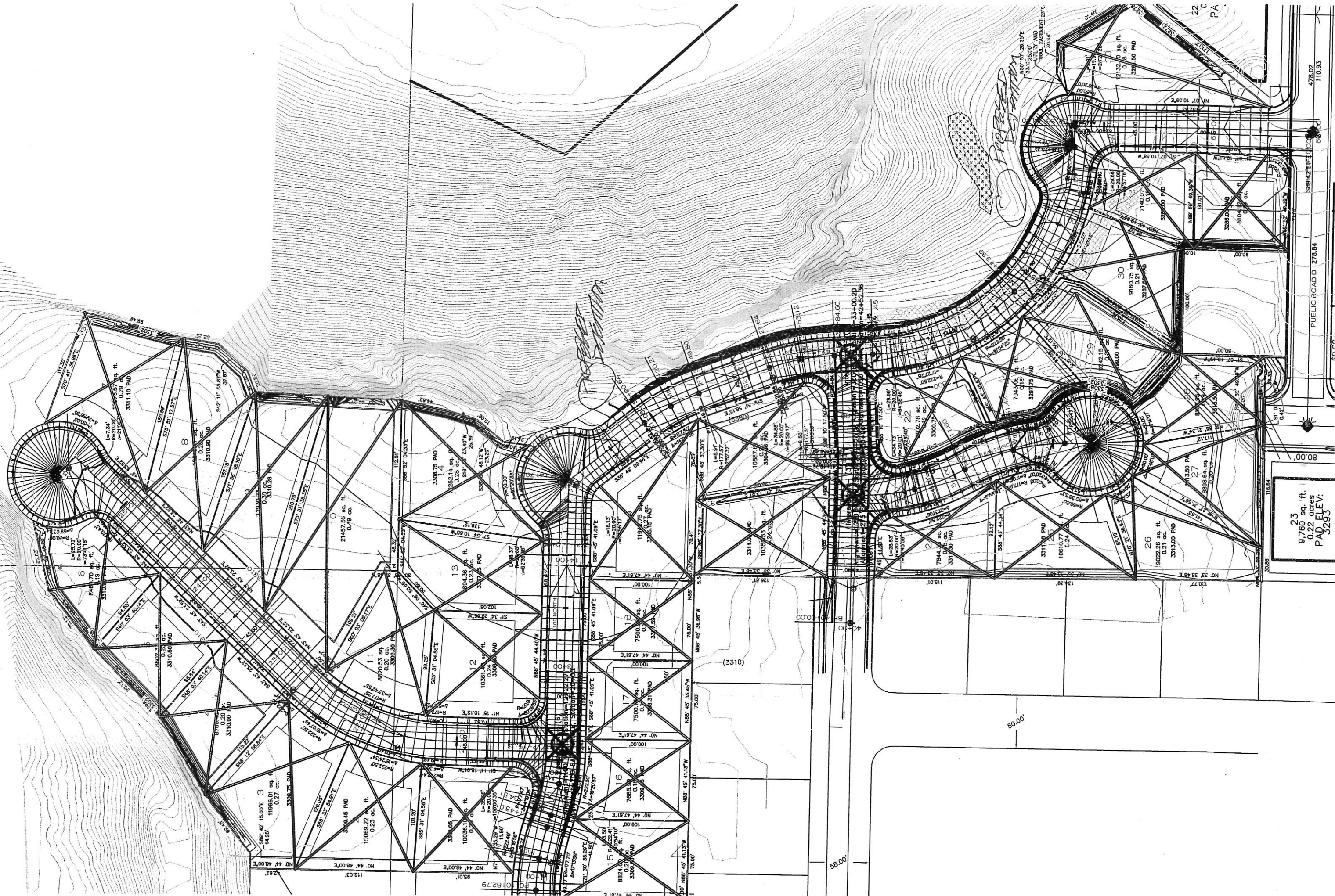
PRAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 300, TOQUERVILLE, UTAH 84737
FAX: (435) 635-7565 TEL: (435) 635-2328

SLOPE ANALYSIS
FALCON RIDGE PHASE 4
FOR
THE HOME COMPANY
HURRICANE CITY
WASHINGTON COUNTY, UTAH

JOB/CLIENT NO.:
2004-0720
FILE NAME:
1014
DATE:
SEPT, 2020
SCALE:
1" = 50'

SHEET
1
OF 1





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-18
Receipt No. 8-142930

Name: JB Holdings, LLC - Lane Blackmore Telephone: 435-680-4993

Address: 240 S. 300 W. Laverkin, UT Fax No. _____

Email: thehomecompany.@hotmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: Approximately 1255 North 100 West, Hurricane

H-3-1-26-4303, H-3-1-26-4302, a

portion of H-3-1-26-4301 &

Tax ID of Subject Property: H-3-1-26-4308 Zone District: R1-10

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

To plat 44 single-family lots averaging 10,225 s.f.

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

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

STAFF COMMENTS

Agenda: September 3, 2020 **File Number:** 2020-PP-18

Type of Application: Preliminary Plat

Applicant: JB Holdings, LLC- Lane Blackmore

Request: Preliminary Plat for 47 new lots

Location: 1126 N 200 W

General Plan: Low Den 1-3 Units/Acre

Current Zoning: R1-10

Discussion: This plat is for 13.471 Acre 48 lot subdivision. The City reviewed and approved the plat layout in July and August of 2017. Hurricane City Code states the following:

10-39-6: PRELIMINARY PLAT PROCESS:

L. After preliminary plat approval from the city council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The planning commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the city before the one year time period has expired. (Ord. 2011-11, 12-15-2011)

Since it has been over a year since approval, the preliminary plat has expired and no longer has any standing. Because of this, the applicant has reapplied for phases 5 and 6. This application must be treated as new and must meet current standards.

JUC Comments:

The following must be addressed during the construction drawing phase:

1. The applicant must address comments submitted by the Ash Creek Sewer Department.
2. The applicant will need to install irrigation and make property improvements for water lines.
3. 200 W improvements will be required. The transportation master plan shows the roadway as a major collector.
4. 175 W will need a fire turnaround if it is not connected all the way through.
5. A high-pressure gas line is in 200 W
6. The applicant will need to phase the project, so a second access is provided within the first phase. This will likely mean they will need to complete Phase 5 first.

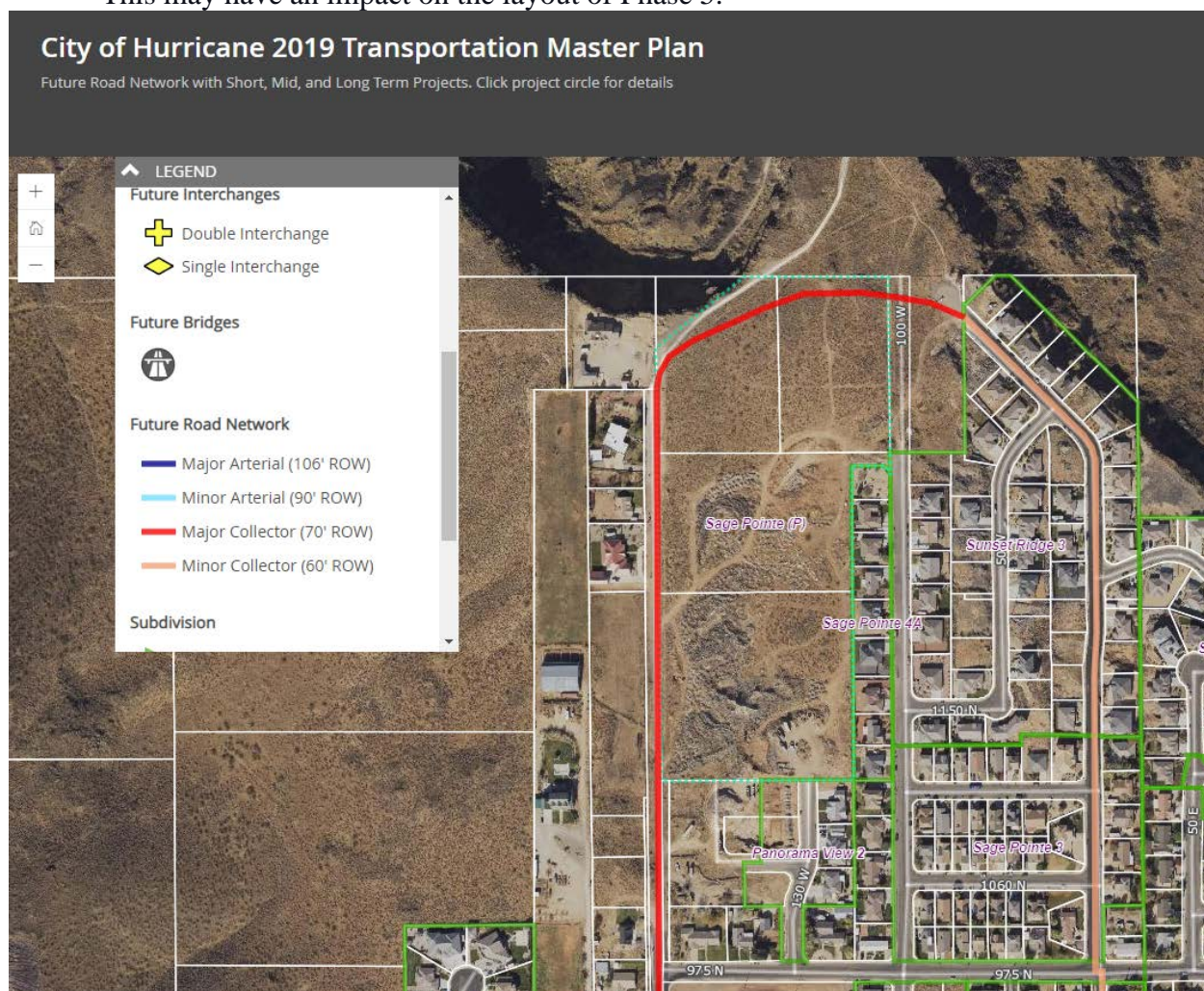
Staff Comments on preliminary plat:

1. **Roadways and Connections:** There are several concerns about the roadway plans and connections for this development. The first is that 125 W and 175 W appear to violate Hurricane Design Standard 3.2.4.2 Intersections:

When designing local road networks, block lengths without an intervening connector street shall not exceed eight hundred feet (800') in length unless previous approval has been obtained from the City Engineer. Cul-de-sacs are not considered an intervening connecting street.

This standard does not allow block lengths "without an intervening connector street" to exceed 800'. The applicant will need to provide a connection street to break up the blocks.

The next concern is about Master Plan Roadway Connections. As shown below, 200 W is labeled as a Major Collector and is planned to continue North and loop into Main Street. This may have an impact on the layout of Phase 5.



2. Frontage on lot 23 and 22 are not shown. The property boundaries cover labels along the east edge of the development.
3. Note 2 needs to have the “Side and Back 7.5” Public Utility Easement removed. The front setback should be changed to apply along all lot frontages on Public ROW.
4. All other aspects of the plat comply with all other requirements for a preliminary plat.

Recommendation: Staff recommends that the applicant should address the roadway issues or present a plan on how the roadways will be addressed before the Planning Commission gives a positive recommendation.



City of Hurricane

Water Department
Ken Richins, Superintendent

September 29, 2020

To Whom It May Concern:

A will serve letter has been requested for the Sage Pointe Phases 5 & 6 subdivision, located at approximately 1125 N 100 W in Hurricane, Utah.

Yes, we do have a culinary water main in the area of 1125 N 100 W in Hurricane, UT.

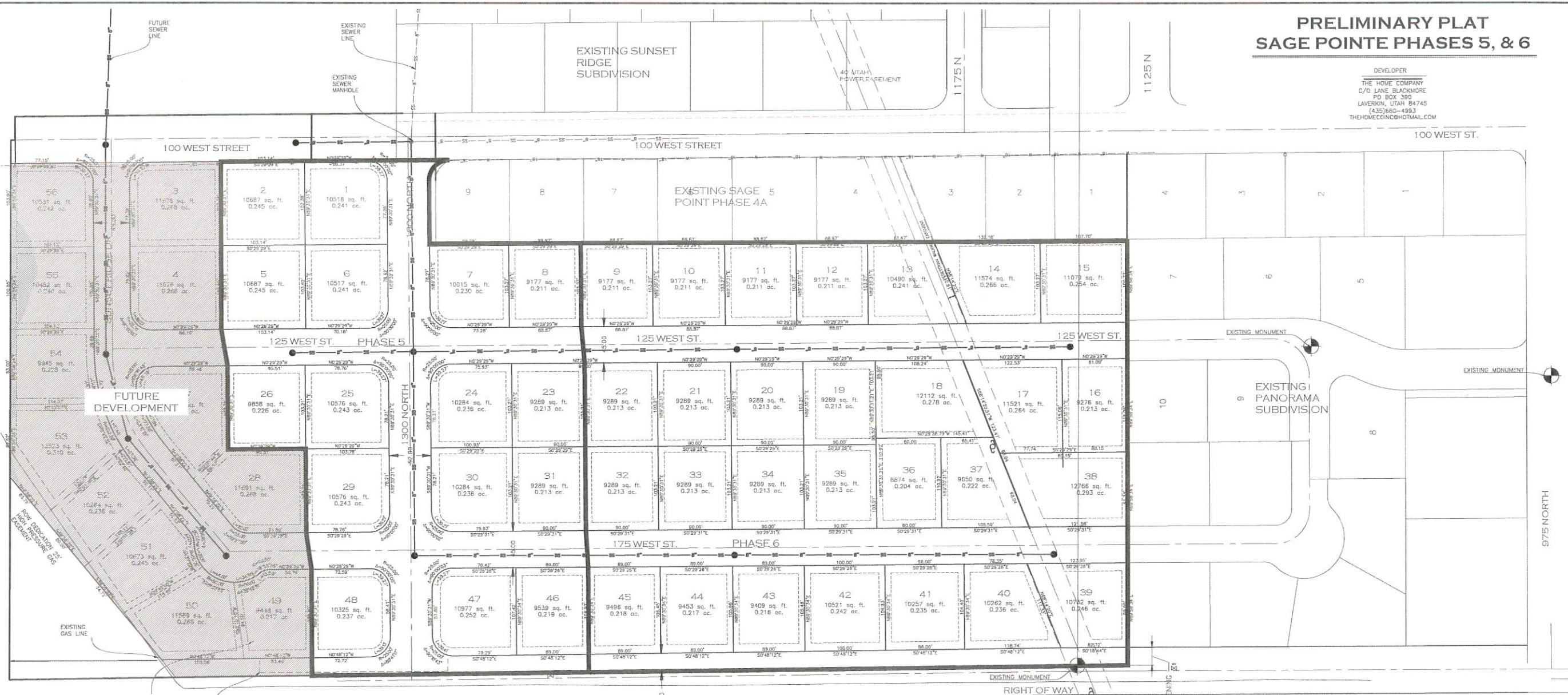
A water model and fire hydrant flow analysis will be required to ensure the main waterline will deliver the required fire flows. A hydraulic study may be required.

Sincerely,

Connie Martin
Connie Martin, Hurricane City Water

PRELIMINARY PLAT
SAGE POINTE PHASES 5, & 6

DEVELOPER
THE HOME COMPANY
C/O LANE BLACKMORE
PO BOX 390
LAVERGNE, UTAH 84745
(435)660-4993
THEHOMECOMPANY@HOTMAIL.COM



BOUNDARY DESCRIPTION:

SAGE POINTE PHASES 5 & 6
BOUNDARY DESCRIPTION:
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASIN AND MERIDIAN AND RUNNING THENCE NORTH 00°04'45" EAST 946.90 FEET ALONG THE SECTION LINE; THENCE LEAVING THE SECTION LINE SOUTH 89°36'33" EAST 130.81 FEET; THENCE NORTH 82°34'20" EAST 45.41 FEET; THENCE SOUTH 89°36'33" EAST 103.21 FEET; THENCE NORTH 00°23'27" EAST 95.51 FEET; THENCE SOUTH 89°36'33" EAST 103.13 FEET; THENCE NORTH 80°55'52" EAST 45.71 FEET; THENCE SOUTH 89°22'11" EAST 207.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 100 WEST STREET, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°23'22" WEST 282.92 FEET TO THE POINT OF CURVE OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH LIES NORTH 89°36'33" WEST, SAID POINT BEING ON THE BOUNDARY OF SAGE POINTE SUBDIVISION - PHASE 4A, SAID OFFICIAL RECORDS; THENCE COINCIDENT WITH THE SAID BOUNDARY IN THE FOLLOWING THREE (3) COURSES: NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY; THENCE NORTH 89°36'33" WEST 78.99 FEET; THENCE SOUTH 00°34'58" WEST 863.08 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PANORAMA VIEW SUBDIVISION PHASE II, SAID OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY AND THE PROJECTION THEREOF NORTH 89°08'34" WEST 522.52 FEET TO A POINT ON SAID SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH 00°43'27" EAST 62.42 FEET TO SAID WEST QUARTER CORNER AND THE POINT OF BEGINNING, CONTAINS 13.471 ACRES.



PROPERTY ADDRESS

125 W 1250 N
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH
LOCATED IN SE 1/4 OF SECTION 26, T41S, R13W, S13B&M.

NOTES

- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS:
FRONT YARD:
DWELLINGS MUST BE 25' FRONT YARDS, 20' REAR YARD, 10' INTERIOR SIDE YARD AND 20' STREET SIDE YARD.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING UTILITY EASEMENTS:
FRONT 10'
SIDE AND BACK 7.5'

ROAD SLOPES

ROAD SLOPES GREATER THAN 5% ARE NOT EXPECTED.

LOTS

NUMBER OF LOTS = 48
TOTAL LOT AREA = 441,108 SQFT.
AVERAGE LOT SIZE = 10,025 SQFT.

DESERT TORTOISE TAKE

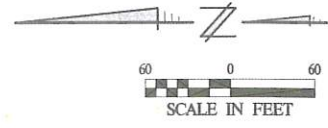
THE PROJECT IS LOCATED IN A DESERT TORTOISE TAKE AREA
(PER R.C.D.R. TAKE AREA 7 MAP)

GEOLOGICAL HAZARDS

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

BRECCIA PIPES AND PALEOKARST:	NONE
FAULTS:	NONE
LIQIFACTION:	WELL-SORTED SANDS, SILTY SANDS, AND GRAVELS NO GROUND WATER INFORMATION
LANDSLIDES:	MODERATE IN THE NORTHWEST CORNER
ROCKFALL:	NONE
CAULICHE:	YES
GYPSEFEROUS ROCK:	NO
PIPING & EROSION:	YES
EXPANSIVE:	LOW POSSIBILITY
WINDBLOWN SAND:	POTENTIALLY HIGH NEAR SURFACE
SHALLOW GROUNDWATER:	NONE

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



RAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2320

PRELIMINARY PLAT
SAGE POINTE PHASES 5 & 6
FOR
THE HOME COMPANY
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SE 1/4 OF SECTION 26, T41S, R13W, S13B&M

FILE NAME	79306-17-1014
DATE	9/28/2020
CHECKED:	
SCALE	AS SHOWN
SHEET	1
OF	1