



# City of Hurricane

**Mayor**

John W. Bramall

**City Manager**

Kaden DeMille

## ***Planning Commission***

Michelle Cloud

Paul Farthing, Chairman

Rebecca Bronemann

Ralph Ballard

Shelley Goodfellow

Mark Sampson

Penny James-Garcia

Dayton Hall, Vice Chairman

## **AGENDA OF A MEETING OF THE HURRICANE CITY PLANNING COMMISSION 6:00 p.m.**

**Wednesday, January 27, 2021**

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at  
**6:00 p.m. in the Hurricane City Hall, 147 N 870 W Hurricane, UT.**

**The meeting will also be held electronically here:**

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/378373693>

**You can also dial in using your phone.**

United States: [+1 \(646\) 749-3122](tel:+16467493122)

**Access Code:** 378-373-693

A roll call will be taken, along with the Pledge of Allegiance and prayer and /or thought by invitation.

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

### **Public Hearings**

1. A Zoning Map amendment request located at 1355 S 3325 W from RA-1, residential agriculture 1 unit per acre, to MH/RV, mobile home/RV. Parcel numbers H-3-2-7-45031 and a portion of H-3-2-7-4501.

2021-ZC-06	Consideration and possible recommendations on a zoning map amendment request located at 1355 S 3325 W from RA-1, residential agriculture 1 unit per acre, to MH/RV, mobile home/RV. Parcel numbers H-3-2-7-45031 and a portion of
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	H-3-2-7-4501, located at Flora Tech Road. Jason Park LLC Applicant, Jeremy Johnson Agent.
2021-PP-01 2021-PSP-01	Consideration and possible recommendation of a preliminary plat and preliminary site plan for The Estates at Sand Hollow, a 216 lot subdivision located in the west section Sand Hollow PDO at Sand Hollow Parkway and 3150 S. Hurricane Hills Ranch Estates LLC Agent, Valerie Espinoza Agent.
2021-PP-02	Consideration and possible recommendation on a preliminary plat for Sky Valley Town Homes PDO, a 111 lot subdivision located at 3100 W and 600 N. Frank Lindhart/Shoshone Land Company Applicant, Civil Science Agent.
2021-PP-03	Consideration and possible recommendation on a preliminary plat for Sky Valley PDO, a 292 lot subdivision located at Coronado Drive and 3000 W. Frank Lindhart/Shoshone Land Company Applicant, Civil Science Agent.
2021-ZC-05 2021-PSP-02	Workshop: Discussion regarding a PDO application for Sand Hollow Mesa, a proposed 920 acre mixed use development with a proposed 3,660 units located south of 3000 S, and bisected by the Southern Parkway. RG Sand Hollow, LLC Applicant, Anthon Stauffer Agent
2021-PP-04	Discussion and consideration of a preliminary plat for Redstone Spring Estates Phase 2, a 11 lot subdivision located on Redstone Drive and 3400 W. Big Rock Homes Applicant, Eric Boucher Agent.
2021-GPA-01	Consideration and possible recommendation of about the proposed new General Plan and General Plan Map Update

**Planning Commission Business:**

-City Council Recap

**Approval of Minutes:**

**Adjournment**

# ZONE CHANGE APPLICATION

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

Fee: \$500.00

For Office Use Only:

File No. 2021-2C-06

Receipt No. 8-146295

Name: Jaxson Park LLC Telephone: \_\_\_\_\_

Address: 599 Cynthia LN Santa Clara, UT 84761 Fax No. \_\_\_\_\_

Agent (If Applicable): Jeremy Johnson Telephone: 435-231-1004

Email: royalorange.cat@gmail.com Agent Email: \_\_\_\_\_

Address/Location of Subject Property: 1355 S 3325 W

Tax ID of Subject Property: H-3-2-7-45031 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)  
to change H-3-2-7-45031 + a portion of H-3-2-7-4501  
to MH/RV

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

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

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

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(Office Use Only)

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

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

## **ZONE CHANGE APPLICATION (General Information)**

### **PURPOSE**

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

### **WHEN REQUIRED**

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

### **REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE**

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.


### **PROCESS**

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.



STATE OF UTAH )  
COUNTY OF ) ss:

  
(Property Owner)

Subscribed and sworn to me this 19<sup>th</sup> day of JUNE 2020  
Lois M. Gray  
 (Notary Public)



Residing in: WASHINGTON COUNTY VT  
My Commission Expires: 6-7-2024

I (we), Ryan Anderson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jeremy Johnson to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

Subscribed and sworn to me this 19th day of JUNE 2020  
Lulu M. Jones  
 (Notary Public)

Residing in: WASHINGTON COUNTY UTAH  
My Commission Expires: 6-7-2024





## STAFF COMMENTS

**Agenda Date:** 1/27/2021

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**Application Number:** 2021-ZC-06

**Type of Application:** Zone Change

**Action Type:** Legislative

**Applicant:** Jaxson Park

**Agent:** Jeremy Johnson

**Request:** A Zone Change Amendment from RA-1 to MH/RV

**Location:** On Flora Tech Road

**Zoning:** RA-1

**General Plan Map:** Planned Community

### Discussion:

In August of 2020, Mr. Johnson applied to change the zoning to have this property and the rest of the parcel zoned as MH/RV, Planned Commercial, and General Commercial. That application was recommended to be denied by the Planning Commission and then denied by the City Council two months later. The applicant is seeking to change a smaller portion of his property to MH/RV Zoning, 8.14 acres. An applicant is not allowed to submit a zone change application for the same property within a single year unless it meets the criteria below:

### 10-7-7: ZONING MAP AND TEXT AMENDMENTS:

*H. Effect Of Disapproval: City council denial of an application to amend the provisions of this title or the zoning map shall preclude the filing of another application covering substantially the same subject or property, or any portion thereof, for one year from the date of the disapproval, except as follows:*

*1. Another application may be sooner considered if: (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)*

*a. The planning commission determines a substantial change in circumstances has occurred to merit consideration of the application. Substantial change may include:*

*(1) A significant change in the affected land area;*

*(2) An agreement with the applicant reducing overall density and incorporating significant design changes including reduced building height, increased setbacks, or other changes resulting in reduced impact on adjacent land uses;*

*(3) Changes in the neighborhood including recent zone changes or land use amendments and/or new roads or other infrastructure to serve the area proposed for the change. (Ord. 2006-4, 2-16-2006)*

*b. The application is for a change to a different zone.*

2. *The city council or planning commission may propose any text or zoning map amendment at any time. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)*

The proposal is a significant decrease in density compared to the original proposal, and staff believes it would meet the terms of the code above and should be reconsidered based on the applicant's request.

	<b>Zoning</b>	<b>Adjacent Land Use</b>
<b>North</b>	R1-15	Farm and Undeveloped Land
<b>East</b>	R1-15	Farm and Undeveloped Land
<b>South</b>	RA-1	Farm and Undeveloped Land
<b>West</b>	RM-1 and PC	Farm and Undeveloped Land

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

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

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

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

**10-43-6 Development Standards: (A)**

**2. Location:**

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

There is currently no major collector or arterial roads located in the area. However, Flora Tech Rd to the west of the property is planned to be developed into a Major Collector Roadway as 3400 W.

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

**Response:** The project is located adjacent to farmland and future single-family housing. The current development of the property contains several manufactured homes and has for many years..

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

**Response:** The increased density will have an increased impact on the surrounding neighborhood for traffic and usage. However, large parts of the property currently have mobile homes established. The change in zoning may allow the applicant to update the development.

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

**Response:** Most utility services are not in the area, except for power and sewer, which any future development would need to secure an easement to access sewer that is located several hundred feet west of 3400 W. Water, gas, cable, and phone are located in the Dixie Springs area. The Water Department will likely require a looping system and a water model before approval of the development. Staff would also recommend a traffic study before the final approval of any future MH/RV development.

**Other Considerations**

Paradise Ranch (the name of the development where the zone change is being proposed) is in need of steps to help enhance the lives of those who live on the property. In past inspections of the property, the City has found that many of the units do not comply with current building and fire codes. over the year, there has also been a slow increase of uses on the property including additional units and business. Planning staff would recommend that the City work with the property owner to help improvements take place. It may be appropriate for the City to make any zone change conditional on certain improvements to the property. Some of these improvements may include:

1. Improvements to the water system to comply with state standards.
2. The property owner work with the City to bring dwelling units up to building code, including allowing the City to send in building and health inspectors to inspect the dwelling units.
3. That any illegal activities cease on the property, including operation of businesses that are not properly licensed with the City and the uses are not subject to legal nonconforming use laws
4. No additional units be added and a limit to the number of additional unit on the property until such improvements can be made
5. All mobile homes and RVs are moved to the future MH/RV zone.
6. Restriction of the MH/RV area for long term residents.

**Findings:**

Staff makes the following findings:

1. The proposed amendment is not compatible with the goals and policies of the General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development but would expand on the current uses.
3. Public facilities are not adequate to provide service to the parcel.
4. The proposed amendment will have a noticeable increased impact on the area.

**Recommendation:** Staff recommends the Planning Commission review this application and the zone change based on standards as well as take into consideration the comments from residents. Staff recommends that the Planning Commission and City Council deny the application unless the applicant is able to provide a plan and agree to the needed improvements to the property in order to help benefit the health, safety, and welfare of those who currently reside on the property.



OWNER:

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

OWNERS LEGEND:

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

ZONE LEGEND:

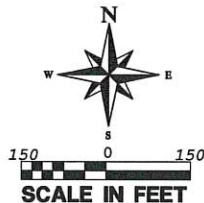
- R1-10: RESIDENTIAL - 1 UNIT PER 10000 SQ. FT.  
RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE  
RM-1: MULTI-FAMILY - 6 UNITS PER ACRE  
PC: PLANNED COMMERCIAL  
GC: GENERAL COMMERCIAL  
MH/RV: MANUFACTURED HOME  
FC: PLANNED COMMERCIAL  
R1-15: RESIDENTIAL-1 UNIT PER 15,000 SQ.FT.

EXISTING ZONE MAP FOR:  
**FLORA TECH FARM**

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

LEGEND

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



LEGAL DESCRIPTION FOR AFFECTED PARCELS:

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

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

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

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

ALSO: BEGINNING AT A POINT WHICH LIES 1,413.00 FEET SOUTH AND 1.55 FEET WEST OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HYDROTECH PROPERTY LINE AND RUNNING THENCE SOUTH 89°56'14" EAST, 800.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'14" EAST, 200.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY, THENCE SOUTH 00°03'46" WEST 250.00 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 89°56'14" EAST 400.00 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 00°03'46" EAST, 267.00 FEET; THENCE NORTH 89°56'14" WEST 600.00 FEET; THENCE SOUTH 00°03'46" WEST 17.00 FEET TO THE POINT OF BEGINNING.

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

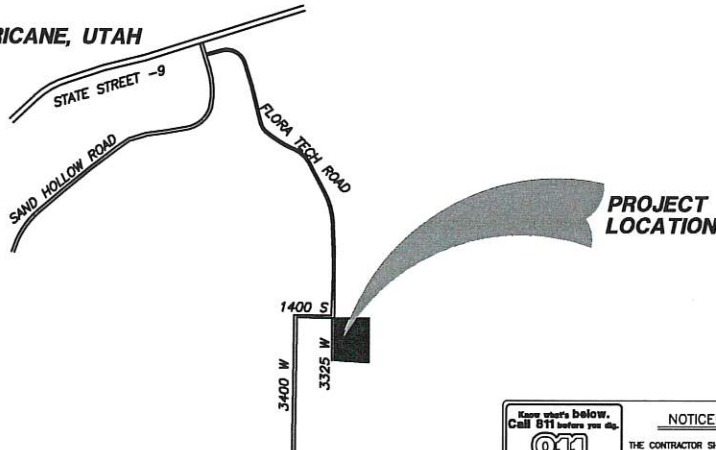
ALSO: BEG AT PT 3014.09 FT S & 996.70 FT E OF NW COR SEC 7 T42S R13W POB BEING SE COR HYDRO TECH PRPTY TH N 0°03'46" E 950 FT ALG E LN SD PRPTY; TH S 89°56'14" E 400 FT ALG PRPTY LN; TH S 0°03'46" W 950 FT; TH N 89°56'14" W 400 FT TO POB.

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

ALSO: BEGINNING AT A POINT WHICH LIES 1,413.00 FEET SOUTH AND 1.55 FEET WEST OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HYDROTECH PROPERTY LINE AND RUNNING THENCE SOUTH 89°56'14" EAST, 800.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°56'14" EAST, 200.00 FEET ALONG THE NORTH PROPERTY LINE OF THE SAID HYDROTECH PROPERTY, THENCE SOUTH 00°03'46" WEST 250.00 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 89°56'14" EAST 400.00 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 00°03'46" EAST, 267.00 FEET; THENCE NORTH 89°56'14" WEST 600.00 FEET; THENCE SOUTH 00°03'46" WEST 17.00 FEET TO THE POINT OF BEGINNING.

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

HURRICANE, UTAH



VICINITY MAP

N.T.S



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  
Provo, Utah 84601  
Phone (435) 866-8881



EXISTING ZONE MAP FOR:

**FLORA TECH FARM**

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

DATE: 1/20/2021

SCALE: 1"=150'

JOB NO.  
547-001

SHEET NO.

**1 OF 1**



OWNER:

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

OWNERS LEGEND:

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

ZONE LEGEND:

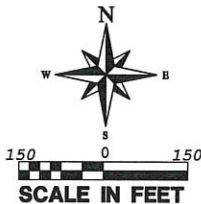
- R1-10: RESIDENTIAL - 1 UNIT PER 10000 SQ. FT.  
RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE  
RM-1: MULTI-FAMILY - 6 UNITS PER ACRE  
PC: PLANNED COMMERCIAL  
GC: GENERAL COMMERCIAL  
MH/RV: MANUFACTURED HOME  
PC: PLANNED COMMERCIAL  
R1-15: RESIDENTIAL-1 UNIT PER 15,000 SQ.FT.

PROPOSED ZONE CHANGE MAP FOR:  
**FLORA TECH FARM**

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

LEGEND

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



LEGAL DESCRIPTION FOR PROPOSED MH/RV ZONE:

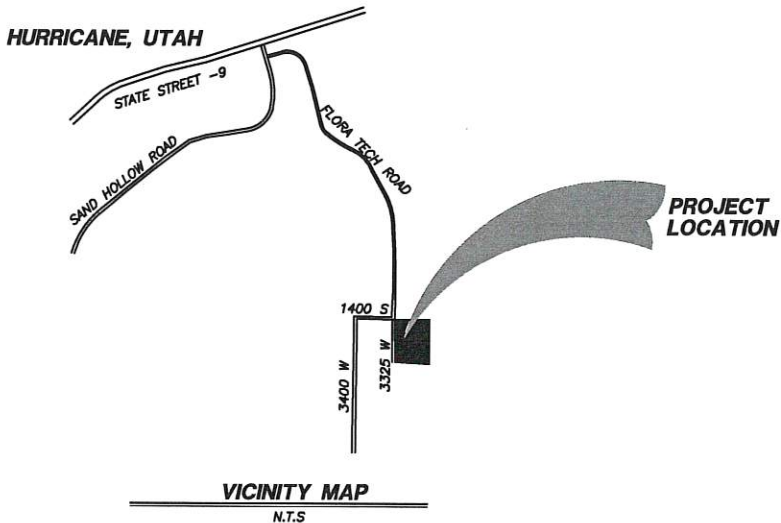
COMMENCING SW CORNER OF SECTION 12 AND SE CORNER OF SECTION 7, THENCE N01°10'45"E 3305.76 FEET; THENCE S88°30'46"E 798.27 FEET; BEGIN AT N01°22'28"E 572.10 FEET; THENCE N88°44'52"W 1.55 FEET; THENCE N01°15'09"E 17.00 FEET; THENCE S88°44'52"E 600.00 FEET; THENCE S00°59'18"W 593.36 FEET; THENCE N88°20'35"W 602.42 FEET; TO POINT OF BEGINNING

CONTAINING 8.14 ACRES

ZONE CHANGED FROM RA-1 TO MH/RV: MANUFACTURED HOMES

PURPOSE:

PLAN IS TO CREATE MANUFACTURED &/OR RV UNITS WITHIN THE 8 ACRE PARCEL TO MOVE ALL EXISTING RESIDENTS FROM THE OLD UNITS TO THE NEW UNITS.



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	
	DATE	BY

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners  
20 South 850 West, Suite 1  
Hurricane, UT 84757  
Phone: (435) 668-8307



PROPOSED ZONE CHANGE MAP FOR:

**FLORA TECH FARM**

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

DATE: 1/18/2021  
SCALE: 1"=150'

JOB NO.  
547-001

SHEET NO.  
**1 OF 1**





## STAFF COMMENTS

<b>Agenda Date:</b>	<b>1/27/2021</b>
<b>Application Number:</b>	2021-PP-01 and 2021-PSP-01
<b>Type of Application:</b>	Preliminary Plat and Preliminary Site Plan
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Hurricane Hills Ranch Estates LLC
<b>Agent:</b>	Valerie Espinoza
<b>Request:</b>	An application for a preliminary plat and preliminary site plan for the west side of Sand Hollow PDO
<b>Location:</b>	West section of Sand Hollow PDO at Sand Hollow Parkway and 3150 S
<b>Zoning:</b>	R1-10 PDO
<b>General Plan Map:</b>	Planned Community

**Discussion:** The applicant is seeking approval for a preliminary site plan and preliminary plat for a 216 lot subdivision located within the Sand Hollow PDO's west side.



ranging from .32-1.14 acres in size. The overall density and housing types match the approved PDO.

2. The proposal provides greenways in the form of trail spaces running behind several lots and a large detention area at the entryway into the development, with a total trail area of 3.6 acres and 14.25 acres of open space with desert landscaping.
3. The applicant will need to identify potential geotechnical constraints on the project site.
4. One of the 80' ROW (right-of-way) and the 60' ROW do not meet current standards. The 80' has a 10' trail along one end, with a large buffer adjacent. The 60' only provides a pedestrian facility along one end. These do not match any of the City's pre-approved cross-section and will need special approval. For the 80' ROW, staff would recommend that a park strip be placed between the pedestrian facilities and the asphalt to provide buffering of the walkways and provide for traffic calming. The variation from development standards can be found in the following code: 10-23-6: VARIATIONS FROM DEVELOPMENT STANDARDS:

*A. Variations from applicable development standards of an underlying zone and chapter 39 of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter.*

*B. A variation from the yard requirements set forth in subsection 10-23-9D of this chapter may be approved if the city council, after receiving a recommendation from the planning commission, finds such variation meets the approval criteria set forth in subsection 10-23-7B of this chapter and as set forth below. Any such variation shall be explicitly noted in the approval of a preliminary site plan and shall be shown on the approved plan.*

*1. Variations from the development standards set forth in this chapter are intended to be rare and shall be approved by at least four (4) members of the city council.*

*2. The applicant shall bear the burden of persuasion with regard to any request for a variation under this subsection B. Such burden shall include demonstrating that:*

*a. A proposed project which includes a variation is the result of a substantial amount of advanced planning;*

*b. Any adverse conditions which may result from the variation will be mitigated; and*

*c. The variation will result in a substantial benefit not only to persons who will live or work within the project but also to the city and its citizens generally. (Ord. 2006-29, 10-19-2006)*

5. The lots listed on the plat do not contain dimensions, though they do contain total size.
6. The applicant needs to supply a letter from Hurricane Water and Ash Creek, indicating service availability.
7. The plat needs to state if it is located in a desert tortoise take area.
8. There are a few golf cart crossings areas shown. These will need to be designed to meet best practices and City standards. The primary concern is about the one at the entrance of the developer on Sand Hollow Parkway. There are grading concerns, and that crossing may need additional improvements.
9. ~~The south loop (Road J) does not comply with accessibility standards since there will be more than 30 units down a single access. The applicant should show a tentative plan on how to provide~~



~~that access. There is also concern about providing water without making a proper loop.~~ The applicant has removed this section from the plat.

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends the Planning Commission recommends approval with the following conditions:

1. The applicant updates the preliminary plat and site to comply with staff and JUC comments.
2. A recommendation on the roadways to the City Council.

To:

From:

Date:

**Subject:**



**TRANSMITTAL**

---

The following are:	Requested	Enclosed	Sent via <u>US Mail</u>
Report	Specifications	Cost Estimate	Progress Est.
Test Result	Calculations	Drawings	Other

No. of Copies	Description

These are submitted:

At your request

For your files

For your action

For your review

For your approval

For your information

General Remarks:

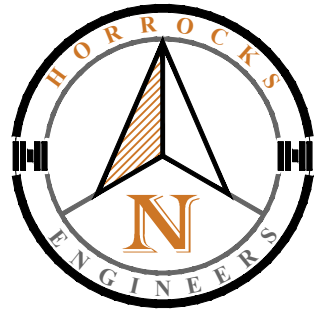


A

B

C

D



0 250' 500'  
SCALE: 1" = 250'

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Pleasant Grove, UT 84062  
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**WARNING**

REVISIONS

DATE 01/22/2021

DESIGNED TC

DRAWN TC

CHECKED RP

PROJECT UT-2551-2007

SEE GENERAL NOTES SHEET

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

PRELIMINARY

NOT FOR CONSTRUCTION

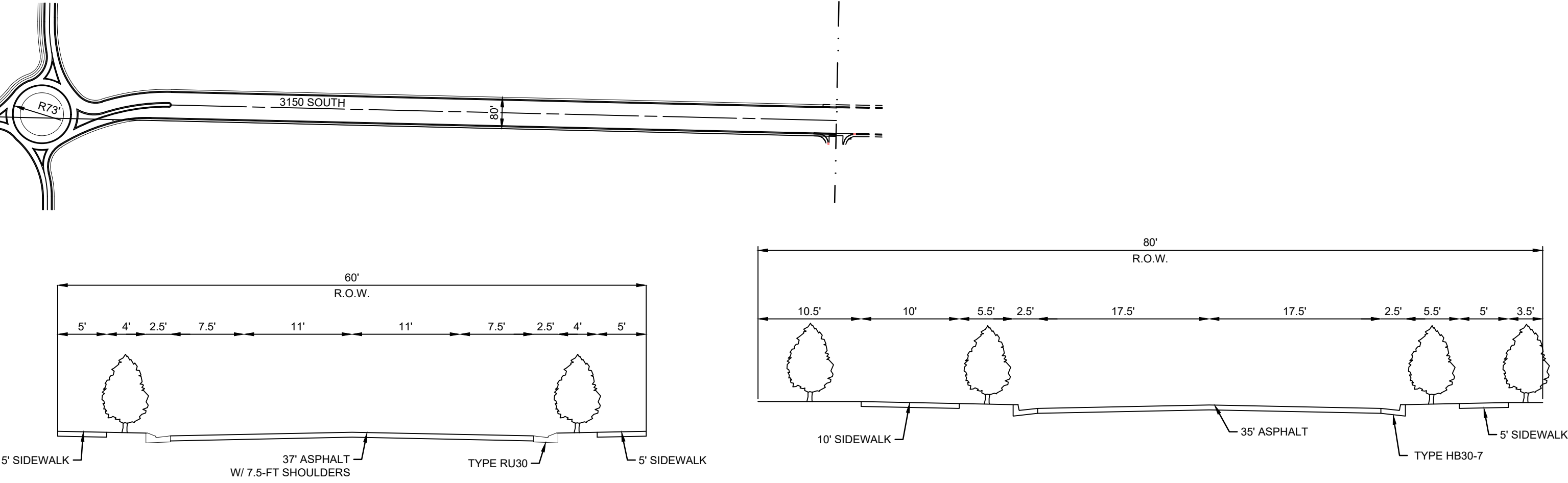
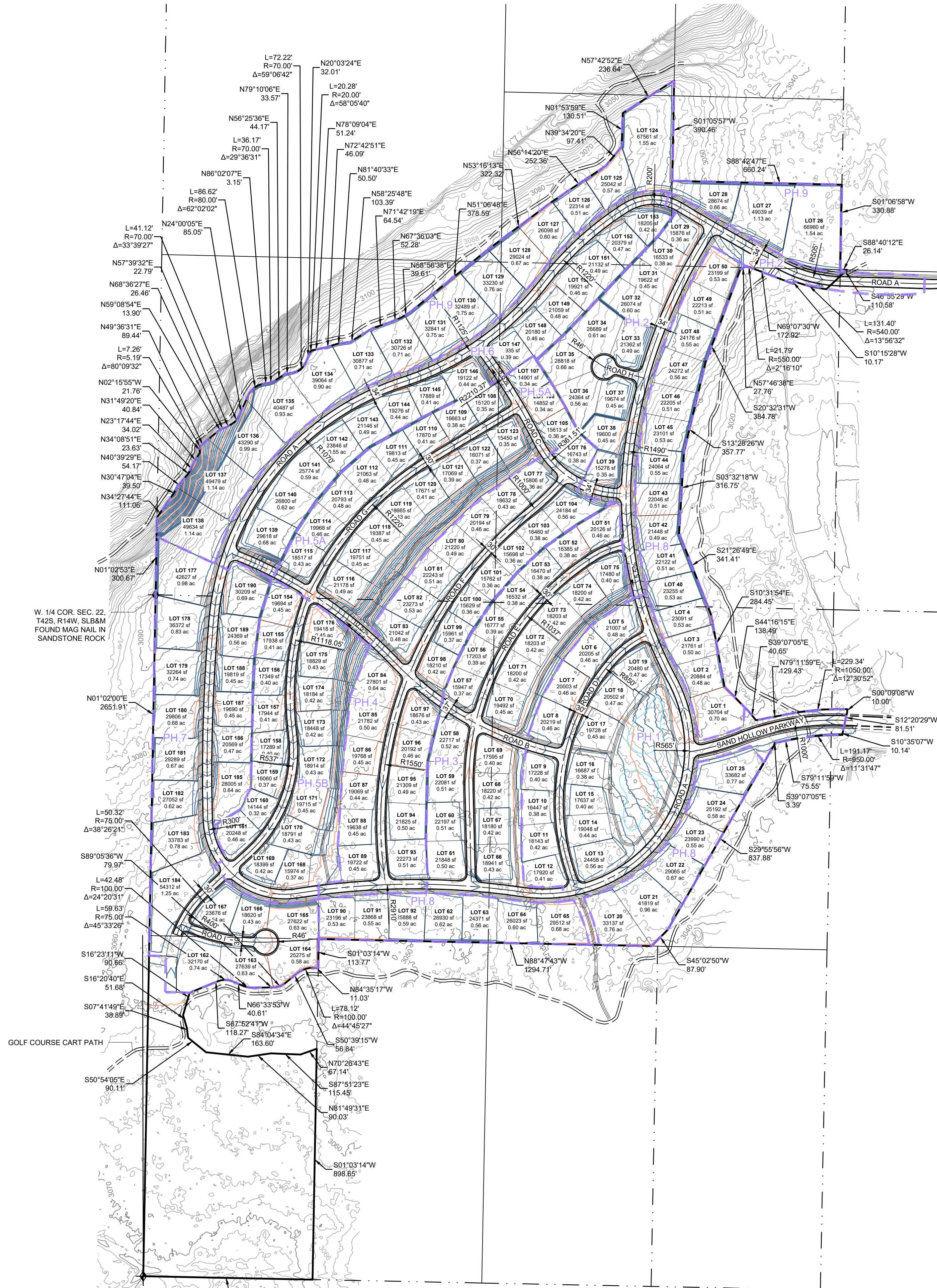
**THE ESTATES AT SAND HOLLOW**

HURRICANE, UTAH

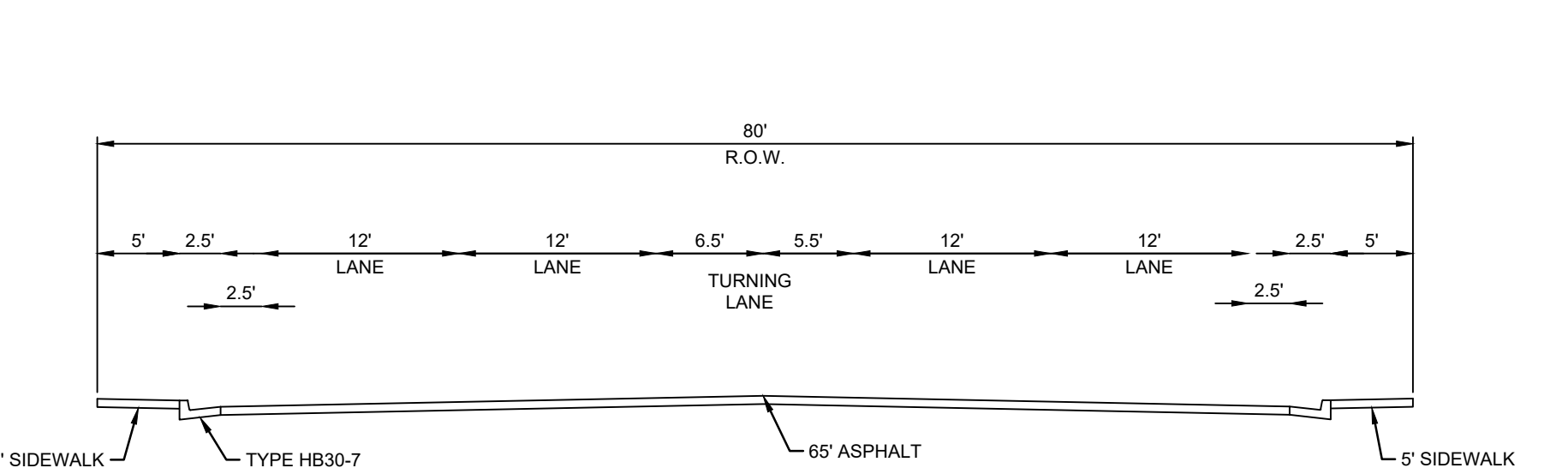
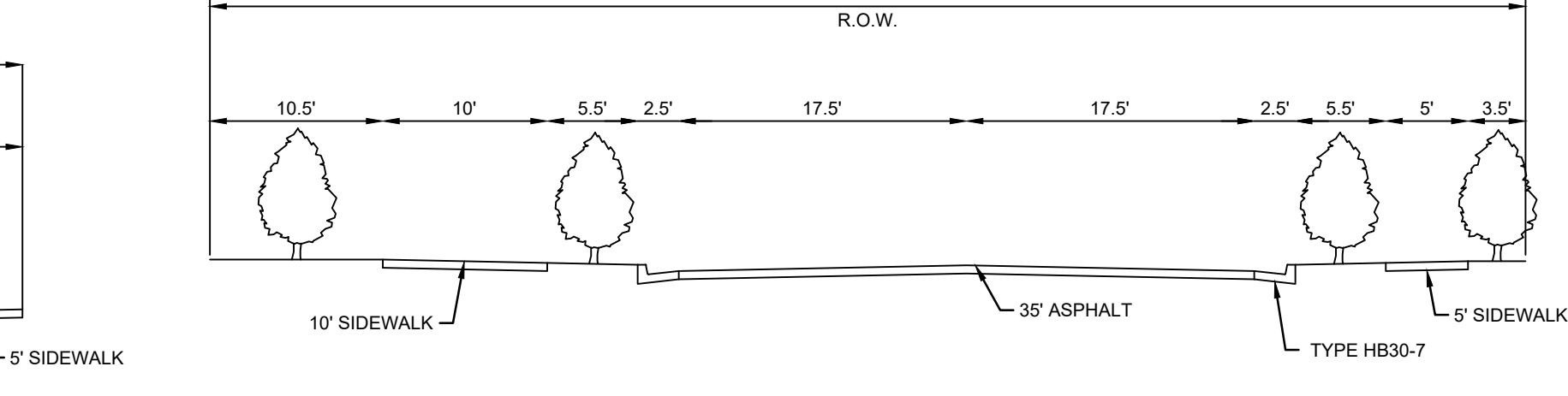
PRELIMINARY PLAT

PRELIMINARY PLAT

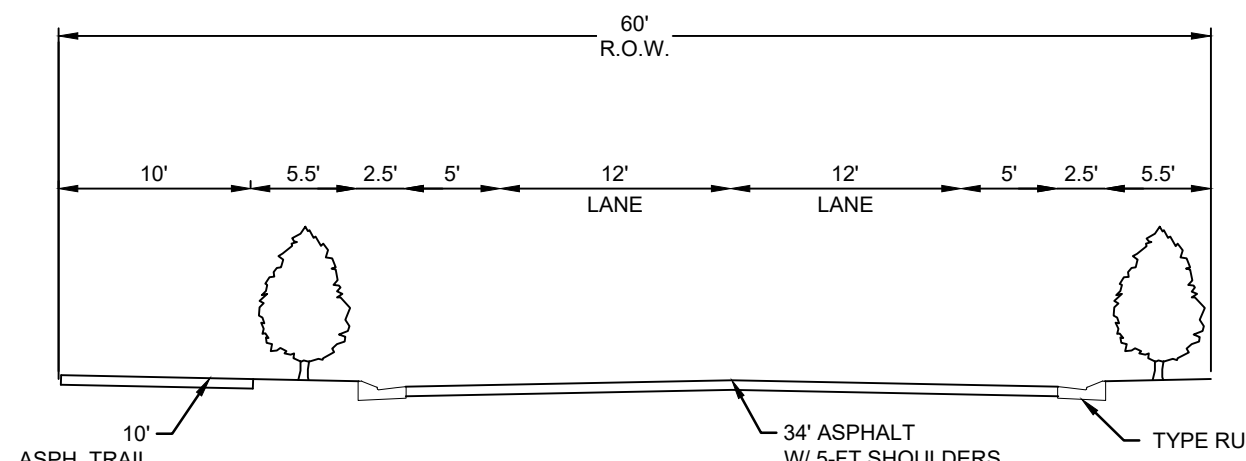
**PRE-1**



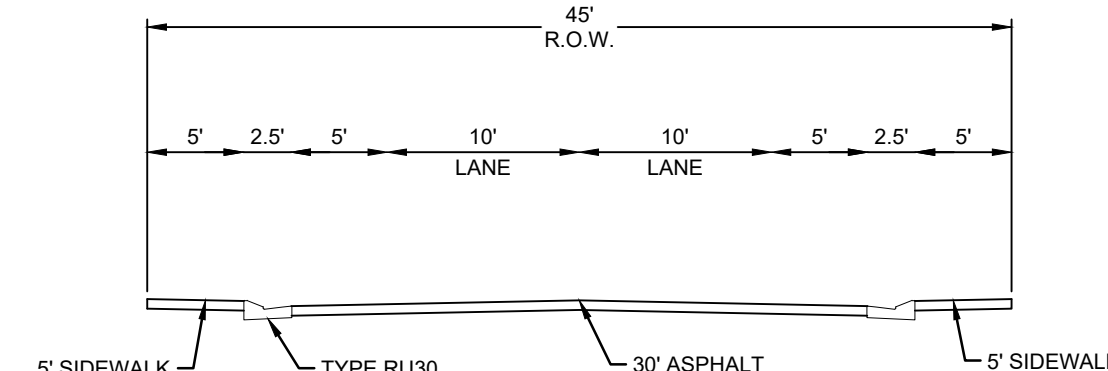
60-FT R.O.W. (RESIDENTIAL STANDARD ALTERNATIVE)  
ROAD B



80-FT R.O.W. (3150 SOUTH)



60-FT R.O.W. (MAIN ROADWAY W/ 10-FT TRAIL)  
ROAD A  
ROAD C



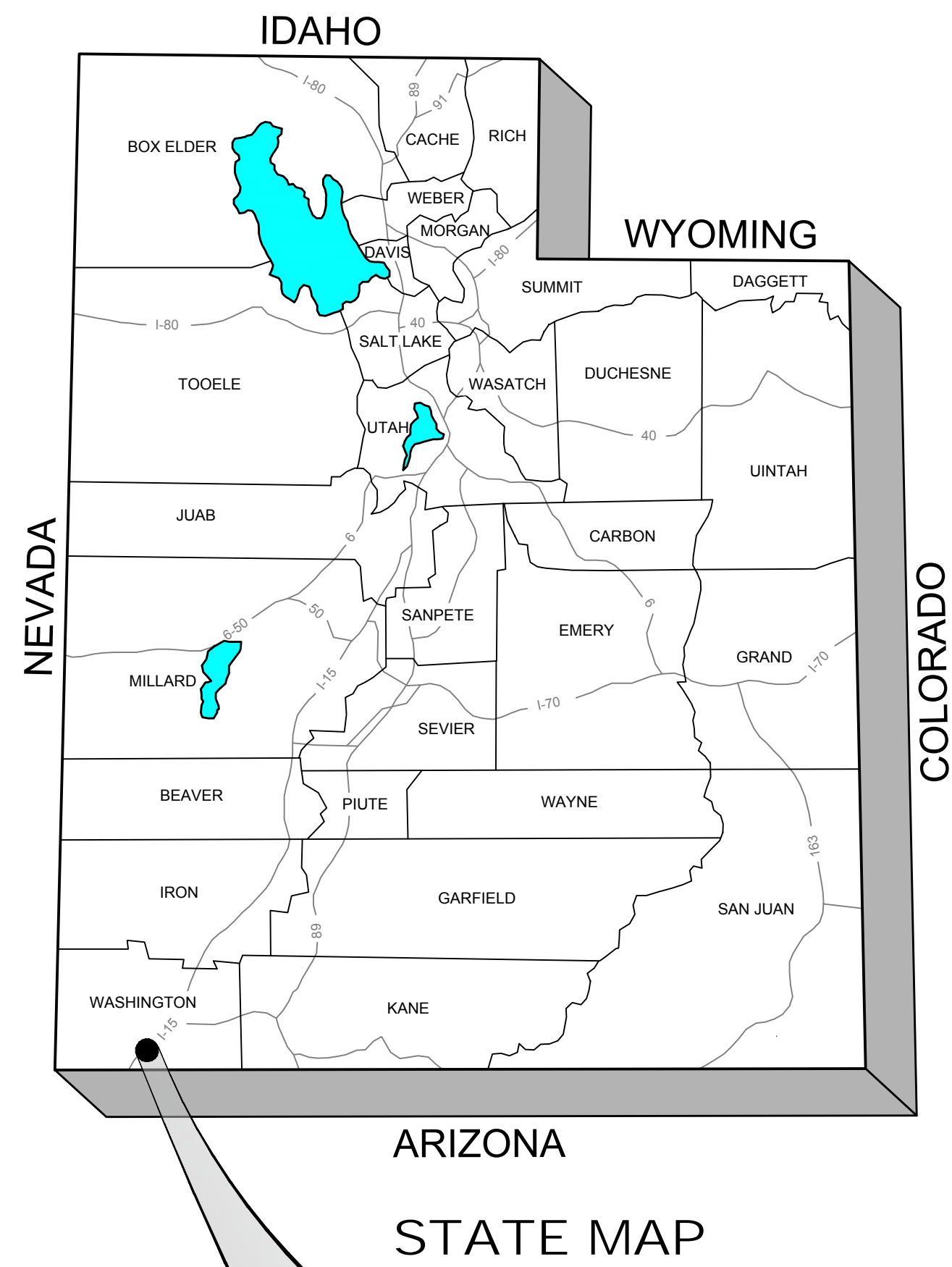
45-FT R.O.W. (RESIDENTIAL LOCAL)  
ROAD D, ROAD E,  
ROAD F, ROAD G,  
& ROAD I

H-4206-H PARCEL DESCRIPTION:  
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°06'24"W, ALONG THE SECTION LINE, 2,651.91 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE CONTINUING ALONG THE SECTION LINE, N00°05'31"W, 300.67 FEET; THENCE DEPARTING SAID LINE AND RUNNING N31°19'20"E, 111.06 FEET; THENCE N29°38'40"E, 39.50 FEET; THENCE N39°11'05"E, 54.17 FEET; THENCE N31°02'27"E, 23.63 FEET; THENCE N27°00'00"E, 34.02 FEET; THENCE N30°40'56"E, 40.84 FEET; THENCE N03°24'19"W, 21.76 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.19 FEET, AND A CENTRAL ANGLE OF 80°09'32"; THENCE NORTHEASTERLY ALONG SAID CURVE, 7.26 FEET; THENCE N48°20'07"E, 89.44 FEET; THENCE N58°00'00"E, 1.30 FEET; THENCE N67°28'00"E, 26.46 FEET; THENCE N56°31'08"E, 22.79 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AND A CENTRAL ANGLE OF 33°39'27"; THENCE NORTHEASTERLY ALONG SAID CURVE, 41.12 FEET; THENCE N22°51'41"E, 85.05 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, AND A CENTRAL ANGLE OF 62°02'02"; THENCE NORTHEASTERLY ALONG SAID CURVE, 86.46 FEET; THENCE N44°53'47"E, 3.15 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AND A CENTRAL ANGLE OF 29°36'31"; THENCE EASTERLY ALONG SAID CURVE, 36.17 FEET; THENCE N55°17'12"E, 44.17 FEET; THENCE N78°01'42"E, 33.57 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, AND A CENTRAL ANGLE OF 59°06'42"; THENCE NORTHEASTERLY ALONG SAID CURVE, 72.22 FEET; THENCE N18°55'00"E, 32.01 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AND A CENTRAL ANGLE OF 58°05'40"; THENCE NORTHEASTERLY ALONG SAID CURVE, 20.28 FEET; THENCE N77°00'40"E, 51.24 FEET; THENCE N71°34'27"E, 46.09 FEET; THENCE N80°32'09"E, 50.50 FEET; THENCE N57°12'24"E, 103.39 FEET; THENCE N03°35'55"E, 64.54 FEET; THENCE N66°27'00"E, 52.28 FEET; THENCE N57°48'47"E, 39.61 FEET; THENCE N49°58'24"E, 378.59 FEET; THENCE N52°07'49"E, 322.32 FEET; THENCE N55°05'56"E, 252.36 FEET; THENCE N38°25'56"E, 97.41 FEET; THENCE N00°49'35"E, 130.51 FEET; THENCE N56°34'28"E, 256.64 FEET (RECORD-236.56) TO A POINT LOCATED ON THE NORTH-SOUTH 1/64TH SECTION LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE S00°02'27"E, ALONG THE 1/64TH SECTION LINE, 390.46 FEET TO THE 1/256TH SECTION CORNER; THENCE S89°51'11"E, ALONG THE 1/256TH SECTION LINE, 660.24 FEET (RECORD-659.88) TO THE 1/256TH SECTION CORNER; THENCE S00°01'26"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 22, 330.88 FEET (RECORD-330.89) TO THE CENTERNORTH 1/16TH SECTION CORNER; THENCE S89°48'36"E, ALONG THE 1/16TH SECTION LINE, 26.14 FEET; THENCE DEPARTING SAID LINE AND RUNNING THENCE S45°47'05"W, 110.58 FEET TO A POINT LOCATED ON THE NORTHERLY PROPERTY LINE OF SAID LOT 85, 10.17 FEET; THENCE DEPARTING SAID LINE AND RUNNING N70°15'54"W, 172.92 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AND A CENTRAL ANGLE OF 02°16'10"; THENCE WESTERLY ALONG SAID CURVE, 21.79 FEET; THENCE S56°38'14"W, 27.76 FEET; THENCE S19°24'07"W, 384.78 FEET; THENCE S12°20'00"W, 357.77 FEET; THENCE S02°25'54"W, 316.75 FEET; THENCE S22°35'17"E, 341.41 FEET; THENCE S11°40'18"E, 284.45 FEET; THENCE S45°24'39"E, 138.49 FEET; THENCE S40°15'29"E, 40.65 FEET; THENCE N78°03'35"E, 129.43 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,050.00 FEET, AND A CENTRAL ANGLE OF 12°30'52"; THENCE EASTERLY ALONG SAID CURVE, 229.34 FEET TO A POINT LOCATED ON THE WESTERLY PROPERTY LINE OF SAID LOT 65 OF SAID DUNES AT SAND HOLLOW RESORT; THENCE S00°59'00"E, ALONG SAID LINE, 10.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE DEPARTING SAID LINE AND RUNNING S11°12'05"W, ALONG THE WESTERLY BOUNDARY LINE OF SAID DUNES AT SAND HOLLOW RESORT, 81.51 FEET TO THE NORTHWEST CORNER OF LOT 10, OF SAID DUNES AT SAND HOLLOW RESORT; THENCE S09°26'43"W, ALONG THE WESTERLY PROPERTY LINE OF SAID LOT 10, 10.14 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, AND A CENTRAL ANGLE OF 11°31'47"; (RADIAL LINE BEARS S00°24'38"E); THENCE WESTERLY ALONG SAID CURVE, 191.17 FEET; THENCE S78°03'15"W, 73.55 FEET; THENCE S40°15'29"E, 3.39 FEET; THENCE S29°47'12"W, 837.88 FEET; THENCE S43°54'26"W, 87.90 FEET TO A POINT LOCATED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N89°56'06"W, ALONG SAID LINE, 1,294.71 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°01'00"E, ALONG THE EAST LINE OF SAID WEST 1/2, 113.77 FEET; THENCE DEPARTING SAID LINE AND RUNNING N85°43'41"W, 11.03 (RECORD-11.04) FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 44°43'27"; (RADIAL LINE BEARS S04°16'18"W); THENCE WESTERLY ALONG SAID CURVE, 78.12 FEET; THENCE S49°30'51"W, 56.84 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AND A CENTRAL ANGLE OF 38°26'21"; THENCE WESTERLY ALONG SAID CURVE, 50.32 FEET; THENCE S87°57'12"W, 79.97 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 24°20'31"; THENCE WESTERLY ALONG SAID CURVE, 42.48 FEET; THENCE N67°42'17"W, 40.61 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AND A CENTRAL ANGLE OF 45°33'26"; THENCE WESTERLY ALONG SAID CURVE, 59.63 FEET; THENCE S66°44'17"W, 118.27 FEET; THENCE S15°14'47"W, 90.66 FEET; THENCE S17°29'04"E, 51.68 FEET; THENCE S08°50'13"E, 38.89 FEET; THENCE S52°02'29"E, 90.11 FEET; THENCE S85°12'58"E, 163.60 FEET; THENCE N80°41'07"E, 90.03 FEET; THENCE S88°59'47"E, 115.45 FEET; THENCE N69°18'19"E, 67.14 FEET TO A POINT LOCATED ON SAID EAST LINE OF SAID WEST 1/2; THENCE S00°05'10"E, ALONG SAID LINE, 898.65 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2; THENCE N89°59'32"W, ALONG THE SECTION LINE, 658.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 148.41 ACRES.



PRELIMINARY SITE PLAN  
FOR  
THE ESTATES AT SAND HOLLOW  
HURRICANE, UTAH



STATE MAP



VICINITY MAP  
SCALE: 1" = 2500'



PROJECT SITE  
SCALE: 1" = 1000'

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	PRE-1	COVER SHEET & SHEET INDEX
2	PRE-2	PRELIMINARY SITE PLAN
3	PRE-3	PRELIMINARY UTILITY PLAN

OWNER / APPLICANT:  
HURRICANE HILLS RANCH ESTATES, LLC  
5662 W. CLUBHOUSE DR.  
HURRICANE, UTAH 84737(801)  
844-404-3261 EXT. 825  
CONTACT: VALERIE ESPINOZA

ENGINEER:  
HORROCKS ENGINEERS  
555 SOUTH BLUFF ST., SUITE 101  
ST. GEORGE, UT 84770  
(435) 986-7888  
CONTACT: TONY CARTER, EIT



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WARNING

012

01

02

IF THIS BAR DOES NOT  
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DRAWING IS NOT TO SCALE

DRAWING INFO		REVISIONS	
DATE	01/22/2021	REV #	DATE
DESIGNED	TC		
DRAWN	TC		
CHECKED	RP		
PROJECT	UT-2551-2007		

\*SEE GENERAL NOTES SHEET

PRELIMINARY

NOT FOR CONSTRUCTION

THE ESTATES AT SAND HOLLOW

HURRICANE, UTAH

PRELIMINARY COVER SHEET

COVER SHEET

PRE-1

PAGE 01



A

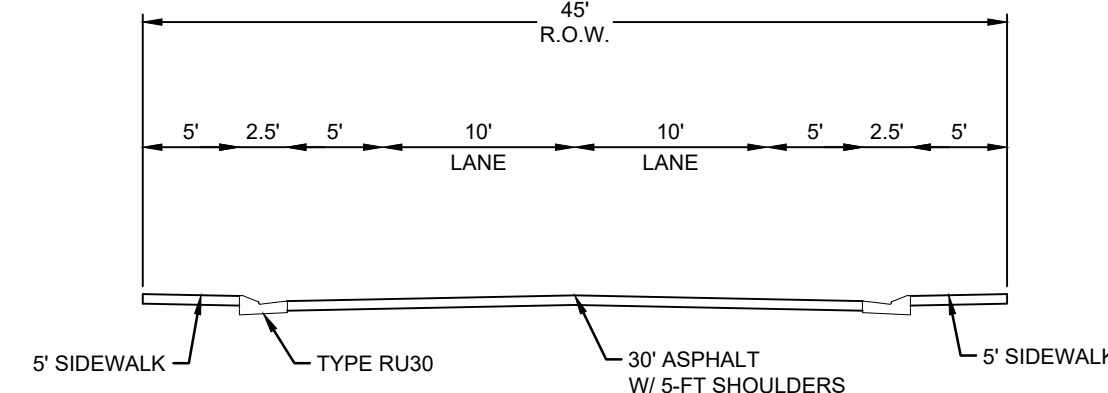
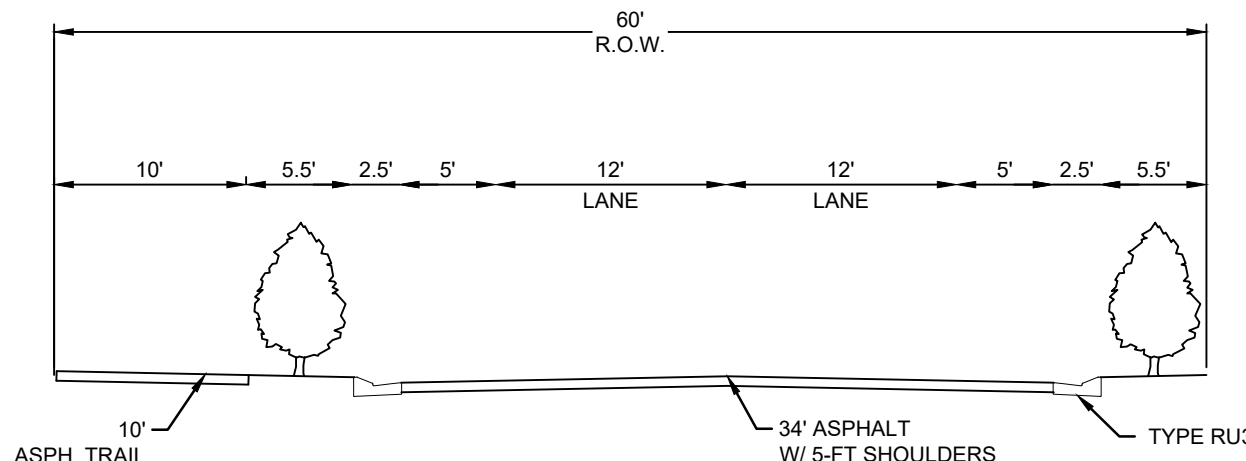
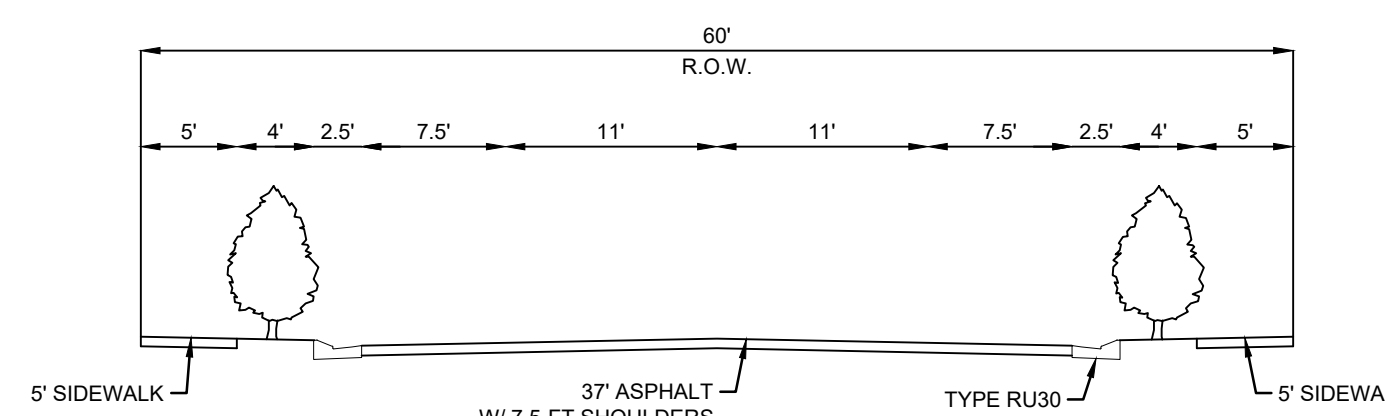
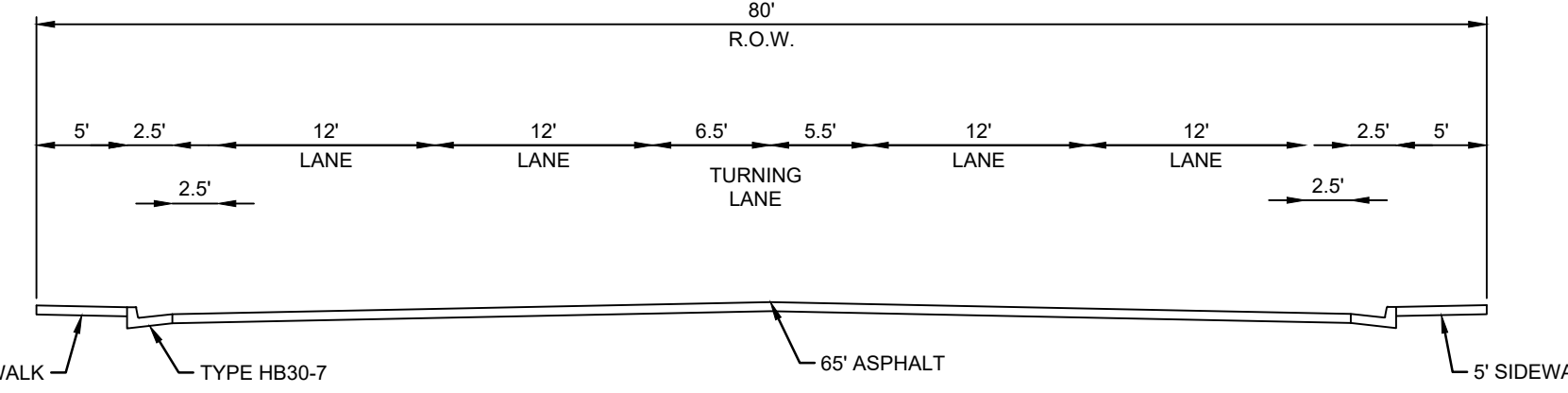
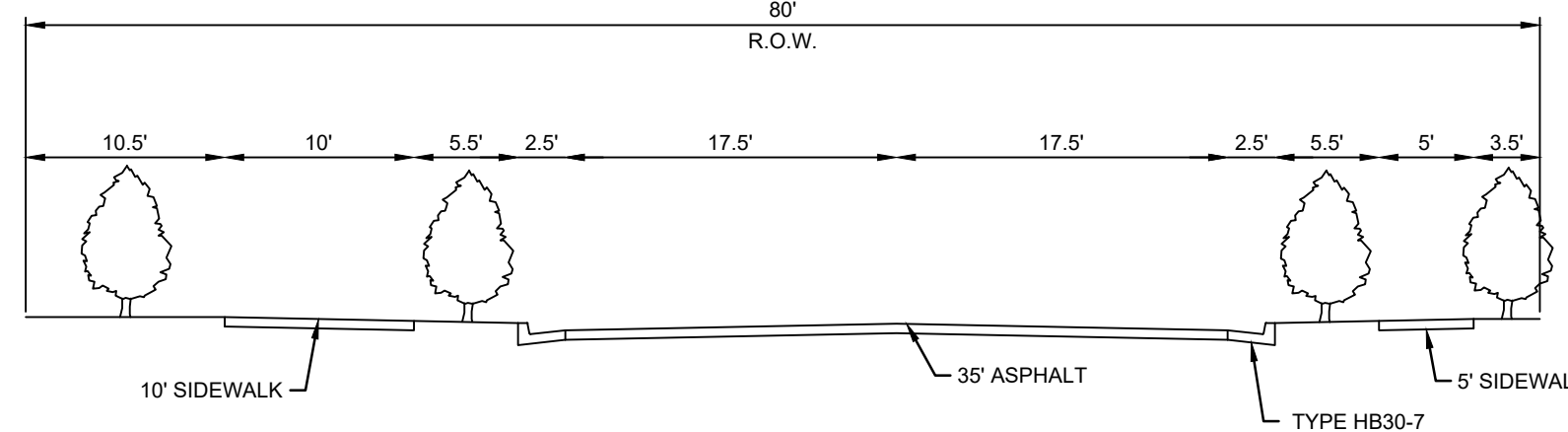
B

C

D



DEVELOPMENT ANALYSIS	
OVERALL AREA	148.41 ACRES
NUMBER OF LOTS	190 LOTS
LOT AREA	100.82 ACRES
ASPHALT ROADWAY AREA	14.49 ACRES
CONCRETE SIDEWALK AREA	1.44 ACRES
ASPHALT TRAIL AREA	3.60 ACRES
DESERT LANDSCAPING AREA	28.06 ACRES



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REV #	DATE

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DATE	01/22/2021
DESIGNED	TC
DRAWN	TC
CHECKED	RP
PROJECT	UT-2551-2007

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THE ESTATES AT SAND HOLLOW

HURRICANE, UTAH

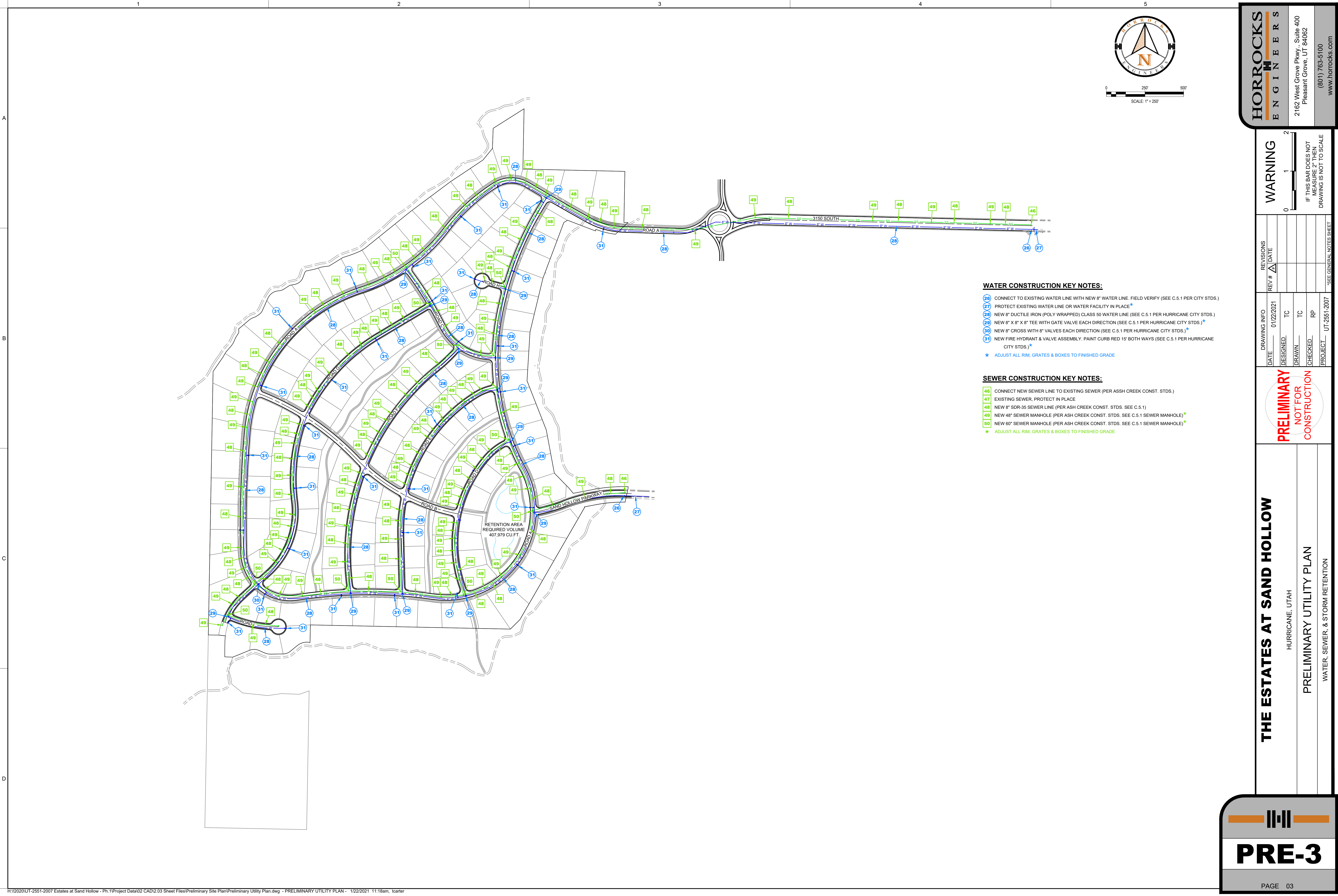
PRELIMINARY SITE PLAN

SITE PLAN

PRE-2

PAGE 02





0 250' 500'  
SCALE: 1" = 250'

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REV # DATE

DATE 01/22/2021

DESIGNED TC

DRAWN TC

CHECKED RP

PROJECT UT-2551-2007

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

**THE ESTATES AT SAND HOLLOW**

HURRICANE, UTAH

PRELIMINARY UTILITY PLAN

WATER, SEWER, & STORM RETENTION



**PRE-3**



# 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. 2021-PP-02

Receipt No. 8.146258

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

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

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

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

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

Tax ID of Subject Property: H-3-1-31-140, H-3-1-4101, portion of H-3-1-31-133 Zone District: R-1-8

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

preliminary plat contains 111 town home units and is part of the master planned Sky Valley community with an overall density of 4.0 D.U./acre as approved on the preliminary site plan.

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.
  - NA 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.

- NA g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ✓ h. Contours at vertical intervals not greater than five (5) feet.
- ✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ✓ j. Information on whether property is located in desert tortoise take area

✓ 3. Proposed Plan: The subdivision plans shall show:

- ✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ✓ b. The layout, numbers and typical dimensions of lots.
- ✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ✓ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ✓ g. Approximate radius of all center line curves on highways or streets.
- ✓ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ✓ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- NA j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ✓ l. Will this subdivision be phased? If yes show possible phasing lines.
- ✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

✓ 4. Required copies of plans:

- ✓ a. Three copies of all full scale drawings
- ✓ b. One copy of each drawing on a 11 x 17 inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

5. 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. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.**

\*\*\*\*\*

(Office Use Only)

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

Application Complete: YES

☐ NO ☐

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

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH                    )  
  :SS  
COUNTY OF                    )

I (we), Frank Lindhart, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 8 day of December 2020.

[Signature]  
(Notary Public)

Residing in: Washington

My Commission Expires: 3/26/2022



BRANDEE WALKER  
Notary Public  
State of Utah  
My Commission Expires 03/26/2022  
Commission Number 699696

Agent Authorization

I (we), Frank Lindhart, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Curt Saenle to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 8 day of December 2020.

[Signature]  
(Notary Public)

Residing in: Washington

My Commission Expires: 3/26/2022



BRANDEE WALKER  
Notary Public  
State of Utah  
My Commission Expires 03/26/2022  
Commission Number 699696

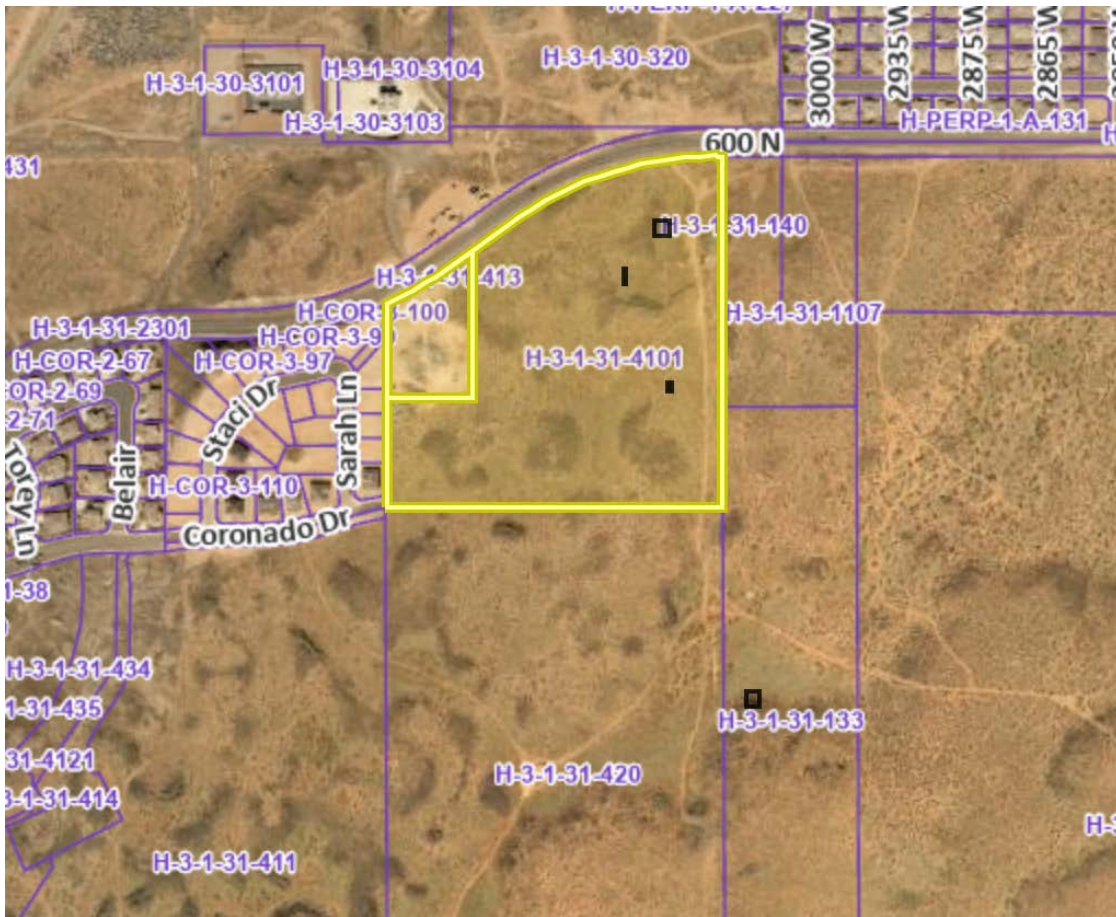


## STAFF COMMENTS

<b>Agenda Date:</b>	<b>1/27/2021</b>
<b>Application Number:</b>	2021-PP-02
<b>Type of Application:</b>	Preliminary Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Frank Lindhart/ShoShne Land Company
<b>Agent:</b>	Civil Science Agent
<b>Request:</b>	An application for a preliminary plat for 111 townhome subdivision
<b>Location:</b>	3100 W and 600 N
<b>Zoning:</b>	R1-8 PDO
<b>General Plan Map:</b>	Planned Community

**Discussion:** In August of 2020 the City Council approved the Sky Valley PDO and preliminary site plan. The applicant has now submitted a preliminary plat for both the townhomes and single-family lots. This report will focus on the townhome application.





### JUC Comments

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

1. **Sewer:** The applicant will need to review the sewer lines carefully. There is some topography on the site that may make it difficult or impossible to gravity feed. The applicant may need to provide a pump station.
1. **Water:** Need a water model for everything before any construction to begin to ensure proper looping and pipe sizing.
2. **Engineering:** Will need to do a full traffic study to determine what improvements may be needed on 600 N.
3. **Fire:** No comments at the time
4. **Power:** North side of 600 N has a power line. Will need a main feed through the development.
5. **Other Utilities:** There are other utilities in the area.

### Staff Comments:

1. **Density:** The applicant's total density exceeds what was approved as part of the PDO. The total density approved for the development was for 400 units. The total between the townhome (111)

and single-family (292) equals a total of 403. The developer will need to eliminate three units from the project to comply with the approved PDO.

2. Phase 1 is indicated on the plat, but Phase 2 and Phase 3 are not labeled.
3. The applicant needs to provide a letter from both the local sanitary sewer provider and culinary water provider indicating the availability of service.
4. The setbacks listed need to be updated based on 10-23-9 PDO Residential Development Standards. The setbacks need to be:
  - a. Front: 19' from the back of curb, garage 20' from the back of sidewalk.
  - b. Side (Townhomes): 10'
  - c. Rear: 10'
  - d. Distance Between Buildings: 10'
5. Homes along 3000 W need to access off other roadways. These lots are all double frontage and are able to access off smaller roadways. Staff would also recommend a wall or fencing be placed along 3000 W if the townhomes are not facing 3000 W with rear-loading garages.
6. Townhomes require two parking spaces for each unit. The application has provided additional parking in some areas. However, based on City Code listed below, parking spaces are not allowed to access directly off a public street, so those parking spaces will need to be redesigned.

#### *10-34-8: PARKING LOT DESIGN AND CONSTRUCTION:*

*A. Parking Plans: Plans for any proposed parking lot shall be submitted to the Zoning Administrator. The plan shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed development.*

*B. Access To Public Street: Except for parking for a single- family or two-family dwelling and townhouses access to a parking space or parking lot shall be from a parking lot aisle and not directly from a public street. Every parking lot shall have access to a public street. Such access may be provided through platted or recorded easements, reciprocal arrangements, or other guaranteed means.*

7. The preliminary plat generally conforms with the site plan other than the items listed within this report.

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends the Planning Commission recommends approval with the conditions:

1. They limit the total density to 400 units
2. The address all over comments listed within this report



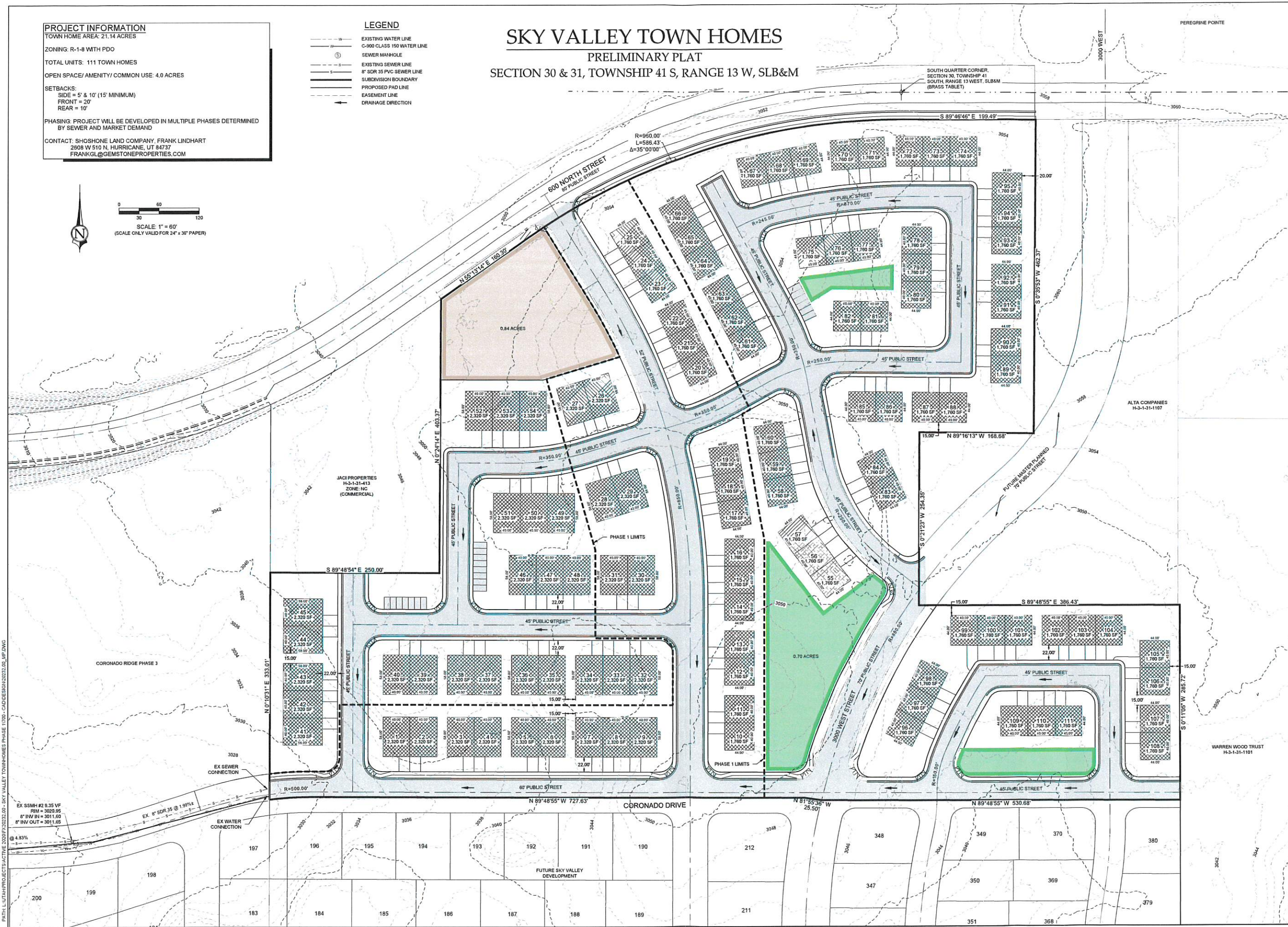
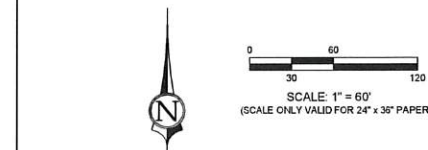
PROJECT INFORMATION  
TOWN HOME AREA: 21.14 ACRES  
ZONING: R-1-B WITH PDO  
TOTAL UNITS: 111 TOWN HOMES  
OPEN SPACE/AMENITY/COMMON USE: 4.0 ACRES  
SETBACKS:  
SIDE = 5' & 10' (15' MINIMUM)  
FRONT = 20'  
REAR = 10'  
PHASING: PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES DETERMINED BY SEWER AND MARKET DEMAND  
CONTACT: SHOSHONE LAND COMPANY, FRANK LINDHART  
2808 W 510 N, HURRICANE, UT 84737  
FRANKGL@GEMSTONEPROPERTIES.COM

LEGEND  
--- W --- EXISTING WATER LINE  
--- C-900 CLASS 150 WATER LINE  
--- S --- SEWER MANHOLE  
--- S --- EXISTING SEWER LINE  
--- S --- 8" SDR 35 PVC SEWER LINE  
--- S --- SUBDIVISION BOUNDARY  
--- S --- PROPOSED PAD LINE  
--- S --- EASEMENT LINE  
--- S --- DRAINAGE DIRECTION

# SKY VALLEY TOWN HOMES

## PRELIMINARY PLAT

### SECTION 30 & 31, TOWNSHIP 41 S, RANGE 13 W, SLB&M



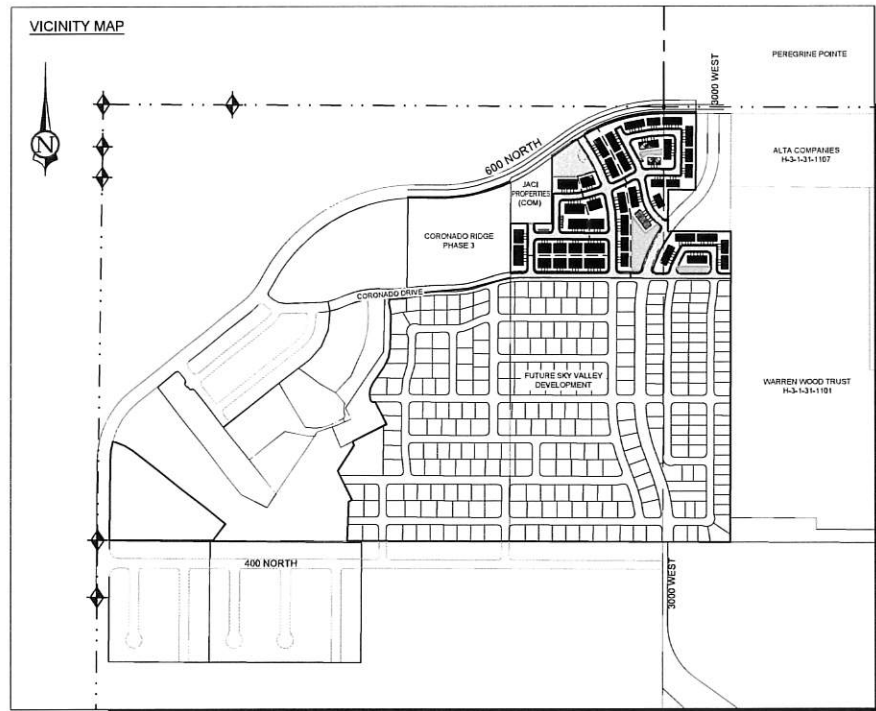
**CivilScience**  
Engineers | Surveyors | Solutions  
1453 S. DIXIE DRIVE, SUITE 150  
ST. GEORGE, UT 84770  
435-986-0100

Fx20232.00  
1/07/2021

PRELIMINARY PLAT  
SKY VALLEY TOWNHOMES  
HURRICANE, UTAH

SHEET  
1 OF 2





USGS SPECIAL STUDY 127

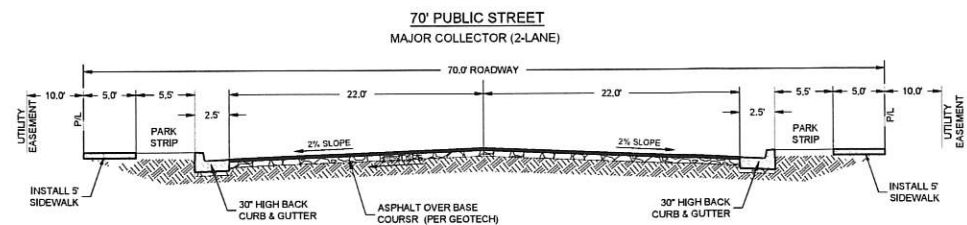
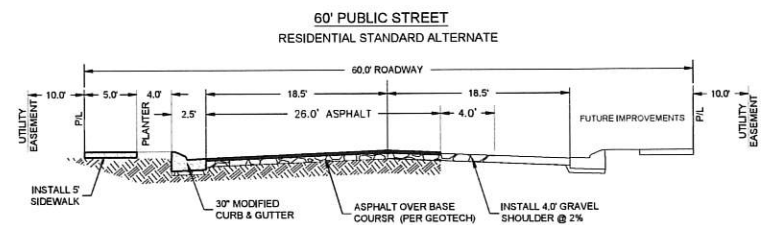
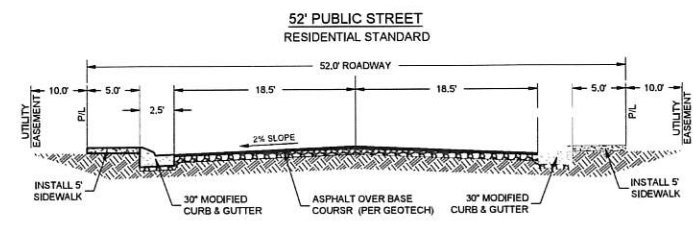
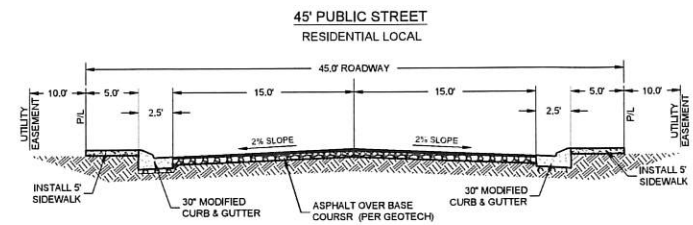
- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
- GEOLOGIC HAZARD LIQUEFACTION: NOT AFFECTED
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: NOT AFFECTED
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SOILS TYPES INCLUDE BERMESA FINE SANDY LOAM & WINKEL-ROCK OUTCROPPINGS
- SHALLOW GROUND WATER: NOT AFFECTED

PROJECT NOTES

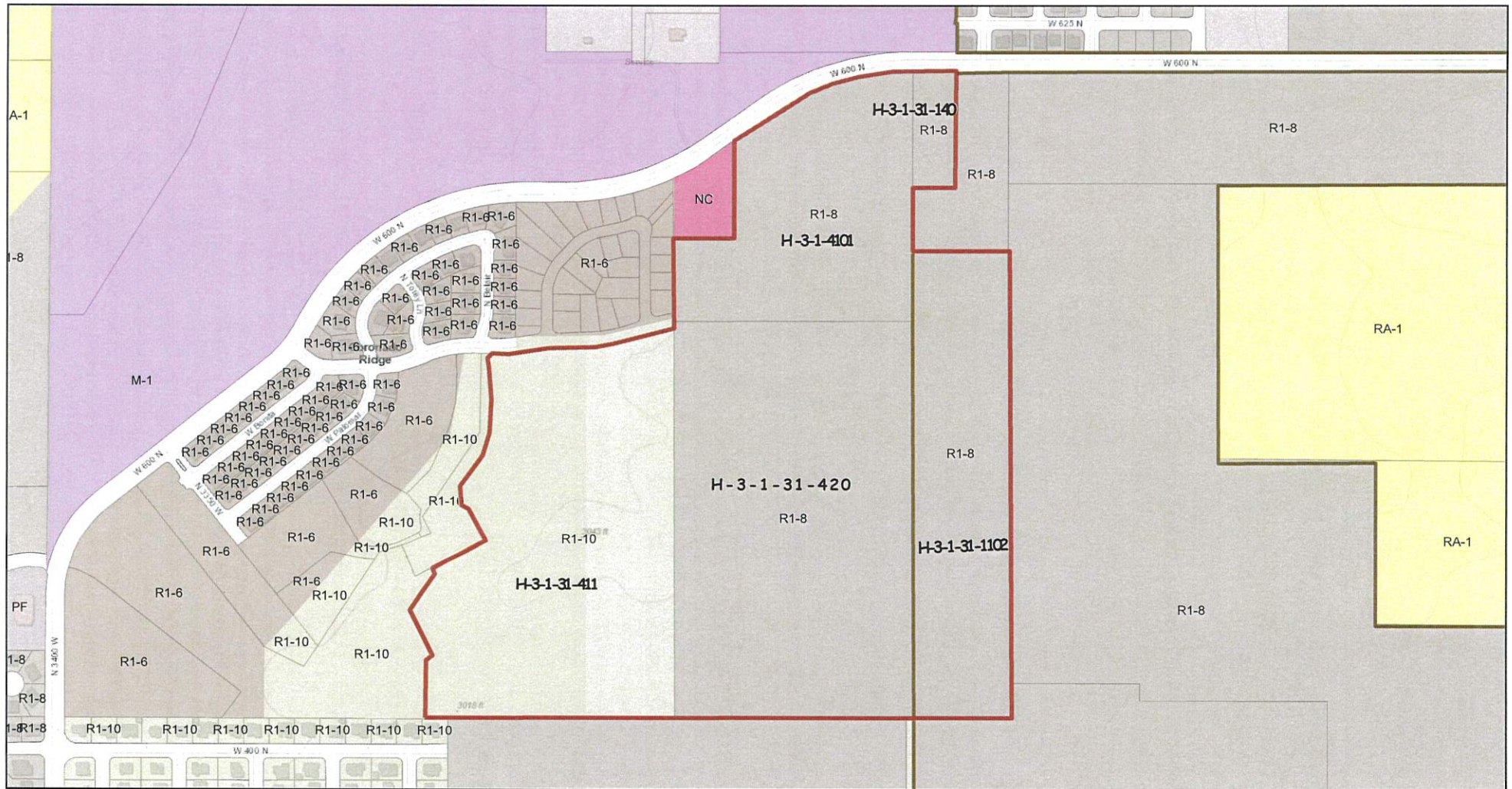
1. PROJECT TO BE DEVELOPED IN MULTIPLE PHASES. PHASING PLAN HAS BEEN INCLUDED BUT MAY VARY SLIGHTLY DEPENDING ON DRAINAGE AND GRAVITY SEWER LINES AT TIME OF FINAL DESIGN.
2. PROPERTY IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

DRAINAGE NOTE

SURFACE RUNOFF FROM SKY VALLEY TOWNHOME WILL GENERALLY FLOW TO THE SOUTHWEST CORNER OF THE SITE. INLETS WILL COLLECT THE SURFACE RUNOFF AND CONVEY IT TO AN UNDERGROUND STORMWATER SYSTEM AND DETENTION BASIN THAT WILL BE PART OF THE SKY VALLEY RESIDENTIAL DEVELOPMENT, FURTHER TO THE SOUTHWEST OF THE TOWNHOMES. SKY VALLEY TOWNHOMES WILL PARTICIPATE IN THE SKY VALLEY DEVELOPMENT STORMWATER COLLECTION, STORAGE, AND CONVEYANCE SYSTEM.



# Sky Valley Zone Change



7/29/2020, 4:00:01 PM

City Limits

Zoning Overlay

Planned Development Overlay

Zoning

RA-1: Residential Agricultural - 1 Unit Per Acre

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

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

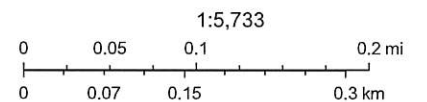
R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.

NC: Neighborhood Commercial

M-1: Light Industrial

Public Facility

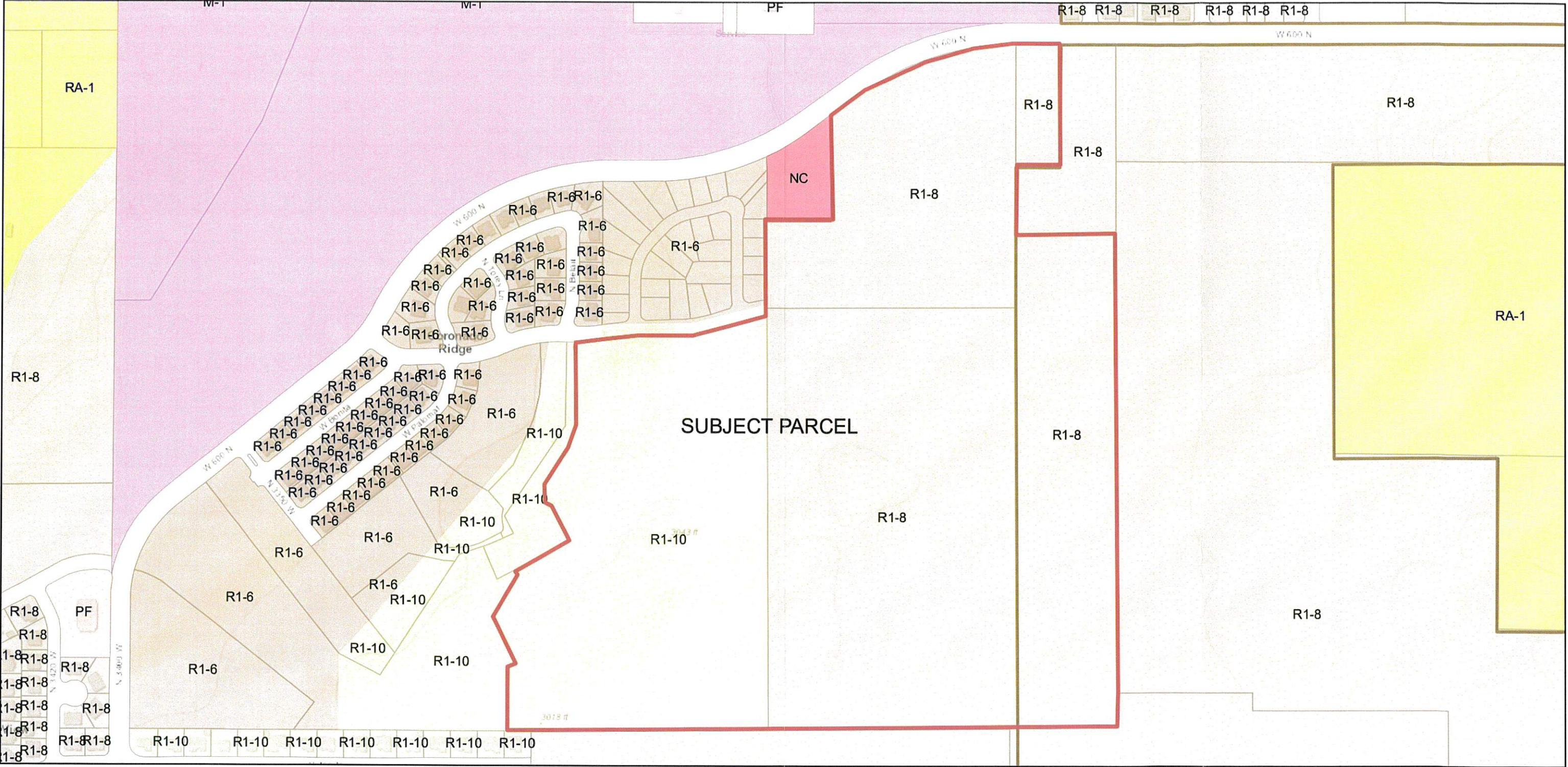
Parcels



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



Zone Change



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

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Zoning Overlay

Planned Development Overlay

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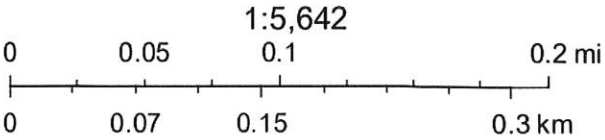
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PROJECT INFORMATION

TOTAL AREA: 100.78 ACRES

ZONING: R-1-8 WITH PDO

TOTAL UNITS:

R-1-8 = 216 LOTS

R-1-8 = 80 LOTS

RM-3 = 104 TOWN HOMES

400 TOTAL UNITS

OPEN SPACE/AMENITY/COMMON USE: 4.0 ACRES

DENSITY: 3.97 D.U./ACRE

SETBACKS:

SIDE = 5' & 10' (15' MINIMUM)

FRONT = 20'

REAR = 10'

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

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

LEGEND

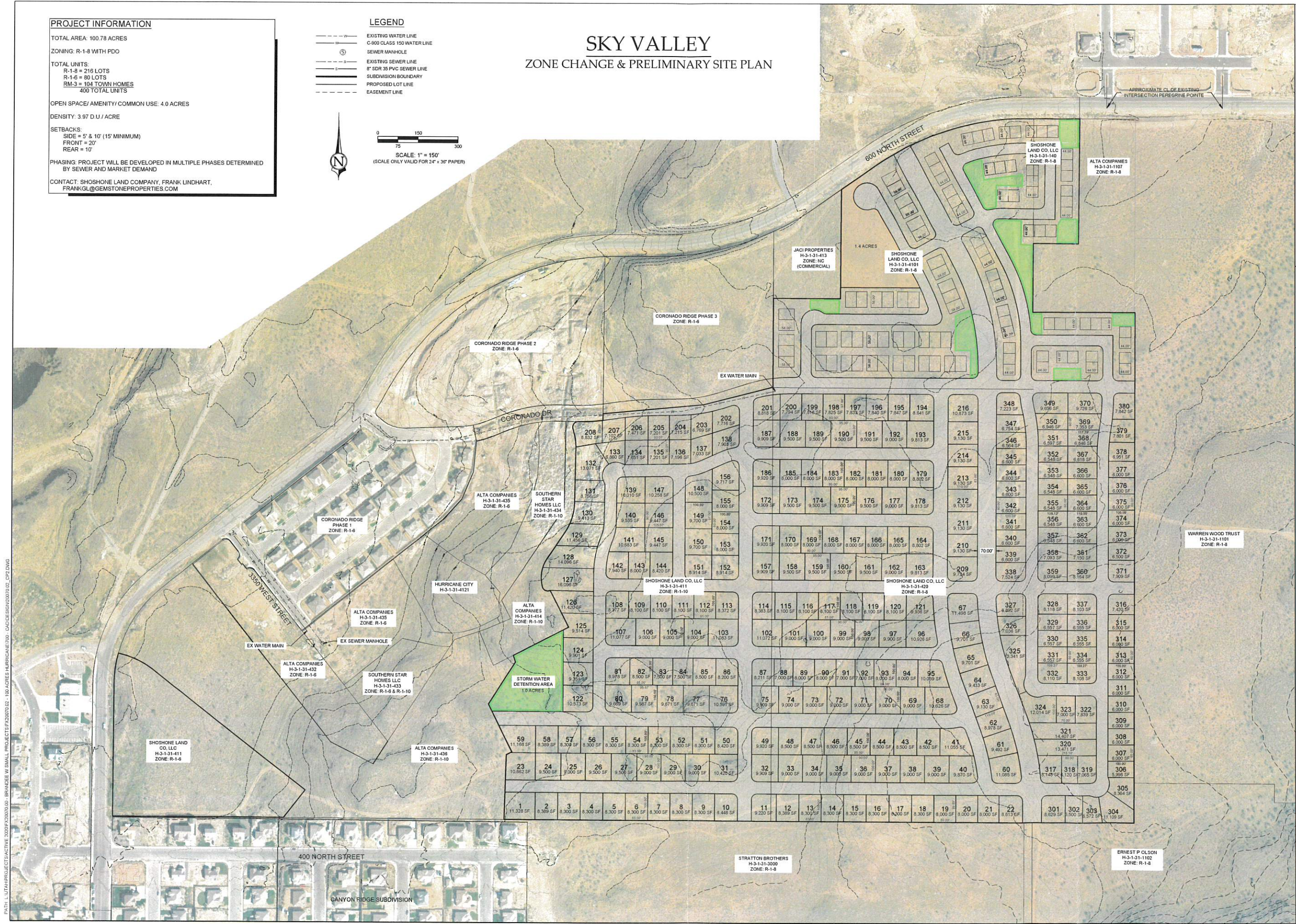
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- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE



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

SKY VALLEY

ZONE CHANGE & PRELIMINARY SITE PLAN



Fx20070.02\_CP2  
7/27/2020

ZONE CHANGE & PRELIMINARY SITE PLAN

SKY VALLEY  
HURRICANE, UTAH

SHEET  
1 OF 1



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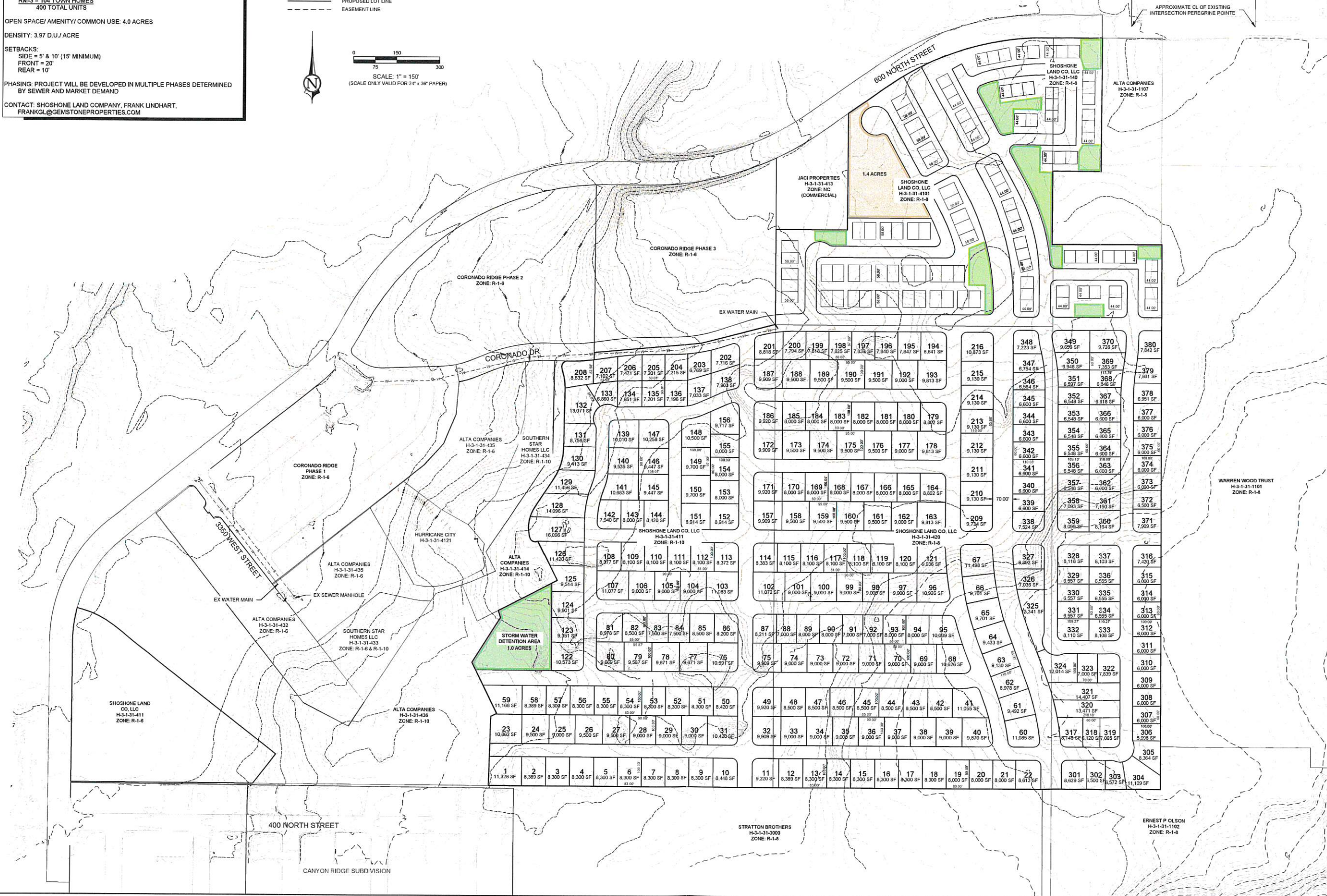
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0 75 150 300  
SCALE: 1" = 150'  
(SCALE ONLY VALID FOR 24" x 36" PAPER)

SKY VALLEY  
ZONE CHANGE & PRELIMINARY SITE PLAN





# 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. 2021-PP-03  
Receipt No. 8-146257

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

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

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

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

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

**Tax ID of Subject Property:** H-3-1-31-411 H-3-1-31-420,  
& H-3-1-31-133 **Zone District:** R-1-8

**Proposed Use:** (Describe, use extra sheet if necessary. Include total number of lots) The proposed preliminary plat contains 292 single family lots ranging in size from 6,000 sf to 11,000 sf +- on 79.64 acres.

**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.

- ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

☒ 3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ☒ b. The layout, numbers and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☐ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
- ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☒ 4. Required copies of plans:

- ☒ a. Three copies of all full scale drawings
- ☒ b. One copy of each drawing on a 11 x 17 inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

5. 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. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.**

\*\*\*\*\*

(Office Use Only)

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

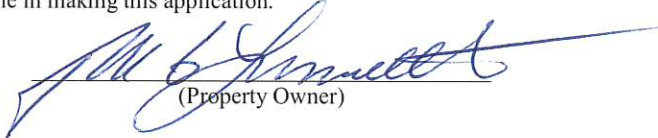
Date application deemed to be complete: \_\_\_\_\_ Completion determination made by: \_\_\_\_\_



AFFIDAVIT  
PROPERTY OWNER


STATE OF UTAH                     )  
  :SS  
COUNTY OF                     )

I (we), Frank Lindhart, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 8 day of December 2020.

  
(Notary Public)

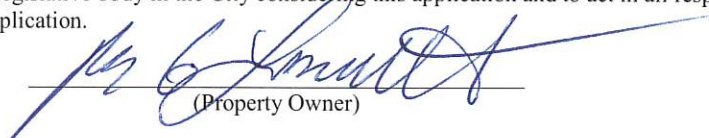


Residing in: Washington

My Commission Expires: 3/26/2022

Agent Authorization

I (we), Frank Lindhart, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Curtis Saenke to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 8 day of December 2020.

  
(Notary Public)

Residing in: Washington

My Commission Expires: 3/26/2022



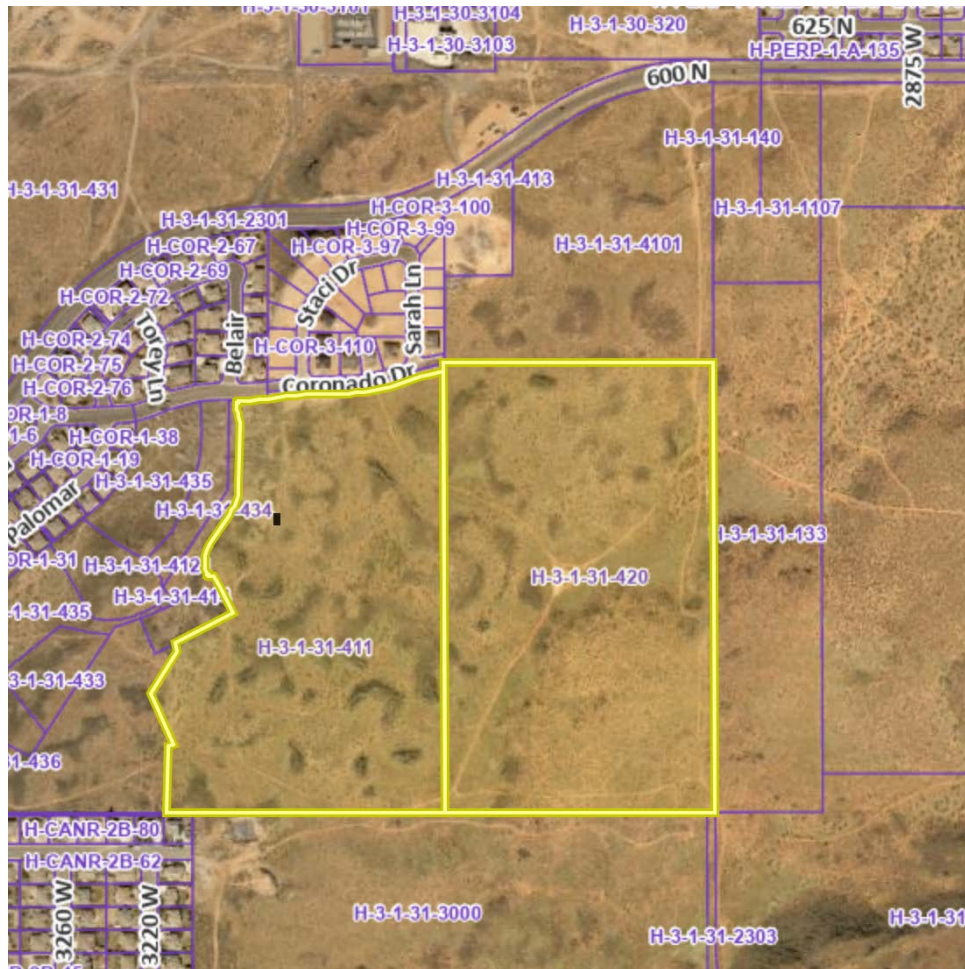




## STAFF COMMENTS

<b>Agenda Date:</b>	<b>1/27/2021</b>
<b>Application Number:</b>	2021-PP-03
<b>Type of Application:</b>	Preliminary Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Frank Lindhart/ShoShne Land Company
<b>Agent:</b>	Civil Science Agent
<b>Request:</b>	An application for a preliminary plat for 292 single family subdivision
<b>Location:</b>	3000 W and Coronado Drive
<b>Zoning:</b>	R1-8 PDO
<b>General Plan Map:</b>	Planned Community

**Discussion:** In August of 2020 the City Council approved the Sky Valley PDO and preliminary site plan. The applicant has now submitted a preliminary plat for both the townhomes and single-family lots. This report will focus on the single-family application.



### JUC Comments

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

1. **Sewer:** The applicant will need to review the sewer lines carefully. There is some topography on the site that may make it difficult or impossible to gravity feed. The applicant may need to provide a pump station.
2. **Water:** Need a water model for everything before any construction to begin to ensure proper looping and pipe sizing.
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5. **Power:** North side of 600 N has a power line. There will need to be a main feed through the development, likely through 3000 W
6. **Other Utilities:** There are other utilities in the area.



**Staff Comments:**

1. Density: The applicant's total density exceeds what was approved as part of the PDO. The total density approved for the development was 400 units. The total between the townhome (111) and single-family (292) equals a total of 403. The developer will need to eliminate three units from the project to comply with the approved PDO.
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  - a. Front: 19' from the back of curb, garage 20' from the back of sidewalk.
  - b. Side: 5' min, 15' total
  - c. Rear: 10'
  - d. Distance Between Buildings: 10'
3. The preliminary plat generally conforms with the site plan other than the items listed within this report.
4. The applicant will need to do improvements along Coronado Drive.
5. The applicant needs to provide a letter from both the local sanitary sewer provider and culinary water provider indicating the availability of service.
6. Homes along 3000 W need to access off other roadways. These lots are all double frontage and are able to access off smaller roadways. Staff would also recommend a wall or fencing be placed along 3000 W
7. Phasing and construction will need to provide two access once the development reach 31 units. The applicant will need to ensure the roadways line up with adjacent proposed roadways.

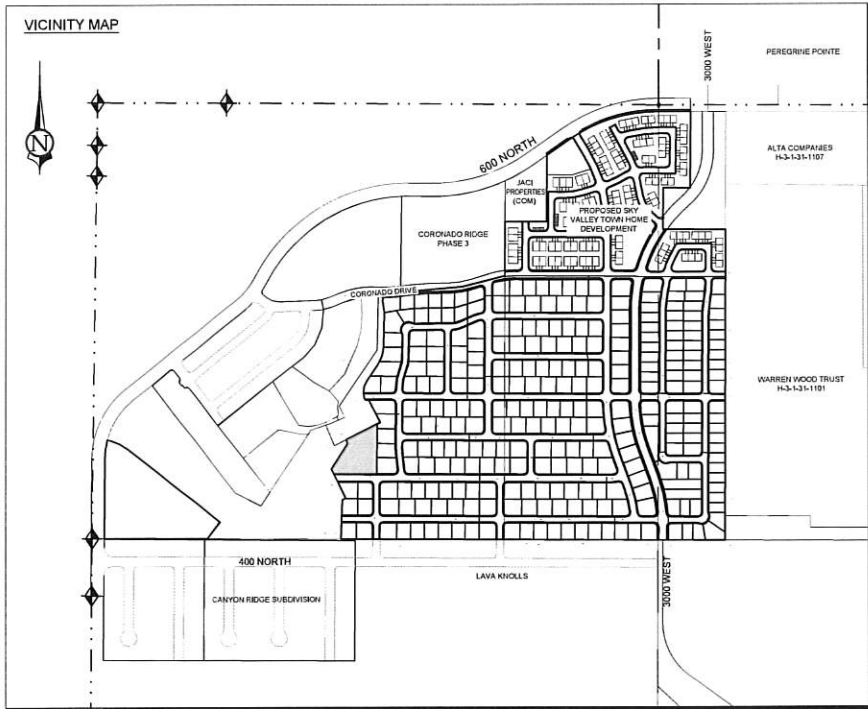
**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends the Planning Commission recommends approval with the conditions:

1. They limit the total density to 400 units
2. The address all over comments listed within this report









USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
- GEOLOGIC HAZARD LIQUEFACTION: NOT AFFECTED
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2. PROPERTY IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

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SURFACE RUNOFF FROM THE SKY VALLEY DEVELOPMENT WILL GENERALLY FLOW TO THE SOUTHWEST CORNER OF THE SITE. INLETS WILL COLLECT THE SURFACE RUNOFF AND CONVEY IT TO AN UNDERGROUND STORMWATER SYSTEM AND DETENTION BASIN THAT WILL BE PART OF THE SKY VALLEY RESIDENTIAL DEVELOPMENT.

PROJECT INFORMATION

SINGLE FAMILY AREA: 79.64 ACRES

ZONING: R-1-S WITH PDO

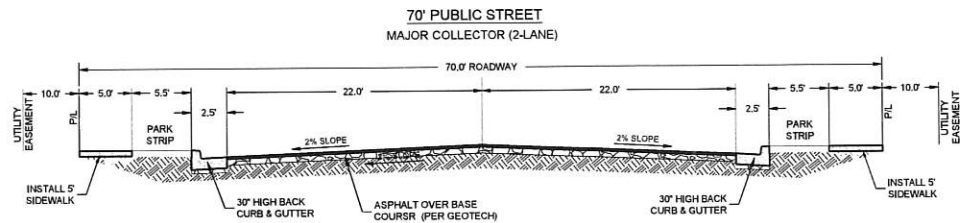
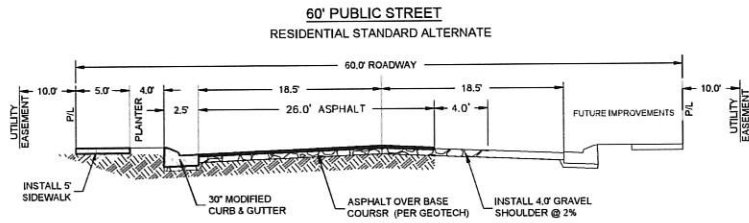
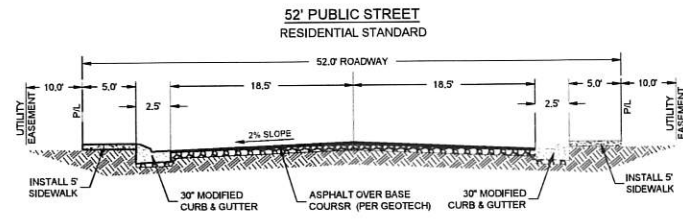
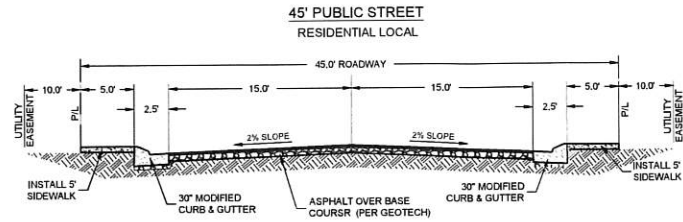
TOTAL UNITS: R-1-S = 212 LOTS  
R-1-S = 80 LOTS  
292 TOTAL

OPEN SPACE / STORM WATER DETENTION AREA: 1.2 ACRES

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

PHASING: PROJECT PHASING SHOWN BUT MY VARY AS DETERMINED BY SEWER AND MARKET DEMAND

CONTACT: SHOSHONE LAND COMPANY, FRANK LINDHART  
2608 W 510 N, HURRICANE, UT 84737  
FRANKGL@GEMSTONEPROPERTIES.COM





## STAFF COMMENTS

<b>Agenda Date:</b>	<b>1/27/2021</b>
<b>Application Number:</b>	2021-ZC-05 and 2021-PSP-02
<b>Type of Application:</b>	Planned Development Overlay (PDO) Application
<b>Action Type:</b>	Legislative/Workshop
<b>Applicant:</b>	Jaxson Park
<b>Agent:</b>	Jeremy Johnson
<b>Request:</b>	Apply a PDO to R1-10 Zone
<b>Location:</b>	South of 3000 S Bisected by SR-7
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	Planned Community

### Discussion:

In the past six months, Toquerville Enterprises proposed two sets of zone changes south of 3000 S and along the new SR-7 from RA-1 to R1-10. These were approved with the recommendation from the City Council, Planning Commission, and staff that the property owner later comes in with a PDO application. In December, the Romney Group had a special combined meeting with the Planning Commission and the City Council to discuss a proposed PDO Development. Many members provided feedback, and based on that feedback, the property owner has now submitted a proposed PDO.

	<b>Zoning</b>	<b>Adjacent Land Use</b>
<b>North</b>	RA-1	Farm and Undeveloped Land
<b>East</b>	RA-1, RR, R1-10, and R1-6	Farm and Undeveloped Land and Copper Rock
<b>South</b>	RA-1	Farm and Undeveloped Land
<b>West</b>	RA-1	Sand Hollow State Park.

Because of the size of the application, and the applicant missed the deadline for a public hearing, staff recommended that the applicant have a workshop with the developer to review the full proposal. The Planning Commission will not be able to make a recommendation to the City Council because the Planning Commission will need to hold a public hearing before any motion can be made.

<b>Total Size</b>	1,022.5 Acres
<b>Net Developable Land</b>	873 Acres
<b>Proposed Open Space</b>	142.8 Acres
<b>Baseline Density</b>	3,056 Units
<b>PDO Bonus Density</b>	3,667 Units
<b>Commercial Space</b>	59.60 Acres
<b>Lodging Suites</b>	31.50 Acres
<b>RV Parks</b>	39.50 Acres



<b>Public Spaces</b>	78.20 Acres
<b>Public Buildings Sites</b>	26.90

The proposal is planned to be a mix-use community, divided into many neighborhoods designed to provide services and needs within each development. The booklet that has been included in the packet reviews the details of those improvements, housing types, and open space. The applicant also wanted to provide a resort feel and use near Sand Mountain and is providing RV Parks and OHV trails.

### **Planned Development Overlay Code Requirements:**

You can find the full list of requirements in [Hurricane City Code 10-23 Planned Development Overlay](#)

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:** Yes, the area is shown on the current general plan map as Planned Community, and the proposed General Plan Map has the area as Mixed-Use near the interchange and Planned Community on the rest of the property.

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

**Response:** There is currently no development, beside SR-7 and Sand Hollow State Park in the direct vicinity of the project. However, the PDO application would be harmonious with the proposed future developments and zoning in the area.

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

**Response:** Yes. This development will have a significant impact on the area. Some of that impact will be mitigated by SR-7, but the development will add thousands of units in the area. This will likely cause increased traffic in the area and will have an increased demand on City services. However, with good planning, some of those impacts can be mitigated by provided services closer and within the development.

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

**Response:** No. The applicant will need to bring and upgrade every utility to the property. There will be significant infrastructure and off-site improvements to ensure the development will meet City standards. In addition, there currently is no commercial development, schools, parks, and fire services in close vicinity. Many of these services will come as the property is developed, and many of the utilities will need extensive improvements before construction on phase 1 could begin.

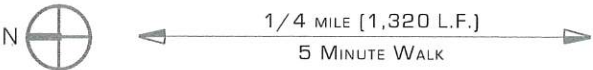
### **Findings:**

Staff does not make any findings at this time for the workshop.

**Recommendation:** Participate in the workshop and provide feedback to the applicant.



# CONCEPT PLAN - SAND HOLLOW MESA



01.14.21

## 10 NEIGHBORHOODS

**4**

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / Mixed Use	12.7 Ac
Lodging	Hotel, Guest House, B & B	22 Suites / Ac. 3.2 Ac
Multifamily		20 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 8.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.0 Ac
RV Resort		18 Lots / Ac. 24.5 Ac

**1**

Public Settings	Civic Buildings, Public Spaces	15.2 Ac
Commercial	Retail, Business, Services / Mixed Use	3.5 Ac
Lodging	Hotel, Guest House, B & B	24 Suites / Ac. 4.5 Ac
Multifamily		22 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 11.5 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

Public Settings	Civic Buildings, Public Spaces	18.2 Ac
Commercial	Retail, Business, Services / Mixed Use	8.0 Ac
Lodging	Hotel, Guest House, B & B	24 Suites / Ac. 6.0 Ac
Multifamily		22 DU / Ac. 13.0 Ac
Townhouse		12 DU / Ac. 18.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 12.2 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac

**5**

Public Settings	Civic Buildings, Public Spaces	14.5 Ac
Commercial	Retail, Business, Services / Mixed Use	12.5 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 3.0 Ac
Multifamily		20 DU / Ac. 10.0 Ac
Townhouse		12 DU / Ac. 12.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 11.0 Ac

**3**

Public Settings	Civic Buildings, Public Spaces	10.5 Ac
Commercial	Retail, Business, Services / Mixed Use	9.1 Ac
Lodging	Hotel, Guest House, B & B	24 Suites / Ac. 4.6 Ac
Multifamily		22 DU / Ac. 8.4 Ac
Townhouse		12 DU / Ac. 9.1 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

**9**

Public Settings	Civic Buildings, Public Spaces	5.8 Ac
Commercial	Retail, Business, Services / Mixed Use	2.8 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 0.0 Ac
Multifamily		15 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 10.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.7 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 7.1 Ac

**6**

Public Settings	Civic Buildings, Public Spaces	11.0 Ac
Commercial	Retail, Business, Services / Mixed Use	4.8 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 3.0 Ac
Multifamily		20 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 10.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac
RV Resort		18 Lots / Ac. 15.0 Ac

**7**

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / Mixed Use	4.3 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 1.0 Ac
Multifamily		20 DU / Ac. 9.0 Ac
Townhouse		12 DU / Ac. 13.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 11.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 8.8 Ac

**8**

Public Settings	Civic Buildings, Public Spaces	7.5 Ac
Commercial	Retail, Business, Services / Mixed Use	4.5 Ac
Lodging	Hotel, Guest House, B & B	22 Suites / Ac. 5.2 Ac
Multifamily		18 DU / Ac. 10.0 Ac
Townhouse		10 DU / Ac. 10.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 5.0 Ac

**10**

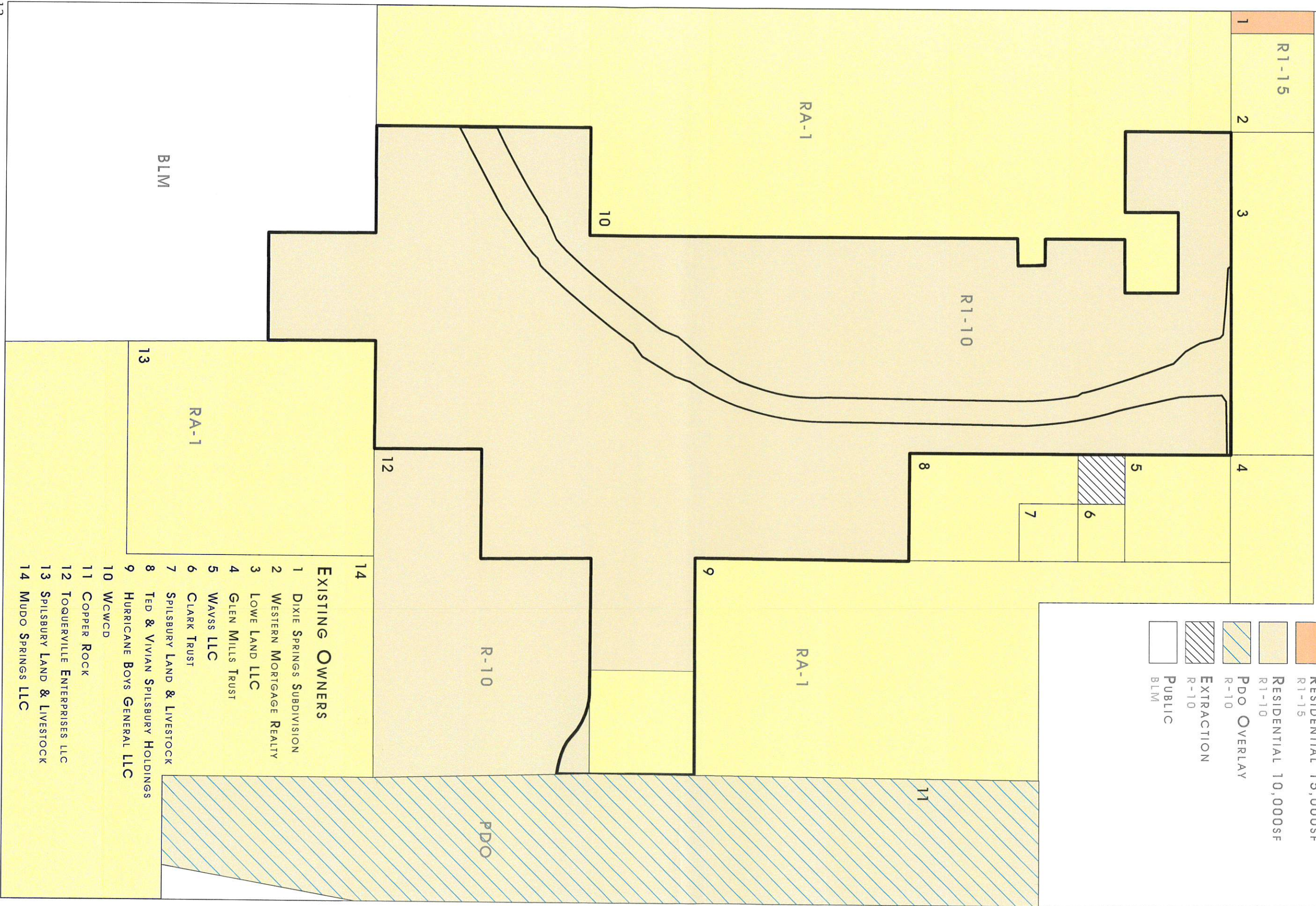
Public Settings	Civic Buildings, Public Spaces	4.0 Ac
Commercial	Retail, Business, Services / Mixed Use	4.0 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 1.0 Ac
Multifamily		15 DU / Ac. 2.7 Ac
Townhouse		12 DU / Ac. 4.2 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.3 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.6 Ac



EXISTING ZONING

KEY

- RESIDENTIAL AGRICULTURE
- RA-1
- RESIDENTIAL 15,000SF
- R1-15
- RESIDENTIAL 10,000SF
- R1-10
- PDO OVERLAY
- PDO R-10
- EXTRACTION
- R-10
- PUBLIC
- BLM

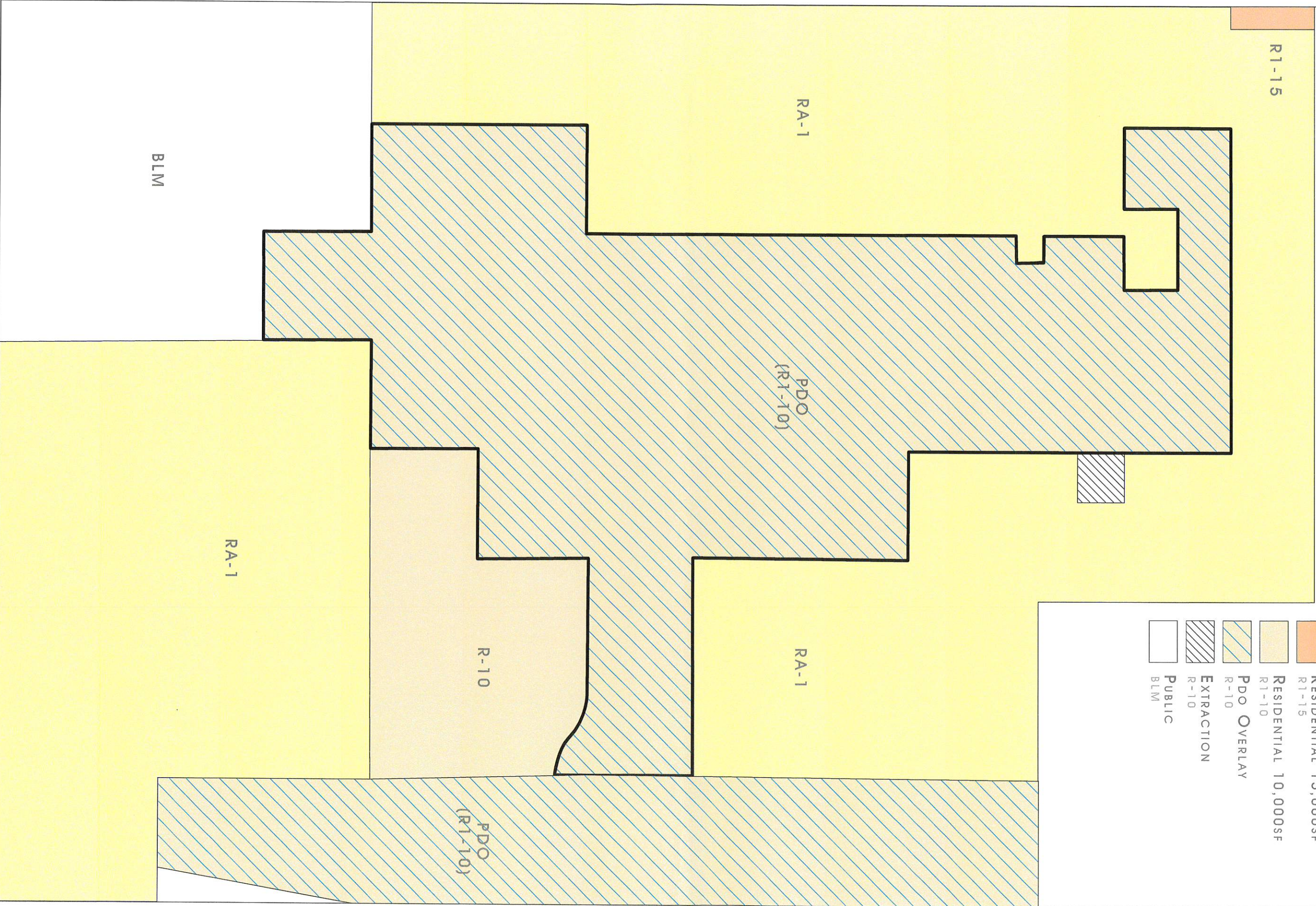




PROPOSED ZONING

KEY

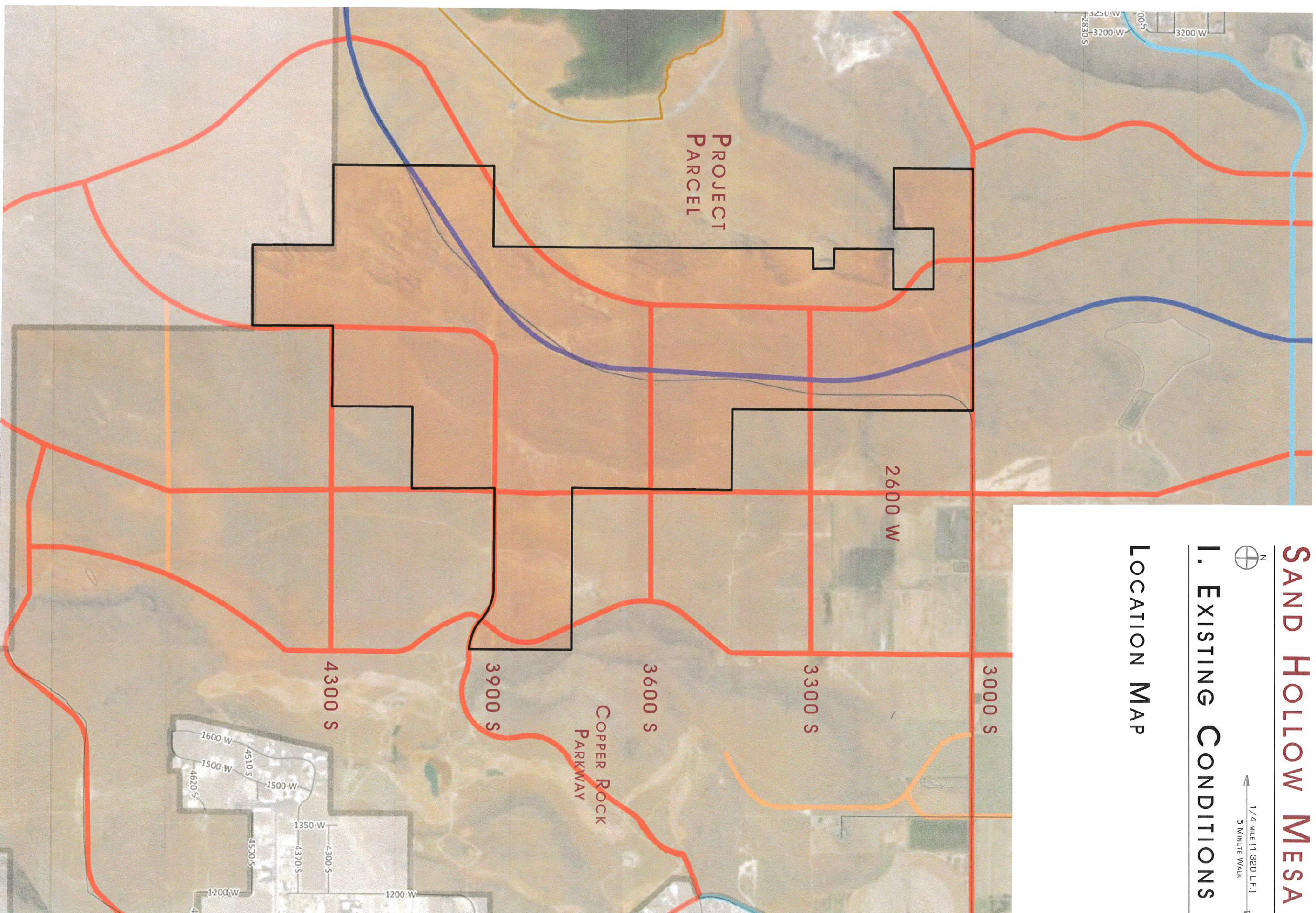
- RESIDENTIAL AGRICULTURE  
RA-1
- RESIDENTIAL 15,000SF  
R1-15
- RESIDENTIAL 10,000SF  
R1-10
- PDO OVERLAY  
PDO R-10
- EXTRACTION  
R-10
- PUBLIC  
BLM





1/4 MILE (1,320 L.F.)  
5 MINUTE WALK

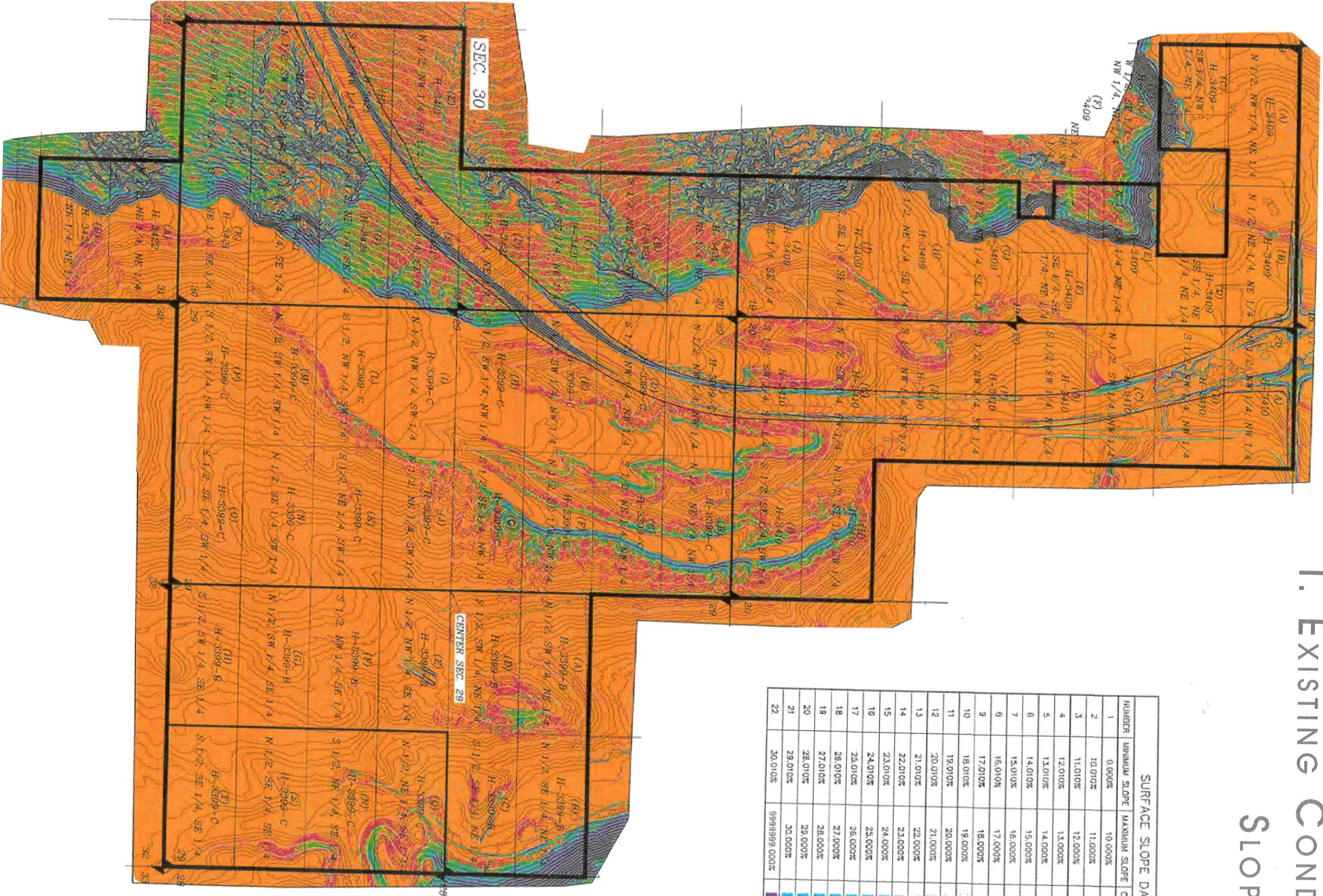
# LOCATION MAP





# I. EXISTING CONDITIONS SLOPE MAP

SURFACE SLOPE DATA			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA
1	0.000%	10.000%	46500034 S.F.
2	10.010%	11.000%	1902637 S.F.
3	11.010%	12.000%	1669986 S.F.
4	12.010%	13.000%	1518207 S.F.
5	13.010%	14.000%	1360343 S.F.
6	14.010%	15.000%	1233014 S.F.
7	15.010%	16.000%	1113252 S.F.
8	16.010%	17.000%	993171 S.F.
9	17.010%	18.000%	876591 S.F.
10	18.010%	19.000%	765192 S.F.
11	19.010%	20.000%	653415 S.F.
12	20.010%	21.000%	571060 S.F.
13	21.010%	22.000%	492843 S.F.
14	22.010%	23.000%	438980 S.F.
15	23.010%	24.000%	394606 S.F.
16	24.010%	25.000%	358819 S.F.
17	25.010%	26.000%	330450 S.F.
18	26.010%	27.000%	309072 S.F.
19	27.010%	28.000%	282211 S.F.
20	28.010%	29.000%	259699 S.F.
21	29.010%	30.000%	231816 S.F.
22	30.010%	9999999.000%	4172243 S.F.





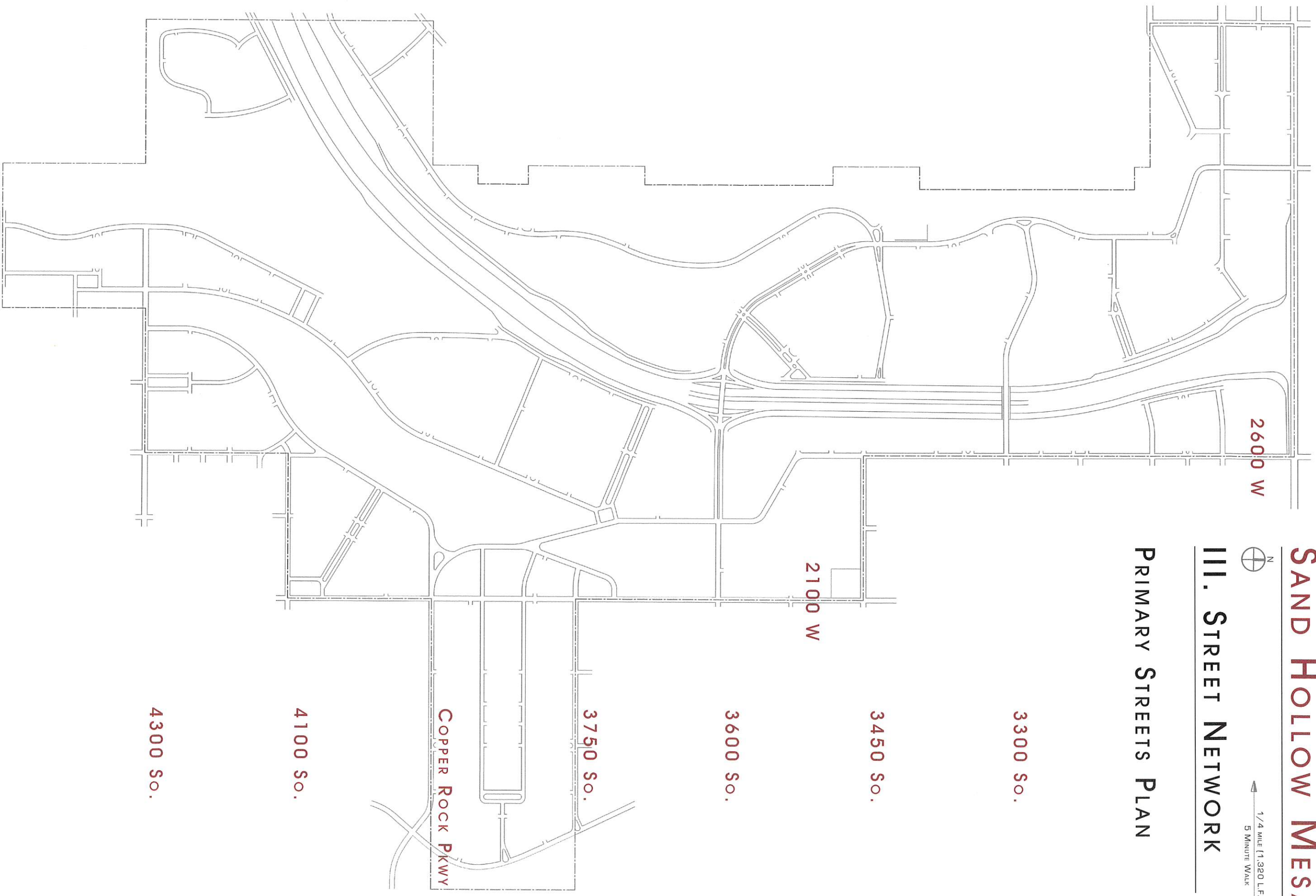
# SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)  
5 MINUTE WALK

## III. STREET NETWORK

### PRIMARY STREETS PLAN





# SAND HOLLOW MESA



1/4 MILE [1,320 L.F.]  
5 MINUTE WALK

## IV. OPEN SPACE

OPEN LANDSCAPE  
& PUBLIC SPACES





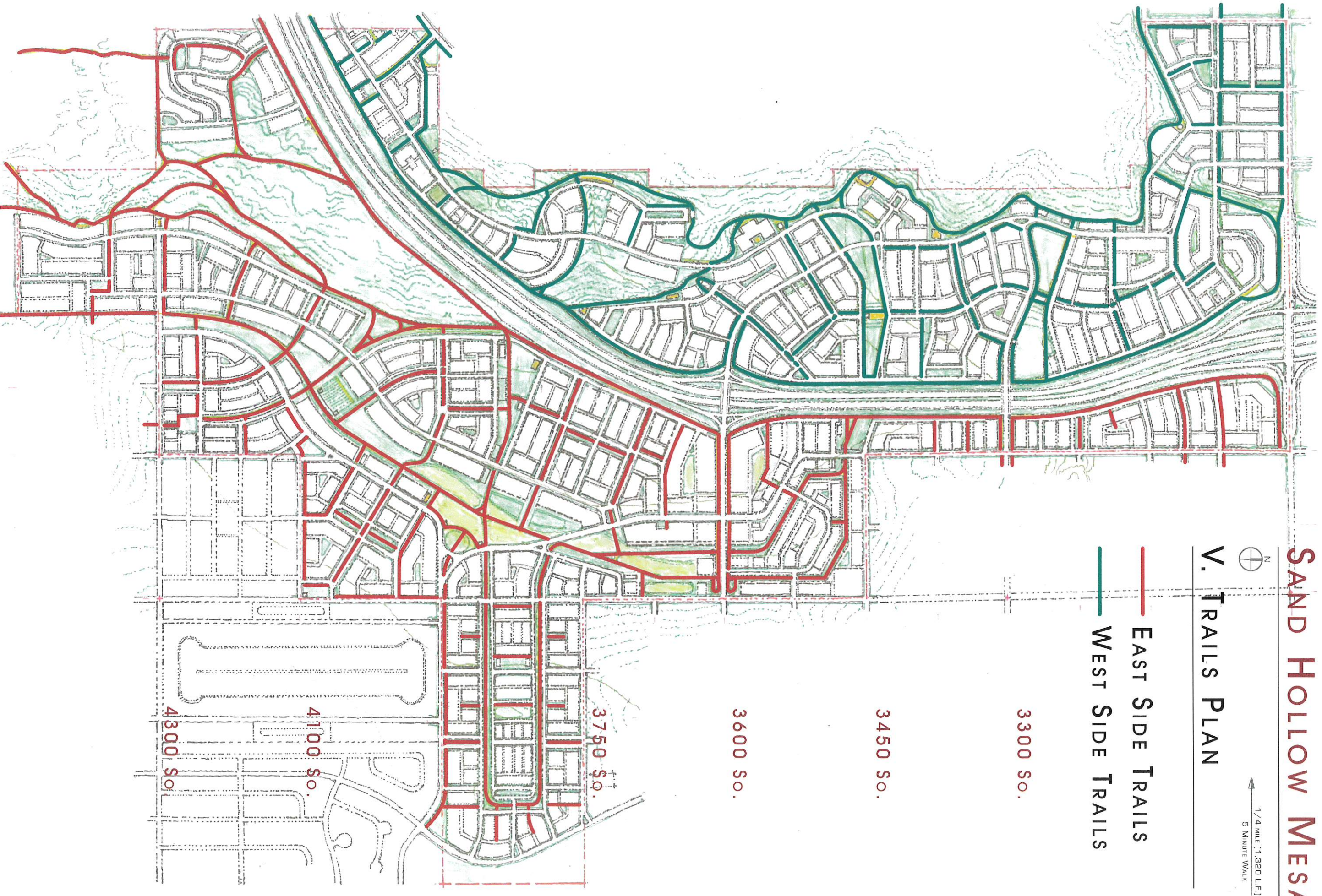
# SAND HOLLOW MESA



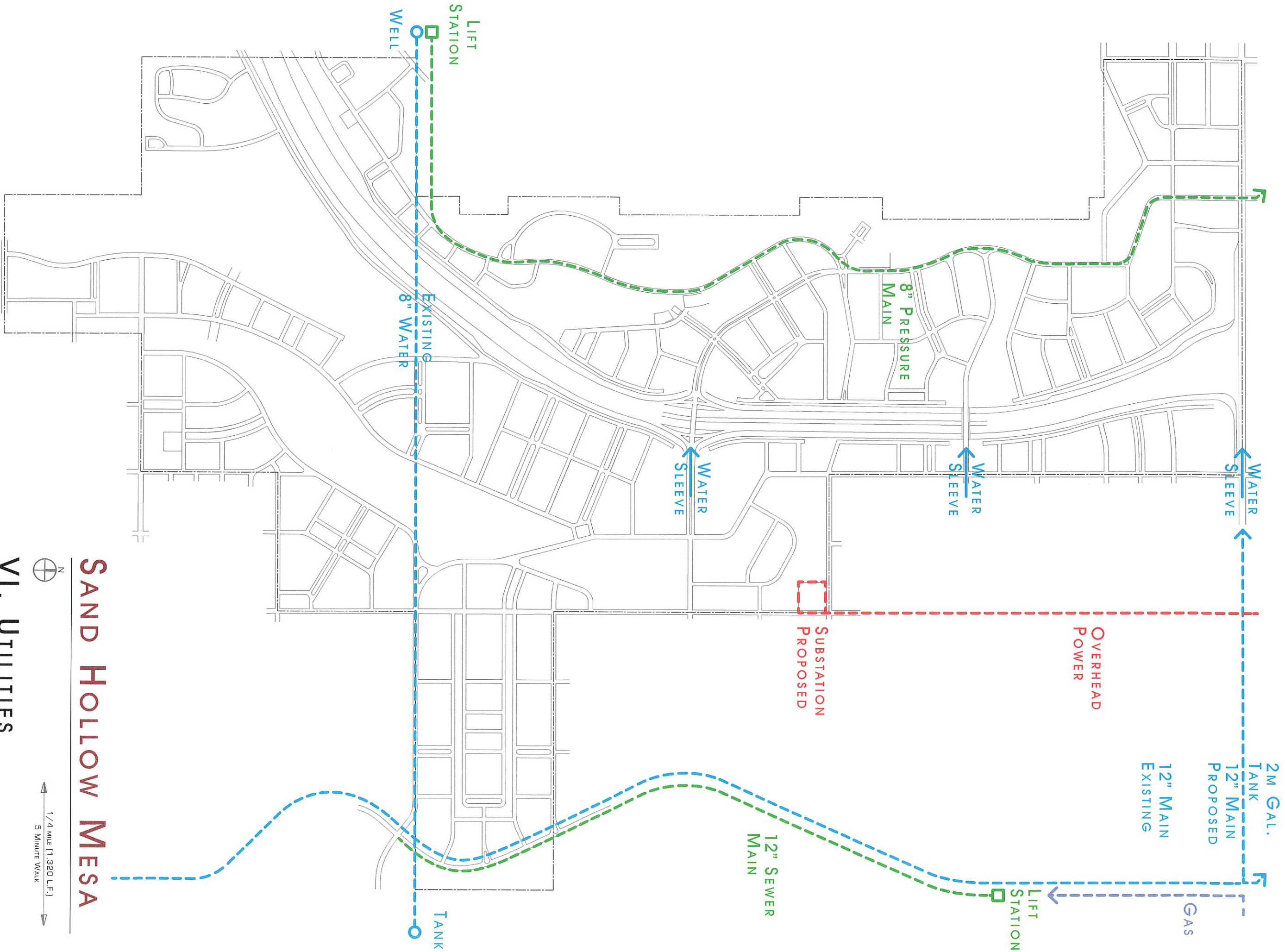
1/4 MILE [1,920 L.F.]  
5 MINUTE WALK

## V. TRAILS PLAN

- EAST SIDE TRAILS
- WEST SIDE TRAILS







# SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)  
5 MINUTE WALK

## VI. UTILITIES



# 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. 2021-PP-02  
Receipt No. 8-146512

Name: Big Rock Homes Telephone: 435-669-8636

Address: 3335 W 2275 S Fax No. \_\_\_\_\_

Email: \_\_\_\_\_ Agent Email: \_\_\_\_\_

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

Address/Location of Subject Property: 2105 S 3325 W

Tax ID of Subject Property: h-3-2-7-33021, 33011 Zone District: RA .5

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

Single Family Residential

**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.



- \_\_\_\_\_g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- \_\_\_\_\_h. Contours at vertical intervals not greater than five (5) feet.
- \_\_\_\_\_i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- \_\_\_\_\_j. Information on whether property is located in desert tortoise take area

\_\_\_\_\_3. Proposed Plan: The subdivision plans shall show:

- \_\_\_\_\_a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- \_\_\_\_\_b. The layout, numbers and typical dimensions of lots.
- \_\_\_\_\_c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- \_\_\_\_\_d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- \_\_\_\_\_e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- \_\_\_\_\_f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- \_\_\_\_\_g. Approximate radius of all center line curves on highways or streets.
- \_\_\_\_\_h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- \_\_\_\_\_i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- \_\_\_\_\_j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- \_\_\_\_\_k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- \_\_\_\_\_l. Will this subdivision be phased? If yes show possible phasing lines.
- \_\_\_\_\_m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

\_\_\_\_\_4. Required copies of plans:

- \_\_\_\_\_a. Three copies of all full-scale drawings
- \_\_\_\_\_b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

5. 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. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.**

\*\*\*\*\*

(Office Use Only)

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

Application Complete: YES

☐ NO ☐

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



## **PURPOSE**

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

## **WHEN REQUIRED**

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required \$150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

## **APPEALS**

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.



**AFFIDAVIT**  
**PROPERTY OWNER**

STATE OF UTAH )  
COUNTY OF ) :SS

I (we), \_\_\_\_\_, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

### Agent Authorization

I (we), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) \_\_\_\_\_ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

(Notary Public)

Residing in:\_\_\_\_\_

My Commission Expires: \_\_\_\_\_

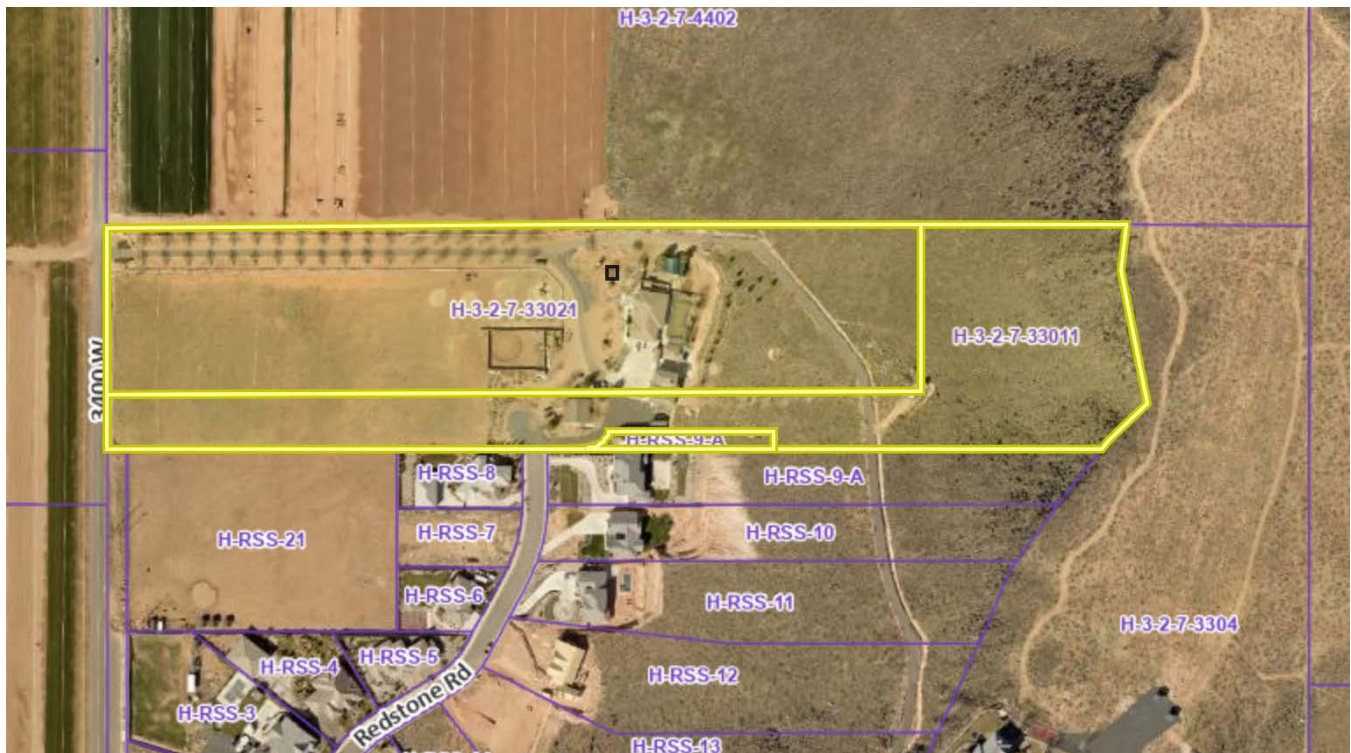




## STAFF COMMENTS

<b>Agenda Date:</b>	<b>1/27/2021</b>
<b>Application Number:</b>	2021-PP-04
<b>Type of Application:</b>	Preliminary Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Big Rock Homes
<b>Agent:</b>	Eric Boucher
<b>Request:</b>	An application for a preliminary plat for 11 lot single family subdivision
<b>Location:</b>	Redstone Road and 3400 W
<b>Zoning:</b>	RA-0.5
<b>General Plan Map:</b>	Planned Community

**Discussion:** This parcel recently received a zone change and the property owner has submitted a preliminary plat with 11 lots.



### JUC Comments

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



1. **Sewer:** They will need to establish an easement to connect to the sewer through the property to the West.
2. **Water:** Water will need to be looped back to Dixie Springs.
3. **Engineering:** Water and sewer are on the wrong side of the road. There will need to be improvements to 3400 W. Private access should be combined with the roadway.
4. **Fire:** No comments at the time
5. **Power:** Power is located in the area.
6. **Other Utilities:** There are other utilities in the area.

#### **Staff Comments:**

1. The minimum lot size is RA-0.5 is .4 acres, with an average of .5 acres. The development average lot size is .501 acres and the smallest lot is .43
2. The applicant will need to show that lot L-10 is 100' wide at the front setback.
3. The applicant needs to show the current uses around the property and not the proposed unapproved layout.
4. The plat needs to show the location, width, and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks, and other public open spaces, within and adjacent to the tract.
5. Rear setbacks are 30' and the note on the plat should be updated.
6. The applicant needs to show the full parcel in the development, and have the remaining parcel(s) labeled.
7. The plat needs to show the location of the subdivision, including the address and the section, township, and range.
8. The applicant needs to show the typical cross-sections for the roads.
9. The applicant needs to provide a tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.
10. The applicant needs to provide a letter from both the local sanitary sewer provider and culinary water provider indicating the availability of service.
11. Roadway Connections: The ideal lay of the development would have Redstone Road stub into the property in the north, and the private drive would be transformed into a public roadway or eliminated with one road connecting to 3400 W. This layout would provide the best connectivity within the area and eliminate having the private drive and the future roadway intersection from being too close.

#### **10-39-11: SUBDIVISION STREETS AND FENCING:**

##### **A. Relation To Adjoining Street Systems:**

1. *The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.*

2. *Standard residential streets shall approach the arterial or collector streets at an angle of not less than eighty degrees (80°).*



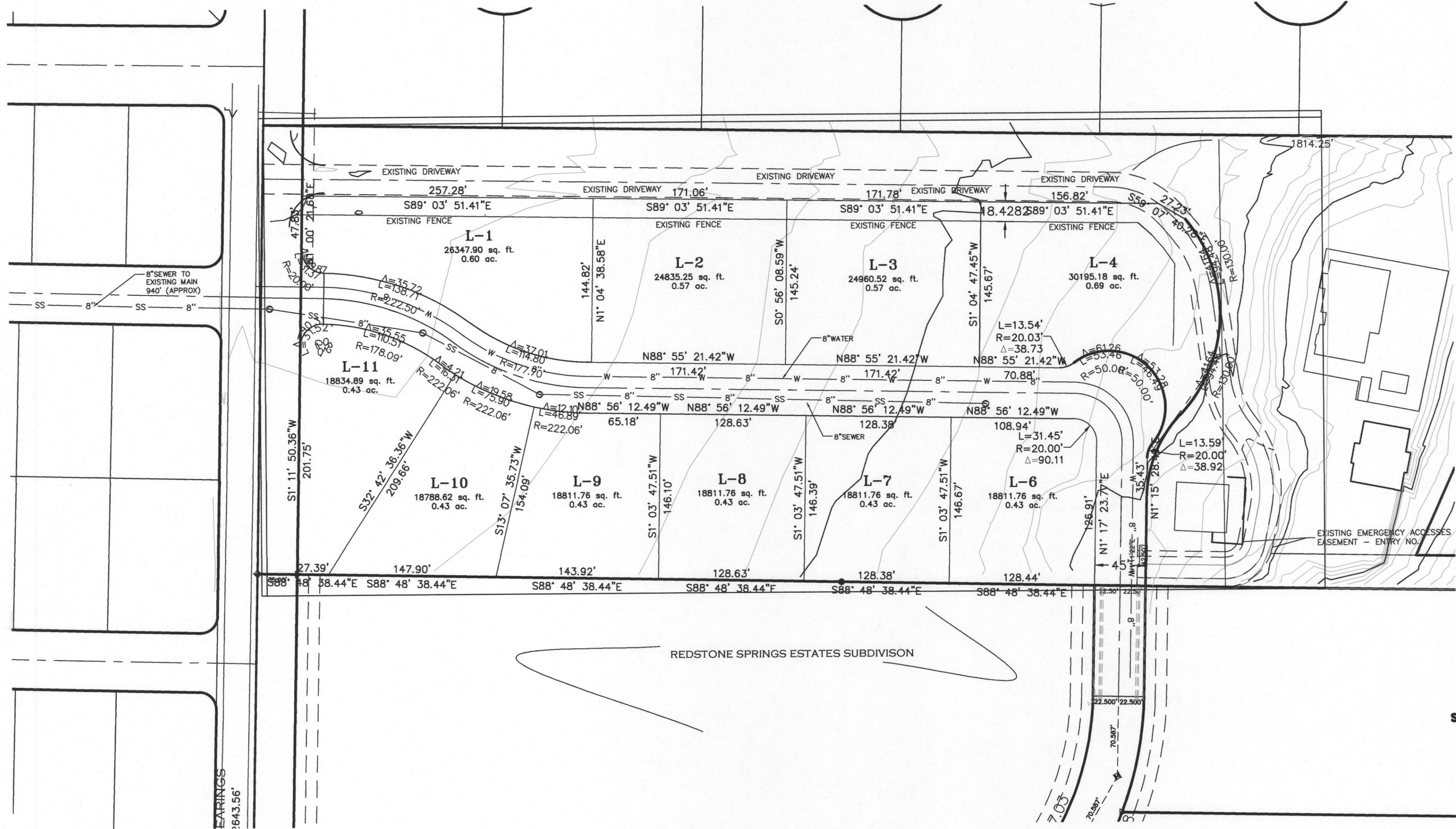
3. *Except as otherwise provided elsewhere in the Hurricane City Code, all subdivision streets and roadways shall be constructed and installed in accordance with the Hurricane Roadway Construction Standards.*

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would not recommend approval of the subdivision plat as drawn. If the applicant is able to provide updates to the plat as listed in this report staff would give a positive recommendation.



PRELIMINARY PLAT  
REDSTONE SPRING ESTATES  
PHASE 2

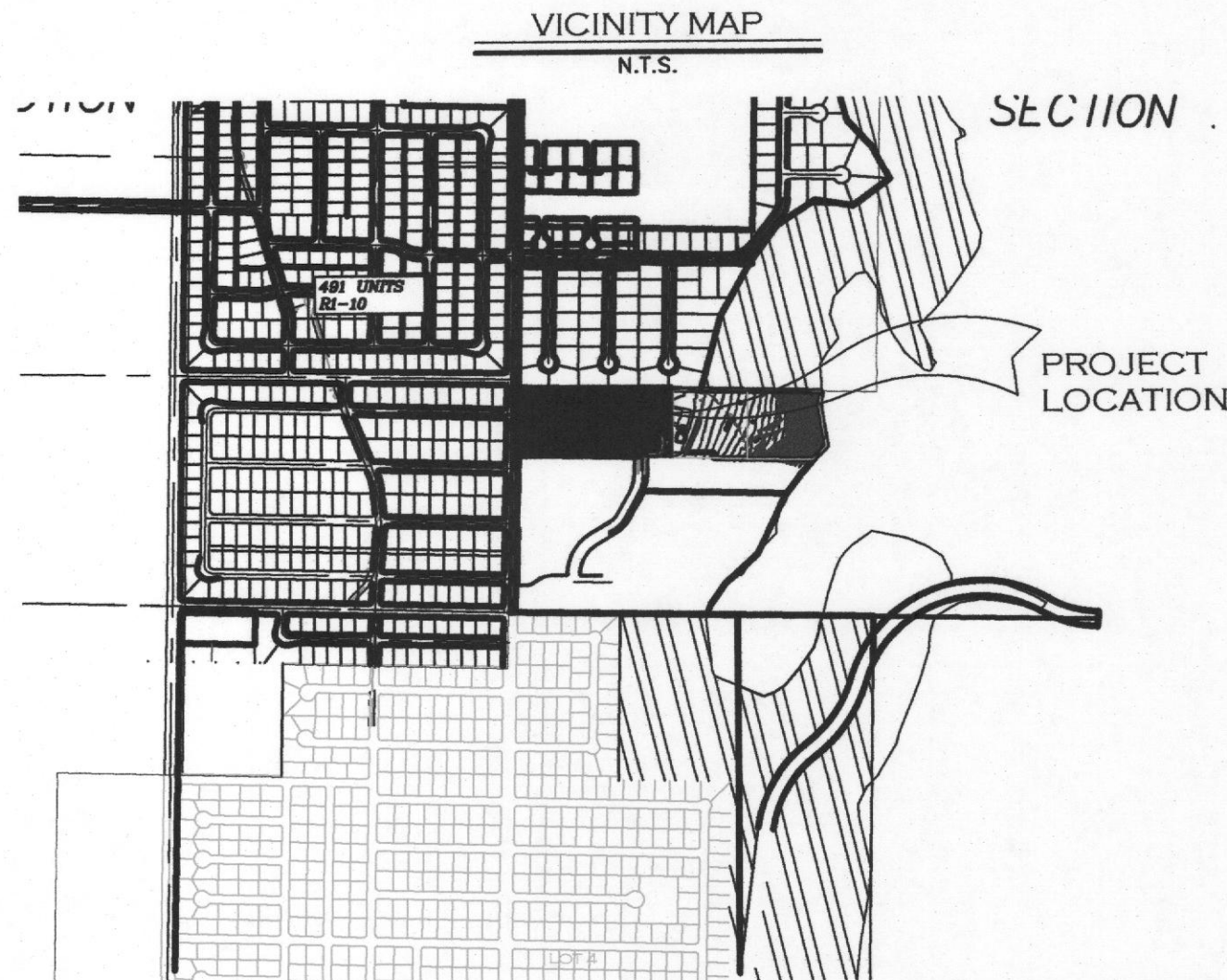
DEVELOPER  
BIG ROCK HOMES  
C/O ERIC BOUCHER  
3335 W 2275 S  
HURRICANE, UTAH 84737  
(435)669-6636



REDSTONE ESTATES PHASE 2

BOUNDARY DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, REDSTONE SPRING ESTATES SUBDIVISION, AS RECORDED IN THE WASHINGTON COUNTY RECORDERS OFFICE, SAID SUBDIVISION LOCATED IN SECTION 7, TOWNSHIP 42 SOUTH RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 88°40'38" W, 483.00 FEET TO THE WEST RIGHT-OF-WAY OF 3400 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY N 1°11'20" E 334.58 FEET; THENCE S 89°03'51" E, 756.94 FEET TO A POINT ON A 128.71 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S 38°45'55" W, THENCE ALONG THE ARC OF SAID CURVE 84.74 FEET; THENCE S 8°00'16" E, 64.40 FEET; THENCE S 1°12'22" W, 113.38 FEET TO THE NORTH LINE OF REDSTONE SPRING ESTATES SUBDIVISION, THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION N 88°48'38" W, 268.66 FEET TO THE POINT OF BEGINNING. CONTAINING 5.996 ACRES.



PROPERTY ADDRESS

2105 S 3325 W  
CITY OF HURRICANE, COUNTY OF WASHINGTON, STATE OF UTAH  
LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.

NOTES

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

DESERT TORTOISE TAKE

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA

ROAD SLOPES

ROAD SLOPES GREATER THAN 5% ARE NOT EXPECTED ON ANY ROAD.

LOTS

NUMBER OF LOTS = 10  
TOTAL LOT AREA = 218,289 SQFT.  
AVERAGE LOT SIZE = 21,828.9 SQFT. = 0.5011 acre EACH

GEOLOGICAL HAZARDS

POTENTIAL GEOTECHNICAL CONSTRAINTS FOR REDSTONE SPRING ESTATES, PHASE 2 SUBDIVISION

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

BRECCIA PIPES AND PALEOKARST:	NONE
FAULTS:	NONE
LIQUIFACTION:	WELL-SORTED SANDS, SILTY SANDS, AND GRAVELS NO GROUND WATER INFORMATION
LANDSLIDES:	NONE
ROCKFALL:	HIGH ON THE EAST SIDE
CALICHE:	NO
GYPSIFEROUS ROCK:	NO
PIPING & EROSION:	YES
EXPANSIVE:	LOW POSSIBILITY
WINDBLOWN SAND:	LOW
SHALLOW GROUNDWATER:	MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUNDWATER

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

REVISIONS

**RAT ENGINEERING, P.C.**  
CIVIL ENGINEERING AND LAND SURVEYING  
51 NORTH 1000 WEST, SUITE 3 - HURRICANE, UTAH 84737  
FAX: (435) 635-5765 TEL: (435) 635-2329

PRELIMINARY PLAT  
REDSTONE SPRING ESTATES PHASE 2  
FOR  
BIG ROCK HOMES  
LOCATED IN SECTION 7, T42S, R13W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

FILE NAME:  
DATE:  
1/19/2021  
CHECKED:  
SCALE:  
AS SHOWN

SHEET  
1  
OF 1





## STAFF COMMENTS

<b>Agenda Date:</b>	<b>1/27/2021</b>
<b>Application Number:</b>	2021-GPA-01
<b>Type of Application:</b>	Proposed New General Plan and General Plan Map
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Hurricane City
<b>Agent:</b>	Logan Simpson
<b>Request:</b>	Receive Public Comments During the Open House Review proposed General Plan Update
<b>Location:</b>	N/A
<b>Zoning:</b>	N/A
<b>General Plan Map:</b>	N/A



## Project Lifecycle

### Phase 1 | A Solid Foundation

We're gathering facts and talking to the community

### Phase 2 | Our Shared Vision

We're taking what we've heard and drafting community vision statements, highlighting the most valued elements of Hurricane

### Phase 3 | Opportunities and Choices

Your community vision is about to become a reality. How should we get there?

### Phase 4 | The Draft Plan **CURRENT**

It's all coming together - your vision for the future of Hurricane is being put into goals, strategies, and actions and prioritized by what matters most. Keep an eye out for the public draft!

## Discussion

The City contracted with Logan Simpson at the beginning of 2020 to help update the City's General Plan and General Plan Map. Over the past year, the Logan Simpson and City Staff have been working to gather information, public feedback, and rewriting the General Plan. The City has followed the process outlined to the left.

After months of review with City Staff, the Steering Committee, Planning Commission, and the General Public; the City and Logan Simpson have prepared a draft for public review and for a public hearing.

The draft plan is currently hosted online at the link below, at the Hurricane Library, and City Hall, and the City. The proposed plan has received dozens of comments that have been distributed to the Planning Commission included within this packet.

<https://haveyoursayhurricane.com/have-your-say>

**Recommendation:** Staff recommends the Planning Commission review public comment received and discusses aspects of the plan. Make any recommended changes to the plan. The Planning Commission may make a recommendation to the City Council at this meeting if the commission feels all concerns have been addressed.



# Have Your Say Hurricane General Plan Planning Commission Draft January 14<sup>th</sup>, 2021

During the public review period, City Staff and consultants reviewed this document in full detail. As a result, there were several changes already made that are reflected in this draft document. Some comprehensive edits include:

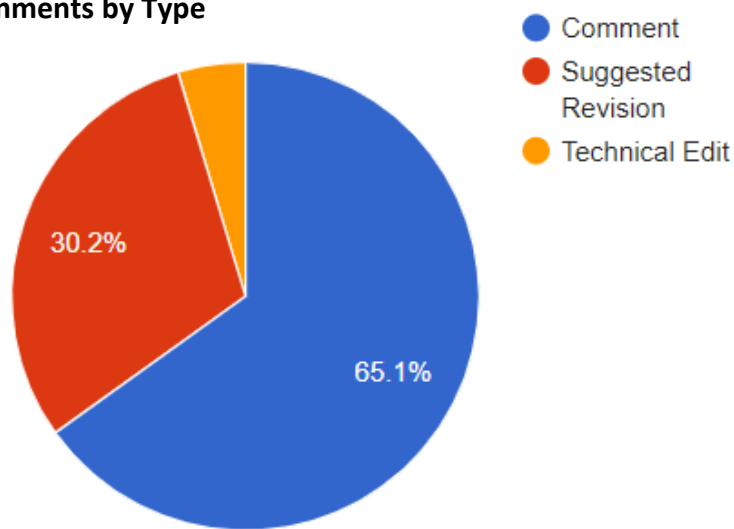
- Several technical edits were made throughout that did not change the content of this plan
- In existing conditions sections, several data citations were added for clarity

Public Comments in this memo are verbatim, some used the “agree” or “disagree” button to interact with other comments, this is reflected in ( ) at the end of a comment where applicable.

Total Online Engagement Numbers:

- Page Views: 918
  - 50.7% scrolled, downloaded, or participated
- Comments: 45
- Facebook Comments: 70
- Emails to Staff: 10

**Comments by Type**





## Chapter 1

### Changes Made by Staff

Pages 2-3

- City outline made white for better visibility

### Public Comments Received

Page 2

- we fully support preserving agriculture and wide open spaces, and dark sky's
- short term vacation rentals are creating problems to our quiet neighborhood type of rentals need to be stopped and controlled , especially in older housing areas, most of us purchased a home in a nice quiet area, these rentals bring in party people that care less about our community
- More Disc Golf courses would be great additions to the community.
- Better control of traffic with all the growth, we do not want to end up like St.George with all the congestion. Leave open space for us to enjoy and do not keep building so many VRBO's and apartments.
- Re-open the hot springs in Hurricane for public use. Make it a park, or city pool.



## Chapter 2

### Changes Made by Staff

Page 16

- Population projection s numbers added to the paragraph below Land Use Goal 1 for clarity

### Public Comments Received

Page 12

- possibly use some of this land for a community garden?

Page 16

- Since a large portion of the undeveloped land is rock which requires drilling and blasting OR jacking, the city should establish blasting standards with required notifications to residents and owners within 1,000' and those blasting records should be available to the public from the Fire Department. Also, jacking should not be allowed 7 days a week, sunup to sundown as was done at Zions Gate in accordance to the current Building Code.



## Chapter 3

### Changes Made by Staff

Page 20

- Text revisions in paragraphs 2-4 to more accurately represent the region's history and call out Hurricane's Historic District (per Historical Society's request)
- Map of contributing Structures in Hurricane's Historic District added

### Public Comments Received

Page 26

- In regards to agricultural operations/policies: I am pro-growth and open to ideas and ordinances that promote growth and well-being in a community. However, when policies and ordinances are proposed and amended they must consider equal-protection as to personal property and personal inalienable rights. Ordinance 2020-03 amended in March allows some creative agricultural usages. Two items of personal concern as those uses may develop or transition into something of a greater impact. The first is a possible noise issue and the second is personal property de-valuation. I realize the noise ordinance is 10:00 and that is extremely important not only to have in place but be able to in-act or enforce that ordinance if necessary. The use of some Agr-business could very well impact property values of residential neighbors do to noise as mentioned and do to simple commerce that can and does affect livability and appraisal values derived from not just comparable sales but also from surrounding land usage. I mention this because I have heard speakings of wedding reception centers allowed next to my own personal house and I've also heard city employees condoning it despite ordinances in place. I want to be clear. I am for growth and for development but all parties must be considered and compromises considered. For example; if there was to be a wedding reception considered next to me well, there are sound barriers and other constructions that could be erected to mitigate noise and protect personal rights. Equal-rights in the form of compromise.

Page 26

- (policy 2.2) It is important to identify historic properties, but we suggest that this provision be changed to clarify that the Plan does not envision requiring public access to the interior of the properties, because owners may not want to grant public access. We suggest rewording the policy to read: "Hurricane's history and historic buildings should be identified for the general public, through such means as historical markers, scenic tours, authentic re-creations, and enactments."
- We should include protection for scenic transportation corridors. For example, we need to add a strategy to specifically protect the SR-9 corridor, designated as Utah's State designated Zion Park Scenic Byway, through Hurricane from 1-15 to La Verkin. We should also be more explicit in protecting established historic places. For example, add a strategy: "2.7. Promote and develop guidelines to protect the City of Hurricane's Historic District, which is on the National Register of Historic Places."

Page 28



- Strategies should include allowable signage standards and limitations.
- Love the Village idea and outdoor restaurants patios and sidewalks would be so nice. We need some more great restaurants and boutique stores.



## Chapter 4

### Changes Made by Staff

#### Page 33

- Text revision to paragraph 1 to call out “43% of households receiving Social Security and 28% receiving retirement” rather than 71% receiving Social Security or Retirement to account for overlap

#### Pages 34-35

- MGI measurement changed to AMI to be consistent with the 2020 Housing Report
- Data tables updated with 2020 Housing Report numbers

#### Pages 42-43

- Housing Strategy 1.2 and 1.3 replaced 10 and 15 year timeframes with “a set time period” to allow flexibility
- Original Housing Strategy 1.6 deleted: “Consider allowing for single bedroom occupancy developments with lower parking requirements” (already included in new 1.7)
- New Housing Policies:
  - The City supports the development of senior living facilities that can accommodate different levels of care.
  - Housing developments should not be placed in close proximity to heavy industrial land uses where possible.
  - Mixed housing developments should be configured in a manner that preserves open space where possible.
  - The City encourages implementation of inclusive design standards that allow residents to comfortably age-in-place.
  - Housing developments should include a mix of housing types and densities to support households from a wide range of incomes.
- New Housing Strategy:
  - The City will continually review the Moderate Income Housing Plan and update the goals and strategies to align with this 2021 General Plan and ensure the plan complies with state law.

#### Pages 44-45

- Transportation Policy 1.2 expanded to include trails and pedestrian facilities
- Transportation Strategy 1.8 added “ Develop an active transportation master plan” (See also: open space and trails chapter)

### Public Comments Received

#### Page 42

- The amount of apartment buildings seems to be going up like wild fire, bringing a lot if traffic, I believe twin homes are a better alternative !



- With multi housing development comes a higher density of people living in one area. This will have an impact on traffic and roads, along with a water supply. High density housing although being more affordable to the buyer, has a set of problems that impact all of the residents of Hurricane. (4 agree)
- Hurricane needs more residential units within commercial zones. Other cities seem to have apartments and condos right next to or on top of shopping centers. Hurricane needs more of that. (2 disagree)
- Strategy #1.9 - this is needed to maintain residential neighborhoods stability where neighbor supports neighbor. Without this strategy the city creates a Mobile Motel 6 neighborhood.

Page 44

- City should have a strategy on how to handle the future increase in traffic upon the completion of the proposed Intermountain Hurricane Hospital near the existing Hurricane Clinic.
- City should have a strategy on how to handle the future increase in traffic through downtown upon the completion of the Southern Parkway (1 agree)
- City should improve roads: 700 West, 400 South, and 920 West (from 400 s to 1300 s)
- Transportation goal 1: Add: 1.8 Create bus stop locations in Hurricane for the proposed Zion Park transit project. (This could help move employees between Hurricane, St. George, and Zion National Park.)
  - Add: 1.9 Hurricane should avoid spot zoning, because it creates sprawl. (Not insignificantly, it also costs the town and taxpayers more money to provide utilities to projects being proposed at the fringe of town than the properties yield in taxes. Developers often take advantage of cheaper properties on the fringes of municipalities, and then the new residents demand—and are provided—more infrastructure that is paid for by other taxpayers. Open space doesn't cost nearly as much to maintain, and infill properties are often available.) It is unclear what kind of strategies, protections, or guidelines would be given to State Route 7 (SR-7), also known as Southern Parkway, which will connect the southern periphery of St. George with Hurricane while providing access to the St. George Regional Airport. A carefully thought-out regional policy for development along SR-7 should be a strategy.



## Chapter 5

### Changes Made by Staff

Page 49

- Reverse colors in map legend (previously inaccurate)

Page 56

- Economy Strategy 1.13 added: Allow for heavy industrial in proper areas, ensure there is proper buffering between heavy industrial sites and residential areas

### Public Comments Received

Page 54

- Please keep in mind the need for commercial/retail zoning in the Sand Hollow/Dixie Springs area when looking to approve development, this should include adding a lane to accommodate the increased traffic. Adding more homes/RV parks/multi-family units to the area while neglecting the need for commercial/retail zoning is a bad idea.
- Clean recreational industry is alive and well in Hurricane. It seems that the City should prioritize an extensive trail system similar to St George. The St. George trail routes throughout the city are amazing. We live in Sand Hollow and enjoy biking. All roads should be designed with wide shoulders so bike riders can move around the community. It would be easier now as roads are constructed with all the growth. It would also be good to have solar night sky lights on all the sidewalks and roadways. If possible require wider sidewalks. Make communities include bike paths and sidewalks so children can ride their bikes to school.



## Chapter 6

### Changes Made by Staff

Page 59

- Update map legend to show planned trails

Page 65

- Add “and adjacent cities” to the end of Policy 2.4

### Public Comments Received

Page 58

- Most Hurricane residents have little appreciation of the benefits of having the Red Cliffs National Conservation Area (NCA) along Hurricane’s northern boundary or where Confluence Park is located. The map should identify these areas, where they lie within the town limits, and the location of trails and trailheads.

Page 60

- The goal for public parks is too low and should be increased as the population density increases, especially with large condominiums being developed that may include no open space. Access to parks and open space is a major contributor to quality of life, especially for families with children, and it is important for the town to require and plan for more public parks.
- For explanations on the importance of parks and open space that provide justifications for public expenditures on parks, see the report by The Trust for Public Lands, [“The Benefits of Parks.”](#)

Page 64

- Please add more walking/biking trails. On the map it looked there is 1 planned and possible 3 existing. Consider signage or some way of promoting the trails.
- Would like to have more people parks with trees please !



## Chapter 7

### Changes Made by Staff

None

### Public Comments Received

Page 73

- It is commendable that this section strives to minimize negative impacts on the surrounding environment and seeks to protect the wildlife and natural habitats surrounding the City. It would help to educate the public by including a description of the purposes of the Red Cliffs National Conservation Area, its boundaries, and the trails and trailheads open to the public. We note, however, that Chapter 7, "Natural Resources," omits consideration of energy demand and efficiency, and the need to increase our use of renewable resources. That should include the future goal of solutions for renewable energy storage. The town should commit to a specific goal of how much renewable energy the town (government and constituents) will generate itself or purchase from other sources in future years. It might help to include a definition of "natural resources." One definition is: "Natural resources are resources that exist without any actions of humankind. This includes all valued characteristics such as commercial and industrial use, aesthetic value, scientific interest and cultural value. On Earth, it includes sunlight, atmosphere, water, land (includes all minerals) along with all vegetation, and animal life. Natural resources can be part of our natural heritage or protected in nature reserves."

Applying this definition to the General Plan may be appropriate:

- 1. Land: viewsheds, natural and residential/commercial landscapes, agricultural lands, public lands, habitat and native wildlife (plants and animals).
  - Viewsheds and agricultural lands are currently addressed in the plan. Public lands, habitat, and native wildlife are not addressed. The general plan should include a commitment to conserve public lands as well as recreational and wildlife values and enhance protections.
- 2. Water supply and demand, including re-use of water, are missing from the plan.
- The plan highlights the need to protect water quality but doesn't address water supply and demand, which can be key drivers of growth. Water is a finite resource and how efficiently the water is used will become more important over time. Decisions will have to be made on how best to use the remaining water and what will be its highest and best use. CSU urges a strategy to develop a Water Management Plan that would set demand goals and objectives (how much by when), ensure demand does not exceed supply.
  - The City's strategy could be to work with the Washington County Water Conservancy District and other municipalities to develop a regional Water Management Plan, defining what water supply and demand improvements (including re-use) could be implemented, and when, in order to meet the objectives. This applies to both agriculture and M&I water use.
  - The City's policy should be to define water use objectives for both M&I (e.g., gallons per capita per day by certain years) and agricultural water use that is based on anticipated water supply, population, and crop selection. Supply could



be based on various scenarios but must include the case of being totally reliant on local water supplies. Supply and demand objectives should be set and demand objectives must be safely within projected supplies.

Page 74

- There are several lights in the Dixie Springs area that are BRIGHT!!! They shine through black out curtains. Evaluate the brightness of ANY light being put in a residential neighborhood. There are at least 3 of these lights. Keep and expand Dark Sky areas

Page 75

- Add: 3.4 Integrate Water Efficiency into Land Use Planning. As a guide, from Western Resource
- Add: 3.5 Identify and protect watershed sources as permanent open space, including the Navajo Sandstone aquifer, well areas, dry washes, and the Frog Hollow area.
- Add: 3.6 Identify and protect flood zones such as Gould's wash area and the Dixie Springs area.
  - Reconsider recommendations shown on the planning map on page 82 that proposes single family housing and planned unit developments around Sand Hollow Reservoir to protect the aquifer from surface pollution.
- Add: 3.7 Delete proposing residential development, as the plan does, around Sand Hollow Reservoir that sits on top of the aquifer.



## Chapter 8

### Changes Made by Staff

Page 81

- Added text calling out the City's new PID

#### Implementation Tables

- Land Use
  - 1.3: add engineering to lead
  - 1.6: add admin to lead
  - 1.7: add planning and admin to lead
- Heritage and Culture
  - 2.4: add recreation to lead
  - 2.6: add planning and GIS to lead
  - 3.1: Change timeframe to short
  - 3.2: add recreation and parks to lead
  - 3.5: add public arts committee to lead
- Housing:
  - Update strategies to match chapter 4
- Economy
  - Update strategies to match chapter 5
  - 1.12: revise "adopt" to "review and update", add admin to lead
- Open Space and Trails
  - 1.2: add admin to lead
  - 2.1: add engineering to lead

### Public Comments Received

Page 82

This area (Shown on General Plan Map comment map) is noted in the Hurricane City Master Transportation Plan to have a parkway interchange located in this area. The land

- owner, Toquerville Enterprises, LLC, agrees with this area having future development of an interchange with the Southern Parkway. It is suggested the draft be modified to include a purple commercial circle at the proposed parkway interchange found in the master transportation plan. This would keep the general plan uniform with the other interchanges along the Parkway to the north.
- Hurricane needs more industrial, commercial, and manufacturing zoning on the new SR-7. There's not much left near the Wal-Mart Distribution Center and the Fairgrounds/Quail Creek area is very tough to get drive up customers until they put the road in connecting over to Washington Dam Road. (1 disagree)

Page 88

- LAND USE -SIZE OFDevelopers (especially housing) want smaller and smaller lot sizes to put more and more houses in a given area. Hurricane currently has a minimum lot size - and

Hurricane needs to adhere to that lot size! Developers should NOT be given approval for smaller (and smaller) lot sizes. There is a reason for the current minimum. Developers would like to have every square inch of Hurricane to have 3 story buildings 6 feet wall to wall apart to make the most money per land area. We Hurricaners didn't move to Hurricane for the high density living! We all moved here because of the LOW DENSITY of living spaces as well as commercial densities. The SMALL TOWN ATMOSPHERE is what Hurricane made Hurricane. It is necessary for the City Council to learn to just say NO! to higher density land use and ultimately a 90% full land use.

Page 92

- I would like to have the owners of the investment property they are using as short term, overnight rentals, to be accountable for vetting who they rent to, and if there are violations, some kind of action us full time homeowners can take. I want to feel safe in my home.... we had some overnight renters climb our fence into our backyard, thankfully we were home and they left, but it was unnerving!
- If increasing the number of houses, then the number of short term rental permits should increase as well. The short term rental permits need to be enforced, and at the same attainable to those who will follow the rules. Those who do not follow the rules, need to have the permit revoked if they have it. Also, verify those with a short term rental permit are actually using it.

Page 96

- Biking is not the only type of trail. Please also consider walking/hiking trails.

Page 97

- the lighting should be facing down. not out and across the street.



## General Plan Map

### Changes Made by Staff

- Update Interstate Rock property per rezone
- Commercial on the northeast side of SR-7 and SR-9 intersection
- Distinguish Rural Residential and Agricultural land use categories

### Public Comments Received

Location-specific comments have been repeated on a map for clarity.

- I have been involved in drafting several GP , Encinitas, Carlsbad, Temecula. It is apparent to me Hurricane will be as vehicle challenged as any of these. The lack of vital services, schooling, health, food, within walking distance to major residential/ vacation developments will cause huge irreversible stresses. (1 agree)
- "Create a plan to enforce Short Term Rental violations with civil penalties to increase regulation authority." While enforcement of ordinances is good, the nightly rental ordinance needs to be revised. Rentals of whole homes without the owner in the home should not be allowed in residential neighborhoods. This is a commercial entity in a residential area. I live in Dixie Springs across from one, and there is constant noise from people and vehicles, vehicle and trailers everywhere, and incredible activity. People rent these homes to have fun while on vacation, and therefore they create incredible havoc. Change the ordinance so they are only allowed in specially zoned areas. They should not be spread around our homes. (1 agree)
- It's funny that people brag about 70% of the land being undeveloped yet this map designates the vast majority of it as planned community's. How about we unplan most of these and keep that space exactly as it is, which is what draws people here in the first place. Do we really need to become the train wreck of unmitigated growth for the sake of growth that St George has? (3 agree)
- The striped areas of the map are difficult to determine their category (1 agree)
- I strongly disagree with this area of trailers being zoned as multi-family. Currently there are no multifamily units in this area. Almost everything existing is a trailer with a few stick-build single family homes there. If those trailers were to come out this is a terrible place to create high traffic volume and making it a higher density area. Please change this to Single Family!!!
- I love the parks and natural areas around Hurricane City. Please consider implementing more Disc Golf Courses throughout new and existing parks, undeveloped, and underused used areas. Disc golf is a great way to utilize areas that don't get used so much and it adds a fun way to get outdoors and recreate. (1 agree)
- Is there a plan for moving the Airport? Hurricane is growing and just as St. George did, now is the time to figure out where the airport can be moved to. The recent issues with SUU helicopters and increased airplane traffic merit the start of the conversation. Even if the airport isn't moved for many years, let's start the conversation.
- Remember once you overpopulate an area you also get a certain amount of criminal element. thereby losing that small town privacy and security in which this community now thrives and enjoys as a freedom that will be at great risk. being form a small town that suffered this same issue I can only warn all of those that will listen as to the effects of overpopulating thinking that you are MAKING IT BETTER, think again it destroyed our old address, of 35 years, getting rid of

smiling people that care about their community to just unfriendly people that simply exist in the neighborhood. (2 agree)

- I would really love more disc golf space. Where we wouldn't have to worry about playing around park goers. It's a growing sport everywhere else how come southern utah isn't supporting the sport. It's not very expensive to put in and you can put courses in natural land without a lot of maintenance. It's kinda a no brainer. I think it would bring a lot of people to the city. (1 agree)
- I would like to see a large community park with walk paths, LARGE shade trees, water features, picnic areas, that is centrally located. There isn't anywhere to take a walk except on the neighborhood sidewalks and we get tired of being attacked by loose dogs and it is too hot from June thru September. Grandpa's Pond is too far for some of us seniors to walk around. So many small towns have a large lovely park, why not us? Everything is geared to small children or sports. Even the dog park is just fenced dirt. Also, please stop turning Hurricane into crowded St. George. It is okay to have a small town to live in. Every inch of land doesn't have to become a housing tract. (2 agree)
- Lets keep all this single family residential and not over populated keeping the small town feel that we all love (1 agree)
- BENCH LAKE AREA MASTER PLAN In Oct 2020 planning commission, it was discussed the Bench Lake Area would stay Agricultural. My Property Tax ID # H-3374 -B and H-3374-A consists of hills and solid clay. It has been hard to farm during the summer. I would like these two 20 acres be removed from the Bench Lake Master Plan Please email me that you received my Comments. Future4u2020@hotmail.com 435-635-7777 I appreciated the discussion John Bramhall and Stephen Nelson made in the Planning Commission Meeting. Call if you need anything. Glen Mills 435-635-7777 (CONTACTED)





# HAVE YOUR SAY HURRICANE

Hurricane City General Plan Planning Hearing

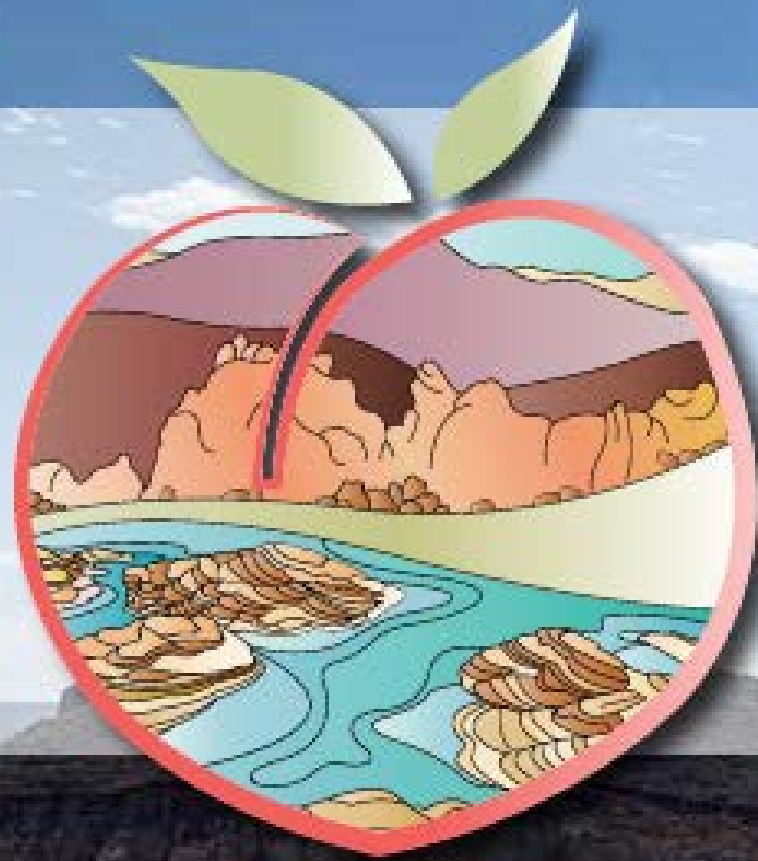
January 14<sup>th</sup> 2021

## HURRICANE CITY GENERAL PLAN UPDATE



## PROCESS AND SCHEDULE





# HAVE YOUR SAY *Hurricane*

HURRICANE CITY GENERAL PLAN

DOCUMENT LAYOUT

# WHAT'S IN THE PLAN?

The Draft General Plan combines the work products we have produced so far.

- The Existing Conditions Document (May)
- The Vision Document (August)
- The Opportunities and Choices (October)

## Chapter 1

Chapter 1 provides an orientation to the purpose, structure, and foundations of this Plan.

## Chapter 2-7

Chapters 2 through 7 provide much of the plan detail, each of these chapters highlights a different theme and covers existing conditions, the community's vision for the future, and specific goals, policies, and strategies that relate to that theme.

## Chapter 8

Chapter 8 details the City's Future Land Use Plan and takes the strategies from 2 through 7 and complies them into manageable actions the city can take over the next ten-or-so years to achieve their goals. This chapter is intended to be updated often as the City accomplishes goals or changes direction.



# GOALS

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## Our Character and Heritage

Goal: Maintain Hurricane's strong sense of place, quality of life, and unique character

Goal: Preserve Hurricane's Agricultural Heritage

Goal: Protect and Revitalize Downtown Hurricane

## Our Land Use

Goal: Manage Growth

## Our Housing

Goal: Provide for Choice in Housing Options

## Our Transportation

Goal: Provide Efficient and Safe Travel Options

## Our Economy

Goal: Sustain a Diverse and Resilient Economy

## Our Open Space and Trails

Goal: Increase Access to Recreation Amenities

Goal: Create an Interconnected Trail System

## Our Natural Resources

Goal: Preserve Hurricane's Natural Beauty

Goal: Water Quality Protection and Conservation

Goal: Preserve Dark Skies

IMPLEMENTATION

In this section you will find implementation strategies (strategies) and key actions (actions). Implementation strategies must be relevant, adaptive, and decisive in order to realize the vision, goals, and policies of the General Plan. Strategies to implement this plan are included in Chapters 2-7 alongside goals and policies. The same strategies are included as a table in this chapter with specific information on timeline, responsibility, and anticipated cost.

STRATEGY TYPE

**Supporting Plan or Study:** These strategies include initiatives that may require additional support and direction at a more detailed level than what is established in this General Plan. These could include site-specific development guidelines, feasibility studies, master plans, subarea plans, or additional funding mechanisms.

**Regulatory Changes:** These strategies point to existing development regulations and standards will need to be updated to ensure consistency with the goals and policies of the General Plan.

**Capital Project:** These strategies include major infrastructure investments and funding partnerships are specifically relevant to the implementation of the General Plan goals and policies, but should be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of capital improvement expenditures.

**Administrative:** These strategies do not require regulatory changes, additional plans, or projects. They may require City staff supporting types of projects or development, close ongoing coordination with other agencies, or include minor projects that do not need major investment such as forming a committee.

STRATEGY TIMELINE

**Short Term:** 0-5 years

**Mid Term:** 5-10 years

**Long Term:** 5-20+ years

STRATEGY ANTICIPATED COST

**Low:** Anticipated cost to the City is less than \$20,000

**Mid:** Anticipated cost to the City is \$20,000-\$100,000

**High:** Anticipated cost to the City is \$100,000 or more

STRATEGY LEAD

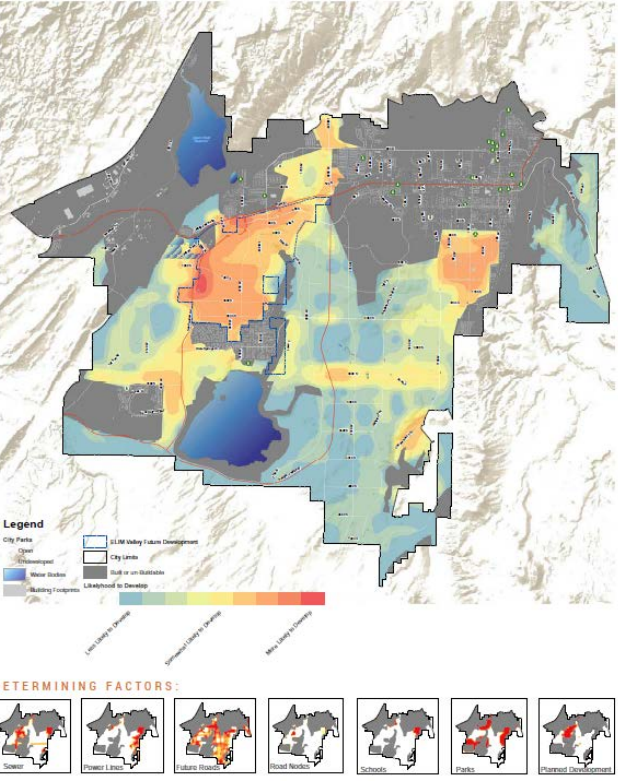
Responsible parties and agencies to lead and organize the completion of these strategies can include The City of Hurricane (City) and associated departments and resources, Utah Department of Transportation (UDOT), Washington County (County), Bureau of Land Development (BLM), State of Utah (Utah), Washington County Water Conservancy District (WCWCD), or others.

The strategies in this document have been consolidated into key actions for more effective and efficient implementation starting on page 101 of this document. These actions include projects the city would like to take on,

IMPLEMENTATION STRATEGIES

HERITAGE AND CHARACTER					
STRATEGY	TYPE	TIMEFRAME	COST	LEAD	
1.1	Develop regulatory criteria for reviewing and acting on applications for rezoning land from agricultural to other land uses.	Regulatory Changes	Short	Low	City Planning, City Engineering
1.2	Identify land uses that may be compatible with, and support, continued agricultural operations, and include them in the City Code land use tables.	Regulatory Changes	Short	Low	City Planning
1.3	Identify properties that could qualify for Green Belt Preservation and work with property owners to achieve that status.	Supporting Plan or Study	Mid	Mid	City Planning, Property Owners
1.4	Review City codes to identify barriers to continued agricultural production in the City	Regulatory Changes	Short	Low	City Planning
1.5	Consider long-term protection of farmlands and open spaces through acquisition, bonding, conservation easements, tax districts, impact fees, etc.	Regulatory Changes	Short	Low	City Planning, Property Owners
1.6	Encourage the use of and support applications for agricultural protection overlay zones.	Administrative	Short	Low	City Planning
1.7	Work with property owners in key agricultural areas, as shown on the General Plan Map, to adopt agriculture zoning to preserve current agricultural land uses.	Regulatory Changes	Short	Low	City Planning, Property Owners
	Review and revise as necessary the City's codes to incorporate				City Planning.

Infrastructure and Facility Supported Development



Implementation Chapter





What's Changed?

# Edits from Staff

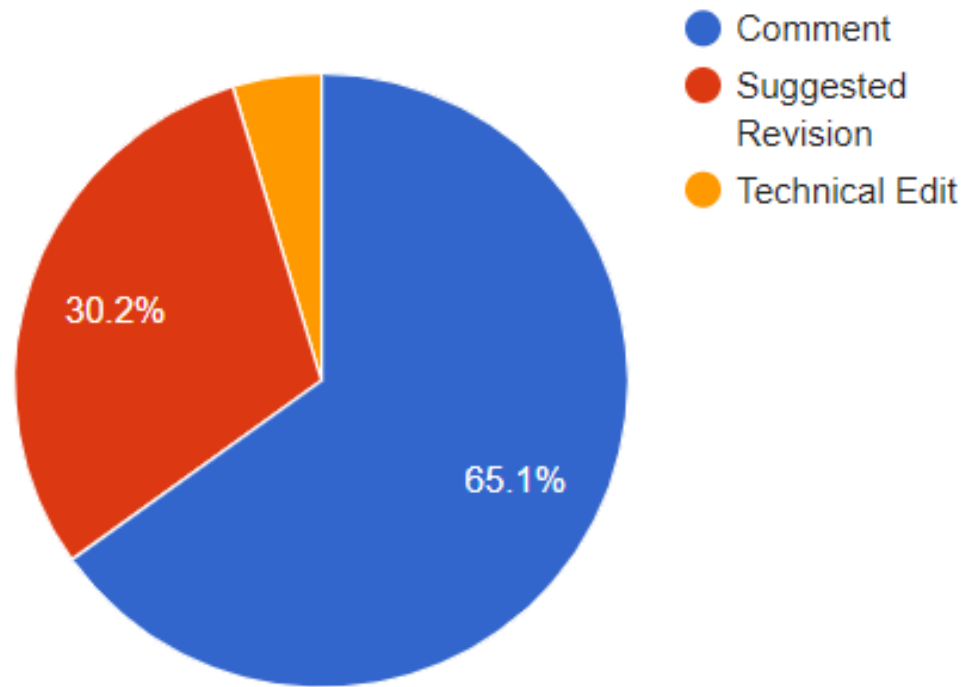
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- Several technical edits (small)
- Data Updates to existing conditions
  - Housing – Updated to AMI and match latest housing report
  - Heritage and Character – Added details on Hurricane’s Historic District including dates and map
- Housing Policies:
  - The City supports the development of senior living facilities that can accommodate different levels of care.
  - Housing developments should not be placed in close proximity to heavy industrial land uses where possible.
  - Mixed housing developments should be configured in a manner that preserves open space where possible.
  - The City encourages implementation of inclusive design standards that allow residents to comfortably age-in-place.
  - Housing developments should include a mix of housing types and densities to support households from a wide range of incomes.
- Housing Strategy:
  - The City will continually review the Moderate Income Housing Plan and update the goals and strategies to align with this 2021 General Plan and ensure the plan complies with state law.
- Transportation Strategy:
  - Develop an Active Transportation Master Plan (repeated in ch 6)
- Economy Strategy:
  - Allow for heavy industrial in proper areas, ensure there is proper buffering between heavy industrial sites and residential areas.





# Public Input



# Online Engagement

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- Page Views: 918
  - 50.7% scrolled, downloaded, or participated
- Comments: 45
- Facebook Comments: 70
- Emails to Staff: 6



# General Plan Suggestions

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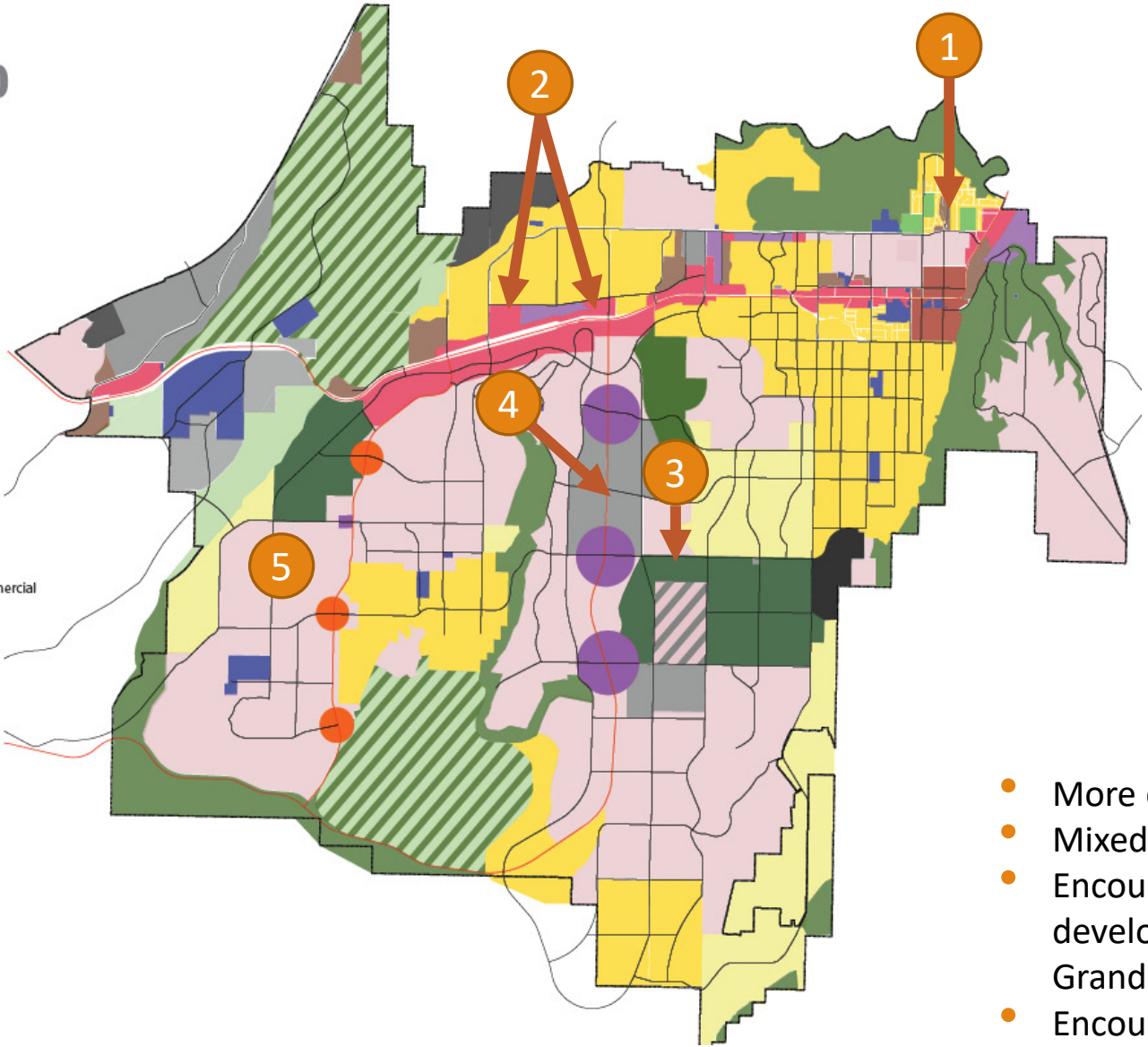
- **Consider traffic impacts with new development**
- **Manage Growth (Less apartments)**
- **Preserve Open Space**
- **Manage STR's**
  - Reopen Hot Springs
  - Community Garden
  - Strong enforcement on noise ordinances for new developments (drilling, blasting, jacking)
  - Flexibility in uses for ag properties should consider impacts to surrounding properties (event venue sounds loud)
  - More residential in commercial zones (vertical MU)
  - More trails (Consider walking/hiking trails in addition to biking)
  - More parks with trees
  - Do not allow smaller lot sizes than minimum
  - More Disc Golf in parks
  - More street lights
  - Affordable Housing
  - Ice Rink and sports complex

# General Plan Map

DRAFT January 12, 2021

## LEGEND

- |  |   |
|--|---|
|  Recreational Open Space        |  Mixed Use               |
|  Natural Open Space             |  Planned Community       |
|  Agricultural                   |  General Commercial      |
|  Rural Residential              |  Downtown                |
|  Single Family                  |  Neighborhood Commercial |
|  Multifamily                    |   |
|  Public                         |   |
|  Industrial/Business            |   |
|  Industrial/Heavy Manufacturing |   |
|  Airport                        |   |



1 Change to Single Family

2 Change to Mixed Use

3 Change to Heavy Industrial

4 Change to Mixed Use

5 Change to Single Family

- More commercial, industrial on SR 7
- Mixed Use at all SR 9 interchanges
- Encourage shaded walking paths in planned development, residential, and Open Space (i.e. Grandpas Park)
- Encourage vital services within walking distance of residential in Planned Communities

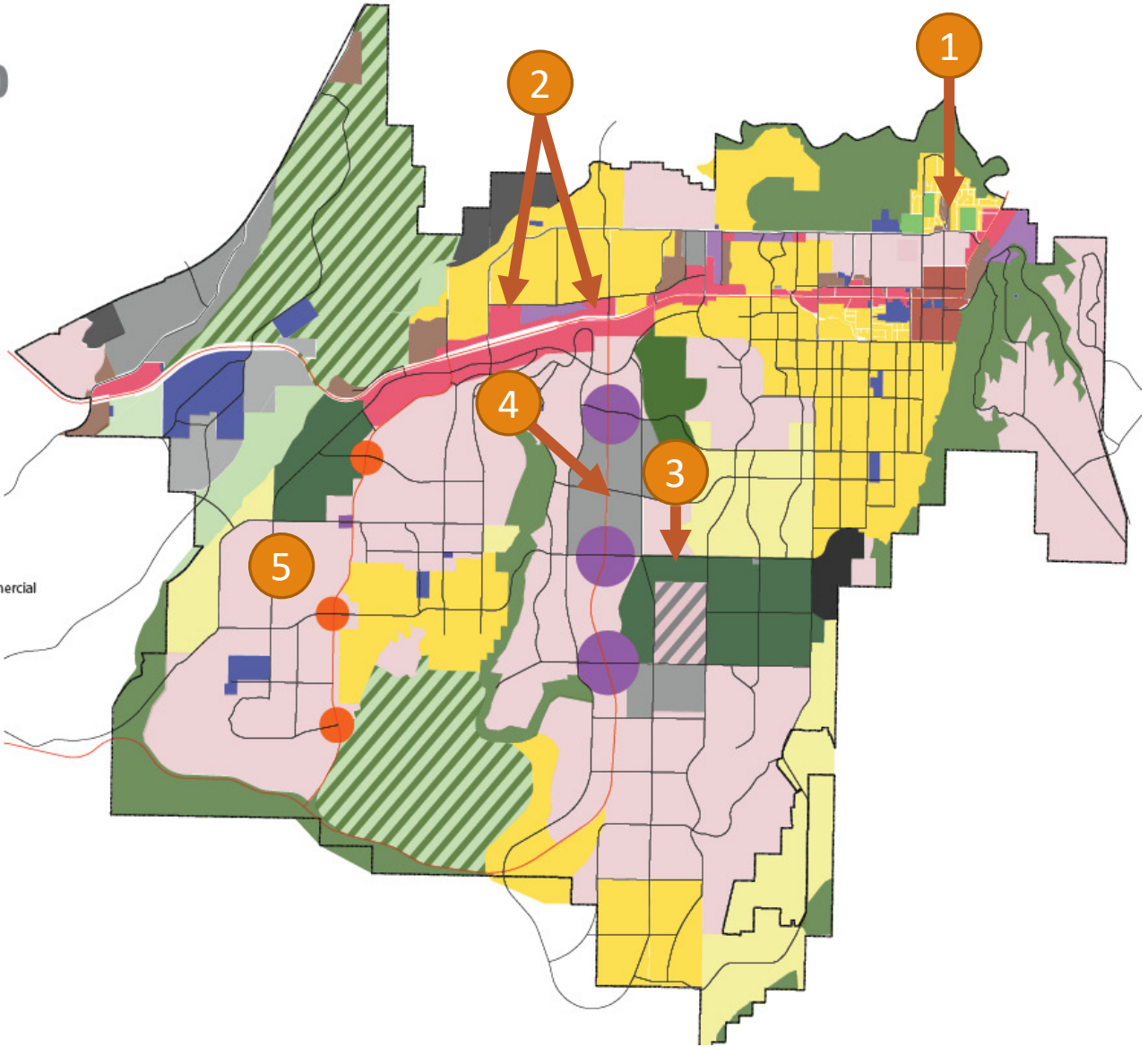


# General Plan Map

DRAFT January 12, 2021

## LEGEND

- Recreational Open Space
- Natural Open Space
- Agricultural
- Rural Residential
- Single Family
- Multifamily
- Public
- Industrial/Business
- Industrial/Heavy Manufacturing
- Airport
- Mixed Use
- Planned Community
- General Commercial
- Downtown
- Neighborhood Commercial



- 1 Change to Single Family
- 2 Change to Mixed Use
- 3 Change to Heavy Industrial
- 4 Change to Mixed Use
- 5 Change to Single Family



NEXT STEPS



# SO, WHAT'S NEXT?

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Workshop Goals,  
Policies, and  
Strategies



Workshop Future  
Land Use Plan



Create Public Draft of  
Plan



Public Review of  
Draft Plan



Planning Commission  
Hearings and  
Recommendation



City Council Hearings  
and Adoption

