



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, October 28, 2020

Location at Hurricane Fine Arts Center

Mask Required

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. in the Hurricane Fine Arts Center **63 S 100 W, Hurricane, UT**. A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation.

Public Hearings:

1. A Zoning Map amendment request located at approximately Sand Hollow Rd (future SR-7) and 3900 S from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel #'s: H-3399-A, H-3399-B, H-3399-C, H-3399-D, H-3399-I, H-3409-H, H-3409-I, H-3409-J, H-3410-F, H-3410-G, H-3410-H, H-3410-I, H-3410-J, H-3400-A, H-3400-B, H-3400-D, H-3400-E, H-3400-F, H-3400-G, H-3400-H, H-3400-I, H-3400-J, H-3400-K, H-3400-L, H-3400-M, H-3400-P, H-3421, H-3421-C, H-3421-D, H-3421-E, H-3421-F, H-3421-G, H-3421-H, H-3421-I, H-3421-J, H-3421-L, H-3421-K, H-3422, H-3422-B.
2. A Zoning Map amendment request located at 1367 W 400 S from RA-1, residential agriculture, to R1-15, residential 1 unit per 15,000 square feet. Parcel # H-3-2-4-144311.
3. A Zoning Map amendment request located at 367 W 300 N from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel # H-334-14-A-1.
4. Zoning Map amendment request on 20 acres located at approximately 3150 S 1100 W from RA-0.5, residential agriculture 1 unit per 0.5 acres, to R1-10, residential 1 unit per 10,000 square feet, for single family homes. Parcel # H-3394-B-1.
5. A proposed Land Use Code amendment to Title 10-chapter 39 section 15 regarding enforcement & permits.

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

2020 CUP-08	Consideration and possible approval of a conditional use permit for a greater height and size accessory buildings located at 380 W 2150 S. David A Robinson Applicant
2020-ZC-34	Consideration and possible recommendation on a Zoning Map amendment request located at approximately Sand Hollow Rd (future SR-7) and 3900 S from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Parcel #'s: H-3399-A, H-3399-B, H-3399-C, H-3399-D, H-3399-I, H-3409-H, H-3409-I, H-3409-J, H-3410-F, H-3410-G, H-3410-H, H-3410-I, H-3410-J, H-3400-A, H-3400-B, H-3400-D, H-3400-E, H-3400-F, H-3400-G, H-3400-H, H-3400-I, H-3400-J, H-3400-K, H-3400-L, H-3400-M, H-3400-P, H-3421, H-3421-C, H-3421-D, H-3421-E, H-3421-F, H-3421-G, H-3421-H, H-3421-I, H-3421-J, H-3421-L, H-3421-K, H-3422, H-3422-B. Toquerville Enterprises LLC Applicant, Matt Ekin Agent
2020-ZC-35	Consideration and possible recommendation on a Zoning Map amendment request located at 1367 W 400 S from RA-1, residential agriculture, to R1-15, residential 1 unit per 15,000 square feet. Parcel # H-3-2-4-144311. Winder Loretta TR Applicant, Kathy Hurst Agent.
2020-ZC-36	Consideration and possible recommendation on a Zoning Map amendment request located at 367 W 300 N from R1-10, residential 1 unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel # H-334-14-A-1. Isom Clinton Floyd and Lillian Jone Family LLC
2020-ZC-37	Consideration and possible recommendation on a Zoning Map amendment request on 20 acres located at approximately 3150 S 1100 W from RA-0.5, residential agriculture 1 unit per 0.5 acres, to R1-10, residential 1 unit per 10,000 square feet, for single family homes. Parcel # H-3394-B-1. SandRock Development Applicant, Chad Palmer Agent
2020-LUCA-07	Consideration and possible recommendation on a proposed Land Use Code amendment to Title 10-chapter 39 section 15 regarding enforcement & permits. Fairway Vista Estates Applicant, Alliance Consulting (Mike Bradshaw) Agent.
2020-FSP-15	Consideration and possible approval of a final site plan for Quick Quack Carwash, located at 540 W State St, Hurricane. QQUV Investments 4, LLC Applicant.
2020-PP-19 2020-HIL-03	Consideration and possible recommendation of a Preliminary Plat Application and sensitive land application for Angell Heights Estates Phase 5&6, containing 21 single family lots, located at South of Angell Heights Dr and North East of 2300 N in Hurricane. Iverson Julie TR Applicant, Robert Iverson Agent.
2020-PSP-13	Consideration and possible approval of a Preliminary Site Plan for Sand Hollow RV Resort and Storage, an RV Park and Storage Unit Complex located at North West Corner of Sand Hollow Road and Tuf Sod Rd. Western MTG and Realty Co Applicant, David Crowther Agent.
2020-FSP-16	Consideration and possible approval of a final site plan for Town Home Development, The Villas at the Haven, located at 2170 W 100 N. Brad Oliverson Applicant.

2020-PP-20	Consideration and possible recommendation for a 32 Lot Preliminary Plat for Apple Fox Hollow Subdivision, located at appx at 5200 W Turf Sold RD. Jame Gregory C TR Applicant, Orin Bliss Agent.
2020-PSP-14	Consideration and possible approval of a Preliminary Site Plan for Neilson RV Resort, located on Sand Hollow Road, across from Diamond Valley Ranch Academy. Western MTG and Realty Co Applicant, Scott Neilson Agent.
2020-PSP-15	Consideration and possible approval of a Preliminary Site Plan for The Bash Facility, a mix between storage units and commercial, located on Sand Hollow Rd, Northwest of Abbey Road. Western MTG and Realty Co. Applicant, Brent Moser and Karl Rasmussen Agent.
2020-PSP-16	Consideration and possible approval of Preliminary Site Plan for Sand Hollow Gateway Resort, a Recreation Resort with a proposed 885 Units, located at Sand Hollow Rd Secure Private Fund LLC and Western MTG and Realty Co. Applicants, Brent Moser and Karl Rasmussen Agent.
2020-PSP-17	Consideration and possible approval of a Preliminary Site Plan for Bash Resorts, a 378-unit recreation resort, located on Sand Hollow Rd, Northwest of Abbey Road. Western MTG and Realty Co. Applicant, Brent Moser and Karl Rasmussen Agent.
2020-PP-21	Consideration and possible recommendation of a Preliminary Plat for Hurricane Hollow, a 136 Unit PDO, located at 600 N and 870 W. John Cheney and Forte Cland Co. Applicant, HR Brown Agent.

Planning Commission Business:

Approval of Minutes: September 23, 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-
Receipt: 7.663618

APPLICATION & SUBMITTAL CHECKLIST

Name: DAVID A. ROBINSON Telephone: 949-939-0284

Address: 24241 Juanita DR LAGUNA NIGUEL, CA 92677 Fax No. _____

Email: Robinson - DAVE 557@yahoo.com

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

Agent email: _____

Address of Subject Property: 380 W 2150 S Hurricane, UT

Tax ID of Subject Property: H-AHE-4-5 Zone District: R1-10

Proposed Conditional Use: (Describe, use extra sheet if necessary) GARAGE/SHOP
EXCEEDS SIZE AND HEIGHT

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: 10/16/20

Date application deemed to be complete: _____ Received by: CB

Completion determination made by: _____

STAFF COMMENTS

Agenda: October 28, 2020 **File Number:** 2020-CUP-08

Type of Application: Conditional Use Permit

Applicant: David A Robinson

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

Location: 380 W 2150 S

General Plan: N/A

Existing Zoning: Single Family Residential R1-15

Discussion: The applicant proposes constructing a 1,540 sq. ft., 19' 8" tall accessory building. Hurricane City Code (HCC) 10-13-4 allows the max square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to be able to build a taller building. The standards to obtain a conditional use permit are as follows:

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

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

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

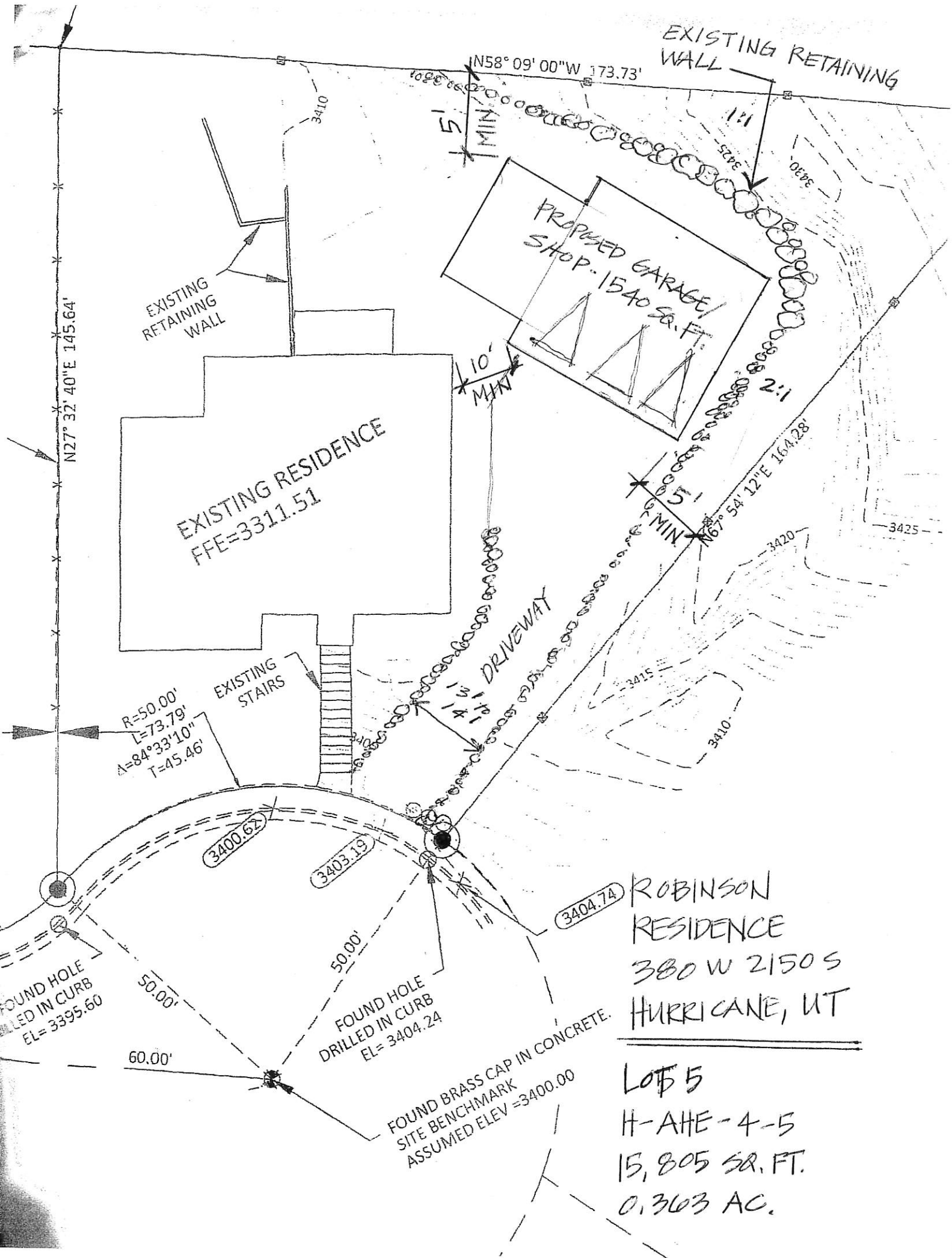
- (1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*
- (2) When a greater height accessory building is approved, the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

Findings:

1. The proposed building is not greater than two stories at 19' 8".
2. The proposed building is planned to have an exterior composed of stucco to match the home.

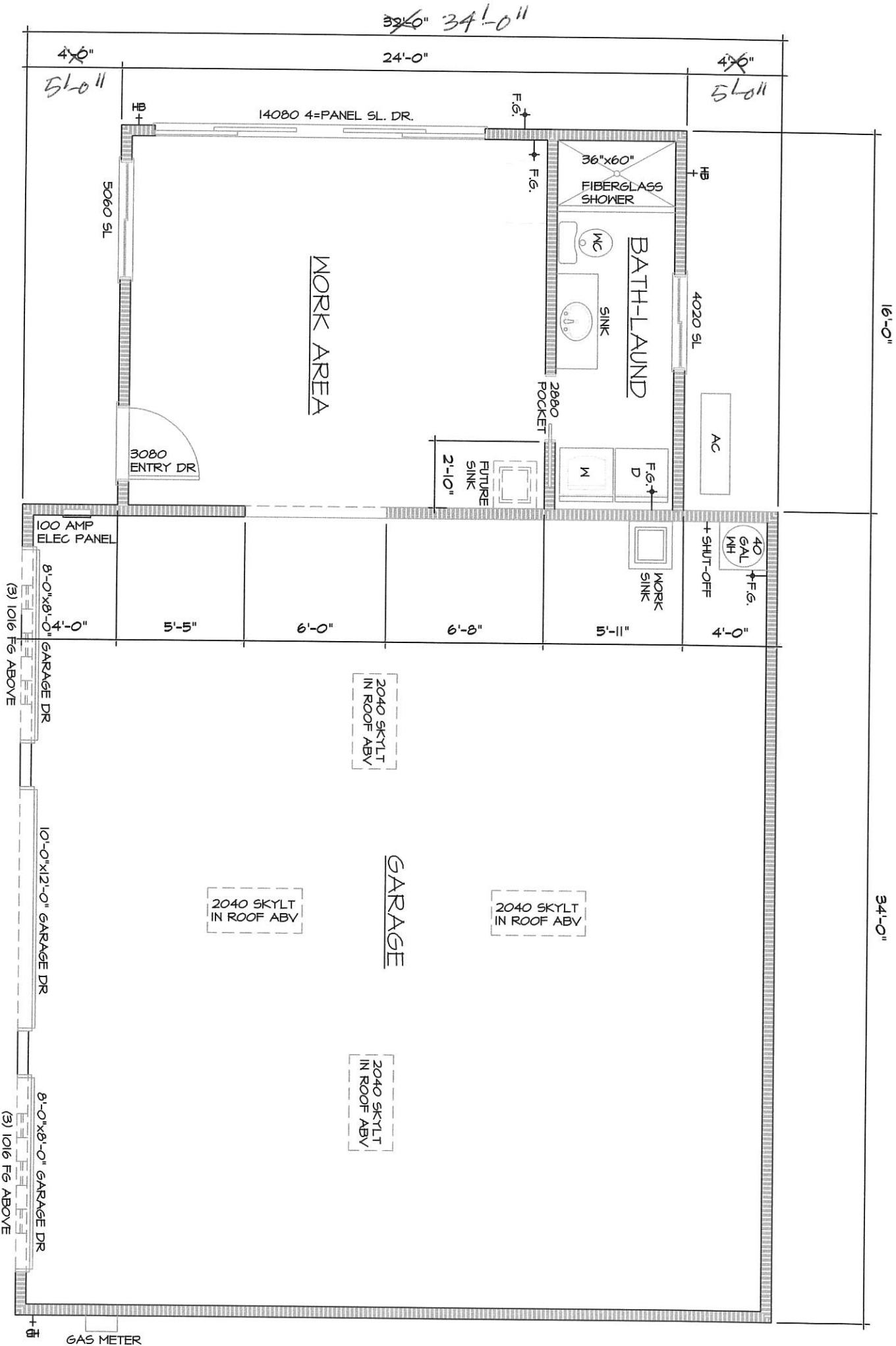
3. The building is set back a minimum of 5' from the side property lines and 5' off the back.
4. The combined buildings will take 31% of the lot, under the 50% max.

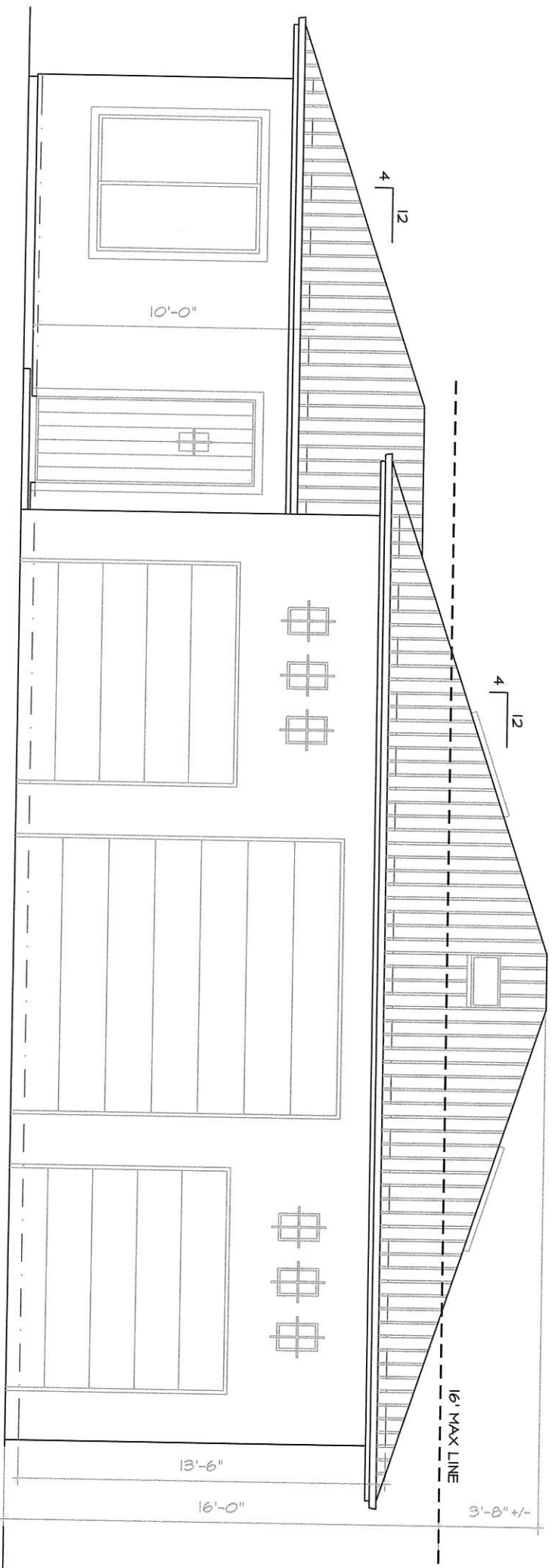
Recommendation: Based on the above findings, staff recommends approval of a conditional use permit for the proposed accessory building as presented.



ROBINSON - HURRICANE, UTAH

FLOOR PLAN

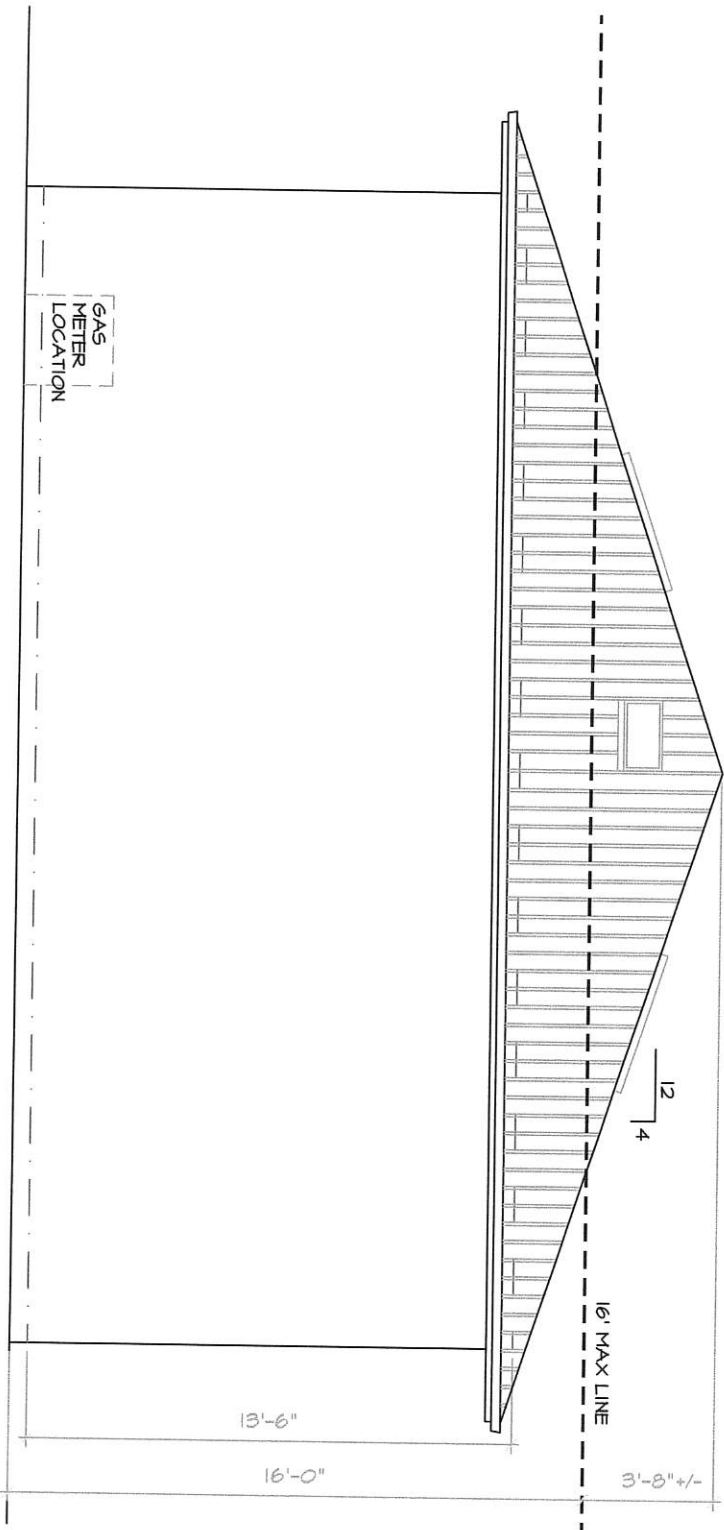




FRONT ELEVATION

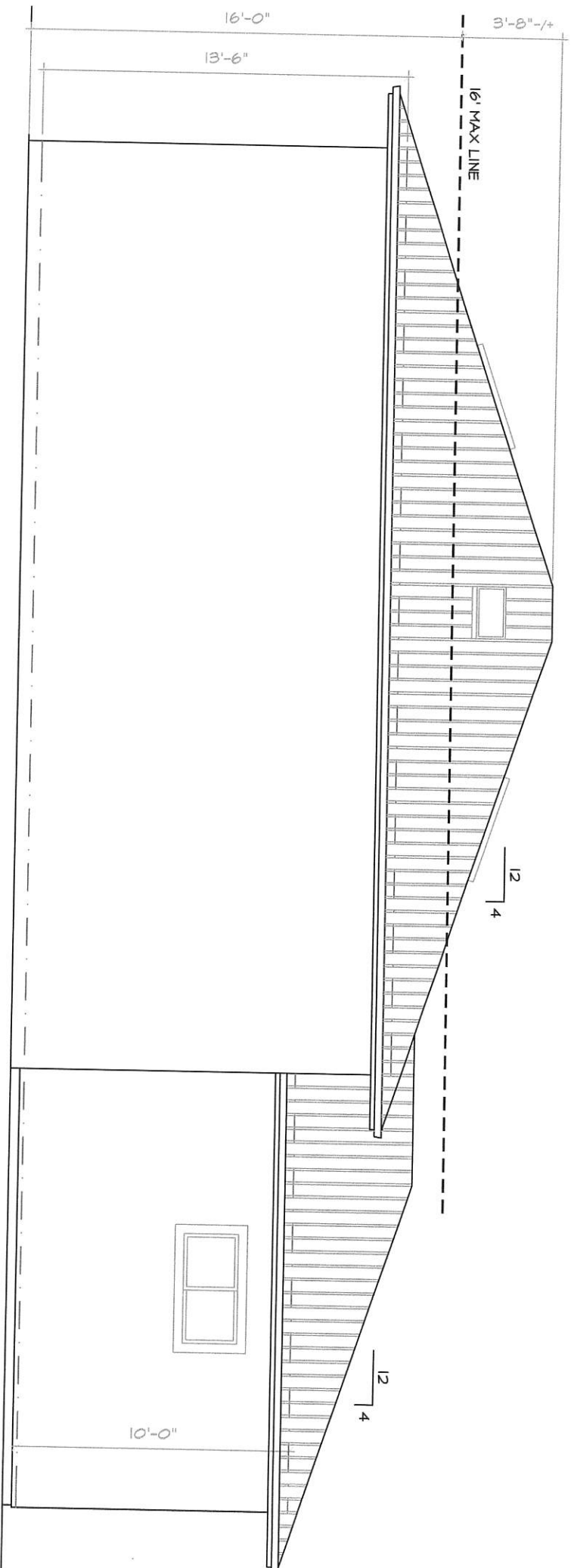
ROBINSON - HURRICANE, UTAH

NOTE: ARCHITECTURAL STYLE
MATCHES EXISTING HOUSE.
EXTERIOR MATERIALS TO
MATCH EXISTING HOUSE



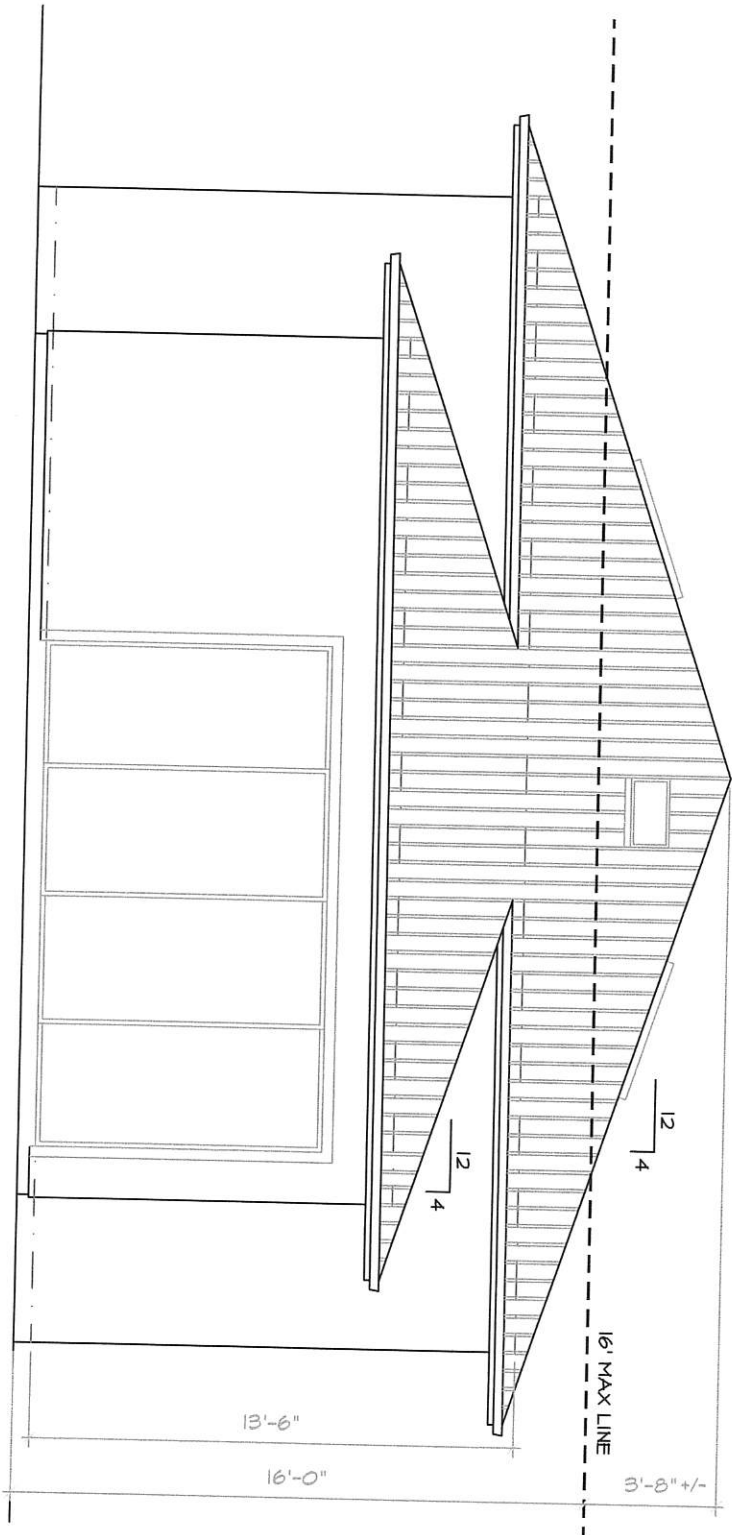
RIGHT SIDE ELEV

ROBINSON - HURRICANE, UTAH



REAR ELEV

ROBINSON - HURRICANE, UTAH



LEFT SIDE ELEV

ROBINSON - HURRICANE, UTAH

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-34
Receipt No. 8.142902

Name: Toquerville Enterprises, LLC Telephone: (702) 204-9536 (Jerry)
(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
jerrympils@gmail.com

Address/Location of Subject Property: Sand Hollow Bench/Sand Hollow Road

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: October 28, 2020 **File Number:** 2020-ZC-28

Type of Application: Zone Change, Legislative

Applicant: Toquerville Enterprises

Request: A zone change from Residential Agriculture-1 (RA-1) to Residential 1-10.

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

General Plan: Planned Community

Existing Zoning: RA-1

Discussion: The applicant is seeking to rezone their 700-acres from RA-1, single acre lots, to R1-10, 10,000 sq ft. lots. On August 20, the City Council approved the 86 acres to the North as an R1-10 zone. The applicant had applied for Highway Commercial, multi-family, and R1-6 zoning. The City Council felt they would rather see a PDO at the site and be kept under four units an acre for the total density, therefore approved R1-10 zoning. The applicant has provided reasoning for the proposed zone change in Exhibit B of this application (attached). The applicant's application states they would like to apply for PDO. However, after discussion with staff about PDO application requirements, they have chosen to just pursue the R1-10 zoning at this time, with the intent of a PDO in the future. The main concern from staff is that the City is currently working on updating the City General Plan, in which the SR-7 corridor is one of the primary areas under consideration for the update. Staff and the General Plan consultants anticipate that this area will likely be the location of significant growth in the future. This zone change may match what the City will plan for this area but may conflict with future planning. However, the City Council has supported zone changes of R1-10 in this area, anticipating that the applicants will apply for a PDO in the future.

	<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 Codero)
South	RA-1	Farm Fields and Open Space
West	RA-1	Open Space and Sand Hollow State Park

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

Planning Commission Recommendation on their prior application adjacent to this property:

The Planning Commission gave an evenly split recommendation on this item. Half of the Planning Commission voted for a favorable recommendation, while the other half was opposed. The general

feeling from the Planning Commission who gave a favorable recommendation was that the application zoning match the current General Plan and the zoning would likely match future planning. Those that voted against the proposal wanted to wait to see what the updated General Plan Map would have this area planned.

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 the City's General Plan's goals, objectives, and policies?*

Response: The General Plan Map shows the area as a mix of uses, including Planned Community. The general proposal meets some of the General Plan Map criteria, 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.

One of the staff's concerns 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. The change of zoning to R1-10 will allow the property owner to apply for a PDO in the future with an R1-10 density after the General Plan map is updated.

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, except for Copper Rock, half a mile east of the proposal. However, with the SR-7 project, staff anticipates 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 on the surrounding areas. The new SR-7 will provide traffic mitigation to the surrounding roadways, but other routes 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. A couple of master plan roadways in the area would need to be developed with any subdivision.

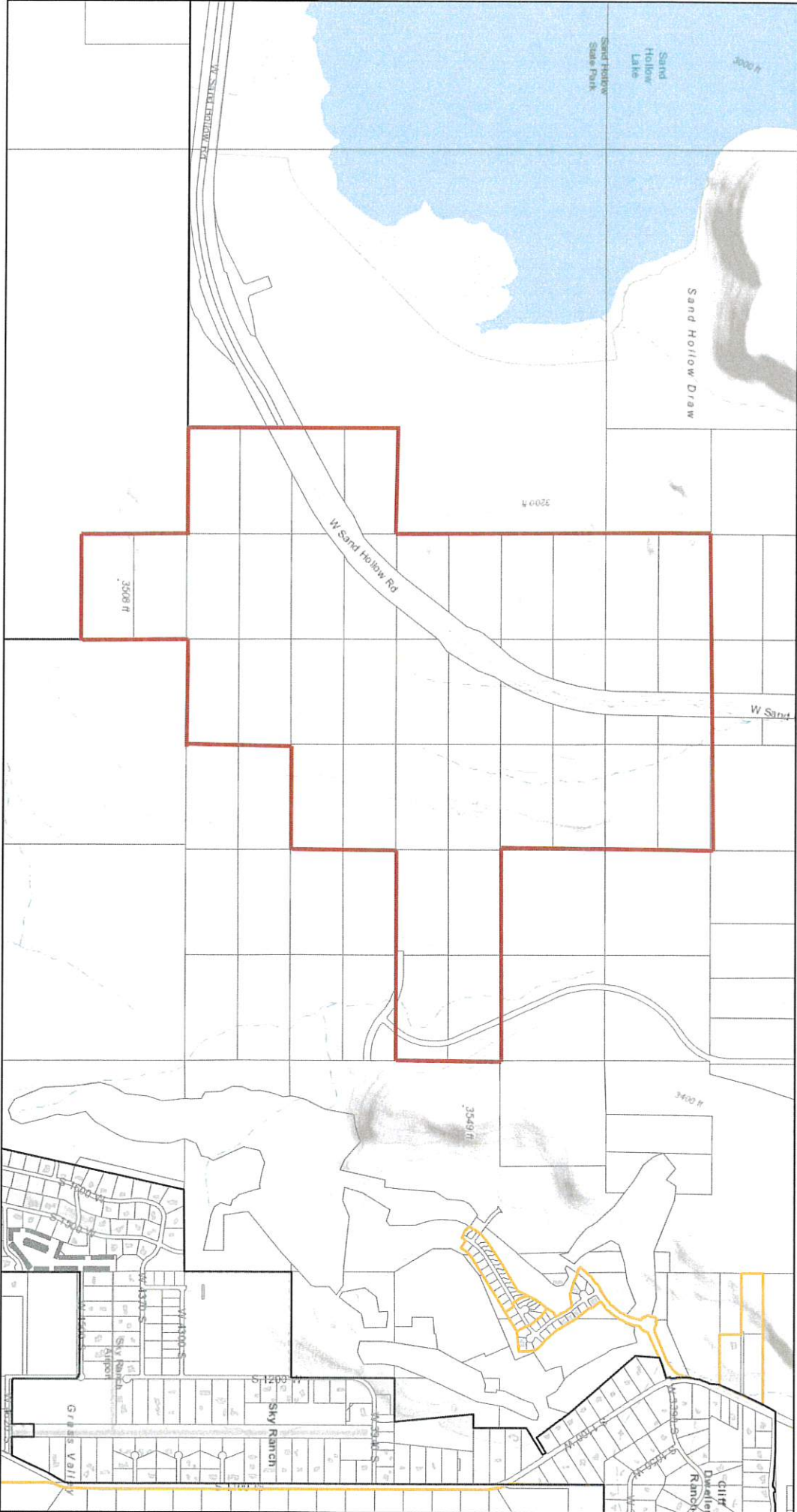
Findings:

Staff makes the following findings:

1. The proposed amendment is generally compatible with the goals and policies of the current General Plan if the applicant follows through with a PDO when planning on developing.
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.
4. The proposed amendment will have a noticeable increased impact on the area. However, the growth is anticipated within the General Plan.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Based on the City Council's direction that the area does not increase to over four units an acre, staff believes this zoning is appropriate to that goal.

Sand Hollow Bench Zone Change



10/16/2020, 10:47:26 AM

City Limits

Subdivision

Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

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

EXHIBIT A

Parcel Numbers for Toquerville Enterprises, LLC Zone Change Application

Residential (R1-10) with PDO Overlay:

H-3399-A, H-3399-B, H-3399-D, H-3399-C, H-3399-I

H-3409-H, H-3409-I, H-3409-J

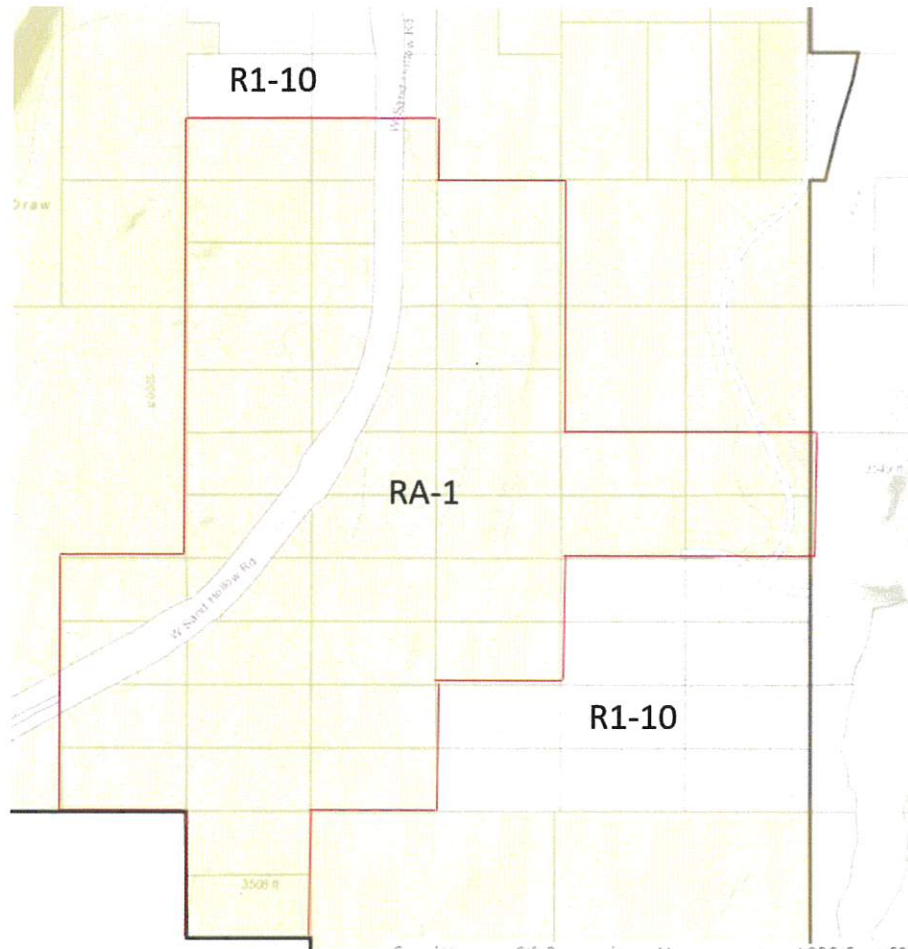
H-3410-F, H-3410-G, H-3410-H, H-3410-I, H-3410-J

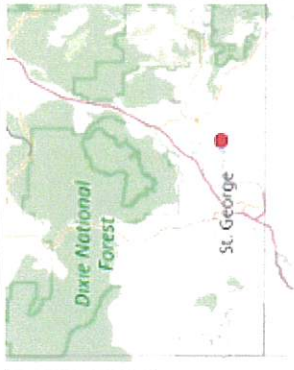
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H-3400-I, H-3400-J, H-3400-K, H-3400-L, H-3400-M,
H-3400-P

H-3421, H-3421-C, H-3421-D, H-3421-E, H-3421-F, H-3421-G, H-3421-H,
H-3421-I, H-3421-J H-3421-L, H-3421-K

H-3422, H-3422-B

Current Zoning for Sand Hollow Mesa and Adjacent Parcels





- Legend**

 - Parcels
 - County Boundary Outline
 - CountyMask
 - Building Outlines
 - Roads
 - Interstate
 - State Route
 - Major
 - Minor
 - Dirt
 - Waterbodies
 - Watercourses
 - Hillshade
 - Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shiwiits Reservation

Notes

RA-1 to R1-10 with PDO Overlay

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.



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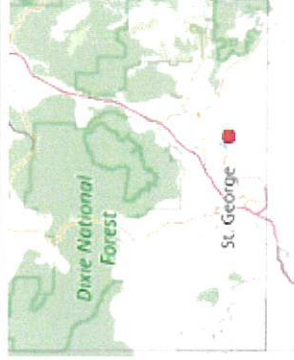
Sand Hollow Mesa South



1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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 Wildlife
 - National Park Service
 - Shiwiits Reservation

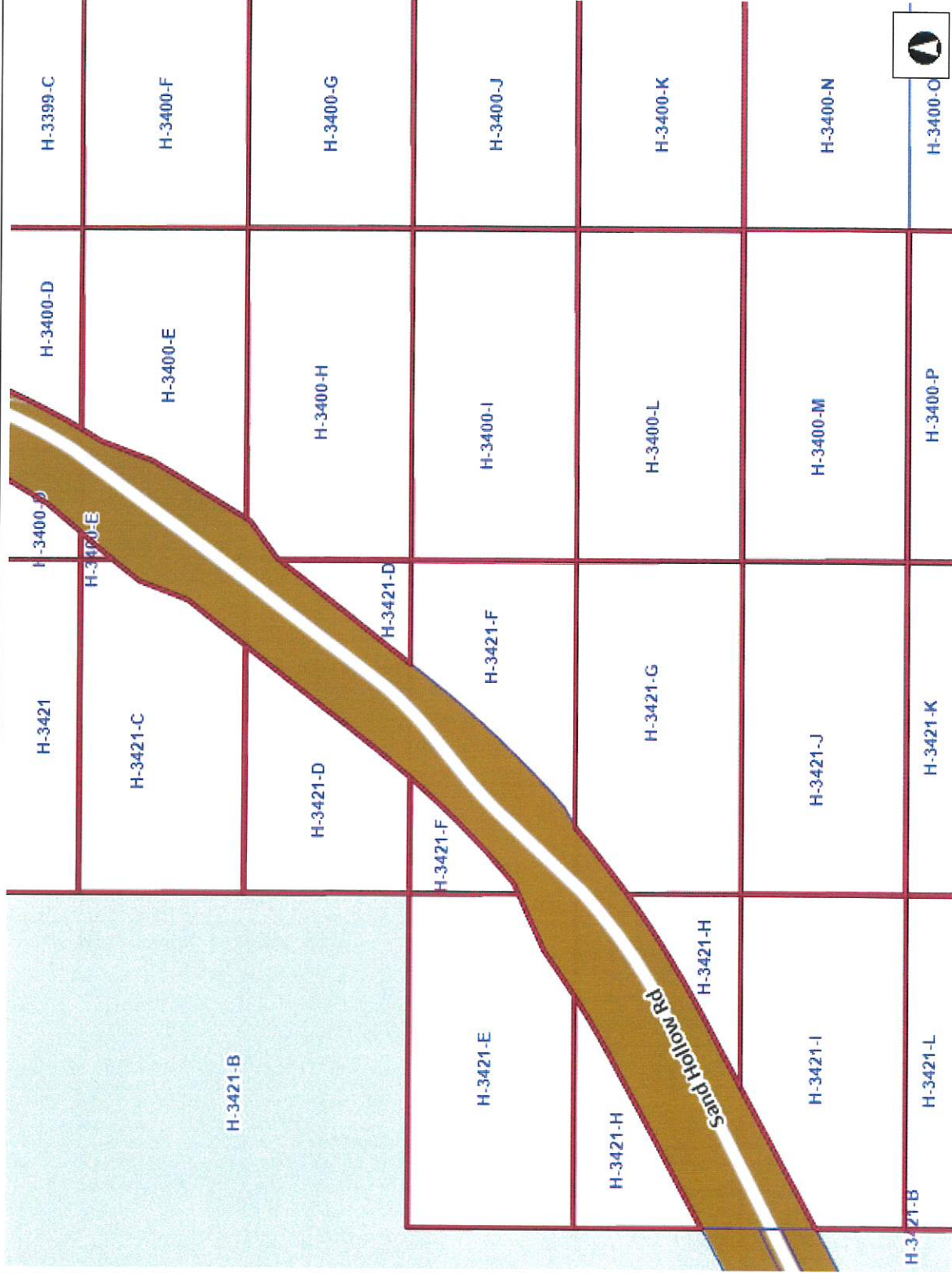
Notes

RA-1 to R1-10 with PDO Overlay

5



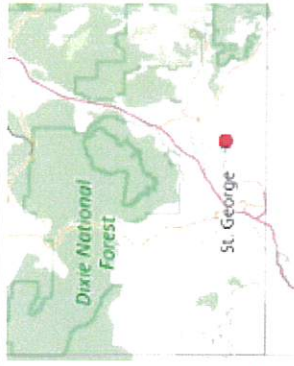
Sand Hollow Mesa West



1,504.7 0 752.33 1,504.7 Feet

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 - Bureau of Land Management Wild
 - National Park Service
 - Shiwiits Reservation

Notes

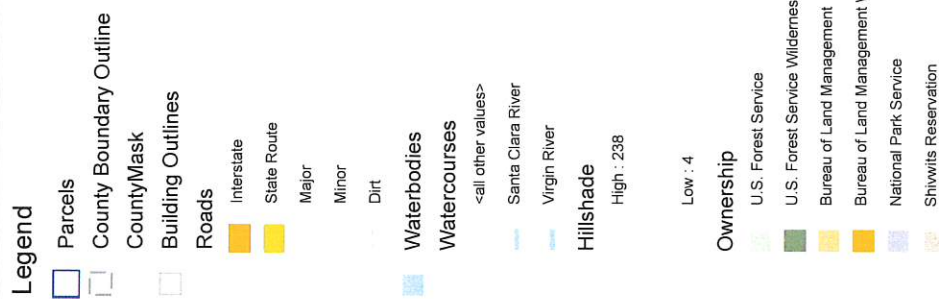
RA-1 to R1-10 with PDO Overlay

6



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WGS_1984_Web_Mercator_Auxiliary_Sphere



Notes

RA-1 to R1-10 with PDO Overlay

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 development 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 conceptual land use 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. On August 20, 2020, Hurricane City approved a zone change for Toquerville Enterprise property near 3000 South and Sand Hollow Road amended the zoning to R1-10 with PDO overlay. Thus, this Application seeks to modify the zoning for to be consistent with the General Plan for Sand Hollow and the zone change recently granted for adjacent property.

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

Residential (R1-10 with PDO Overlay):

Affecting Parcels:

H-3399-A, H-3399-B, H-3399-C, H-3399-D, H-3399-I

H-3409-H, H-3409-I, H-3409-J

H-3410-F, H-3410-G, H-3410-H, H-3410-I, H-3410-J

H-3400-A, H-3400-B, H-3400-D, H-3400-E, H-3400-F, H-3400-G, H-3400-H,
H-3400-I, H-3400-J, H-3400-K, H-3400-L, H-3400-M,
H-3400-P

H-3421, H-3421-C, H-3421-D, H-3421-E, H-3421-F, H-3421-G, H-3421-H,
H-3421-I, H-3421-J, H-3421-L, H-3421-K

H-3422, H-3422-B

These parcels of land are suited for a planned development of low, medium and high density residential together with commercial and industrial development and parks and open space. These uses are appropriate within a planned development to be approved by Hurricane City.

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 the average density to be 4 units to the acre.

General Considerations:

These parcels are unimproved land. Roadway access is from 3000 South, 2100 West, 2600 West and Copper Rock Parkway. In the near future, 2600 West and Copper Rock Parkway will be dedicated. Projected completion of the 3000 South SR-7 Interchange is summer 2021.

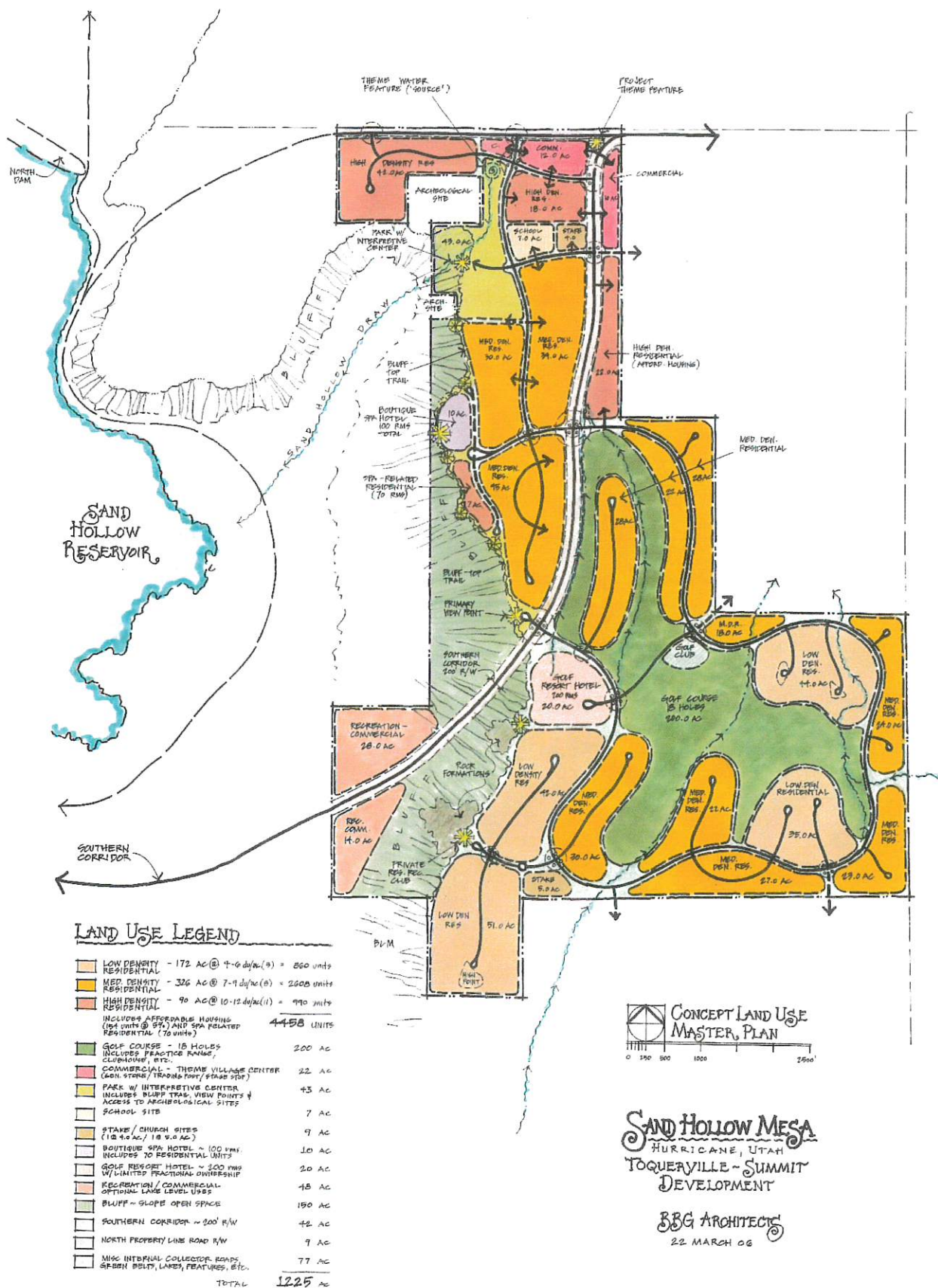
Presently, there are some utility services in the vicinity. Ash Creek Service District completed the main waste water line along 3000 South and 2100 West to the treatment facilities along Sand Hollow Road. Improvements are under construction from Copper Rock Parkway to the 2100 West sewer lift station. Power lines run along 3000 South. There is no water city available for these properties. The closest water line is an 8-inch line in 3000 South to the Water Conservancy District property. 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 south from 3000 South running north to south.

Adjacent properties are also undeveloped lands. In general terms, the development 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 conceptual 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.

Utilizing a planned development overlay, it is anticipated future development will maintain the density approved in the general plan, approximately 4 units to the acre. Future development will be a mix of residential, multi-family residential, and commercial, all subject to the City's approval through a PDO.



Recent Zoning Amendment Approved for Sand Hollow Mesa/3000 South



EXHIBIT C

Legal Descriptions for Parcels in Toquerville Enterprises, LLC Zone Change Application

Residential R1-10 with PDO Overlay:

H-3399-A

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3399-B

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3399-C

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3399-D

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3399-I

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN

H-3409-H

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3409-I

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 19, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3409-J

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 19, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT
LAKE BASE & MERIDIAN.

H-3410-F

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT
LAKE BASE & MERIDIAN.

H-3410-G

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT
LAKE BASE & MERIDIAN.

H-3410-H

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT
LAKE BASE & MERIDIAN.

H-3410-I

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT
LAKE BASE & MERIDIAN.

H-3410-J

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT
LAKE BASE & MERIDIAN.

LESS AND EXCEPTING FROM PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,
13, 14, 15, 16, 17, 18, 19 and 20, THAT PORTION STIPULATED IN THAT
ORDER OF OCCUPANCY RECORDED AUGUST 6, 2019, AS DOC. NO.
20190031223, OFFICIAL WASHINGTON COUNTY RECORDS.

H-3400-A

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE ALT LAKE BSE & MERIDIAN.

H-3400-B

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-D

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-E

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-F

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-G

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-H

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE & MERIDIAN.

H-3400-I

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-J

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-K

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-L

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-M

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3400-P

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-C

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-D

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-E

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-F

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-G

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN

H-3421-H

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-I

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-J

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-L

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3421-K

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

H-3422

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 31, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT
LAKE BASE & MERIDIAN.

H-3422-B

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 31, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT
LAKE BASE & MERIDIAN.

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. 2620-ZC-345

Receipt No. 7.662669

Name: Winder Loretta TR Telephone: 435-467-4817

Address: 3285 W 400 N Hurricane, UT Fax No. _____

Agent (If Applicable): Kathy Hurst Telephone: 435-619-5514

Email: loretta.winder42@gmail.com Agent Email: ckhurst01@live.com

Address/Location of Subject Property: East of 1410 W, South of 400 S

Tax ID of Subject Property: 14-3-2-4-114311 Existing Zone District: RA-1

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

To change it to R1-15.

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: October 28, 2020 **File Number:** 2020-ZC-35

Type of Application: Zone Change, Legislative

Applicant: Winder Loretta TR

Request: A zone change from Residential Agriculture-1 (RA-1) to Resdnetial 1-15.

Location: 1410 W 400 S

General Plan: High Density Single Family 4-8 Units an Acre

Existing Zoning: RA-1

Discussion: The applicant is seeking to rezone their 3.29-acre parcel from RA-1 to R1-15.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RA-1 and RA-0.5	Farm Fields and Homes
East	R1-15	Westfield Esates Subdivision
South	RA-1 and PF	Farm Fields and Open Space
West	RA-1 and RA-0.5	Farm Fields and Homes

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 the City's General Plan's goals, objectives, and policies?*

Response: The applicant is seeking to rezone the property for R1-15, which allows for 15,000 sq. ft. lots. This type of development usually produces under 2.5 units an acre once fully subdivided and developed. An example is Westfield Estates Subdivision, which contains 10 units for a 4.58 development, a total of 2.18 units an acre.

It is important to note that the City is currently updating the general plan map, and the proposed uses in this area may change.

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 are quarter-acre to five-acre lots, with single-family home and farm fields.

3. Will the proposed amendment affect the adjacent property?

Response: Yes. However, future growth in the area has been anticipated in Hurricane City General and Master Plans. Growth will also be limited by the size of the project.

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

Response: The area currently has most of the utilities and other services required. The applicant will need to complete 1400 W as part of the project and improve 400 S.

Findings:

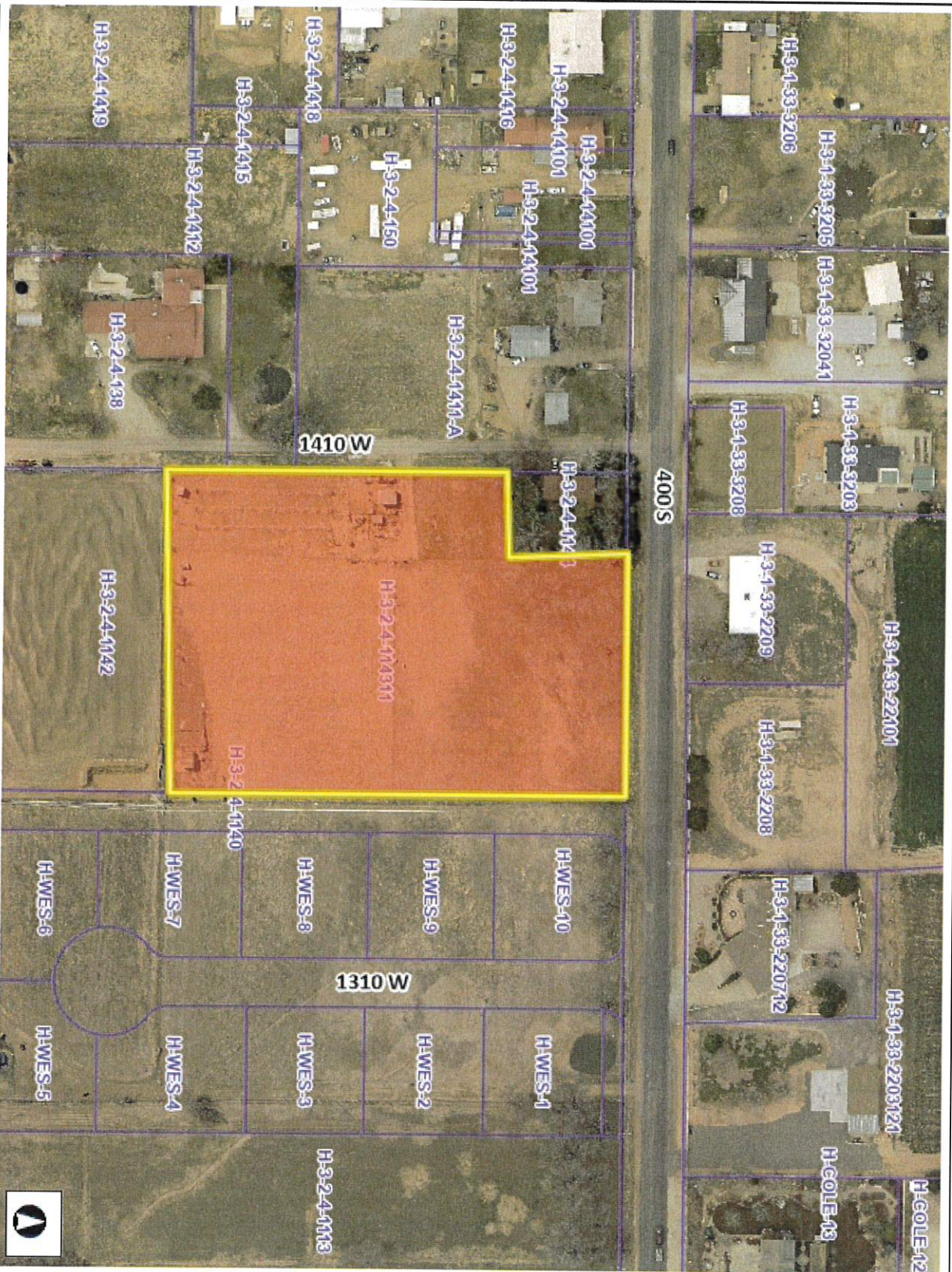
Staff makes the following findings:

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.
3. Public facilities are currently adequate to provide service to the parcels, but some improvements will be needed.
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 based on the findings above.



Winder Zone Change



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
- ☐ Ownership
 - Low : 4
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation

Notes

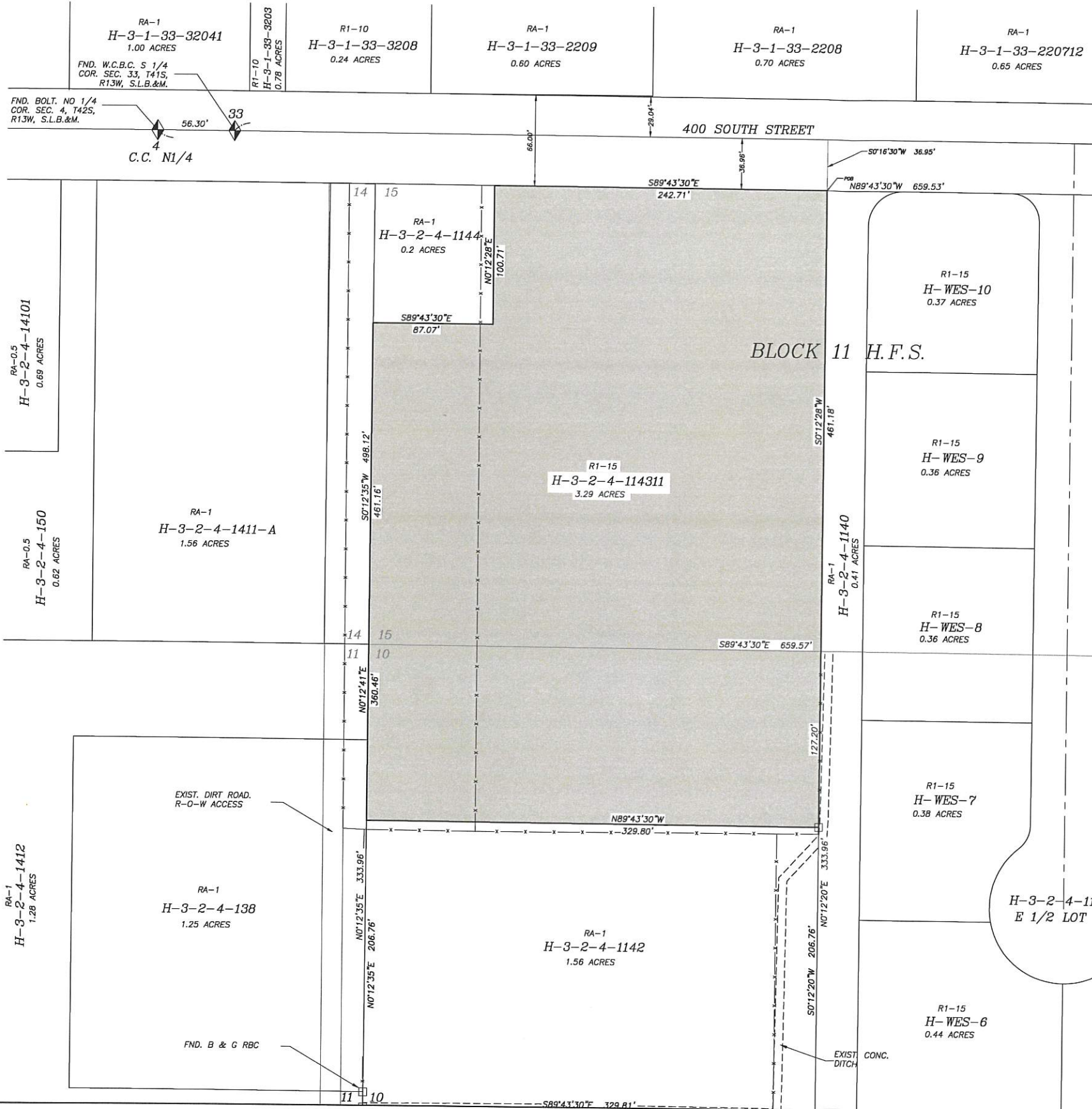
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

ZONE CHANGE MAP FOR: WINDER LORETTA TR

LOCATED IN SECTION 4 T42S R13W S.L.B.&M, HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- ORIGINAL HURRICANE TOWN & FIELD SURVEY BLOCK LINE
- SECTION CORNER AS DESCRIBED
- RECORD BEARING OR DISTANCE
- SUBJECT PROPERTY TO BE REZONED



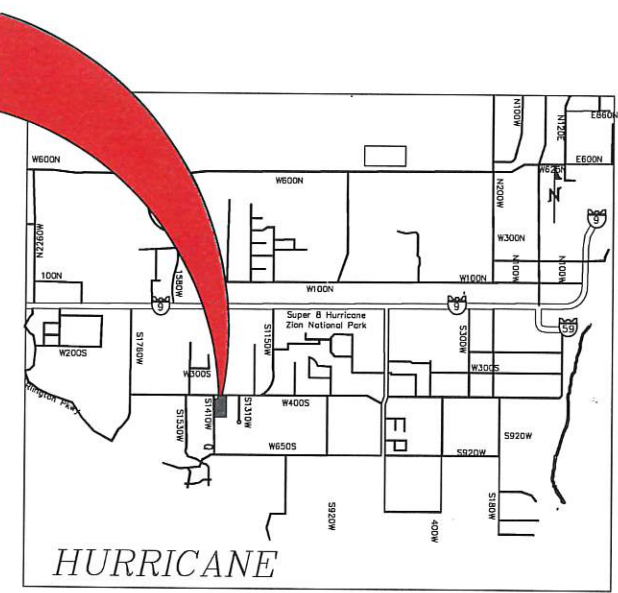
NARRATIVE

THIS ZONE CHANGE IS REQUESTED TO CHANGE FROM RESIDENTIAL AGRICULTURAL ZONE RA-1 TO RESIDENTIAL ZONE R1-15.

LEGAL DESCRIPTION:

COMMENCING FROM NE COR OF SECTION 4, T42S, R13W, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N89°43'30"W 989.24 FEET; THENCE S00°16'45"W 36.95 FEET TO THE POINT OF BEGINNING; RUNNING THENCE S00°12'28"W 461.18 FEET; THENCE N89°43'30"W 329.80 FEET; THENCE N00°12'41"E 360.46 FEET; THENCE S89°43'30"E 87.07 FEET; THENCE N00°12'28"E 100.71 FEET; THENCE S89°43'38"E 242.71 FEET; to to THE POINT OF BEGINNING.
CONTAINING AREA: 143,320 SQUARE FEET OR 3.29 ACRES.

PROJECT LOCATION



NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84731
Phone: (435) 668-8351
Fax: (435) 668-8352



ZONE CHANGE MAP FOR:
WINDER LORETTA TR
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 4 T42S R13W S.L.B.&M.

DATE: 10-9-2020
SCALE: 1"=40'

JOB NO.
583-001

SHEET NO:
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-346

Receipt No. 7-662670

Name: Isom Clinton Floyd + Lillian Jones Family LLC Telephone: _____

Address: 1681 Stewart St. Salt Lake City, UT 84104 Fax No. _____

Agent (If Applicable): Rick Bennion Telephone: 801-455-2868

Email: _____ Agent Email: rick@adventut.com

Address/Location of Subject Property: 367 W 300 N

Tax ID of Subject Property: H-334-4-A-1 Existing Zone District: R1-10

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

Currently R1-10 & moving to RM-2

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

STAFF COMMENTS

Agenda: October 28, 2020 **File Number:** 2020-ZC-36

Type of Application: Zone Change, Legislative

Applicant: Isom Clinton Floyd and Lillian Jones Family LLC

Request: A zone change from Residential 1-10 to Residential Multi-Family 2

Location: 367 W 300 N

General Plan: Mixed-Use

Existing Zoning: R1-10

Discussion: The applicant is seeking to rezone their 1.59 property from R1-10, single-family 10,000 sq. ft lots; to RM-2, multi-family up to 10 units and acre.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	R1-10 and PF	Empty Lots, single-family homes, and a school
East	R1-10 and RM-1	Single Family and Duplex Homes
South	R1-10 and RM-2	Single Family Homes and future townhome
West	RM-2, R1-10 and M-1	Future townhome and Industrial Use



The area has a mix of Industrial, Multi-Family, and Single-Family Zoning.

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 the City's General Plan's goals, objectives, and policies?*

Response: The General Plan Map shows the area as a mixed-use area. Mix-use areas have a combination of commercial, high-density multi-family, and single-family.

The City is currently evaluating the General Plan and General Plan Map. Though the property aligns presently with the General Plan, that may change when the Plan is updated.

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 contains residential homes, single-family use, and multi-family use.

The proposal would be within the overall character of existing development.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, but will match the surrounding land use. The development of this property may positively affect the surrounding area because of the roadway and other infrastructure improvements that will be required with any development.

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

Response: There are services in the area, but many will need to be improved to provide service to the area adequately. Sewer will likely need to connect through the south property. Waterlines will need to be looped into the future townhome development adjacent to this property. There will need to be improvements to 300 N, including additional asphalt and curb, gutter and sidewalk. Any development would need to develop power along 300 N.

Findings:

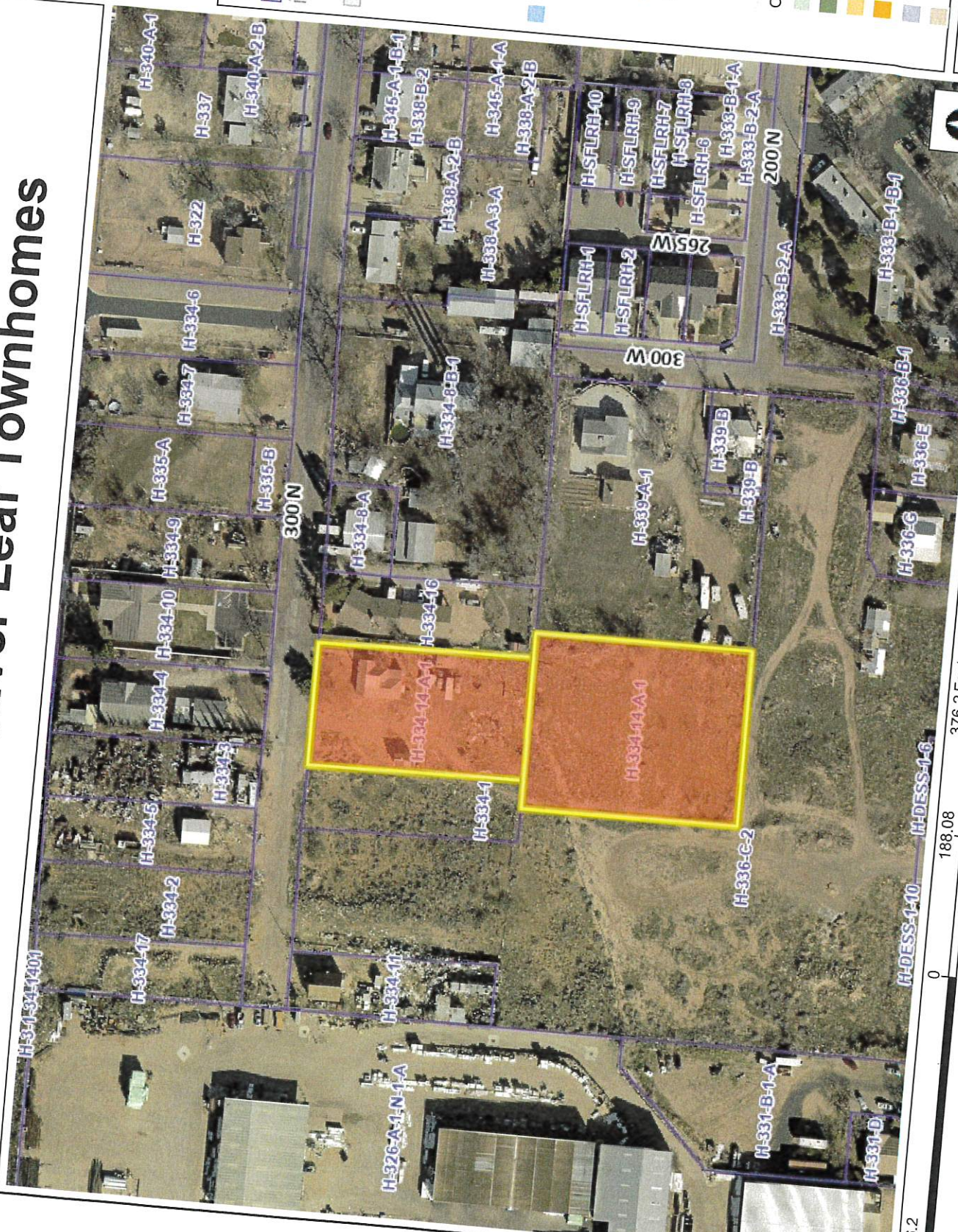
Staff makes the following findings:

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.
3. Public facilities are not currently adequate to provide service to the parcels. However, they could be developed as part of any development of this property.
4. The proposed amendment will have a noticeable increased impact on the area. However, the growth is anticipated within the General Plan. The impact will be limited based on the proposed zoning and size of the property. Improvements to the ground may even enhance the area on the whole.

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.



Silver Leaf Townhomes



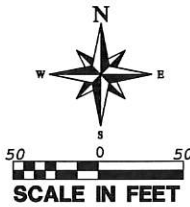
Legend

- 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 Wildlife
 - National Park Service
 - Shiwiits Reservation

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, resulting from the use of this map.





ZONE CHANGE MAP FOR: SILVER LEAF TOWNHOMES

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF
SECTION 34, T41S, R13W, S.L.B.#4.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- ORIGINAL HURRICANE TOWN & FIELD SURVEY BLOCK LINE
- SECTION CORNER AS DESCRIBED
- RECORD BEARING OR DISTANCE
- SUBJECT PROPERTY TO BE REZONED

NARRATIVE

THIS ZONE CHANGE IS REQUIRED TO CHANGE FROM RESIDENTIAL ZONE (R1-10) TO MULTI-FAMILY ZONE (RM-2) FOR 1.59 ACRES.

LEGAL DESCRIPTION:

H-334-14-A-1
COMMENCING AT THE SOUTHWEST CORNER, SE 1/4, NE 1/4 OF SECTION 34, T41S, R13W, SALT LAKE BASE AND MERIDIAN; THENCE S00°03'00"W 495.00 FEET; THENCE S89°57'00"E 231.00 FEET TO THE POINT OF BEGINNING; THENCE S89°57'00"E 33.00 FEET; THENCE N00°03'00"E 222.75 FEET; THENCE S89°16'03"E 123.15 FEET; THENCE S00°07'15"W 221.67 FEET; THENCE S89°46'09"E 26.22 FEET; THENCE S00°00'00"E 230.53 FEET; THENCE N89°57'00"W 182.29 FEET; THENCE N00°03'00"E 231.00 FEET TO THE POINT OF BEGINNING.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
52 South 400 West, Suite 202 B
Hurricane, Utah 84403
Phone (435) 648-8307 Fax (435) 648-8307



ZONE CHANGE MAP FOR: SILVER LEAF TOWNHOMES

HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 34, T41S, R13W, S.L.B.#4.

DATE: 10-5-2010
SCALE: 1"=50'

JOB NO.
365-002

SHEET NO.

1



VICINITY MAP
N.T.S.

PROJECT
LOCATION

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-35

Receipt No. 7-662300

37

Name: SandRock Development Telephone: 801.232.1592

Address: 491 W 5400 S SLC, UT84123 Fax No.

Agent (If Applicable): Chad Palmer Telephone: 801.232.1592

Email: chad@sandrockdevelopment.com Agent Email:

Address/Location of Subject Property: 20 Acres approximately 3150 N 1100 S 4200 W Hurricane, UT

Tax ID of Subject Property: H-3394-B-1 Existing Zone District: RA-0.5

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Request that the current RA 0.5 be rezoned to a R1-10 for SFR. PLEASE SEE ATTACHMENT

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

- The name and address of every person or company the applicant represents;
- An accurate property map showing the existing and proposed zoning classifications;
- All abutting properties showing present zoning classifications;
- An accurate legal description of the property to be rezoned;
- Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- 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: October 28, 2020 **File Number:** 2020-ZC-37

Type of Application: Zone Change, Legislative

Applicant: SandRock Development

Request: A zone change from Residential Agriculture 0.5 to Residential 1-10

Location: 3150 S 1100 W

General Plan: Low Den Single Family 1-4 Units an Acre

Existing Zoning: RA-0.5

Discussion: The applicant is seeking to rezone their 20.07 acres of property from RA-0.5, single-family half-acre lots; to R1-10, single-family 10,000 sq. ft lots.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RA-1	Farm Land, Some Homes, and Open Space
East	RA-1 and M-1	Farm Land, Gravel Pit, Open Space
South	RA-1 and RM-2	Farm Land, Some Homes, and Open Space
West	RA-1	Farm Land, Some Homes, and Open Space

Copper Rock is south and west of the property.

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 the City's General Plan's goals, objectives, and policies?*

Response: The General Plan Map shows the area as low-density single-family, allowing up to four units an acre. R1-10 would allow for quarter-acre lots. Most R1-10 developments contain about 3.5 units an acre. The City Council has discussed this area's future in the past few months, and in those discussions, they anticipate that the Bench Lake Area (the farmland north of 3000 S) will remain farmland, while the area south of 3000 S will likely be developed. This property falls into the area that the Council has considered will likely be developed in the future.

The City is currently evaluating the General Plan and General Plan Map. Though the property aligns presently with the General Plan, that may change when the Plan is updated.

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 farmland, with a few scattered homes and a gravel pit. There is some residential development further south on 1100 W, including Copper Rock Golf Course PDO, and the future Rock View Estates Subdivision.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, but there is some growth anticipated in the area. There would be an increase of cars and other traffic in the area. However, some of that development will be offset by future improvements planned in the area.

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

Response: There are services in the area, but many will need to be improved to provide service to the area adequately. A sewer line is planned to be put in 1100 W, which will need to be installed to provide this property service. The applicant will need to provide a water model to ensure they can provide proper flow. 1100 W is planned to be realigned to meet current engineering standards, and any internal roads will have to provide connections to surrounding properties. There is power on 1100 W, but will need to be upgraded to provide proper service to this parcel when developed.

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.
3. Public facilities are not currently adequate to provide service to the parcels. However, they could be developed as part of any development of this property.
4. The proposed amendment will have a noticeable increased impact on the area. However, the growth is anticipated within the General Plan.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff recommends approval based on the findings above.

A



www.sandrockdevelopment.com

SandRock Development Inc.

6956 Gina Road

Herriman, UT 84096

801.201.3666

www.sandrockdevelopment.com

Larry Jacobson

President

6956 Gina Road

Herriman, UT 84096

801.201.3666

larry@sandrockdevelopment.com

Chad Palmer

Vice President

3549 S Marietta Dr

St George, UT 84790

801.232.1592

chad@sandrockdevelopment.com

Bob Hermandson

Bush and Gudgell

Engineer

205 E Tabernacle St #4

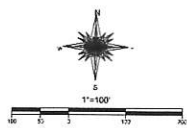
St George, UT 84770

435.673.2337

bobh@bushandgudgell.com

B

Zoning Classification	RA-0.5
Planning Commission Date	3/26/2019, 6:00 PM
City Council Date	6/5/2019
Underlying Zone	
Former Zone Code	RA-1
Acres	
Notes	
Area Sq. Feet	842,138.16



RECORD OF SURVEY - JOHN BRAMALL PROPERTY
PART OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLB & M
HURRICANE, UTAH

SURVEYOR'S CERTIFICATE
I, FEREL L. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 153754 (4402) AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS AND UNDER MY DIRECT SUPERVISION, A SURVEY OF THE TRACTS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON HAS BEEN PERFORMED.

February 19, 2019
Date

Ferel L. Campbell
Utah L.S. 153754

LEGAL DESCRIPTION JOHN BRAMALL PROPERTY

Beginning at a point S.89°49'35"W., along the 1/4 Section Line, 1003.51 feet, and N.0°24'55"W. 697.83 feet from the East 1/4 Corner of Section 21, Township 42 South, Range 13 West, Salt Lake Base Meridian, and running thence N.0°24'55"W. 894.94 feet, thence N.89°51'32"E. 1003.51 feet to a point on the West right of way line of Hurricane 1003 West Street, thence along said right of way line through the following S curves, S.0°24'55"E. 286.73 feet, thence S.10°07'32"W. 197.52 feet to the beginning of 529.21 foot radius curve, to the right, thence southeasterly, to the right, along the arc of said curve, 176.78 feet, through a central angle of 18°55'46", thence S.26°13'05"W. 358.37 feet to the beginning of a 533.00 foot radius curve, to the left, thence along the arc of said curve, to the left, 22.50 feet, through a central angle of 2°25'08", thence S.89°49'35"W. 607.85 feet to the point of beginning.
Containing 20.07 Acres.

N. 1/4 Cor. Sec. 21
T. 42 S., R. 13 W.,
(County Brass Cap)

S. 89°52'00"W.

NE Cor. Sec. 21
T. 42 S., R. 13 W.,
(County Monument)

N. 0°15'57"W.

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Center of Sec. 21
T. 42 S., R. 13 W.,
County Monument

S. 89°49'35"W.

E. 1/4 Cor. Sec. 21
T. 42 S., R. 13 W.,
USGLO Brass Cap

*Pit Location

John Bramall
Parcel 1
20.07
874465 sq ft

PLS
Parcel 1
430-727W 122.51'
NE 1/4 Sec. 21
T. 42 S., R. 13 W.

1158.72'

S. 89°49'35"W. 607.85'

3 9 19'

S. 89°49'35"W. 1003.51'

LEGEND

□ = Corners Defining Section Points
* = Property Corners as Set
- = Fence
B = Telephone Box

NARRATIVE

This Survey was performed to establish One Parcel of land for future development.

Corners are defined with a 1/2" rebar & plastic cap marked FLC 12118, unless otherwise noted.

The Base For Bearings is N.0°24'55"W. between the East 1/4 Corner and the Northwest Corner of Section 21, Township 42 South, Range 13 West, Salt Lake Base and Meridian.

RECORD
OF
SURVEY

A PORTION OF THE NE 1/4 OF SEC. 21,
T. 42 N., R. 13 W., SLB & M
Hurricane, Utah
Surveyed and Prepared For: John Bramall

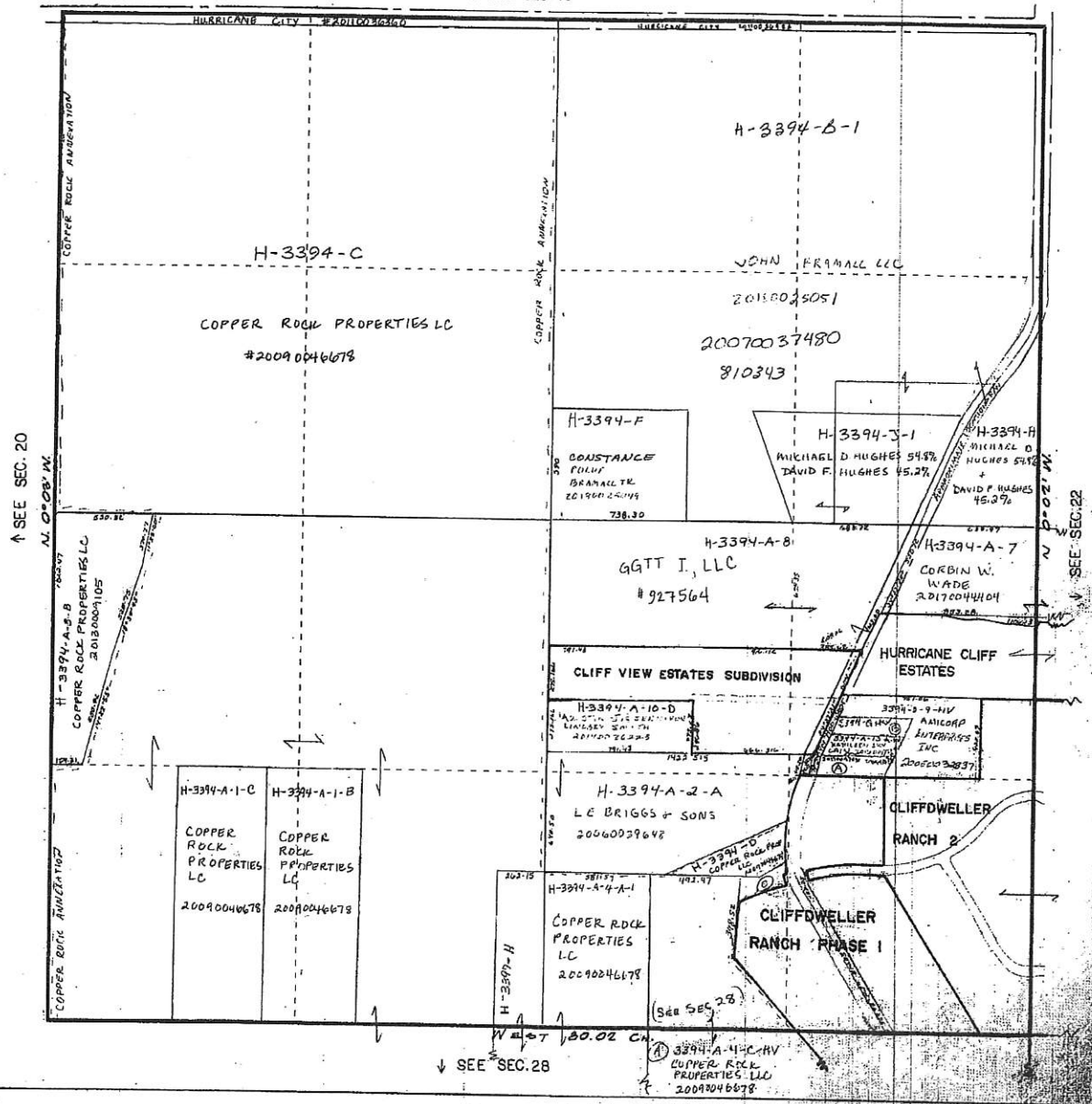
Reed Canyon Resources, LLC
55 S 300 W
Hurricane, Utah 84737
Phone: 435-235-1124

Date: _____ Remarks/Revisions: _____ By: _____ Drawn: FLC Checked: DP



- SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH=400 FEET

↑ SEE SEC. 16



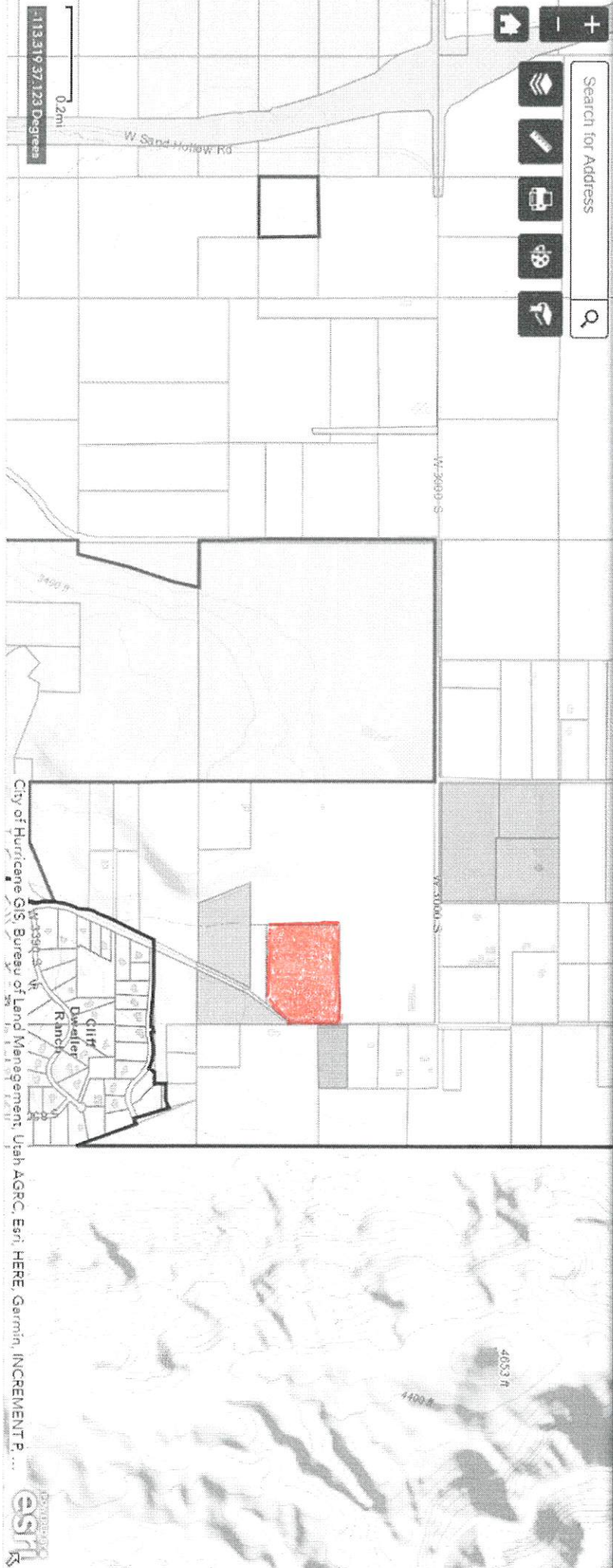
C

City of Hurricane Zoning

Hurricane Planning Department

Search for Address

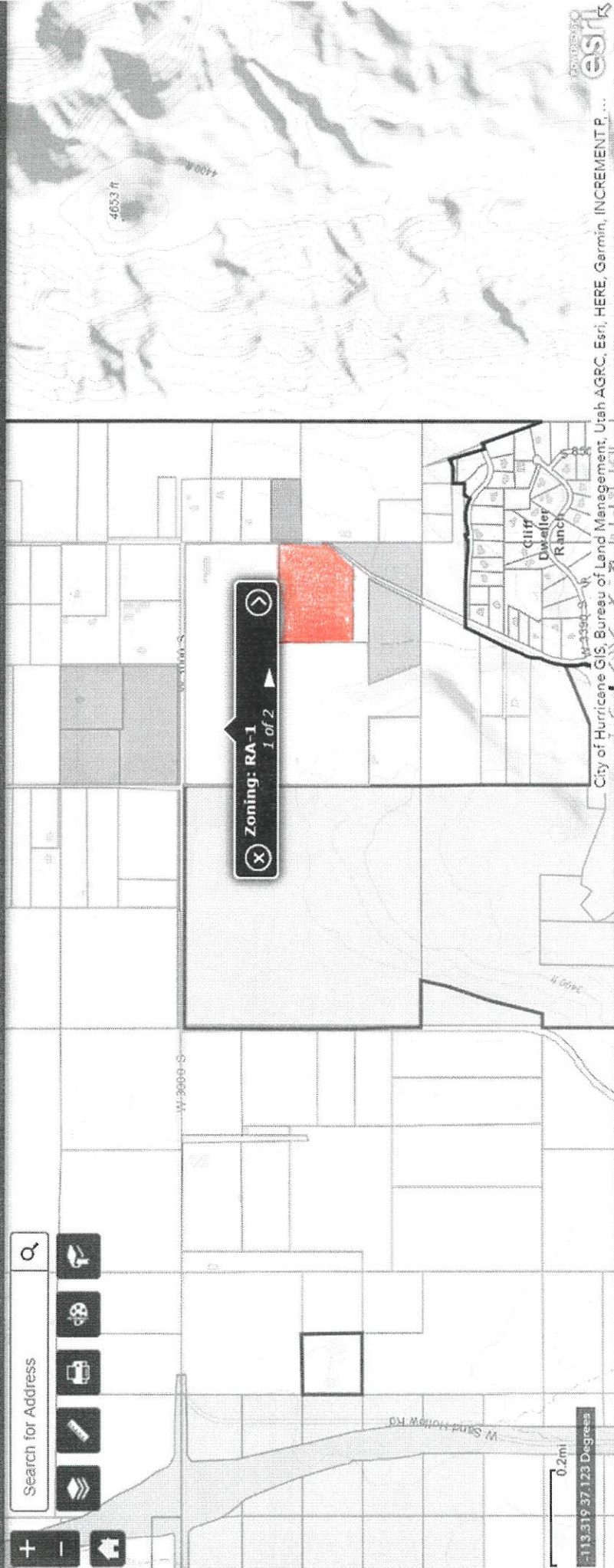
Navigation icons: Home, Back, Forward, Print, Full Screen, etc.



- 1838 2 Story Bid Pl...pdf
- 1838 2 Story Bid Pl...pdf
- 1460 Rambler Bid...pdf
- 1460 Rambler Bid...pdf
- Carly_Schmidt_con...pdf

City of Hurricane Zoning Hurricane Planning Department

The screenshot displays the Esri City of Hurricane GIS application interface. At the top, there is a search bar labeled "Search for Address" with a magnifying glass icon. Below the search bar are several navigation and tool icons: a home button, a compass, a location pin, a scale bar, and a zoom in/out button. The main map area shows a grid of land parcels. A specific parcel is highlighted in red, and a callout box points to it, displaying "Zoning: RA-0.5" and "1 of 2". The map also shows a street labeled "W 3000 S" and a scale bar indicating "0.2 mi". The bottom of the screen features a status bar with the coordinates "-113.319 37.123 Degrees" and the Esri logo.





The screenshot displays the 'City of Hurricane Zoning' application. At the top, the title 'City of Hurricane Zoning' is visible. Below it is a search bar labeled 'Search for Address'. To the right of the search bar are several icons for map navigation and interaction. The map itself shows a grid of zoning districts, with a red highlight on a specific parcel. A tooltip box over the highlighted parcel indicates 'Zoning: RM-2' and '1 of 4'. The map also shows topographic features like 'W Sand Hollow Rd' and 'W 3000 S'. A scale bar at the bottom right indicates '0.2mi'. The bottom of the screen shows a coordinate readout: '41.3319 37.123 Degrees'.

 1838 2 Story Bid Pl....pdf <
  1838 2 Story Bid Pl....pdf <
  1460 Rambler Bid....pdf <
  1460 Rambler Bid....pdf <
  Carly_Schmidt_con....pdf >
 Show all X

The screenshot shows a mobile browser interface with a list of open tabs at the top. The tabs are:

- Mail - Chad Palmer - Out
- (4 unread) - cpalmer_330
- Stock Markets, Business
- In Between | Scott
- Hurricane City Official W
- City of Hurricane Zoning

Below the tabs is a search bar with the text "hurricaneaut.maps.arcgis.com/apps/webappviewer/index.html?id=268052491c31468f91f1fb07b69f2e73". To the right of the search bar is a "Paused" button. Below the search bar is a list of search results:

- Apps
- LDP GSA
- Assessor | Salt Lake...
- Stock Markets, Busi...
- USDA Lookup
- Stock Market Data...
- https://www.yahoo...
- Community » Drop...
- Other bookmarks

City of Hurricane Zoning Hurricane Planning Department

The screenshot displays the Esri ArcGIS Online interface. At the top, there's a search bar with the placeholder text "Search for Address". Below it are several icons for map tools: a magnifying glass, a location pin, a compass, a street view icon, and a layer selection icon. On the right side, there are zoom in (+) and zoom out (-) buttons, along with a home button. The main map area shows a grayscale aerial photograph overlaid with a grid of land parcels. One parcel is highlighted in red. A black callout box points to this red parcel, containing the text "Parcel ID: H-3394-C" and "1 of 2". To the right of the map, there's a vertical toolbar with various icons. At the bottom right, there's a scale bar labeled "0.2mi" and a coordinate string "-113.319 37.123 Degrees". The Esri logo is visible in the bottom right corner. The map itself shows a network of roads, including "W 3600 S" and "W 3800 S", and some terrain features like hills and water bodies. A small inset map in the top right corner provides a broader geographical context.

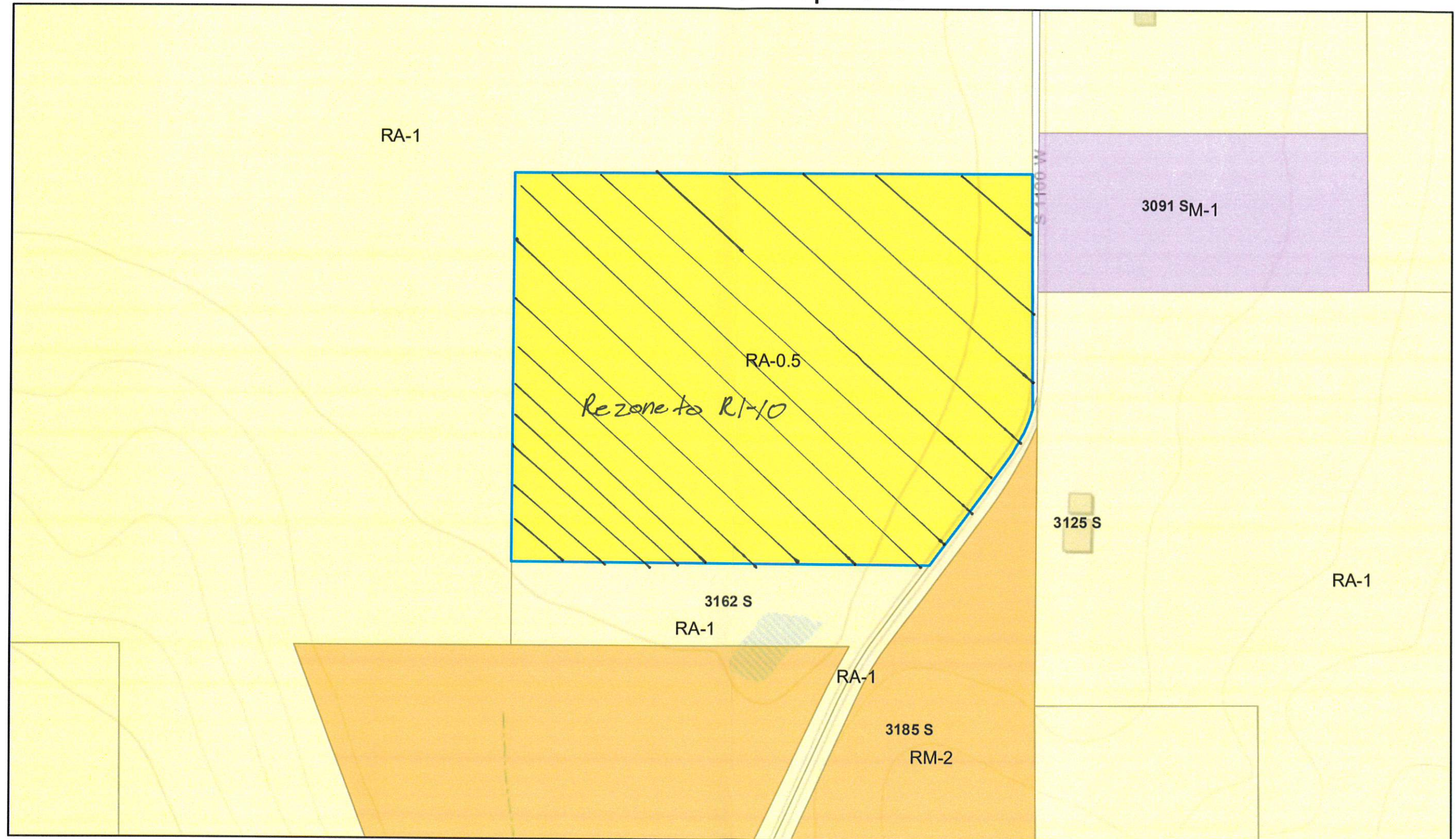
D

LEGAL DESCRIPTION JOHN BRAMALL PROPERTY

Beginning at a point S.89°49'35"W., along the 1/4 Section Line, 1003.51 feet, and N.0°24'55"W. 587.83 feet from the East 1/4 Corner of Section 21, Township 42 South, Range 13 West, Salt Lake Base Meridian, and running thence N.0°24'55"W. 984.94 feet; thence N.89°51'32"E. 1003.51 feet to a point on the West right of way line of Hurricane 1000 West Street; thence along said right of way line through the following 5 courses: S.0°24'55"E. 288.73 feet; thence S. 18°07'22"W. 197.52 feet to the beginning of 569.21 foot radius curve, to the right; thence southwesterly, to the right, along the arc of said curve, 179.78 feet, through a central angle of 18°05'46"; thence S.36°13'08"W. 398.37 feet to the beginning of a 533.00 foot radius curve, to the left; thence along the arc of said curve, to the left, 22.50 feet, through a central angle of 2°25'09"; thence S.89°49'35"W. 607.05 feet to the point of beginning.

Containing 20.07 Acres.

SandRock Development



10/6/2020, 12:28:28 PM

City Limits

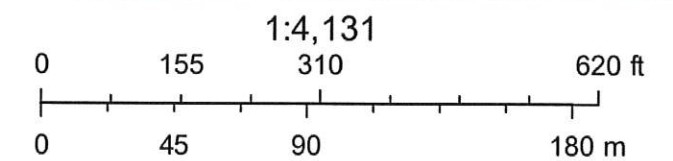
Zoning

- RA-1: Residential Agricultural - 1 Unit Per Acre
- RA-0.5: Residential Agricultural - 2 Units Per Acre

RM-2: Multi-Family - 10 Units Per Acre

M-1: Light Industrial

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

LAND USE ORDINANCE TEXT AMENDMENT APPLICATION

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

Fee: \$500.00

<i>For Office Use Only:</i>	
File No.	2026-LUCA-07
Receipt No.	7-662655

Name: Fairway Vista Estates 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: kenneth.knudson@hbmweb.com Agent Email: mwb@allianceconsulting.us

The proposed text amendment would be to what Chapter and section of the current Land Use Code 10-39-15 Enforcement & Permits

The purpose this change would accomplish Allow for issuing building permits for model homes prior to final subdivision completion.

If purposed request is to create a new zone applicant shall attach a purpose statement for this new zone as found in Chapter 11 for the existing zones. Purposed uses and standards shall be submitted as found in the appropriate zoning group; Residential, Residential Agricultural, Commercial, Industrial, or Open Space and Public Facility Zones.

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 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: October 28, 2020 **File Number:** 2020-LUCA-07

Ordinance Not assigned

Action Type: Ordinance Change, Legislative

Applicant: Fairway Vista Estates

Request: Modify Hurricane City Code 10-39-15: Enforcement and Permits

Discussion

Fairway Vista Estates has applied for the City to consider a change in the City's subdivision ordinance. The applicant proposed change would allow a developer to build a "model home complex" before completing all improvements. A developer would need to meet the code standards; including providing a cash bond worth 125% of the improvements, have water and sewer in place, have the complex approved by the City Council, final plat would need to be approved, and meet fire standards. The proposal would leave out completed roadways, curb, gutter, and sidewalks.

Currently, staff is obligated by 10-39-15 to withhold all building permit until all improvements have been constructed and "preliminary accepted", and the plat has been recorded. The City requires this process to ensure development is completed in full before any homes or buildings are constructed. This policy protects the City from needing to complete infrastructure before residents move into a development and holds the developer accountable to the construction plans they submit. Without these protections, the City would likely need to pull developer's bonds to complete projects from time to time. This would also leave some development unfinished, with missing sections of sidewalk or roadways. Though the change would allow a developer to move on a project quicker, it adds some additional liability and risk to the City. From time to time, the City would be obligated to pull bonds and help complete projects.

Recommendation: Discuss proposed changes and make any additional desired changes. Staff and the Joint Utility Committee recommend that the Planning Commission recommend denying the code change application to City Council.

10-39-15: ENFORCEMENT AND PERMITS:

In order to enforce compliance with this chapter, the building official shall not issue any permit for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land unless it fully conforms to all provisions of this chapter. No Hurricane City officer or employee shall issue any permit or license for any building or structure or use when such land is a part of a "subdivision" as defined herein until such subdivision has been approved and recorded in the County Recorder's Office, and unless the improvements shown on approved construction plans for the subdivision have been installed and preliminarily accepted, and all other provisions of law have been complied with. Any license or permit issued in conflict with this chapter shall be null and void. (Ord. 2008-32, 12-18-2008)

Notwithstanding the above, ~~a building permit for a single model home for the developer of the subdivision for which the final checklist for completion has been issued may be approved by the City Council~~ building permits for a model home complex by the developer of the subdivision may be issued if the following criteria are met:

1. Final Construction drawings have been approved by JUC,
2. Subdivision grading is complete, and sewer and water have been installed and tested.
3. All weather access and live fire hydrants are available prior to combustible material being delivered to the home sites,
4. A cash bond (no other bond type will be acceptable) amounting to 125% of remaining improvements has been provided,
5. The Final Plat has been approved by staff and Recorded at the County Recorder's office, and
6. The model home complex has been approved by the City Council.

A certificate of occupancy shall not be granted and the model home(s) may not be used or occupied for any reason until the subdivision has been approved and recorded the improvements shown on approved construction plans for the subdivision have been installed and preliminarily accepted, and all other provisions of law have been complied with. (Ord. 2012-2, 4-19-2012)

Additionally, the City Council may approve an amendment to a development agreement for a master planned community with a Planned Development Overlay to permit construction of a model home complex according to the terms negotiated for the amendment. (Ord. 2019-09, 7-18-2019)

Copper Rocks
Proposed Ordinance Change
Model Homes
Public Works Comments

1. There are no limits placed on the number of model homes a developer can build and as such these homes would simply become “spec” homes. Without limiting the number of model homes being built, every single lot in the subdivision could be built upon.
2. A “Certificate of Occupancy” is not an enforcement tool and unless required by a lender, an owner can move into a home without a CO. In this case, the subdivision is recorded and there is nothing to prevent the developer from selling a lot, building a customer a home, and moving them in before the project is completed. This, then becomes a liability to the city.
3. Once a utility is installed, and another utility hits it, who is responsible? And more importantly, what if the home builder or sub-contractor hits it?
4. At what point in this process does the one-year warranty period required by ordinance start?
5. As written, these improvements could be installed on a lot-by-lot basis if the required improvements for each lot have been installed. Would this not create a patch work quilt of concrete, paving, etc.
6. What is the triggering mechanism for executing the bond? After the first house is built, the tenth house? there is no language that describes the mechanism or criteria for the City to execute against the bond.
7. This change would be in direct conflict with 10-17-13-E (2). “No building permit shall be issued unless the property fronts a dedicated street which meets the width requirements and has been improved according to city standards.

The system that is currently in place has been forged from many years of experience in dealing with the problems related to subdivision and home construction. The City of Hurricane has a responsibility to prospective home buyers to insure that the subdivision has been built to city standards and specifications, that the lots for sale have been correctly outfitted with the required utilities, the setbacks are met, the public utility easements are in place and the property is free from encumbrances. The only reason that this ordinance is being entertained is so developers can hurry the process and by doing such, it most assuredly reduces the City’s ability to control the outcomes. We must also remember that Copper Rock is purporting this change, but if it becomes affective, then all developers would be able to utilize the process and they most assuredly will.

The ordinance change also speaks to a “Cash bond” but it does not describe or define the criteria which would allow the City to execute against the bond, does not provide a time frame governing the execution of the bond and as a result gives the City no way to enforce or execute against the bond.

FINAL SITE PLAN AMENDMENT 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-FSP-15

Receipt No. 7.6.2024

Name: QQUV Investments 4, LLC Telephone: (801) 400-1944

Address: 2208 W 700 S Fax No. _____

E-mail: joseph@lonestarbuildersinc.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 540 W State St, Hurricane, UT 84737

Tax ID of Subject Property: 71301 Zone District: HC (Highway Commercial

Proposed Use: (Describe, use extra sheet if necessary) Automatic Car Wash with Stacking Lanes and

Vacuum Stalls

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper. Also submit one (1) copy of all plans on larger sheets when ever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets. **Only those items applicable to the specific amendment shall be required:**

1) Site plan including:

- _____ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary;
- _____ b) Layout, dimensions, and names of existing and future road rights-of-way;
- _____ c) Project name, North arrow, and tie to a section monument;
- _____ d) The boundary lines of the project site with bearings and distances;
- _____ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;
- _____ f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;
- _____ g) Location of man-made features including irrigation facilities, bridges, and buildings
- _____ h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density;
- _____ i) Identification of property, if any, not proposed for development, and;
- _____ j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

2) Grading and drainage plan showing the following:

STAFF COMMENTS

Agenda: October 28, 2020 **File Number:** 2020-FSP-15

Type of Application: Final Site Plan Approval, Administrative

Applicant: QQUV Investment 4, LLC

Agent: N/A

Request: Final Site Plan for Quick Quack Car Wash

Location: 540 W State ST

General Plan: N/A

Current Zoning: Highway Commercial

Discussion: This is a final site plan to build a new carwash site where Hurricane Car Wash and Fizz are located. Quick Quack Car Wash is a chain car wash with several locations within the state and around the country. They are planning on tearing down the current car wash, and rebuilding the full site.

JUC Comments:

The full construction set was signed in October 2020. There are no other comments or concerns.

Staff Comments on Final Site Plan:

1. The site complies with zone standards, including setbacks, use, building height, etc.
2. The primary item the Planning Commission needs to consider is the applicant is requesting a deviation of one of the landscaping requirements. Hurricane City code requires the 10' along the frontage is landscaped, with a tree and three shrubs every 35'. The applicant cannot fully provide the 10' on the east side adjacent to 520 W. The Planning Commission may allow a deviation as described below:

10-32-4: DEVIATION FROM STRICT COMPLIANCE:

A. Deviations Authorized: Since site conditions and development constraints may vary greatly among sites, the planning commission may approve landscape plans that deviate from strict compliance with the provisions of this chapter. Any proposed deviation from the requirements of this chapter shall be:

- 1. Clearly identified on the proposed landscape plan; and*

2. *Accompanied by a written description of the proposed deviation showing how the intent of this chapter will be met by the proposed plan.*

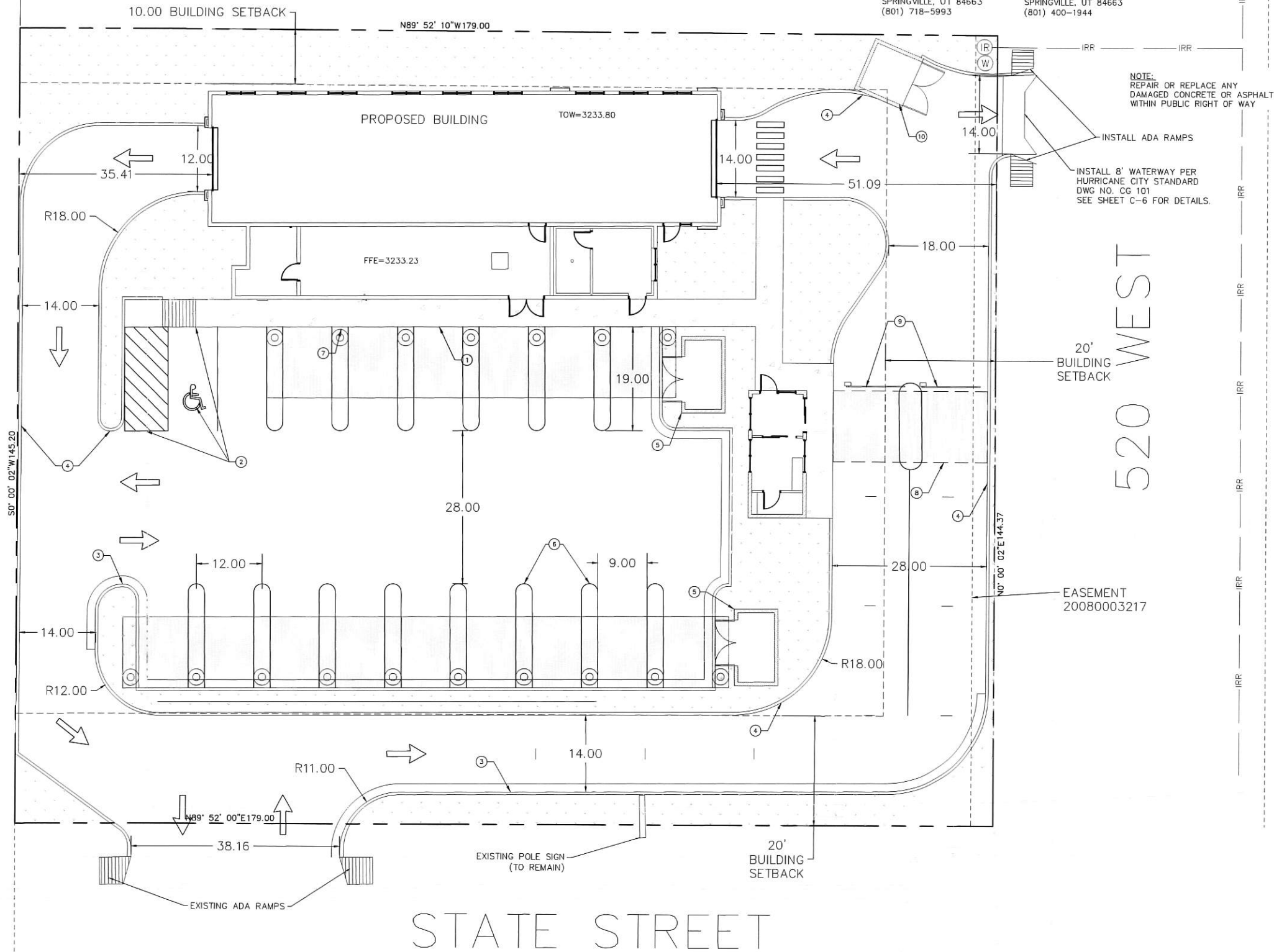
B. Findings Required: The planning commission may authorize a landscape plan deviation only if it finds the deviation:

- 1. Is consistent with the intent of this chapter;*
 - 2. Is justified by site constraints; and*
 - 3. Is of comparable quality to what would otherwise be required without a deviation.*
- (Ord. 2004-15, 6-17-2004)*

Staff would recommend approval of the deviation based on the standards above. The applicant is providing the proper amount of trees and shrubs for the length but based on the requirements for stacking, turn radius, and other site improvements, the applicant cannot fully provide the 10' width. The applicant is also providing additional landscaping on the site above what is required within Hurricane City Code.

3. The applicant has provided additional rendering and outdoor lighting plans as required by Hurricane City Code.

Recommendation: Staff recommends approval of the final site plan with an approved deviation from 10' landscaping strip.



ENGINEER:
NAME:
LARVIN POLLOCK
ELEVATE ENGINEERING
ADDRESS:
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993

DEVELOPER:
NAME:
JOSEPH EARNEST
LONESTAR BUILDERS
ADDRESS:
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944

NOTE:
REPAIR OR REPLACE ANY
DAMAGED CONCRETE OR ASPHALT
WITHIN PUBLIC RIGHT OF WAY

INSTALL ADA RAMP
INSTALL 8" WATERWAY PER
HURRICANE CITY STANDARD
DWG NO. CG 101
SEE SHEET C-6 FOR DETAILS.

20'
BUILDING
SETBACK

EASEMENT
20080003217

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
STRIPING	---
BUILDING SETBACK	---
LANDSCAPE SETBACK	---
EXISTING BUILDING	---
PUBLIC UTILITY EASEMENT	---
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	□
CONCRETE AREA	□

SITE DATA

LOT AREA QUICK QUACK:	25,916	SF (0.58 ACRES)
BUILDING AREA:	3,342	SF± 12.9%
PAVEMENT AREA:	17,142	SF± 66.1%
LANDSCAPE AREA:	5,432	SF± 21.0%

ZONING: HC (HIGHWAY COMMERCIAL)
PERMITTED USE

BUILDING DATA

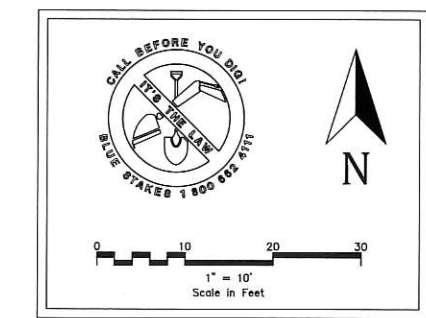
CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=10 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED: 1 STALL PER EMPLOYEE
PROVIDED: 2 STALLS
1 ADA STALL
VACUUM STALLS: 15 STALLS
STACKING: 11 STALLS
TUNNEL LENGTH: 94 FEET

NOTES:

- PROPOSED 5' SIDEWALK PER APWA STANDARD PLAN 231. SEE SHEET C-5 FOR DETAILS.
- ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-5 FOR DETAILS.
- PROPOSED CURB & GUTTER TYPE E PER APWA STANDARD PLAN 205. SEE SHEET C-5 FOR DETAILS.
- PROPOSED CURB TYPE P PER APWA STANDARD PLAN 209. SEE SHEET C-5 FOR DETAILS.
- CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
- PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
- INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPIES. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.



ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE
ENGINEERING

QUICK QUACK HURRICANE
SITE PLAN
540 SOUTH STATE STREET HURRICANE, UT 84737



SHEET:
C-1
DATE:
Oct 06, 2020

Pre-Existing 100-Year Runoff		
C Value	0.25	
Area	0.59	Acres
60" intensity	1.70	In/hr
Flow	0.25	cfs

Assumed percolation rate for sandy loam is 15 minutes per inch.		
Perc rate	0.066667	in/min
1"/15min	0.005556	ft/min
	9.26E-05	ft/sec
1088.00 sf	Area for Percolation	
0.0250 acres		
0.10 cfs	Release rate from percolation	

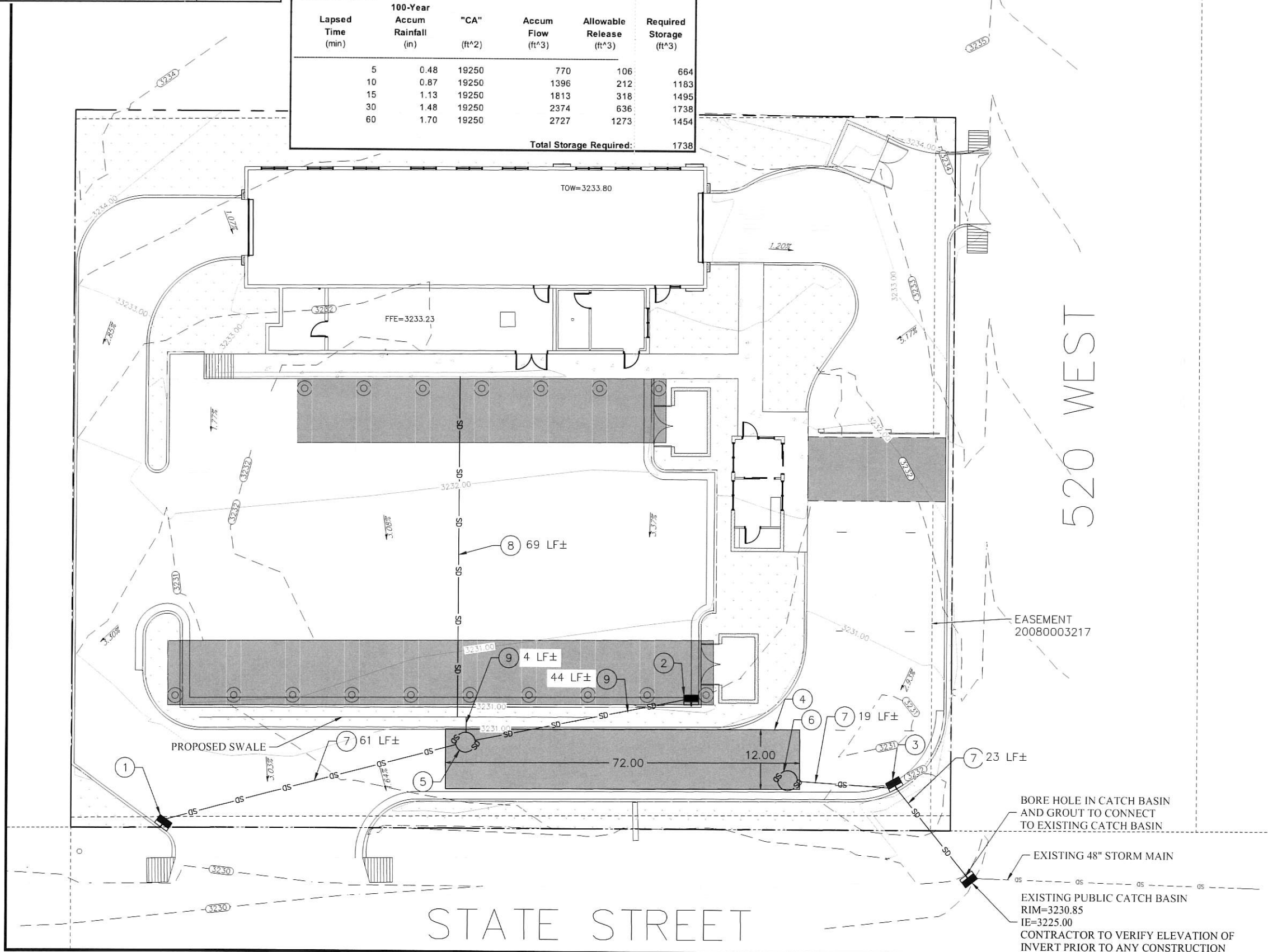
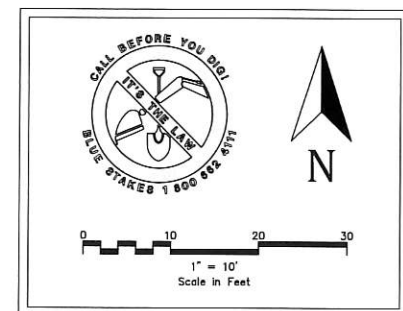
DRAINAGE CALCS FOR QUICK QUACK HURRICANE					
100 Year Flood Design					
Release Rate=	0.43	cfs/acre	(Equal to Predevelopment Runoff)		
POST-DEVELOPED Runoff Coefficient					
Roof Area	3342	ft^2	C_roof	0.90	
Paved Area	17142	ft^2	C_paved	0.90	
Landscaped	5432	ft^2	C_landscaped	0.15	
Total Area	25916	ft^2	Weighted C	0.74	
	0.59	acres	CA :	19250	ft^2
POST-DEVELOPED					
Lapsed Time (min)	100-Year Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allowable Release (ft^3)	Required Storage (ft^3)
5	0.48	19250	770	106	664
10	0.87	19250	1396	212	1183
15	1.13	19250	1813	318	1495
30	1.48	19250	2374	636	1738
60	1.70	19250	2727	1273	1454
Total Storage Required:					1738

Orifice 1 Calculations			
Q=CAsqrt(2gh)			
Q=	0.25	cfs	
H=	4.19	ft	(from high water elev. to orifice elev.)
g=	32.2	ft/s^2	
C=	0.6		
A=	0.026	ft^2	
A=	3.69	in^2	
Diameter =			2.2 inches

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	---SD---SD---
EXISTING STORM DRAIN LINE	---SD---SD---
EXISTING FENCE	---O---
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
NATURAL GROUND	NG

- DESIGN NOTES:
1. INSTALL CURB INLET BOX PER APWA PLAN 315. SEE SHEET C-6 FOR DETAILS. RIM=3230.25 IE=3227.25
 2. INSTALL CURB INLET BOX PER APWA PLAN 315. SEE SHEET C-6 FOR DETAILS. RIM=3230.43 IE=3227.43
 3. INSTALL CURB INLET BOX WITH 2.2" ORIFICE PER APWA PLAN 315. SEE SHEET C-6 FOR DETAILS. RIM=3230.11 IE=3225.31
 4. INSTALL 12"x72"x4' STORMTECH SC-740 CHAMBER SYSTEM. SEE SHEET C-6 FOR DETAILS. RIM=3230.50 TOP OF DETENTION=3229.50 BOTTOM OF DETENTION=3225.50
 5. INSTALL 5' MANHOLE PER APWA PLAN 331. SEE SHEET C-6 FOR DETAILS. RIM=3230.92 IE=3226.98
 6. INSTALL 5' MANHOLE PER APWA PLAN 331. SEE SHEET C-6 FOR DETAILS. RIM=3230.44 IE=3225.50
 7. INSTALL 12" HDPE PIPE @ 0.44% MINIMUM SLOPE.
 8. **LID MEASURE. INSTALL 6" ROOF DRAIN ONTO LANDSCAPE FOR LID MEASURE. SEE MECHANICAL PLANS FOR CONTINUATION.
 9. INSTALL 6" ADS PIPE @ 1.0% MINIMUM SLOPE.



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ELEVATE
ENGINEERING

QUICK QUACK HURRICANE
DRAINAGE PLAN
540 SOUTH STATE STREET HURRICANE, UT 84737

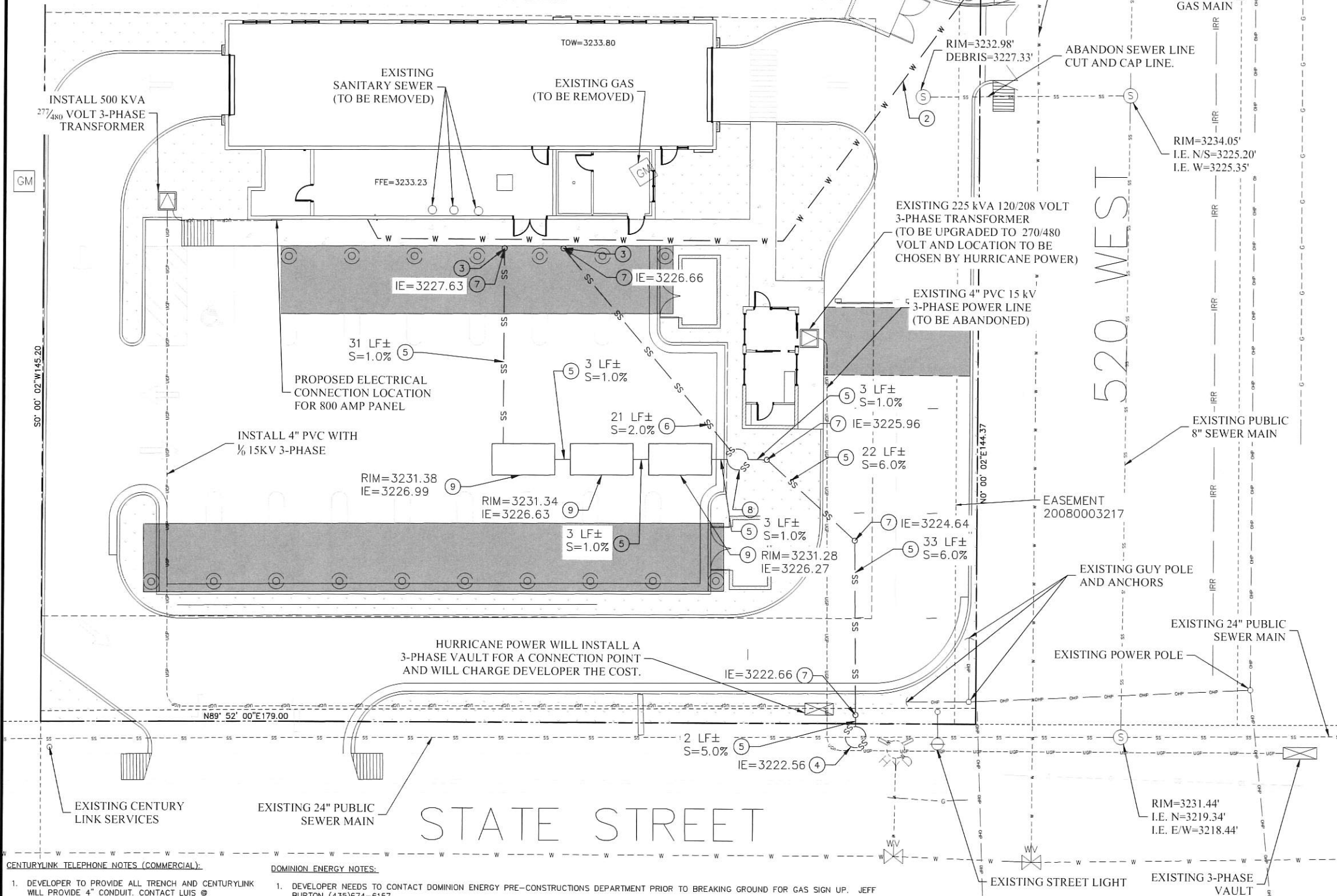


SHEET:
C-3

DATE:
Oct 06, 2020

POWER NOTES:

1. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
2. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT 435-635-5536.
3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE HURRICANE POWER SPECS.
4. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
5. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
6. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
8. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
9. IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED BY THE MAIN PANEL SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.
10. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
11. CEMENT BASEMENTS, THREE PHASE TRANSFORMER PADS AND ST. LIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.
12. HURRICANE POWER DEPARTMENT CHARGE \$1,395.00 C.T. METERING FEE AND WILL INSTALL METERING ON THE TRANSFORMER AND WILL METER ALL LOADS FROM TRANSFORMER.
13. DEVELOPER WILL BE BILLED A TERMINATION FEE \$99.00 PER PRIMARY ELBOW TERMINATIONS.
14. HURRICANE POWER WILL REMOVE EXISTING 3-PHASE POWER LINE, TRANSFORMER AND WILL INSTALL A 3-PHASE VAULT FOR NEW 3-PHASE POWER TO CONNECT TO. HURRICANE POWER WILL GIVE SOME CREDIT FOR OLD TRANSFORMER BUT WILL CHARGE DEVELOPER FOR THE COST TO INSTALL NEW 3-PHASE VAULT.



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	--SD--SD--SD--SD--
PROPOSED SEWER LINE	--SS--SS--SS--SS--
EXISTING SEWER LINE	--SS--SS--SS--SS--
PROPOSED WATER LINE	W W W
EXISTING WATER LINE	--W--W--W--W--
EXISTING TELEPHONE LINE	---
EXISTING OVERHEAD POWER LINE	OHP
EXISTING UNDERGROUND POWER LINE	UGP
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE

DESIGN NOTES:

1. CONNECT TO EXISTING WATER METER PER CITY STANDARDS. CONTRACTOR TO VERIFY SIZE OF METER. IF NOT 2" METER NEW METER TO BE INSTALLED.
2. INSTALL 2" POLY WATER LINE PER CITY STANDARDS. SEE SHEET C-6 FOR CITY DETAIL.
3. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
4. CONNECT TO PROPOSED 60" POUR IN PLACE SEWER MANHOLE. CONNECT CROWN TO CROWN TO THE 24" SEWER MAIN AND MATCH EXISTING SURFACE ELEVATION. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
5. INSTALL 6" PVC SDR-35 SEWER PIPE AT 1.0% MIN. SLOPE.
6. INSTALL 4" PVC SDR-35 SEWER PIPE AT 2.0% MIN. SLOPE.
7. INSTALL 6" CLEANOUT EVERY 100' AND AT EACH CHANGE IN DIRECTION.
8. INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-6 FOR DETAILS. RIM=3231.60 IE IN=3226.24 IE OUT=3225.99
9. INSTALL GREASE INTERCEPTOR/RECLAIM TANKS PER APWA STANDARD PLAN 441. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.
8. ALL SEWER WORK TO BE ACCORDING TO ASH CREEK SPECIAL SERVICE DISTRICT CONSTRUCTION STANDARD AND RULES OF OPERATION.

PRIVATE UTILITIES

CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY- 800-323-5517
HURRICANE POWER - 435-635-5536 EXT. 4

PARKS DEPARTMENT NOTE:

ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

TDS NOTE:

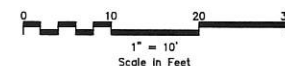
1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVIN WITH TDS AT 435-703-8932.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

CENTURYLINK TELEPHONE NOTES (COMMERCIAL):

1. DEVELOPER TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE 4" CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.
2. INSIDE TERMINATION: DEVELOPER TO PROVIDE 4"X8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL.
3. CONTACT CENTURYLINK ENGINEER AT 435-668-2167 OR BRAXTON.PETERSON@CENTURYLINK.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE VISIT AND REPORT ANY CHANGES TO JUC APPROVED PLANS.
4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH THE PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

DOMINION ENERGY NOTES:

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON (435)674-6157.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N--ST GEORGE).
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10 FOOT WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.**
5. ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF SERVICE TO THIS PROJECT.
9. CONTACT CRAIG HANSEN, (435)674-6144, AT LEAST TWO WEEKS PRIOR TO BEING READ, FOR SCHEDULING OF INSTALLATION.
10. **IMPORTANT NOTE** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUBGRADE, AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE: IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD (435)559-6547.

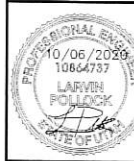


NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING

492 WEST 1200 NORTH
BRUNSWICK, UT 84603
PHONE: 435-635-5536
WWW.ELEVATEENGINEERING.COMELEVATE
ENGINEERINGQUICK QUACK HURRICANE
UTILITY PLAN

540 SOUTH STATE STREET HURRICANE, UT 84737



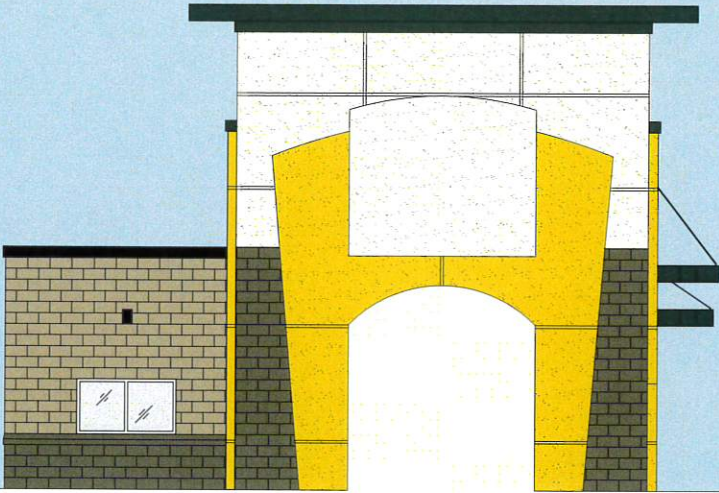
SHEET:

C-4

DATE:

Oct 06, 2020

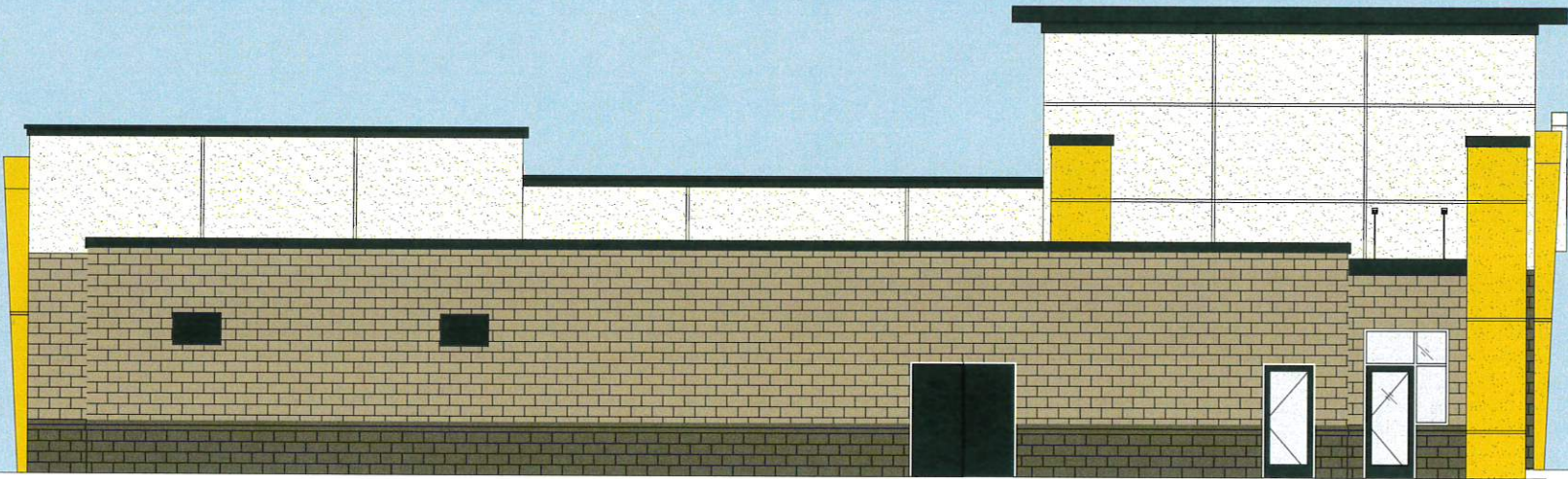
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
CMU-1	SPLIT-FACE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW 7068 "IRON ORE"
CMU-2	SMOOTH FACE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 7655 "STAMPED CONCRETE"
S-1	STUCCO	MATCH SW 6755 "STARBOARD" (GREEN)
S-2	STUCCO	MATCH SW 6803 "CHEERFUL" (YELLOW)
S-3	STUCCO	MATCH SW 7004 "SNOWBOUND" (WHITE)
P-1	PAINT	SW 6755 "STARBOARD" (GREEN)
P-2	PAINT	SW 6803 "CHEERFUL" (YELLOW)
P-3	PAINT	SW 7025 "BACKDROP" (DARK GREY)
M-1	METAL	MATCH SW 6755 "STARBOARD" (GREEN)



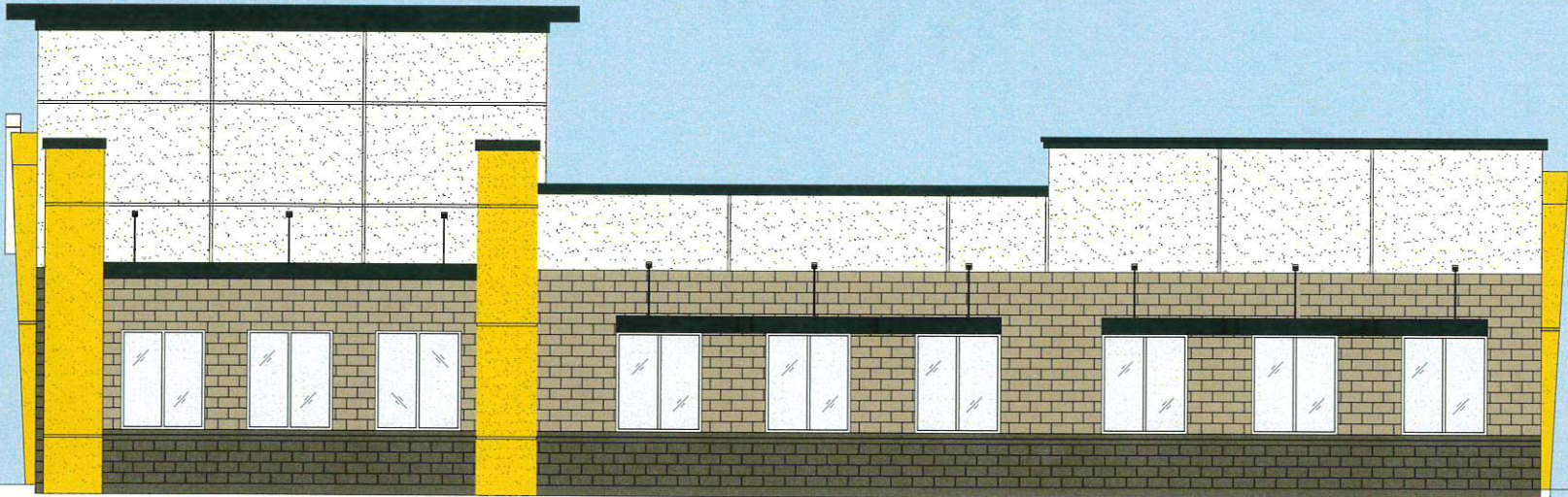
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

PROJECT NOTES
ALL LIGHTS TO BE DOWNWARD FACING

PROJECT TITLE
Quick Quack Car Wash
Hurricane Utah



DATE: July 16, 2020
REVISIONS:

A200

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-19

Receipt No. 7-662671

Name: Iverson Julie TR Telephone: 435-862-7097

Address: 1330 S 50 W Hurricane, UT Fax No. _____

Email: iversonr65@gmail.com Agent Email: _____

Agent (If Applicable): Robert Iverson Telephone: 435-862-7097

Address/Location of Subject Property: Properties south of Angell Heights Dr.
& North East of 2300 N in Hurricane, UT.

Tax ID of Subject Property: H-3-2-10-23031 Zone District: R1-6 & R1-15
H-3-2-10-23012

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) R1-6 on
the West & R1-15 on the East, adding 10 lots

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: October 28, 2020 **File Number:** 2020-PP-19

Type of Application: Preliminary Plat (Administrative)

Applicant: Iverson Julie TR

Agent: Robert Iverson

Request: Preliminary Plat

Location: South of Angell Heights Dr and North East of 2300 N in Hurricane

General Plan: Public Use

Existing Zoning: R1-15 and R1-6

Discussion: The applicant is seeking to finish the Angell Heights Subdivision and complete the connection from Frog Hollow to Angell Heights. This subdivision contains a total of 21 single-family lots.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	R1-15	Angell Heights Subdivision
East	R1-15 and Open Space	Cliffs and steep slop
South	R1-6 and R1-15	Single Family Development
West	R1-6	Single Family Development

JUC Comments

The following will need to be addressed with construction drawings.

1. The sewer is adjacent and will likely gravity feed out of the project
2. The waterline is already in place, but connections will need to be reviewed in the construction drawings
3. The road is graded, but the applicant will need to ensure it is adequately compacted
4. Gas and other utilities are in the area.

Staff Comments

1. The applicant will need to secure a will serve letter from Ash Creek
2. Staff's main concern is about potential sensitive lands concern about the project. Along the east side, there are quite a bit of hillside and steep sloops. Based on a preliminary review, the applicant may need to submit a sensitive lands application. The criteria for when sensitive lands is required is as follows:

10-24-5: HILLSIDES AND RIDGE AREAS:

A. *Applicability: The following procedures, submittal requirements and standards shall apply to those projects located on lands identified as having at least one of the following characteristics:*

1. *Slopes over ten percent (10%) which are:*
 - a. *Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or*
 - b. *Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section [10-24-9](#), appendix diagram A, of this chapter.)*
 - c. *A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.*
2. *Lands located within one hundred (100) vertical feet of a ridgeline measured perpendicular from the ridgeline; and*
3. *Lands located within one hundred feet (100') of an edge of a bluff.*

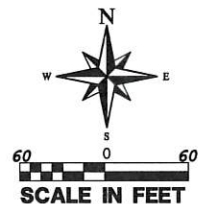
Because of the slopes shown on the plat, staff believes a Hillside and Ridge Areas application would be required. Staff has forward these criteria to the project engineer for their review and responses.

3. The lots sizes and dimensions comply with the underlying zones.
4. All other aspect comply with Hurricane City Preliminary Plat standards.

Recommendation: Staff recommends the Planning Commission review the full application. Staff recommends that the Planning Commission continue the item until the Hillside status can be reviewed.

PRELIMINARY PLAT FOR: ANGELL HEIGHTS ESTATES PHASE 5&6

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF
SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- 10' PUBLIC UTILITY EASEMENT
- SS EXISTING SEWER MAIN
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PHASE LINE
- EXISTING SEWER MANHOLE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP
P.L.S. #7837685
- (00.00) RECORD BEARING OR DISTANCE

LINE TABLE				CURVE TABLE				
LINE	LENGTH	DIRECTION	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
L1	16.10'	S9°40'54"W	C1	6.60'	30.00'	6.59'	S44°14'52"W	12°36'47"
L2	20.16'	S37°56'28"W	C1	31.55'	20.00'	28.38'	S45°24'05"W	90°23'06"
L3	13.53'	S37°56'28"W	C2	6.60'	30.00'	6.59'	S44°14'52"W	12°36'47"
L4	7.11'	S50°33'15"W	C3	43.05'	261.00'	43.00'	S33°12'56"W	9°27'04"
L5	6.46'	N25°23'24"E	C4	128.45'	261.00'	127.16'	S14°23'29"W	28°11'51"
L6	1.68'	N37°56'28"E	C5	24.77'	325.94'	24.77'	S2°28'09"W	4°21'17"
L7	26.87'	S52°03'32"E	C6	104.56'	326.00'	104.11'	S13°50'04"W	18°22'33"
L8	26.38'	N37°56'28"E	C7	97.86'	274.00'	97.34'	N13°43'56"E	20°27'46"
L9	29.00'	S52°03'32"E	C8	15.34'	274.00'	15.34'	S1°53'48"W	3°12'29"
L12	32.98'	N0°07'28"E	C9	13.76'	313.00'	13.76'	N1°33'07"E	2°31'08"
L13	7.49'	N28°15'25"E	C10	74.00'	313.00'	73.83'	N9°35'04"E	13°32'45"
L14	7.56'	N84°20'40"E	C11	80.00'	313.00'	79.78'	N23°40'46"E	14°38'39"
			C12	37.91'	313.00'	37.89'	N34°28'17"E	6°56'22"
			C13	7.25'	30.00'	7.23'	N31°01'00"E	13°50'57"
			C14	6.60'	30.00'	6.59'	N31°38'04"E	12°36'47"
			C15	54.11'	271.00'	54.02'	N79°45'04"E	11°26'22"
			C16	5.40'	30.00'	5.39'	N79°11'16"E	10°18'47"
			C17	7.64'	30.00'	7.62'	N77°03'07"E	14°35'06"
			C18	23.29'	274.00'	23.28'	N67°19'27"E	4°52'13"
			C19	97.86'	274.00'	97.34'	N54°39'28"E	20°27'46"
			C20	97.86'	274.00'	97.34'	N34°11'42"E	20°27'46"

OWNER:

NERSON JULIE TR
1330 S 50 W
HURRICANE, UT 84737-2303

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH EAST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE THENCE S89°26'57"E 520.30 FEET; THENCE N00°12'32"E 462.05 FEET TO THE POINT OF BEGINNING; THENCE N08°40'54"E 16.10 FEET; THENCE N01°03'01"E 326.33 FEET; THENCE N13°17'18"E 134.68 FEET; THENCE N47°05'05"E 62.33 FEET; THENCE S85°42'34"E 184.80 FEET; THENCE S52°03'19"E 26.87 FEET; THENCE N37°56'28"E 26.38 FEET; THENCE S52°03'32"E 29.00 FEET; THENCE S44°52'27"E 163.61 FEET; THENCE S27°50'38"W 37.26 FEET; THENCE S59°43'18"E 153.76 FEET; THENCE S23°49'09"W 232.00 FEET; THENCE S28°15'25"W 13.01 FEET; THENCE N88°42'27"W 228.33 FEET; THENCE N89°42'27"W 52.00 FEET; THENCE N00°17'33"E 39.41 FEET; THENCE N89°42'27"W 155.38 FEET TO THE POINT OF BEGINNING. AREA: 8.94 ACRES.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA, HOLOCENE APPROX/BUR
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	MC-MODERATE C: AREAS WHERE CATEGORY C GEOLOGIC UNITS CROP OUT ON SLOPES GREATER THAN 20 PERCENT (11.3°)
ROCKFALL HAZARD	H-HIGH ROCK-FALL HAZARD AREA
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED BEDROCK GENERALLY ≤ 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SCW3-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.

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE RELEASED AT A CONTROLLED RATE THROUGH A SIDEWALK SCUPPER BACK INTO THE PLANNED ROAD. WATER WILL DRAIN DOWN INTO AN EXISTING 24 INCH COVERT ON 2050 S. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO IRRIGATION FACILITIES.

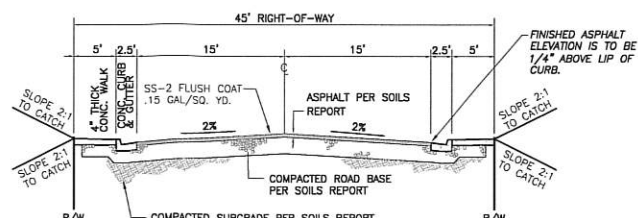
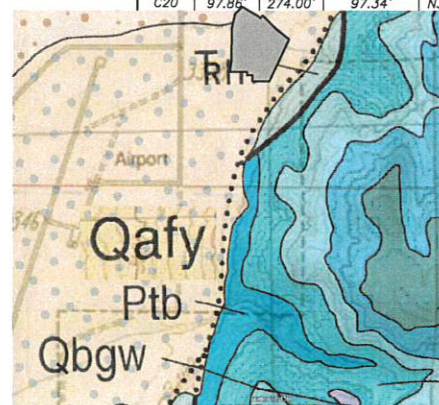
PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

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

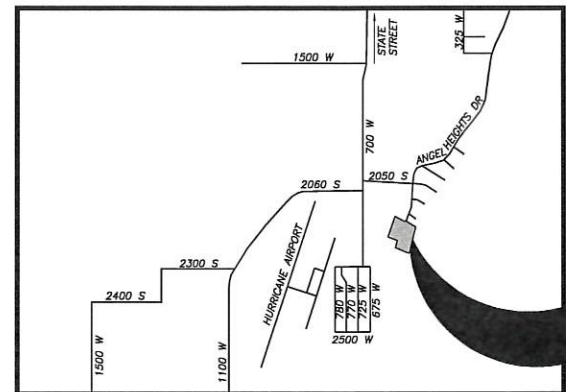
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE A YOUNGER ALLUVIAL-FAN DEPOSIT (HOLOCENE). THE AREA SHOWN WITH A Qafy on the MAP. IT ALSO LIES INSIDE A MOENKOPI FORMATION (LOWER TRIASSIC) SHOWN WITH A Tm. THIS AREA HAS POORLY TO MODERATELY SORTED, NON-STRATIFIED, SUBANGULAR, BOULDER TO CLAY SIZE SEDIMENT IN THE Qafy AREA. THIS AREA ALSO HAS WEST DIPPING, FAULT-BOUNDED BLOCKS OF RED STRATA OF THE LOWER, MIDDLE, OR UPPER RED STRATA IN THE Tm AREA. THE SOIL TEXTURE IS A SANDY LOAM AND GENERATES PERCOLATION RESULTS FROM 12 MINUTES PER INCH TO 30 MINUTES PER INCH. THE SOIL STRUCTURE IS MASSIVE. THE CLAY IS COLLAPSIBLE AND CAN EXTEND TO DEPTHS BEYOND 50 FEET. THE USDA HAS THIS LAND DESIGNATED AS JUNCTION FINE SANDY LOAM AS WELL AS ROCK OUTCROP.



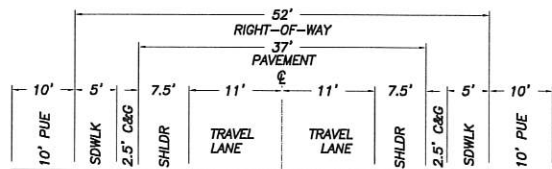
TYPICAL SECTION ANGELL HEIGHTS RD. PHASE 5



PROJECT
LOCATION



SOUTHWEST CORNER SECTION 10,
T42S, R13W, S.L.B.&M.



TYPICAL SECTION ANGELL HEIGHTS RD. PHASE 5

NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-6397
Fax: (435) 495-5875



PRELIMINARY PLAT FOR:
ANGELL HEIGHTS ESTATES PHASE 5&6
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 10, T42S, R13W, S.L.B.&M.

DATE: 8-20-2010
SCALE: 1"=60'
JOB NO.
69-015
SHEET NO.
1 OF 1

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-13

Receipt No. 7-662762

Name: Western MTG & Realty Co Telephone: _____

Address: PO Box 3110 Pasco, WA 99302-3110 Fax No. _____

Agent (If applicable): David Crowther Agent's Phone: 435-590-6192

Email: _____ Agent Email: osmondoc@gmail.com

Address/Location of Subject Property: West of Sand Hollow Rd. North of Turf Sod Rd.

Tax ID of Subject Property: H-4-2-11-241 Zone District: PC & GC

Proposed Use: (Describe, use extra sheet if necessary) RV Resort & Storage

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: _____

STAFF COMMENTS

Agenda: October 28, 2020 **File Number:** 2020-PSP-13

Type of Application: Preliminary Site Plan

Applicant: Western MTG and Realty Co

Agent: David Crother

Request: Preliminary Site Plan for an RV Park and Storage

Location: Turf Sod Road and Sand Hollow Road

General Plan: Planned Community

Existing Zoning: East is Planned Commercial, West is General Commercial

Discussion: The applicant is seeking preliminary approval to construct an RV Park and storage units. The zoning has recently been approved as part of the Elim Valley Lawsuit. 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.*
- 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 19.10 acres
2. Total RV Sites: 116
3. Total Storage Units: 372

JUC Comments:

Construction drawings will have to be submitted, reviewed, and approved before the final site plan is approved and evaluated.

1. A water model will be required to size the connections for the projects properly. The internal water pipe will need to be ductile iron. Will need to have a looped system.
2. Engineering: Traffic memo or a traffic study will be required. There will need to be a right-hand turn lane on Sand Hollow Road.
3. Sewer: Service are there, but the details will need to be reviewed. Will there need to be sewer service at the storage units? There is no gravity sewer access at the storage units location.
4. The overhead power lines are not sufficient, so there will need to be off-site improvements. Work with Dixie Power to get power to the site.

Planning Staff comments:

1. An RV Park is a permitted use in a Planned Commercial Zone. It is recommended that RV parks be located "*adjacent to or close 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. Storage units are permitted in a General Commercial Zone

2. Use Classification: Recreation Vehicle Park and Self-Storage Units
3. RV sites must be a minimum of 1000 square feet, with a min lot space depth of 40'. The Prime 36 X 24 does not comply.
4. 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.*" The development would require at least 3 of each.
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. The requirement for open space in an RV park is 10%. The applicant is proposing some open space, a pavilion, and a playground. It is unclear if the area would meet the 10% standard.
7. 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.*"
8. A lighting plan that complies with dark sky guidelines adopted by the City must be submitted with a final site plan.
9. A parking space will need to be provided for each stall in the RV Park.
10. Internal roadways for the RV park will need to be a minimum of 30' wide. The plan is unclear what size they are.
11. Will need to identify dumpster locations within the RV Park.
12. Front setbacks are 20'; the frontage along Turf Sod Road does not comply.
13. There is a shared-use path along the north end of Turf Sod Road, the applicant will need to install it as part of this development. There is also a planned trail for Sand Hollow Road that will likely be on the East.

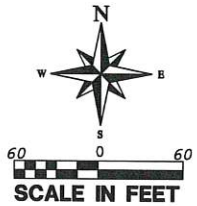
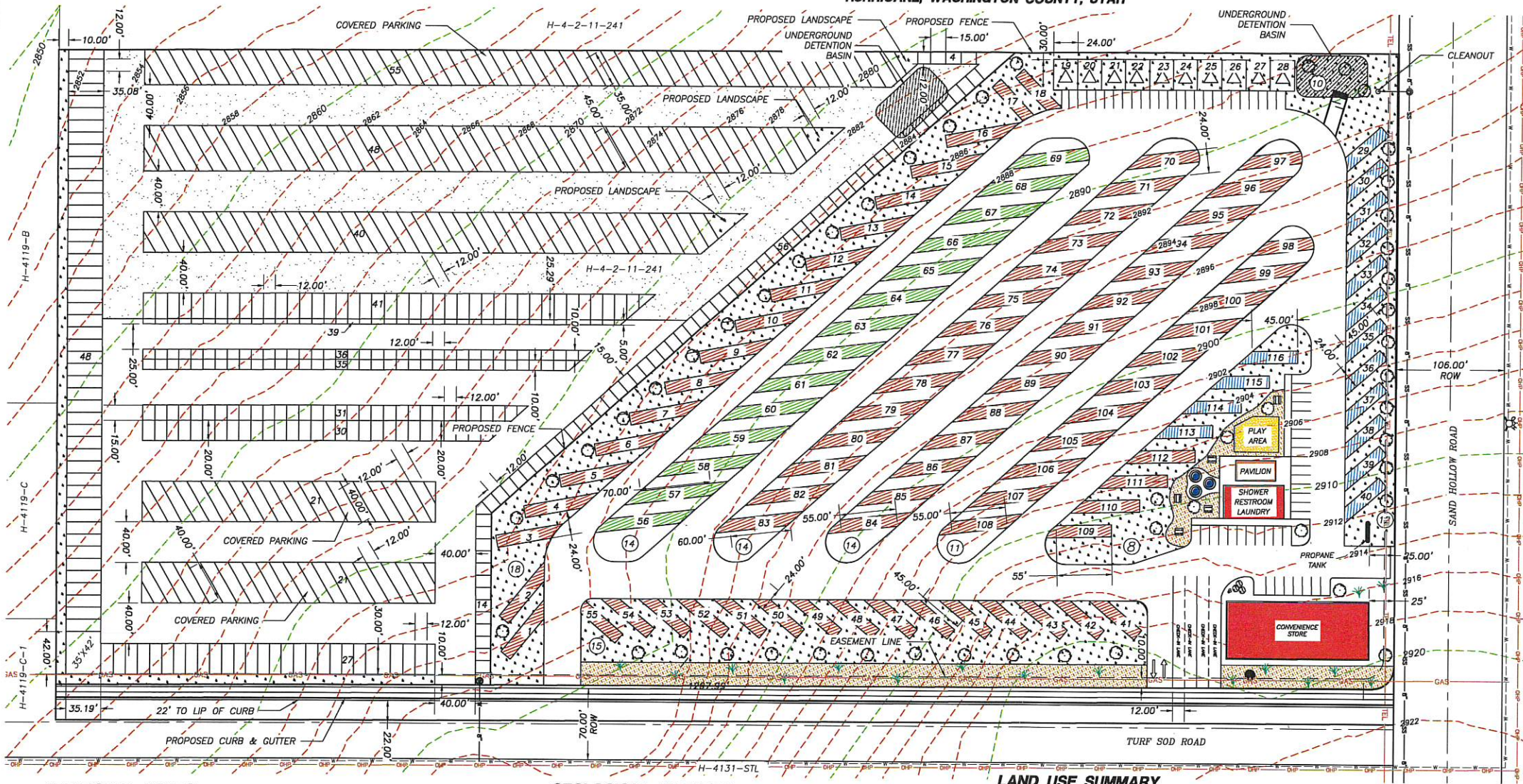
Recommendation:

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

1. The applicant address staff and JUC comments in the construction drawings.
2. The applicant provides 10% of the area as open and recreation space.
3. The plan is updated with proper setbacks
4. The plan is updated with property stall sizes

PRELIMINARY SITE PLAN FOR:
SAND HOLLOW RV RESORT & STORAGE

PARCEL: H-4-2-11-241,
LOCATED IN THE NW 1/4 OF THE SE 1/4 OF THE SECTION 11, T42S R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

—	PROPERTY LINE	—	ADJACENT PROP LINE
- - -	EASEMENT LINE	- - -	EXISTING OHP LINE
- - -	GAS	- - -	PROPOSED SEWER
- - -	EXISTING TEL LINE	- - -	EXISTING WATER
○	TREES	○	EXISTING FIRE HYDRANT
●	SHRUB 1	■	PROPOSED GRAVEL
●	SHRUB 2	■	PRIME 36' X 24'
■	PROPOSED PAVEMENT	■	PREMIUM 60' X 30'
■	ASPHALT	■	LUXURY 77' X 30'
■	PROPOSED LANDSCAPE	●	PROPOSED WATER METER
■	UNDERGROUND DETENTION BASIN	●	PROPOSED SEWER MANHOLE
		○	CLEANOUT

NUMBER OF RV SITES

14 - 70' STALLS
14 - 60' STALLS
45 - 55' STALLS
33 - 45' STALLS
10 - CAMP SITES

116 - TOTAL STALLS

NUMBER OF PARKING STALLS

11 - 9X18' STALLS BY PICNIC TABLE
08 - 9X18' STALLS BY CONVENIENCE STORE
16 - 9X18' STALLS BY SHOWER/LAUNDRY HOUSE
25 - 9X18' STALLS BY CAMPS SITES

60 - TOTAL STALLS

2-1/2" ASPHALT

3/4" ROAD BASE

SUBGRADE PREPARATION

ROAD AND RV PAD SURFACE DETAIL

N.T.S.

NOTE:
STORM WATER WILL BE CONTAINED ON SITE AND DISPERSED THROUGH UNDERGROUND FACILITIES.

ADDITIONAL NOTES

ZONING PC: PLANNED COMMERCIAL (RV RESORT)
GC: GENERAL COMMERCIAL (STORAGE)

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING UNDERGROUND DETENTION BASINS LOCATED NORTH EAST SIDE OF RV RESORT & RV STORAGE. 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 THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, SAID POINT BEING NORTH 01°03'35" EAST, 1320.46 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH 1/4 CORNER OF SAID SECTION 11, AND RUNNING THENCE NORTH 01°03'35" EAST, 35.00 FEET ALONG SAID CENTER SECTION LINE; THENCE SOUTH 89°03'48" EAST, 1327.37 FEET, TO A POINT ON THE EAST 1/16 LINE OF SAID SECTION 11; THENCE SOUTH 01°03'28" WEST, 35.00 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 89°03'48" WEST, 1327.37 FEET ALONG THE SOUTH 1/16 LINE OF SAID SECTION 11, TO THE POINT OF BEGINNING

TOTAL ACREAGE: 19.10 ACRES

811

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.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2-HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, 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	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBILITY TO PIPING & EROSION
SHALLOW BEDROCK	BRH-HARD: AREAS WHERE GENERALLY HARD & RESISTANT BEDROCK VISIBLE AT GROUND SURFACE BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY 5-10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSH-HIGH: MODERN SAND-DUNE OR SHEET SAND DEPOSITS
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

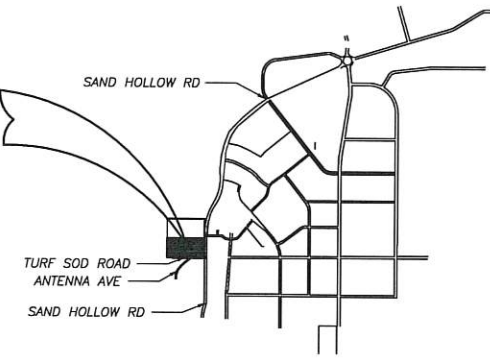
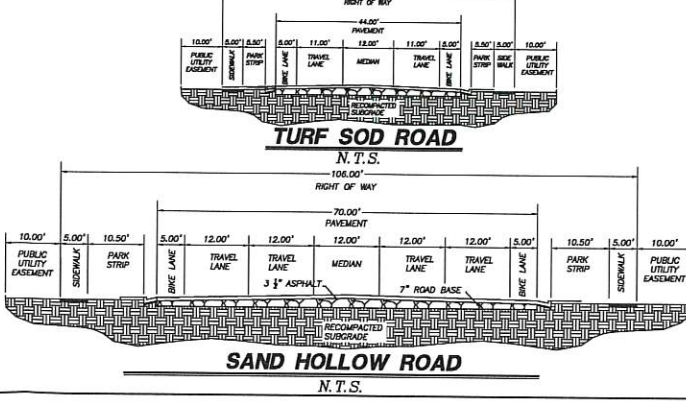
THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

LAND USE SUMMARY

RV UNITS = 116
PLANNED COMMERCIAL = 443,005.2 SQ. FT.
GENERAL COMMERCIAL = 388,100.54 SQ. FT.
TOTAL LANDSCAPING = 142,783.38 SQ. FT.
PARKING STALLS DESIGNED = 60 STALLS

ADJACENT PARCEL USAGE:

1. PARCELS EAST TO THE SITE COMES UNDER ZONE R1-B: RESIDENTIAL-1 UNIT PER 8,000 SQ.FT. THERE ARE EXISTING RESIDENTIAL HOMES.
2. PARCEL SOUTH OF THE SITE COMES UNDER THE ZONE RA-1: RESIDENTIAL AGRICULTURE-1 UNIT PER ACRE AND THE PARCEL IS VACANT.
3. PARCELS WEST TO THE SITE COMES UNDER RA-1: RESIDENTIAL AGRICULTURE-1 UNIT PER ACRE AND PARCEL CLOSE TO TURF SOD ROAD HAS AN EXISTING BUILDING AND PARCEL NORTH WEST OF THE SITE HAS AN EXISTING BUILDING.
4. PARCEL NORTH TO THE SITE COMES UNDER RA-1: RESIDENTIAL AGRICULTURE-1 UNIT PER ACRE. THERE IS AN EXISTING BUILDING ASH CREEK SEWER DISTRICT HEADQUARTERS.



PRELIMINARY SITE PLAN FOR:
SAND HOLLOW RV RESORT & STORAGE

DATE: 10/07/2020
SCALE: 1"=60'
JOB NO. 500-001
SHEET NO. 1 OF 1

FINAL SITE PLAN APPLICATION

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

Fee: \$250.00

For Office Use Only:
File No. 2020-FSP-16
Receipt No. 8-143243

Name: The Villas at the Haven Telephone: (435) 215-9509

Address: 352 E. Riverside Dr. A3 Fax No.

Agent (If Applicable): Brad Oliverson Telephone: (435) 215-9509

Email: brad.oliverson@gmail.com Agent Email:

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

Tax ID of Subject Property: H-3-1-33-4401 Zone District: RM-3

Proposed Use: (Describe, use extra sheet if necessary) Senior Living residential housing

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper. Also submit one (1) copy of all plans on larger sheets when ever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

The following shall be shown on separate sheets:

1) Site plan including:

- ☒ a) All facilities related to the project located within two hundred and fifty (250) feet of the site boundary;
- ☒ b) Layout, dimensions, and names of existing and future road rights-of-way;
- ☒ c) Project name, North arrow, and tie to a section monument;
- ☒ d) The boundary lines of the project site with bearings and distances;
- ☒ e) Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas;
- ☒ f) Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment;
- ☐ g) Location of man-made features including irrigation facilities, bridges, and buildings
- ☒ h) A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density;
- ☐ i) Identification of property, if any, not proposed for development, and;
- ☐ j) Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

STAFF COMMENTS

Agenda: October 28, 2020 **File Number:** 2020-FSP-16

Type of Application: Final Site Plan Approval, Administrative

Applicant: The Villas at the Haven

Agent: Brad Oliverson

Request: Final Site Plan for Villas at the Haven

Location: Located at 2170 W 100 N

General Plan: N/A

Current Zoning: RM-2

Discussion: This is the final site plan for the Villas at the Haven. The applicant was awarded zone change and an approved preliminary site plan earlier this year. The project is planned to be all under single ownership and is not going to be subdivided.

JUC Comments:

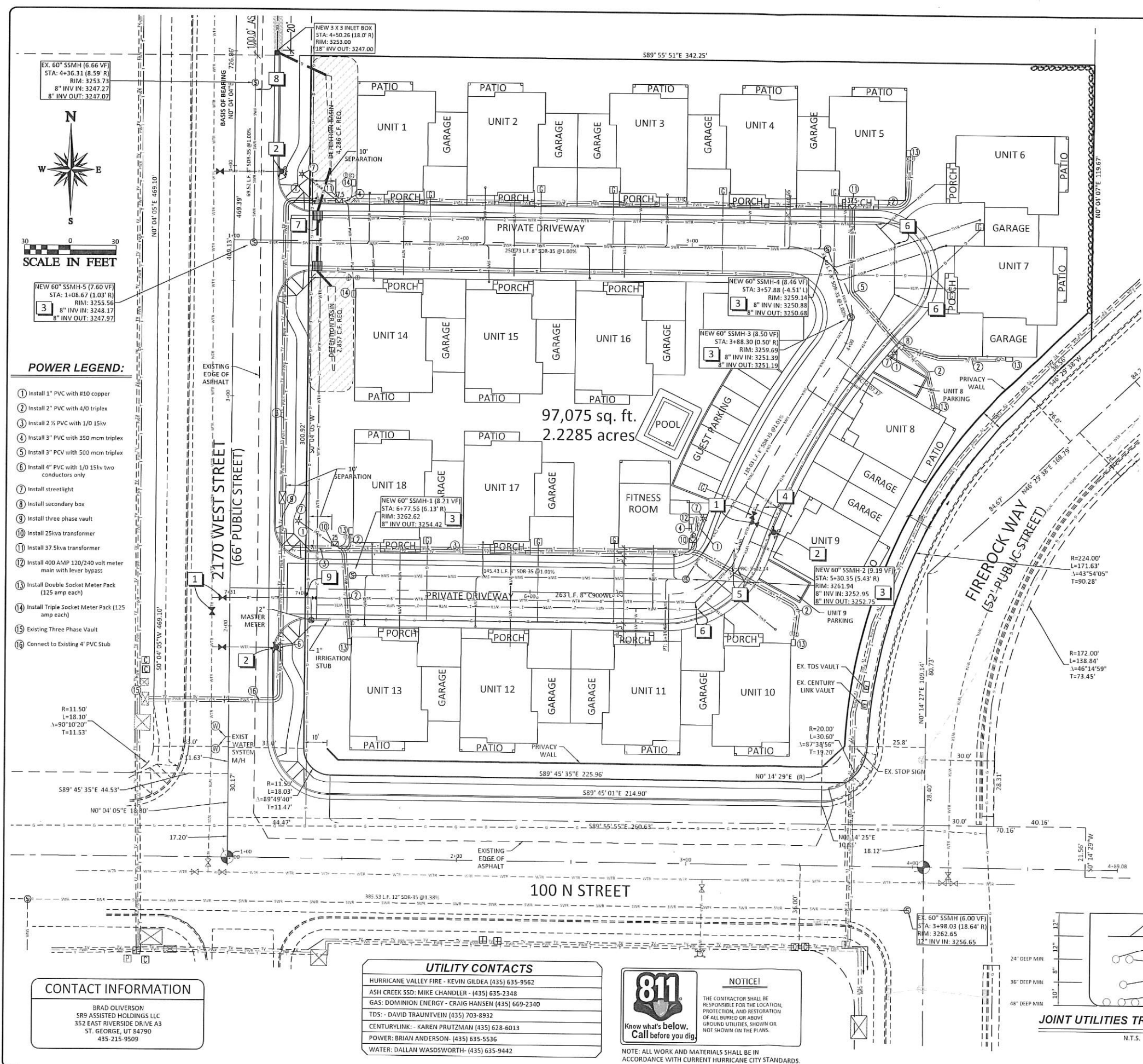
The full construction set has signed off by the JUC in October 2020.

Staff Comments on Final Site Plan:

1. The placement and general layout of the site plan comply with the preliminary site plan.
2. Grading plan and lot elevations have been provided.
3. Landscaping has been submitted and complies with Hurricane City Code. Most trees will be planted around the outside of the development and in a few open space areas. The main concern staff has with the open space plan is that it does not show any internal walkway. Every space listed that is not dedicated for some purpose is proposed to be gravel. The plan even lists the space between the club house and the pool as gravel with no walkway or patio between the two. There is also walkways from the parking/driveway and the pickleball courts. The plan should be updated to be more apparent on the intention of the developer.
4. Parking and driveways have been updated since the Planning Commission reviewed the preliminary site plan. Each driveway can now park two vehicles, with an addition of 7 guess parking spaces. The parking meets City standards
5. Building Elevations have been submitted, and they comply with Hurricane City standards.
6. An outdoor lighting plan has not been submitted. A plan needs to be submitted and comply with [Hurricane City Code 10-33-5 \(F\)](#)

Recommendation: Staff recommends approval of the final site plan subject to the following conditions:

1. All outdoor lighting shall comply with Hurricane City Code 10-33-5.
2. The landscaping plan is updated to show proper walkways to site amenities.



LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY CENTERLINE
	EXIST CURB & GUTTER
	EXIST EDGE OF PAVEMENT
	EXIST/PROPOSED NATURAL GAS SERVICE
	EXIST ELECTRICAL POWER
	EXIST SANITARY SEWER
	PROPOSED SEWER LATERAL
	EXIST WATER LINE
	EXIST STORM DRAIN
	EXIST TEL/CABLE

- EXISTING CLASS I MONUMENT (RING & LID)
- EXISTING/PROPOSED TRAFFIC SIGN (STOP)
- EXISTING/PROPOSED TELEPHONE PEDISTAL
- EXISTING/PROPOSED CABLE/INTERNET
- EXISTING/PROPOSED ELECTRIC VAULT
- EXISTING ELECTRICAL BOX / PROPOSED TRANSFORMER
- EXISTING/PROPOSED SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER SYSTEM MANHOLE
- EXISTING/PROPOSED WATER VALVE
- EXISTING/PROPOSED FIRE HYDRANT
- GAS SERVICE LOCATION

TDS NOTES

- THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
- ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUTVINE WITH TDS AT 435-703-8932
- RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
- ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

POWER NOTES

- DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
- ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM. EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT. 435-635-5536
- LINE ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPECS.
- EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
- ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
- THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
- DEVELOPER WILL BE BILLED A TERMINATION FEE OF \$99.00 DOLLARS PER PRIMARY ELBOW TERMINATIONS.
- DEVELOPER WILL BE CHARGED A CONNECTION FEE OF \$812.50 TO CONNECT TO EXISTING 3-PHASE VAULT.
- IMPACT FEES TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED PER METER/INDIVIDUAL BREAKER SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS ON THIS.

DOMINION ENERGY NOTES

- DEVELOPER NEEDS TO CONTACT COLBY BATTY (435-414-3607) AT DOMINION ENERGY'S MARKETING DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP.
- DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- IF CASINGS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT HIS/HER COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N.)
- ALL UTILITY EASEMENTS WILL BE WITHIN 6 INCHES OF GRADE FROM TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
- ALL TRENCHES SHALL BE BACKFILLED AND ALL DEBRIS, CONSTRUCTION MATERIALS AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
- PROPERTY LOT LINES AND BACK OF CURB SHALL BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED. WATER AND SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
- FAILURE TO COMPLY WITH THE ABOVE NOTES COULD RESULT IN DELAY OF SERVICE TO THIS PROJECT. CONTACT CRAIG (435)669-2340 TWO WEEKS PRIOR TO INSTALLATION FOR SCHEDULING.

SEWER NOTES

- USE STANDARD 8 X 8 X 4 WYE FOR ALL LATERAL CONNECTIONS
- INCLUDE PROPERTY LINE CLEANOUT WITH MONUMENT
- 4-INCH MAIN IS SLOPED AT 2% MIN.
- CLEAN OUTS ARE TO BE NO MORE THAN 100' FEET APART.
- AS THE SEWER LATERAL IS INSTALLED, CALL ASHCREEK SSD FOR INSPECTION OF LINE. 435-6352348, EXT 0
- EXISTING SEWER CLEAN-OUTS ARE NOT TO BE USED AS RV DRAINAGE POINTS.

CENTURY LINK NOTES

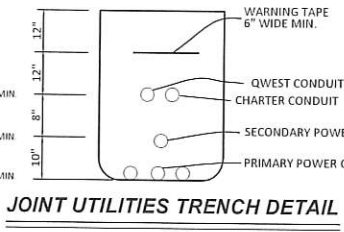
- DEVELOPER TO PROVIDE ALL TRENCH AND 4 INCH CONDUIT.
- INSTALL PULL STRING IN ALL CONDUIT
- PROVIDE #6 SOLID GROUND WIRE TO CENTURYLINK DEMARCATION POINT.
- ANY CHANGES TO J.U.C. APPROVED PLANS PLEASE CONTACT CENTURY LINK ENGINEER AT (435)673-9639.
- ANY PLANT RELOCATIONS ASSOCIATED WITH THE PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 3 WEEKS IN ADVANCE

WATER NOTES

- MUST USE PRE-APPROVED CONTRACTOR.
- ALL WATERLINES WITHIN PRIVATE ROADS ARE TO BE MAINTAINED BY PROPERTY OWNER.
- ALL FIRE HYDRANTS WITHIN PRIVATE ROADS ARE TO BE MAINTAINED BY PROPERTY OWNER.

CONSTRUCTION NOTES

- INSTALL NEW 8" GATE VALVE
- INSTALL NEW FIRE HYDRANT ASSEMBLY WITH 6" GATE VALVE
- INSTALL NEW 60"Ø MANHOLE
- 11.25" PVC ELBOW
- 22.5" PVC ELBOW
- 45" PVC ELBOW
- 90" PVC ELBOW
- CONNECT TO EXISTING SANITARY SEWER SYSTEM. CORE DRILL INVERT IF REQUIRED.
- END OF CITY OWNERSHIP OF WATER



POWER LEGEND:

- Install 1" PVC with #10 copper
- Install 2" PVC with 4/0 triplex
- Install 2 1/2" PVC with 3/0 15kv
- Install 3" PVC with 350 mcm triplex
- Install 3" PVC with 500 mcm triplex
- Install 4" PVC with 1/0 15kv two conductors only
- Install streetlight
- Install secondary box
- Install three phase vault
- Install 25kva transformer
- Install 37.5kva transformer
- Install 400 AMP 120/240 volt meter main with lever bypass
- Install Double Socket Meter Pack (125 amp each)
- Install Triple Socket Meter Pack (125 amp each)
- Existing Three Phase Vault
- Connect to Existing 4" PVC Stub

CONTACT INFORMATION

BRAD OLIVerson
SR9 ASSISTED HOLDINGS LLC
352 EAST RIVERSIDE DRIVE A3
ST. GEORGE, UT 84790
435-215-9509

UTILITY CONTACTS

HURRICANE VALLEY FIRE - KEVIN GILDEA (435) 635-9562
ASH CREEK SSD: MIKE CHANDLER - (435) 635-2348
GAS: DOMINION ENERGY - CRAIG HANSEN (435) 669-2340
TDS: DAVID TRAUTVINE (435) 703-8932
CENTURYLINK: KAREN PRUTZMAN (435) 628-6013
POWER: BRIAN ANDERSON (435) 635-5536
WATER: DALLAN WADSWORTH (435) 635-9442



NOTICE!

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

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

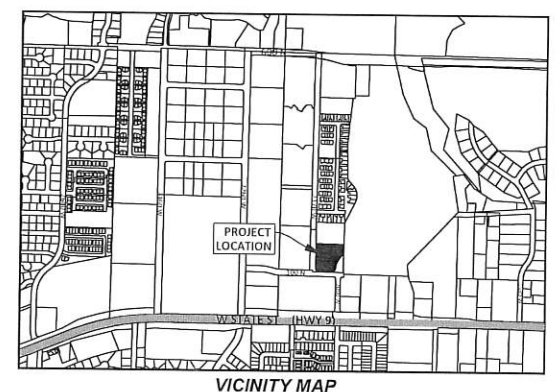
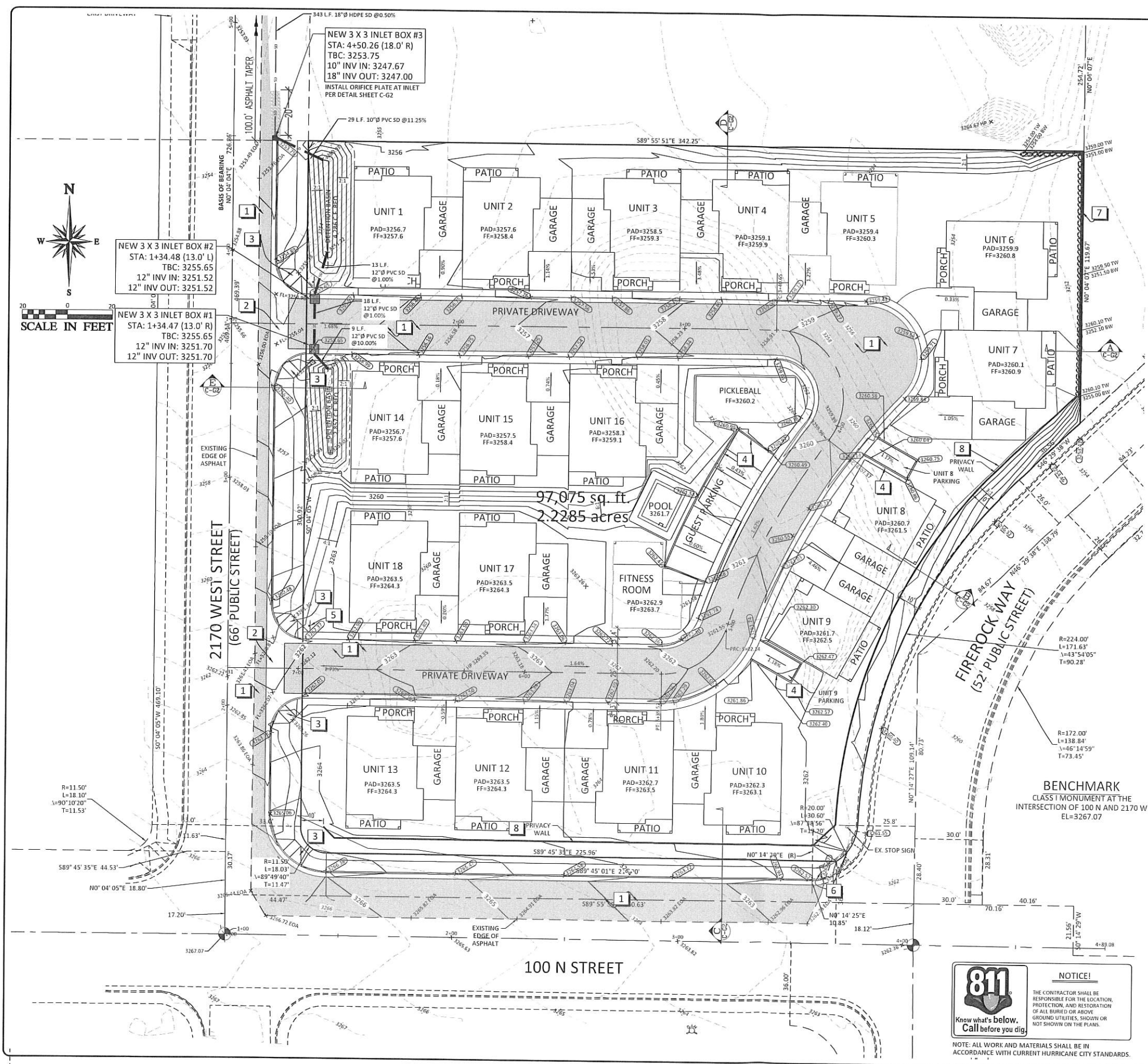
REVISIONS		DATE	BY
DESCRIPTION			
NO.			

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
165 WEST 600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

UTILITY PLAN FOR
VILLAS AT THE HAVEN
LOCATED IN NW 1/4 SEC. 33 T42S, R13W, SL&M HURRICANE, UTAH



CHECKED BY: M.L.B.
DRAWN BY: ADJ
DATE: JUNE 2020
JOB NO.: 20-58
SCALE: 1"=20'
SHEET NO.: C-U1



DETECTION NOTE

- 1. TOTAL DETENTION VOLUME REQUIRED = 7,144 CU. FT.
- 2. COMBINED OUTFLOW FROM THE SITE SHALL NOT EXCEED 0.2 CFS PER ACRE = 0.44 CFS

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY
	CENTERLINE
	EXIST CURB & GUTTER
	EXIST MAJOR CONTOUR
	EXIST MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED ROCK RETAINING WALL
	PROPOSED CURB & GUTTER
	PROPOSED ASPHALT

GRADING PLAN NOTES:

- 1. ALL EXCAVATIONS AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HURRICANE, SPECIFICALLY THE "UTAH UNIFORM STANDARD ACT RULES", APPENDIX "K".
- 2. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
- 3. A DRAINAGE CONTROL PLAN AND REPORT HAS BEEN PREPARED FOR THIS DEVELOPMENT BY BROWN CONSULTING ENGINEERS.
- 4. ENTRANCES/EXITS TO BUILDING SHALL HAVE A MIN. 4' LANDING WITH A SLOPE OF NOT MORE THAN 2.0% IN ANY DIRECTION.
- 5. HANDICAP PARKING STALLS SHALL NOT BE SLOPED MORE THAN 2.0% IN ANY DIRECTION.
- 6. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE CHANNEL AND THE ON-SITE DETENTION BASINS.
- 7. NO GRADING BEYOND PROPERTY LINE.
- 8. CONTRACTOR SHALL VERIFY ELEVATION IN THE FIELD.

CONSTRUCTION NOTES

- 1 NEW ASPHALT 2.5" AC OVER 8" TYPE 2 AGGREGATE BASE
- 2 CONSTRUCT NEW 6" CONCRETE CROSS GUTTER (SEE DETAIL SHEET C-D1)
- 3 CONSTRUCT NEW PEDESTRIAN RAMP (SEE DETAIL SHEET C-D1)
- 4 INSTALL "A" CURB PER DETAIL SHEET C-D1
- 5 NEW STOP SIGN REQUIRED
- 6 MATCH EXISTING SIDEWALK, CURB AND GUTTER
- 7 CONSTRUCT NEW ROCK RETAINING WALL PER DETAIL SHEET C-D1
- 8 NEW PRIVACY WALL
- 9 INSTALL PR24 ROLL CURB AND GUTTER
- 10 INSTALL HB30-7 CURB AND GUTTER
- 11 INSTALL 5' WIDE SIDEWALK
- 12 SAW CUT 1" AND MATCH EXISTING PAVEMENT
- 13 INSTALL 3' WIDE SIDEWALK

EARTHWORK

ESTIMATED EARTHWORK VOLUMES:
CUT = 3,541.56 c.y.
FILL = 5,315.71 c.y.
NET = 1,674.15 c.y. (FILL)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTH WORK VOLUMES. VOLUMES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT ESTIMATED VOLUMES BETWEEN EXISTING AND FINISHED SURFACES.

ALL GRADING ACTIVITY SHALL COMPLY WITH APPENDIX "K" SECTION 33 GUIDELINES.

NOTICE OF INTENT (N.O.I.) TO BE SUBMITTED PRIOR TO OBTAINING BUILDING PERMIT.



NOTICE!

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

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

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.

CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING

163 WEST 1800 SOUTH, UNIT 5

ST. GEORGE, UTAH 84770

(435) 628-4700 FAX (435) 628-4725

GRADING PLAN

FOR

VILLAS AT THE HAVEN

LOCATED IN NW 1/4 SEC. 33 T42S, R13W, SLB&M HURRICANE, UTAH

PROFESSIONAL STRUCTURAL ENGINEER

MARC BROWN

9-25-20

STATE OF UTAH

CHECKED BY: M.L.B.

DRAWN BY: ADJ

DATE: JUNE 2020

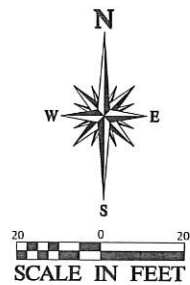
JOB NO.: 20-58

SCALE:

1"=20'

SHEET NO.:

C-G1



2170 WEST STREET
(66' PUBLIC STREET)

100.0' ASPHALT TAPER

20.00'

EXISTING
EDGE OF
ASPHALT

20.00'

38.00'

20.00'

EXISTING
EDGE OF
ASPHALT

100 N STREET

PRIVATE DRIVEWAY

PRIVATE DRIVEWAY

PATIO

UNIT 1

GARAGE

PATIO

UNIT 2

GARAGE

PATIO

UNIT 3

GARAGE

PATIO

UNIT 4

GARAGE

PATIO

UNIT 5

UNIT 6

GARAGE

UNIT 7

GARAGE

UNIT 8

GARAGE

GARAGE

UNIT 9

PATIO

UNIT 10

GARAGE

UNIT 11

GARAGE

UNIT 12

GARAGE

UNIT 13

PATIO

PORCH

PORCH

PORCH

PORCH

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PORCH

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PORCH

PATIO

UNIT 14

GARAGE

UNIT 15

GARAGE

UNIT 16

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EX. STOP SIGN

UNIT 9 PARKING

6' TALL FENCE

GATE

FITNESS ROOM

POOL

PICKLEBALL

PORCH

PORCH

PORCH

PORCH

PORCH



NOTICE!

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

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

SITE DATA

TOTAL AREA: 97,075 sq. ft.
2.2285 acres
ZONE = RM-3
MULTI-FAMILY DWELLING
SIZE = 7 BUILDINGS
18 UNITS
1 CLUBHOUSE
35,518 sq. ft.
LANDSCAPING AREA: 35,598 sq. ft.
PAVED AREA: 13,863 sq. ft.
CONCRETE AREA: 12,096 sq. ft.
TOTAL IMPERVIOUS AREA = 61,477 sq. ft.
CONSTRUCTION = WOOD FRAME
PARKING = 6 GUEST SPACES

LANDSCAPING =
1. AT LEAST 1 TREE AND 2 BUSHES SHALL BE PLANTED FOR EVERY UNIT.
MINIMUM TREES REQ. = 18
MINIMUM BUSHES REQ. = 36
2. PLANT CHARACTERISTICS
A. DROUGHT TOLERANT;
B. HAVE NON-INVASIVE GROWTH HABITS;
C. LOW MAINTENANCE CHARACTERISTICS;
D. BE COMMERCIALY AVAILABLE;
3. TREES PLANTED TO SATISFY CITY STANDARDS SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
4. EVERGREEN TREES PLANTED SHALL HAVE A MINIMUM HEIGHT OF 4'.
5. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 18" AT THE TIME OF PLANTING.

REQUIRED SETBACKS: FRONT = 20' FEET
SIDE = 10' FEET
REAR = 10'

NOTE:
LANDSCAPE SHOWN IS FOR EFFECT ONLY. PLACEMENT OF TREES AND BUSHES IS TO BE DETERMINED BY THE LANDSCAPER AND OWNER, PER ORDINANCE, 1 TREE AND 3 BUSHES EVERY 35 FEET. (ALL LANDSCAPING WILL BE MAINTAINED BY OWNER)

TREES AND PLANTS LIST

TREES:		QTY:
RAY WOOD ASH	24" BOX	9
CHITALPA	24" BOX	19
BUSHES		
TEXAS SAGE GREEN & GRAY	MIN. 5 GALLON	9
YALPON HOLLY	MIN. 5 GALLON	55
GREY COTONEASTER	MIN. 5 GALLON	24
GREEN & GREY SPOON YUCCA	MIN. 5 GALLON	21
RED DWARF OLEANDER	MIN. 5 GALLON	11
BOX LEAF EUONYMUS	MIN. 1 GALLON	9
COLORADO GRAVEL		31,450 SQ. FT.
3/4" FIRE ROCK		
LANDSCAPE BOULDER		5

LANDSCAPE PLAN

FOR
VILLAS AT THE HAVEN

LOCATED IN NW 1/4 SEC. 33 T42S, R13W, SLB&M
HURRICANE, UTAH



CHECKED BY: MLB
DRAWN BY: ADJ
DATE: 9/25/20
JOB NO.: 20-58

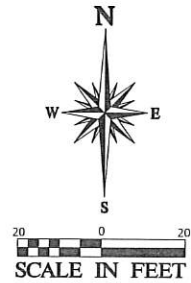
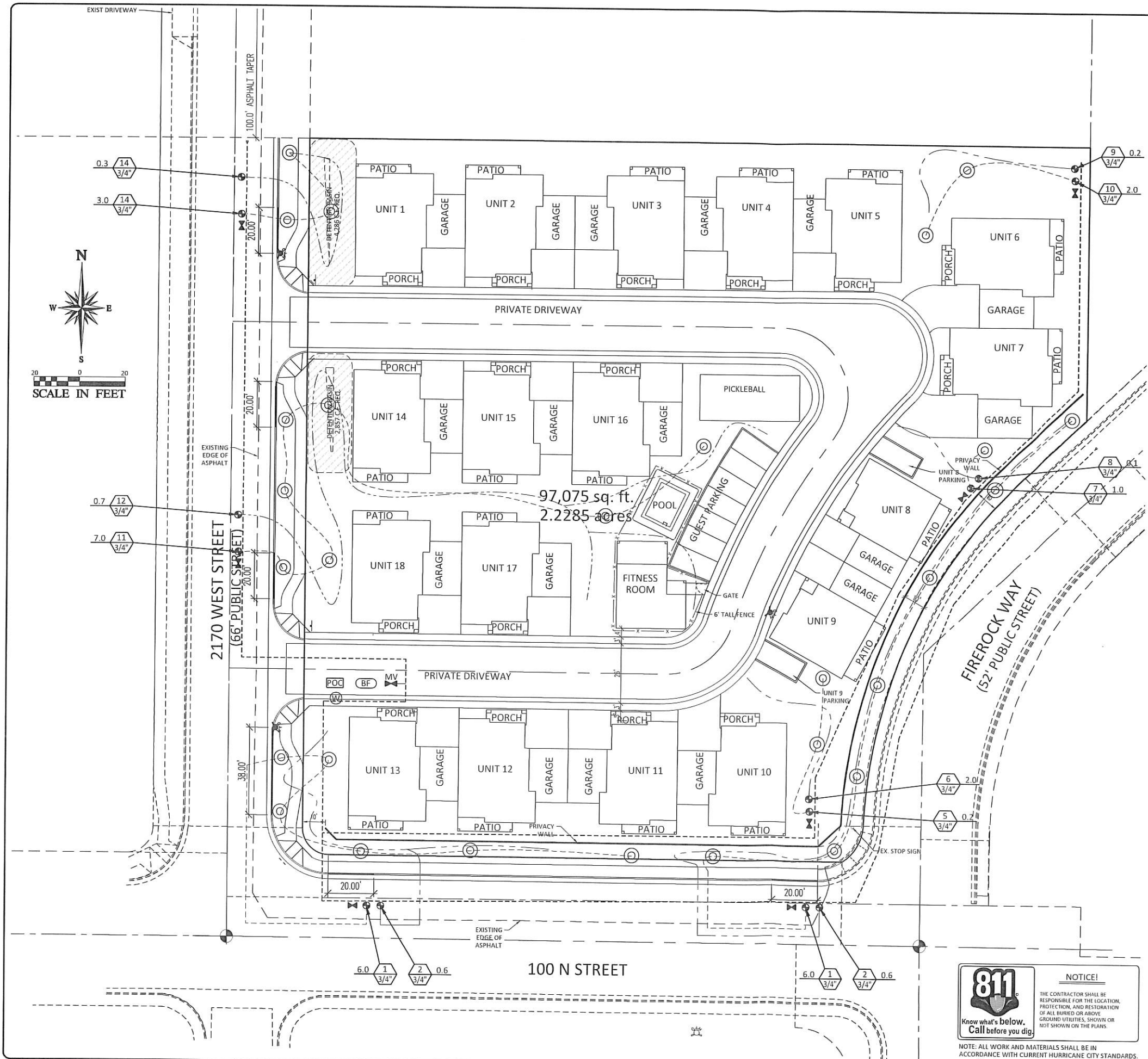
SCALE:
1"=20'

SHEET NO.:
C-L1

REVISIONS

NO. DESCRIPTION DATE BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 1900 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725



IRRIGATION NOTES

1. THESE DRAWINGS ARE SCHEMATIC ONLY AND ARE INTENDED TO CONVEY THE IDEA OF FULL COVERAGE OF THE IRRIGATION SYSTEM. PRINTS SHALL NOT BE SCALED. IRRIGATION LINES SHALL BE INSTALLED IN PLANTERS AND TURF AREAS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THESE DRAWINGS.
2. ALL MAINLINE PIPES SHALL BE NEW SCHEDULE 40 PVC PIPE. ALL MAINLINE FITTINGS SHALL BE SCHEDULE 80 ASTM 2466 OR ASTM 2465 FITTINGS. ALL LATERAL LINE PIPES SHALL BE NEW SCHEDULE 40 PVC PIPE OR FLEXIBLE DISTRIBUTION TUBING.
3. SERVICE MAINLINES SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISH GRADE. LATERAL LINES SHALL BE PLACED A MINIMUM OF 18" BELOW FINISH GRADE.
4. ALL MAINLINES SHALL SLOPE TO DRAIN. MAINLINE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. NO MAINLINE SUMPS WITHOUT A DRAIN SHALL BE PERMITTED.
5. ALL VALVES SHALL BE LOCATED IN GROUPS AS SHOWN ON THE DRAWINGS WITHIN LANDSCAPE AREAS. VALVES SHALL BE LOCATED A MINIMUM OF 12" AWAY FROM ANY BUILDING, FENCE, CURB, OR SIDEWALK.
6. ALL VALVES TO BE WIRED TO CONTROLLERS USING #14 U.F. WIRE AND WATER RESISTANT WIRE CONNECTORS. ALL VALVE WIRES INSTALLED UNDER PAVEMENT SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES AND BURIED 24" DEEP.
7. THE IRRIGATION CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS SHOWING EXACT MEASURED LOCATIONS OF ALL VALVE BOXES, PULL BOXES, QUICK COUPLERS, CONTROLLERS, SLEEVES, ETC.

POINT SOURCE EMITTER NOTES

PLANT SIZE	QTY	EMITTER SIZE
1 GAL.	1	2 GPH
2 GAL.	2	2 GPH
5 GAL.	2	2 GPH
15 GAL.	3	2 GPH

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
POC	POINT OF CONNECTION
W	WATER METER (SIZE AS NOTED)
BF	BACK FLOW PROTECTION VALVE
MV	MASTER VALVE (BALL VALVE)
CONTROLLER	CONTROLLER - TORO SENTINEL 2 WIRE SYSTEM OR APPROVED EQUAL
PM	POWER METER
PBV	PVC BALL VALVE
PB	PULL BOX
RAINBIRD	RAINBIRD 3/4" DRIP VALVE ASSEMBLY W/ 2-WIRE DECODER OR APPROVED EQUAL
TR	TREE DRIP RING - SEE DETAIL
SIG	SIGNATURE 3/4" QUICK COUPLER HOSE BIB OR APPROVED EQUAL - SEE DETAIL
ML	MAIN LINE PIPING - PVC SCH. 40 (1")
TS	TORO WHITE STRIPE 3/4" POLY TUBING (TREES)
TL	TORO BLUE STRIPE 3/4" POLY TUBING (SHRUBS)
IS	PVC SCH. 40 IRRIGATION SLEEVE - SIZE AS NOTED ON PLAN
1"	INDICATES VALVE NUMBER
1"	INDICATES VALVE FLOW (GPM)
1"	INDICATES VALVE SIZE



NOTICE!

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

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

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
165 WEST 1800 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

IRRIGATION PLAN
FOR
VILLAS AT THE HAVEN
LOCATED IN NW 1/4 SEC. 33 T42S, R13W, SLB&M
HURRICANE, UTAH

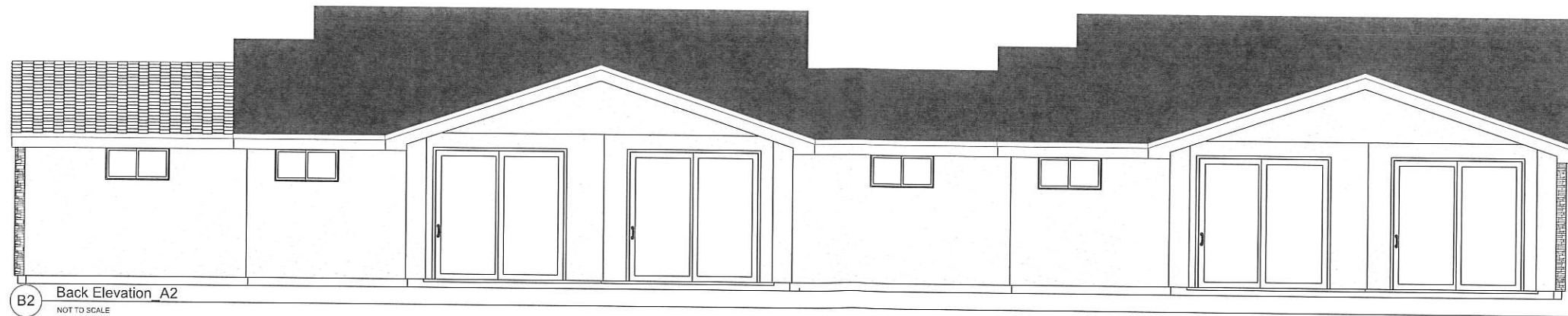
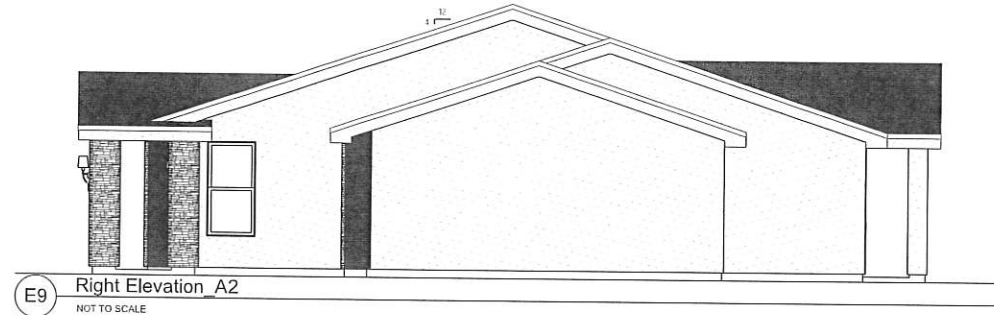
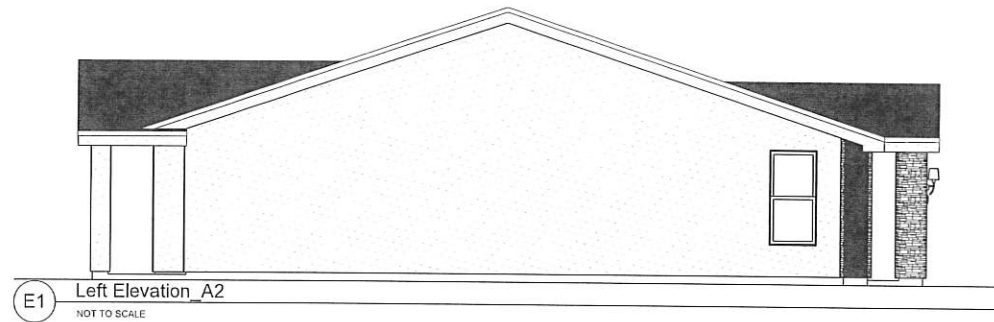
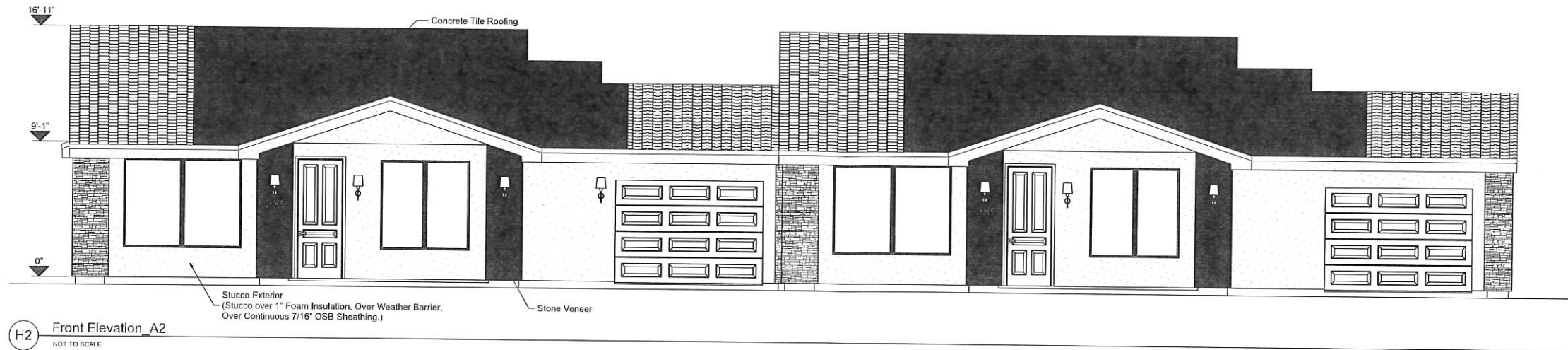


CHECKED BY: MLB
DRAWN BY: ADJ
DATE: 9/25/20
JOB NO.: 20-58

SCALE: 1"=20'

SHEET NO.: C-L2

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S.C.M.
SOUTH CENTRAL MANAGEMENT & DEVELOPMENT, INC.
P.O. Box 911269 - St. George Utah 84791
ph. (702) 346-1174 fx. (702) 346-4252 UT. LIC. # 6411648-5501

CLIENT: SR9 Assisted Holdings LLC
PO 911269
St. George, Utah 84791-1269

PROJECT: Villas at The Haven
Independent Living
Plan 20053 - A2
xxx North xxx West
Hurricane, Utah

20053 - A2

MARK	DATE	DESCRIPTION
	10/5/2020	
	Eric Hardy	
	20053	
	20053	

SHEET NAME:
Elevations

A-201

SOUTH CENTRAL MANAGEMENT & DEVELOPMENT, INC.
P.O. Box 911269 - St. George Utah 84791
ph. (702) 346-1174 fx. (702) 346-4252 UT. LIC.# 6411648-55

xxx North xxxx West
, Haven Independent Living Facility
Hurricane, Utah

xxx North xxxx West
, Haven Independan
Hurricane, Utah

#####

MARK	DATE	DESCRIPTION
DATE:	10/5/2020	
DRAWN BY:	Eric E. Hardy	
PROJECT #:	207??	
PLAN ID:	207??	

Elevations

A-201

THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR
AS AN EXEMPTION TO NRS 623.330 FOR WORK UNDER THE
CONTRACTOR LICENSE CATEGORY AUTHORIZED UNDER NRS 624

<u> </u> N.R.C. COMPANY NAME	<u> </u> ERIC F HARDY PLANS PREPARED BY
<u> </u> 0075823 CONTRACTOR LICENSE NO.	<u> </u> SIGNATURE

THE VILLAS AT THE HAVEN "COLORS"







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-20

Receipt No. 8.143245

Name: James Gregory C TR Telephone: _____

Address: 3799 W 240 N Hurricane, UT Fax No. _____

Email: _____ Agent Email: o.bliss45@gmail.com

Agent (If Applicable): Orin Bliss Telephone: 435-201-2018

Address/Location of Subject Property: Appx. 5200 W Turf Sod Rd.

Tax ID of Subject Property: H-4127-B Zone District: R1-10

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

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: October 28, 2020 **File Number:** 2020-PP-20

Type of Application: Preliminary Plat Administrative

Applicant: Jon Cheney/ Forte Land Co & CSB Development

Agent: Forte Land Co & CSB Development

Request: Preliminary Plat Review and Recommendation

Location: South of 600 N and 870 W

General Plan: Mixed Use

Existing Zoning: PDO RM-2

Discussion: The applicant has applied for a 10-acre preliminary plat 32 lot subdivision. The applicant was recently given a zone change from RA-1 to R1-10.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	RA-1	Opens Space and Farm Property
East	A-5 Ag. Protection Overlay	Farm Property
South	R1-10	Pecan Valley Subdivision
West	RA-1	Open Space and Farm Property

JUC Comments

The following items will need to be addressed with the construction drawings:

1. Cul-de-sac is too long. Will need roadway access to adjacent parcels.
2. Too many units down a single roadway. Can only have 30 units off a single access
3. Sewer: Need a sewer pump station; the developer will also need to pay a pioneering agreement fee. The applicant will need to talk to Ash Creek Special Service District to pay the fee and work out details about the sewer pump station.
4. The waterline will need to be looped.
5. Gas is likely in the area.

Planning Review Notes:

1. No lot dimensions are listed on the plat.
2. A 60' roadway is planned for the area. The plat needs to show the plan for the access point and connections.

3. The cul-de-sac is too long. Will need to comply with the following definition found in "HCC 10-39-3: Street, Cul-De-Sac: A street which originates from a designated city street with no other outlet and forcing a radius turn area, not to exceed six hundred sixty feet (660') in length without the written approval of the city council, the planning commission and the fire chief." Staff is unsure what is the purpose of the lot at the end of the roadway.
4. Will need to show lots and development on the south side of Turf Sod Road.
5. The development is adjacent to an Agriculture Protection Area, and a note will need to be included on the final plat as follows: HCC 10-21-9 (C) 3. For each new subdivision development located in whole or in part within three hundred feet (300') of the boundary of an agriculture protection area, the owner of the development shall provide notice on any plat filed with the county recorder the following notice:

Agriculture Protection Area

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of annoyance or inconvenience which may result from such normal agricultural uses and activities.

6. It is unclear from the plat where the stormwater local retention basin will be located.
7. Hurricane City Trail Master Plan shows a shared-use path on the north side of Turf Sod Road. This trail should be included in the Turf Sod Road Improvements.
8. The applicant will need to contact Ash Creek Special Service District to secure a will serve letter and address sewer comments listed within the JUC Notes.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends the Planning Commission not make a positive recommendation of the proposed Preliminary Plat to the City Council unless the applicant makes significant changes to the proposed plat.

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO HURRICANE CANAL FACILITIES.

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.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

LEGAL DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN;

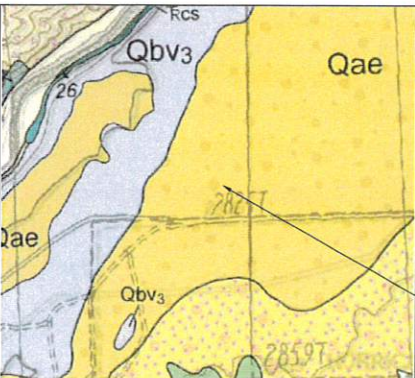
THENCE S00°10'53"W 1328.30 FEET; THENCE N89°36'57"W 327.94 FEET; THENCE N00°10'53"E 1327.80 FEET; THENCE S89°42'14"E 327.94 FEET TO THE POINT OF BEGINNING.

COVERING AREA OF 10 ACRES.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	HIGH2-WELL SORTED SANDS, SILTY SANDS, AND GRAVELS, WHERE DEPTH TO GROUND WATER IS ≤ 50 FEET
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING & EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SGW3-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.

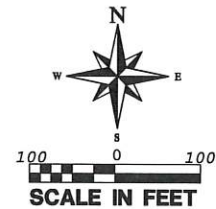
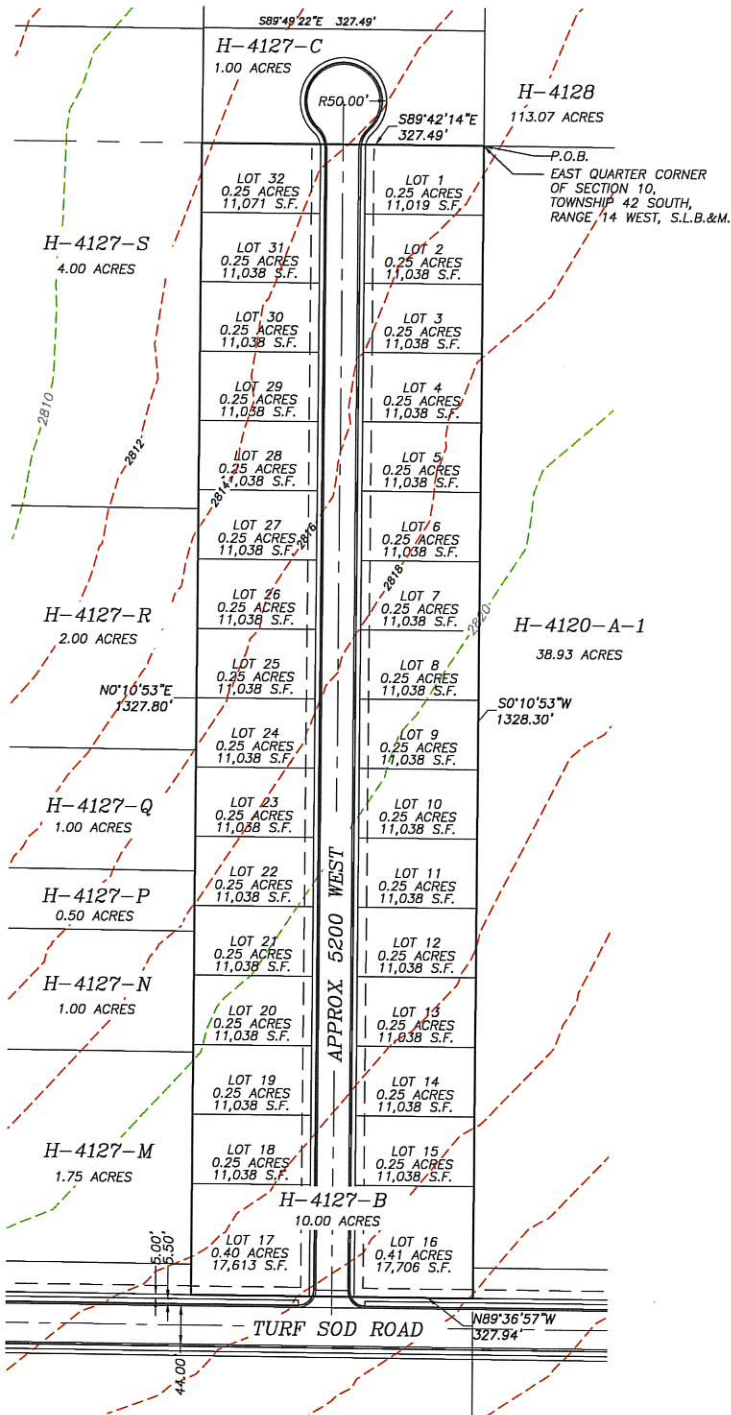


GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND IS MODERATED SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (Qae) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Qoe) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6m) THICK.

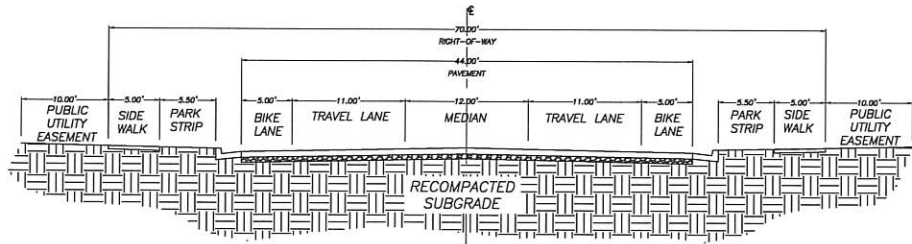
PRELIMINARY PLAT FOR: APPLE FOX HOLLOW SUBDIVISION

LOCATED IN SECTION 10, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

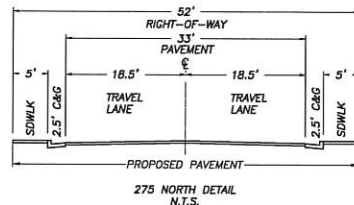


LEGEND

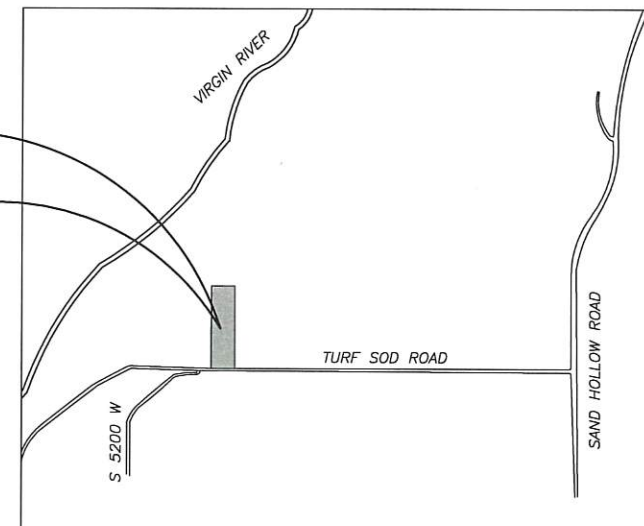
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED (00.00) RECORD BEARING OR DISTANCE



TURF SOD ROAD
N.T.S.



PROJECT
LOCATION



VICINITY MAP

N.T.S.

OWNERS:

CONTACT: ORIN BLISS
(435) 201-2018
JAMES GREGORY
3799 W 240 N, HURRICANE, UT



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.

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) 668-8867



PRELIMINARY PLAT FOR:
APPLE FOX HOLLOW SUBDIVISION
LOCATED IN SECTION 10, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10-06-2020
SCALE: 1"=100'

JOB NO:
999-001

SHEET NO:
1 OF 1

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-14

Receipt No. 8143246

Name: Western MTG & Realty Co Telephone: 509-521-9354

Address: 950 E Foster Wells Rd.
Pasco, WA 99301 Fax No. _____

Agent (If applicable): Scott Nielson Agent's Phone: 435-229-1673

Email: thippett@westernmort.com Agent Email: gocamping21@gmail.com

Address/Location of Subject Property: NE of Sandhollow Rd

Tax ID of Subject Property: H-4-2-1-1103 Zone District: PC

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

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: _____

STAFF COMMENTS

Agenda: October 28, 2020 **File Number:** 2020-PSP-14

Type of Application: Preliminary Site Plan

Applicant: Western MTG and Realty Co

Agent: Scott Nielson

Request: Preliminary Site Plan for an RV Park

Location: North East of Sand Hollow Road, Across from Diamond Valley Ranch Academy

General Plan: Planned Community

Existing Zoning: Planned Commercial

Discussion: The applicant is seeking preliminary approval to construct an RV Park. The zoning has recently been approved as part of the Elim Valley Lawsuit. 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.*
- 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 21.116 acres

2. Total RV Sites: 168 Stalls

JUC Comments:

Construction drawings will have to be submitted, reviewed, and approved before the final site plan is approved and evaluated, and a report is sent to the Council.

1. A water model will be required to size the connections for the projects properly. The internal water pipe will need to be a ductile iron pipe. Will need to have a looped system
2. Engineering: Traffic memo or a traffic study will be required.
3. Master Planned Roads: The applicant is showing “Master Plan Roadways”, that are not reflected in the City Transportation Master Plan. Staff is meeting with the major property owners of Elim Valley area to review an overall road master plan. Road sizes may change.
4. Sewer: Services are at Diamon Valley Ranch Academy, but the 8’ line shown on the plan will need to be connected to the main sewer line. There will also be challenging topography for gravity sewer.
5. Power in the area is insufficient, the project will require off site improvements to supply power to the area.

Planning Staff comments:

1. An RV Park is a permitted use in a Planned Commercial Zone. It is recommended that RV parks be located *Adjacent to or close 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, with a min lot space depth of 40'. There are a number of stalls that do not meet this criteria.
4. 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 development would require at least 4 of each.
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. The requirement for open space in an RV park is 10%. The applicant proposing some open space, pavilion, playground, and pool. It is unclear if the area would meet the 10% standard.
7. 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.*
8. A lighting plan that complies with Dark Sky guidelines adopted by the City must be submitted with a final site plan.
9. A parking space will need to be provided for each stall in the RV Park
10. Internal roadways for the RV park will need to be minimum of 30' wide.
11. Will need to identify dumpster locations within the RV Park.
12. Front setbacks are 20' the frontage along Sand Hollow Road
13. There is also a planned trail for Sand Hollow Road, that will likely be on the East. That will need to be developed as part of this development.
14. The applicant is proposed to have a gas station as part of this development. It is unclear from the proposed plan if the gas station is open to the general public, or just those staying at the resort. That will need to be clarified.

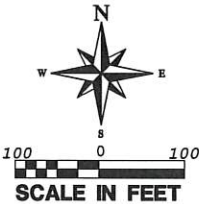
Recommendation:

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

1. The applicant address staff and JUC comments in the construction drawings.
2. The applicant provides 10% of the area as open and recreation space.
3. The applicant fixes the stall sizes so that they comply with the square footage, and depth requirements.

PRELIMINARY PLAN FOR:
NIELSON RV RECREATION RESORT

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PROPOSED WATER LINE, SIZE SHOWN
 - PROPOSED SEWER LINE, SIZE SHOWN
 - SECTION LINE
 - EASEMENT LINE
 - EXISTING GAS MAIN
 - EXISTING OVERHEAD POWER LINE
 - CENTER LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - TREES
 - SHRUB
 - EXISTING SEWER MANHOLE
 - SECTION CORNER AS DESCRIBED
 - RECORD BEARING OR DISTANCE
 - PROPOSED SEWER MANHOLE
 - PROPOSED WATER METER
 - CLEANOUT

NUMBER OF RV SITES

- 23 X 35 STALLS - 1
- 37 X 35 STALLS - 1
- 50 X 35 STALLS - 2
- 65 X 35 STALLS - 1
- 70 X 35 STALLS - 155
- 80 X 35 STALLS - 4
- 90 X 35 STALLS - 2
- 110 X 35 STALLS - 1
- 120 X 35 STALLS - 1
- TOTAL STALLS - 168

ADDITIONAL NOTES

ZONING PC: PLANNED COMMERCIAL (RV RESORT)
GC: GENERAL COMMERCIAL (STORAGE)

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.

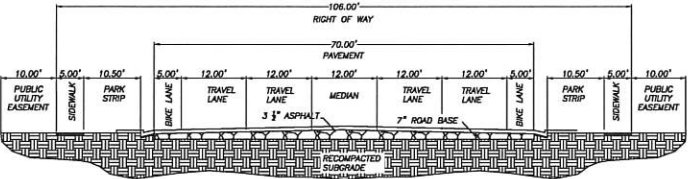
LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°20'58"E ALONG THE EAST SECTION LINE, 839.32 FEET; THENCE N90°00'00"E 151.02 FEET TO THE POINT OF THE BEGINNING; THENCE N52°29'51"E 843.45 FEET; THENCE EASTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT 47.12 FEET (CHORD BEARS: S82°30'11"E 42.43 FEET); THENCE S37°30'14"E 1244.85 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT 47.14 FEET (CHORD BEARS: S07°30'39"W 42.44 FEET); THENCE S52°31'32"W 507.10 FEET; THENCE N51°57'36"W 1347.27 FEET THE POINT OF BEGINNING.

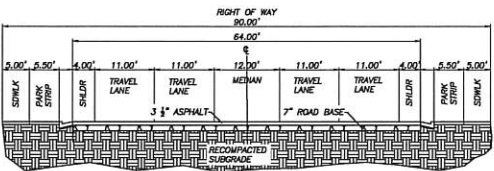
AREA: 919797 SQUARE FEET OR 21.116 ACRES.

LAND USE SUMMARY

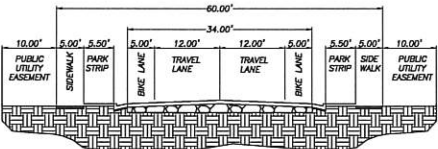
- RV UNITS = 168
PLANNED COMMERCIAL = 819799.55 SQ. FT.
PARKING STALLS DESIGNED = 27 STALLS
- ADJACENT PARCEL USAGE:
1. PARCELS SOUTHEAST TO THE SITE COMES UNDER PC: THE LOT IS CURRENTLY VACANT.
 2. PARCEL SOUTHWEST R1-6: RESIDENTIAL - 1 UNIT PER 6,000 SQ FT AND IS CURRENTLY VACANT
 3. PARCELS NORTHEAST TO THE SITE COMES UNDER R1-8: RESIDENTIAL - 1 UNIT PER 8,000 ACRE AND IS CURRENTLY VACANT.
 4. PARCEL NORTHWEST TO THE SITE COMES UNDER PC: PLANNED COMMERCIAL WHERE THE DIAMOND ACADEMY IS LOCATED.



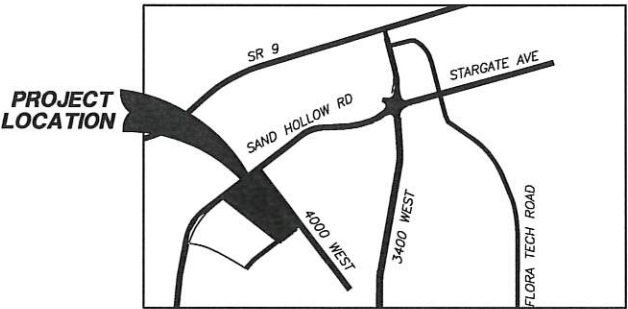
SAND HOLLOW ROAD 106' ROW
N.T.S.



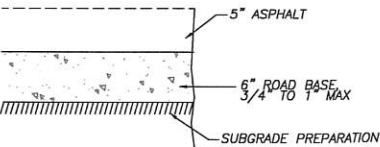
90' ROW PUBLIC ROAD
N.T.S.



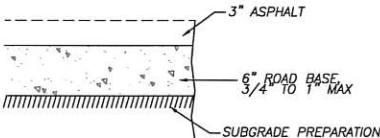
60' ROW PUBLIC ROAD
N.T.S.



VICINITY MAP
N.T.S.



RV PAD SURFACE DETAIL
N.T.S.



ROAD SURFACE DETAIL
N.T.S.

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
220 South 800 West, Suite 1
Hurricane, UT 84501
Phone: (435) 648-0801



PRELIMINARY PLAN FOR:
NEILSON RV RECREATION RESORT
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10-9-2020
SCALE: 1"=100'
JOB NO.
969-0002
SHEET NO:
1 OF 1

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

NOTICE!

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

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-15

Receipt No. 8-143247

Name: Cypress Capital XI LLC, Clark Group LLC

912 Baxter Dr Ste 250

South Jordan, UT 84095

Western MTG & Realty Co

950 E Foster Wells Rd

Pasco, WA 99301

Telephone: _____

Address: _____

Fax No. _____

Agent (If applicable): Karl Rasmussen

Agent's Phone: 435-668-8307

Brent Moser

801-793-0346

Email: Karl@pv-eng.com

Agent Email: enhancedhomesofutah@gmail.com

Address/Location of Subject Property: _____

H-4-2-11-126 H-4-2-12-2113

Tax ID of Subject Property: H-4-2-12-2113

Zone District: RR

Proposed Use: (Describe, use extra sheet if necessary) Storage, retail-
rental of vacation

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: _____

STAFF COMMENTS

Agenda:	October 28, 2020	File Number: 2020-PSP-15
Type of Application:	Preliminary Site Plan (Administrative)	
Applicant:	Cypress Capital	
Agent:	N/A	
Request:	Preliminary Site Plan for a Storage Unit Complex and Repair Facility	
Location:	NE of Sandhollow Rd	
General Plan:	Planned Community	
Existing Zoning:	General Commercial	

Discussion: This application is for a 25.93-acre commercial development with storage units. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning to have self-access storage units and building to perform repairs for sports vehicles leased at Sand Hollow State Park. Both uses are permitted in the General Commercial Zone.

To the west of the project are Ash Creek's farm property and a few other properties. The applicant will need to maintain to access to these properties.

JUC Comments:

The following items will need to be addressed as part of the construction drawings:

1. Water Use data and water model will need to be provided to size the meter and water line.
2. Full improvements on Sand Hollow Road
3. The application provides an access street and a separate exit. The exit may need to be right in and right out in the future.
4. Street access: parcels behind will need to continue to have access to their property. 4400 W will likely need to remain open to the public.
5. Sewer Access: from the southern road to the north, the sewer line does not exist and will need to be installed
6. Power is not in the area, and they will need to have off-site improvements for power to be brought to the property. The applicant will need to work with Dixie Power for install.
7. Gas and other utilities are in Sand Hollow Road.



Staff Comments

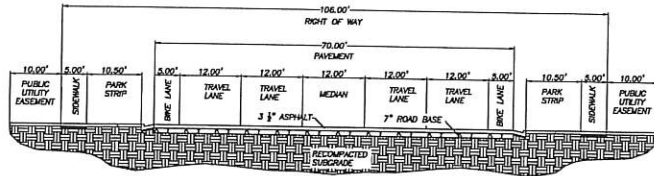
1. Will need 10' landscaping along the frontage of the development, with at least one tree and three shrubs every 35'.
2. The application does not show any setback measurements. Those need to be added to ensure they comply with the underlying zone. The front setback is 20', and it appears the buildings on the south do not comply.
3. Buildings will need to comply with setbacks for the General Commercial Zone.
4. 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))
5. There is a planned trail for Sand Hollow Road that will likely be on the road's east side.

Recommendation: Review the proposed application, and approve with the conditions that preliminary plat and construction drawings reflect staff and JUC Comments



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.



SAND HOLLOW ROAD

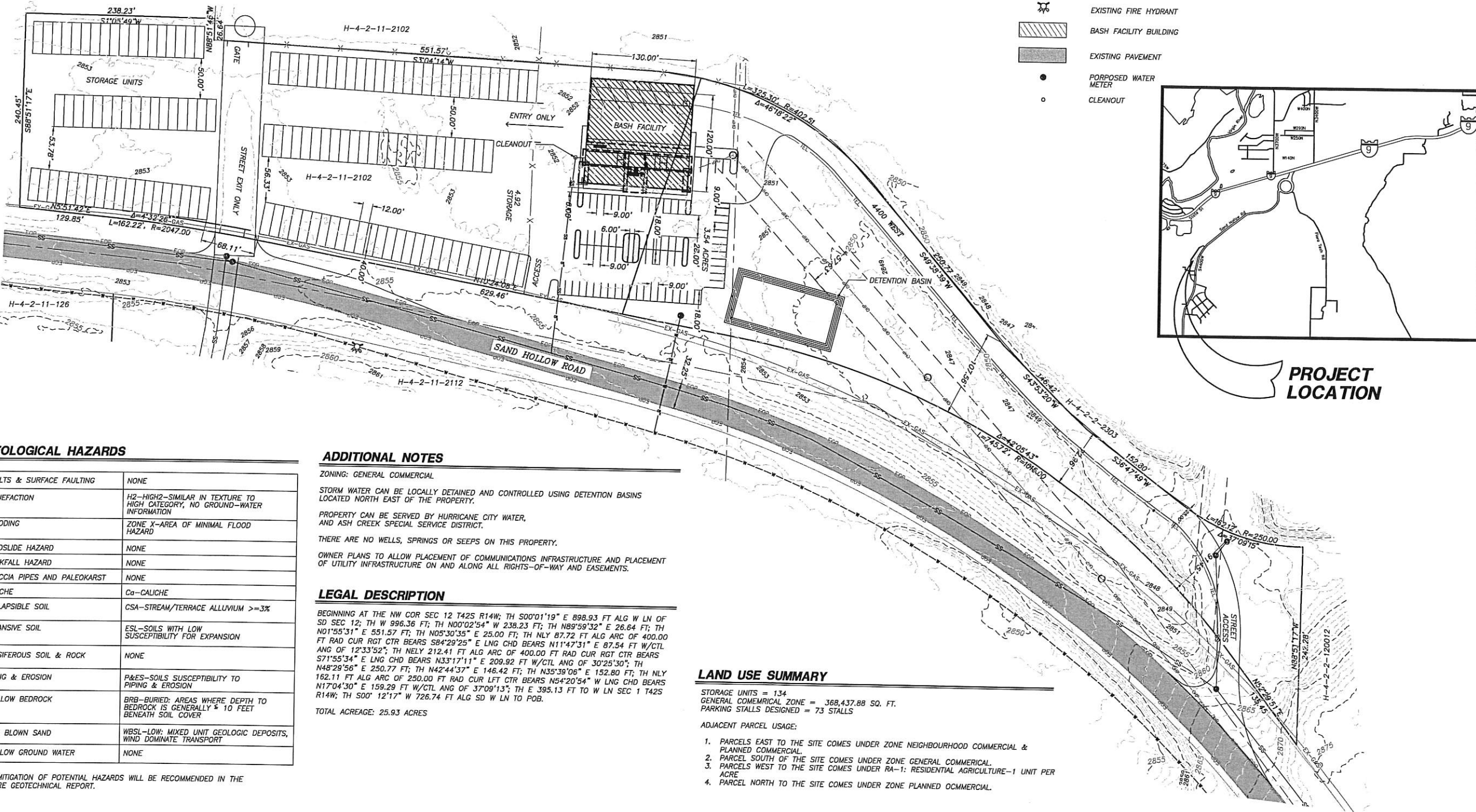
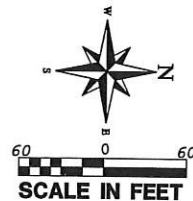
N.T.S.

PRELIMINARY SITE PLAN FOR: THE BASH FACILITY

LOCATED AT IN SECTIONS 2 & 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- EXISTING GAS
- EXISTING TEL LINE
- EXISTING OHP LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER MANHOLE
- EXISTING FIRE HYDRANT
- BASH FACILITY BUILDING
- EXISTING PAVEMENT
- PROPOSED WATER METER
- CLEANOUT



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2-HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Co-CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	PAES-SOILS SUSCEPTIBILITY TO PIPING & EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED UNIT GEOLOGIC DEPOSITS, WIND DOMINATE TRANSPORT
SHALLOW GROUND WATER	NONE

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

ADDITIONAL NOTES

ZONING: GENERAL COMMERCIAL

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS LOCATED NORTH EAST OF THE PROPERTY.

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 NW COR SEC 12 T42S R14W; TH S00°01'19" E 898.93 FT ALG W LN OF SD SEC 12; TH W 996.36 FT; TH N00°02'54" W 238.23 FT; TH N89°59'32" E 26.64 FT; TH N01°55'31" E 551.57 FT; TH N05°30'35" E 25.00 FT; TH NLY 87.72 FT ALG ARC OF 400.00 FT RAD CUR RGT CTR BEARS S84°29'25" E LRG CHD BEARS N11°47'31" E 87.54 FT W/CTL ANG OF 12°33'52"; TH NELY 212.41 FT ALG ARC OF 400.00 FT RAD CUR RGT CTR BEARS S71°55'34" E LRG CHD BEARS N33°17'11" E 209.92 FT W/CTL ANG OF 30°25'30"; TH N48°29'56" E 250.77 FT; TH N42°44'37" E 146.42 FT; TH N35°39'06" E 152.80 FT; TH NLY 162.11 FT ALG ARC OF 250.00 FT RAD CUR LFT CTR BEARS N54°20'54" W LRG CHD BEARS N17°04'30" E 159.29 FT W/CTL ANG OF 37°09'13"; TH E 395.13 FT TO W LN SEC 1 T42S R14W; TH S00° 12'17" W 726.74 FT ALG SD W LN TO POB.

TOTAL ACREAGE: 25.93 ACRES

LAND USE SUMMARY

STORAGE UNITS = 134
GENERAL COMMERCIAL ZONE = 368,437.88 SQ. FT.
PARKING STALLS DESIGNED = 73 STALLS

ADJACENT PARCEL USAGE:

- PARCELS EAST TO THE SITE COMES UNDER ZONE NEIGHBOURHOOD COMMERCIAL & PLANNED COMMERCIAL.
- PARCEL SOUTH OF THE SITE COMES UNDER ZONE GENERAL COMMERCIAL.
- PARCELS WEST TO THE SITE COMES UNDER RA-1: RESIDENTIAL AGRICULTURE-1 UNIT PER ACRE
- PARCEL NORTH TO THE SITE COMES UNDER ZONE PLANNED COMMERCIAL.

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-868-0001



PRELIMINARY SITE PLAN THE BASH FACILITY

LOCATED AT IN SECTIONS 2 & 11, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2020
SCALE: 1"=60'

JOB NO:
281-009

SHEET NO:

1 OF 1

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-16

Receipt No. 8.143247

Name: Secure Private Fund LLC
51 W Center St #507
Orem, UT 84057

Telephone: _____

Address: Western MTG & Realty Co
950 E Foster Wells Rd
Pasco, WA 99301

Fax No. _____

Agent (If applicable): Karl Rasmussen
Brent Moser

Agent's Phone: 435-668-8307
801-793-0346

Email: _____ Agent Email: Karl@pu-eng.com

enhancedhomesofutah@gmail.com

Address/Location of Subject Property: NE of Sandhollow Rd

Tax ID of Subject Property: H-4-2-1-234 H-4-2-1-1109
H-4-2-1-1103 Zone District: RR

Proposed Use: (Describe, use extra sheet if necessary) Retreat center with
2-4 & 12 plex 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: _____

STAFF COMMENTS

Agenda: October 28, 2020 **File Number:** 2020-PSP-16

Type of Application: Preliminary Site Plan (Administrative)

Applicant: Secure Private Fund LLC

Agent: N/A

Request: Preliminary Site Plan for a Recreation Resort, Sand Hollow Gateway Resort

Location: NE of Sandhollow Rd

General Plan: Planned Community

Existing Zoning: Recreation Resort

Discussion: This application is for a 65.17 Acre, 885 Unit Recreation Resort. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning on subdividing the property, for each unit to be sold off individually.

	<u>Zoning</u>	<u>Adjacent Land Use</u>
North	GC and HC	Vacant Land
East	R1-6 and RM 3	Vacant
South	R1-8	Vacant and storage
West	PDO/NC	Vacant-RV storage
	PDO/R-1-8	Golf Course – single family homes

JUC Comments:

1. Engineering: Need a traffic impact study, needs to be done by a traffic engineering firm
2. Will need a full water model, no water in sand hollow road, and will need to have water be brought in. Will need to comply with master plan and have a 12" line
3. The sewer in Sand Hollow is a proposed future line, and the applicant will need to deviler sewer to the Ash Creeks lines. Sewer has concerns about if it can be gravity feed with toprrrophy. It would be a very large private sytems without any public roadways within the development.
4. Conservicy distric:There is a 60" dimanater pipeline in 3700 W

5. Power will need to be brought up in order to get it to this location. Will require offsite improvements.
6. Gas and other utilities are in Sand Hollow Road

Staff Comments

1. The applicant will need to need a pool, club house and onsite management. Because of the size of the area, staff would recommend multiple pools and recreation areas, so that each unit is within a quarter-mile of recreation space. There are multiple recreation spaces, what will be contained in those spaces. At least on club house and pool will need to be developed as part of the first phase.
2. Roadways are all private and no public roadways are listed. Staff's recommendation is to do a circulation route within the development as roadway, then have parking courts around the outside of the development. All the parking in the middle creates longer walking distance for internal amenities, and hampers internal traffic flow.
3. 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))
4. Will need a minimum of two parking spaces for each unit.
5. Will need to provide internal walking trails and sidewalks.
6. Will need to do crossing areas for the pool and clubhouse
7. Roadways on the outside will need to be built out and dedicated.
8. The applicant will need to submit a traffic study with construction drawings.
9. The development will likely be phased and the applicant will need to show phasing plan.
10. Zoning is currently being posted and updated. Will be in effect in the next few weeks.
11. Buildings will need to meet proper setbacks for the RR Zoning. No setbacks are currently listed on the site plan.
12. There is a planned trail for Sand Hollow Road, that will likely be on the East and South side of the road. That will need to be developed as part of this development.
13. Buildings will all need to be sprinkled.
14. The applicant may need to do a sensitive land application with the steep hills and slight ridges on the property with the preliminary plat.

Recommendation: Review the proposed application, and approve with the conditions that preliminary plat and construction drawings reflect staff and JUC Comments

Call 811 before you dig.

NOTICE!

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

PRELIMINARY SITE PLAN FOR:
SAND HOLLOW GATEWAY RESORT

LOCATED IN SECTION 1, T42S, R14W, S1.B.4M.
HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

PROPERTY LINE

EASEMENT LINE

SECTION LINE

GAS

EOP

SS

MAJOR CONTOUR

MINOR CONTOUR

TEL

ADJACENT PROP LINE

EXISTING OHP LINE

PROPOSED SEWER

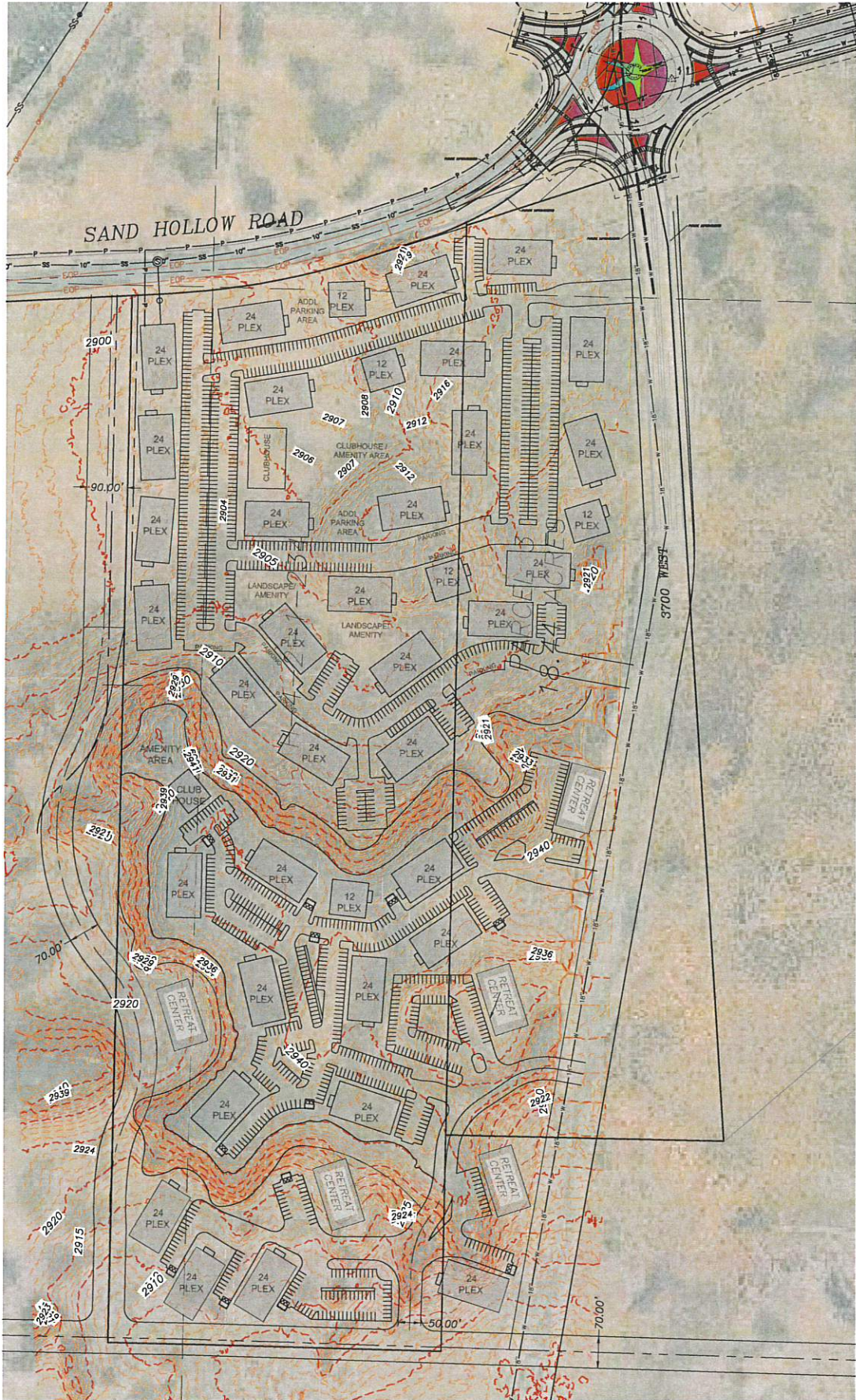
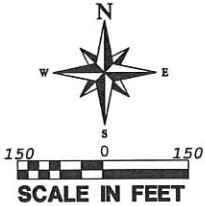
EXISTING WATER

EXISTING FIRE HYDRANT

PROPOSED SEWER MANHOLE

CLEANOUT

PROPOSED WATER METER



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2-HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, 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	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSEIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBILITY TO PIPING & EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY 5 TO 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED UNIT GEOLOGIC DEPOSITS, WIND DOMINATE TRANSPORT
SHALLOW GROUND WATER	NONE

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

LAND USE SUMMARY

UNITS: 24 PLEX 34X24= 816 UNITS
12 PLEX 5X12 = 60 UNITS
RETREAT CENTER = 9 UNITS
TOTAL = 885 UNITS

PARKING STALLS DESIGNED = 1600 STALLS

ADJACENT PARCEL USAGE:

- PARCELS EAST TO THE SITE COMES UNDER ZONE RM-3: MULTI-FAMILY- 15 UNITS PER ACRE & R1-6: RESIDENTIAL-1 UNIT PER 6,000 SQ.FT.
- PARCEL SOUTH OF THE SITE COMES UNDER THE ZONE R1-8: RESIDENTIAL-1 UNIT PER 8,000 SQ.FT.
- PARCELS WEST TO THE SITE COMES UNDER RM-3: MULTI-FAMILY- 15 UNITS PER ACRE.
- PARCEL NORTH TO THE SITE COMES UNDER GC: GENERAL COMMERCIAL ZONE.

LEGAL DESCRIPTION

BEGINNING AT N 01°08'51" E A DISTANCE OF 2299.22 FEET TO A POINT; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1830.72 FEET, HAVING A CHORD BEARING OF N 80°51'12" E AND A CHORD DISTANCE OF 535.57, HAVING A CENTRAL ANGLE OF 16°49'20" AND AN ARC LENGTH OF 537.50 TO A POINT; THENCE WITH A BEARING OF N 72°55'09" E A DISTANCE OF 225.95 FEET TO A POINT; THENCE WITH A BEARING OF N 71°41'52" E A DISTANCE OF 432.75 FEET TO A POINT; THENCE WITH A BEARING OF S 11°10'33" E A DISTANCE OF 180.36 FEET TO A POINT; THENCE WITH A BEARING OF S 03°42'21" E A DISTANCE OF 1971.21 FEET TO A POINT; THENCE WITH A BEARING OF N 88°49'46" W A DISTANCE OF 614.14 FEET TO A POINT; THENCE WITH A BEARING OF S 01°08'53" W A DISTANCE OF 473.81 FEET TO A POINT; THENCE WITH A BEARING OF N 88°31'38" W A DISTANCE OF 740.75 FEET TO A POINT;

TOTAL ACRE: 65.17

ADDITIONAL NOTES

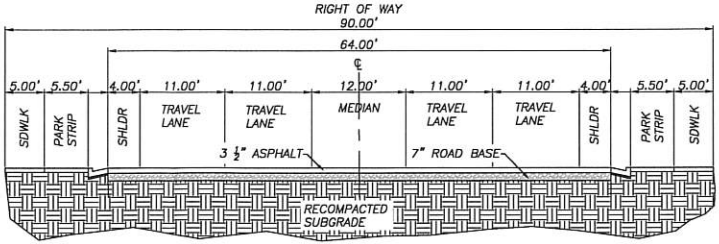
ZONING: RR-1 RECREATIONAL RESORT ZONE

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

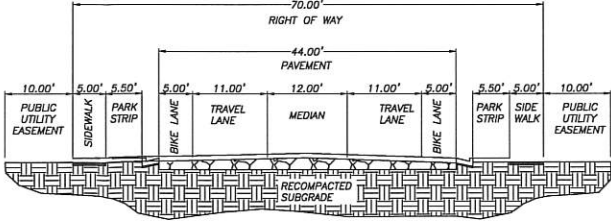
PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

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

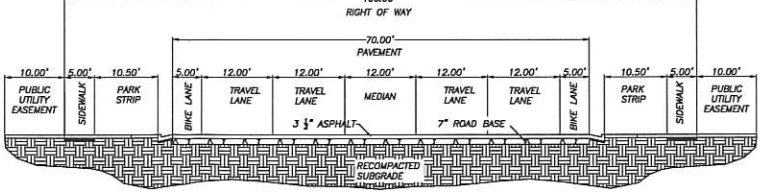
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.



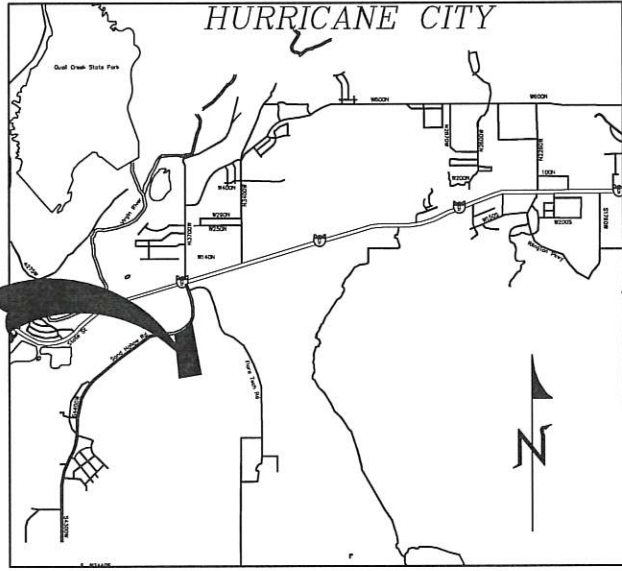
3700 WEST ROAD
N.T.S.



70' RIGHT OF WAY
N.T.S.



SAND HOLLOW ROAD
N.T.S.



VICINITY MAP
N.T.S.

NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.

Engineers- Land Surveyors- Land Planners

20 South 850 West, Suite 100

Provo, UT 84601

Phone: (435) 666-6367



PRELIMINARY SITE PLAN FOR:
SAND HOLLOW GATEWAY RESORT

LOCATED IN SECTION 1, T42S, R14W, S1.B.4M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/08/2020
SCALE: 1"=150'

JOB NO:
281-010

SHEET NO:
1 OF 1

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

ll
Fee \$200.00

For Office Use Only:

File No. 2026-PSP-17
Receipt No. 8-143247

Name: Western MTG & Realty Co Telephone: 509-521-9354
950 E Foster Wells Rd
Address: Pasco, WA 99301 Fax No. 435-668-8307
Agent (If applicable): Karl Rasmussen Agent's Phone: 801-793-0346
Brent Moser Karl@PV-eng.com
Email: Hippetto@westernmort.com Agent Email: enhancedhomesofutah@gmail.com
Address/Location of Subject Property: West of Sand Hollow Rd, NW of Abbey Rd
Tax ID of Subject Property: H-4-2-11-2112 Zone District: PC
Proposed Use: (Describe, use extra sheet if necessary) Boat & RV Storage

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: _____

STAFF COMMENTS

Agenda: October 28, 2020 **File Number:** 2020-PSP-17

Type of Application: Preliminary Site Plan (Administrative)

Applicant: Western MTG and Realty Co

Agent: Karl Rasmussen and Brent Moser

Request: Preliminary Site Plan for a Recreation Resort, Bash Resorts

Location: West of Sand Hollow Rd, Northwest of Abbey Rd

General Plan: Planned Community

Existing Zoning: Recreation Resort

Discussion: This application is for a 24.695 Acre, 378 Unit Recreation Resort. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning on subdividing the property for each unit to be sold off individually.

JUC Comments:

1. Engineering: Need a traffic impact study, needs to be done by a traffic engineering firm
2. The drainage plan will need to be reviewed as part of the construction drawings.
3. Will need a full water model with the construction drawings.
4. Sewer: Connection point is down on Abby road, and there is capacity and should be able to use gravity feed for the sewer.
5. Water Conservancy District: Drainage is a concern for the overflow of a pipe in the area. The applicant will need to work with the Water Conservancy District and Ash Creek to ensure drainage is maintained.
6. Power will need to be extended into the development. Power is in the middle of Marla Phase 1
7. Gas and other utilities are in Marla.

Staff Comments

1. The applicant will need to need a pool, clubhouse, and onsite management. At least one clubhouse and pool will need to be developed as part of the first phase.
2. The max density for Recreation Resort is 15 units an acre, which would limit the total number of units to 370, which is eight units less than what is being proposed.

3. Roadways are all private, and no public streets are listed within the development. Staff's recommendation is to do a circulation route within the development as a public roadway system, then have parking courts around the outside of the development. All the parking in the middle creates a longer walking distance for internal amenities and hampers internal traffic flow.
4. 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))
5. Will need a minimum of two parking spaces for each unit.
6. Will need to provide internal walking trails and sidewalks. Crosswalks and paths should connect the resort amenities, outside roadways and sidewalks, and unit buildings.
7. Roadways on the outside will need to be built out and dedicated.
8. The applicant will need to submit a traffic study with construction drawings.
9. The development will likely be phased, and the applicant will need to show a phasing plan.
10. Zoning is currently being posted and updated. It will be in effect in the next few weeks.
11. Buildings will need to meet proper setbacks for the RR Zoning. No setbacks are currently listed on the site plan.
12. Buildings will all need to be sprinkled.

Recommendation: Review the proposed application, and approve with the conditions that preliminary plat and construction drawings reflect staff and JUC Comments, including complying with max density, parking, and setbacks.

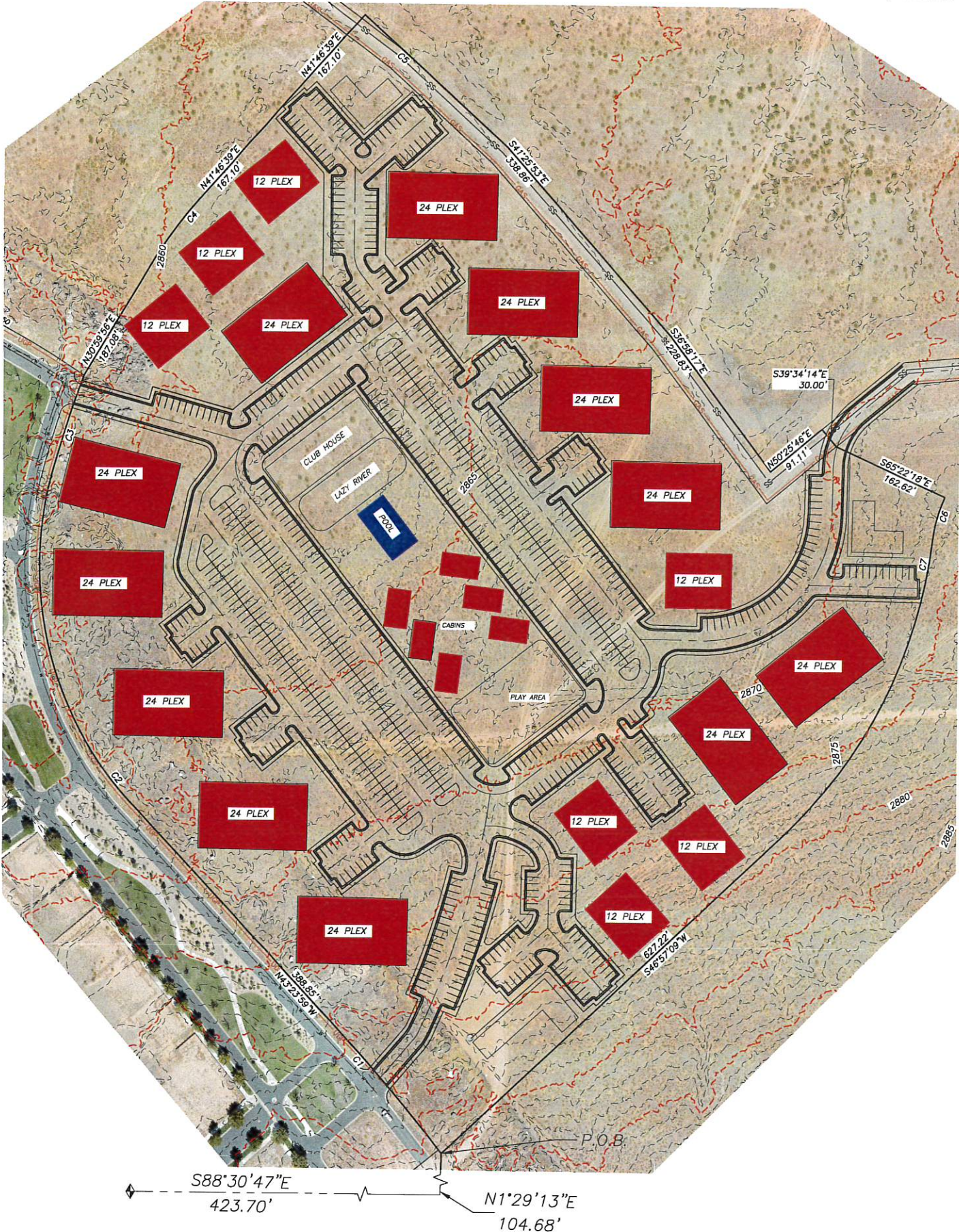
811

Keep plots below.
Call 811 before you dig.

NOTICE

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

PRELIMINARY SITE PLAN FOR:
BASH RESORTS
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

PROPERTY LINE

EASEMENT LINE

SECTION LINE

GAS

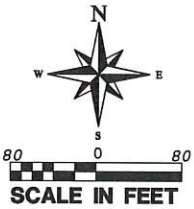
EXISTING GAS

ADJACENT PROP LINE

EXISTING OHP LINE

EXISTING WATER

EXISTING SEWER



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2-HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, 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	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBILITY TO PIPING & EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY < 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED UNIT GEOLOGIC DEPOSITS, WIND DOMINATE TRANSPORT
SHALLOW GROUND WATER	NONE

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

ADDITIONAL NOTES

ZONING: RR-1 RECREATIONAL RESORT ZONE

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. 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.

LAND USE SUMMARY

UNITS: 24 PLEX 150X90= 12 UNITS
12 PLEX 75X90 = 7 UNITS
RESORT CENTER = 7 UNITS
TOTAL = 26 UNITS

PARKING STALLS DESIGNED = 878 STALLS

ADJACENT PARCEL USAGE:

1. PARCELS EAST TO THE SITE COMES UNDER ZONE RA-1: RESIDENTIAL AGRICULTURAL-1 UNIT PER ACRE.
2. PARCEL SOUTH OF THE SITE COMES UNDER THE ZONE R1-B: RESIDENTIAL-1 UNIT PER 8,000 SQ.FT.
3. PARCELS WEST TO THE SITE COMES UNDER R1-B: RESIDENTIAL-1 UNIT PER 8,000 SQ.FT.
4. PARCEL NORTH TO THE SITE COMES UNDER R1-B: RESIDENTIAL-1 UNIT PER 8,000 SQ.FT.

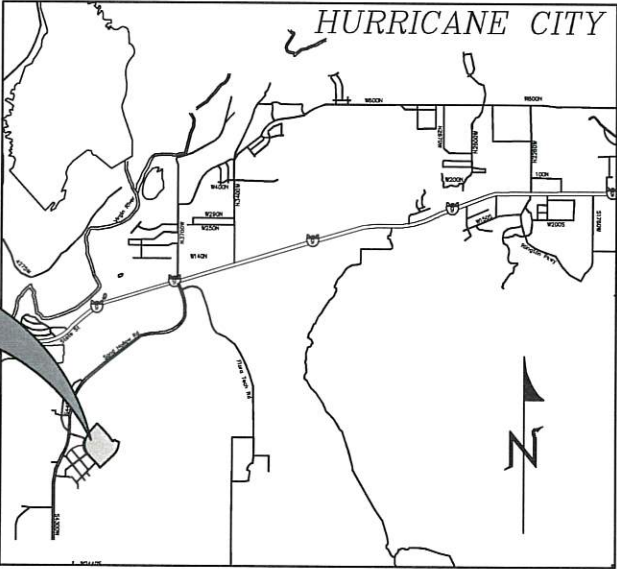
LEGAL DESCRIPTION

COMMENCING WEST QUARTER CORNER OF SECTION 12 TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°30'47"E 423.70 FEET THENCE N01°29'13"E 104.68 FEET; TO THE POINT OF BEGINNING

THENCE NORTHWESTERLY ALONG THE ARC OF A 2746.98 FOOT RADIUS NON-TANGENT CURVE TO THE left 244.51 FEET (CHORD BEARS: N40°45'44"W 244.42 FEET); THENCE N43°23'59"W 388.85 FEET; THENCE NORTHERLY ALONG THE ARC OF A 473.46 FOOT RADIUS CURVE TO THE right 484.61 FEET (CHORD BEARS: N14°04'38"W 463.73 FEET); THENCE NORTHERLY ALONG THE ARC OF A 1495.20 FOOT RADIUS COMPOUND CURVE TO THE right 138.29 FEET (CHORD BEARS: N17°53'42"E 138.24 FEET); THENCE N30°59'56"E 187.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 600.00 FOOT RADIUS NON-TANGENT CURVE TO THE right 101.30 FEET (CHORD BEARS: N36°56'26"E 101.18 FEET); THENCE N41°46'39"E 167.10 FEET; THENCE N41°46'39"E 167.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 21721.90 FOOT RADIUS NON-TANGENT CURVE TO THE right 265.01 FEET (CHORD BEARS: S47°45'18"E 265.01 FEET); THENCE S41°25'53"E 338.86 FEET; THENCE S36°58'17"E 228.83 FEET; THENCE N50°25'46"E 91.11 FEET; THENCE S39°34'14"E 30.00 FEET; THENCE S65°22'18"E 162.62 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 191.23 FOOT RADIUS NON-TANGENT CURVE TO THE left 60.92 FEET (CHORD BEARS: S15°30'06"W 60.66 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A 653.44 FOOT RADIUS REVERSE CURVE TO THE right 462.77 FEET (CHORD BEARS: S26°39'50"W 453.16 FEET); THENCE S46°57'09"W 627.22 FEET; TO THE POINT OF BEGINNING.

AREA: 24.695 ACRES.

PROJECT LOCATION



VICINITY MAP
N.T.S.

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 88th West, Suite 1
Hurricane City, Utah 84757
Phone: 435-646-6067



PRELIMINARY SITE PLAN FOR:
BASH RESORTS
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/12/2010
SCALE: 1"=80'
JOB NO.
281-010
SHEET NO:
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-21
Receipt No. 8-143603

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

Address: 86 E KOCOR CIR. TOQUERVILLE Fax No. —

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

Agent (If Applicable): HR BROWN Telephone: (801) 635-9650

Address/Location of Subject Property: 785 W 500 N

Tax ID of Subject Property: H-3-1-34-411 Zone District: RM-2 (PDO)

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) SINGLE FAMILY
LOTS, DUPLEX & TRIPLEX TOWNHOMES, & DUPLEX & TRIPLEX PATIO HOMES

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: October 28, 2020 **File Number:** 2020-PP-21

Type of Application: Preliminary Plat Administrative

Applicant: Jon Cheney/ Forte Land Co & CSB Development

Agent: Forte Land Co & CSB Development

Request: Preliminary Plat Review and Recommendation

Location: South of 600 N and 870 W

General Plan: Mixed Use

Existing Zoning: PDO RM-2

Discussion: The applicant was recently was awarded a Planned Development Overlay for 16.97 acres parcel. The applicant is now seeking approval of the preliminary plat. The proposed application is to put single-family homes along the south of the property buffering and to phase transition of housing types within the parcel and limits the development to a total of 136 units, which comply with the terms of the approved Development Agreement.

	<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

JUC Comments

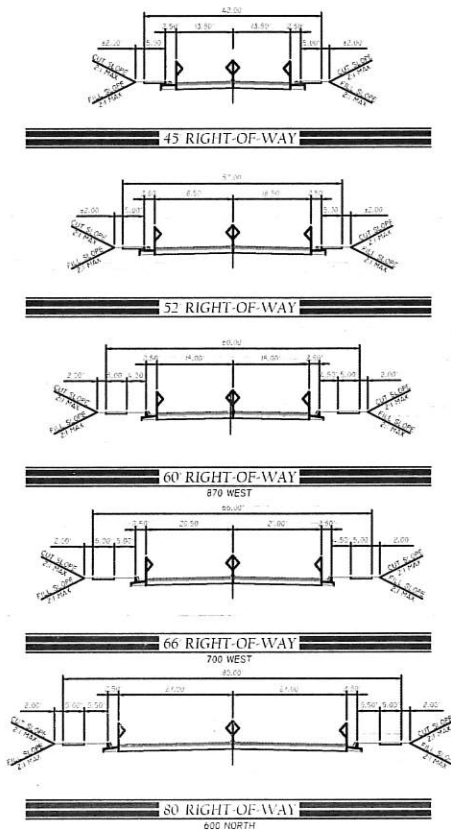
The following items will need to be addressed with the construction drawings:

1. The applicant will need to perform a full water model for the project.
2. Engineering: the applicant has address comments from their preliminary site plan
3. Sewer: There are several sewer lines in private alleyways that cross phasing lines. There should be no parking over the sewer lines to ensure Ash Creek can gain access if needed. Those items will need to be addressed within the construction drawings
4. Power will need to review and redline construction drawings.
5. Gas, cable, and phone are in the area.

Staff Comments:

1. The Preliminary Plat complies with the approved preliminary site plan and terms of the approved development agreement.
2. Street layout and improvements comply with Hurricane City Transportation Master Plan
3. The applicant is providing three types of housing units:
 1. Single-family lot line dwellings, Twin Home (listed as patio homes), and Townhouse. These units are allowed within PDO. “When a single-family lot line dwelling is placed on a lot line, an easement shall be provided which allows the dwelling owner to enter the adjoining property in order to maintain the dwelling.” (HCC 10-23-9)
 4. Building must be a minimum of 10’ apart from each other. Those setbacks should be noted on the plat.
 5. Driveways contain two parking spaces.
 6. Other setbacks listed on the plat comply with Hurricane City Zoning Code and Standards.
 7. After the applicant has signed construction drawings; each phase will need to have a final site plan approval by the Planning Commission.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends the Planning Commission makes a positive recommendation of the proposed Preliminary Plat to the City Council with the condition that a note is added stating that all buildings must be a minimum 10’ from each other.

**GEOLOGICAL HAZARDS:**

POTENTIAL GEOTECHNICAL CONSTRAINTS FOR HURRICANE HEIGHTS 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

FAULTS:	NONE
LIQUIFACTION:	H2 AND L2
FLOODING:	ZONE X
LANDSLIDES:	NONE
ROCKFALL:	NONE
BRECCIA PIPES AND PALEOKANST:	NONE
CALICHE:	YES
COLLAPSIBLE:	CSA-STREAM/TERRACE ALLUVIUM >3%
EXPANSIVE:	LOW SUSCEPTIBILITY
GYPSE/EROUS ROCK:	NO
PIPING & EROSION:	YES
SHALLOW BEDROCK:	= 10' BENEATH SOIL COVER
WINDBLOWN SAND:	HIGH
SHALLOW GROUNDWATER:	NONE

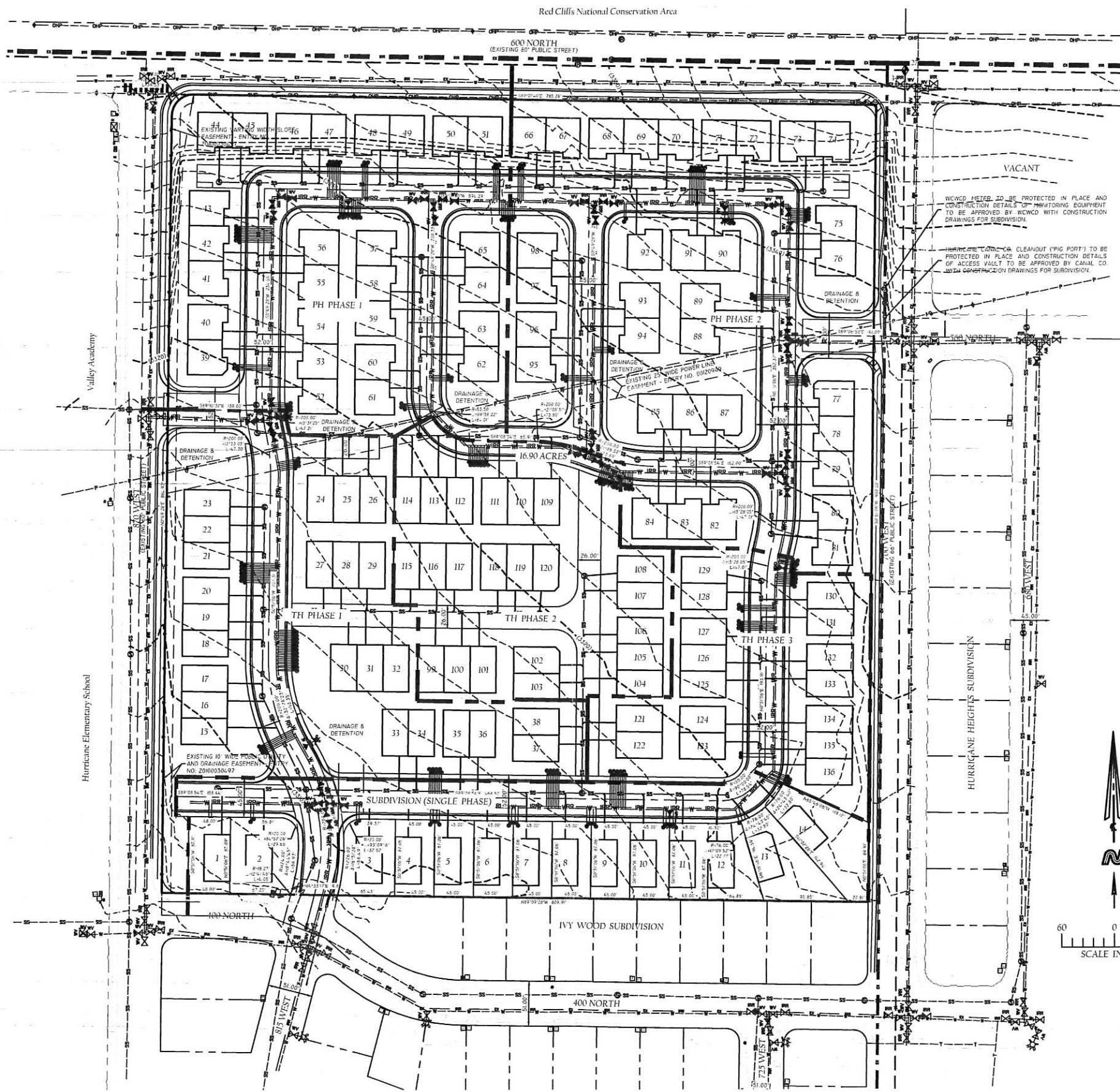
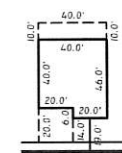
NOTE: A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO ANY CONSTRUCTION

DESERT TORTOISE TAKE:

THE PROJECT IS LOCATED IN A DESERT TORTOISE TAKE AREA (PER R.C.D.R. TAKE AREA 7 MAP) BUT UNDERSTAND THAT THE AREA HAS BEEN CLEARED AND IS NO LONGER A TAKE AREA.

BOUNDARY DESCRIPTION:

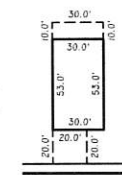
BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 600 NORTH AND THE WESTERLY RIGHT-OF-WAY LINE OF 700 WEST, SAID POINT LIES NORTH 89°01'40" WEST 32.92 FEET ALONG THE SECTION LINE AND SOUTH 00°58'20" WEST 40.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 10 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 2003006018, 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°42'28" 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°08'55" 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 16.90 ACRES.

**TYPICAL BUILDING LAYOUTS:**

PATIO HOME (PH) 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 19'0" TO BACK OF CURB

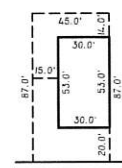
TYPICAL LIMITED COMMON (LMAY VARY):
400 SO. FT. FRONT
400 SO. FT. REAR



TOWNHOME (TH) 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 19'0" TO BACK OF CURB

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



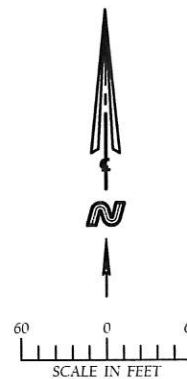
SUBDIVISION UNITS = 16
LOT SIZE: 3.915 MINIMUM
GROUND LEVEL = 110 SO. FT. MAXIMUM
1,660 SO. FT. TOTAL
4 BD. 2.5 BA
MINIMUM 20'X20' 2 CAR GARAGE
RV PARKING IF DESIRED

MINIMUM SETBACKS:
SIDE: 0'0" LOT LINE AND 15'0" (NO COMMON BUILDING WALLS)
REAR: 11'0" FOR BUFFER TO IVY WOOD LOTS

SUMMARY:
PROPERTY AREA = 16.90 ACRES
NUMBER OF PROPOSED UNITS = 136
DENSITY:
ALLOWABLE = 10.0 UNITS PER ACRE
PROPOSED = 8.045 UNITS PER ACRE

LEGEND:

NW	NE	FOUND SECTION CORNER
SW	SE	SET 5/8" X 20" REBAR WITH PLASTIC CAP, STAMPED "BET 4804865" UNLESS OTHERWISE NOTED
●		FOUND 1/2" B&C REBAR & CAP UNLESS OTHERWISE NOTED
—		EXISTING IRRIGATION LINE
—		EXISTING OVERHEAD POWER LINE
—		EXISTING WATER LINE
—		EXISTING SEWER LINE
—		PROPOSED WATER LINE
—		PROPOSED SEWER LINE
—		PROPOSED WATER LINE
—		PROPOSED IRRIGATION LINE
—		CENTER LINE
—		RETAINING WALL EXISTING
—		PROPOSED WATER METER
—		PROPOSED WATER METER
—		EXISTING WATER VALVE
—		PROPOSED WATER VALVE
—		EXISTING IRRIGATION VALVE
—		PROPOSED IRRIGATION VALVE
—		EXISTING TELEPHONE PEDESTAL
—		EXISTING TRANSFORMER
—		EXISTING OVERHEAD POWER POLE
—		EXISTING GUY WIRE

**OWNER:**

LIVDON & ENMA BRADSHAW FAMILY TRUST
LINDA S. GOGGIN, SUCCESSOR TRUSTEE
140 WEST 390 NORTH
HURRICANE, UTAH 84737

DEVELOPER:

FORTE LAND COMPANY
765 SOUTH SKYLAKE DRIVE
WOODLAND HILLS, UTAH 84655

PROPERTY ADDRESS:

HURRICANE HOLLOW (P02)
765 WEST 500 NORTH
HURRICANE, UTAH 84737

PRELIMINARY PLAT

HURRICANE HOLLOW
LOCATED IN NW/4 SEC 34, T41S, R13W, S18&M
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

REVISIONS

Center Line
765 NORTH STATE STREET, LAVERGNE, UTAH 84743
PHONE: (435) 668-0880

CLIENT NO:
2006-0023 (1002)
FILE NAME:
PRELIMINARY PLAT

PRELIMINARY PLAT
FOR
HURRICANE HOLLOW
FOR
FORTE LAND COMPANY
LOCATED IN NW/4 SEC 34, T41S, R13W, S18&M
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH

DATE:
October 3, 2020
SCALE:
1" = 50'

SHEET

1