



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

Mark Sampson, Chair
Paul Farthing, Alternate Chair
Ralph Ballard
Rebecca Broneman
Michelle Cloud
Shelley Goodfellow
Brad Winder
Kelby Iverson

Hurricane Planning Commission Meeting Agenda

April 13, 2023

5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

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

5:00 p.m. - Planning Commission Business:

1. Joint Downtown Master Plan Workshop with the City Council

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1.
2. ~~A Zone Change Amendment request located at approximately 2700 W 600 N, from R1-8/PDO, residential one unit per 8,000 square feet with a planned development~~

~~overlay, to RR, recreational resort. This change will affect a small portion of parcel number H-3-1-29-323 and all of H-3-1-29-324 RD2.~~

Public Hearing and discussion of this item has moved to April 27th

3. A Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375.

NEW BUSINESS

1. 2023-ZC-08: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located Foothills Canyon Drive and Coral Canyon Blvd to amend the current PDO, planned development overlay, to allow for a 50' site sign and 24' width interior one-way roads in the RV resort for Coral Junction Commercial. Parcel numbers H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, and H-4-2-5-127-CJ1. Derek Fowley Applicant.
2. 2023-ZC-10: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approx.. 2174 West 3000 South to contain an extraction overly with the existing underlying zone remaining, RA-1, residential one unit per acre. Parcel numbers H-3376-A and H-3375. Washington County Water Conservancy District Applicant.
3. 2023-PP-11: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Black Ridge Phase 2, a 35 lot single family subdivision located at 840 W Rlington Parkway. WPP Hurricane Land LLC Applicant. Austin Overman Agent
4. 2023-PP-12: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Grassy Meadows Sky Ranch Phase 6B, an 18 lot single family subdivision located at approximately 4500 S 1200 W, Sky Ranch Phs 6 LC Applicant.
5. 2023-PSP-09: Discussion and consideration of a possible approval of a preliminary site plan for Pearce Cabins Phase 2, a nightly vacation rental development located at 83 E State St. VR Properties LLC Applicant. Chris Pearce Agent.
6. 2023-CUP-09: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height located at 292 S 1150 W. Enhanced Home Builders Applicant.
7. 2022-PP-06: Discussion and consideration of a possible approval of the extension of the preliminary plat approval for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Drive. Todd Trane Applicant. Karl Rasmussen Agent.
8. 2022-PP-07: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Desert Bloom, a 576 lot single family subdivision located at approximately 600 S 3500 W. Karl Rasmussen Applicant
9. 2022-PP-11: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Sky View, a 155 lot subdivision located at the southwest corner of 2800 W and 600 N. DAF Dev LLC Applicant. Charles Hammon Agent.

10. 2022-PP-12: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for SKRE, a two lot commercial subdivision located at 2545 W 60 S. SKRE Applicant. Karl Rasmussen Agent.

Approval of Minutes:

1. February 23, 2023
2. March 23, 2023

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. 2023-2C-08
Receipt No. 8-167383

Name: MP16 LLC Telephone: 775-250-0901

Address: 604 Churchill Drive, St George UT 84790 Fax No. _____

Agent (If Applicable): Derek Rowley Telephone: 775-250-0901

Email: _____ Agent Email: derek.rowley@pinnaclecd.biz

Address/Location of Subject Property: Foothills Canyon Drive & Coral Canyon Blvd

Tax ID of Subject Property: _____ Existing Zone District: _____

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Requesting an amendment to existing planned development to allow for a 50' site sign

for the Coral Junction commercial at the corner of I-15 and State Route 9

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

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

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



STAFF COMMENTS

Agenda Date:	04/13/2023
Application Number:	2023-ZC-08
Type of Application:	Zone Change (PDO Amendment)
Action Type:	Legislative
Applicant:	MP16 LLC
Agent:	Derek Rowley
Request:	A Zone Change to amend an existing PDO
Location:	Foothills Canyon Drive and Coral Canyon Blvd
Zoning:	GC PDO
General Plan Map:	Planned Community

Discussion:

The applicant is proposing an amendment to the Coral Canyon PDO to allow for a 50' tall sign along I-15 near the intersection with SR-9 as well as to allow 24' interior roadways within the Coral Junction RV Resort. Per HCC 10-23-6: "*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.*" and HCC 10-23-7 states: "*Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval.*"

	Zoning	Adjacent Land Use
North	Unincorporated	Red Cliffs Desert Reserve
East	Unincorporated	Red Cliffs Desert Reserve
South	Washington City	Coral Canyon PDO (Commercial and some resort use)
West	GC, RM-2 PDO	Coral Canyon PDO (Commercial uses and resort condos)



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 has this property mapped as Planned Community, which it defines as:

Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

This is part of a larger planned development stretching across both Hurricane and Washington City. The General Plan also encourages the City to, “create an environment that will attract new business and employment to Hurricane.” and “Capitalizing on local tourism industry to bring in new strings of revenue” allowing for a prominent sign could be a selling point for new businesses and tourists.

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

Response: There is an existing sign across SR-9 in Washington City of about the same height. This area is mostly a touristy area with existing and proposed hotels and resort uses in the area.



Current sign located in Washington City on South Side of SR-9

04/13/2023

2023-ZC-08

3. Will the proposed amendment affect the adjacent property?

Response: A large hill would prevent any existing residences (in Hurricane at least) from being able to see the sign and most of the area, in Hurricane, is largely undeveloped.

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

Response: Yes. JUC had no major concerns.

JUC Comments

Public Works: No comments

Power: If power is required there may be need of additional design and/or transformers to supply sign

Water: Okay

Streets: No comments

Sewer: No problem with sign height

Engineering: The applicant should contact UDOT's Outdoor Advertising Control Program. It's believed the proposed sign won't be regulated (because the sign is on-site advertising) however consequences can be significant if the sign is regulated

Fire: Okay, but will need to design a bulb out for fire hydrants for the slimer roadways. 24' roadways will need no parking signs posted.

Cable: No comment

Staff Comments

1. The applicant is proposing 24' one-way streets through the approved RV park on the property. HCC 10-43-6 states, "*Accessways within a manufactured home park or recreational vehicle park or park model park shall conform to construction design standards and specifications adopted by the City, with a minimum width of 30 feet, unless modified by a planned development approved pursuant to chapter 23 of this title.*" Chapter 23 is the PDO code. The City has previously approved smaller street widths within RV parks as long as the streets are one-way, namely at Glampers Inn. The Joint Utility Committee has seen construction drawings for the RV park showing the 24' streets and to Planning staff's knowledge no JUC member has raised serious concerns about it.
 - a. The Fire District has requested that the roads be one way and fire hydrants be placed in bulb outs in keeping with the fire code.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will have little to no effect on adjacent properties.
4. Public facilities are adequate.

Recommendation: Staff recommends the Planning Commission review this application and the zone change amendment standards as well as take into consideration the comments from residents that will be

04/13/2023

2023-ZC-08

made in the public hearing before making a recommendation to the City Council. Staff recommends approval of this amendment subject to staff and JUC comments.

Brienna Spencer

From: Derek Rowley <derek.rowley@pinnaclecd.biz>
Sent: Thursday, March 30, 2023 3:46 PM
To: Stephen Nelson; Brienna Spencer
Subject: Coral Junction PD zone change amendment

Mr. Nelson

I would like to formally request that the PD Zone change amendment that I filed regarding the Coral Junction Development to allow site signage up to 50' in height to also include the request to allow 24' width interior one-way roads with the RV resort. This request is consistent with the revised site plan that we have submitted to the City.

If you have any questions, please contact me at your earliest convenience.

Best regards,
Derek Rowley

Derek Rowley
Pinnacle Commercial Development LLC
Cell: 775.250.0901

SUBMITTAL REQUIREMENTS

- a. The name and address of every person or company the applicant represents
 1. MP16 LLC
 2. PCD Coral Junction Properties LLC
 3. Warner Coral Junction Properties LLC
 4. Christensen Coral Junction Properties LLC
 5. Shumway Coral Junction Properties LLC
 6. FBE Coral Junction Properties LLC
- b. An accurate property map showing the existing and proposed zoning classifications
 - a. Location of proposed site sign shown below



- c. All abutting properties showing present zoning classifications
 1. DABS Utah State Liquor Store #42
 2. SITLA-owned properties, zoned Commercial
 3. Texaco gas station & convenience store
- d. An accurate legal description of the property to be rezoned (zone amendment)
 1. Parcel Number H-4-2-5-125-CJ1: S: 5 T: 42S R: 14W BEGINNING AT A POINT WHICH IS SOUTH 00°22'33" WEST 474.94 FEET ALONG THE EAST SECTION LINE AND NORTH 90°00'00" WEST 182.91 FEET FROM THE NORTHEAST CORNER OF

SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE AND RUNNING THENCE SOUTH 80°19'13" WEST 162.34 FEET; THENCE SOUTH 79°42'21" WEST 788.08 FEET; THENCE NORTH 36°46'16" WEST 151.31 FEET; THENCE NORTH 00°29'59" WEST 90.35 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 15; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 15 NORTH 63°12'21" EAST 1460.46 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 15 SOUTH 26°49'30" EAST 23.79 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET; THENCE SOUTHWESTERLY 768.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°45'30", THE RADIAL DIRECTION BEARS SOUTH 39°12'43" EAST, TO A POINT OF NON-TANGENCY SAID POINT ALSO BEING THE POINT OF BEGINNING.

2. Parcel Number H-4-2-5-126-CJ1: S: 5 T: 42S R: 14W CORAL CANYON RV PARK 9 ACRE PARCEL: BEGINNING AT A POINT WHICH IS SOUTH 00°22'33" WEST 520.05 FEET ALONG THE EAST SECTION LINE AND NORTH 90°00'00" WEST 177.38 FEET FROM THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST OF THE SALT LAKE BASE AND MERIDIAN SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE AND RUNNING THENCE ALONG SAID RIGHT OF WAY SOUTH 08°15'52" EAST 160.04 FEET; THENCE SOUTH 79°42'21" WEST 1015.61 FEET; THENCE SOUTH 77°49'18" WEST 152.06 FEET; THENCE SOUTH 79°42'21" WEST 384.14 FEET; THENCE NORTH 09°02'07" WEST 89.02 FEET; THENCE NORTH 17°45'55" EAST 246.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 15; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 15 NORTH 63°12'21" EAST 459.03 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 15 SOUTH 00°29'59" EAST 90.35 FEET; THENCE SOUTH 36°46'16" EAST 151.31 FEET; THENCE NORTH 79°42'21" EAST 788.08 FEET; THENCE NORTH 80°19'13" EAST 162.34 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT OF WAY SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET; THENCE ALONG SAID RIGHT OF WAY AND SOUTHEASTERLY 45.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°17'39", THE RADIAL DIRECTION BEARS NORTH 85°01'47" EAST, TO THE POINT OF BEGINNING. CONTAINING 9.05 ACRES
3. Parcel Number H-4-2-5-127-CJ1: BEGINNING AT A POINT WHICH IS NORTH 00°22'33" WEST 1079.14 ALONG THE EAST SECTION LINE AND NORTH 90°00'00" WEST 721.60 FEET FROM THE EAST 1/4 CORNER OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF CORAL CANYON BOULEVARD, RECORDED AS RECORD NO. 939387, BOOK 1734, PAGE 0338, ON APRIL 19, 2005 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, IN THE STATE OF UTAH; AND RUNNING THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING THREE (3) COURSES: NORTH 14°09'00" WEST 192.05 FEET; THENCE SOUTH 75°51'00" WEST 90.00 FEET; THENCE SOUTH 14°09'00" EAST 148.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE SR-9 ON RAMP; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING TWO (2) COURSES: SOUTH 75°51'00" WEST 153.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 494.00 FEET; THENCE NORTHWESTERLY 250.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°00'49" TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY OF SR-9; THENCE ALONG SAID

RIGHT OF WAY NORTH 49°10'24" WEST 547.14 FEET; THENCE LEAVING SAID RIGHT OF WAY OF SR-9 NORTH 08°59'29" WEST 276.70 FEET; THENCE NORTH 79°42'21" EAST 384.21 FEET; THENCE NORTH 77°49'18" EAST 152.06 FEET; THENCE NORTH 79°42'21" EAST 1015.61 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE, RECORDED AS DOCUMENT #20080025120 ON JUNE 16, 2008 IN THE OFFICE OF SAID COUNTY RECORDER THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES: SOUTH 08°15'52" EAST 188.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET; THENCE SOUTHWESTERLY 633.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°00'02" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5000.00 FEET; THENCE SOUTHWESTERLY 75.64 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'00" TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 282.23 FEET; THENCE SOUTHWESTERLY 20.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'29" TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 288.20 FEET, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF FOOTHILLS CANYON DRIVE, RECORDED AS RECORD NO. 939387, BOOK 1734, PAGE 0338, ON APRIL 19, 2005 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES: SOUTHWESTERLY 171.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°09'03", THE RADIAL DIRECTION BEARS NORTH 41°28'15" WEST, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 535.00 FEET; THENCE SOUTHWESTERLY 63.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°49'48" TO THE POINT OF TANGENCY; THENCE SOUTH 75°51'00" WEST 66.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING POB.

- e. Stamped Envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning (amendment).
 - 1. A&M Distributors
 - 2. Ashcreek Special Service District
 - 3. State of Utah (1)
 - 4. Jackson Food Stores Inc
 - 5. Hurricane Valley Fire Special Service District
 - 6. State of Utah (2)
- f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

approved Map

AMENDED LAND USE MASTER PLAN for CORAL CANYON

A PLANNED COMMUNITY DEVELOPMENT
CITY OF HURRICANE & CITY OF WASHINGTON, UTAH
by



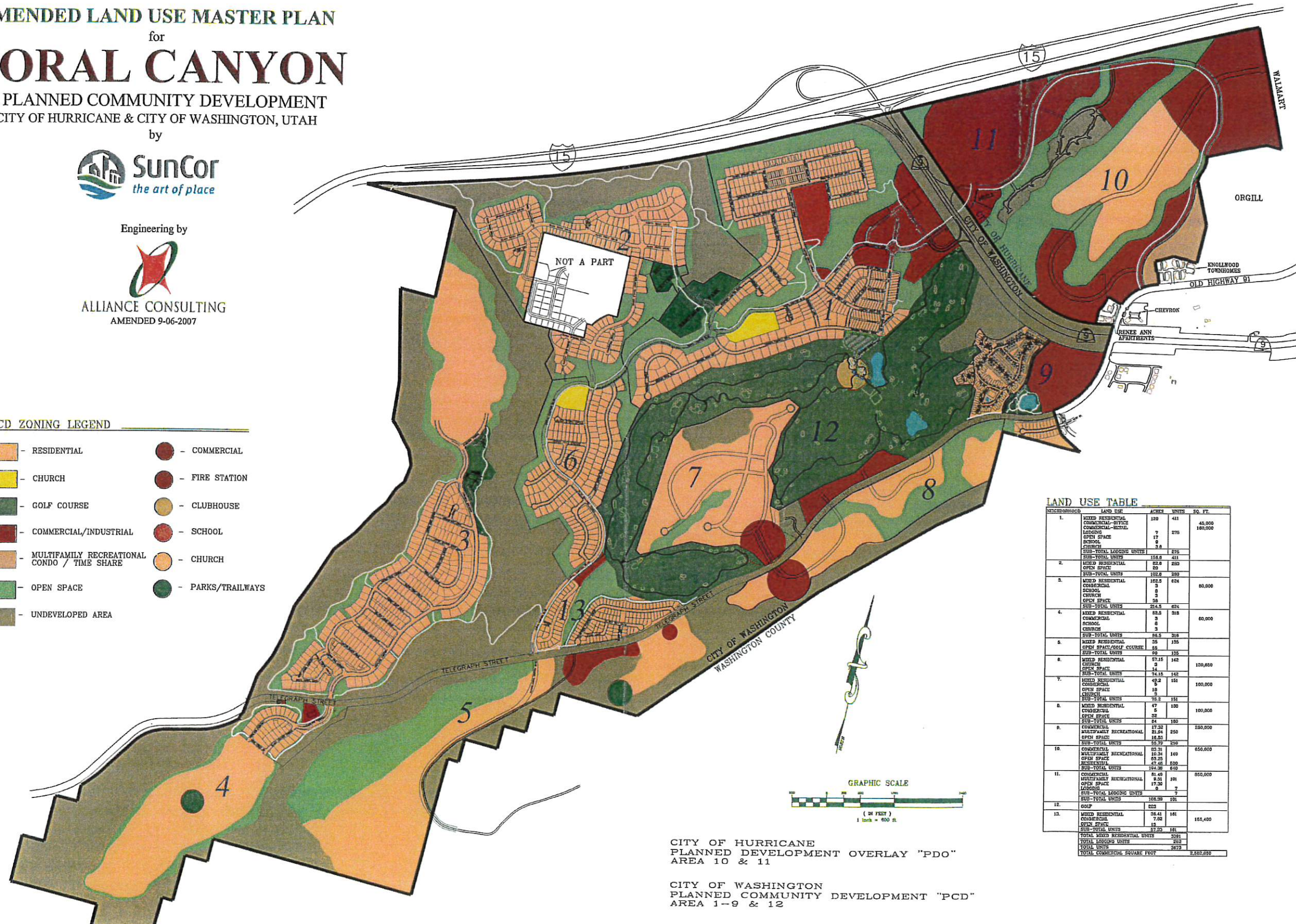
Engineering by



ALLIANCE CONSULTING
AMENDED 9-06-2007

PCD ZONING LEGEND

- | | |
|---|-------------------|
| - RESIDENTIAL | - COMMERCIAL |
| - CHURCH | - FIRE STATION |
| - GOLF COURSE | - CLUBHOUSE |
| - COMMERCIAL/INDUSTRIAL | - SCHOOL |
| - MULTIFAMILY RECREATIONAL CONDO / TIME SHARE | - CHURCH |
| - OPEN SPACE | - PARKS/TRAILWAYS |
| - UNDEVELOPED AREA | |



LAND USE TABLE

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.
1.	MIXED RESIDENTIAL	120	411	45,000
	COMMERCIAL-SERVICE	17	275	180,000
	LODGING	7		
	OPEN SPACE	17		
	SCHOOL	9		
SUB-TOTAL LODGING UNITS				
SUB-TOTAL UNITS				
2.	MIXED RESIDENTIAL	25.6	200	
	OPEN SPACE	10		
	SUB-TOTAL UNITS	102.6	280	
3.	MIXED RESIDENTIAL	122.5	624	80,000
	COMMERCIAL	3		
	SCHOOL	3		
	OPEN SPACE	38		
	SUB-TOTAL UNITS	24.5	624	
4.	MIXED RESIDENTIAL	22.5	518	60,000
	COMMERCIAL	3		
	SCHOOL	0		
	CHURCH	3		
	SUB-TOTAL UNITS	28.5	518	
5.	MIXED RESIDENTIAL	25	155	
	OPEN SPACE/GOLF COURSE	85		
	SUB-TOTAL UNITS	90	155	
6.	MIXED RESIDENTIAL	57.15	142	120,000
	CHURCH	3		
	OPEN SPACE	14		
	SUB-TOTAL UNITS	74.15	142	
7.	MIXED RESIDENTIAL	49.3	161	180,000
	COMMERCIAL	5		
	OPEN SPACE	18		
	CHURCH	3		
	SUB-TOTAL UNITS	75.3	161	
8.	MIXED RESIDENTIAL	47	180	100,000
	COMMERCIAL	5		
	OPEN SPACE	28		
	SUB-TOTAL UNITS	80	180	
9.	COMMERCIAL	17.32		550,000
	MULTIFAMILY RECREATIONAL	21.94	250	
	OPEN SPACE	16.20		
	SUB-TOTAL UNITS	55.46	250	550,000
10.	COMMERCIAL	10.31		
	MULTIFAMILY RECREATIONAL	16.34	140	
	OPEN SPACE	12.25		
	RECREATIONAL	27.48	600	
	SUB-TOTAL UNITS	66.38	640	550,000
11.	COMMERCIAL	81.45		
	MULTIFAMILY RECREATIONAL	8.51	101	
	OPEN SPACE	17.35		
	LODGING	0		
	SUB-TOTAL LODGING UNITS	109.31	101	
12.	GOLF	623		
	MIXED RESIDENTIAL	28.41	181	155,400
	COMMERCIAL	7.02		
	OPEN SPACE	18		
	SUB-TOTAL UNITS	67.93	181	
TOTAL MIXED RESIDENTIAL UNITS			2381	
TOTAL LODGING UNITS			253	
TOTAL UNITS			2634	
TOTAL COMMERCIAL SQUARE FOOT				2,552,000

CITY OF HURRICANE
PLANNED DEVELOPMENT OVERLAY "PDO"
AREA 10 & 11

CITY OF WASHINGTON
PLANNED COMMUNITY DEVELOPMENT "PCD"
AREA 1-9 & 12

AMENDED LAND USE MASTER PLAN for CORAL CANYON

A PLANNED COMMUNITY DEVELOPMENT
CITY OF WASHINGTON, UTAH
by



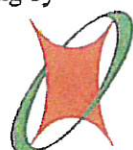
PCD ZONING LEGEND

- MIXED DENSITY - RESIDENTIAL
- COMMERCIAL / INDUSTRIAL
- MULTIFAMILY RECREATIONAL CONDO / TIME SHARE
- OPEN SPACE / UNDEVELOPED AREA

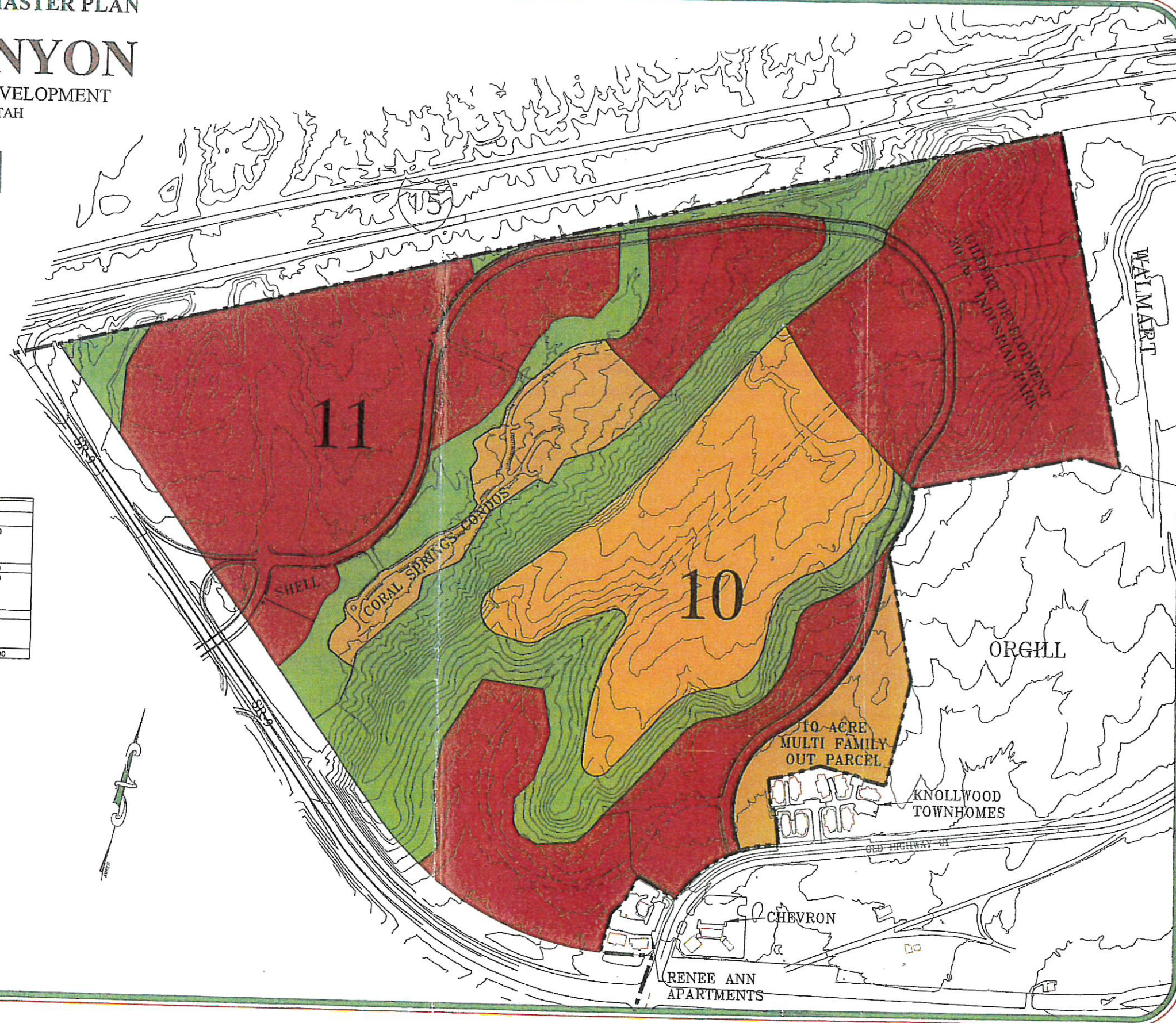
LAND USE TABLE

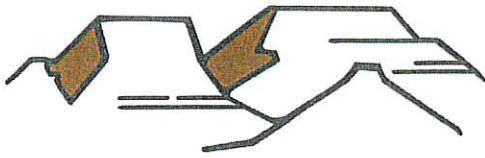
NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.
10.	COMMERCIAL	83.31		
	MULTIFAMILY RECREATIONAL	10.34	140	650,000
	OPEN SPACE	53.25		
	RESIDENTIAL	47.48	500	
	SUB-TOTAL UNITS	194.38	640	650,000
11.	COMMERCIAL	76.68		
	MULTIFAMILY RECREATIONAL	14.34	143	650,000
	OPEN SPACE	17.39		
	LODGING	0	0	
	SUB-TOTAL UNITS	108.39	143	650,000
TOTAL MIXED RESIDENTIAL UNITS			0	
TOTAL LODGING UNITS			0	
TOTAL UNITS			783	1,500,000

Engineering by



ALLIANCE CONSULTING
AMENDED 10-06-2005





PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee
File No. 2023-26-10
Receipt No. N/A

Name: Washington County Water Conservancy District Telephone: (435) 673-3617

Address: 533 East Waterworks Drive Fax No. (435) 673-4971

Email: corey@wcwcd.org Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 2100 to 2400 west 3000 south

Tax ID of Subject Property: H-3376A and H3375 Existing Zone District: RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) Change to extraction to allow for planned future extraction use.

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 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property to be rezoned.
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☐ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

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



STAFF COMMENTS

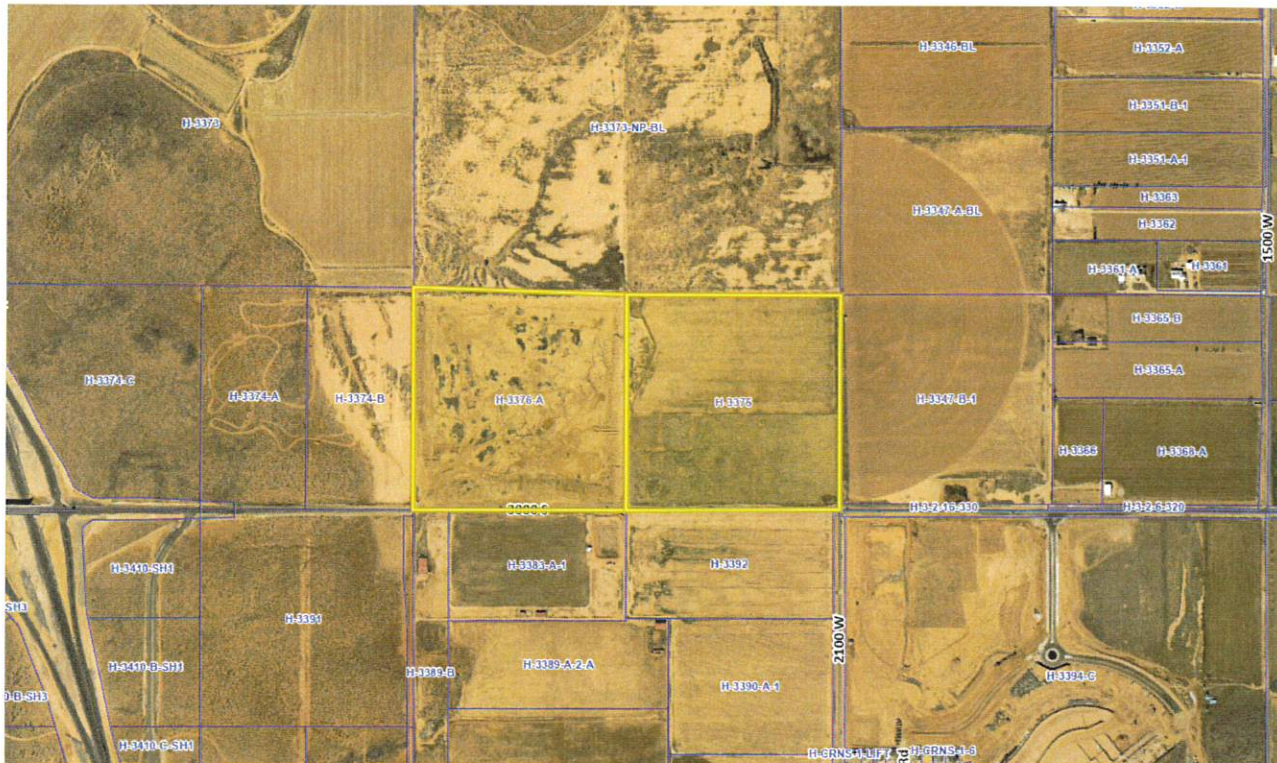
Agenda Date:	04/13/2023
Application Number:	2023-ZC-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Washington County Water Conservancy District
Agent:	
Request:	A zone change from RA-1 to RA-1 with an Extraction Overlay
Location:	2100 to 2400 W 3000 S
Zoning:	RA-1
General Plan Map:	Agricultural

Discussion:

The Washington County Water Conservancy District is proposing an extraction overlay zone over the large clay pit north of 3000 S between 2100 W and 2400 W. The District has used this pit to mine clay for several existing dams and intends to continue to use this pit to mine clay for the future Toquer Reservoir and Warner Valley Reservoir. This zone change would allow the District to continue this use as well as provide protections for this use as the neighboring property to the north develops into the Balance of Nature (BoN Gardens) development.

Negotiations between the Water Conservancy District, Balance of Nature, and the City are ongoing but the basic plan is that the pit will be excavated to serve as a regional stormwater detention basin for the Frog Hollow wash which will benefit Balance of Nature and surrounding properties. Once the District is done excavating the clay for the Warner Valley Reservoir then the property will be deeded to the City for use as a public park and regional detention basin.

	Zoning	Adjacent Land Use
North	R1-10 PDO, M-1	BoN Gardens development
East	RA-1	Agricultural use, largely undeveloped
South	RA-1	Agricultural use, largely undeveloped
West	RA-1	Undeveloped



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 this area as Agricultural:

Property used for keeping or pasturing of animals or raising of crops with supporting residential use. Appropriate residential density should be between one unit per 40 acres to one unit per five acres.

The proposed use is currently existing on the property and while not strictly considered agriculture is broadly compatible with neighboring agricultural uses. No residential use is proposed with this amendment.

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

Response: There is almost no existing development in the property's vicinity. Leaving this area as open space in perpetuity will be overall harmonious with the planned agricultural use of the area. The future agreement between the City and the District will likely have a broad positive impact in the area.

3. Will the proposed amendment affect the adjacent property?

Response: Continued excavation on the property could cause issues with noise and dust for surrounding property owners as the area develops. The applicant has submitted a nuisance mitigation plan to address this.

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

Response: There are not currently adequate public facilities and services for the area however this amendment will not add to the stress the utilities are feeling in the area. The mining of the property will also have a positive impact on the county water supply since the material will be used to build reservoirs in the area. The site will also serve as a regional stormwater basin in the future, which is needed.

JUC Comments

JUC Comments are due April 12th, 2023 this report will be updated at that time

1. **Power:**
2. **Sewer:**
3. **Streets:**
4. **Water:**
5. **Engineering:**
6. **Fire:**
7. **Gas:**
8. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. Extraction Overlay zones are governed by [Title 10 Chapter 27](#) of the Hurricane City Code the stated purpose of the zoning is to *"to provide for the operation of extraction industries in the City, while regulating the operation of such industrial uses particularly on properties in close proximity to residential districts and to provide regulatory standards and procedures to ensure the reclamation of the extraction industry sites upon completion of the extraction processes."*

- a. It also states that, “*The underlying zoning shall control the property once the extraction industry work is completed and the extraction industries overlay zone has been removed.*” The underlying zoning is RA-1.
2. HCC 10-27-6 requires that the applicant submit the following items

Plan Requirements	Description from City Code	Staff Comments
General Site Plan	<i>All property included in the proposed overlay showing any existing or proposed buildings, parking areas, and roadways.</i>	This has been provided. The only current roadway in the vicinity is 3000 S
Excavation Map	<i>This should be a topographic map, at a scale of one inch equals 200 feet to a maximum contour interval of four feet. This map shall include a general depiction of the area at least 500 feet beyond the proposed excavation and show the location of the operations and proposed haul roads. This map shall identify the phases of the excavation, the planned depth and the location of stockpiles, mine tailings, milling and processing systems, and cross sections of the excavation site in areas of greatest material displacement. The number of required cross sections shall be dependent upon the size and topography of the excavation site.</i>	A proposed excavation map has been provided. The map does not meet this code to the letter however staff has no concerns with the proposed plans.
Development Schedule	<i>A text summary of the estimated development schedule and time frame shall be submitted. This text should outline the estimated operational life of the project, and should summarize phased extraction plans and corresponding phased reclamation and estimated time frames for each phase.</i>	A text summary has been provided. The work will be completed in two phases with the first phase being completed in the next two years and phase two sometime after 2025.
Roadway Plan	<i>Address the anticipated impact on existing streets, reflecting the trip generation rate, along with the planned construction of any new streets, including all proposed haul roads, and the access for such roads to any state roads. Provide the anticipated type and number of heavy equipment to be used, assuming</i>	A roadway plan has been submitted. Staff has some concerns about traffic impacts as well as plans for any internal roadways.

	<i>full time operation and hauling of 40 hours per week and the individual gross vehicular weight. Show travel impact on any existing City streets, including amount of traffic. Provide proposed mitigation of haul stress on improved City roadways. Additional improvements to, or replacement of, surfaces and subsurfaces may be required as a condition of approval.</i>	
Utility Plan	<i>Show the location of all utility lines and facilities, if any, including, but not limited to, water, sewer, power, cable television, natural gas and telephone within the project area. This plan shall indicate the proposed point of connection to utilities.</i>	There are no existing utilities in this area. It is not explicitly stated, but it is likely that there are no planned utility connections to the site at this time
Nuisance Mitigation Plan	<i>Provide detailed plan to control and limit dust, noise, vibration, smoke and odor created on the site during actual extraction operations and during idle time. This plan should reflect the requirement that all access and haul roads on the site shall be maintained in a dust free condition by impervious surfacing or some other treatment approved by the City. Dust mitigation must be pursuant to rule R-307-205 of the Utah Administrative Code, applicable City ordinances, and any other applicable statute or regulation.</i>	A nuisance mitigation plan and erosion control plan has been submitted. Their plan addresses dust control and drainage mitigation but does not address potential nuisances while the work is being done. There are not a lot of surrounding residences at this time however staff would recommend the applicant add some language regarding noise and dust during excavation to their plan.
Drainage and Discharge Plan	<i>Show all natural and modified surface and subsurface drainage systems and the plans to provide erosion protection to the site during operations. This plan shall include provisions for the mitigation of erosion damage on site and within 500 feet of the project boundary. Additionally, the plan shall disclose the anticipated rate on a daily basis of water consumption, wastewater discharge, drainage volumes, and source of disposal of water to be used in the operation. Plan</i>	A drainage and discharge plan has been provided. All drainage is intended to be stored on site.

	<i>shall demonstrate compliance with all applicable local, state, and federal regulations governing drainage and wastewater. NPDES standards shall apply.</i>	
Soil Geology Report	<i>Shall be prepared by a geologist and/or geotechnical engineer specializing in soil mechanics and licensed by the state. It shall be based upon geological evaluations, test borings, and excavations in a number and at locations that the author of the report shall demonstrate are sufficient to accurately identify and analyze soil types and geologic features within the planned extraction area. Reduced costs shall not be justification for more distant or convenient locations for extractions and borings. Additional soil geologic investigations may be required if the report indicates the presence of conditions that, if not corrected or adequately addressed through design, could lead to unacceptable damage, erosion or soil movement. Such conditions may include, but not be limited to: expansive soils, high water table, soluble mineral veins, slope instability, buried slides, buried stream channels, and fault zones.</i>	A soils report dated October 10, 1997 has been submitted. Planning staff does not see any potential issues within the soils report however our Engineering Department has not had a chance to review this in detail.

3. A reclamation plan has been submitted that meets all requirements with the exception of a revegetation plan, this can be addressed at a later time if the City will be taking over the property
4. **Fencing:** Under HCC 10-27-13: “*Areas of excavation with serious or hazardous conditions shall be reasonably fenced to exclude entrance by members of the public. Fences shall not be placed closer than ten feet from the edge of any cut slope.*” A fence is required and shown on their plans. The City, Balance of Nature, and the District have been in negotiations on the form and placement of the fence.
5. HCC 10-27-11 requires a security for completion for the site worth 125% of the amount estimated by the City Engineer to complete the reclamation and site improvements if any. Since the City is working on an agreement with the applicant about taking long term maintenance of the property after the extraction has been completed, staff believes this should be considered as part of the agreement with the district.

Findings:

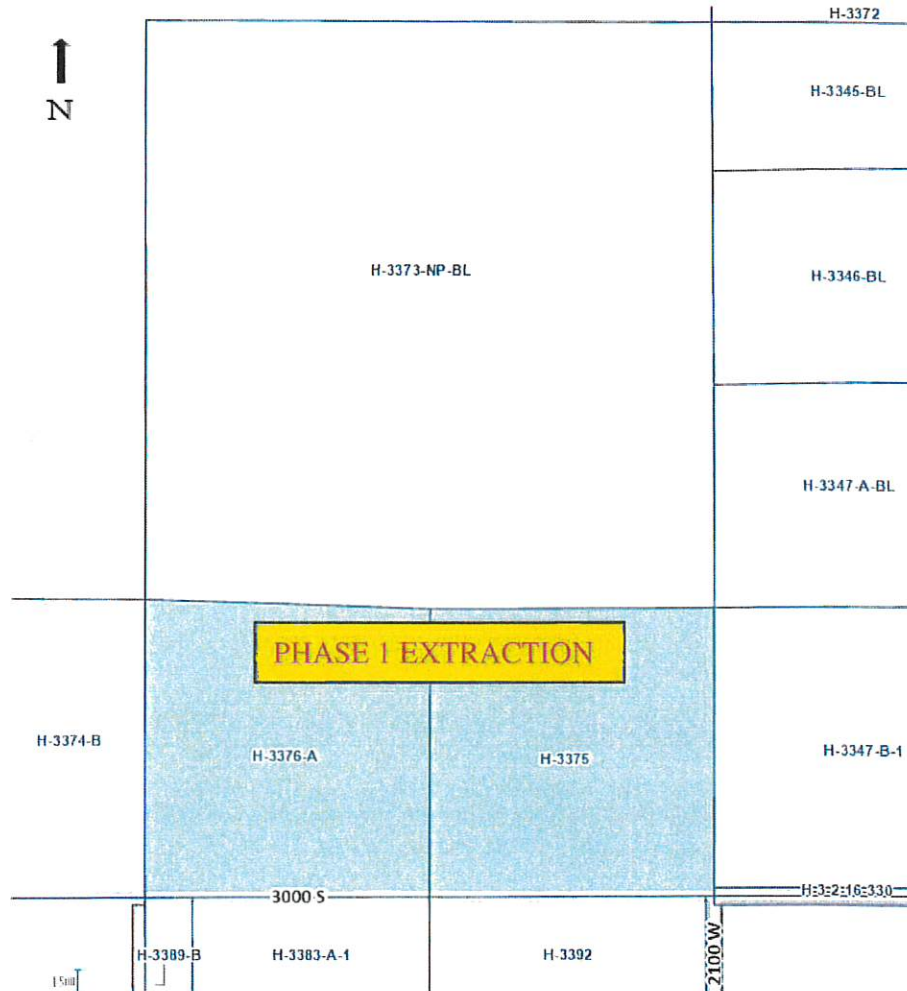
Staff makes the following findings:

1. The proposed zone change is broadly compatible with the General Plan Map and goals.
2. The proposed zone change is generally in harmony with the surrounding area.
3. The proposed zone change will have an impact on the area, but that depends on how and when this area develops.
4. The services are not adequate for the development in this region, however this change will most likely not require additional utility services. The use on the property will contribute to water supply across the county.
5. Staff finds the supporting documents presented to be largely acceptable.

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

WCWCD ZONE CHANGE APPLICATION PHASE 1

March 28, 2023



Owner: Washington County Water Conservancy District

Attn: Corey Cram

533 Water Works Way

Saint George, UT 84770

Prepared by:

ProValue Engineering, Inc.

20 South 850 West, Suite 1

Hurricane, UT 84737



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I. GENERAL INFORMATION

1.1 SITUS ADDRESS

Parcel Number H-3376-A

Tax District 03 - Hurricane City

Acres 40.00

Situs 0, 0

Legal S: 17 T: 42S R: 13W SW1/4 SE1/4 SEC 17 T42S R13W

Parcel Number H-3375

Tax District 03 - Hurricane City

Acres 40.00

Situs 0, 0

Legal S: 17 T: 42S R: 13W SE1/4 SE1/4 SEC 17 T42S R13W

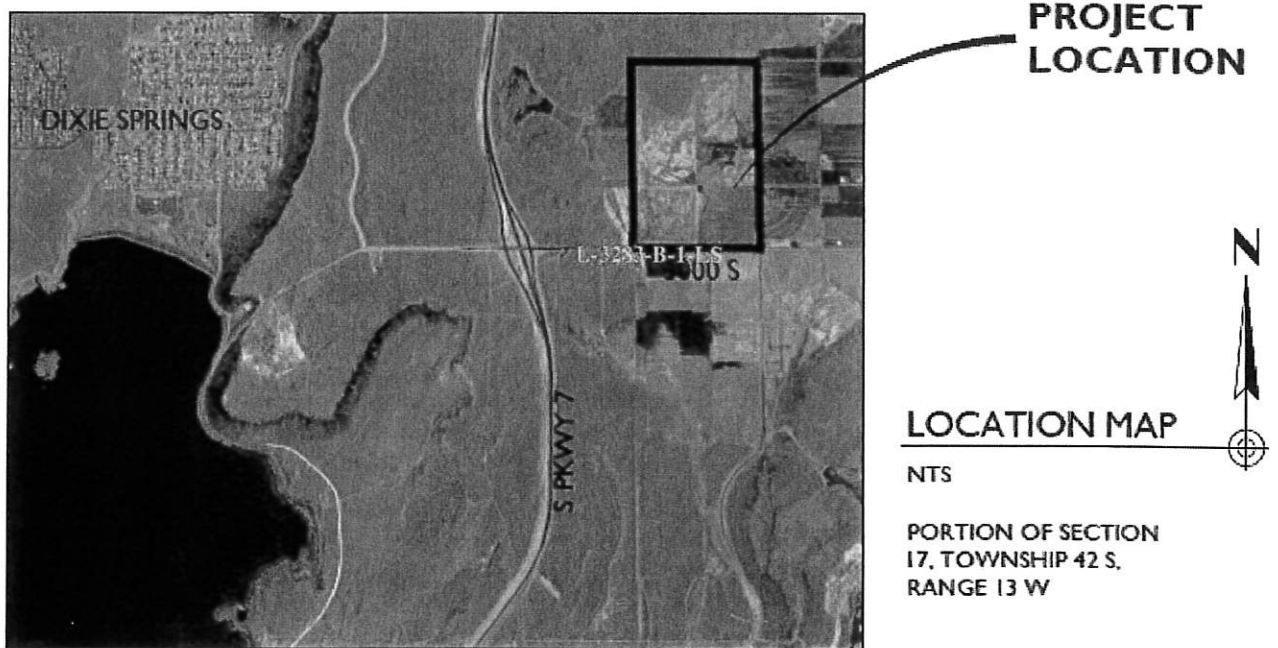


Figure 1.1: Project Vicinity Map

1.2 OWNER INFORMATION

WASHINTON COUNTY WATER CONSERVANCY DISTRICT

Attn: Corey Cram

533 Water Works Way

St. George, UT 84770

Email: corey@wcwcd.org

Phone: (435) 673-3617

1.3 PURPOSE OF THE EXTRACTION OVERLAY ZONE

The WCWCD wishes to change the zoning of the two parcels from residential/agricultural to match the land use. The WCWCD intends to remove clay from the land for the construction of water supply projects including Toquer Reservoir in the short term and Warner Valley Reservoir farther down the road. The WCWCD is cooperating with Balance of Nature (BoN) to create a 100-year Frog Hollow stormwater detention area on its property, facilitating BoN's stormwater needs. This planned extraction will have 2 phases. Phase 1 will consist of moving and stockpiling 235,000 cubic yards of clay (the amount needed for Toquer Reservoir) on the west side of the east 40 acre parcel. Phase 2 is planned for Warner Valley Reservoir and will involve the extraction of 1,345,000 cubic yards. .

2. GENERAL SITE PLAN

The extraction site plan and general site plan can be found on drawings 2.0 to 3.03. The land consists of ~~40~~ 80 acres of clay material suitable for the core of the 2 reservoirs. The following 6 figures are pictures of the site plan sheets for the extraction permit.



Figure 4. City of Hurricane Zoning Plan Map showing Washington County Water Conservancy District property located at 2100 to 2600 west 3000 south zoned as Residential Agriculture.

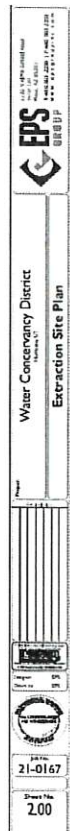


Figure: 2.1 Sheet 2.00 showing the Zoning Map

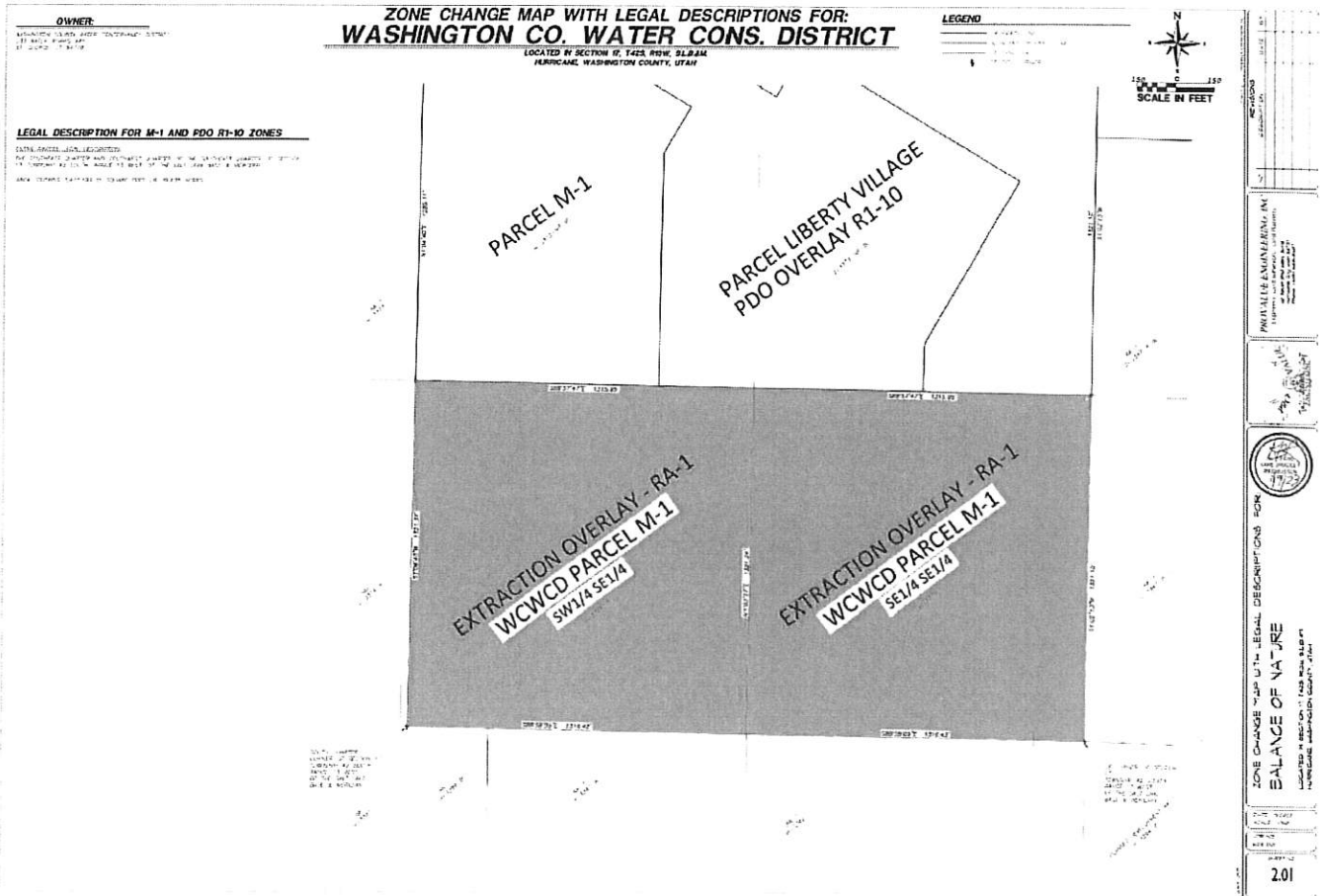


Figure: 2.2 Sheet 2.01 Zone Change Map with Legal Description

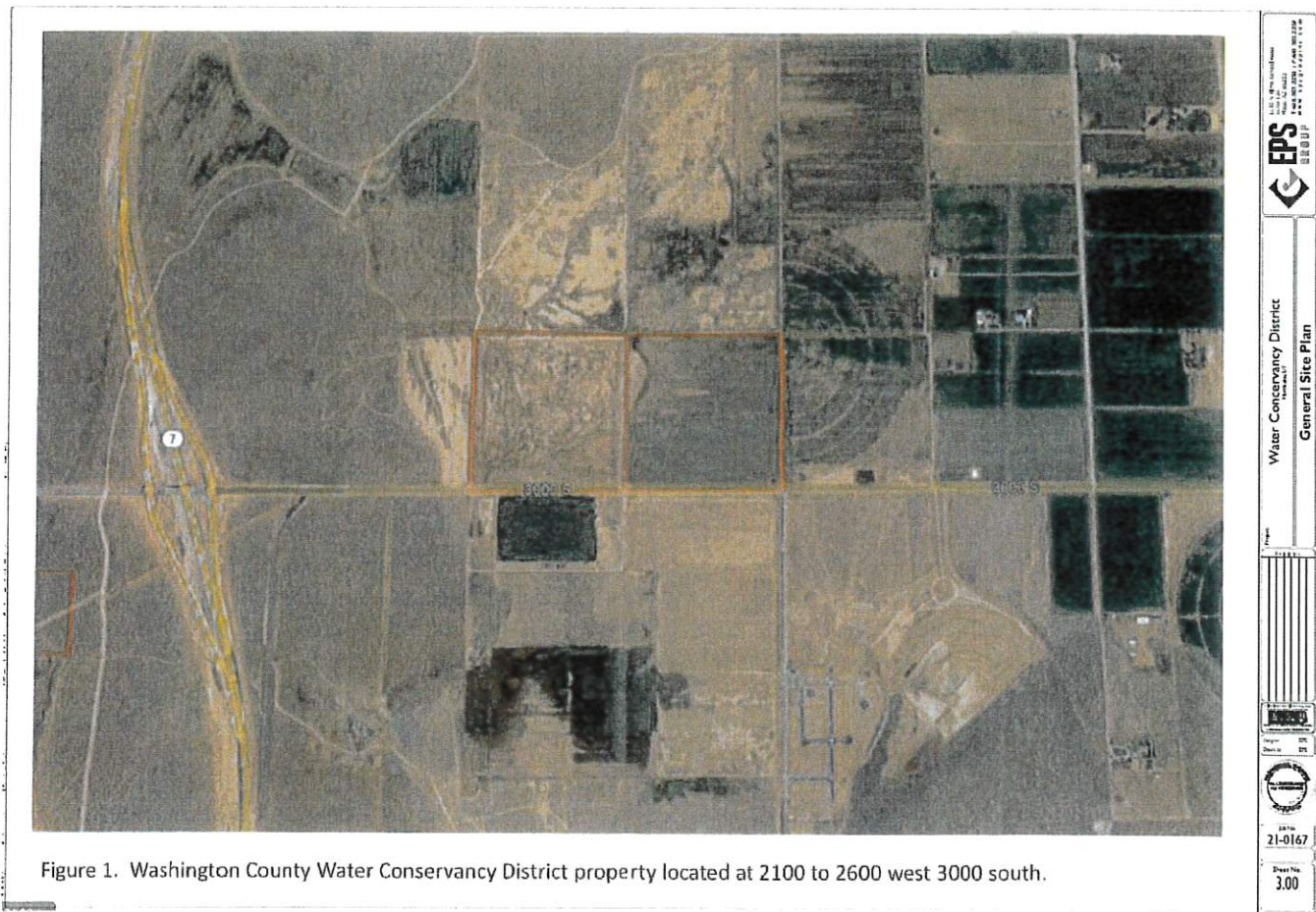


Figure: 2.3 Sheet 3.0 General Site Plan

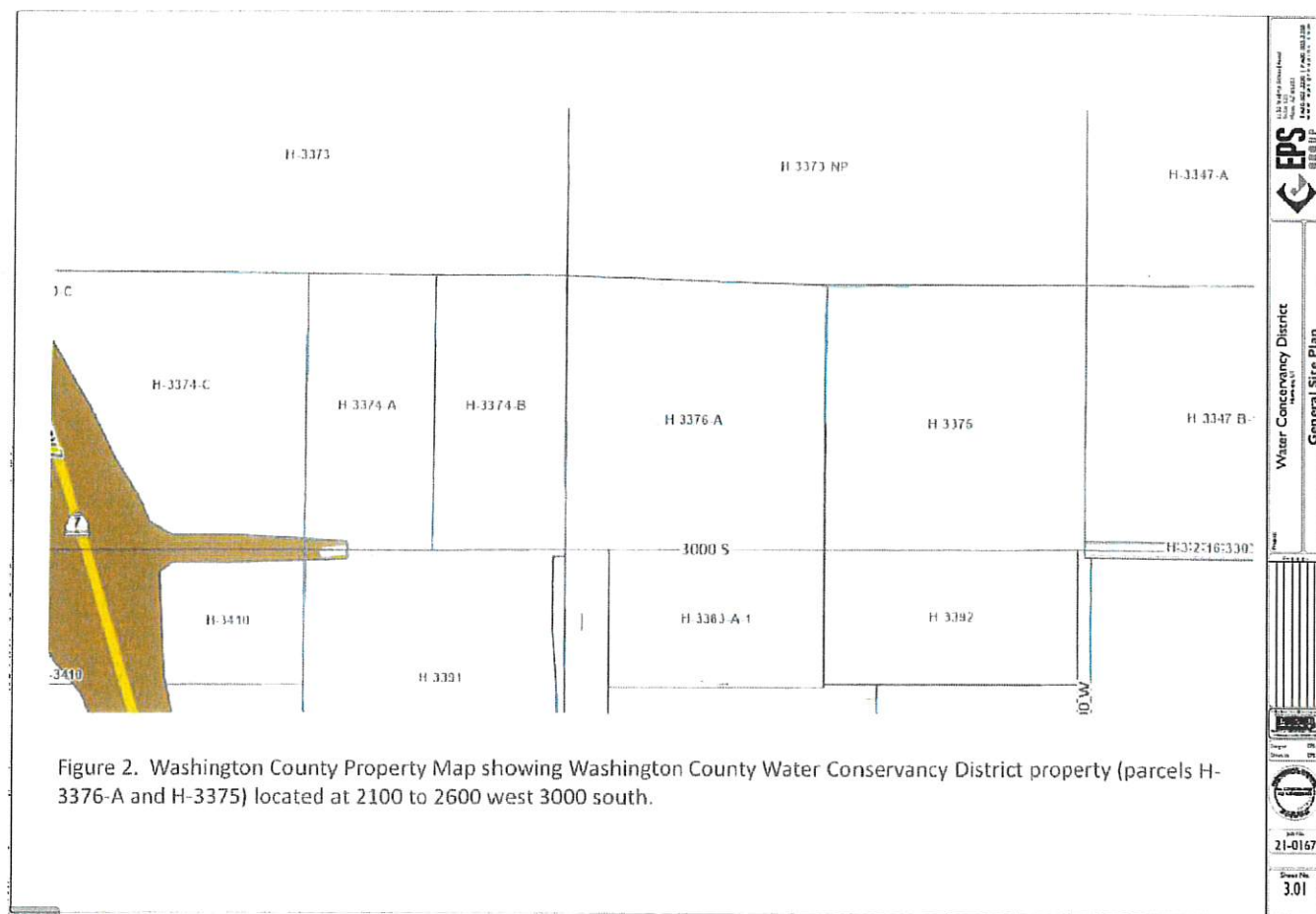


Figure 2. Washington County Property Map showing Washington County Water Conservancy District property (parcels H-3376-A and H-3375) located at 2100 to 2600 west 3000 south.

Figure: 2.4 Sheet 3.01 General Site Plan

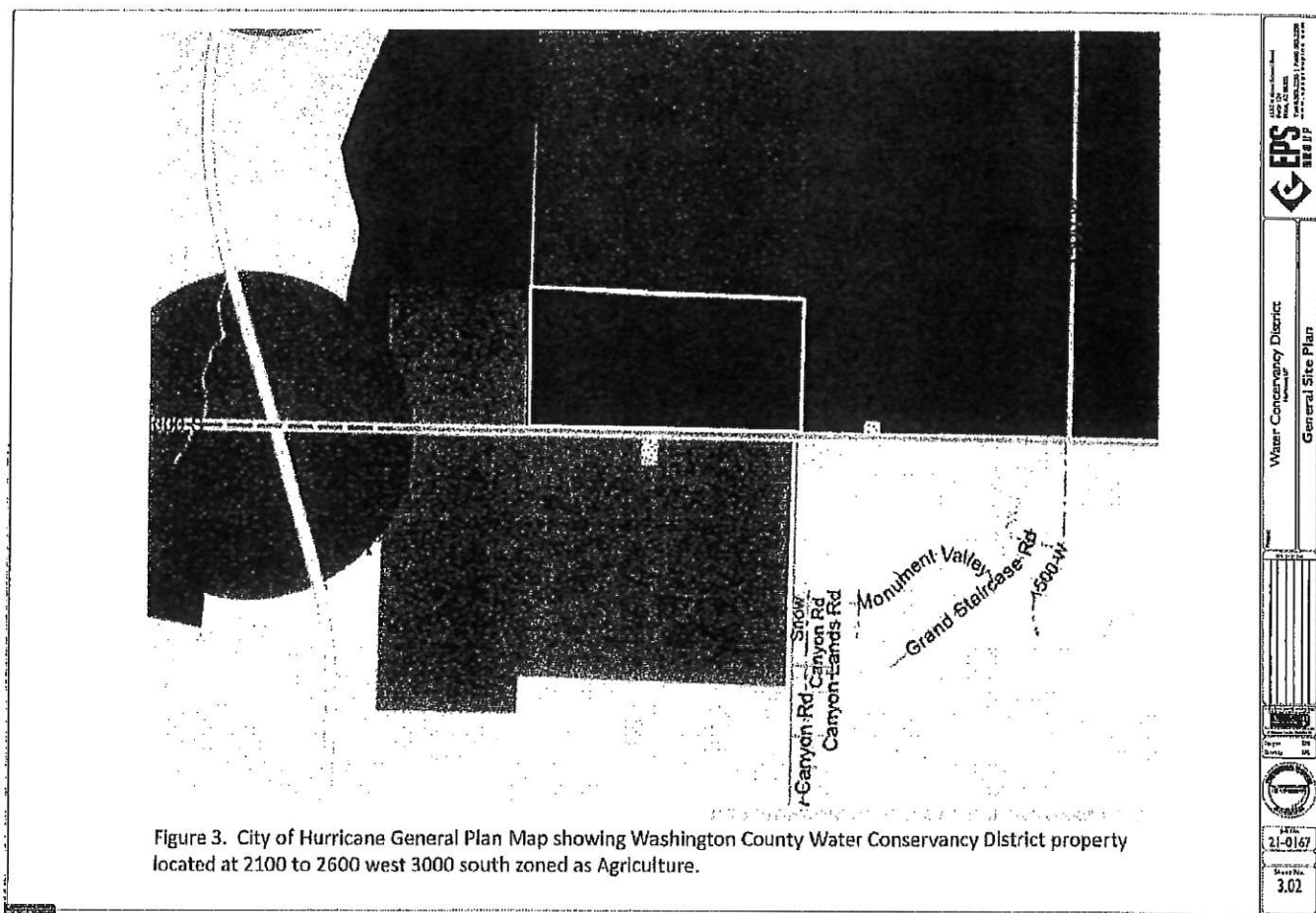


Figure: 2.5 Sheet 3.02 General Site Plan

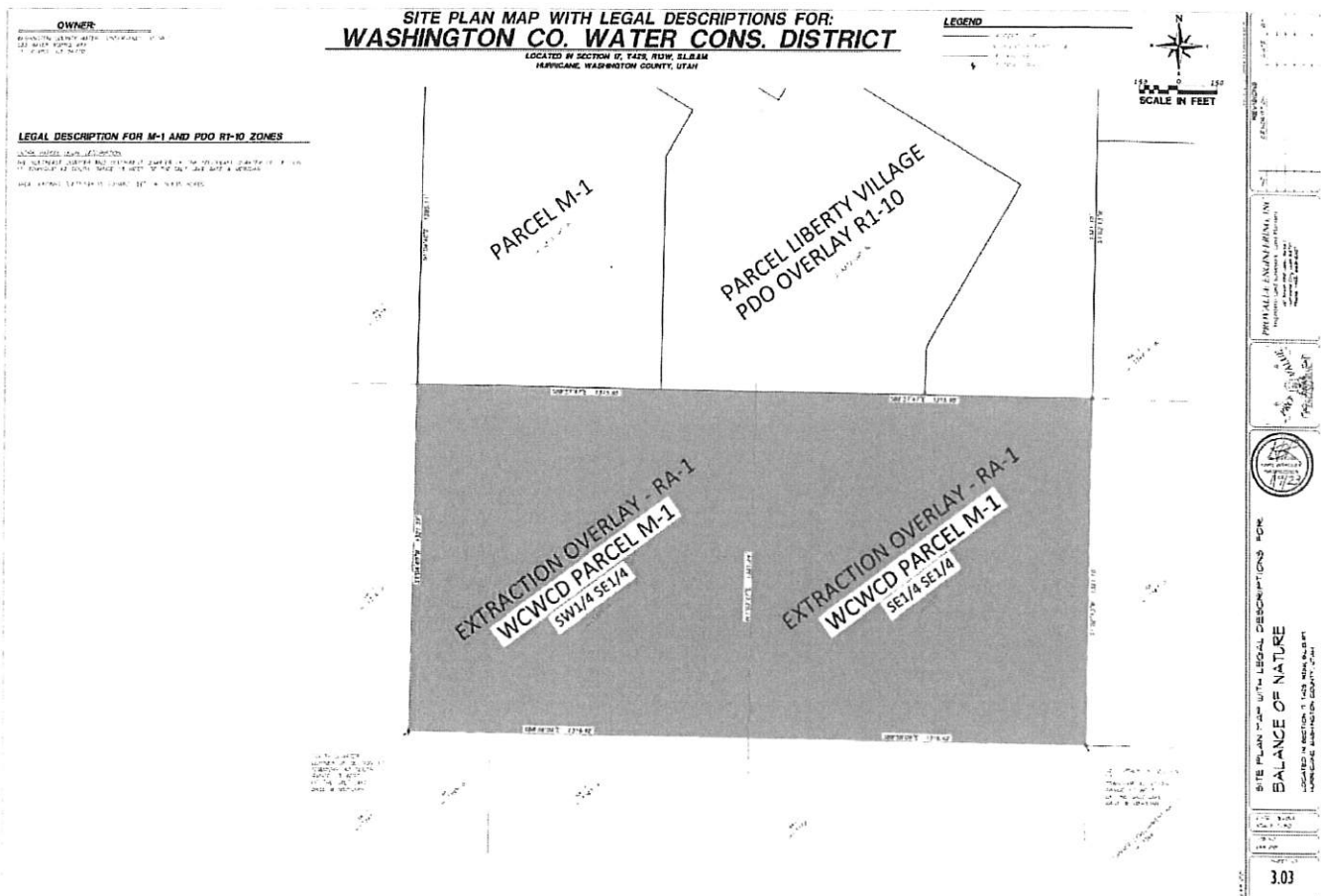


Figure: 2.6 Sheet 3.03 Site Plan with Legal Description

3.0 EXCAVATION MAP

[illegible]

8



9

5. ROADWAY PLAN

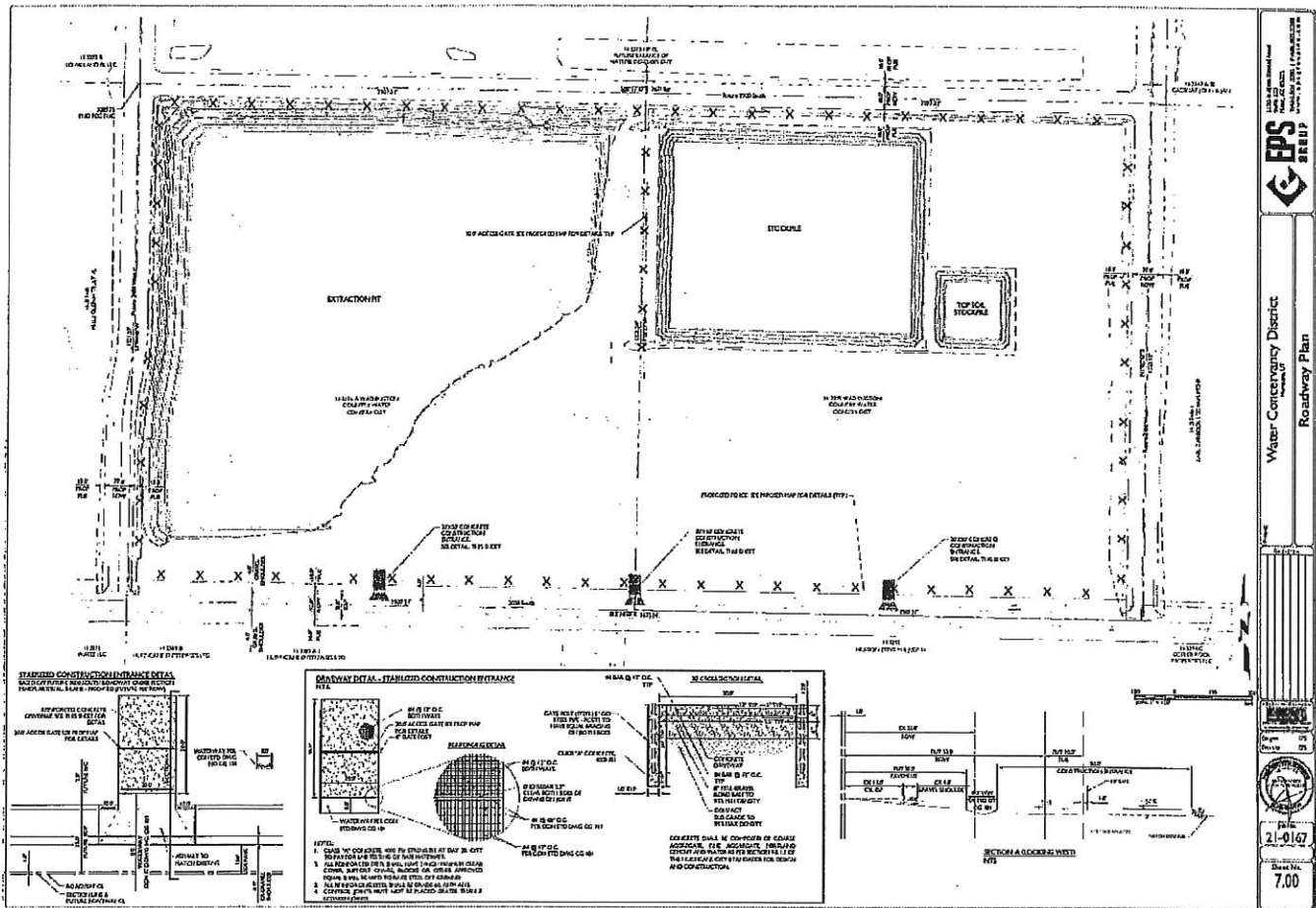


Figure: 5.1 Sheet 7

The roadway plan shows the proposed roadways that surround the property of 2400 West to the West, 2900 South to the North, 2100 West to the East and 3000 South to the South. 2900 South is planned to be a 60-foot wide minor connector. 2100 West and 2400 West is planned to be a 77-foot wide major connector road. 3000 South will be a 106-foot wide roadway.

6. UTILITY PLAN

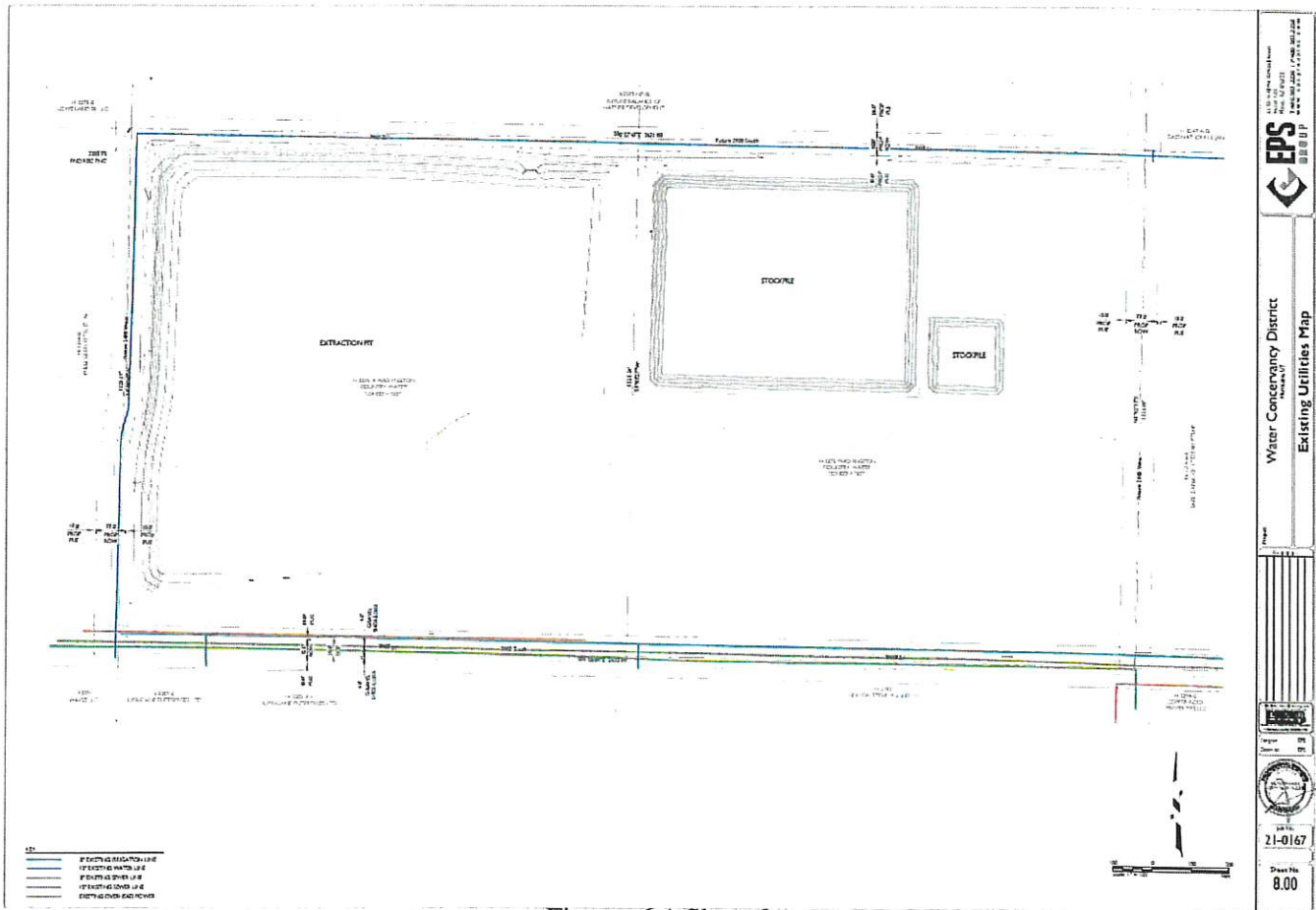


Figure: 6.1 Sheet 8

For utilities in this area, there is a 12" water main on the north and west sides of the property, an 8" water main north of 3000 South on the south end of the property, a 12" sewer main to the south of the property and an overhead power line just north of 3000 South on the property. A portion of the 12" water main jogs out of the property and goes into the Glen Mills property. There is an irrigation main along the south property line, also in 3000 South, the irrigation line may not be installed exactly as depicted on the figure. Existing power lines are shown in red.

7. NUISANCE MITIGATION PLAN

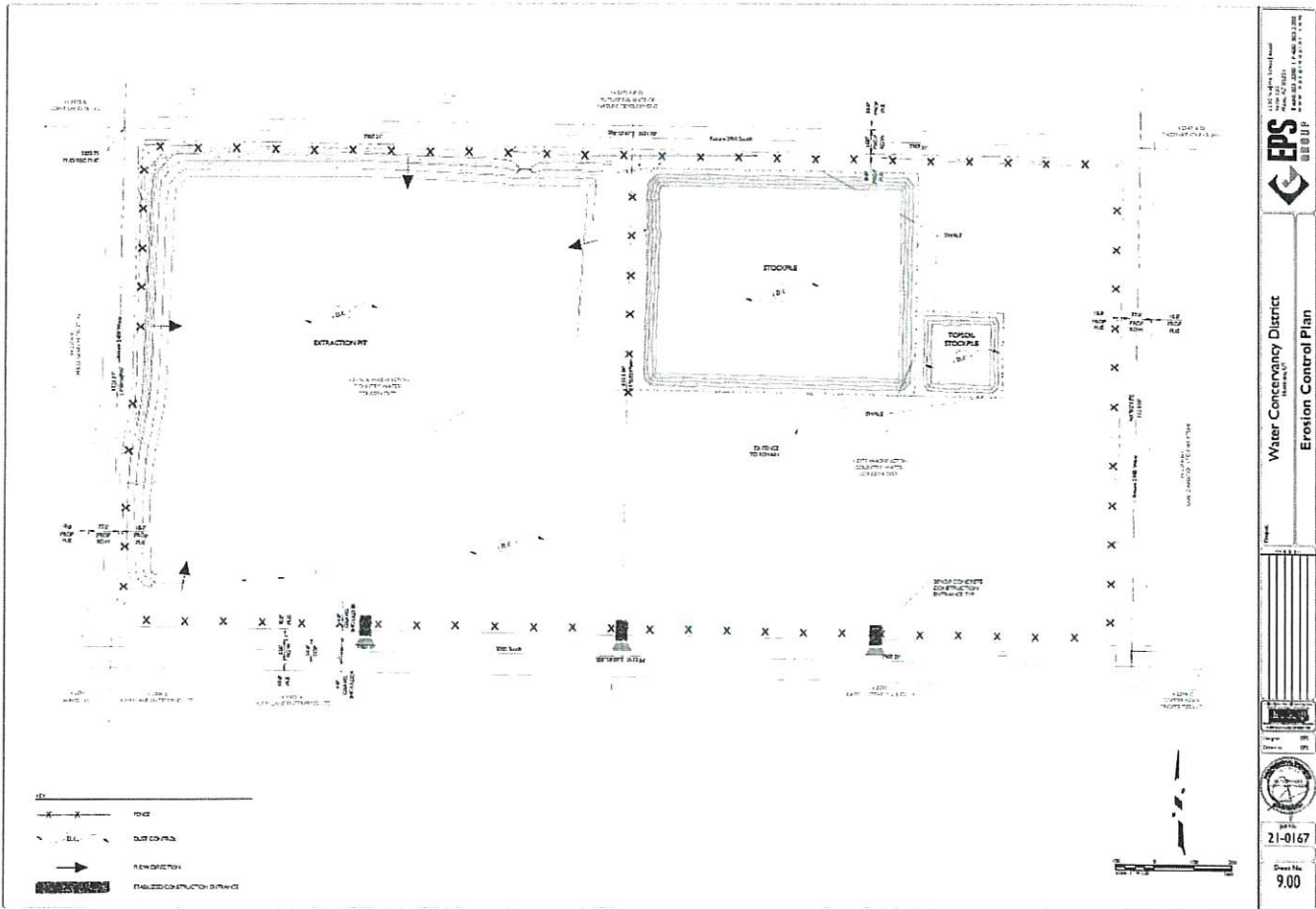


Figure: 7.1 Sheet 9 (Erosion Control Plan)

This picture shows the proposed erosion control plan surrounding the stockpiled material to mitigate any potential nuisance. ~~This may or may not be needed if the owner chooses to do~~ There will be a swale at the bottom of the stockpiled material to capture any stormwater and direct it into the excavation to the west ~~erosion~~. There will be three road access points on 3000 south.

8. DRAINAGE AND DISCHARGE PLAN

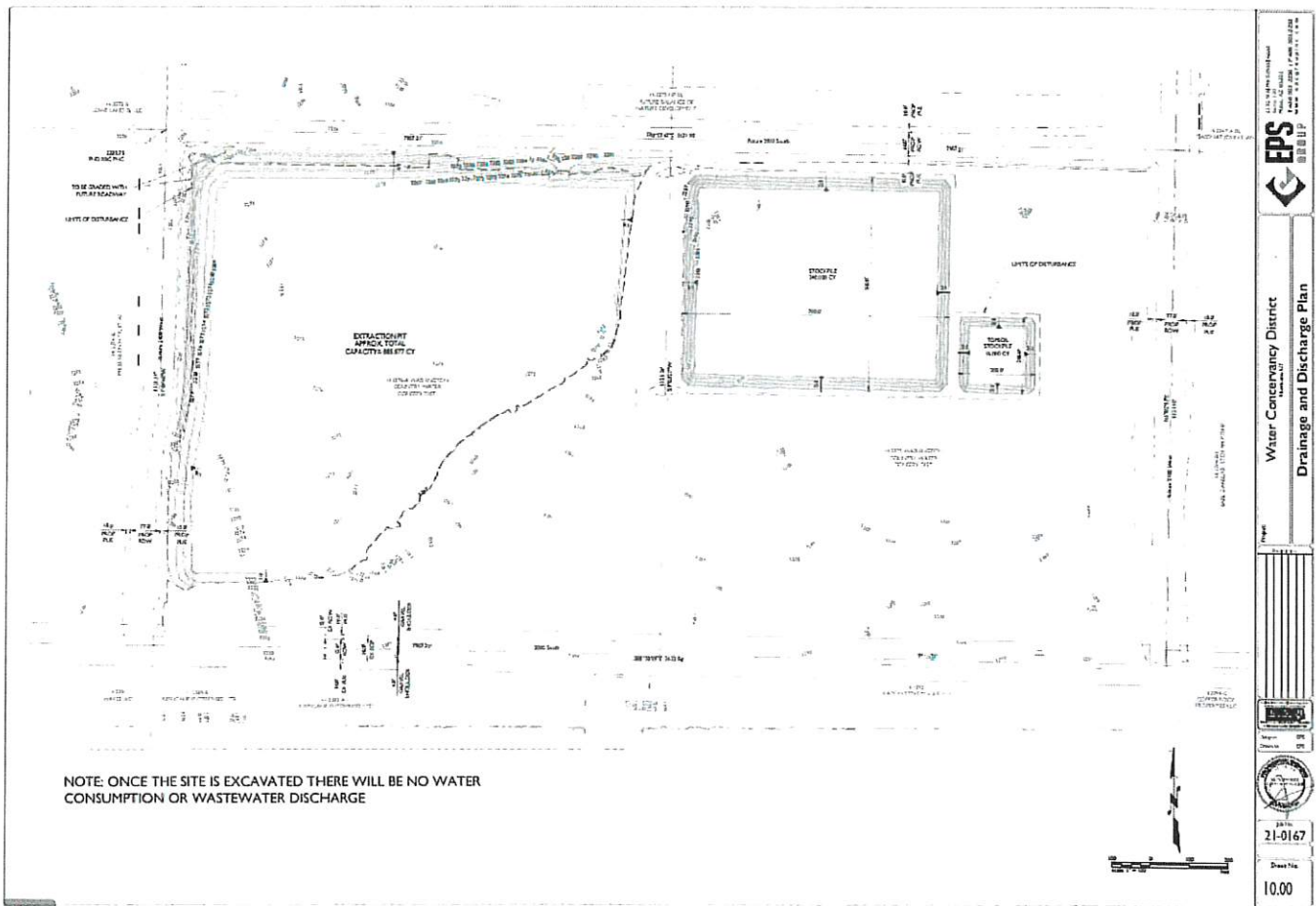


Figure: 8.1 Sheet 10

Local storm water ~~can~~ will be self-contained and is approximately 885,877 cubic yards of containment after the 240,000 cubic yards of material is excavated.
The topsoil stockpile will ~~hold~~ be a volume of 16,000 cubic yards.

9. SOIL GEOLOGY REPORT

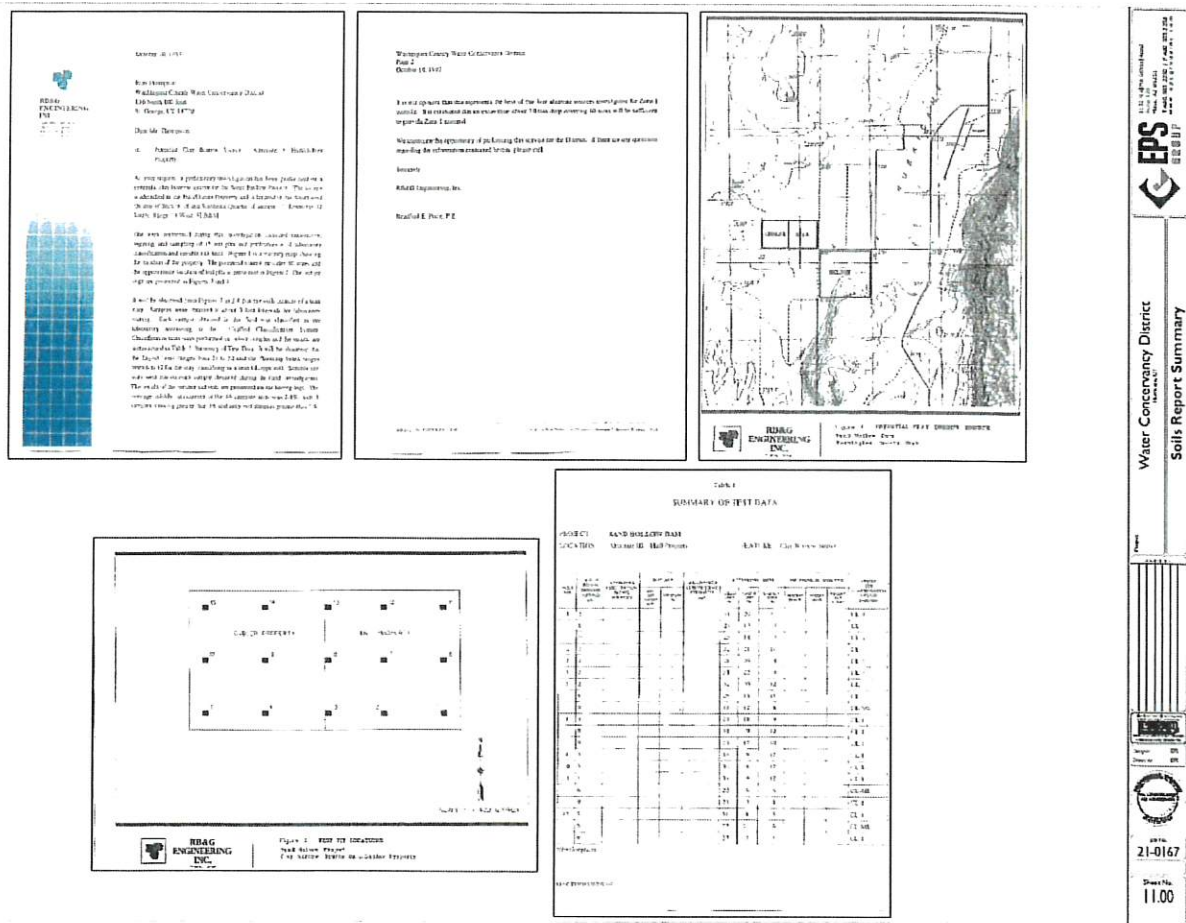


Figure 9.1 Sheet 11

Sheet 11 of the plan set contains all the information of the soil investigation done by RB&G Engineering, Inc. in 1997. The material is classified as a CL-1 or CL-ML clay. The proposed slopes for the additional excavation will be done at a 4:1 slope.

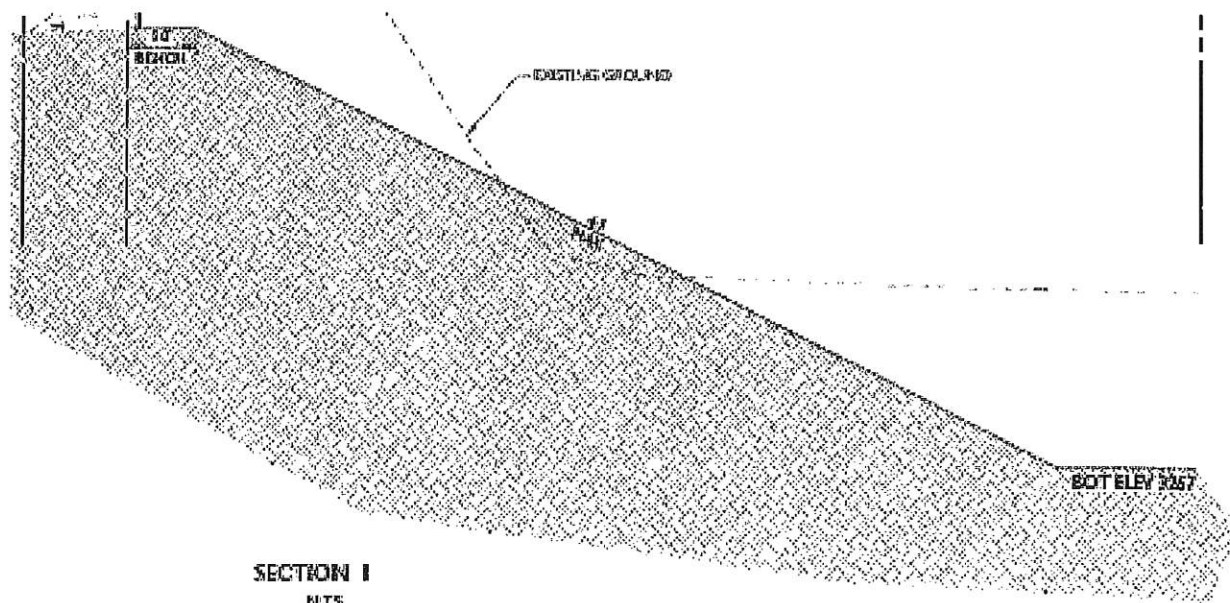


Figure 9.2 Sheet 6

This is a section view of the 4:1 slope that is proposed. This slope is more than adequate to create a stable slope.

There aren't any springs or seepage sites within this project.

10. INVESTIGATION

This property has been previously excavated and poses no threat of threatening or degrading the adjacent properties.

11. RECLAMATION PLAN

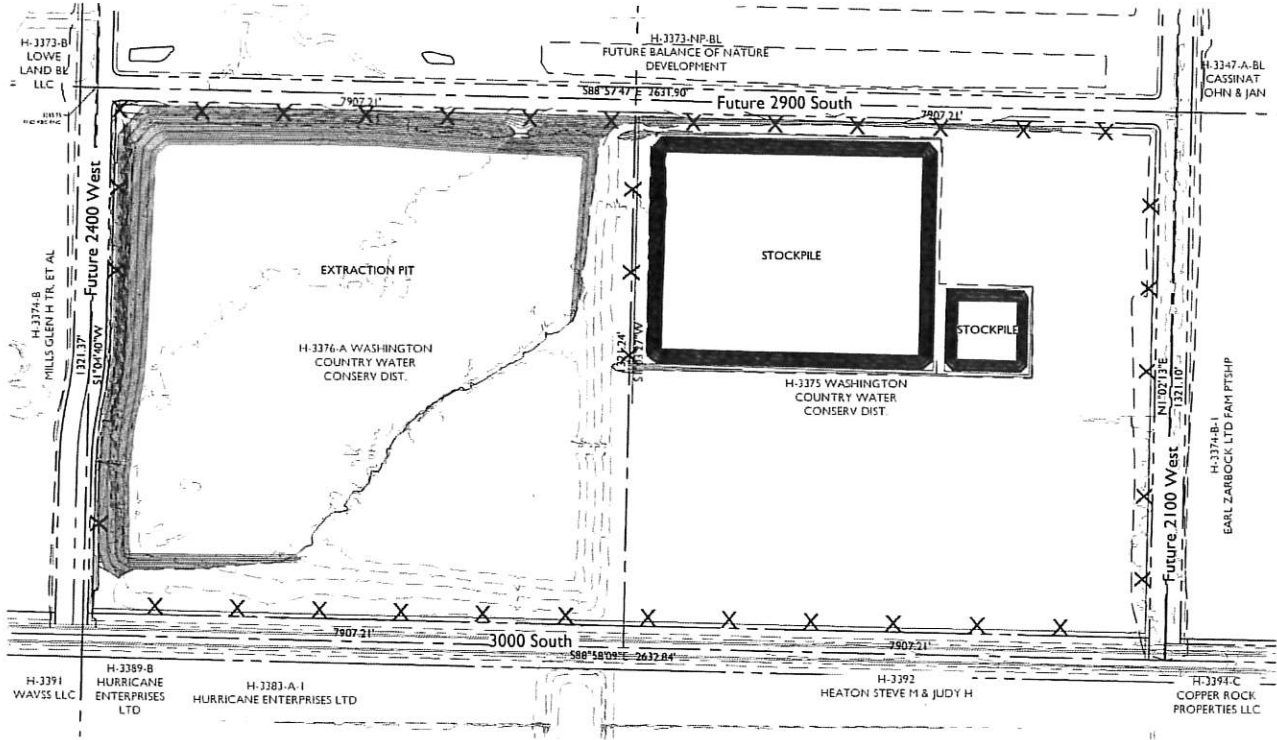
The reclamation plan includes the following and can be found on a set of drawings titled: "Reclamation Plan – Phase 1". This plan includes a site plan, grading plan, and revegetation plan to include a hatch of where hydro seed is needed. The drainage of the reclamation will be as shown in the revegetation plan where the storm water will self-contain onsite, thus called retention of stormwater.

The schedule for reclamation will be as follows:

After excavation, the District requires that the stockpiled material be compacted at the top foot of the stockpile to 90% compaction, 6" lifts and that will hold the clay in place.

ZONE CHANGE APPLICATION
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
BENCH LAKE
HURRICANE, UTAH

80-ACRE PROPERTY ON NORTH SIDE OF 3000 SOUTH
FROM 2100 WEST TO 2600 WEST



SITE PLAN
N.T.S.



CONTACT INFORMATION

DEPARTMENT	NAME	CONTACT	HURRICANE CITY APPROVAL	DATE
STREETS	WESTON WALKER	435-668-6509		
PUBLIC WORKS DEPARTMENT	MIKE VERCIMAK	435-635-2811 EXT. 119		
ASH CREEK SEWER DISTRICT	AMBER GILLETTE	435-635-2348 EXT. 110		
WATER DEPARTMENT	KORY WRIGHT	435-669-0399		
CENTURYLINK	SHELLIE TURNER	435-429-9044		
TDS TELECOM	MATT BRANN	435-817-0180		
DOMINION ENERGY	JAKE BOZARTH	435-231-9971		
BUILDING DEPARTMENT	STEPHEN NELSON	435-635-2811 EXT. 118		
POWER DEPARTMENT	BRIAN ANDERSON	435-635-5536 OR 435-668-5614		
FIRE DEPARTMENT	KEVIN GILDIA	435-635-9562		
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059		
HURRICANE CITY ENGINEER DEPARTMENT	ARTHUR LABARON	435-635-2811 EXT. 113		
WASHINGTON C.W.C.D	RYAN NAY	435-773-3016		
GIS	JOE RHODES	435-669-5471		



PROJECT LOCATION

LOCATION MAP

NTS
PORTION OF SECTION 17, TOWNSHIP 42 S, RANGE 13 W

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, ARIZONA 85201
PHONE: (480) 503-2250
FAX: (480) 503-2258
CONTACT: JOE PETRUCCI, P.E.
EMAIL: Joe.Petrucci@epsgroupinc.com

OWNER/DEVELOPER:

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
532 E. WATERWORKS DR
ST. GEORGE, UTAH 84770
PHONE: (435) 673-3617
CONTACT: COREY CRAM
EMAIL: Corey@wcwcd.org

SHEET INDEX

DESCRIPTION	SHEET NO
TITLE SHEET	1.00
EXTRACTION SITE PLAN	2.00 - 2.01
GENERAL SITE PLAN	3.00 - 3.03
EXISTING TOPOGRAPHY MAP	4.00
PROPOSED TOPOGRAPHY MAP	5.00
GRADING CROSS SECTIONS	6.00
ROADWAY PLAN	7.00
EXISTING UTILITIES MAP	8.00
EROSION CONTROL PLAN	9.00
DRAINAGE & DISCHARGE PLAN	10.00
SOILS REPORT	11.00
INVESTIGATION PLAN	12.00
EXTRACTION MAP	13.00

Water Conservancy District
Hurricane, UT

Title Sheet

Project:

Revisions:



Designer: EPS
Drawn by: EPS

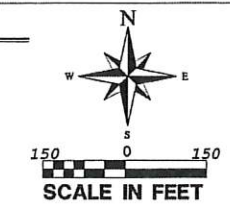
Job No.
21-0167

Sheet No.
1.00

OWNER:
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
533 WATER WORKS WAY
ST. GEORGE, UT 84770

ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR:
WASHINGTON CO. WATER CONS. DISTRICT
LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

- LEGEND
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - SECTION LINE
 - SECTION CORNERS



LEGAL DESCRIPTION FOR M-1 AND PDO R1-10 ZONES
ENTIRE PARCEL LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.
AREA CONTAINS 3,477,599.35 SQUARE FEET OR 79.835 ACRES.



REVISIONS	
NO.	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 1
Hurricane City, Utah 84731
Phone: (435) 666-8301





DATE: 1/8/2023
SCALE: 1"=150'

ZONE CHANGE MAP WITH LEGAL DESCRIPTIONS FOR:
BALANCE OF NATURE
LOCATED IN SECTION 17, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

JOB NO.
699-001
SHEET NO.
ZN1

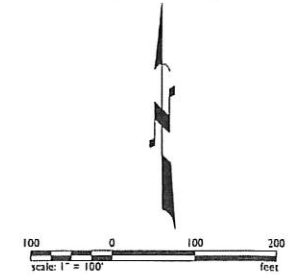
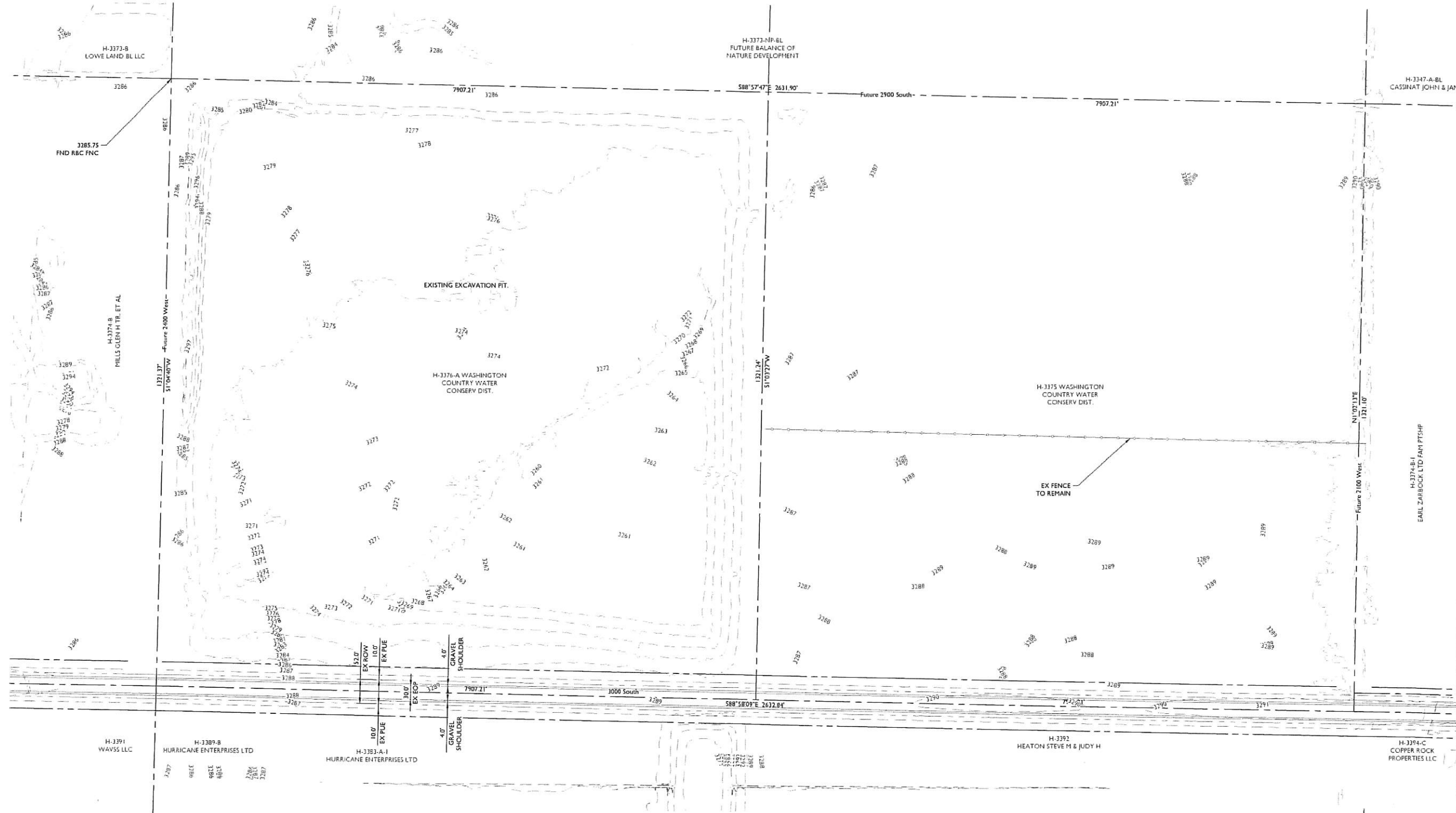


Figure 3. City of Hurricane General Plan Map showing Washington County Water Conservancy District property located at 2100 to 2600 west 3000 south zoned as Agriculture.

	
1130 N Alma School Road Suite 120 Herriman, UT 84001 T: 480.503.2250 F: 480.503.2258 www.epsgroupinc.com	
Project: Water Conservancy District Herriman, UT	
General Site Plan	
Revisions:	
ARIZONA 811 Call or text 811 to report any underground utility before you dig. In Maricopa County (602) 811-1111	
Designer:	EPS
Drawn by:	EPS
	
Job No. 21-0167	
Sheet No. 3.02	

21-0167 - Water Conservancy District - Phase I

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1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: Water Conservancy District
Hurricane, UT

Revisions:

No.	Description	Date

Design: EPS
Drawn by: EPS

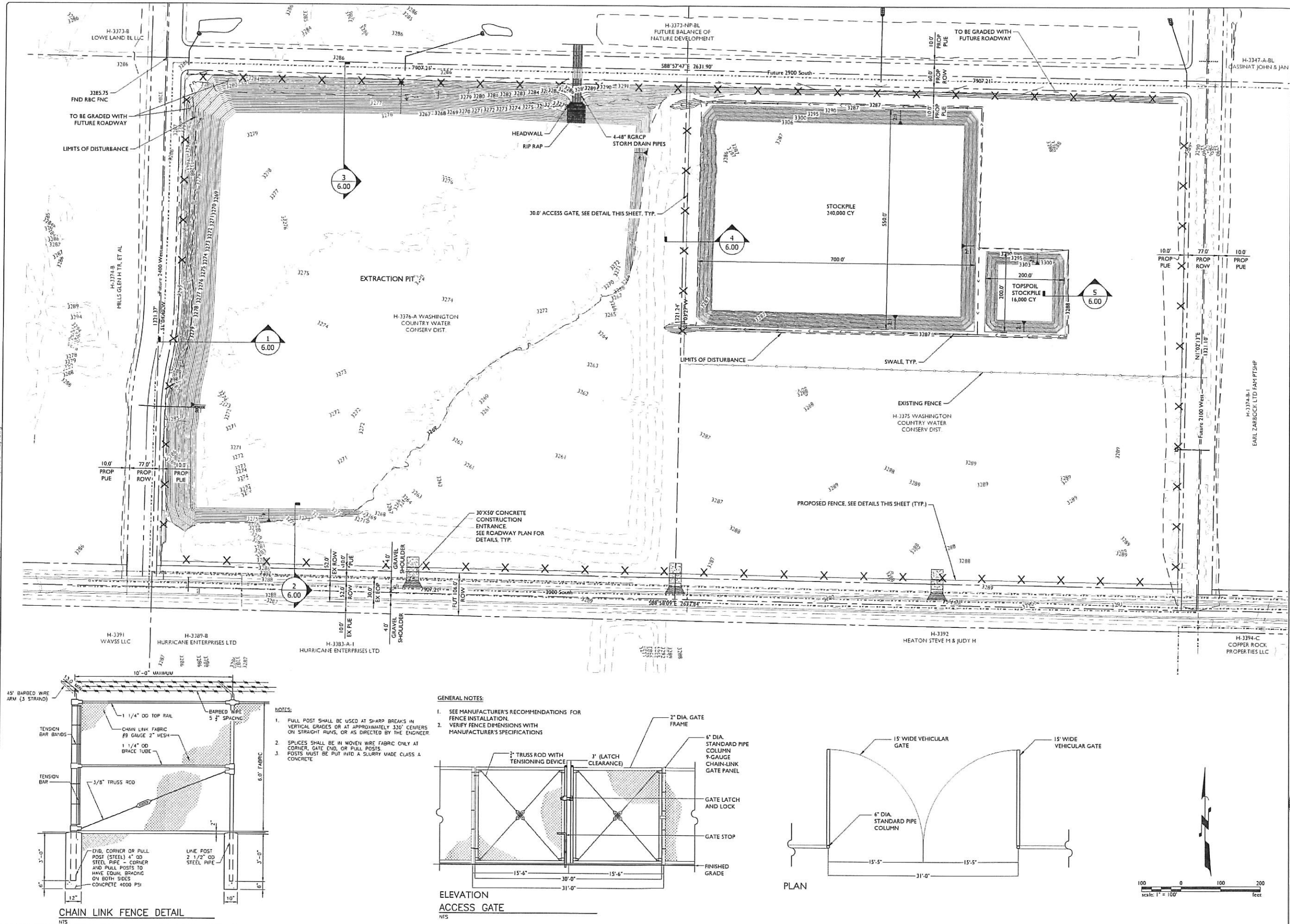
PROFESSIONAL ENGINEER
STATE OF UTAH
No. 45402
JOHN W. METRICK JR.

Job No.
21-0167

Sheet No.
4.00

21-0167 - Water Conservancy District - Phase I

Mar. 15, 2023 11:39am S:\Projects\2021\21-0167\Construction Documents\21-0167 - 5.00 - Proposed Map.dwg cmtaskov



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2259
www.epsgroupinc.com

Water Conservancy District
Hurricane, UT

Proposed Map

Project:

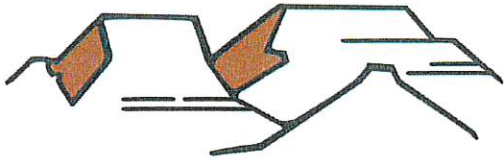
Revisions:

Design: EPS
Drawn by: EPS

PROFESSIONAL ENGINEER
STATE OF UTAH
No. 122643-2009
COURTNEY W. PETRUCCI, P.E.

Job No.
21-0167

Sheet No.
5.00



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2023-PP-11

Receipt No. _____

Name: WPP Hurricane Land, LLC Telephone: 385-501-5244

Address: 299 S Main SLC, Utah 84111 Ste 2400 Fax No. _____

Email: austin.overman@wasatchcommercial.com Agent Email: "

Agent (If Applicable): Austin Overman Telephone: 801-688-5400

Address/Location of Subject Property: 840 W Rlington Pkwy Hurricane UT 84737

Tax ID of Subject Property: H-3-2-4-44021 Zone District: _____

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

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

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

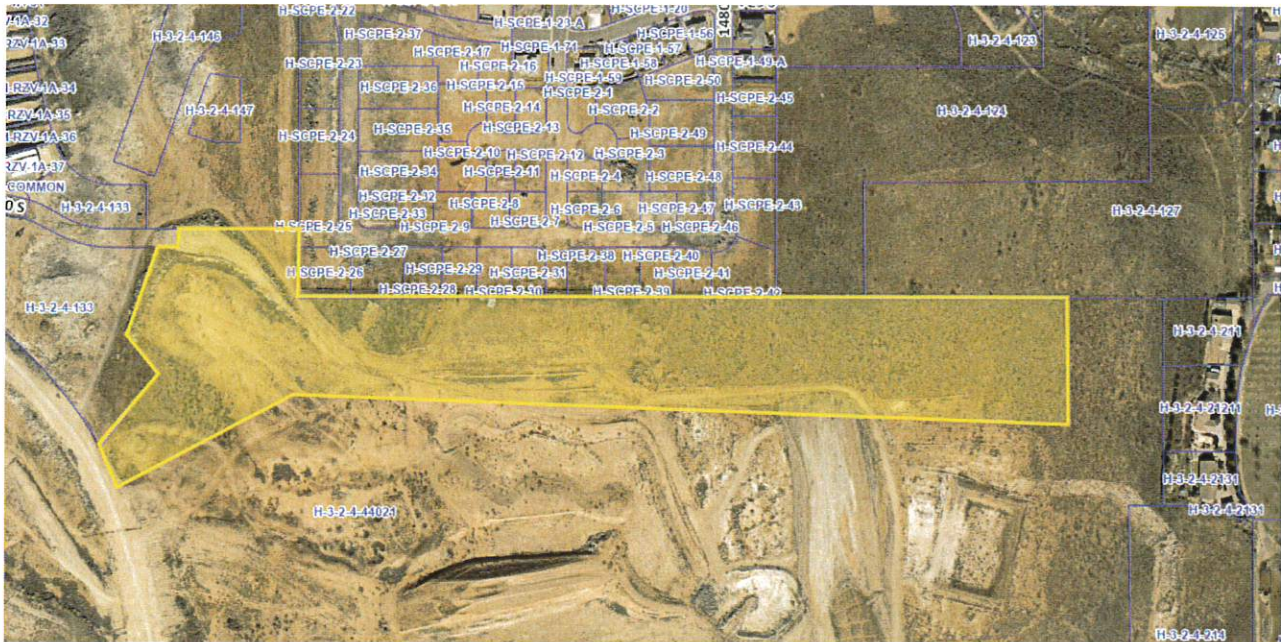


STAFF COMMENTS

Agenda Date:	04/13/2023
Application Number:	2023-PP-11
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	WPP Hurricane Land LLC
Agent:	Austin Overman
Request:	Approval of a Preliminary Plat
Location:	840 W Rlington Parkway
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary plat for Phase 2 of the Black Ridge development. The primary purpose of this plat is to establish the connection between the Ridge at Zion Vista development and the southern end of the Scenic Pointe development and establish a connection between Rlington Parkway and 900 S.



Location is approximate

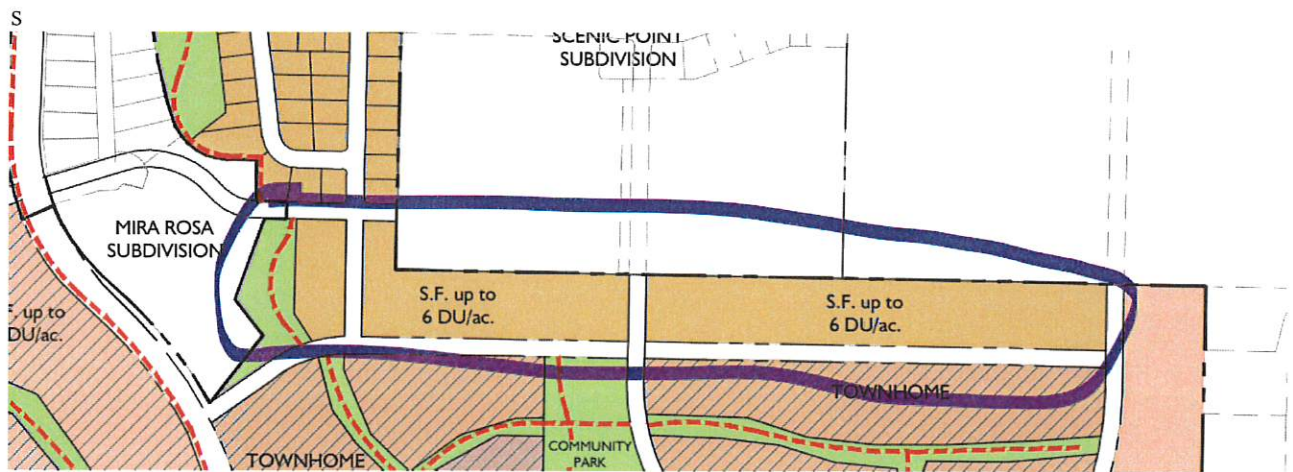
JUC Comments

1. **Public Works:** No comments
2. **Power:** Power on Rlington Parkway backbone road will have to be developed before any power to this area. A design fee will be paid before design. See Hurricane City Power for a fee amount.
3. **Sewer:** Existing 8" line in 1530 W. Line north is 8". Ash Creek needs to see the flow calculations for the proposed 10" and 12" lines. Lines to the north of this project may need to be upsized.
4. **Water:** Okay
5. **Engineering:** Show the proposed roadway stubs to the south. Hurricane City Standards 3.2.4.2.F specifies block lengths shouldn't exceed 800' and access management in the Transportation Master Plan specifies the stubs must be separated 250' minimum. Street B is a minor collector. Review HCC 10-39-10 for final plat requirements during construction plan review. Change "City of Hurricane" to "Hurricane City" throughout. Who will own and maintain Parcel A? 850 S is a typical 52' public street. The proposed 900 S alignment will require some cooperation with RR Penga. The extension of Rlington Parkway must be recorded prior to or with this plat. Street B (900 S) is a 60' minor collector. Make 1385 W a 45' public street. Mountain View Drive is a 60' public street. It appears off-site drainage improvements must be included in construction plans.
6. **Street:** Ensure that 1385 W and Mountain View Drive align with the next phases of Mountain View Estates
7. **Fire:** No additional homes until a second access may be built
8. **Cable:** Will need updated TDS notes on utility page
9. **Phone:** Add Centurylink notes for construction drawings
10. **Gas:** No comments
11. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigates interference with district

facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Preliminary Plat

1. **Density:** This area was designated as “Single Family up to 6 dwelling units per acre” as seen below. They are proposing 35 single family lots with an average lot size of 7,717 square feet which is more than the typical average lot size of 7,260 sq ft in 6 DU/acre

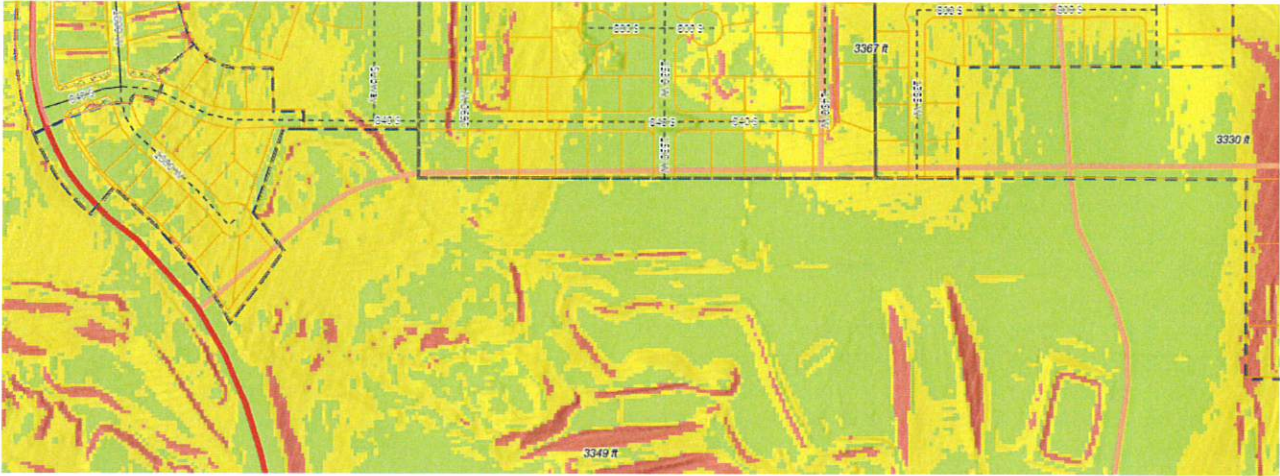


2. **Open Space:** The master plan shown above shows a trail connecting from 900 S to 850 S behind the houses. This will need to be shown on the plans. Keeping that hillside as open space is shown on the master plan and the preliminary plat. Hurricane City will require that the open space have a final site plan that needs to be approved by the Planning Commission.
3. **Staff has not received a will serve letter from the sanitary or culinary water providers**
4. **Sensitive Lands:** A sensitive lands application was not provided. The topographic map provided as well as the county's contour maps indicate that a sensitive lands application would probably be required however the development agreement for this project states that:

2.2.2 Sensitive Lands Ordinance. Pursuant to Section 10-24-3G1 of the Sensitive Lands Ordinance and Recitals J,K, and L set forth above, the Project Shall Not be subject to the Sensitive Lands Ordinance but shall incorporate the alternative methods listed below to protect sensitive lands. The specific application of such methods to any Development Phase, or a particular portion thereof, shall be reasonably determined by the City

Engineer; provided, however, that such determination shall not have the effect of negating the rights or duties of the Developer or Owners as provided in this Agreement.

Engineering will have to sign off on all grading and retaining wall heights. Staff would recommend that the principles of the sensitive lands ordinance be generally followed.



Slope map of the area

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff would recommend the item be continued until the applicant can provide will serve letters from the culinary water and sewer providers. Once those are turned in, staff would recommend approval subject to staff and JUC comments.

When Recorded Return To:

Wasatch Commercial Developers, LLC
299 S. Main Street, Suite 2400
Salt Lake City, Utah 84111

Space above for County Recorder's Use

PARCEL I.D. #: See Attached

**FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT
FOR PAINTED HILLS COLLINA TINTA**

THIS FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PAINTED HILLS COLLINA TINTA ("Amendment") is made to be effective as of May __, 2022 (the "Effective Date"), by and among WPP Hurricane Land, LLC, a Utah limited liability company ("Developer"), RR Penga, LLC, a Utah limited liability company ("Penga"), Interstate Homes LLC, a Utah limited liability company ("Interstate"), and the City of Hurricane, a municipal corporation and political subdivision of the State of Utah ("City") (individually a "Party" and collectively the "Parties").

RECITALS

A. Summit-Hurricane Development, Inc, a Nevada corporation ("Summit"), Toquerville Enterprises, a Utah limited liability company ("Toquerville") and City entered into that certain Development Agreement for Painted Hills Collina Tinta dated September 7, 2006, and recorded in the Official Records of Washington County, Utah on October 24, 2006, as Document No. 20060049271 (the "Agreement") for the development of approximately 560 acres of land located in Hurricane, Utah (the "Project") as more particularly described on Exhibit "A" attached hereto.

B. Summit, Toquerville and City entered into the First Amendment to the Agreement, dated January 2, 2008, and recorded in the Official Records of Washington County, Utah on February 6, 2008, as Document No. 20080004968.

C. Summit, Toquerville and City entered into the Second Amendment to the Agreement, dated May 22, 2008, and recorded in the Official Records of Washington County, Utah on May 28, 2008, as Document No. 20080021728.

D. Penga became a successor owner and developer on July 19, 2017 of the proposed phases known as Grande Canary, Mira Rosa 1, Mira Rosa II in addition to the parcels to be dedicated as streets known as Rlington Parkway and 1760 West. Penga received a Sheriff's Deed and Bill of Sale dated July 20, 2017, which is recorded in the Official Records of Washington County, Utah on July 21, 2017 as Document No. 20170029809.

E. Summit, Toquerville, City and Penga entered into the Third Amendment to the Agreement, dated June 7, 2018, and recorded in the Official Records of Washington County, Utah on June 25, 2018, as Document No. 20180026189.

F. Interstate became a successor owner and developer upon acquisition from RR Penga of Mira Rosa 1, to be known as the Ridge at Zion Vista ("The Ridge") and Rlington Parkway adjacent to Mira Rosa 1 as recorded in the Official Records of Washington County, Utah on February 10, 2021, as Document No. 20210009584.

G. Developer became a successor owner and developer upon acquisition of multiple properties in the Project on September 17, 2021.

H. Developer, City, Penga and Interstate entered into the Fourth Amendment to the Agreement, dated _____, 2021, and recorded in the Official Records of Washington County, Utah on _____, 2021, as Document No. _____.

I. The Parties desire to again amend the Agreement to update the general development plan of the Development, including the elimination of requirement for a golf course and certain open space requirements.

J. The Parties desire to amend the Agreement by adding the language set forth below.

AGREEMENT

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Amendment to Agreement. This Amendment amends the Agreement. In the event of any conflict or inconsistency between the terms of this Amendment and the terms of the Agreement, the terms of this Amendment shall control. Unless otherwise indicated herein, all capitalized terms used in the Amendment shall have definitions assigned to them in the Agreement.

2. Recital K. Section K of the Development Agreement shall be amended to replace the reference to “forty percent (40%)” with “twenty percent (20%).”

3. Golf Course. The parties agree that all references in the Development Agreement to “Golf Course” and “Golf Course Company” shall be stricken and of no further force and effect. The Parties acknowledge and agree that there shall be no requirement to build a Golf Course as part of the Project. Any requirement relating to the Golf Course or obligations of the Golf Course Company or Golf Course Owner shall also be stricken and of no further force and effect.

4. Preliminary Site Plan Update. The Site Plan attached hereto as Exhibit “B-1” shall replace the preliminary site plan attached as Exhibit “B” to the Agreement.

- (a) Density. The Project has been approved for a total of 1886 units, 247 of which may be used as short-term rentals. This density is given in part in recognition of dedicated open space, parks and trails within the Project. The development of the Project shall substantially comply with the attached Site Plan unless otherwise amended by the terms of the Agreement, as amended.
- (b) Roadway and Connectivity. The preliminary site plan approval does not represent final or official approval of any roadway alignments. All roadways and connectivity within the Project shall meet Hurricane City Standards, including connectivity for local roadways, block lengths, approved cross-sections, and Master Plan roadway alignments and design. Alternate cross-section and roadway alignments may be proposed by the Developer as part of preliminary site plans or preliminary plats with the purpose of enhancing the Project, landscaping, or pedestrian facilities.
- (c) Recreation Resort Units. The Developer has been approved for 247 units that may be used in the areas designated for short-term rental units as shown as the crosshatched areas on Exhibit “B-1” attached hereto. Areas actually containing short-term rental units shall comply with Hurricane Recreation Resort standards for amenities and parking.
- (d) Public Trails. Trails located within Master Plan Roadways shall comply with Hurricane’s Active Transportation Master Plan standards and cross-sections. All trails shown as asphalt trails on Exhibit “B-1” attached hereto shall be paved with asphalt and be a minimum of ten feet (10’) wide. The remaining trails in the Development may be primitive trails. Other pedestrian walkways and sidewalks shall be added to meet Hurricane pedestrian connectivity standards.
- (e) Commercial Uses. Commercial uses shall be restricted to permitted and conditional uses within the Neighborhood Commercial Zone.

5. Gated Communities. Section 4 of the Second Amendment to the Agreement is hereby revoked and replaced with the following:

- 4. Gated Communities. The Parties agree that when Developer applies for a preliminary site plan or a preliminary plat, as applicable, the Hurricane

City Council may, after a recommendation from the Hurricane City Planning Commission, allow gated communities in areas with a Recreation Resort designation as shown on Exhibit "B-1". If any gated community is allowed under this section, the standards for any such gated community shall be determined during the approval process.

6. Section 2.4.3. The following sentence is hereby added to the end of Section 2.4.3:

Notwithstanding the foregoing, a residential facility~~ies~~ for elderly persons or a residential facility for persons with a disability (both as defined in Hurricane City Code Title 10, Chapter 46, Section 3) to be developed in the Project shall not be required to be in the locations shown for Commercial Uses on Exhibit "B-1", but may be in other locations of the Project as reasonably determined by Developer and Owner. The square footages of such facilities shall not count toward the limit for Commercial Uses set forth in Section 2.4.3, but, if residential facilities for elderly persons or residential facilities for persons with a disability are constructed outside of the locations shown for Commercial Uses and contain more than fifty (50) residential rooms, then, for any residential room at such facilities in excess of fifty (50) residential rooms, such excess rooms shall count toward the total density allowed in the Project at a rate of five (5) rooms for one (1) residential unit. Any such facilities shall comply with Section 10-46-5, Development Standards for Residential Facilities for Elderly Persons and Persons with Disabilities.

7. Section 2.4.5(b). Section 2.4.5(b) is hereby revoked and deleted in its entirety and replaced with the following:

(b) the proposed transfer does not assign any density to park or open spaces shown on the Preliminary Site Plan, unless such park or open space to which density transfers is replaced with park or open spaces of approximately equivalent size in a different location on the Site Plan of the Project;

8. Section 3.2.2. Section 3.2.2 is hereby revoked and deleted in its entirety and replaced with the following:

3.2.2 Project and System Improvements – Cost Sharing.
Developer shall bear the entire cost of constructing Project Improvements needed to service the Project. Developer shall also bear the cost of constructing System Improvements required as a result of the Project but shall be entitled to be reimbursed for the cost of such System Improvements except for Developer's Proportionate Share of System Improvements costs by requesting reimbursement of the cost of constructing eligible public facility improvements pursuant to Hurricane City Code Title 9, Chapter 6.

9. Sections 3.2.3, 3.2.6 and 3.2.9. Sections 3.2.3, 3.2.6, and 3.2.9 are hereby revoked and deleted in their entirety.

9-10. Section 4.1.1.2. Section 4.1.1.2 is hereby revoked and deleted in its entirety and not replaced.

10-11. Section 4.6.1.1. Section 4.6.1.1 is hereby deleted in its entirety and replaced with the following:

4.6.1.1 Park Sites, Trails, Ponds and Open Areas. Owners and Developer have provided for approximately one hundred (100) acres of open areas within the Project, including, but not limited to, forty (40) acres of recreational open space, Sullivan's Knoll, public trails and multiple park areas of varying sizes shown on Exhibit "B-1" attached hereto. The placement of the park areas shown on Exhibit "B-1" are approximate and subject to relocation by Developer.

Commented [DH1]: Can you show on Exhibit B-1 which parks will be private and which ones will be dedicated to the City?

11-12. Section 4.6.1.6. Section 4.6.1.6 is hereby revoked and deleted in its entirety and not replaced.

12-13. Section 4.7.1.2. Section 4.7.1.2 is hereby revoked and deleted in its entirety and not replaced.

13-14. Execution and Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall together constitute and be one and the same document.

14-15. No Other Changes. Except as herein expressly provided, the Agreement remains in all other respects unmodified and in full force and effect.

IN WITNESS HEREOF, the Parties have executed this FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR PAINTED HILLS COLLINA TINTA as of the date first above written.

(Signatures on Next Page)

|

|

6

Signature Page

DEVELOPER:

WPP Hurricane Land, LLC, a Utah
limited liability company

By: _____

Print Name: _____

Title: _____

INTERSTATE:

Interstate Homes, LLC, a Utah limited
liability company

By: _____

Print Name: _____

Title: _____

PENGA:

RR Penga, LLC, a Utah limited
liability company

By: _____

Print Name: _____

Title: _____

CITY:

Hurricane City, a municipal
corporation and political subdivision
of the State of Utah

By: _____

Print Name: _____

Title: _____

STATE OF)
 : ss.
COUNTY OF)

On the ____ day of _____, 2022 personally appeared before me _____ and _____, who, being by me duly sworn, did say that he/she/they is/are the _____ of WPP Hurricane Land, LLC, a Utah limited liability company, and said person acknowledged to that said company executed the same.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF)
 : ss.
COUNTY OF)

On the ____ day of _____, 2022 personally appeared before me _____, who, being by me duly sworn, did say that he/she is the _____ of RR Penga, LLC., a Utah limited liability company, and said person acknowledged to that said company executed the same.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF)
 : ss.
COUNTY OF)

On the ____ day of _____, 2022 personally appeared before me _____, who, being by me duly sworn, did say that he/she is the _____ of Interstate Homes LLC, a Utah limited liability company, and said person acknowledged to that said company executed the same.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

STATE OF)
 : ss.
COUNTY OF)

On the ____ day of _____, 2022 personally appeared before me _____, who, being by me duly sworn, did say that he/she is the _____ of Hurricane City, a municipal corporation and political subdivision of the State of Utah, and said person acknowledged to that said company executed the same.

NOTARY PUBLIC
Residing at: _____

My Commission Expires:

|

|

Exhibit "A"

Legal Description:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SECTION LINE SOUTH 89°43'42"EAST 1,688.58 FEET; THENCE SOUTH 00°01'00"WEST 208.71FEET; THENCE SOUTH 89°43'42"EAST 208.71 FEET; THENCE NORTH 00°01'00"EAST 208.71 FEET TO THE NORTH SECTION OF SAID SECTION 4; THENCE ALONG SAID SECTION LINE SOUTH 89°43'42"EAST 65.85 FEET; THENCE SOUTH 00°00'05"EAST 405.02 FEET; THENCE NORTH 89°59'55"EAST 236.70 FEET; THENCE SOUTH 32°44'48"EAST 802.71 FEET; THENCE SOUTH 00°13'28" WEST 1,718.18 FEET; THENCE SOUTH 89°52'53" EAST 2,392.27 FEET; THENCE SOUTH 00°17'42" WEST 560.86 FEET; THENCE SOUTH 89°50'57" EAST 247.50 FEET TO THE EAST SECTION LINE OF SAID SECTION 4; THENCE ALONG SAID SECTION LINE SOUTH 00°17'41" WEST 757.13 FEET NORTH 89°50'57" WEST 1319.08 FEET; THENCE SOUTH 00°15'32" WEST 1318.25 FEET TO THE SOUTH SECTION LINE OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 89°49'00" WEST 1318.50 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 89°49'00" WEST 2,636.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE SECTION LINE NORTH 00°14'51" EAST 1,316.02 FEET; THENCE NORTH 89°45'29" EAST 1,321.80 FEET; THENCE NORTH 00°14'51" EAST 1,317.75 FEET; THENCE NORTH 00°11'38" EAST 2,800.60 FEET TO THE NORTH SECTION LINE OF SECTION 5, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID SECTION LINE SOUTH 89°46'40"EAST 1320.18 FEET TO THE POINT OF BEGINNING. CONTAINS 24,379,912 SQUARE FEET OR 559.68 ACRES

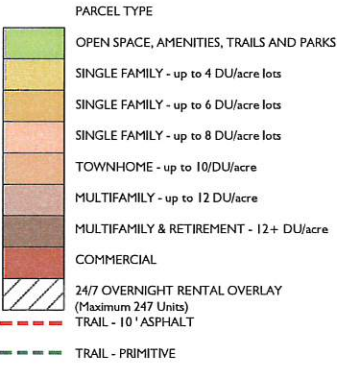
Parcel ID#'s:

H-3-2-4-132
H-3-2-4-133
H-3-2-4-139
H-3-2-4-44021
H-3-2-4-1310
H-3-2-4-1311
H-3-2-4-1312
H-3-2-4-146
H-3-2-4-147
H-3-2-4-214

ISSUE DESCRIP.	DATE
	5.19.2022

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2022

Product Type	Units	Acreage	%
Open Space, Amenities, Paths and Parks	100	19.7%	
Single Family up to 4 DU/acre lots	120	55	10.8%
Single Family up to 6 DU/acre lots	120	48	9.5%
Single Family up to 8 DU/acre lots	780	208	41.0%
Townhomes up to 10 DU/acre	149	20	3.9%
Multifamily up to 12 DU/acre	200	20	3.9%
Multifamily & Retirement 12+ DU/acre	400	40	7.9%
Commercial	5		1.0%
Major Roadways (66' ROW)	11		2.2%
Allocated units in Grand Canary & Mira Rosa	117		
Total	1886	507	100.0%



A

LAND USE PLAN
SCALE: 1"=300'-0" NORTH

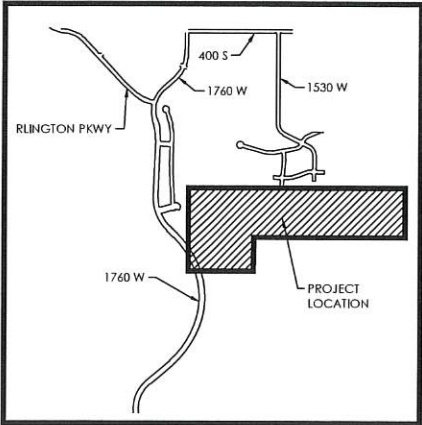
BLACK RIDGE
HURRICANE, UTAH

LAND USE

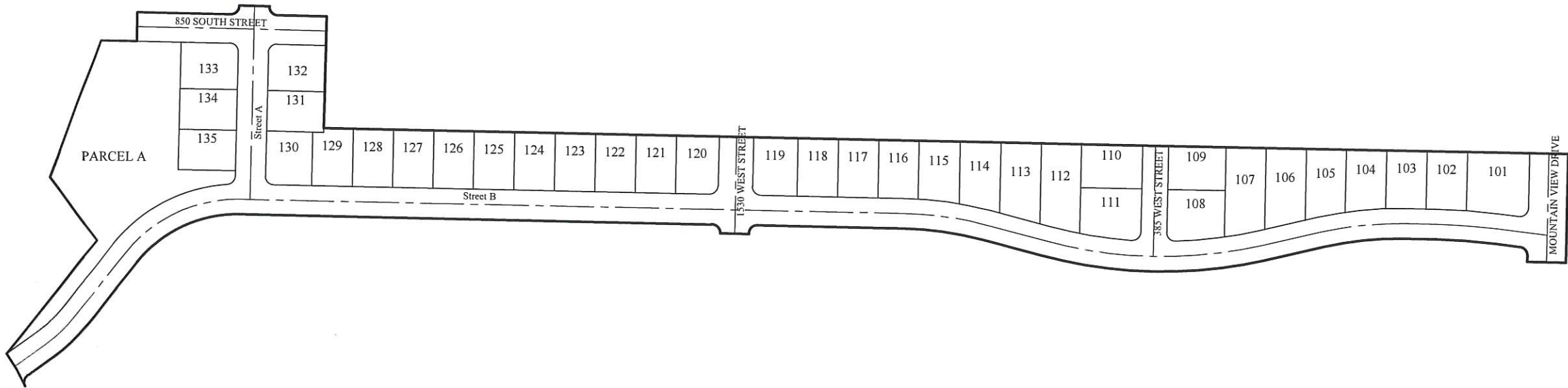
101

BLACK RIDGE PHASE 2

PREPARED FOR:
WASATCH GROUP
LOCATED IN:
HURRICANE CITY, UT



VICINITY MAP
NTS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO HURRICANE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

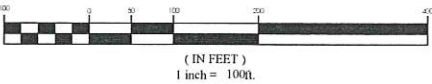
CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
WASATCH GROUP
299 S. MAIN SUITE 2400
SALT LAKE CITY, UTAH 84111
(801) 688-5400
CONTACT: AUSTIN OVERMAN



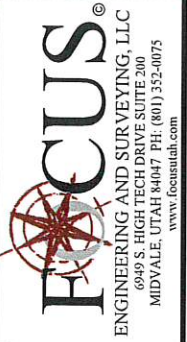
GRAPHIC SCALE



(IN FEET)
1 inch = 100ft.

Sheet List Table

Sheet Number	Sheet Title
C1	COVER
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C3	ROAD GRADING & CROSS SECTION
C4	MASTER STORM DRAIN MAP
C4.1	PHASE 2 DRAINAGE PLAN
C5	SEWER EXHIBIT



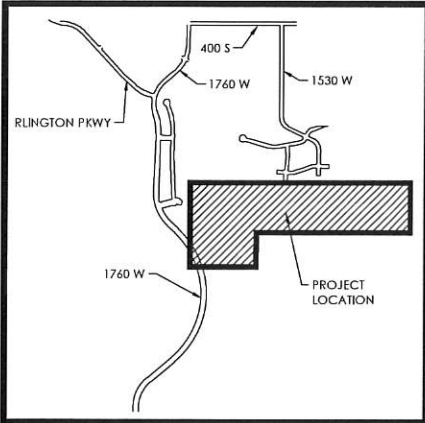
BLACK RIDGE PHASE 2
HURRICANE CITY, UT
COVER

REVISION BLOCK	
DATE	DESCRIPTION
1	
2	
3	
4	
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COVER

Scale: 1"=100' Drawn: MDH
Date: 03/16/23 Job #: 23-0069
Sheet:

C1



VICINITY MAP

N.T.S



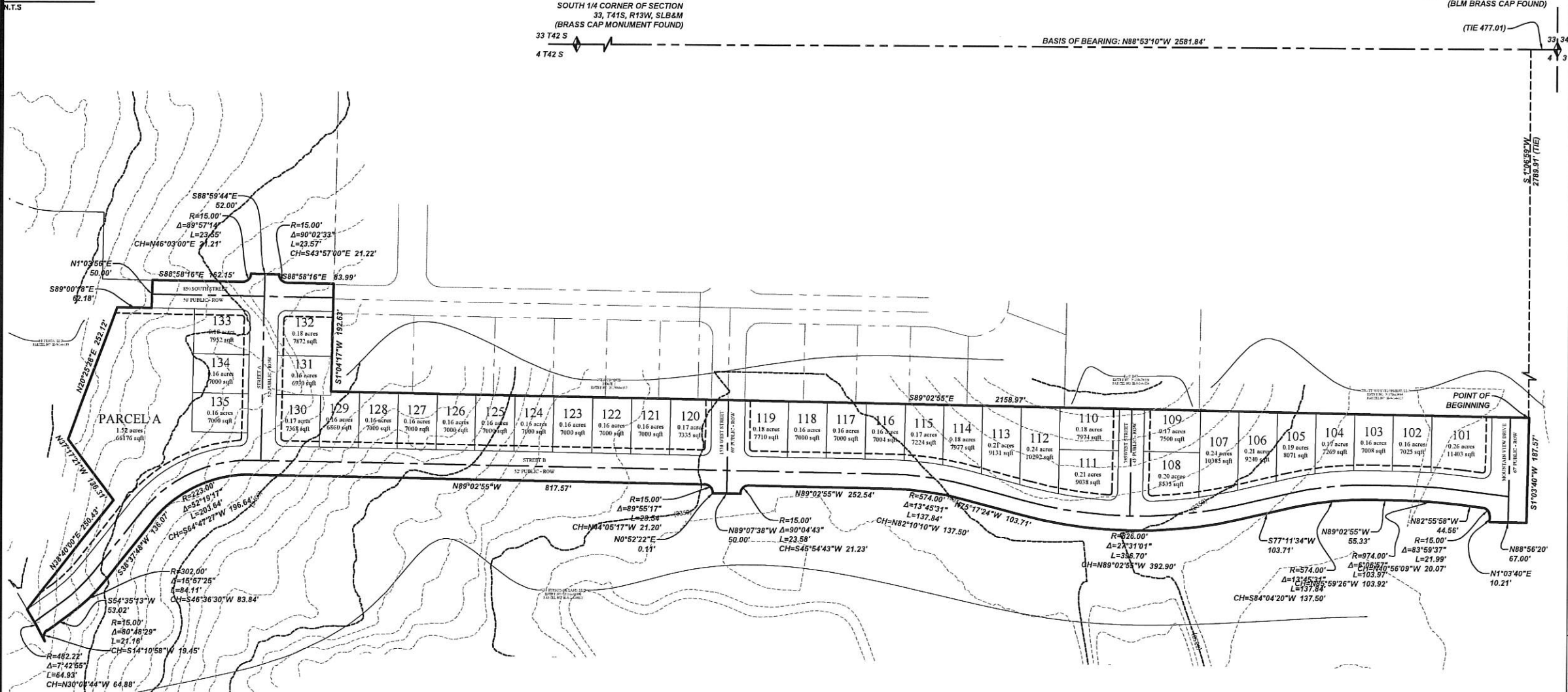
GRAPHIC SCALE



BLACK RIDGE PHASE 2

SUBDIVISION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENCE NUMBER 12554439. ACCORDANCE WITH TITLE 58, CHAPTER 22 PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, AND HAVE VERIFIED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

BLACK RIDGE PHASE 2

SUBDIVISION PLAT

AND THAT SAID TRACT OF LAND HAS BEN SUBDIVIDED INTO LOTS, STREETS, TOGETHER WITH EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN THE BOUNDARY DESCRIPTION

FOR REVIEW

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENCE NO. 12554439

Date

BOUNDARY DESCRIPTION

A part of the Southeast 1/4 Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°53'10"W 477.01 feet along the Section line and S1 06°59'W 2789.91 feet from the Northeast Corner of Section 4, Township 42 South, Range 13 West, Salt Lake Base and Meridian; thence S01°03'40"W 187.57 feet; thence N88°55'20"W 67.00 feet; thence N01°03'40"E 10.21 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.99 feet; through a central angle of 83°59'37" Chord; N40°56'05"W 20.07 feet; thence N82°55'58"W 44.56 feet; thence along the arc of a curve to the left with a radius of 974.00 feet a distance of 103.97 feet through a central angle of 06°06'57" Chord; N85°59'26"W 103.92 feet; thence N89°02'55"W 55.33 feet; thence along the arc of a curve to the left with a radius of 574.00 feet a distance of 137.84 feet through a central angle of 13°45'31" Chord; N82°10'10"W 137.50 feet; thence S77°11'34"W 103.71 feet; thence along the arc of a curve to the right with a radius of 826.00 feet a distance of 356.70 feet through a central angle of 27°31'01" Chord; N89°02'55"W 392.90 feet; thence N75°17'24"W 103.71 feet; thence along the arc of a curve to the left with a radius of 574.00 feet a distance of 137.84 feet through a central angle of 13°45'31" Chord; N82°10'10"W 137.50 feet; thence N89°02'55"W 252.54 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.58 feet through a central angle of 80°04'43" Chord; S45°54'43"W 21.23 feet; thence N89°07'38"W 50.00 feet; thence N00°52'22"E 0.11 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.54 feet through a central angle of 69°55'17" Chord; N44°05'17"W 21.20 feet; thence N89°02'55"W 817.57 feet; thence along the arc of a curve to the left with a radius of 223.00 feet a distance of 203.64 feet through a central angle of 52°19'17" Chord; S84°47'27"W 196.84 feet; thence S38°37'48"W 136.07 feet; thence along the arc of a curve to the right with a radius of 302.00 feet a distance of 84.11 feet through a central angle of 15°57'25" Chord; S46°36'30"W 83.84 feet; thence S54°35'13"W 53.02 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 21.16 feet through a central angle of 80°48'29" Chord; S14°10'58"W 19.45 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 482.22 feet (radius bears: S63°46'43"W) a distance of 64.93 feet through a central angle of 07°42'55" Chord; N30°04'44"W 84.88 feet; thence N38°40'00"E 250.43 feet; thence N37°17'21"W 136.31 feet; thence N20°25'28"E 252.12 feet; thence S89°00'18"E 62.18 feet; thence N01°03'56"E 50.00 feet; thence S88°58'16"E 162.15 feet; thence Northeast along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N01°01'37"E) a distance of 23.55 feet through a central angle of 89°57'14" Chord; N46°03'00"E 21.21 feet; thence S88°59'44"E 52.00 feet; thence Southeast along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S88°55'43"E) a distance of 23.57 feet through a central angle of 90°02'33" Chord; S43°57'00"E 21.22 feet; thence S88°58'16"E 83.99 feet to the West side edge of SCENIC POINT PHASE 2, on file and recorded in the office of Washington County Recorder as Entry No. 20230004107; thence along said Subdivision the following two (2) courses: (1) S01°04'17"W 192.63 feet; (2) S89°02'55"E 2,158.97 feet to the POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER'S OF ALL THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, PARCELS, AND EASEMENTS TO HEREAFTER BE KNOWN AS

BLACK RIDGE PHASE 2

SUBDIVISION PLAT

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS AND LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OF THE

RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS DAY OF _____, 20____, AT BOOK _____, PAGE ____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, 20____

WPP HURRICANE LAND, LLC

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

BLACK RIDGE PHASE 2

SUBDIVISION PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, T42 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE REQUEST OF:

WASHINGTON COUNTY RECORDER

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

ASH CREEK
SPECIAL SERVICE DIST.

THE HEREON ROADWAY DEDICATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS _____ DAY OF _____

SUPERINTENDENT
ASH CREEK, SPECIAL SERVICE DISTRICT

COMMUNITY DEVELOPMENT
DIRECTOR APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL ROAD WAY DEDICATION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____

COMMUNITY DEVELOPMENT DIRECTOR
HURRICANE CITY, UTAH

CITY ENGINEER APPROVAL

I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL ROAD WAY DEDICATION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS _____ DAY OF _____

CITY ENGINEER
HURRICANE CITY, UTAH

CITY ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE _____ DAY OF _____

CITY ATTORNEY
HURRICANE CITY, UTAH

LAND USE AUTHORITY APPROVAL

I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS ROADWAY DEDICATION PLAT AND APPROVED IT ON THE _____ DAY OF _____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

LAND USE AUTHORITY
CITY OF ST. GEORGE

TREASURER APPROVAL

I WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS ROADWAY DEDICATION PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

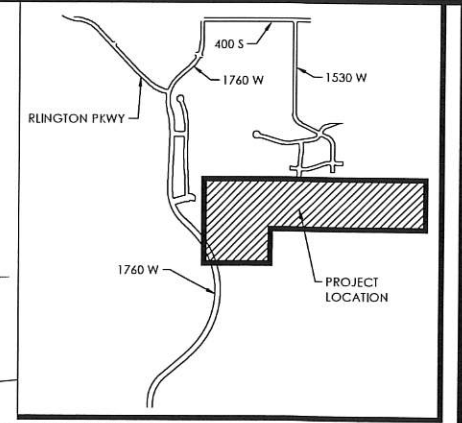
APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH

WE, THE CITY COUNCIL, OF THE CITY OF HURRICANE, UTAH, HAVE REVIEWED THE ABOVE ROADWAY DEDICATION PLAT AND HEREBY ACCEPT SAID ROADWAY DEDICATION PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO THIS _____ DAY OF _____

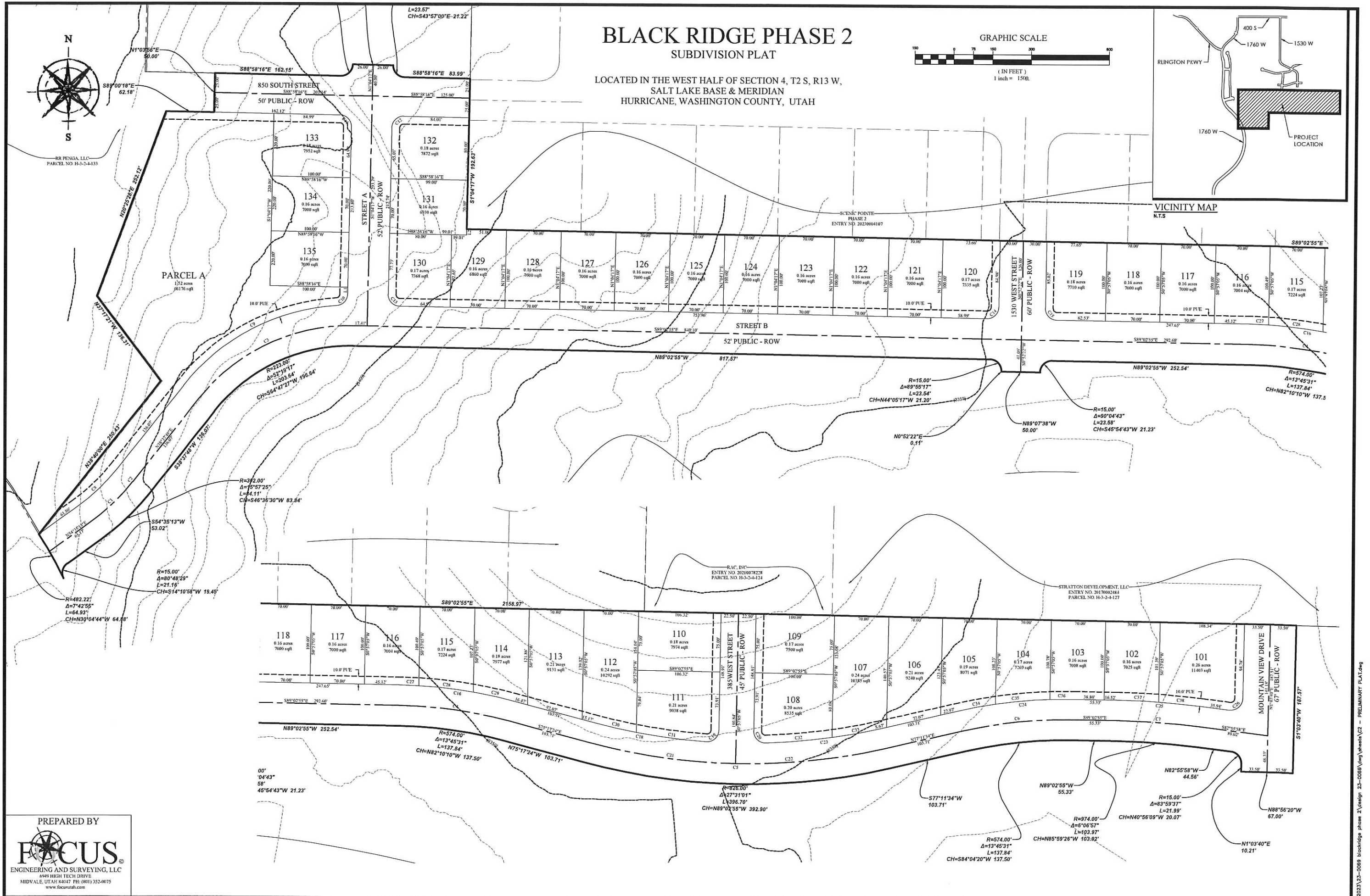
ATTNEY: CITY RECORDER
HURRICANE CITY, UTAH

MAYOR
HURRICANE CITY, UTAH

LOCATED IN THE WEST HALF OF SECTION 4, T2 S, R13 W,
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

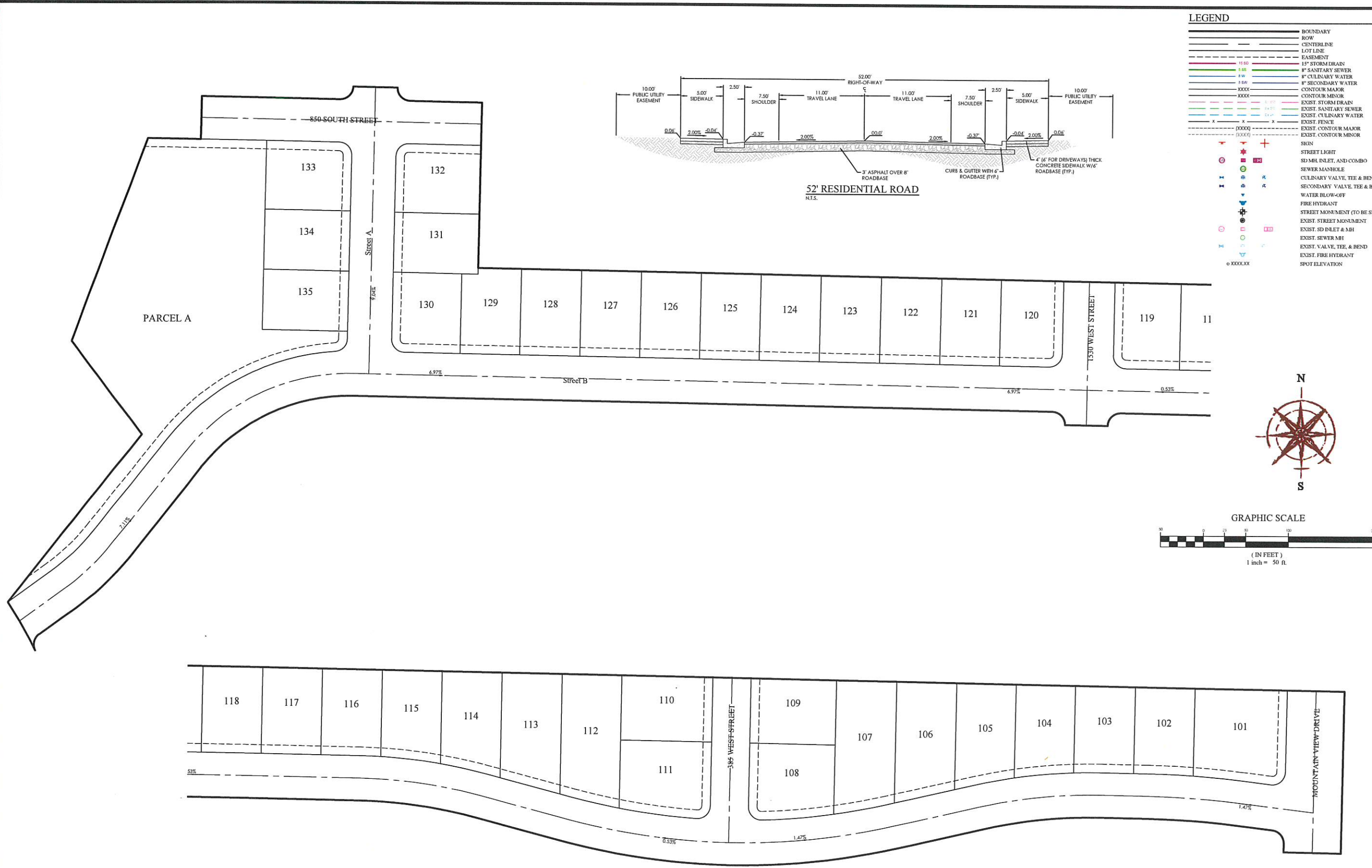


VICINITY MAP
N.T.S

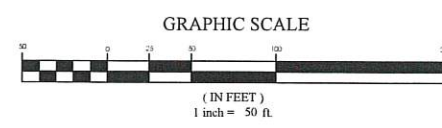


PREPARED BY

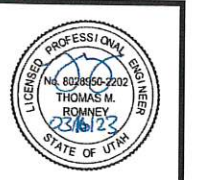
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - 15" STORM DRAIN
 - 8" SANITARY SEWER
 - 8" CULINARY WATER
 - 8" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH INLET, AND COMBO
 - SEWER MANHOLE
 - CULINARY VALVE, TEE & BEND
 - SECONDARY VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION



FOCUS
ENGINEERING AND SURVEYING, LLC
6945 HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 332-0075
www.focusutah.com

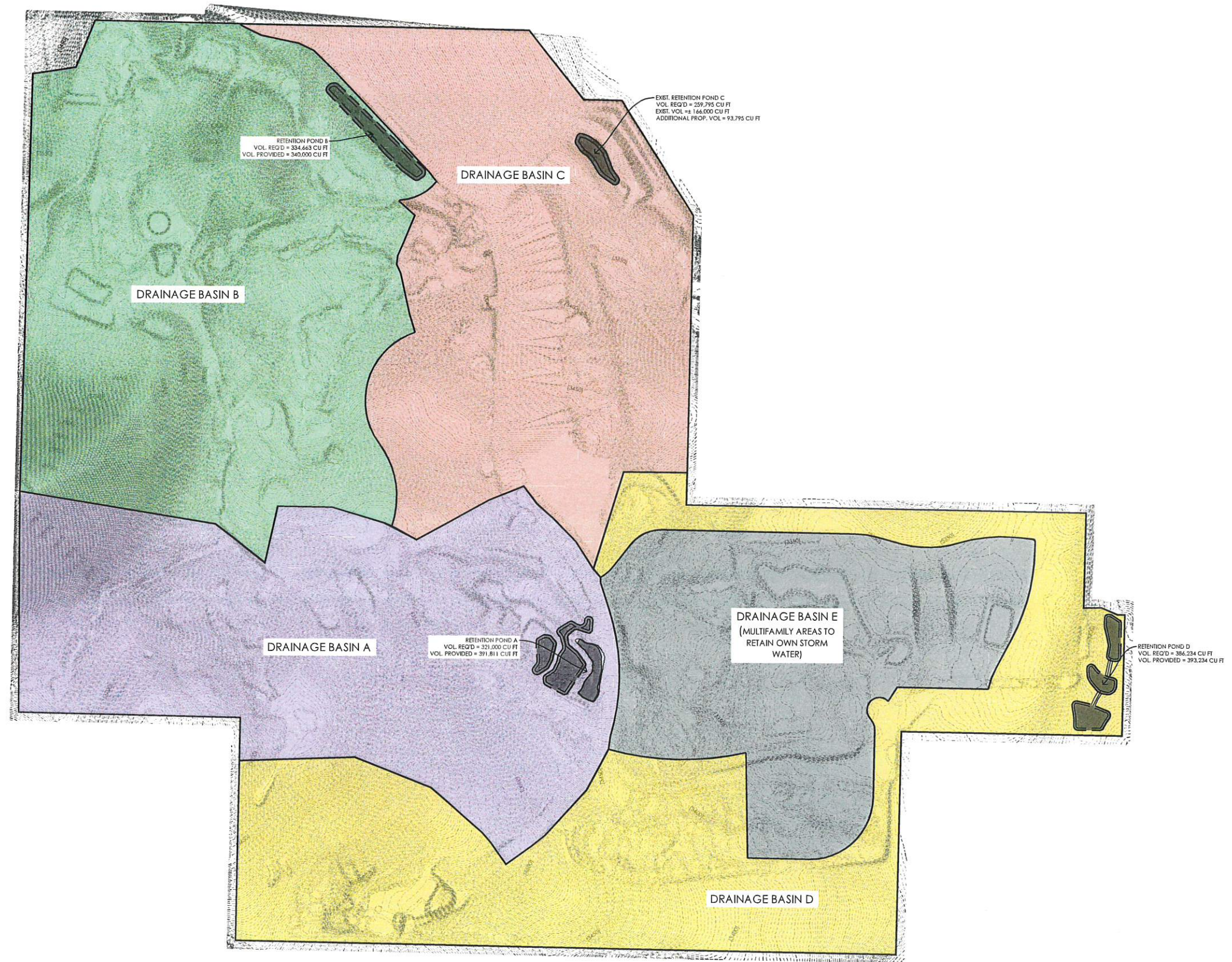
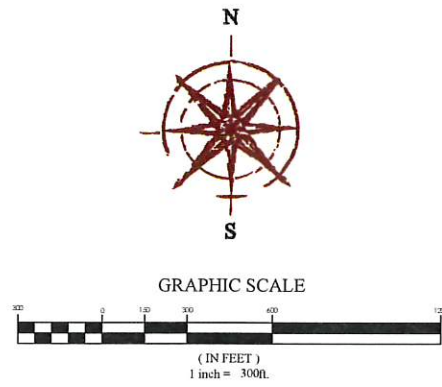


BLACK RIDGE PHASE 2
HURRICANE CITY, UT
ROAD GRADING & CROSS SECTION

REVISION BLOCK	
#	DESCRIPTION
1	
2	
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4	
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ROAD GRADING & CROSS SECTION	
Scale: 1"=50'	Drawn: MDH
Date: 03/16/23	Job #: 23-0069
Sheet:	
C3	



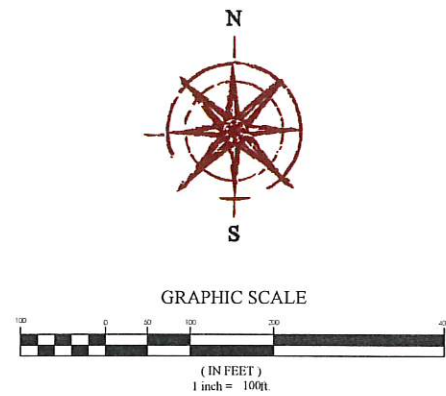
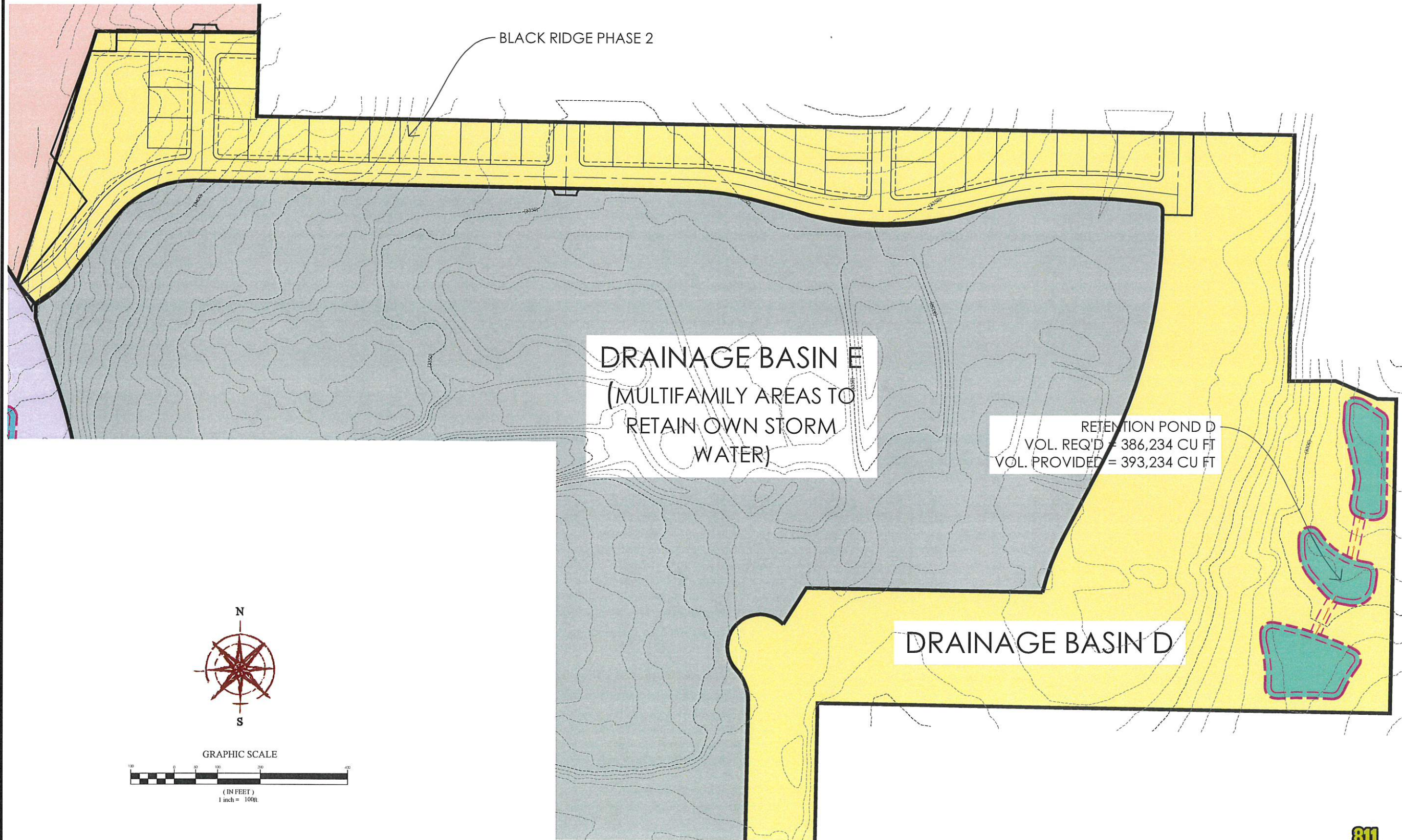


BLACK RIDGE MASTER STORM DRAIN MAP

HURRICANE, WASHINGTON COUNTY

3/16/2023

22-0118



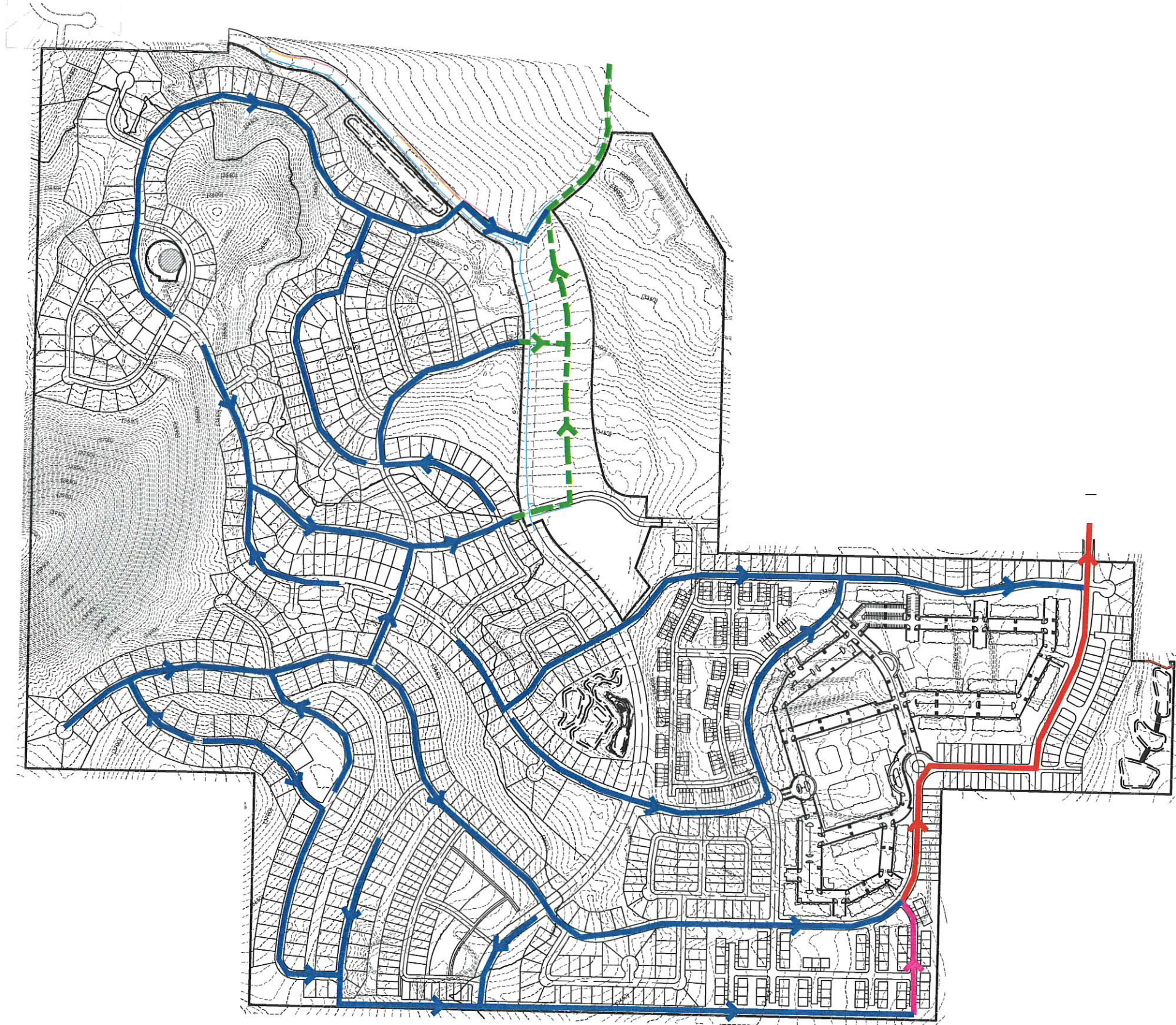
BLACK RIDGE PHASE 2
HURRICANE CITY, UT
PHASE 2 DRAINAGE PLAN

#	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

PHASE 2 DRAINAGE PLAN

Scale: 1"=XXX' Drawn: MDH
Date: 03/16/23 Job #: 23-0009
Sheet: C4.1





LEGEND

- 8" EXISTING
- 12" SEWER
- 10" SEWER
- 8" SEWER



GRAPHIC SCALE



(IN FEET)
1 inch = 300ft.



BLACK RIDGE MASTER PLAN HURRICANE, UT SEWER EXHIBIT

#	DATE	DESCRIPTION
1		
2		
3		
4		
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6		

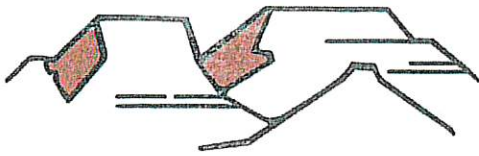
SEWER EXHIBIT

Scale: 1"=300' Drawn: DCJ
Date: 2/14/23 Job #: 22-0118
Sheet:

SEWER EX.



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

Plat

For office use only: \$200.00 Fpp
File No. 2023-PP-12-
Receipt No. 8-167404

Name: SKY RANCH PHASE 6 L.C. Telephone: 801-776-8111

Address: 476 HERITAGE PARK BLVD. Fax No. _____

Email: dino@durbano-group.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: approx 4500 South 1200 West (adjacent to existing Sky Ranch Ph IV

Tax ID of Subject Property: H-3403-C-2 AND 3403-C-5-HV Zone District: RA-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The property owner is proposing 18 lots from 1.5-2.5 acres each with a taxiway easement between the homes for airplane traffic

This application shall be accompanied by the following:

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

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

(Office Use Only)

Date Received: _____ Received by: _____

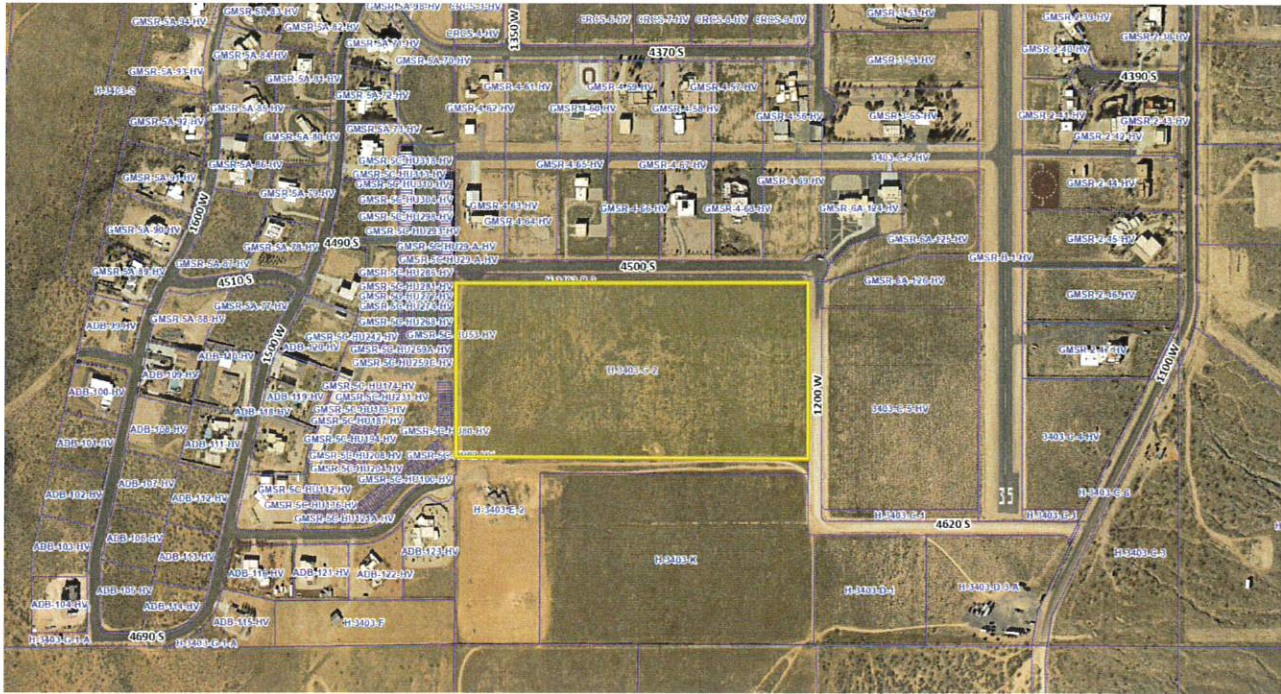
Date application deemed to be complete: _____ Completion determination made by: _____



STAFF COMMENTS

Agenda Date:	04/13/2023
Application Number:	2023-PP-12
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Sky Ranch Phase 6 LC
Agent:	
Request:	Approval of a Preliminary Plat
Location:	Approximately 4500 S 1200 W
Zoning:	RA-1
General Plan Map:	Rural Residential

Discussion: The applicant is proposing a 14 lot single family subdivision immediately south of Sky Ranch. Lots 1-4 are not within Hurricane City boundaries and should not be considered to be part of this application, they will have to be approved by Washington County. The applicant intends for this subdivision to be intertwined with the Sky Ranch subdivision and is proposing a taxiway access to their private airport.



JUC Comments

Public Works: No sewer. No power. No water. Drainage?

Water: Water and water lines will need to be reviewed and detailed plans presented before development.

Power: The proposed subdivision is located in an area of the City that does not presently have available capacity to serve additional units, which determination is based on a third-party analysis of the power circuit that provides power to this area (attached). The lack of capacity in the area will be resolved after (1) the substation currently under construction at 1300 South is completed and (2) the City installs transmission lines to the new substation. The Power Department is actively working on this issue, but the completion date for these two projects is uncertain. However, after these two projects are complete, the capacity issue will be resolved but the hurdles of connecting the new developments to the new substation will still exist. The Developer will still be required to construct distribution lines from the substation to its new development. The Bench Lake PID was approved to finance the construction of a new powerline extending south on the west side of Copper Rock to service a well site south of the proposed subdivision. The preferred method to deliver distribution lines to the proposed subdivision would be to tie onto the PID-constructed power line after it is built. The PID has been slow to act and there are no pending plans to construct the power line. Alternatively, the Developer could upgrade the existing distribution lines that service the Moccasin Flats subdivision on the east side of Sky Ranch and bring power in through that route. The Developer will be responsible for all associated costs and securing rights-of-way to construct the distribution lines. The Power Department's position is that public facilities to deliver power are not currently in place and, because of the several hurdles described above, there is not a confirmed plan that will timely provide the necessary services at the established level of service.

Sewer: Sewer is being connected to a dry line. Septics will need to be installed and utilized until the sewer is live. Septics will need to be abandoned when the sewer is live.

Engineering: Engineering would recommend that this entire subdivision be annexed into the City. 4620 S should be improved with the proposed subdivision. Roadway and utility ownership is ambiguous, the existing water line is the Washington County Water Conservancy District. Will the proposed new street be a continuation of 4620 S? Proposed streets should match Hurricane City standard sections. See Hurricane standard 3.2.4.5 1200 W, 4500 S and 4620 S appear to create a single dead ended roadway and there isn't a proposed cul-de-sac turnaround. Another north-south roadway should be coordinated with the property to the south.

Streets: Taxiway over a public road?

Fire: Turnarounds required on 4500 S and 4620 S. Hydrant spacing 500'. Water pressure is an issue.

WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees. Must hook to Hurricane Water.

Phone: Add Centurylink notes for construction drawings

Cable: No comment

Staff Comments: Preliminary Plat

1. The zoning on this property is RA-1, residential-agriculture one unit per acre, all proposed lots meet this code
2. **Connectivity:** The applicant is proposing a new city street on property that is not owned by the applicant but is the logical placement of a roadway in this area connecting into existing 4620 S. The applicant will need to work with adjacent property owner to ensure the roadway plan can be accomplished.
3. Existing street 4500 S is a county road and staff is unsure if this is intended as a city road or a mix of county and city roadway.
 - a. As a city roadway 4500 S will have to be brought up to city standards including curb, gutter and sidewalk. The applicant may be eligible for a rural road cross section, but would need City Council approval, see [Hurricane City Code 7-2-2 \(B\)](#)
4. Staff has concerns about having a taxiway easement over a City street. This has been discussed between the applicant and staff but no resolution has been reached at this time. Generally, staff anticipates that the impact of a taxiway will be minimal and the road is anticipated to only be used by local traffic.
5. Utilities:
 - a. Hurricane City Code 10-37-4 states:
 - i. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other*

similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.

b. Hurricane City Code 9-6-3 states:

- i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
- ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*

- c. The adequacy of public facilities to support the proposed development is in question. The Power Department has stated that the City's power grid is inadequate to support all of the development planned in this area. Hurricane water has also expressed concerns about the adequacy of water infrastructure in the area to support this development, citing the need for an additional tank, water lines, and looping. See JUC comments regarding the limited capacity to supply power and water to this area. . "A proposed development **shall not be approved** if demand for public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development." Hurricane City Code 9-6-3(B) (emphasis added). "The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services." HCC 10-37-4. "The City may disapprove a proposed development if demand for public services exceeds accepted levels of service." HCC 10-37-4. The Planning Commission and City Council should carefully consider whether the infrastructure and public facilities necessary to support this proposed development satisfies the requirements of the Code as explained in this section. **If not enough information is available for the Commission or Council to make a finding regarding the adequacy of public facilities, then more information or analysis should be requested from the applicant or City staff, as applicable, before acting on the application.**

- d. Staff also has an increasing concern about water availability in the area as well, and full water models will need to be provided to justify each subdivision. Hurricane City's water engineer has provided a map that shows this area as Limited Culinary Distribution Capacity area.
- 5. Will serve letters have not been provided from the culinary and sanitary water providers
- 6. A note has not been added to the plat indicating whether the property is in a tortoise take area

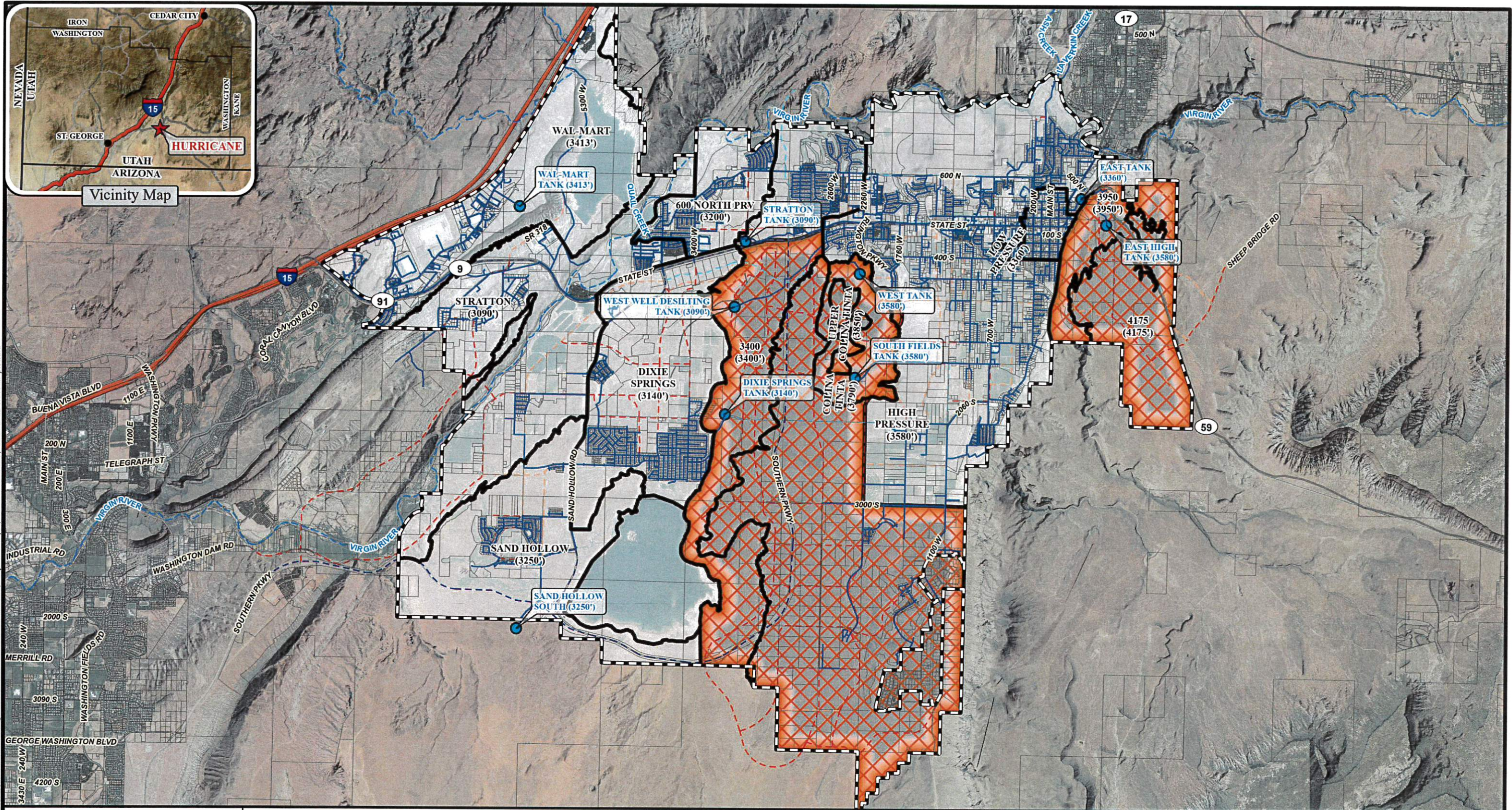
Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends that the application for a preliminary plat be denied due to

- 1. Inadequate facilities in the area
- 2. Lack of information with regards to city streets
- 3. Will serve letters have not been provided from the culinary and sanitary water providers

MAX LOAD - 3.77 MW ON CW101
MAX CURRENT T-1 520 AMPS

— overhead
--- underground





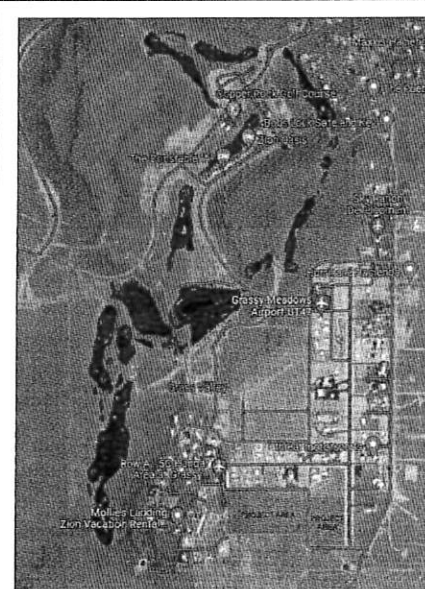
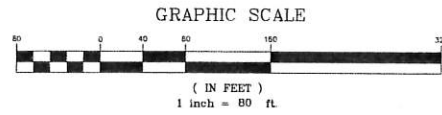
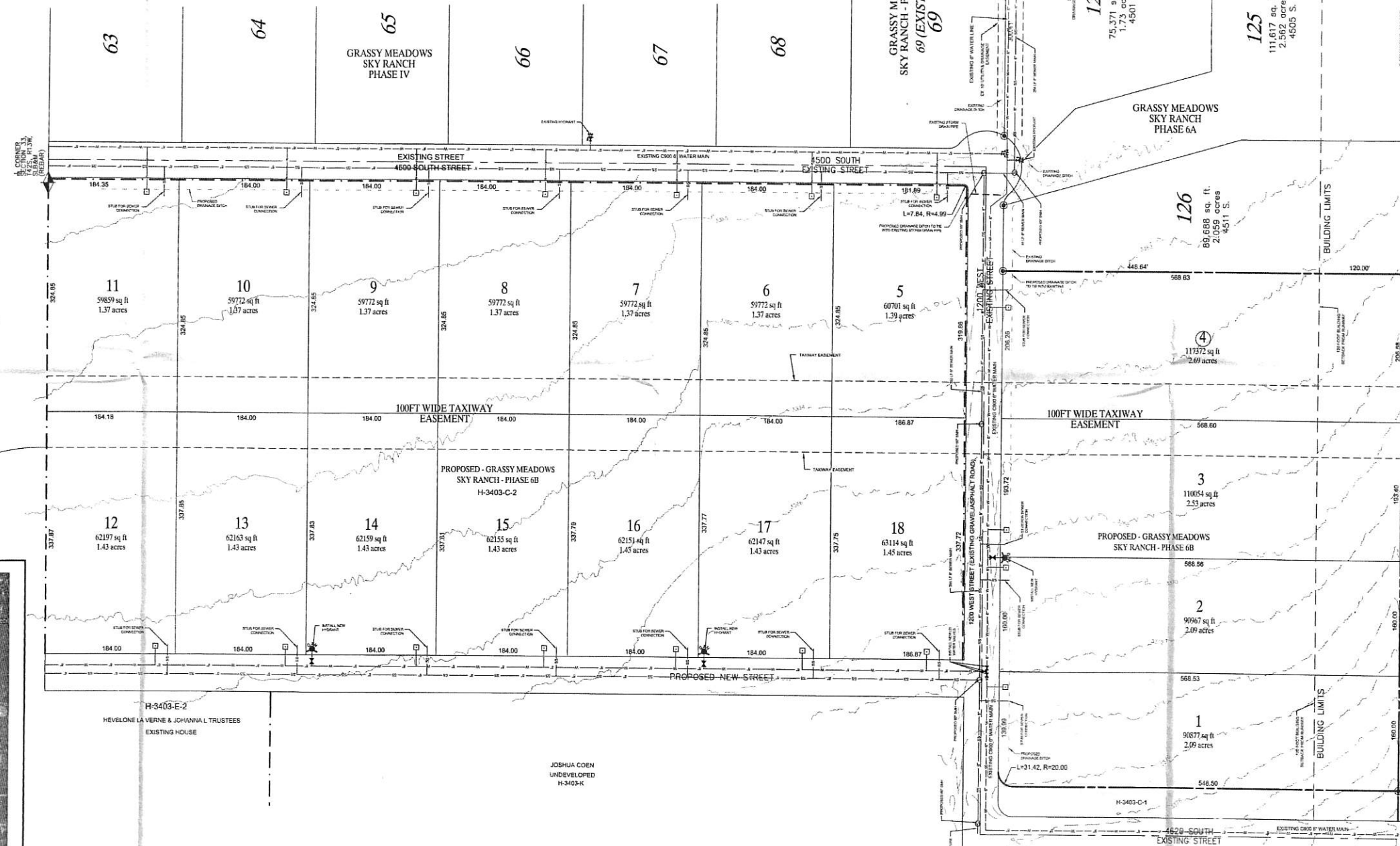
SITE DATA

OWNER OF PARCEL: FERNWOOD LLC. SKY RANCH PHASE 6 LLC
PARCEL NUMBERS:
3403-C-5-HV AND H-3403-C-2

CURRENT ZONING: RA-1

TOTAL AREA: 10.71 ACRES AND 19.62 ACRES
PROPOSED LOTS 18

OWNER OF PARCEL: FERNWOOD LLC, SKY RANCH PHASE 6 LLC
PARCEL NUMBERS: 3403-C-5-HV AND H-3403-C-2
CURRENT ZONING: RA-1
TOTAL AREA: 10.71 ACRES AND 19.62 ACRES
PROPOSED LOTS 18

VICINITY MAP
SKY RANCH DEVELOPMENT

FAA APPROVED 4400' LIGHTED AND PAVED RUNWAY

GMSR-B-1-HV
SKY RANCH DEVELOPMENT INC.

GRASSY MEADOWS SKY RANCH-PHASE 6B
HURRICANE, UTAH

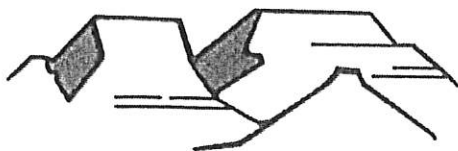
PRELIMINARY PLAN
LOCATED IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SLB&M

DESIGN BY	RRP
DATE	01/17/2023
FILE NAME	SKY 6B

24" x 36" SCALE 1" = 80'
12" x 18" SCALE 1" = 160'

1 OF 1

[illegible]



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee
File No. 2023-PSP-09
Receipt No. _____

Name: VR Properties LLC Telephone: 417-849-0996
Address: 1729 E Kramer St, Mesa, AZ 85203 Fax No. _____
Email: vrproperties10@gmail.com Agent Email: cpearce23@gmail.com
Agent (If Applicable): Chris Pearce Telephone: 602-531-9884
Address/Location of Subject Property: 83 E State, Hurricane, UT 84737
Tax ID of Subject Property: _____ Zone District: _____
Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Nightly Vacation Rentals

This application shall be accompanied by the following:

- ___ 1. A vicinity map showing the general location of the project.
- ___ 2. Three (3) copies of a site plan showing:
 - ___ Topography showing 2' contours, identification of 30% or greater slopes.
 - ___ The layout of proposed uses.
 - ___ Location of open space when applicable.
 - ___ Proposed access to the property and traffic circulation patterns.
 - ___ Adjoining properties and uses.
 - ___ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ___ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- ___ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ___ 5. A phased development plan if applicable.
- ___ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- ___ 7. Signed and notarized Acknowledgment Water Supply (see attached)

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

(Office Use Only)

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



STAFF COMMENTS

Agenda Date:	04/13/2023
Application Number:	2023-PSP-09
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	VR Properties LLC
Agent:	Chris Pearce
Request:	Approval of a Preliminary Site Plan
Location:	83 E State
Zoning:	GC
General Plan Map:	Downtown

Discussion:

The applicant is proposing five new cabins to be added to the existing Pearce Cabins vacation rental development. This project is located on 100 E and State St across from the Maverik station. Phase 1 of the project is completed but is currently operating without a business license.

JUC Comments

Due to the applicant not initially turning in a sufficient site plan JUC comments are due April 12th, 2023. This report will be updated and emailed to the Planning Commission and the applicant once those comments are complied.

The following items will need to be addressed:

1. **Power:**
2. **Sewer:**
3. **Street:**
4. **Water:.**
5. **Engineering:.**
6. **Fire:**
7. **Phone:.**
8. **Gas:**



Staff Comments: Preliminary Site Plan

1. The property is zoned General Commercial. Vacation Rentals are a permitted use in this zoning as substantially similar to a hotel/motel use.
2. **Parking:** Per HCC 10-34-10 the parking requirements for this use are:

Hotel	2 spaces plus 1 space per living or sleeping unit
-------	---

The only parking shown on their plan is one ADA stall. Per this code seven new parking spaces are required

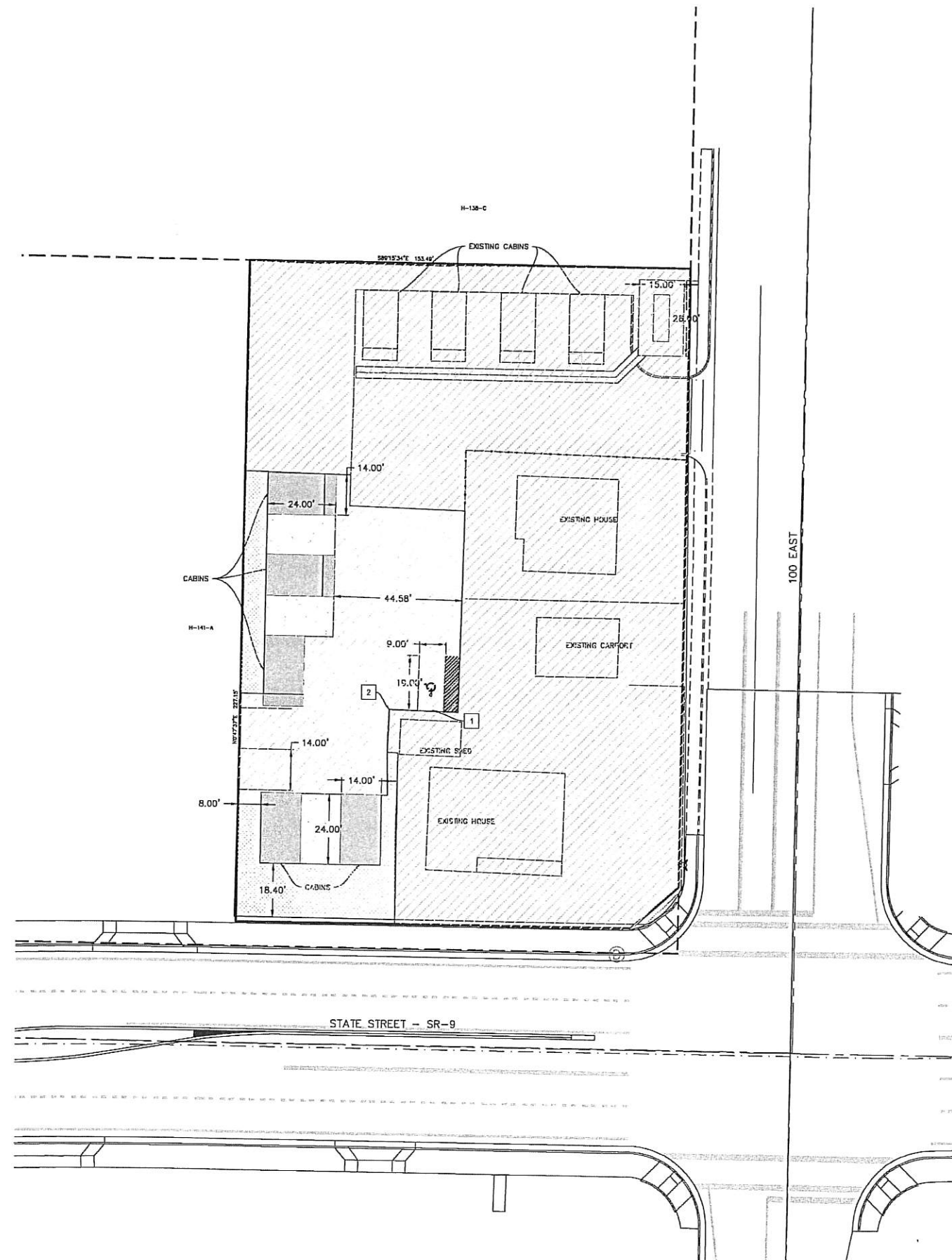
3. **Landscaping:** The applicant has turned in a landscaping plan, this plan does not conform to HCC 10-32-5:
 - a. *Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:*
 - b. *A ten-foot wide landscaped area on any commercial development.*
 - c. *At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.*

Space for this landscaping buffer exists as can be seen on the plans but is labeled as “detention”. Landscaping the frontage along SR-9 is required according to the standards listed above. While not explicitly shown on the plans, HCC 10-32-11 prohibits the planting of grass outside of active recreation areas. There are examples on non-functional grass in phase 1 that will not be permitted to be expanded upon

4. The vacation rental cabins shown on the plans are required to be rated as habitable by the International Building Code and meet commercial lodging standards.
5. *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*
6. Under Hurricane City Code 24-hour on-site management is required for short-term rental complexes with four or more units. The applicant has stated that they have a manager living in a house on site. Staff has concerns about this as the house is currently listed as a short-term rental on vacation rental sites and has had recorded stays within the past 30 days.
7. Phase 1 of Pearce Cabins is currently operating without a business license, per HCC 10-9-6:
 - a. *Withhold permits. The City may deny or withhold all permits, certificates, or other forms of authorization pertaining to any land or improvements when an uncorrected violation exists pursuant to this title or to a condition or qualification of a permit, certificate, approval or other authorization previously granted by the City Council, Planning Commission, Appeals Board, or other City officer. The City may, instead of withholding or denying an authorization, grant such authorization subject to the condition that the violation be corrected. The provisions of this section shall apply regardless of whether the original applicant or current owner is responsible for the violation in question.*

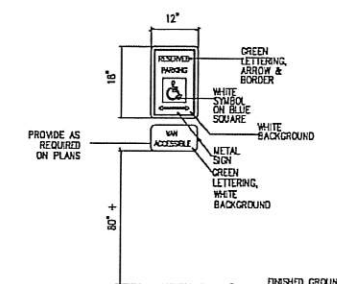
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend denying or tabling this application until a business license is issued for phase 1 and the items regarding parking, landscaping, and onsite management are addressed.

CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

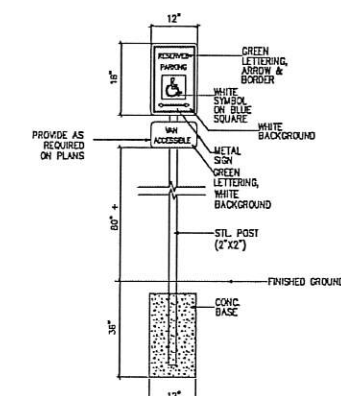


1 INSTALL ACCESSIBLE SIGN
2 CMU BLOCK WALL

	EXISTING IMPROVEMENTS
	PROPOSED ASPHALT
	LANDSCAPE AREA
	CONCRETE PARKING AREA
	PROPOSED CABIN



BUILDING MOUNT
ACCESSIBLE SIGN DETAIL
N.T.S.



ACCESSIBLE SIGN DETAIL
N.T.S.

REVISIONS

P RATT 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

**SITE & DIMENSION
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE**
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T42 S, R14 W, S16BM

FILE NAME:	19050491
DATE:	3/28/2023
CHECKED:	
SCALE:	1"=20'

SHEET
2
OF

DRAINAGE NOTES

DRAINAGE SUMMARY:

AREA: 0.218 AC				
SOIL TYPE: C				
REFERENCE: HURRICANE 3-HR STORM PER MANUAL				
BASIN:	CN	TC (MIN)	Q10 (CFS)	Q100(CFS)
PRE	79	27.20	0.01	0.1
POST	94	23.08	0.18	0.45

DETENTION REQUIRED TO MITIGATE INCREASES, VOLUME REQ'D = 716.39 CU.FT.
DETENTION PROVIDED = 749 CU.FT.

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- EXISTING CONTOUR LABELS
- PROPOSED CONTOUR LABELS
- GRADE BREAK

GRADING & DRAINAGE

CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

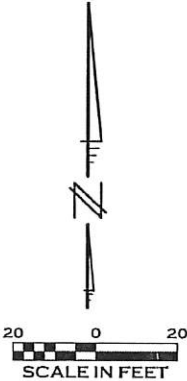
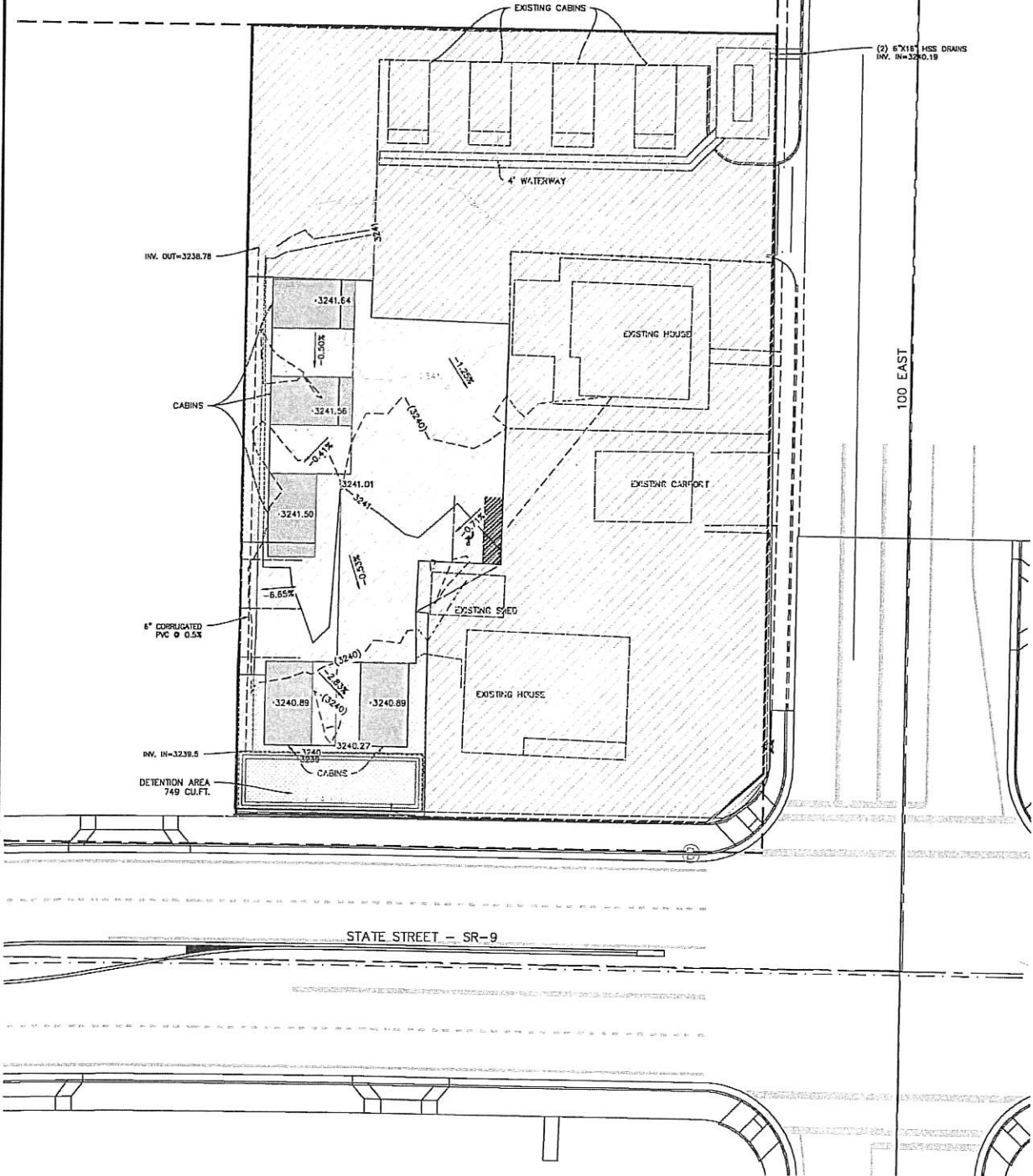
REVISIONS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST SUITE 3, HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-5329

GRADING & DRAINAGE
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T.42 S. R.14 W. S.1 B.M.

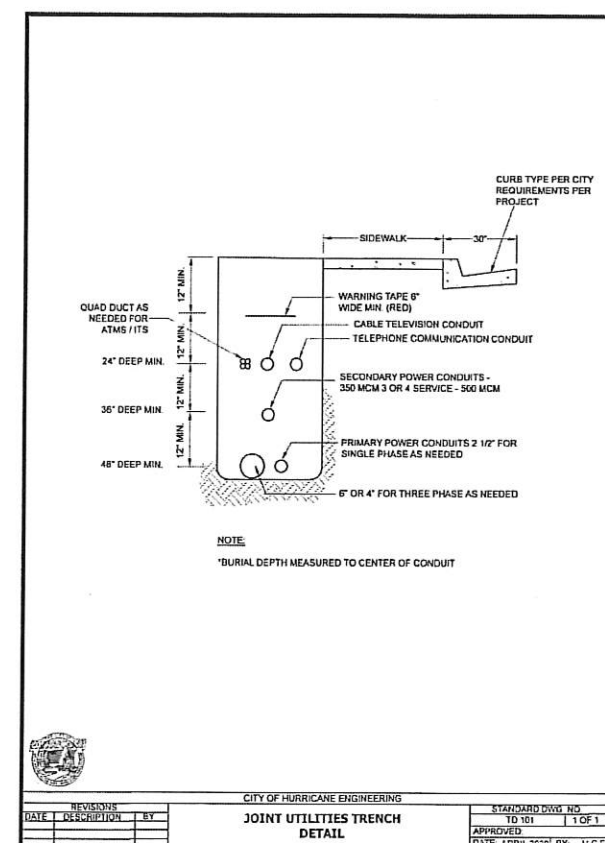
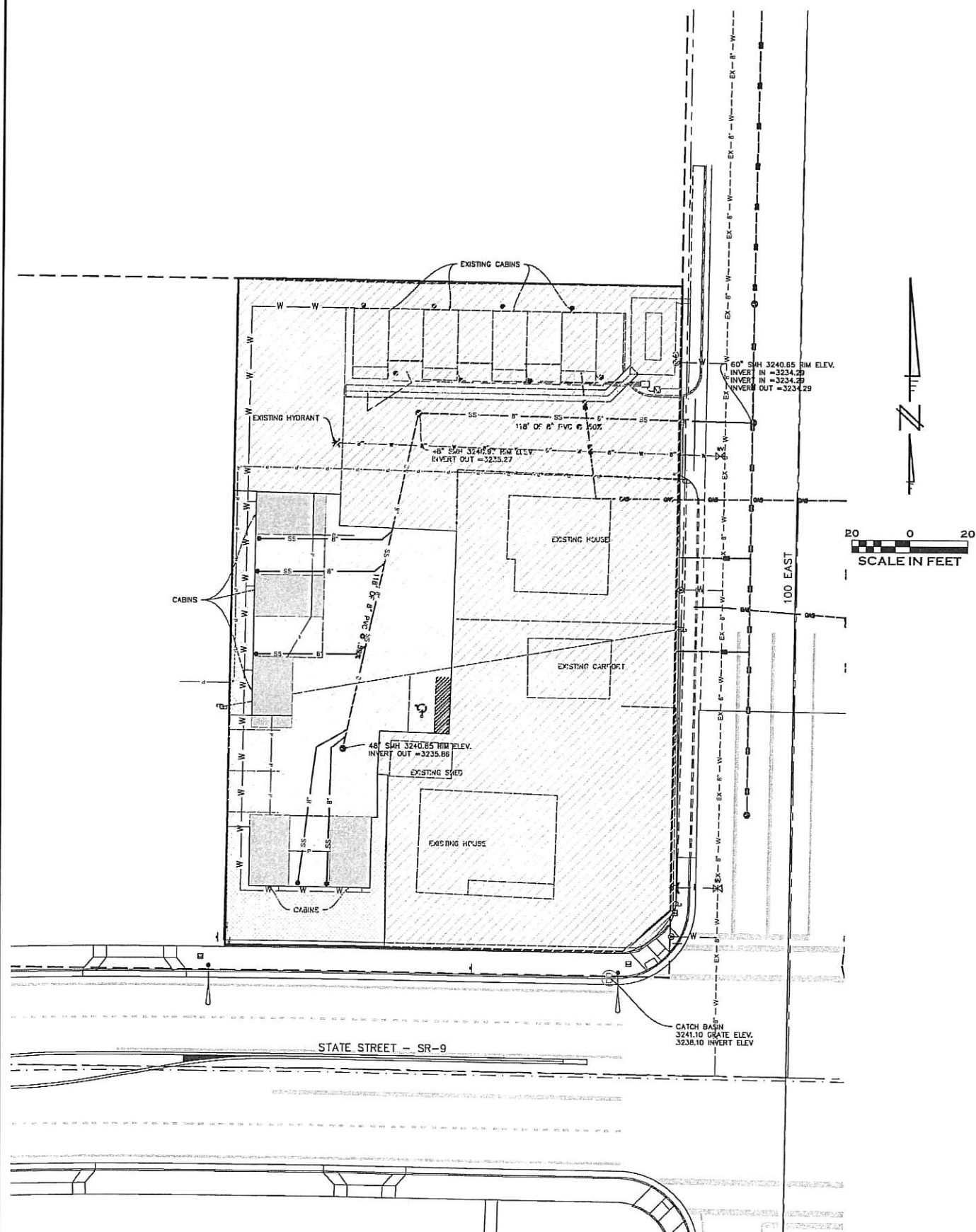
FILE NAME:
19050491
DATE:
3/28/2023
CHECKED:
SCALE:
1"=20'

SHEET
3
OF 6



CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH

--- SS --- SS --- SS ---	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
--- SS --- 4' ---	NEW SEWER LINE
--- W --- W --- W ---	8" PVC WATER LINE
	8" x 4" WATER METER
	FIRE HYDRANT
--- P --- P --- P ---	POWER
	WATER VALVES
--- GAS --- GAS ---	GAS LINE
	BACKFLOW PREVENTER
	SEWER CLEANOUT

[illegible]

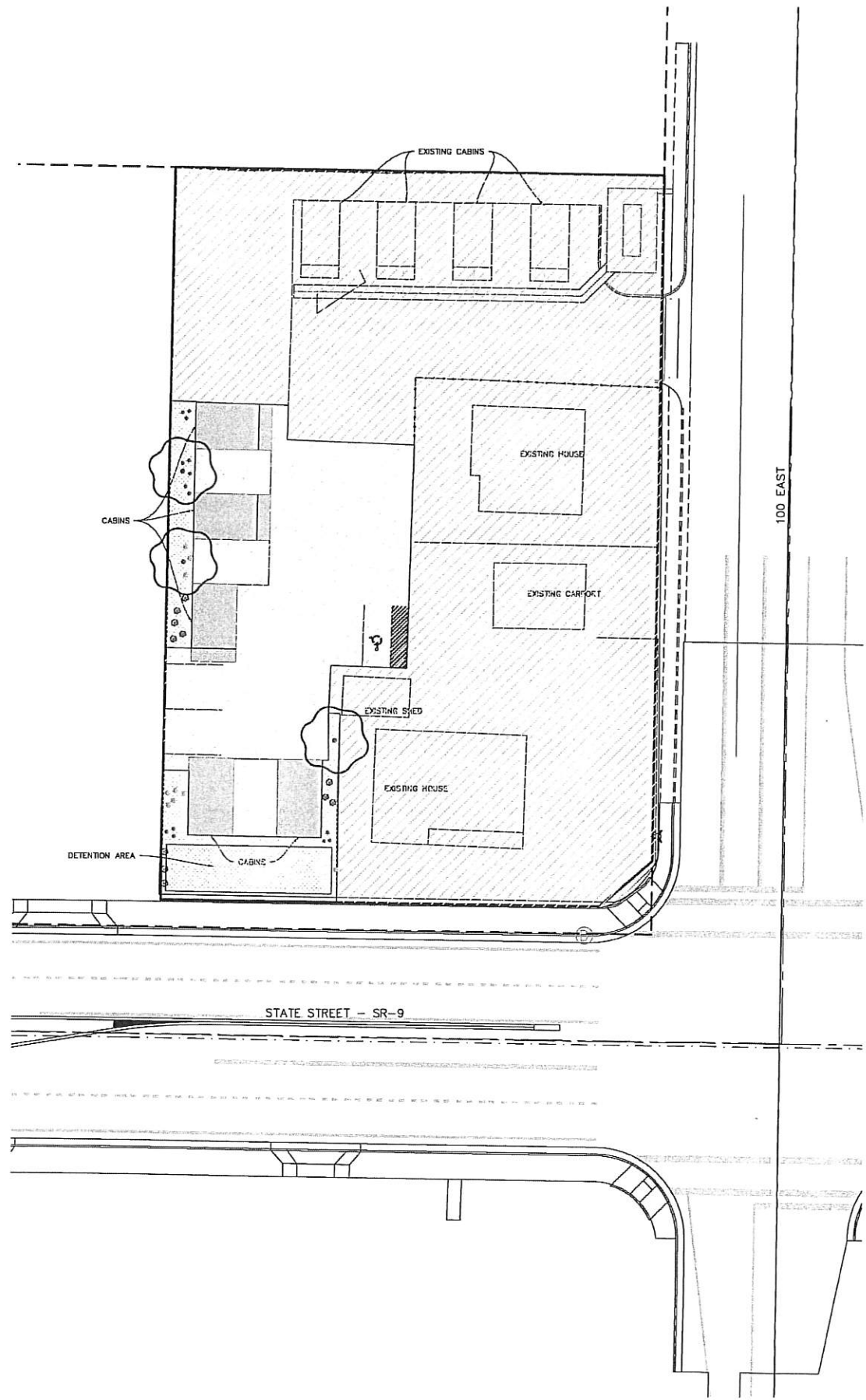
PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3 • HURRICANE, UTAH 84737

UTILITY PLAN
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3, T42S, R14W, S1, B6M.

FILE NAME:	1905-0491
DATE:	3/28/2023
CHECKED:	

SCALE:
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SHEET
4
OF 6



PARKS DEPARTMENT NOTES

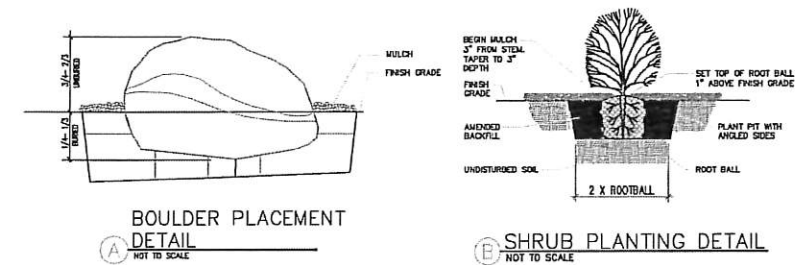
ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION SHALL BE INSTALLED AND MAINTAINED BY DEVELOPER/OWNER AND IS NOT THE RESPONSIBILITY OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

LANDSCAPE NOTES

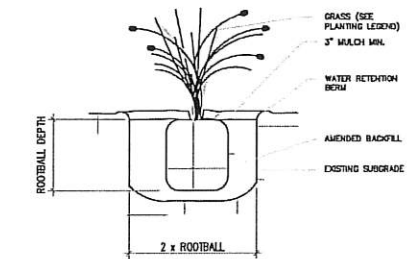
1. VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL PLANT MATERIAL SHALL BE HEALTHY STOCK, FREE FROM DISEASE AND DISFIGUREMENT, HAVING FULL NATURAL SHAPES.
3. PLANT MATERIAL SHALL BE THE SAME SIZE (OR LARGER) AS DESCRIBED IN THE PLANT LEGEND.
4. ALL PLANT MATERIAL TO BE PLANTED ACCORDING TO THE DETAILS.
5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT MEETS CITY CODES. TREES AND SHRUBS TO BE IRRIGATED WITH A DRIP SYSTEM.

LANDSCAPE & LIGHTING

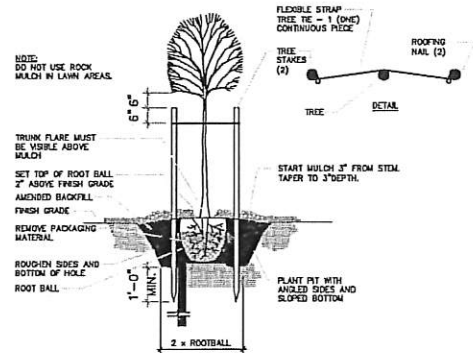
CHRIS PEARCE
PEARCE CABINS PHASE 2
CITY OF HURRICANE,
WASHINGTON COUNTY, UTAH



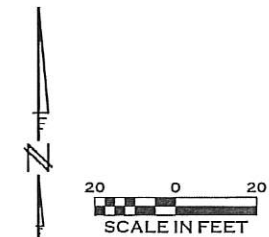
PLANTING LEGEND



ORNAMENTAL GRASSES PLANTING



TREE PLANTING AND STAKING



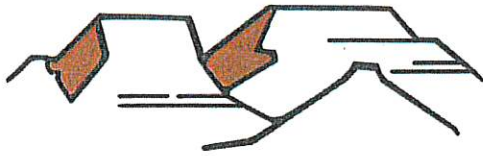
NO.	DATE	APPROVED BY	REMARKS

PRAT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 200, HURRICANE, UTAH 84757
TEL: (435) 635-5785 FAX: (435) 635-2329

LANDSCAPE & LIGHTING
PEARCE CABINS PHASE 2
FOR
CHRIS PEARCE
CITY OF HURRICANE, WASHINGTON COUNTY, UTAH
LOCATED IN SECTION 3 T42S R14W S16E4

FILE NAME:
19050491
DATE:
3/28/2023
CHECKED:
SCALE:
1"=20'

SHEET
5
OF 6



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

CONDITIONAL USE PERMIT

For office use only: \$250.00 Fee
File No. 2023-CUP-08
Receipt No. 8-167482

APPLICATION & SUBMITTAL CHECKLIST

Name: Enhanced Home Builders Telephone: _____
Address: PO 604, Hurricane, UT 84737 Fax No. _____
Email: enhancedhomesofutah@gmail.com Agent Email: _____
Agent (If applicable): _____ Agent's Phone: _____
Address of Subject Property: 292 S. 1150 W. Hurricane, UT 84737
Tax ID of Subject Property: H-3-1-33-2215 Zone District: RA-0.5
Proposed Conditional Use: (Describe, use extra sheet if necessary) GREATER HEIGHTS

This application shall be accompanied by the following:

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

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

(Office Use Only)

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

Agenda Date:	04/13/2022
Application Number:	2023-CUP-09
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Enhanced Home Builders
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	292 S 1150 W
Zoning:	RA-0.5
General Plan Map:	N/A

Discussion: The applicant proposes constructing an approximately 1800 sq. ft. and 26'2 1/2" tall garage/ADU. Hurricane City Code (HCC) 10-14-4 allows the maximum square feet and height of an accessory building to be 2,000 sq. ft. and 20' tall. A property owner may apply for a conditional use permit to build a taller and larger building. The standards to obtain a conditional use permit are as follows:

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

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section: ...

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

(1) The height may not be greater than two (2) stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.

(2) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.

f. Standards for greater size than permitted by this Code.

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

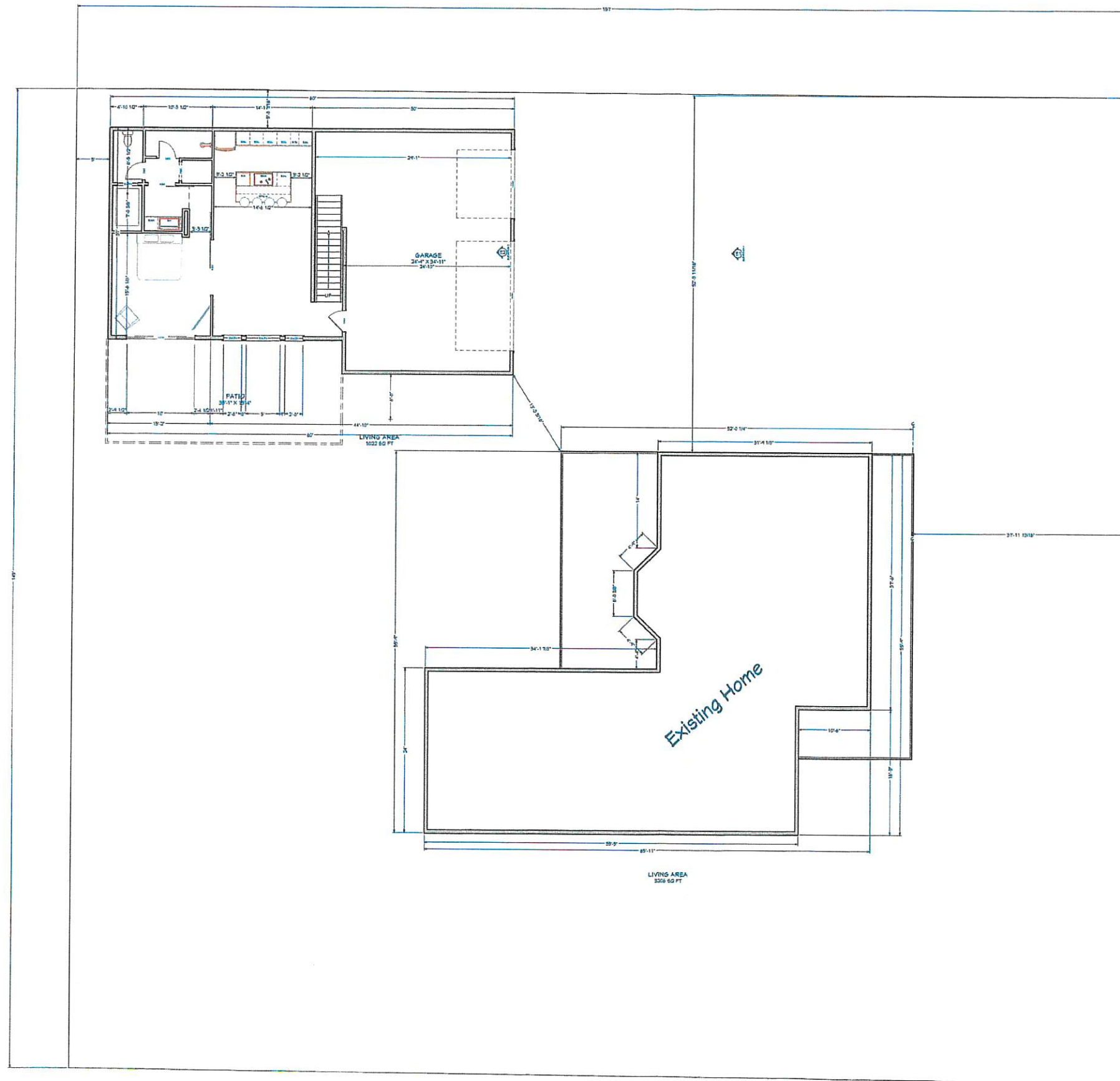
(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.

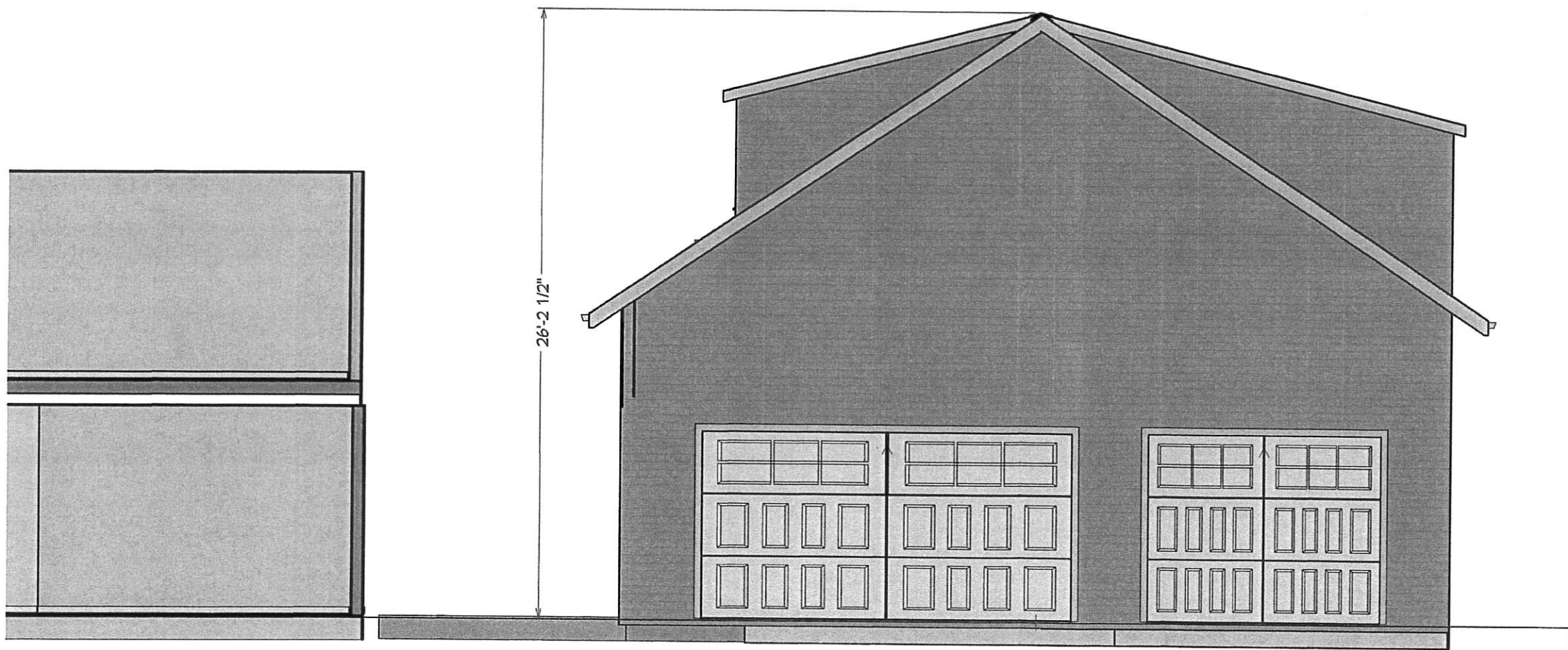
Findings:

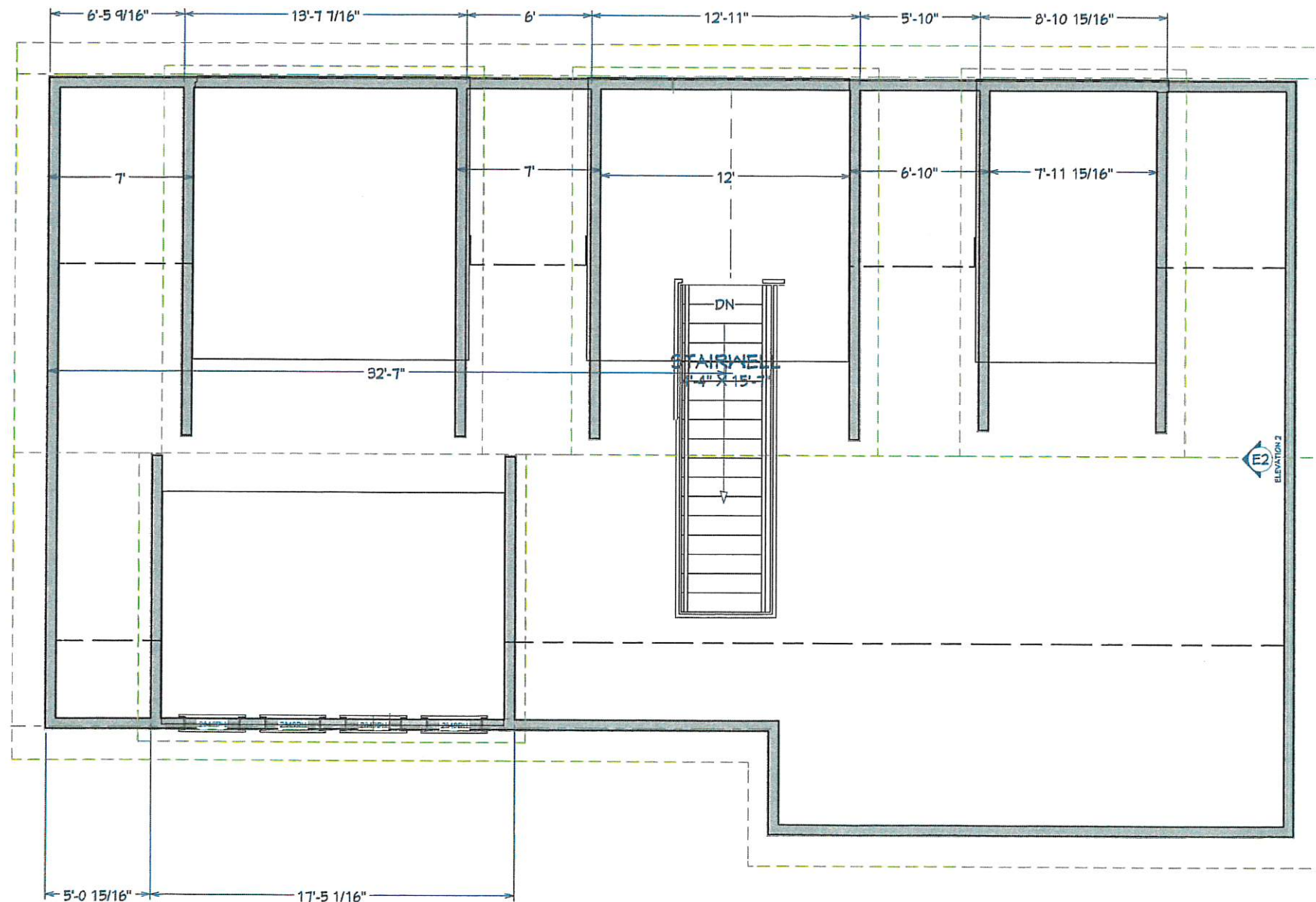
1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The building is setback at least 5' from all property lines

Recommendation: Staff recommends approval of the conditional use permit subject to staff comments.

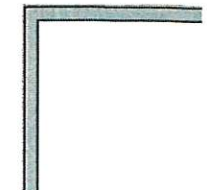


1150 West





LIVING AREA
1917 SQ FT



From: Treasa <treasa@pv-eng.com>
Sent: Tuesday, February 14, 2023 8:42 AM
To: Stephen Nelson; Fred Resch; Brienna Spencer
Cc: karl@pv-eng.com; kyle@pv-eng.com
Subject: Hideaway Ridge Phase 2
Attachments: [413-003 PRELIMINARY PLAT.pdf](#)

Stephen,

I am writing you to request an extension on the Hideaway Ridge Phase 2 Preliminary Plat (see attached plat). We are requesting to receive a 1 year extension from the current expiration date.

Thank You for your business,
Treasa Anderson
ProValue Engineering Secretary
Have A GREAT DAY!
Office: [435-668-8307](tel:435-668-8307)

Office Hours: Monday-Thursday 8 AM-5 PM
treasa@pv-eng.com



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. 2022-PP-06

Receipt No. 8-155131

Name: TIM & KEN EDEN Telephone: _____

Address: 1863 JAMES AVE STATE COLLEGE PA Fax No. _____

Email: _____ Agent Email: todd@millhavendevelopment.com

Agent (If Applicable): TODD TRANE Telephone: 801-369-4768
MILLHAVEN DEVELOPMENT

Address/Location of Subject Property: 1150 SOUTH ANGEL HEIGHTS DR

Tax ID of Subject Property: H-L-1-B Zone District: R1-15

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) SUBDIVIDE
4.04 ACRES INTO 3 LOTS. PHASE 2 OF HIDEAWAY RIDGE SUBD

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

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

SENSITIVE LANDS APPLICATION

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

Fee: \$

For Office Use Only:

File No. 2622-HIL-03

Receipt No. 8-155131

Name: TIM & KRIS EDEN Telephone: _____

Address: 1863 JAMES AVE ^{STATE} COLLEGE, PA Fax No. _____

Agent (If Applicable): TODD TRANE Telephone: 801-369-4768

Email: todd@millhavendevelopment.com Agent Email: _____

Address/Location of Subject Property: 1150 SOUTH ANGEL HEIGHTS DRIVE

Tax ID of Subject Property: H-L-1-B Zone District: R1-15

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

4.04 ACRES INTO 3 LOTS. PHASE 2 OF
HIDEAWAY RIDGE SUBD.

Other companion application submitted with the Development Plan:

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

Submittal Requirements:

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

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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



STAFF COMMENTS

Update 4/13/2023: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	04/17/2022
Application Number:	2022-PP-06 and 2022-HIL-03
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Tim and Kris Eden
Agent:	Todd Trane- MillHaven
Request:	Approval of a Preliminary Plat and Sensitive Lands
Location:	1150 S Angell Heights Dr
Zoning:	R1-15 PDO
General Plan Map:	Natural Open Space

Update:

The City has had a chance to review the updated application for sensitive lands phase one and two. Staff has sent an email to the engineer (inculded in this packet) with a couple of requests. At the time of this writing, staff has not received a response.

Discussion:

This is a preliminary plat and sensitive lands application for phase 2 of Hideaway Ridge with 3 new single family lots. Phase 1 of Hideaway Ridge was approved as Phase 2 of Cliff Shadow last year. This property is right up on the Hurricane Cliffs and as such there are many sensitive land concerns with this property that need to be addressed.

JUC Comments

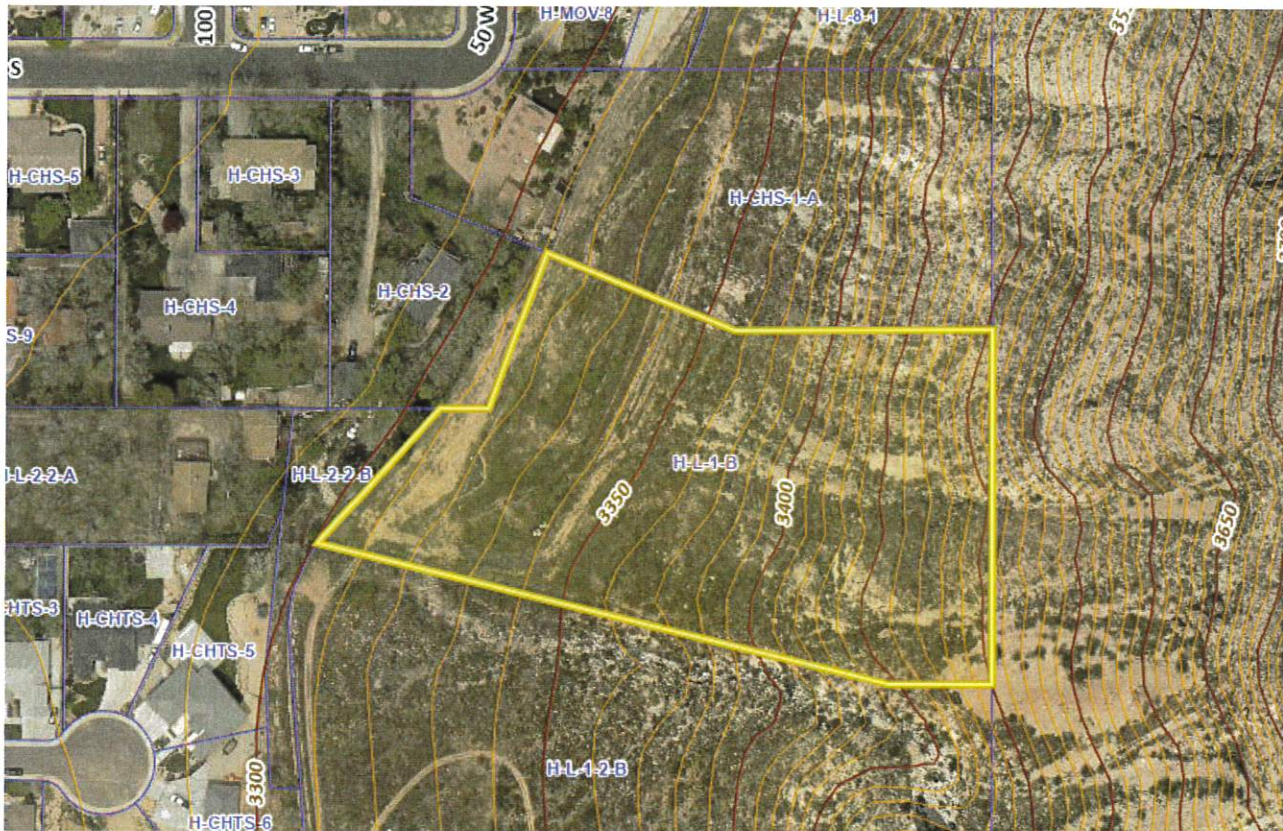
The following items will need to be addressed:

1. **Power:** Power is planned out for the area.
2. **Sewer:** Will be there with the other phases
3. **Streets:** No comments

04/17/2022

2022-PP-06
2022-HIL-03

4. **Water:** No problem
5. **Engineering:** Make sure cul-de-sac and water lines meet city standards on length. There is a fault line and geohazards that need to be noted on the plat. Need drainage plan.
6. **Fire:** Check the length of the cul-de-sac
7. **Cable/Phone/Gas:** No concerns.
8. **Water Conservancy:** No concerns.



Staff Comments: Preliminary Plat

1. Zoning is R1-15 . All proposed lots comply with zoning.
2. There is a canal located along the western boundary. They have proposed a 15' drainage easement to go in its place.
3. This property runs along the old Hurricane Canal. The city has plans for a trail to go along the old Canal path but it would end north of this property.
4. The property is not in a desert tortoise take area as posted on the plat
5. A will serve letter from the culinary and sanitary water providers has not been provided.
6. According to the Hurricane City Design Standards:
 - a. 3.2.4.5 CUL-DE-SAC STREETS A. Such streets shall not exceed six hundred (660') feet in length as measured from center of cross street to center of cul-de-sac. The turn-

04/17/2022

2022-PP-06
2022-HIL-03

around pavement radius shall not be less than forty (40') (50 feet at property line). Commercial pavement radii shall be no less than fortyfive feet (45 ') (55 feet at property line). No road shall be ended without a properly designed cul-de-sac turnaround unless otherwise approved by the City Engineer. Major collectors and higher order roads shall not be permanently dead-ended.

- b. Information has not been provided by the applicant on how long the overall cul-de-sac (coming in from phase 1) is. In previous iterations of this design, it was very close, however, it appears to be about 50'-150' too long.
- c. Staff is reviewing the application. Staff initially recommended that the road connects through to this property from the development to the south to allow the development of this property. Staff believes there are two conflicting codes at stake. One is cul-de-sac length as referenced above, the other within our subdivision code listed below. At the first review, we looked at the possibility of 160 W continuing north, but found that it was not likely feasible at the time with slopes, property lines, and current uses. Planning staff is discussing this conflict with engineering and fire to receive feedback.

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.

Sensitive Lands

- 1. The property proposed for development contains large sections of very steep slopes, with large areas of over 30%. Both lots 20 and 21 are over an acre in size, which is required for slopes that are this steep. However, so much of the area is over 30% (unbuildable) it is difficult to determine how much area they have to work with.

10-24-5: HILLSIDES AND RIDGE AREAS:

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

1. Slopes over ten percent (10%) which are:

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

04/17/2022

2022-PP-06
2022-HIL-03

2. *Soils Investigation Report: A soils investigation report which contains the following information:*

a. Nature, distribution and classification (unified soil classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten feet (10') deeper than the proposed excavations or to bedrock.

b. Strength of existing soils, bearing capacity of supporting soils, settlement estimates, collapse and shrink-swell characteristics, lateral pressures and trench excavation limitations.

c. Groundwater levels that may affect development and estimated elevation of high groundwater levels.

d. Appropriate laboratory testing for classification, consistency, strength and consolidation conditions.

e. Slope stability.

f. A written statement by the geotechnical engineer, civil engineer, or geologist preparing the soils report describing the general suitability of the site for the owner's intended use. The report shall identify soil constraints to development and shall state the professional opinion of the author as to whether the proposed development plan will mitigate and/or eliminate said constraints in a manner as to prevent hazard to life, hazard to property, and adverse effects. If the soil report prepared for a subdivision shows the presence of critically expansive soils, high water table, organic soils, liquefiable soils, collapsible soils, or other soil problems which, if not corrected, would lead to structural defects of the proposed buildings, damage to the building from the water, or premature deterioration of the public improvements, a soil investigation of each lot in the subdivision shall be required by the city.

3. *Geotechnical Report: A geotechnical and geological report subject to the standards and requirements provided therein.*

4. *Grading And Drainage Plan: A grading and drainage plan report which includes stormwater management, erosion, and grading plans describing the methods by which surface water, natural drainage, erosion and sedimentation loss, and hydrologic hazards that will be controlled during and after construction. The plan shall include the following information:*

a. The grading plan shall show present topography, including the location and depth of all proposed fills and cuts of finished earth surfaces, and/or use of retaining walls including height, using a contour interval of two feet (2') when grades are zero to twenty nine percent (0 - 29%) and five foot (5') contours when grades thirty percent (30%) and over.

b. The proposed area to be graded shall be clearly delineated on the plan.

c. All calculations and proposed details used for design and construction of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management or soil erosion control measures shall be shown. Drainage calculations shall determine runoff volume and peak discharge using the "rational method", "SCS curve number method", or appropriate equivalent. Data provided should include:

(1) Rainfall depth, duration and distribution;

(2) Watershed slope and drainage area delineation;

(3) Land condition of watershed surface;

(4) Topography of drainage area; and

(5) Soil descriptions in watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the universal soil loss equation or equivalent. Data to be provided should include factors of:

(A) Rainfall intensity and duration;

(B) Soil erodibility;

- (C) Land slope and length of slope or topography;
- (D) Condition of the soil surface and land management practices in use; and
- (E) Surface cover, grass, pavements, etc.

2. All of the lots are located on property that is a 10%-30+% slope.
3. The mapping is difficult to read for lot 21. That whole lower section should show an average slope area for the buildable area. It appears that it is in the high twenties, with large sections over 30%. Hurricane City code states that areas of 30% or more are unbuildable, with the exception of small out-cropping. Staff would like to see the building area average slope for each lot.

10-24-5 (C)(1) d. To determine required minimum lot size (subsection 10-24-6B of this chapter) the average natural grade of each proposed parcel shall be calculated, and indicated on the development plan. The average grade shall be determined by calculating the grade of the natural slope between two (2) opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty feet (150') apart, nor greater than seventy five feet (75') from an existing or proposed property line. Small washes or rock outcrops which have slopes distinctly different from surrounding property may be excluded from slope determination, if the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this chapter, as reasonably determined by the zoning administrator.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends continuing this item until the cul-de-sac length and the issues of the sensitive land are resolved.

From: Stephen Nelson
Sent: Thursday, April 7, 2022 11:55 AM
To: kyle@pv-eng.com; karl@pv-eng.com
Cc: Fred Resch
Subject: RE: Hideaway Ridge Grading Plan

Karl and Kyle,

We have had a chance to review the updated hideaway ridge plans, and I have a few notes.

- I think we are feeling better about lots 20 and 21 after review. However, we would like a Geotech note about setbacks of the home from the toe of the slope and cuts.
- We will need a Geotech note about any cuts that are steeper than 2:1 slope.
- For the first phase, Arthur has requested to see a section of slope on lot 13. The current section shown is the least steep and does not deal with the current cut.
- Could you provide a statement on letterhead stating why you believe you should get an exception to the current code that could be included for the Planning Commission and City Council? You should address the cul-de-sac issue also. I just want to make sure we have all of your documents in a row.

Please let me know if you have any questions.

Stephen Nelson, AICP

*Hurricane City
Planning Director
(435) 635-2811*



PLANNING & ZONING
HURRICANE CITY
UTAH

From: kyle@pv-eng.com <kyle@pv-eng.com>
Sent: Wednesday, March 30, 2022 5:10 PM
To: Stephen Nelson <stephen@cityofhurricane.com>
Subject: RE: Hideaway Ridge Grading Plan

Stephen,

Here is the updated Pre-Plat for Hideaway Ridge Phase 2.

Thanks,
Kyle Rasmussen

Provalue Engineering
(435)668-8307



From: Stephen Nelson <stephen@cityofhurricane.com>

Sent: Wednesday, March 30, 2022 4:58 PM

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Could you send me a PDF of the Hideaway Ridge Phase 2 Plat that you just dropped off?

Stephen Nelson, AICP

Hurricane City

Planning Director

(435) 635-2811



PLANNING & ZONING
HURRICANE CITY
UTAH

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Sent: Wednesday, March 30, 2022 11:36 AM

To: Stephen Nelson <stephen@cityofhurricane.com>

Cc: 'Todd Trane' <todd@millhavendevlopment.com>; karl@pv-eng.com

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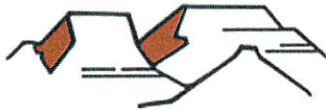
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HURRICANE CITY
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Know what's below.
Call 811 before you dig.

NOTICE!

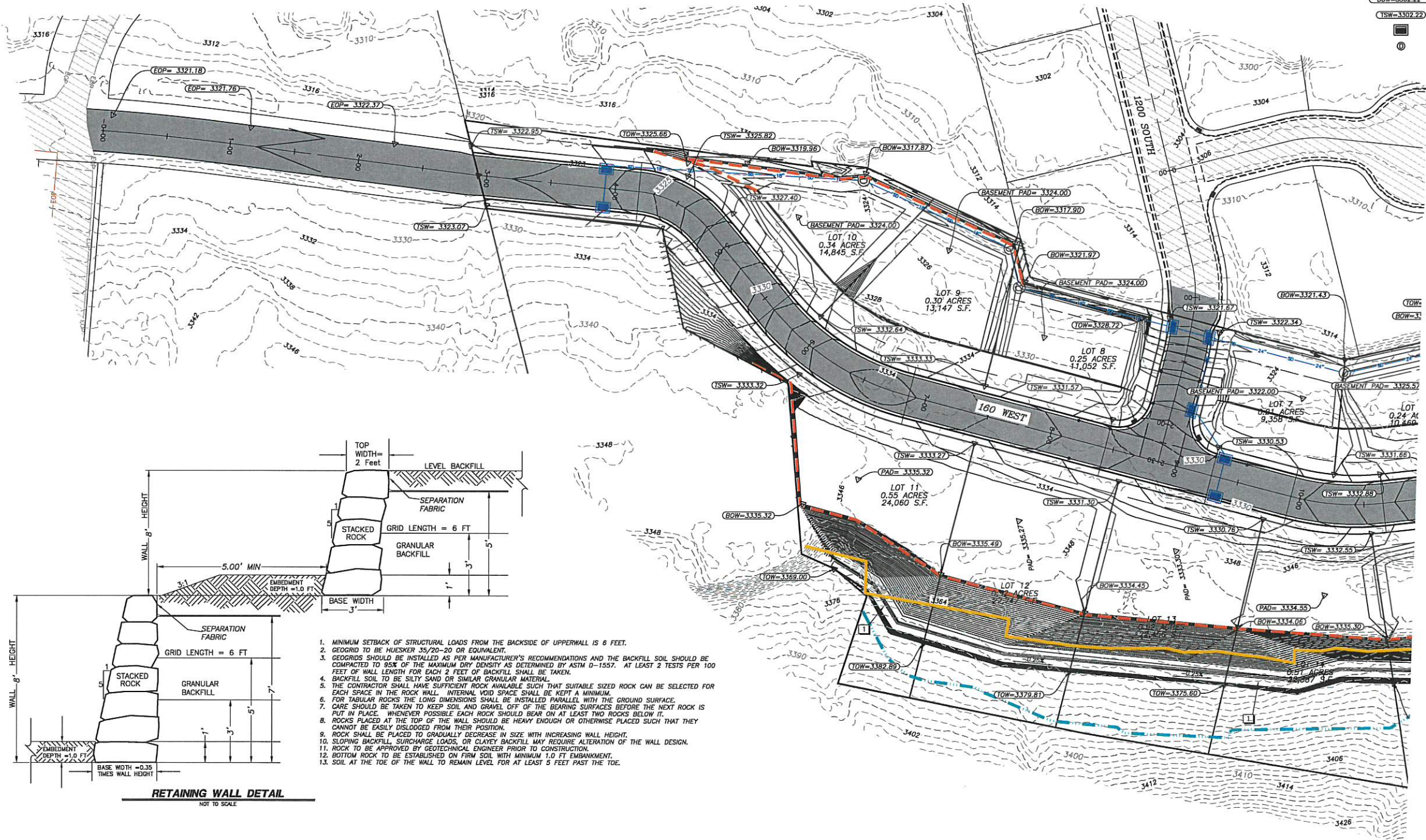
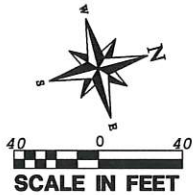
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

SOUTH GRADING PLAN FOR:
HIDEAWAY RIDGE

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

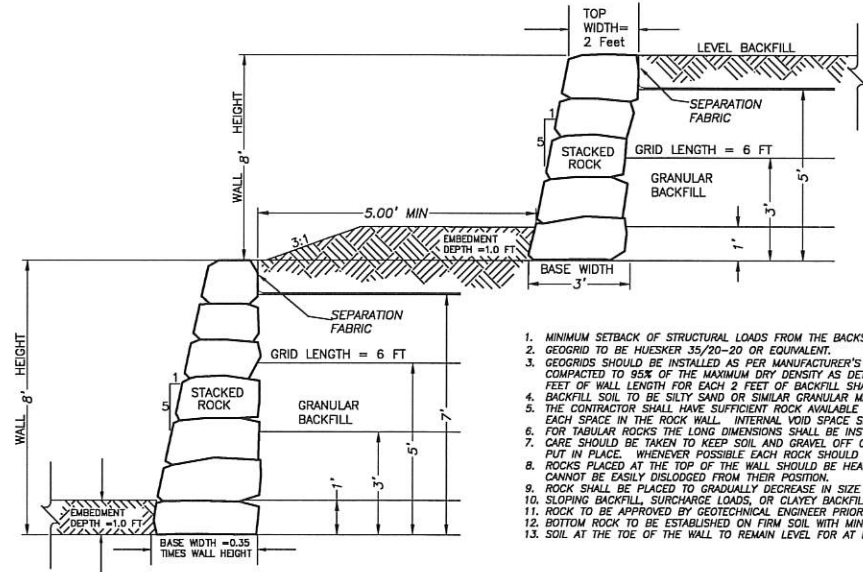
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED WALL
- EXISTING CUT
- OLD CUT LINE
- PROPOSED 24" STORM DRAIN LINE
- PROPOSED 18" STORM DRAIN LINE
- CONTOUR ELEVATION LABEL
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- EDGE OF PAVEMENT
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL
- TOP OF ELEVATION OF SIDEWALK
- STORM DRAIN BOX
- STORM DRAIN MANHOLE



GRADING KEYNOTES

- 1 INSTALL DRAINAGE DITCH



RETAINING WALL DETAIL
NOT TO SCALE

1. MINIMUM SETBACK OF STRUCTURAL LOADS FROM THE BACKSIDE OF UPPERWALL IS 6 FEET.
2. GEORGRID TO BE HUESKER 5520-20 OR EQUIVALENT.
3. GEORGRIDS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND THE BACKFILL SOIL SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. AT LEAST 2 TESTS PER 100 FEET OF WALL LENGTH FOR EACH 2 FEET OF BACKFILL SHALL BE TAKEN.
4. BACKFILL SOIL TO BE SILTY SAND OR SIMILAR GRANULAR MATERIAL.
5. THE CONTRACTOR SHALL HAVE SUFFICIENT ROCK AVAILABLE SUCH THAT SUITABLE SIZED ROCK CAN BE SELECTED FOR EACH SPACE IN THE ROCK WALL. INTERNAL VOID SPACE SHALL BE KEPT A MINIMUM.
6. FOR TABULAR ROCKS THE LONG DIMENSIONS SHALL BE INSTALLED PARALLEL WITH THE GROUND SURFACE.
7. CARE SHOULD BE TAKEN TO KEEP SOIL AND GRAVEL OFF OF THE BEARING SURFACES BEFORE THE NEXT ROCK IS PUT IN PLACE. WHENEVER POSSIBLE EACH ROCK SHOULD BEAR ON AT LEAST TWO ROCKS BELOW IT.
8. ROCKS PLACED AT THE TOP OF THE WALL SHOULD BE HEAVY ENOUGH OR OTHERWISE PLACED SUCH THAT THEY CANNOT BE EASILY DISLODGED FROM THEIR POSITION.
9. ROCK SHALL BE PLACED TO GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.
10. SLOPING BACKFILL, SURCHARGE LOADS, OR CLAYEY BACKFILL MAY REQUIRE ALTERATION OF THE WALL DESIGN.
11. ROCK TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
12. BOTTOM ROCK TO BE ESTABLISHED ON FIRM SOIL WITH MINIMUM 1.0 FT EMBANKMENT.
13. SOIL AT THE TOE OF THE WALL TO REMAIN LEVEL FOR AT LEAST 5 FEET PAST THE TOE.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 100
Hurricane City, Utah 84403
Phone: (435) 666-8307



SOUTH GRADING PLAN FOR:
HIDEAWAY RIDGE
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 2-24-2022
SCALE: 1"=40'
JOB NO.
413-002

SHEET NO.
C6

Keep streets below.
Call 811 before you dig.

NOTICE!

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NORTH GRADING PLAN FOR:
HIDEAWAY RIDGE

LOCATED IN SECTION 02, T42S, R13W, S1B&M
WASHINGTON COUNTY, UTAH

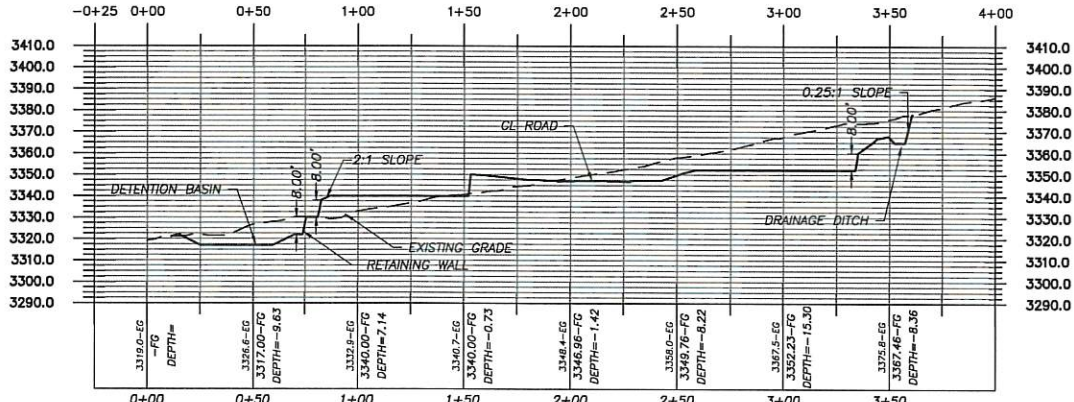
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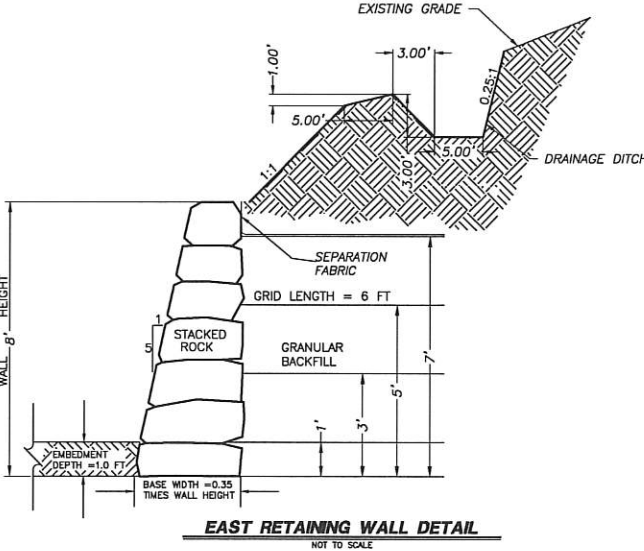
GRADING KEYNOTES

- INSTALL A 50' RADIUS CUL DE SAC WITH 6" ROAD BASE BUILT TO UPHOLD THE WEIGHT OF A 75,000 POUND FIRE TRUCK
- INSTALL DRAINAGE DITCH

- MINIMUM SETBACK OF STRUCTURAL LOADS FROM THE BACKSIDE OF UPPERWALL IS 6 FEET.
- GEORGRID TO BE HUESKER 35/20-20 OR EQUIVALENT.
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SECTION VIEW A-A



EAST RETAINING WALL DETAIL

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South 800 West, Suite 100
Hurricane, UT 84503
Phone: (435) 666-0871



NORTH GRADING PLAN FOR:
HIDEAWAY RIDGE
LOCATED IN SECTION 02, T42S, R13W, S1B&M,
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 2-24-2022
SCALE: 1"=40'

JOB NO.
413-002

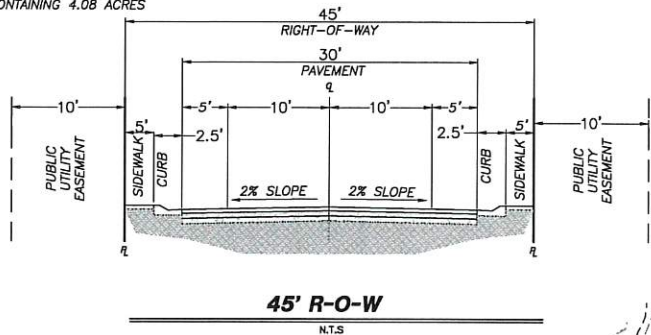
SHEET NO.
C7

SUBDIVISION DESCRIPTION: HIDEAWAY RIDGE PHASE 2 (H-L-1-B)

HURRICANE LOCAL SUR (H) Lot: 1 S; 2 T; 42S R; 13W BEG S89°50' E ALG L/L 819.55 FT FM NW COR LOT 2 HURRICANE LOCAL SUR SEC 2, TH S89°50' E ALG L/L LOT 2 & LOT 1 HLS 366.47 FT TO NE COR LOT 1; TH S0°15'14" W ALG L/L 601.51 FT; TH N89°50' W 101.23 FT; TH N76°11'21" W 579.84 FT TO PT ON ARC 125 FT RAD CUR RAD LN BEARS S50°41'40" E; TH NELY RGT ALG ARC SD CUR 7.52 FT THRU CTL ANG 03°26'42"; TH N42°45'02" E 173.16 FT; TH N89°44'46" E 46.40 FT; TH N21°47'14" E 354.62 FT TO POB.

LESS-POR LYING WITHIN CHERRY HILLS SUB AND DESC AS FOL: BEG S0°15'14" W 48.97 FT ALG L/L FM NW COR OF LOT 2 HLS; TH S89°50' E 12.50 FT TO BEG OF 20.00 FT NON-TNGT RAD CUR RGT, WITH BEARING TO ITS CTR BEING S89°44'46" E; TH NELY 31.39 FT ALG ARC OF SD, THRU CTL ANG OF 89°54'46"; TH S89°50' E 610.07 FT TO PT OF TNGY W/73.00 FT RAD CUR LFT; TH NELY 67.44 FT ALG ARC OF SD CUR THRU CTL ANG OF 52°56'00"; TH S89°50' E 485.27 FT TO E BDRY OF HLS PT BEING NE COR LOT 1; TH S0°15'14" W 253.23 FT ALG L/L; TH N89°50'00" W 251.31 FT; TH N68°12'46" W 200.00 FT; TH S21°47'14" W 161.50 FT; TH N89°44'46" W 689.39 FT TO W LN OF LOT 2 OF HLS; TH N0°15'14" E 279.65 FT ALG SD LN TO POB.

CONTAINING 4.08 ACRES

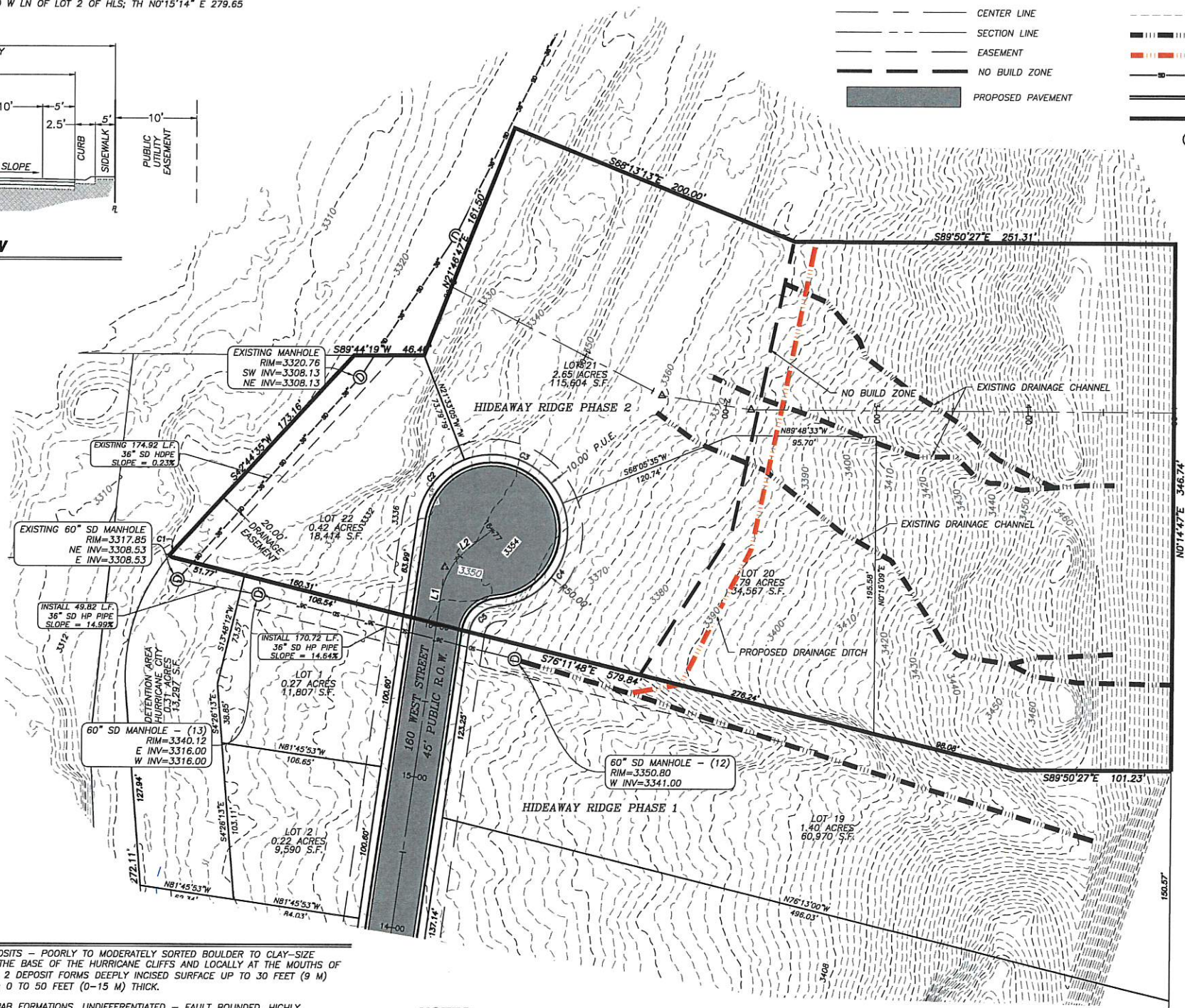


PRELIMINARY PLAT FOR:
HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

LEGEND

PROPERTY LINE	SECTION CORNER
ADJACENT PROPERTY LINE	MAJOR CONTOUR (10')
CENTER LINE	MINOR CONTOUR (2')
SECTION LINE	EXISTING DRAINAGE CHANNEL
EASEMENT	PROPOSED DRAINAGE DITCH
NO BUILD ZONE	PROPOSED SD (SIZE SHOWN)
PROPOSED PAVEMENT	CURB/GUTTER & SIDEWALK
	PHASE LINE
	EXISTING STORM DRAIN MANHOLE



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	7.52'	125.00'	7.51'	S41°01'14"W	3°26'42"
C2	52.55'	50.00'	50.16'	N38°20'31"E	60°12'48"
C3	78.95'	50.00'	71.00'	N66°19'08"W	90°27'55"
C4	93.33'	50.00'	80.36'	N32°23'16"E	106°56'52"
C5	27.10'	20.00'	25.07'	N47°02'55"E	77°37'35"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	37.62'	S8°14'07"W
L2	39.65'	S52°09'04"W

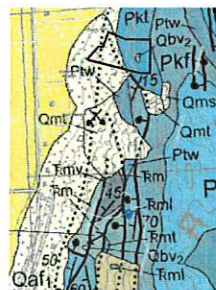
LAND USE SUMMARY

TOTAL LOTS: 3
AVERAGE LOT SIZE: 41,672.40 SQ FT (0.95 AC)
UNITS PER ACRE: 0.95

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA, HOLOCENE APPROX/BUR
LIQUEFACTION	L2-LW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	MC - MODERATE C: AREAS WHERE CATEGORY C GEOLOGIC UNITS CROP OUT ON SLOPES GREATER THAN 20 PERCENT (11.3°)
ROCKFALL HAZARD	H - HIGH ROCK FALL-HAZARD AREA
BRECCIA PIPES AND PALEOKARST	BK/PK (OUTSIDE OF DEVELOPMENT)
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS CSB-STREAM/TERRACE ALLUVIUM, NO DATA
EXPANSIVE SOIL	ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	GRA - BEDROCK UNITS ABUNDANT WITH GYPSUM (OUTSIDE OF DEVELOPMENT) GRC - BEDROCK UNITS WITH GYPSUM, UNDIFFERENTIATED (OUTSIDE OF DEVELOPMENT)
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER BRS/BRH-SOFT/HARD: AREAS WITH LESS RESISTANT BEDROCK, AND AREAS WITH HARD BEDROCK VISIBLE AT GROUND SURFACE (OUTSIDE OF DEVELOPMENT)
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW2-POORLY DRAINED OR SLOW DRAINING GENERALLY FINE-GRAINED SOILS

GEOLOGICAL REPORT



QAF1: ALLUVIAL-FAN DEPOSITS - POORLY TO MODERATELY SORTED BOULDER TO CLAY-SIZE SEDIMENT DEPOSITED AT THE BASE OF THE HURRICANE CLIFFS AND LOCALLY AT THE MOUTHS OF ACTIVE DRAINAGES; LEVEL 2 DEPOSIT FORMS DEEPLY INCISED SURFACE UP TO 30 FEET (9 M) ABOVE ACTIVE DRAINAGES; 0 TO 50 FEET (0-15 M) THICK.

PKT: TOROWEAP AND KAIBAB FORMATIONS, UNDIFFERENTIATED - FAULT BOUNDED, HIGHLY FRACTURED AND BRECCIATED BLOCKS OF TOROWEAP AND KAIBAB STRATA ALONG THE HURRICANE FAULT ZONE. KAIBAB FORMATION

QBQ2: VOLCANO MOUNTAIN FLOWS AND ASSOCIATED DEPOSITS - DARK-GRAY TO GRAYISH-BLACK, VERY FINE-GRAINED, ALKALI OLIVINE BASALT WITH SPARSE OLIVINE PHENOCRYSTS; SUBSCRIPT DENOTES RELATIVE ELEVATION AND AGE, WITH 3 LOWER AND OLDER AND 2 HIGHER AND YOUNGER; SOURCE WAS VOLCANO MOUNTAIN (SECTION 5, T. 42 S., R. 13 W.), THE YOUNGEST FLOW OF WHICH YIELDED AN 40AR/39AR AGE OF 258 ± 24 KA (SANCHEZ, 1995); QBQ3 IS ABOUT 40 FEET (12 M) THICK, EXCEPT WHERE IT THINS AT ITS SOUTHERN MARGIN; QBQ2 IS 30 TO 45 FEET (9-14 M) THICK. QEC/QBQ2 DENOTES PARTIAL COVER OF EOLIAN SAND AND PEDOGENIC CARBONATE UP TO ABOUT 3 FEET (1M) THICK. QAGV DENOTES MODERATELY SORTED, MODERATELY TO WELL CEMENTED, PEBBLE TO COBBLE GRAVEL OF THE ANCESTRAL VIRGIN RIVER THAT CONTAINS ROUNDED QUARTZITE, LIMESTONE, AND BASALT CLASTS AND WHICH BOTH OVERLIES AND UNDERLIES THE QBQ3 FLOW; 0 TO 20 FEET (0-6 M) THICK.

NOTES

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

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER AND ASH CREEK SPECIAL SERVICE DISTRICT. THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

THE HISTORIC HURRICANE CANAL RUNS ALONG THE WEST SIDE OF THIS PROPOSED SUBDIVISION.

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

DESERT TORTOISE TAKE AREA

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

OWNER

EDEN TIMOTHY J & KRIS B
1883 JAMES AVE
STATE COLLEGE, PA 16801

PRELIMINARY PLAT FOR:
HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/30/2022
SCALE: 1"=40'

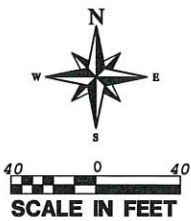
JOB NO.
431-002

SHEET NO.

1 OF 3

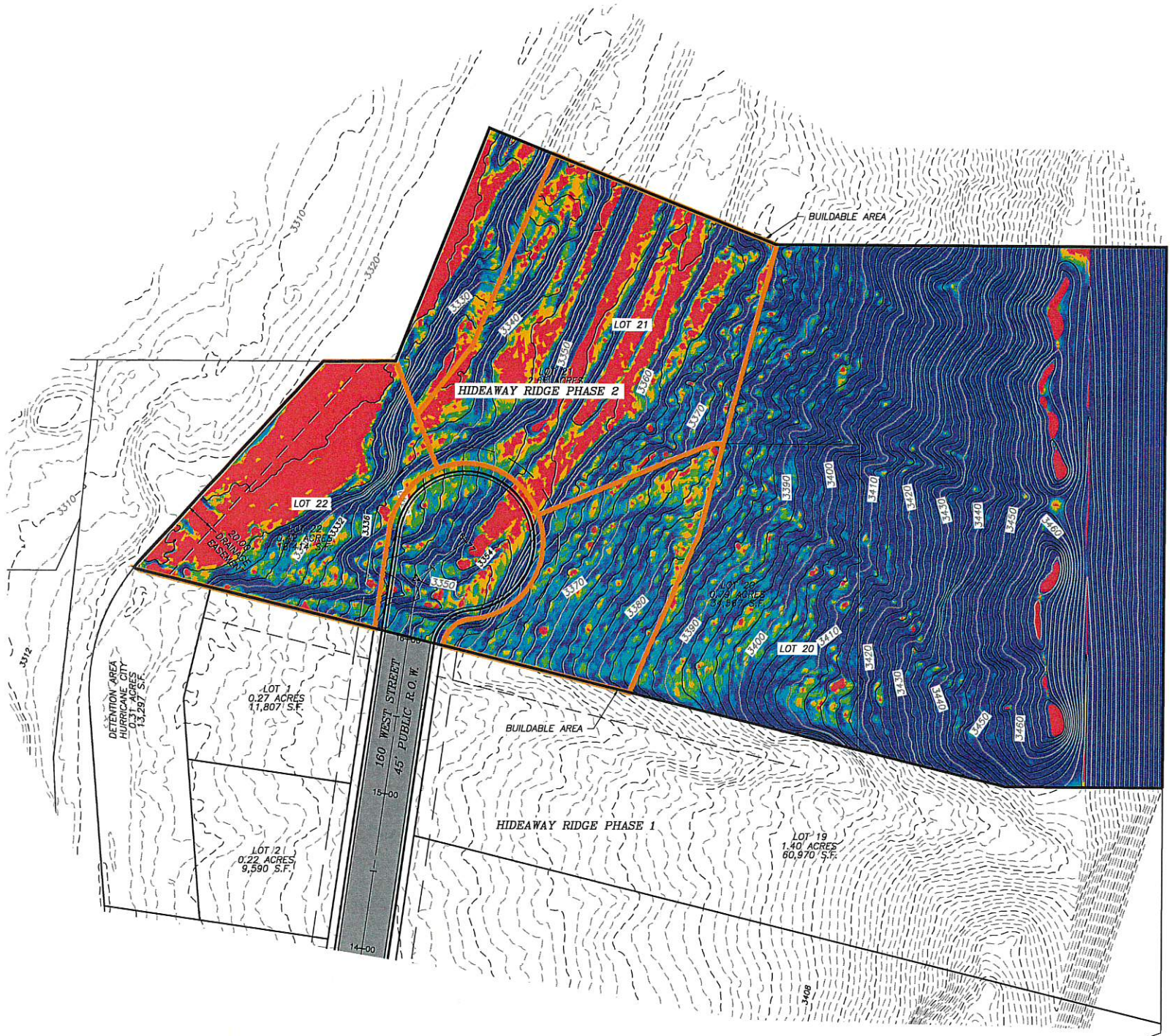
SLOPE MAP FOR:
HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- PHASE LINE
- BUILDABLE AREA



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	21301.52	Red
2	10.00%	15.00%	8724.86	Orange
3	15.00%	20.00%	10986.24	Yellow
4	20.00%	25.00%	14358.68	Green
5	25.00%	30.00%	15410.78	Blue
6	30.00%	99999901.00%	106985.78	Dark Blue

LOT CALCULATIONS						
NUMBER	MIN SLOPE	MAX SLOPE	MAX LOT SIZE	AREA	% OF TOTAL	TOTAL POSSIBLE UNITS
1	0	10	15000	21301.52	11.98	1.14
2	10.01	15	15000	8724.86	4.91	0.58
3	15.01	20	22500	10986.24	6.18	0.49
4	20.01	25	30000	14358.68	8.08	0.48
5	25.01	30	37500	15410.78	8.67	0.41
6	30.01	99999	43500	106985.78	60.18	2.46
				TOTAL AREA SF	177,768	5.56
				TOTAL AREA AC	4.08098522	

AVERAGE LOT SLOPE				
LOT #	AVERAGE SLOPE	LOT SIZE	AVERAGE BUILDABLE SLOPE	BUILDABLE AREA
LOT 20	32.21%	34567 S.F.	27.89%	13,563 S.F.
LOT 21	48.79%	115,604 S.F.	30.00%	32,157 S.F.
LOT 22	24.63%	18,414 S.F.		

OWNER
EDEN TIMOTH J & KRIS B
1863 JAMES AVE
STATE COLLEGE, PA 16801

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



SLOPE MAP FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/30/2022
SCALE: 1"=40'
JOB NO:
432-007

SHEET NO.
2 OF 3

FOUND BRASS CAP
SOUTHWEST CORNER
SECTION 2, T42S, R13W, S.L.B.&M.

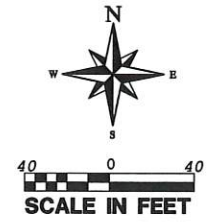
811

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

NOTICE!

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

GRADING PLAN FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T42S, R13W, S1B&M.
WASHINGTON COUNTY, UTAH



- LEGEND
- PROPERTY LINE

—

ADJACENT PROPERTY LINE

—

SECTION LINE

EXISTING 2' CONTOURS

EXISTING 10' CONTOURS

PROPOSED 2' CONTOURS

PROPOSED 10' CONTOURS

PROPOSED WALL

PROPOSED STORM DRAIN LINE

PROPOSED PAVEMENT

TOW=3302.22

TOP OF RETAINING WALL

BOB=3302.22

BOTTOM OF RETAINING WALL

TSW=3302.22

TOP ELEVATION OF SIDEWALK

3255

CONTOUR ELEVATION LABEL

EXISTING DRAINAGE CHANNEL

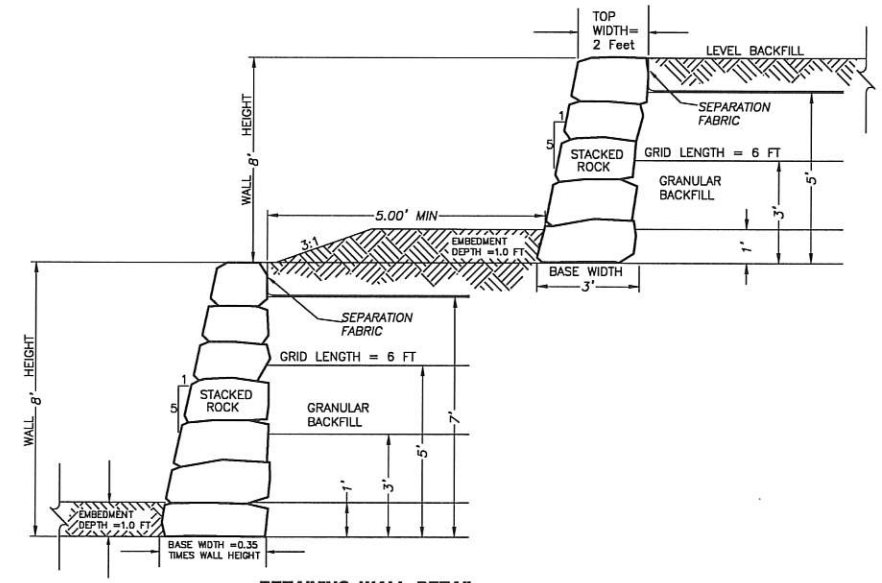
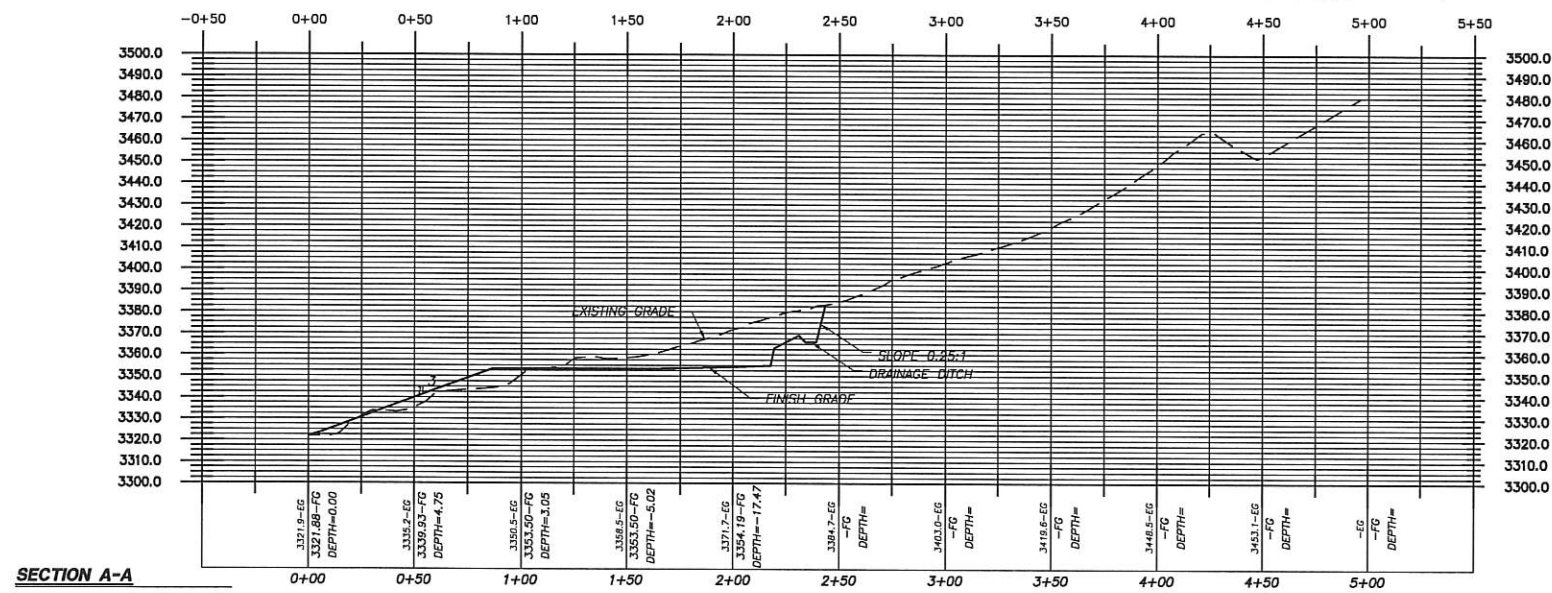
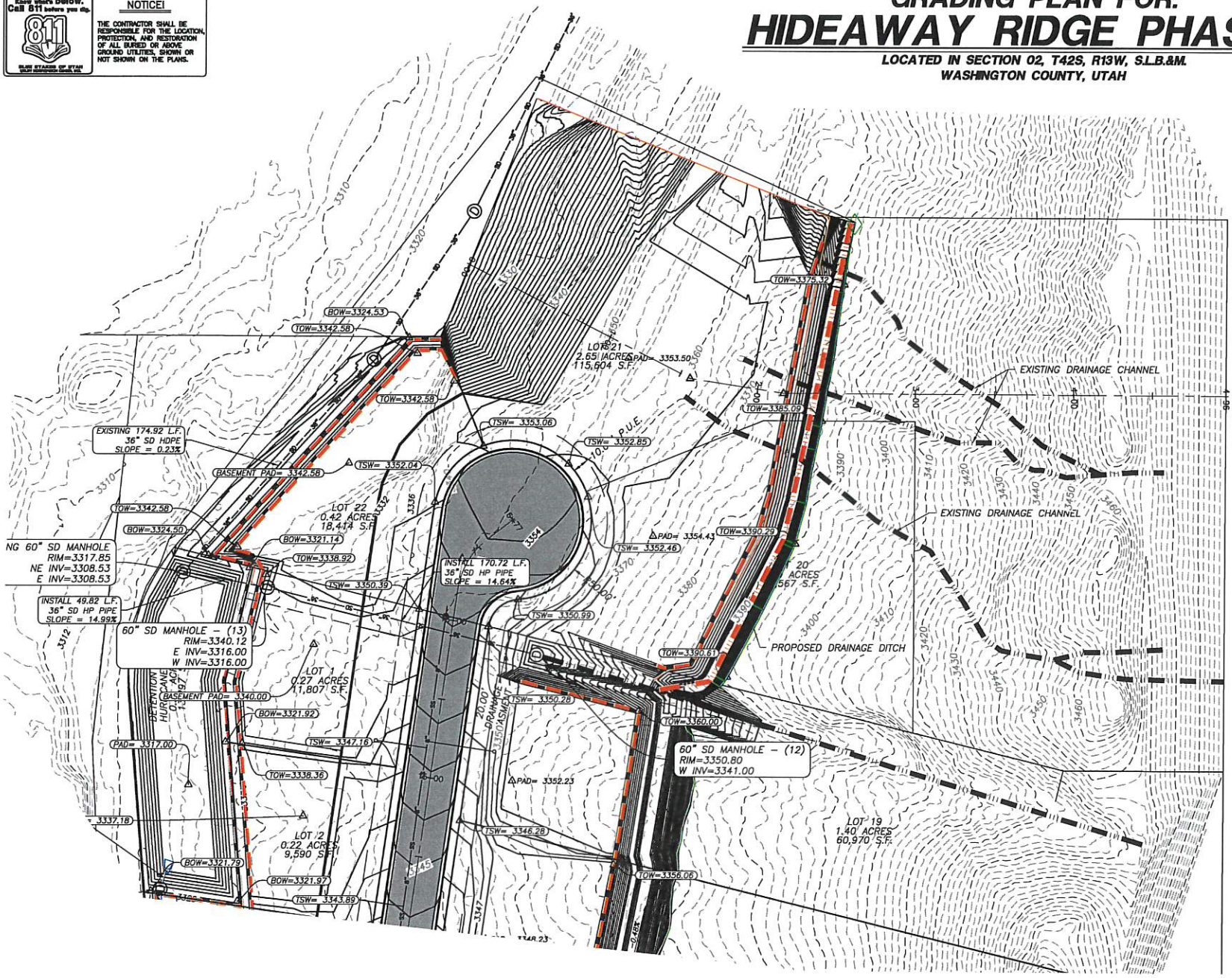
PROPOSED DRAINAGE DITCH

PROPOSED SD (SIZE SHOWN)

CURB/GUTTER & SIDEWALK

D

EXISTING STORM DRAIN MANHOLE



1. MINIMUM SETBACK OF STRUCTURAL LOADS FROM THE BACKSIDE OF UPPERWALL IS 6 FEET.
2. GEOTEXTILE TO BE HUESKER 35/20-20 OR EQUIVALENT.
3. GEOTEXTILES SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND THE BACKFILL SOIL SHOULD BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557. AT LEAST 2 TESTS PER 100 FEET OF WALL LENGTH FOR EACH 2 FEET OF BACKFILL SHALL BE TAKEN.
4. BACKFILL SOIL TO BE SILEY SAND OR SIMILAR GRANULAR MATERIAL.
5. THE CONTRACTOR SHALL HAVE SUFFICIENT ROCK AVAILABLE SUCH THAT SUITABLE SIZED ROCK CAN BE SELECTED FOR EACH SPACE IN THE ROCK WALL. INTERNAL VOID SPACE SHALL BE KEPT A MINIMUM.
6. FOR TABULAR ROCKS THE LONG DIMENSIONS SHALL BE INSTALLED PARALLEL WITH THE GROUND SURFACE.
7. CARE SHOULD BE TAKEN TO KEEP SOIL AND GRAVEL OFF OF THE BEARING SURFACES BEFORE THE NEXT ROCK IS PUT IN PLACE. WHENEVER POSSIBLE EACH ROCK SHOULD BEAR ON AT LEAST TWO ROCKS BELOW IT.
8. ROCKS PLACED AT THE TOP OF THE WALL SHOULD BE HEAVY ENOUGH OR OTHERWISE PLACED SUCH THAT THEY CANNOT BE EASILY DISLODGED FROM THEIR POSITION.
9. ROCK SHALL BE PLACED TO GRADUALLY DECREASE IN SIZE WITH INCREASING WALL HEIGHT.
10. SLOPING BACKFILL, SURCHARGE LOADS, OR CLAYEY BACKFILL MAY REQUIRE ALTERATION OF THE WALL DESIGN.
11. ROCK TO BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
12. BOTTOM ROCK TO BE ESTABLISHED ON FIRM SOIL WITH MINIMUM 1.0 FT EMBANKMENT.
13. SOIL AT THE TOE OF THE WALL TO REMAIN LEVEL FOR AT LEAST 5 FEET PAST THE TOE.

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners

20 South 800 West, Suite 1

Hurricane City, Utah 84237

Phone: (435) 646-6801

GRADING PLAN FOR:

HIDEAWAY RIDGE PHASE 2

LOCATED IN SECTION 02, T42S, R13W, S1B&M.

HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/30/2022

SCALE: 1"=40'

JOB NO:

413-002

SHEET NO:

3 OF 3

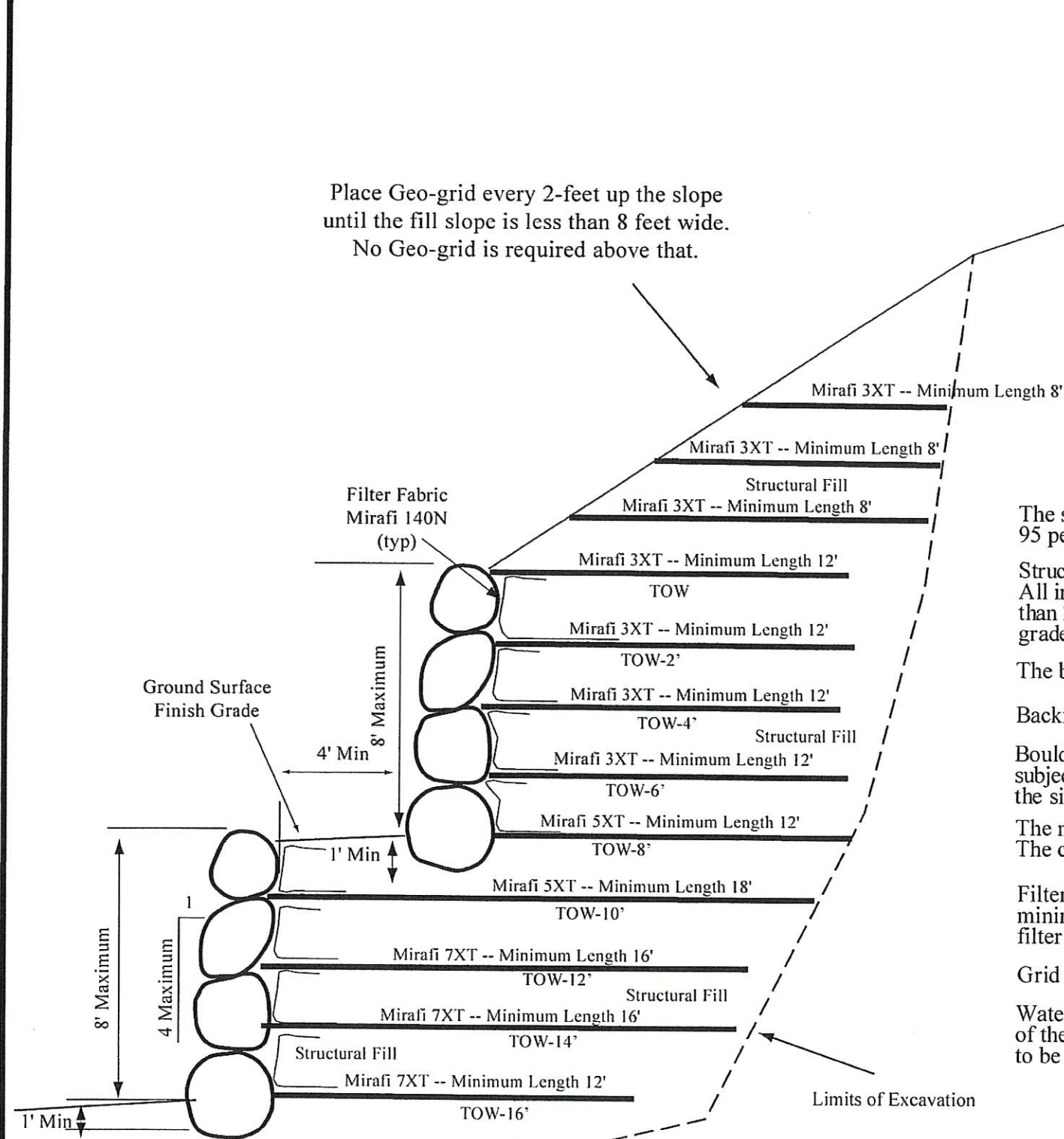
REVISIONS

NO

DESCRIPTION

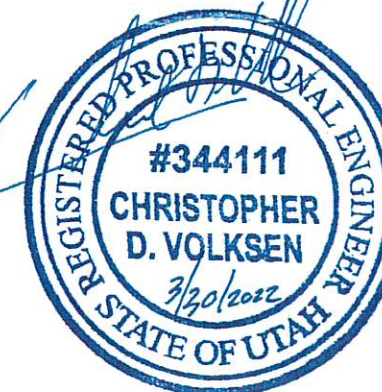
DATE

BY



NOT TO SCALE

Drainage
Swale
(designed by others)



The soils under the bottom coarse of wall should consist of a minimum of 1 foot of structural fill, compacted to a minimum of 95 percent of the modified Proctor (ASTM D1557-00) dry density, or bedrock.

Structural fill should consist of sands and gravels free of organics, debris, or other deleterious materials as judged by GTS. All imported fill should be approved by GTS prior to its delivery to the site. In general, imported fill should contain not more than 20 percent fines (material passing the No. 200 sieve, based on the minus 3/4-inch fraction) and should be relatively well graded. The Plasticity Index of the fines should not exceed 15 and the Liquid Limit should not exceed 35.

The bottom of the course of the wall should be embedded into the subgrade a minimum of 1 foot.

Backfill above the wall should not be sloped greater than 3 : 1 (Horizontal : Vertical) without specific recommendation from GTS.

Boulders used to face the wall should consist of hard rock which is resistant to weathering. The maximum loss of material when subject to a 4 cycle sodium soundness test should be 16 percent. GTS should approve any proposed rock prior to its delivery to the site. It should be noted that the onsite boulders meet this requirement.

The minimum rock size should be 2 foot in diameter. The maximum unit weight of the rock should be considered to be 155 pcf. The coefficient of friction used for sliding between rock is 0.4.

Filter fabric (Mirafi 140N or equivalent) should be placed on the rear face of the facing rock. The filter fabric should extend a minimum of 12 inches back from the face at the bottom of the layer, and a minimum of 6 inches at the top of the layer. The filter fabric should extend a minimum of 4 feet down the face of the wall.

Grid reinforcement is required, and should be placed as shown in the above detail.

Water should not be allowed to flow over the top of the wall. Saturation of the wall backfill may cause movement and failure of the wall. Care should be given to landscaping choices at the top of the wall. Gutters and storm water should not be allowed to be deposited above the wall.



Engineering
Consulting
Testing

ROCK WALL DESIGN

Client: Millhaven Development
Project: Hideaway Ridge
Location: 160 West 1200 South Street, Hurricane, Utah
Number: 18663

Figure 1

From: Treasa <treasa@pv-eng.com>
Sent: Tuesday, January 24, 2023 10:25 AM
To: Stephen Nelson; Fred Resch; Brienna Spencer
Cc: JEFF@pv-eng.com; karl@pv-eng.com
Subject: Desert Bloom

Stephen,

I am writing you to request an extension on the Desert Bloom Preliminary Plat extension. We just received the plans from the DR Horton Engineer and will need more time to prepare construction drawings. We request that we receive a 1 year extension from the current expiration date.

Thank You for your business,
Treasa Anderson
ProValue Engineering Secretary
Have A GREAT DAY!
Office: 435-668-8307

Office Hours: Monday-Thursday 8 AM-5 PM

treasa@pv-eng.com



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. 2022-PP-07
Receipt No. 8-165141

Name: D.R. Horton (DON BEAN) Telephone: 385-226-8859
12351 S Gateway Park Place #D101
Address: Draper, Utah 84020 Fax No. _____
Email: dgbean@drhorton.com

Agent (If Applicable): Adam Allen Telephone: 435-680-6711

Address/Location of Subject Property: Approx 600S 3500W

Tax ID of Subject Property: H-4-2-12-1102 Zone District: R-1-8/R-1-6

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____
Single Family Lots - 576 Lots Total

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

- X 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- X a. The proposed name of the subdivision.
 - X b. The location of the subdivision, including the address and section, township and range.
 - X c. The names and addresses of the owner or subdivider, if other than the owner.
 - X d. Date of preparation, and north point.
 - X e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- X 2. Existing Conditions: The preliminary plat shall show:
- X a. The location of the nearest monument.
 - X b. The boundary of the proposed subdivision and the acreage included.
 - X 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.)
 - X 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.
 - X 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.
 - X f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.



STAFF COMMENTS

Update 4/14/2023: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. This project has completed but not signed off construction drawings however DR Horton is no longer involved in the project and staff does not know who will be completing the project at this time. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	04/14/2022
Application Number:	2022-PP-07
Type of Application:	Preliminary Plat and Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	D. R. Horton (Don Bean)
Agent:	Adam Allen
Request:	Preliminary Plat and Preliminary Site Plan Application
Location:	Approximately 600 S 3500 W
Zoning:	R1-8/R1-6
General Plan Map:	Planned Community

Update 4/14/2022

At the April 7th, 2022 the Hurricane City Council approved a zone change for the property to make the zone boundaries line up with the proposed PID roadways in the area. With the zone boundary issues resolved staff would recommend approval of the preliminary plat subject to staff and JUC comments

Discussion:

The applicant is seeking preliminary plat and preliminary site plan approval for a subdivision containing 576 lots located within the Sand Hollow Gateway PID for the Desert Bloom subdivision. This property is in the middle of the Gateway at Sand Hollow PID, to the south of the previously approved Elim Valley Apartments and to the north of the previously approved Peach Springs Estates. This property requires extensive PID infrastructure to be put in and is planned to be served by several PID roadways. Construction drawings for the PID are still under review. Any approval should be conditioned on sufficient buildout of the Sand Hollow Gateway PID infrastructure

JUC Comments

The following items will need to be addressed:

02/10/2022

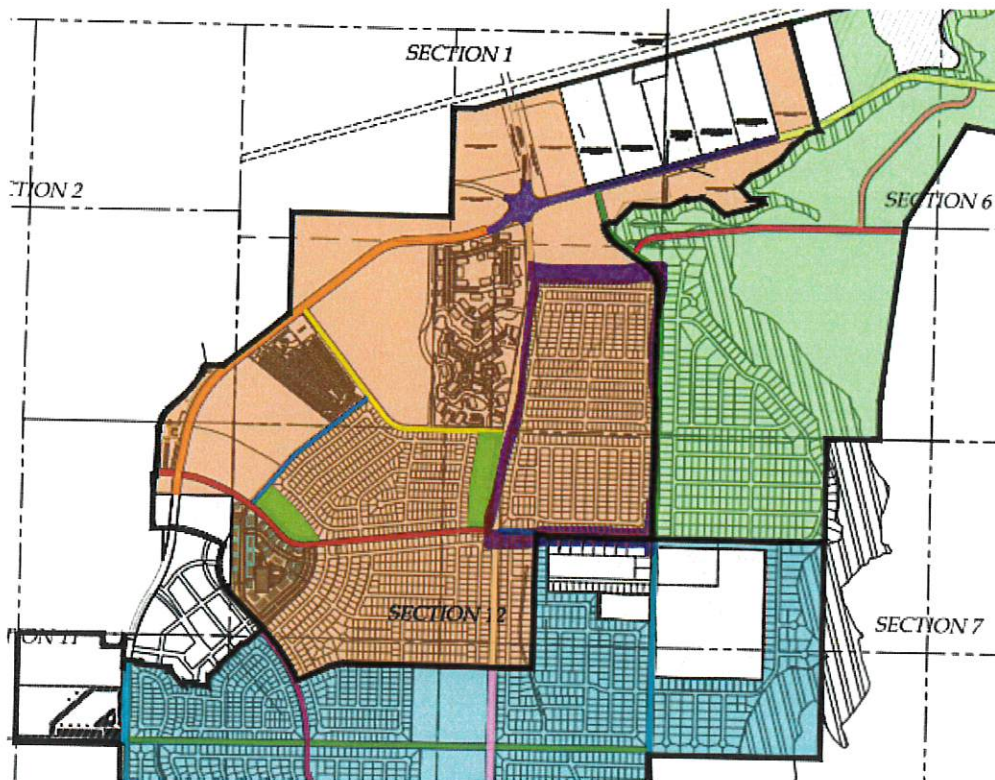
2022-PP-08
2022-PSP-05

1. **Power:** Dixie Power area. Power needs to come from the PID. There is a power line along Flora Tech Road that needs to be addressed.
2. **Sewer:** Have a sewer plan for the region but it has not been installed yet
3. **Streets:** No comments
4. **Water:** Full water model needed for this subdivision. No water lines or service yet in the area.
5. **Engineer:** Need a larger picture for the region. Need a traffic impact study. Block lengths need to be under 800 feet. Drainage needs to be addressed, and planned to be addressed with regional infrastructure.
6. **Fire:** Need access and fire turnarounds in each phase.
7. **Cable/Phone:** No comments
8. **Gas:** There is capacity in the area
9. **Water Conservancy District:** 16 inch line in Gateway Drive that feeds Sand Hollow. 18 inch line in Flora Tech that feeds St. George.

Applicant attended JUC meeting and is aware of these items



Map is approximate



Desert Bloom on Gateway at Sand Hollow PID Map. Boundaries are approximate

Staff Comments: Preliminary Plat

02/10/2022

2022-PP-08
2022-PSP-05

1. Zoning is R1-8 and R1-6. Within the R1-6 area, the average lots size is 6,044 sq. ft. Within the R1-8 area, the average lot size is 8,062.5 sq. ft. All other lots meet Hurricane standards.
2. The plat shows the future roadways and utilities in the area, but currently, these services do not exist.
3. The applicant has noted that the property isn't located in a desert tortoise take area.
4. PID roadways in this property include: Future Flora Tech Drive (western boundary) Gateway Drive (eastern boundary) Jellystone Road (bisects the property north/south) Bash Parkway (southern boundary)
5. The scale on some pages is not correct. See P.1.3.
6. Some block lengths do not meet city design standards.

3.2.4.2 INTERSECTIONS

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

7. Street Connections:
 - a. Staff would prefer that road E stub to the property to the north. Staff would encourage this applicant to negotiate with the development to the north to ensure that their property boundaries and street connections are properly established. On the preliminary plat for Elim Valley Apartments (property to the North) staff required that there was a northern roadway near the south property line.
 - b. Road LL should stub to the future Flora Tec Road.
8. There is no open space planned within this development. None is required by code; however, there is a PID planned park to the west of this development.
9. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided
10. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site to the JUC, but these plans are in the review process and many of them have received approval at the time of this report. Hurricane City Code states the following:

10-37-4: ADEQUATE PUBLIC FACILITIES:

Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of the project subject to the approval of the zone change including the items within this report.

Other Items to consider.

1. That Sand Hollow PID roadway and utility plans are approved by the JUC, and that the PID has built out to this property
2. Staff and JUC comments including that any block length over 800' be shortened to meet Hurricane City Standards and that a roadway connection is tied to the north.

SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SLB&M
COUNTY OF WASHINGTON, CITY OF HURRICANE, UTAH

[illegible]

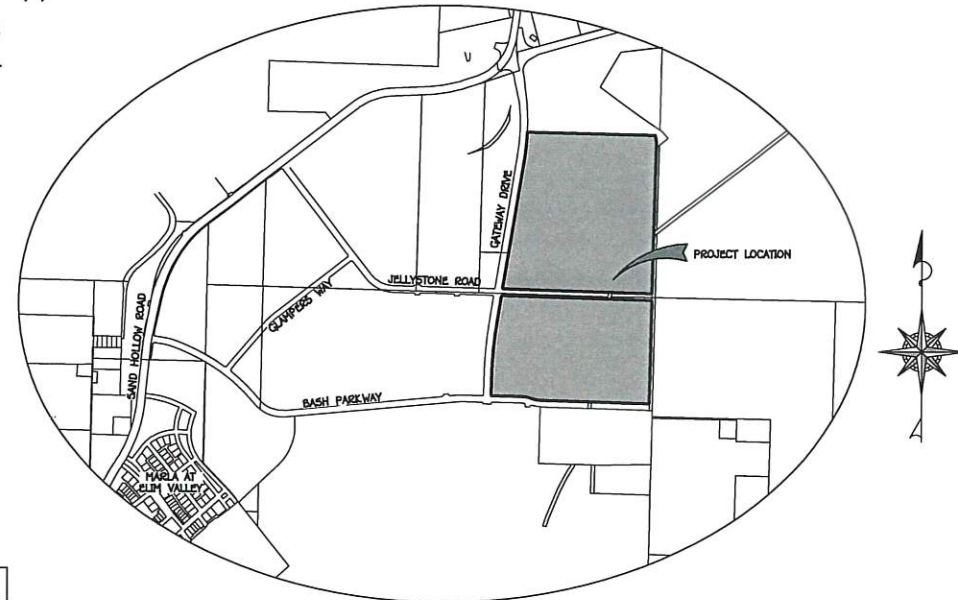
PROJECT DATA:

NORTH AREA:
ZONING: R-1-6
PARCEL SIZE: 69.78 ACRES
OF LOTS: 371 LOTS
DENSITY: 5.32 DU/AC
AVERAGE LOT SIZE: 6,044.6 SQ. FT.

SOUTH AREA:
ZONING: R-1-Ø
PARCEL SIZE: 51.05 ACRES
OF LOTS: 205 LOTS
DENSITY: 4.02 DU/AC.
AVERAGE LOT SIZE: 0,062.5 SQ. FT.

TOTAL LOTS: **576 LOTS**

SHEET INDEX		
#	SHEET	DESCRIPTION
1	P.1.1	COVER SHEET
2	P.1.2	OVERALL SITE, BOUNDARY, PHASING PLAN
3	P.1.3	DETAILED SITE PLAN NORTH
4	P.1.4	DETAILED SITE PLAN SOUTH
5	P.1.5	DETAILED GRADING PLAN NORTH
6	P.1.6	DETAILED GRADING PLAN SOUTH
7	P.1.7	DETAILED UTILITY PLAN NORTH
8	P.1.8	DETAILED UTILITY PLAN SOUTH



VICINITY MAP (N.T.S.)
SECTION 12, TOWNSHIP 42 SOUTH
RANGE 14 WEST SLB&M

LEGAL DESCRIPTIONS:

NORTH PARCEL
BEGINNING AT A POINT THAT IS ON THE EAST LINE OF GATEWAY DRIVE, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 80°46'40" EAST 2951.36 FEET ALONG THE NORTH SECTION LINE TO THE NORTH QUARTER CORNER OF SE 1/4, THIRTIETH TOWNSHIP 41N, RANGE 17E, NORTH SECTION LINE 69.30 FEET, CENTER POINT 12.02 FEET; FROM THERE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SECTION 12, TOWNSHIP 41N, RANGE 17E, AND NORTHERLY ALONG THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 41N, RANGE 17E, AND NORTHERLY ALONG THE EAST LINE OF GATEWAY DRIVE THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 39°22'59" WEST A DISTANCE OF 18.84 FEET, CENTER POINT LIES 1.25 FEET FROM THE POINT OF BEGINNING); 2) NORTHWESTERLY ALONG A 21.34 FEET, 2) NORTH COURSE OF 1.25 FEET, 3) NORTHWESTERLY ALONG A 2,545.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 06°56'43" EAST A DISTANCE OF 303.93 FEET, CENTER POINT LIES NORTH 80°27'58" WEST) THROUGH A CENTRAL ANGLE OF 06°50'39", A DISTANCE OF 304.01 FEET, THENCE SOUTH 89°19'19" EAST 1,510.19 FEET TO THE WEST LINE OF THE FUTURE FLORA TEX DRIVE, 1,510.19 FEET, 4) NORTHWESTERLY ALONG A 1,510.19 FEET, 5) NORTHWESTERLY ALONG A 1,510.19 FEET, 6) NORTHWESTERLY ALONG A 1,510.19 FEET, 7) NORTHWESTERLY ALONG A 1,510.19 FEET, 8) NORTHWESTERLY ALONG A 1,510.19 FEET, 9) NORTHWESTERLY ALONG A 1,510.19 FEET, 10) NORTHWESTERLY ALONG A 1,510.19 FEET, 11) NORTHWESTERLY ALONG A 1,510.19 FEET, 12) NORTHWESTERLY ALONG A 1,510.19 FEET, 13) NORTHWESTERLY ALONG A 1,510.19 FEET, 14) NORTHWESTERLY ALONG A 1,510.19 FEET, 15) NORTHWESTERLY ALONG A 1,510.19 FEET, 16) NORTHWESTERLY ALONG A 1,510.19 FEET, 17) NORTHWESTERLY ALONG A 1,510.19 FEET, 18) NORTHWESTERLY ALONG A 1,510.19 FEET, 19) NORTHWESTERLY ALONG A 1,510.19 FEET, 20) NORTHWESTERLY ALONG A 1,510.19 FEET, 21) NORTHWESTERLY ALONG A 1,510.19 FEET, 22) NORTHWESTERLY ALONG A 1,510.19 FEET, 23) NORTHWESTERLY ALONG A 1,510.19 FEET, 24) 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CONTAINING 3,039,590 SQUARE FEET OR 69.70 ACRES.

[illegible]

CONTAINING 2,223,816 SQUARE FEET OR 51.05 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 88°51'50" WEST 2657.22 FEET BETWEEN THE SOUTHEAST CORNER (NW COR SEC 12) AND THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 42 SOUTH, RANGE 14 WEST.

PROJECT MANAGER

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770
CONTACT: ADAM ALLEN
PHONE: (435) 680-6711
EMAIL: adam@alcsq.com

APPLICANT:

D.R. HORTON
12351 S GATEWAY PARK PLACE
SUITE D100
DRAPER, UTAH 84020
CONTACT: DON BEAN
PHONE: (385) 226-8859
EMAIL: DGBEAN@DRHORTON.COM

[illegible]

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CONSTRUCTION**



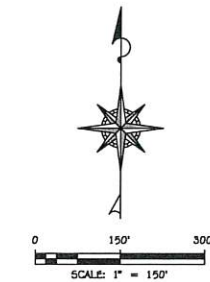
DATE:	1/22/2022
JOB #	21-051
DRAWN BY:	ASA
CHECKED BY:	ASA

DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH

COVER SHEET
PRELIMINARY PLAT

P.1.1

SHEET:	1	of	8
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- PRELIMINARY PLAT NOTES:**
1. THE PROPOSED PROJECT IS LOCATED IN SECTIONS 1&12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SBL&M
 2. BASED ON THE RED CLIFFS DESERT RESERVE TAKE AREA MAPS THE PROJECT SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

PROJECT DATA:

NORTH AREA:
ZONING: R-1-6
PARCEL SIZE: 69.78 ACRES
OF LOTS: 371 LOTS
DENSITY: 5.32 DU/AC
AVERAGE LOT SIZE: 6,044.6 SQ. FT.

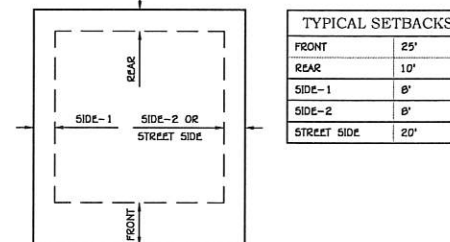
SOUTH AREA:
ZONING: R-1-8
PARCEL SIZE: 51.09 ACRES
OF LOTS: 205 LOTS
DENSITY: 4.02 DU/AC
AVERAGE LOT SIZE: 8,062.5 SQ. FT.

TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:

- PROPERTY BOUNDARY LINE
- MATCH LINE
- BUILDING SETBACK AND/OR UTILITY EASEMENT
- PHASE LINE

TYPICAL SINGLE FAMILY LOT



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CONSTRUCTION**

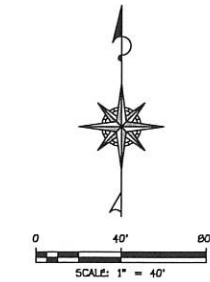


DATE: 1/22/2022
JOB #: 21-051
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CHECKED BY: ASA

DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
OVERALL SITE PLAN
PRELIMINARY PLAT

P.1.2

SHEET: 2 of 8



- PRELIMINARY PLAT NOTES:**
1. THE PROPOSED PROJECT IS LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SBLM.
 2. BASED ON THE RED CLIFFS DESERT RESERVE TAKE AREA MAPS THE PROJECT SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

PROJECT DATA:

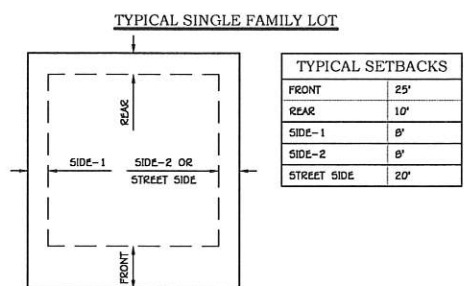
NORTH AREA:
ZONING: R-1-6
PARCEL SIZE: 69.78 ACRES
OF LOTS: 371 LOTS
DENSITY: 5.32 DU/AC
AVERAGE LOT SIZE: 6,044.6 SQ. FT.

SOUTH AREA:
ZONING: R-1-6
PARCEL SIZE: 51.05 ACRES
OF LOTS: 205 LOTS
DENSITY: 4.02 DU/AC
AVERAGE LOT SIZE: 8,062.5 SQ. FT.

TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:

- PROPERTY BOUNDARY LINE
- MATCH LINE
- BUILDING SETBACK AND/OR UTILITY EASEMENT
- ASPHALT PAVEMENT SURFACE



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CONSTRUCTION**



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JOB #: 21-051
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CHECKED BY: ASA

DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
SITE PLAN
PRELIMINARY PLAT

P.1.3

SHEET: 3 of 8



PROJECT DATA:

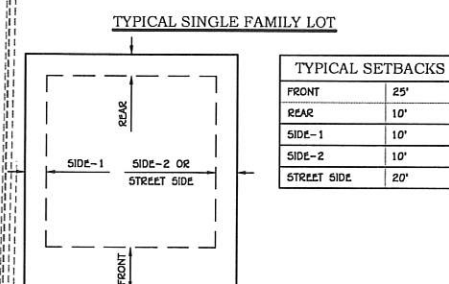
NORTH AREA:
ZONING: R-1-6
PARCEL SIZE: 69.78 ACRES
OF LOTS: 371 LOTS
DENSITY: 5.32 DU/AC
AVERAGE LOT SIZE: 6,044.6 SQ. F.T

SOUTH AREA:
ZONING: R-1-B
PARCEL SIZE 51.05 ACRES
OF LOTS: 205 LOTS
DENSITY: 4.02 DU/AC.
AVERAGE LOT SIZE: 0,062.5 SQ. FT.

TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:

_____ PROPERTY BOUNDARY LINE
 - - - - - MATCH LINE
 - - - - - BUILDING SETBACK AND/OR UTILITY EASEMENT
 [Hatched Area] ASPHALT PAVEMENT SURFACE



**PRELIMINARY
NOT FOR
CONSTRUCTION**



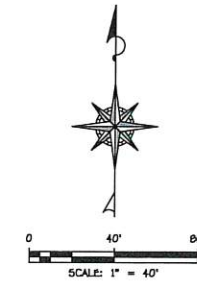
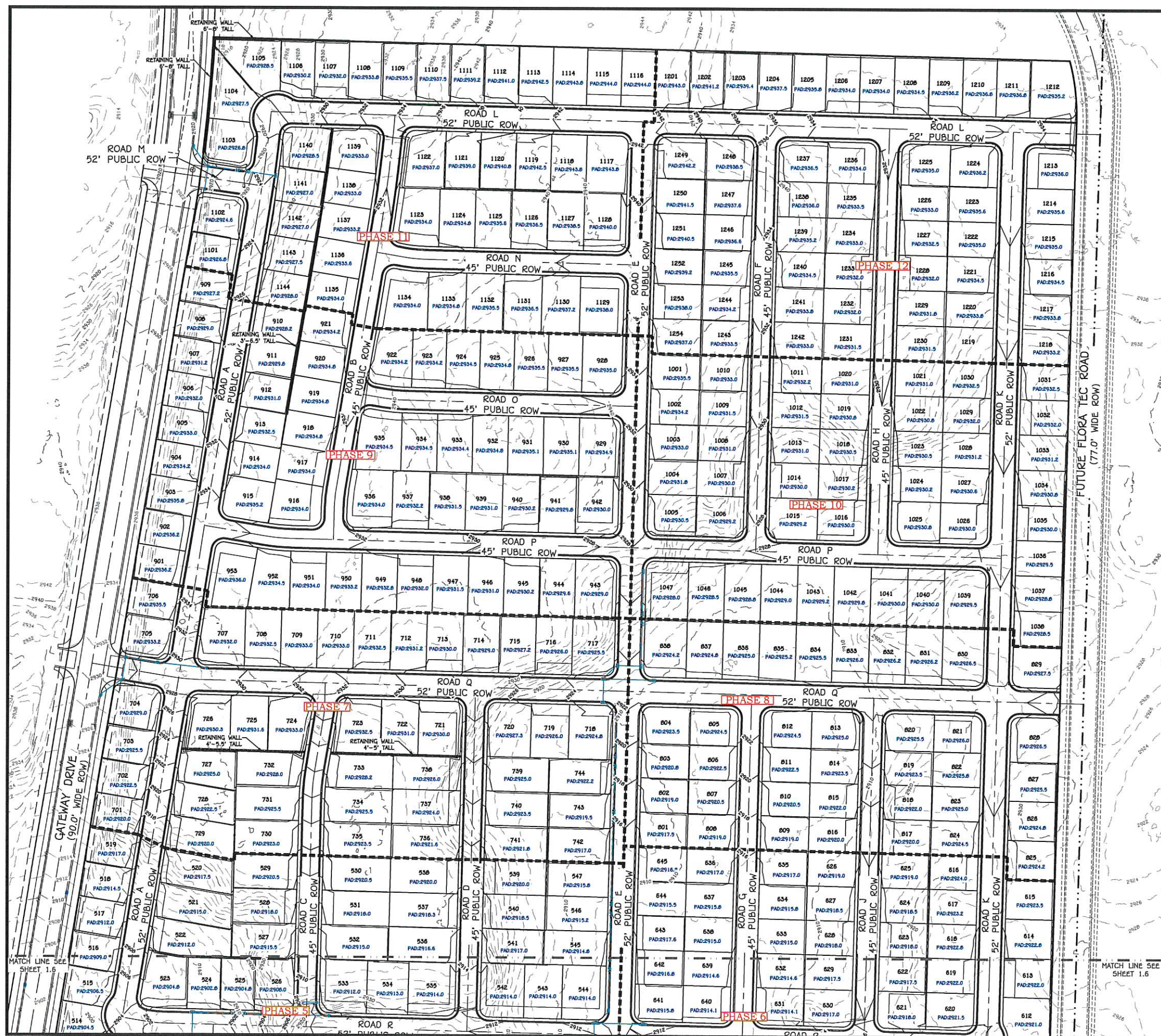
DATE:	1/22/2022
JOB #	21-051
DRAWN BY:	ASA
CHECKED BY:	ASA

DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH

SITE PLAN

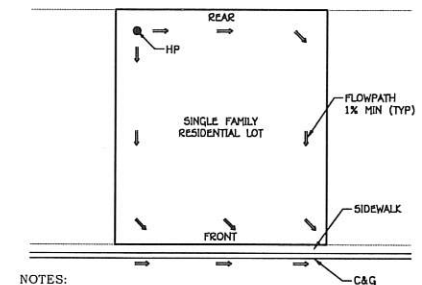
P.1.4

SHEET:	4	of	8
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GRADING & DRAINAGE LEGEND:

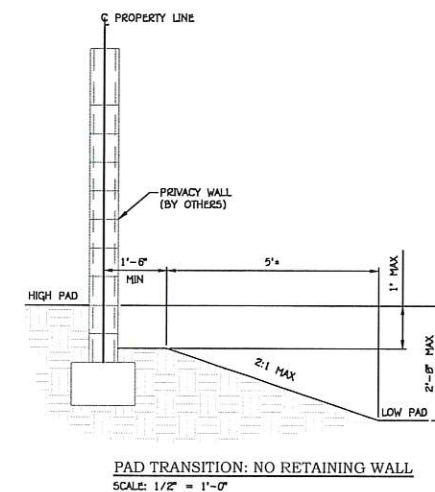
	2010	FINISH GRADE MAJOR CONTOUR
	2002	FINISH GRADE MINOR CONTOUR
	2010	EXISTING GRADE MAJOR CONTOUR
	2002	EXISTING GRADE MINOR CONTOUR
		SURFACE FLOW DIRECTIONAL
		PROPOSED PAD ELEVATION
		MATCH LINE
		PHASE LINE



NOTES:

1. DRAIN AWAY FROM STRUCTURES AT 5% FOR 10' MINIMUM.
2. PROVIDE POSITIVE DRAINAGE FROM REAR OF LOT TO STREET.

TYPICAL LOT DRAINAGE
SCALE: 1" = 40'

[illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION



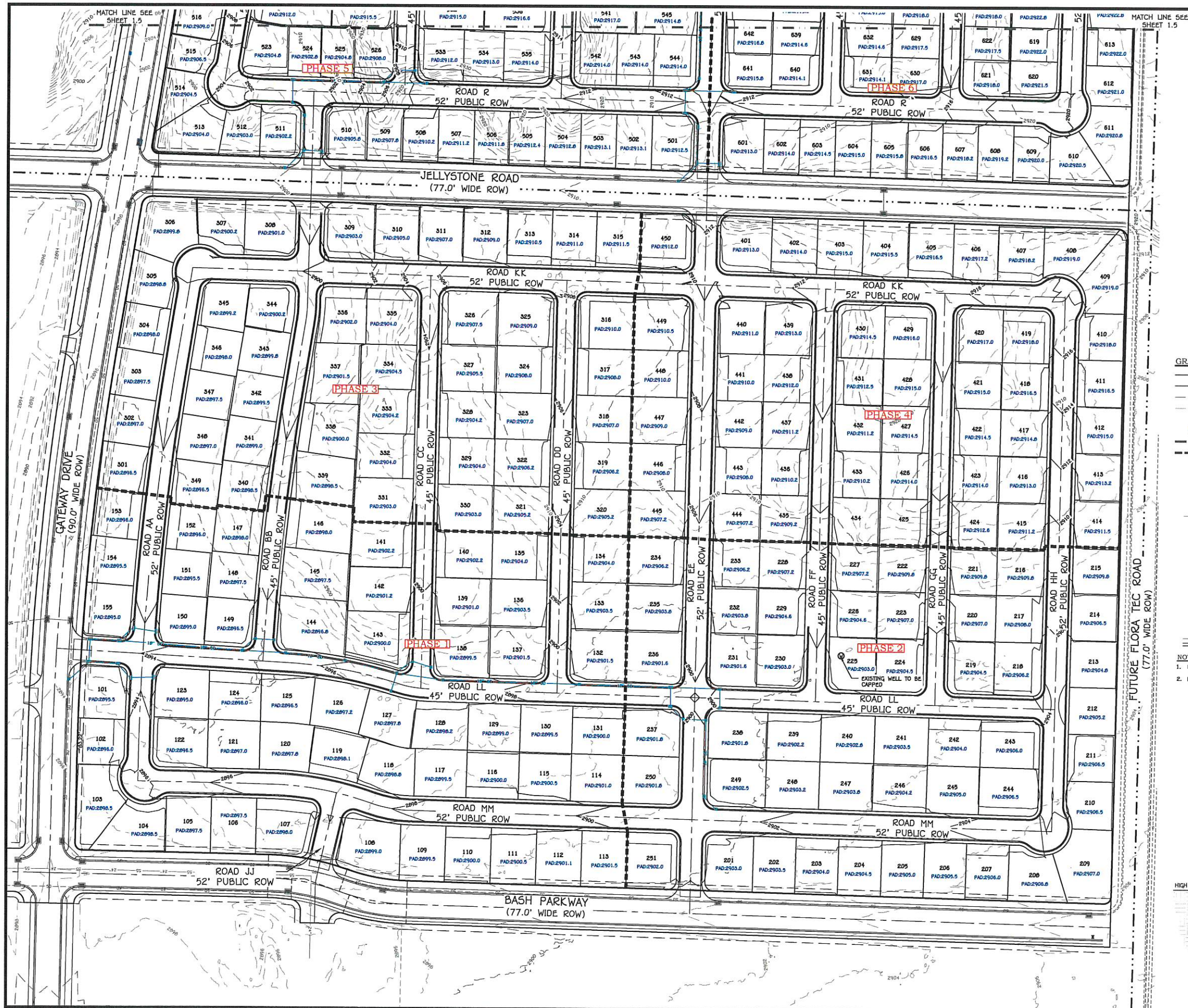
DATE:	1/22/2022
JOB #	21-051
DRAWN BY:	ASA
CHECKED BY:	ASA

DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&EM
HURRICANE, UTAH

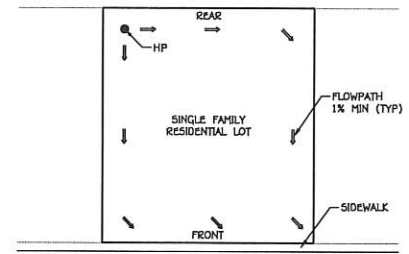
GRADING PLAN
PRELIMINARY PLAT

P.1.5

SHEET: 5
of 8

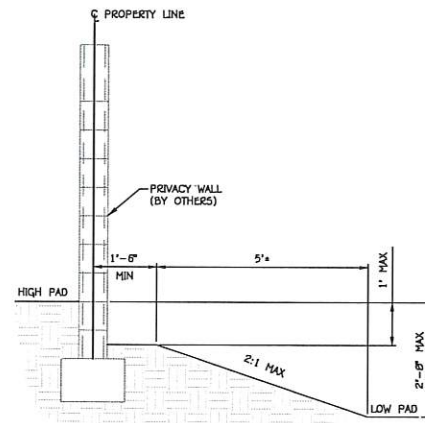


- GRADING & DRAINAGE LEGEND:**
- 2010 FINISH GRADE MAJOR CONTOUR
 - 2002 FINISH GRADE MINOR CONTOUR
 - 2010 EXISTING GRADE MAJOR CONTOUR
 - 2002 EXISTING GRADE MINOR CONTOUR
 - Blue arrow: SURFACE FLOW DIRECTIONAL
 - PAD:3006.0 PROPOSED PAD ELEVATION
 - MATCH LINE
 - - - PHASE LINE



- NOTES:**
- DRAIN AWAY FROM STRUCTURES AT 5% FOR 10' MINIMUM.
 - PROVIDE POSITIVE DRAINAGE FROM REAR OF LOT TO STREET.

TYPICAL LOT DRAINAGE
SCALE: 1" = 40'



PAD TRANSITION: NO RETAINING WALL
SCALE: 1/2" = 1'-0"

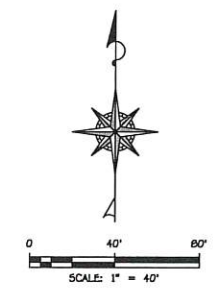
**PRELIMINARY
NOT FOR
CONSTRUCTION**



DATE: 1/22/2022
JOB #: 21-051
DRAWN BY: ASA
CHECKED BY: ASA

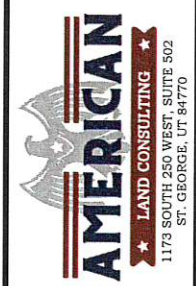
DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
GRADING PLAN
PRELIMINARY PLAT

P.1.6
SHEET: 6 of 8



- UTILITY PLAN LEGEND:
- PROPOSED WATER LINE (SIZE PER PLAN)
 - EXISTING WATER LINE (SIZE PER PLAN)
 - STANDARD FIRE HYDRANT
 - PROPOSED SEWER LINE (SIZE PER PLAN)
 - EXISTING SEWER LINE (SIZE PER PLAN)
 - SANITARY SEWER MANHOLE
 - PROPOSED GAS LINE
 - EXISTING GAS LINE
 - PROPOSED JOINT UTILITY TRENCH
 - EXISTING JOINT UTILITY TRENCH
 - MATCH LINE
 - PHASE LINE

PRELIMINARY
NOT FOR
CONSTRUCTION



DATE: 1/22/2022
JOB #: 21-051
DRAWN BY: ASA
CHECKED BY: ASA

DESERT BLOOM
SECTIONS 1&12, TOWNSHIP 42 S, RANGE 14 W SLB&M
HURRICANE, UTAH
UTILITY PLAN
PRELIMINARY PLAT

P.1.7
SHEET: 7 of 8

From: Charles Hammon <charles@exceldesign.us>
Sent: Monday, April 3, 2023 1:15 PM
To: Fred Resch; wtgdevelopment@gmail.com
Subject: RE: Sky View Preliminary Plat

Fred,

I appreciate you sending this reminder. We're currently working with all departments to finish the site construction plans. Please allow this email to serve as our request to extend the preliminary plat approval.

Thank you,

Charles Hammon, PE

*Excel Design Associates, LLC
1185 West Utah Ave., Ste 102
Hildale, UT 84784
office: 435-619-4586
email: charles@exceldesign.us
visit us at: www.exceldesign.us*



From: Fred Resch <fred@cityofhurricane.com>
Sent: Monday, April 3, 2023 11:55 AM
To: wtgdevelopment@gmail.com; Charles Hammon <charles@exceldesign.us>
Subject: Sky View Preliminary Plat

Hello,

The preliminary plat for Sky View was approved by the City Council on April 7, 2022. Per Hurricane City Code 10-39-6:

After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

We have not received a final plat application for this project yet, and we can't accept an application until construction drawings are signed. If you would like to be granted an extension from the Planning

Commission, we must receive the request in writing by April 7, 2023 to be on the Planning Commission agenda on April 13th. Replying to this email will work. Let me know what your plans are.

Thanks,

Fred Resch III

Assistant City Planner/Code Enforcement

Hurricane City

P: (435) 635-2811 x 110

E: fred@cityofhurricane.com



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. 2022-PP-11

Receipt No. 8.156165

Name: DAF DEV, LLC -- Sky View Subdivision Telephone: 435-229-3643

Address: 3499 E. Church Rocks Rd., St. George, UT 84790 Fax No. _____

Email: wtgdevelopment@gmail.com Agent Email: charles@exceldesign.us

Agent (If Applicable): Charles Hammon Telephone: 435-619-4586

Address/Location of Subject Property: Southwest corner of 2800 West and 600 North

Tax ID of Subject Property: H-3-1-31-1106, H-3-1-31-1107 & H-3-1-31-1108 Zone District: R1-8 with PDO

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

155 residential units

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

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



STAFF COMMENTS

Update 4/13/2023: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. Construction drawings have been submitted but not yet signed off by the JUC, there are some utility issues being worked out with some neighboring property owners as well as the City with the 2800 W project. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	03/10/2022
Application Number:	2022-PP-11
Type of Application:	Preliminary Plat and Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	DAF Dev LLC
Agent:	Charles Hammon
Request:	Preliminary Plat Application
Location:	Southwest corner of 2800 W and 600 N
Zoning:	R1-8 PDO
General Plan Map:	Single Family

Discussion:

The applicant is seeking preliminary plat approval for a subdivision containing 155 lots for the approved Sky View PDO. They are planning 59 townhome units on the eastern phase and 99 twin home (duplex) units on the west. During the PDO approval process there was a commercial site on the eastern side of the property, at this time the applicant is still in design stages for that portion and will come back with another application for the commercial property. The 2800 W project from the SR-7 interchange to 600 N has been approved by the city and is planned to be completed by the end of the year.

JUC Comments

The following items will need to be addressed:

1. **Power:** East side of 2800 W is planned to have a major transmission line, this will likely not impact their layout. Power improvements needed.
2. **Sewer:** Sewer is in a portion of 600 N, needs to coordinate with Ash Creek.
3. **Streets:** No comments

03/10/2022

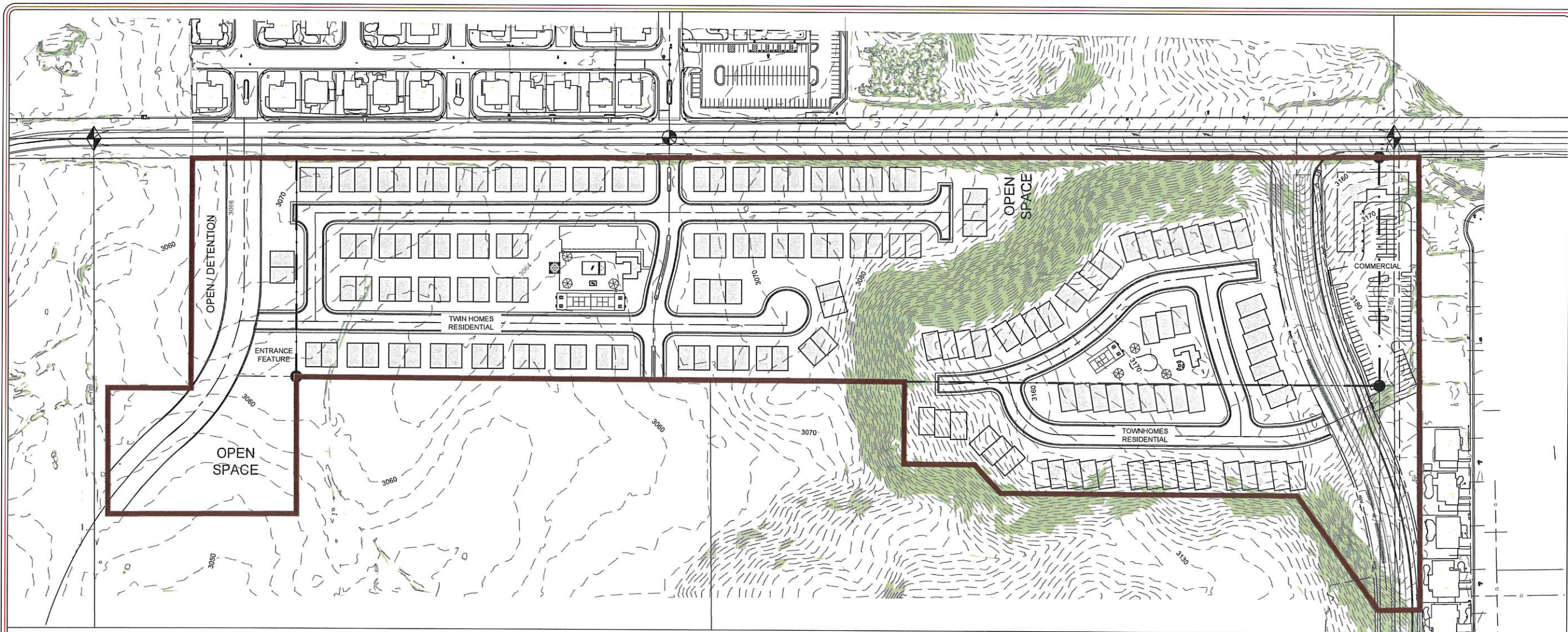
2022-PP-11

-

1. Zoning is R1-8 PDO. The density is 4.56 units per acre which aligns with the preliminary site plan.
2. Staff appreciates the connections to the neighboring properties in the western phase
3. The plat does not indicate in what order the phases will be developed
4. There are some steep slopes on the property. Due to the applicant not building on any slopes over 10% a sensitive lands application will not be required by staff. Staff has requested more information from the applicant on that point
5. The street parking in the amenity area on eastern phase is currently not permitted by city code.
6. Plat indicates the property is not in a desert tortoise take area.
7. A will serve letter from the sanitary and culinary water provider has been provided
8. A note mentioning where the future commercial space is should be noted on the plat.
9. The applicant will need to provide a utility easement from the north road to 2800 W for proper utility looping. A pedestrian access should be added to provide better connectivity to 2800 W.
10. The applicant will need to coordinate with staff for improvements along 2800 W.
11. The applicant will need to complete improvements along 600 N and 3000 W. Some of these improvements will likely qualify for some impact fee reimbursement and should be negotiated with staff during construction drawings.

12. There are several open spaces and common spaces, including amenity areas in both areas. There is also additional open space within the development. On the final site plan the applicant will need to provide the city with detailed plans for each of those areas, including landscape planning.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary plat subject to staff and JUC comments



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"

SKY VIEW - PRELIMINARY SITE PLAN
DAF DEV LLC

LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M



PROJECT INFORMATION

THE ALTA COMPANIES, LLC
ATTN: RICK RICHARDSON
297 AUTO MALL DRIVE
ST GEORGE, UTAH 84770
(435) 229-3642

EXCEL DESIGN ASSOCIATES, LLC
321 NORTH MALL DRIVE, SUITE J-101
ST. GEORGE, UT 84790
OFFICE: 435-619-4586

EXISTING ZONING:	R1-8
PROPOSED ZONING:	R1-8 W/ PDO
TOTAL SITE AREA:	1,480,532 SQ.FT. 33.99 ACRES

33.99 ACRES - 4.06 ACRES (>30%) = 29.93 NET ACRES
29.93 ACRES * 80% * 43,560 / 8,000 = 130 UNITS
PROPOSED DENSITY BONUS (20%) = **156 UNITS**

SURFACE SLOPE DATA				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA
1	10.000%	29.000%		5.67
2	30.000%	2044.000%		4.06



KEY NOTE LEGEND

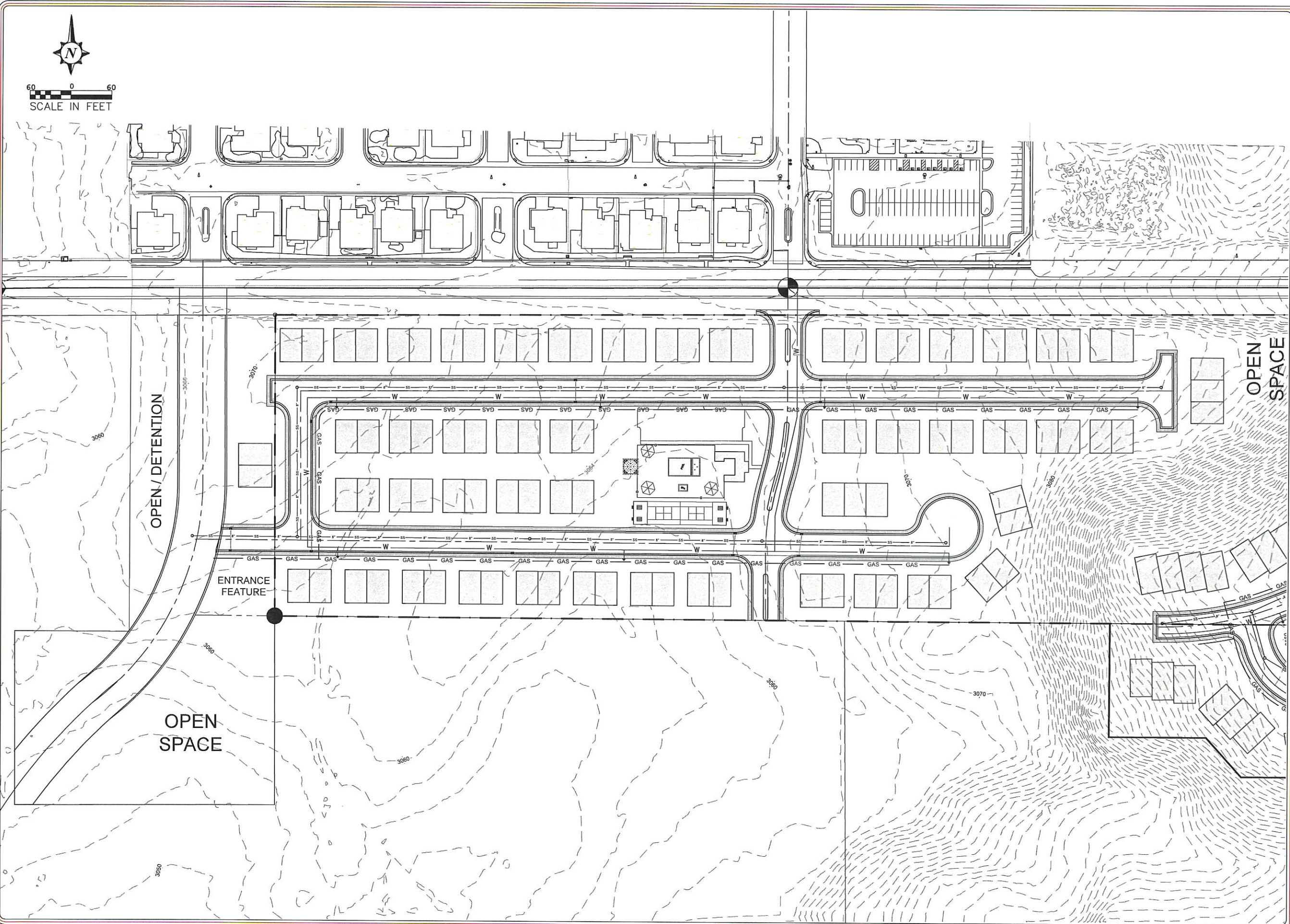
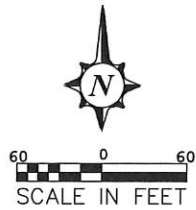
— + — EXISTING GROUND 2' MINOR CONTOUR & ELEVATION
— 3000 — EXISTING GROUND 10' MAJOR CONTOUR & ELEVATION

REVISIONS		
REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

SHEET TITLE:
PRELIMINARY
SITE
PLAN

C-2.1
SHEET: 1 OF 3

\\SERVER-19\\Excel\\Projects\\21-121-01 - Richardson\\21-121-01 - N/A, East\\20-121-01 SITE_10-29-21.dwg Nov 01, 2021 - 2:59pm



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING
321 NORTH MALL DRIVE, SUITE 1101, ST. GEORGE, UTAH 84790
TEL: (435) 618-4388 FAX: (435) 618-4386
E-MAIL: Charles@ExcelDesign.us WEB SITE: www.exceldesign.us

SKY VIEW - PRELIMINARY SITE PLAN
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH

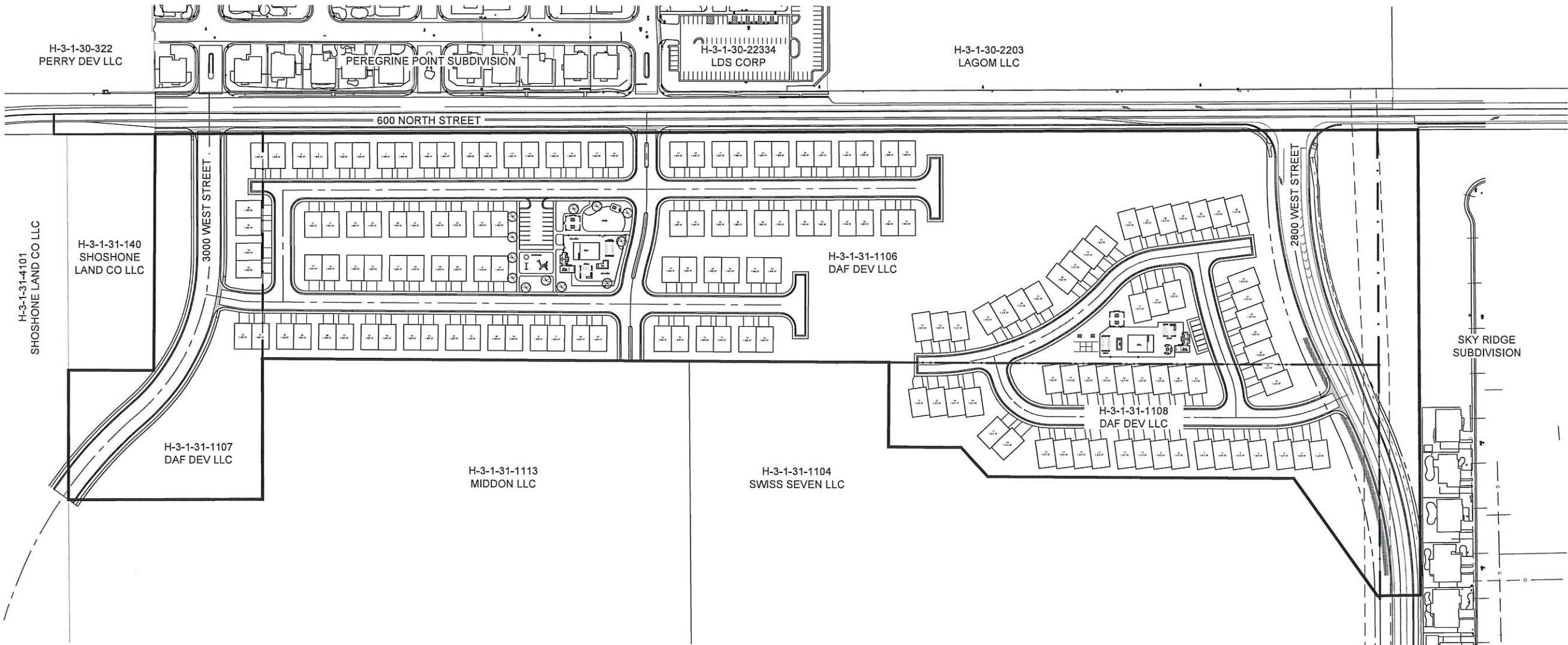
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS		
REV.	DATE	DESCRIPTION
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CAD DWG. FILE: 20-121-01 SITE		
DRAWN BY: CWH		
DESIGNED BY: CWH		
FIELD CREW:		
CHECKED BY:		
DATE: 10/29/21		

SHEET TITLE:
**LOWER
SITE
PLAN**

C-23
SHEET: 3 of 3

SKY VIEW SUBDIVISION
PRELIMINARY PLAT
HURRICANE, UTAH



DRAWING INDEX

- C - CIVIL DRAWINGS
- C1.1 - COVER SHEET
- C1.2 - EXISTING CONDITIONS
- C2.1 - PRELIMINARY PLAT WEST
- C2.2 - PRELIMINARY PLAT EAST

PROJECT VICINITY



SKY VIEW SUBDIVISION - PROJECT INFORMATION

OWNER:

THE ALTA COMPANIES, LLC
ATTN: RICK RICHARDSON
297 AUTO MALL DRIVE
ST GEORGE, UTAH 84770
(435) 229-3642

ENGINEERING COMPANY

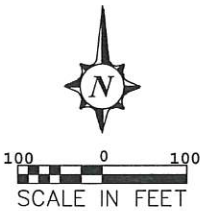
EXCEL DESIGN ASSOCIATES, LLC
321 NORTH MALL DRIVE, SUITE J-101
ST. GEORGE, UT 84790
OFFICE: 435-619-4586

SITE DATA

EXISTING ZONING: R1-8
PROPOSED ZONING: R1-8 W/ PDO
TOTAL SITE AREA: 1,480,532 SQ.FT.
33.99 ACRES

EAST PHASE: 59 TOWNHOUSE UNITS
WEST PHASE: 96 TWIN HOME UNITS

LOCATED IN THE NORTH EAST QUARTER OF SECTION 31,
TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE
AND MERIDIAN



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"

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E-MAIL: Charles@ExcelDesign.us WEB SITE AT: www.exceldesign.us



SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH

LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, S18&M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 20-121-01

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DRAWN BY: CWH

DESIGNED BY: CWH

FIELD CREW:

CHECKED BY:

DATE: 2/25/21

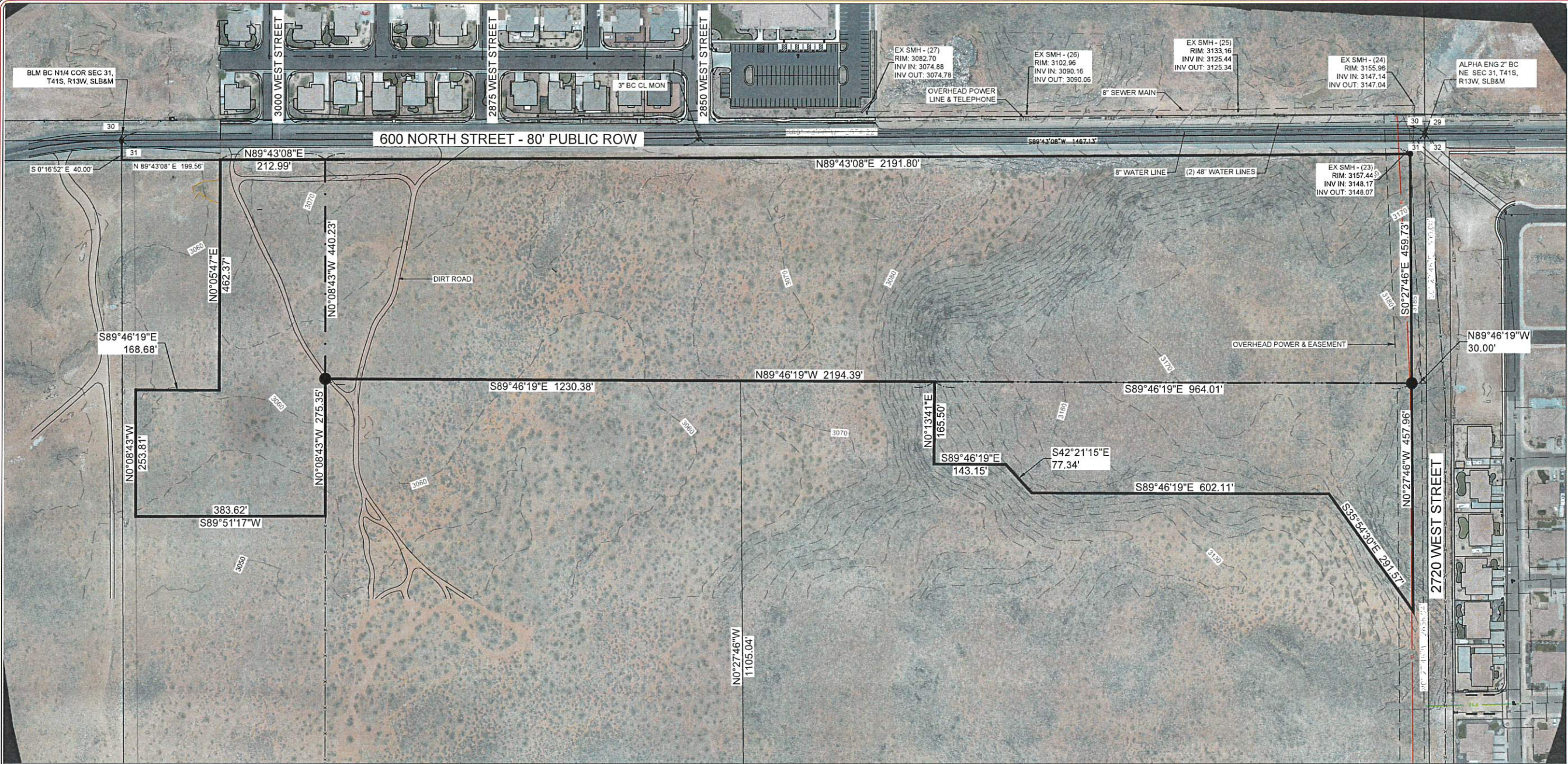
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COVER
SHEET

C-1.1

SHEET: 1 OF 4

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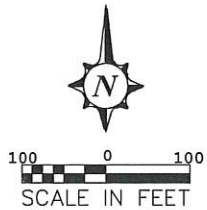


SITE PLAN NOTES

- EXISTING UTILITIES AND SURFACE IMPROVEMENTS ARE SHOWN IN THEIR SURVEYED LOCATIONS BASED UPON THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON 7/7/21. UNDERGROUND UTILITIES WHICH CANNOT BE LOCATED USING SURVEYING METHODS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS USING RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF IMPROVEMENTS WHICH CANNOT BE SURVEYED FROM THE SURFACE.
- THE SUBSURFACE SOILS GENERALLY CONSIST OF LOOSE TO MEDIUM DENSE SILTY SAND WITH VARYING AMOUNTS OF GRAVEL UNDERLAIN BY CALICHE AND BASALT. FOR MORE INFORMATION SEE THE GEOTECHNICAL INVESTIGATION REPORT (LANDMARK TESTING & ENGINEERING, PROJECT NO. 21234, APRIL 2021)
- THE SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.
- THERE ARE NO EXISTING HURRICANE CANAL COMPANY FACILITIES, DITCHES, CANALS, NATURAL DRAINAGE CHANNELS, OPEN WATERWAYS, WELLS, SPRINGS RESERVOIRS OR PONDS WITHIN THE TRACT OR 100 FEET BEYOND THE TRACT BOUNDARIES.
- ACCORDING TO THE USGS SPECIAL STUDY 127 GEOLOGIC HAZARDS:
 - SURFACE FAULT RAPTURE: NOT AFFECTED
 - LIQUEFACTION: H2 - HIGH2 - SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
 - FLOODING: NOT AFFECTED
 - LANDSLIDE: PARTS WITHIN L-LOW (AREAS WHERE CATEGORY D UNITS CROP OUT ON SLOPES GREATER THAN 30 PERCENT)
 - ROCK FALL: L - LOW ROCK FALL HAZARD AREA
 - EXPANSIVE SOIL & ROCK: ESL - SOILS CLASSIFIED BY THE NRCS AS HAVING LOW SUSCEPTIBILITY FOR VOLUMETRIC CHANGE.
 - COLLAPSIBLE SOILS: CS_h - UNCONSOLIDATED GEOLOGIC UNITS WITH REPORTED COLLAPSE VALUES OF GREATER THAN OR EQUAL TO 3 PERCENT.
 - GYPSIFEROUS SOIL & ROCK: NOT AFFECTED
 - BRECCIA PIPE & PALEOKARST: NOT AFFECTED
 - SHALLOW BEDROCK: BR_h - BURIED: AREAS WHERE DEPTH TO BEDROCK IS LESS THAN OR EQUAL TO 10 FEET BENEATH SOIL COVER.
 - CALICHE: C_h - AREAS WHERE CALICHE HORIZONS HAVE BEEN IDENTIFIED OR WHERE OLDER (PLEISTOCENE) DEPOSITS ARE PRESENT WHICH MAY CONTAIN CALICHE IN THE SUBSURFACE.
 - WIND BLOWN SAND: WBS_h & WBS_l - BOTH HIGH & LOW
 - PIPING & EROSION: P&ES - SOILS SUSCEPTIBLE TO PIPING AND EROSION
 - SHALLOW GROUND WATER: NOT AFFECTED

KEY NOTE LEGEND

- — — EXISTING GROUND 2' MINOR CONTOUR & ELEVATION
— 3000 — EXISTING GROUND 10' MAJOR CONTOUR & ELEVATION



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING
321 NORTH MALL DRIVE, SUITE 1-101, ST. GEORGE, UTAH 84790
TEL: (435) 619-4568 FAX: (435) 619-4566
E-MAIL: Charles@ExcelDesignus WEB SITE AT: www.exceldesignus



SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

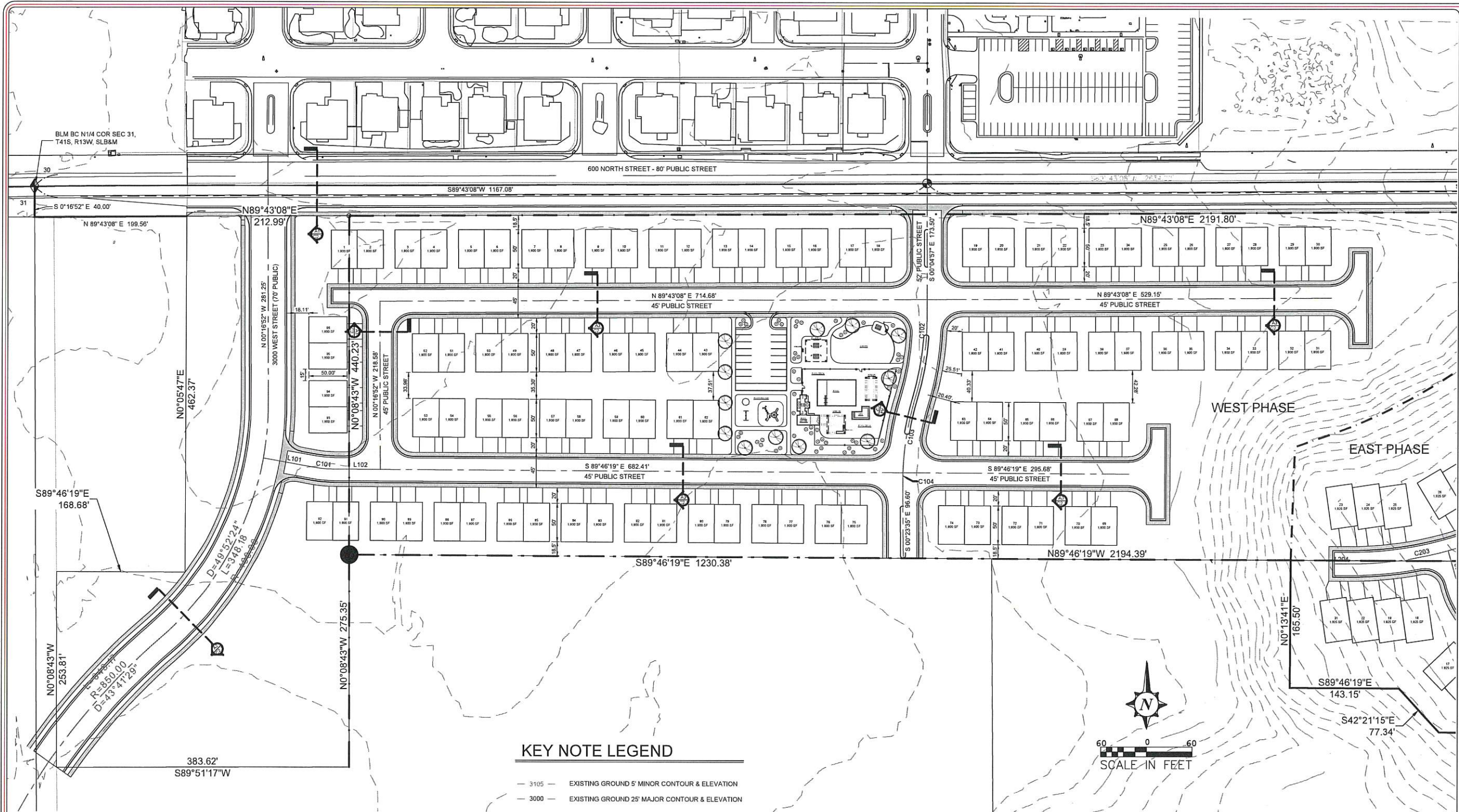
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REV.	DATE	DESCRIPTION

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/21

SHEET TITLE:
EXISTING CONDITIONS

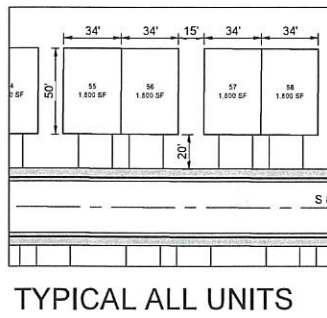
C-1.2
SHEET: 2 of 4

\\SR001-18\Excel\Projects\21-121-01 - Redmond\21-121-01 - Sky View - 2-23-22 - Preliminary Plat.dwg Feb 28, 2022 - 6:45pm



KEY NOTE LEGEND

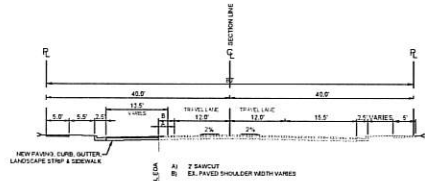
- 3105 EXISTING GROUND 5' MINOR CONTOUR & ELEVATION
- 3000 EXISTING GROUND 25' MAJOR CONTOUR & ELEVATION



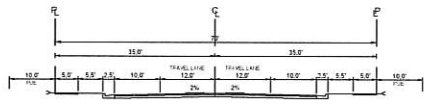
TYPICAL ALL UNITS

Parcel Line Table			
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L101	67.38	N79° 46' 01.63"W	

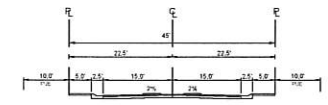
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Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C101	26.19	150.00	10.00	S84° 46' 10"E	26.16
C102	108.88	371.00	16.81	N8° 19' 30"E	108.49
C103	96.49	371.00	14.90	S9° 16' 55"W	96.21
C104	14.40	371.00	2.22	S0° 43' 09"W	14.40



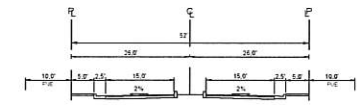
CROSS SECTION A1 - 600 NORTH STREET



CROSS SECTION A2 - 3000 WEST STREET



CROSS SECTION A3 - SKY VIEW STREETS



CROSS SECTION A4 - SKY VIEW STREETS



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"

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SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC

600 NORTH 2800 WEST
HURRICANE, UTAH

LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

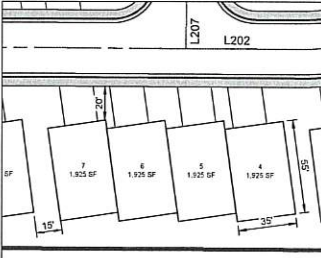
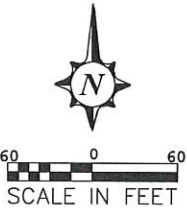
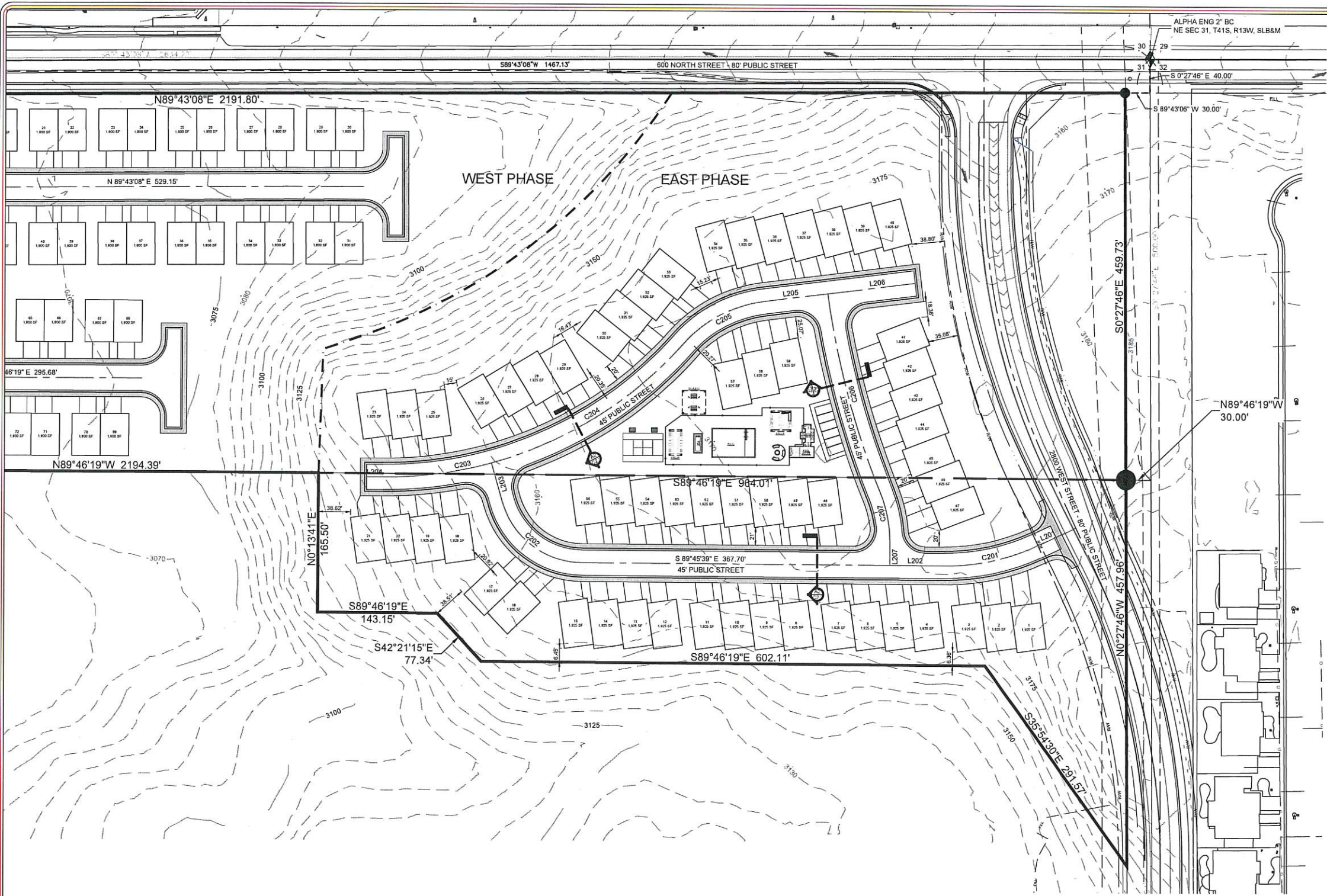
REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO: 20-121-01
CADD FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/28/21

SHEET TITLE:
**PRELIMINARY
PLAT
WEST PHASE**

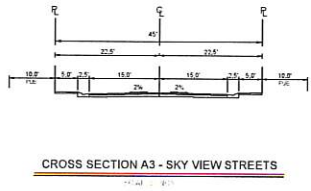
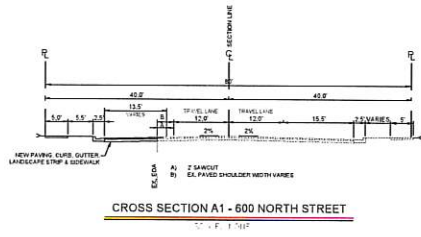
C-2.1
SHEET: 3 of 4

\\SERVER-19\Excel\Projects\21-121-01 - Redmond\21-121-01 - Sky View - 2-23-22 Preliminary Plat.dwg Feb 28, 2022 - 6:44pm



Parcel Line Table		
Line #	Length	Direction
L203	47.55	S16° 08' 55.68"E
L207	26.31	S0° 14' 20.76"W
L204	20.00	S89° 46' 18.90"E
L205	75.81	N82° 59' 49.59"E
L206	105.66	N82° 59' 49.59"E
L202	65.68	S89° 45' 39.24"E
L201	52.61	N65° 11' 54.13"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C202	128.48	100.00	73.61	S52° 57' 17"E	119.82
C201	111.88	256.00	25.04	N77° 43' 07"E	110.99
C206	245.86	996.00	14.14	S15° 11' 12"E	245.24
C207	60.47	154.00	22.50	N11° 00' 35"W	60.08
C203	130.00	476.09	15.65	N82° 24' 19"E	129.60
C205	111.22	154.00	41.38	S62° 18' 27"W	108.82
C204	273.92	476.09	32.96	N58° 06' 01"E	270.15



KEY NOTE LEGEND

- 3105 — EXISTING GROUND 5' MINOR CONTOUR & ELEVATION
- 3000 — EXISTING GROUND 25' MAJOR CONTOUR & ELEVATION



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"
DESIGN - ENGINEERING - LAND PLANNING
321 NORTH WALL DRIVE, SUITE J-101, ST. GEORGE, UTAH 84790
TEL (435) 619-4585 FAX (435) 619-4586
E-MAIL: Charles@exceldesignus.com WEB SITE: www.exceldesignus.com



SKY VIEW - PRELIMINARY PLAT
DAF DEV LLC
600 NORTH 2800 WEST
HURRICANE, UTAH
LOCATED IN THE N.E. 1/4 OF SEC. 31, T41S, R13W, SLB&M

REVISIONS		
REV.	DATE	DESCRIPTION

PROJECT NO: 20-121-01
CAD DWG. FILE: 20-121-01_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 2/25/22

SHEET TITLE:
PRELIMINARY
PLAT
EAST

C-2.2
SHEET: 4 OF 4

From: karl@pv-eng.com
Sent: Tuesday, April 4, 2023 8:37 AM
To: Fred Resch; mike@skregear.com
Subject: RE: SKRE Preliminary Plat

Fred,

I talked to Mike. Please accept in writing the permission and request to put this item on the agenda for approval of the onetime extension.

Sincerely,

Karl Rasmussen, P.E. S.E. M.E.
Provalue Engineering, Inc.



From: Fred Resch <fred@cityofhurricane.com>
Sent: Monday, April 3, 2023 12:43 PM
To: mike@skregear.com; Karl Rasmussen (karl@pv-eng.com) <karl@pv-eng.com>
Subject: SKRE Preliminary Plat

Mike or Karl,

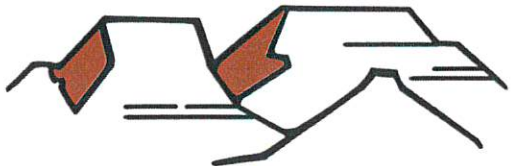
The preliminary plat for SKRE was approved by the City Council on April 7, 2022. Per Hurricane City Code 10-39-6:

After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

We are aware you ended up achieving what you wanted to do with the preliminary plat without going through the full subdivision process and if you are okay with that then you can ignore this email. If you are still intending to submit a final plat and go through the full subdivision process then, we must receive the request for an extension in writing by April 7, 2023 to be on the Planning Commission agenda on April 13. Replying to this email will work. Let me know what your plans are.

Thanks,

Fred Resch III
Assistant City Planner/Code Enforcement
Hurricane City
P: (435) 635-2811 x 110
E: fred@cityofhurricane.com



PLANNING & ZONING
HURRICANE CITY

UTAH

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. 2022-PP-12

Receipt No. 8156712

Name: SKRE Telephone: 435-229-1671

Address: 268 W. State St. Fax No. _____

Email: mike@skregear.com Agent Email: _____

Agent (If Applicable): Karl Rasmussen Telephone: 4

Address/Location of Subject Property: 2545 Whiteo South, Hurricane

Tax ID of Subject Property: H-3-1-32-230 Zone District: HC

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 2

Highway Commercial → As Is.

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

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



STAFF COMMENTS

Update 4/13/2023: The applicant is requesting an extension of the final plat deadline for this project. Per city ordinance, a final plat must be submitted within one year of approval of a preliminary plat, however the applicant can request an extension of one year with the Planning Commission. Staff finds this request to be acceptable. The applicant has final site plan approval for the main SKRE building. The applicant is proposing a two lot subdivision and at some point between the preliminary plat and now an illegal subdivision was performed to split off the other lot. A final plat will need to be recorded to rectify the illegal subdivision and allow this project to move forward. Below is the original report from when the preliminary plat was first applied.

Agenda Date:	03/30/2022
Application Number:	2022-PSP-08 2022-PP-12
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	SKRE
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Site Plan and Preliminary Plat
Location:	2545 W 60 S
Zoning:	HC
General Plan Map:	General Commercial

Discussion:

The applicant has filed a preliminary site plan and preliminary plat for SKRE Commercial. The applicant had previously come in for a preliminary site plan for a site within the Sand Hollow Gateway PID area, but has now submitted for this parcel. SKRE currently has an operation along State Street in downtown Hurricane and is looking to expand its hunting apparel operation. A previous preliminary plat was approved on this site in 2005 that is no longer valid but this plat and site plan line up with it pretty well. The property owner also submitted a lot split for this property which would accomplish the same task as this preliminary plat. This lot split is included in this packet however staff believes the preliminary plat is the more appropriate avenue at this time.

JUC Comments

3/30/2022

2022-PSP-08
2022-PP-12

The following items will need to be addressed:

1. **Power:** No problems, may need upgrades for second lot
2. **Water:** Line is in the road, may need an easement for access
3. **Street:** Improvements along SR-9
4. **Sewer:** Private sewer agreement. Will need a new lateral and an interceptor depending on use
5. **Engineering:** Need to check if there's cross access here. Need to plan for drainage. May need easements for utilities and access. Check setbacks
6. **Fire:** Fire code analysis for buildings. Need fire walls
7. **Phone:** Need to see if there are lines along SR-9
8. **Gas:** No comments
9. **WCWCD:** No comments

Staff Comments: Preliminary Site Plan

1. The proposed use is a mix of retail shops, office space, and warehouses all of which is permitted under Highway Commercial zoning.
2. Setbacks: All setbacks are met with the site plan.
3. The lot is currently not subdivided. A preliminary plat was submitted but was never recorded over 15 years ago. It appears to have always been the intention of the property owner to subdivide these lots but it was never accomplished for one reason or another
4. The road to the south (83 S) is a private road that will provide access and a connection point between 2600 W and 2500 W. If easements for access and utilities have not already been provided to the city then they will be required at this phase.
5. Parking: Per their provided parking plan 61 stalls are required and 63 stalls are provided.
6. For the final site plan, the applicant will need to review and follow all standards of Hurricane City Code 10-33-5: Site Plan Design; including outdoor lighting, landscaping, trash and refuse collections, etc.
7. The applicant will need to submit full construction drawings to the City and have full approval by the Joint Utility Committee.
8. *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (HCC 10-7-10(D)(2)(b)).*

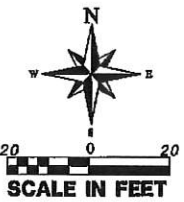
Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments.

PRELIMINARY SITE PLAN FOR:
SKRE COMMERCIAL

LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.41
2545 WEST 60 SOUTH
HURRICANE CITY, WASHINGTON COUNTY, UTAH

LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	P.U.E. EASEMENTS
---	SECTION LINE
---	EXISTING SEWER LINE
---	PROPOSED SEWER LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING STORM DRAIN
---	EXISTING GAS LINE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED CURB & GUTTER
+	SECTION CORNER AS DESCRIBED
S	EXISTING SEWER MANHOLE
b	HANDICAP



GEOLOGICAL HAZARDS

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

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

ADDITIONAL NOTES

ZONING: HIGHWAY COMMERCIAL

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

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

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

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

PARKING STALLS REQ'D

USE	AREA	DENSITY FACTOR	STALLS
RETAIL	8933	250	35.732
OFFICE	4984	250	19.936
WAREHOUSE	6076	1000	6.076
		TOTAL	61.744

TOTAL STALLS PROVIDED= 63

SITE DATA

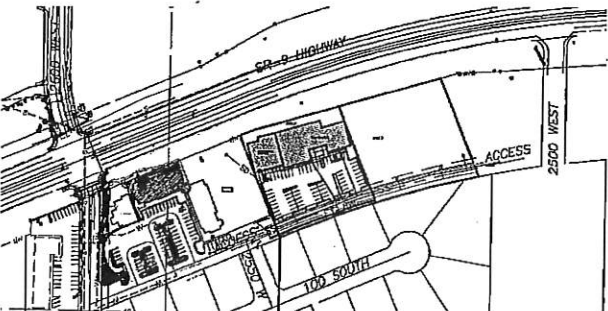
AREA	SQ. FT	ACRES
TOTAL PROPERTY	61,169	1.45
BUILDING AREA	17,533	0.40
TOTAL PARKING AREA	124,000	0.56

ITEM	QUANTITY
TOTAL PARKING STALLS	63
LAND USE IS	110
LANDSCAPE AREA=	10,000 SF

LEGAL DESCRIPTIONS OF THE PARCEL 1

PARCEL 1:
BEGINNING AT A POINT S 89°46'53" E 275.42 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, AND N 0°13'07" E 1503.17 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, POINT ALSO BEING THE SOUTHEAST CORNER OF HURRICANE COMMERCIAL CENTER, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY STATE OF UTAH, AND RUNNING THENCE N 22°34'08" W 256.53 FEET ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF; THENCE N 0°12'37" E 5.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE STREET (US HIGHWAY 9); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) N 87°33'39" E 38.80 FEET, (2) THENCE N 74°00'05" E 208.64 FEET; THENCE S 22°34'08" E 246.04 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF LEGRAND HEIGHTS PHASE ONE RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON A 2514.89 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 17°46'35" E; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 210.36 FEET THROUGH A CENTRAL ANGLE OF 4°47'33", (2) THENCE S 67°28'52" W 38.93 FEET, TO THE POINT OF BEGINNING.

CONTAINS 63,169 SQ FT OR 1.45 ACRE MORE OR LESS.



VICINITY MAP

N.T.S.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
29 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (801) 464-8807
Fax: (801) 464-8808



PRELIMINARY SITE PLAN FOR:
SKRE COMMERCIAL
LOCATED IN THE SECTION 32, T41S, R13W, S.L.B.41
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/9/2022
SCALE: 1"=20'

JOB NO.
642-009

SHEET NO.
C1

LOT SPLITS

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. 2022-LS-01

Receipt No. 8.156389

APPLICATION & SUBMITTAL CHECKLIST

Owner(s) Name: HIGH POINTE HOMES LLC Telephone: 435-703-4007

Address: _____ Fax No. _____

Agent (If applicable) KENDRICK ROGERS Agent's Phone: 435-703-4007

Address of Subject Property: _____

Tax ID of Subject Property: 4-3-1-32-2306 Zone District _____

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

This application shall be accompanied by the following:

- ☒ 1. A plat drawn to scale (typically one inch equals 50 feet or larger) on an 8 1/2 x 11 inch sheet. Larger if needed to show reasonable detail.
- ☒ 2. The plat to show the following detail:
 - ☒ Scale, north point
 - ☒ Streets and the right of way width
 - ☒ Dimensions of proposed lots
 - ☒ Location of all buildings and distances from resulting lot lines
 - ☒ The location of any significant natural features (creeks, washes, cliffs, etc.)
 - ☒ The name, address and phone number of the person or firm who prepared the plat
- ☒ 3. Legal description of each of the resulting parcels.
- ☒ 4. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the lot split verifying that all taxes or special assessments payable on all property within the limits of the lot split are paid in full

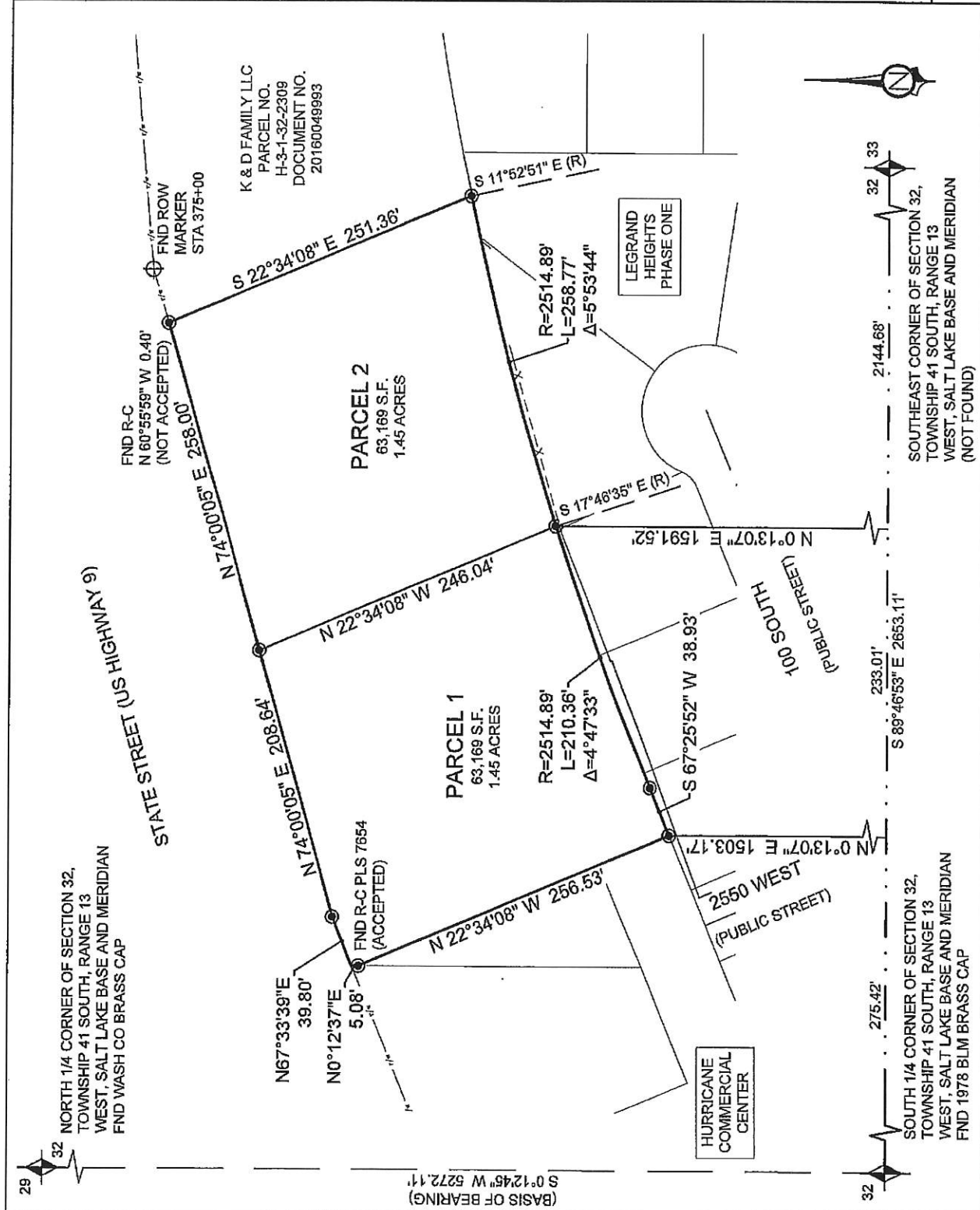
Note: It is important that all applicable information noted above is submitted with the application.

(Office Use Only)

Date Received: 3/7/22

Received by: Brienna Spencer

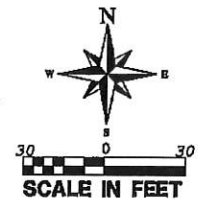
Date application deemed to be complete: _____ Completion determination made by: _____



THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAWA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Q_{mv}. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Q_{av}. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Q_{bv}) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (Q_{vo}) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (Q_{bk}, Q_{mo}, Q_{oc}, 2003b); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 4041/384r AGES OF 0.289 ± 0.024 Ma AND 0.353 ± 0.045 Ma, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-R AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW. MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 24 FEET (7.3 m) BY THE HURRICANE FAULT AT TIMPOWAP CANYON AND MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 11 FEET (3.4 m) BY THE OLIVINE AND GRAY FLOW. OLIVINE AND GRAY VIRGIN RIVER LAWA FLOWS ARE GENERALLY 35 TO 45 FEET (11 TO 14 m) THICK. THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 m) THICK WHERE IT FILLS THE ALMASTRA VIRGIN RIVER CHANNEL. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REMOVED BY ALLUVIAL PROCESSES, YOUNGER DEPOSITS (Q_{ao}) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Q_{bo}) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 m) THICK.

LOCATED IN THE SECTION 32, T41S, R13W, S1.B.&M.
2545 WEST 80 SOUTH
HURRICANE CITY, WASHINGTON COUNTY, UTAH

 PROPERTY LINE
 ADJACENT PROPERTY LINE
 25' SEWER & DRAINAGE EASEMENT
 SECTION LINE
 EXISTING SEWER LINE
 PROPOSED SEWER LINE
 EXISTING WATER LINE
 PROPOSED WATER LINE
 EXISTING STORM DRAIN
 PROPOSED FENCE
 EXISTING GAS LINE
 PROPOSED CURB & GUTTER
 SECTION CORNER AS DESCRIBED
 EXISTING SEWER MANHOLE
 PROPOSED SEWER MANHOLE



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

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

ZONING: HIGHWAY COMMERCIAL

ZONING: HIGHWAY COMMERCIAL

STORM WATER CAN BE LOCALL

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

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

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

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

THIS IS OUT OF TORTOISE TAKE AREAS.

PARCEL 1:
BEGINNING AT A POINT S 89°46'53" E 275.42 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, AND N 0°13'07" E 1503.17 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, POINT ALSO BEING THE SOUTHEAST CORNER OF HURRICANE COMMERCIAL CENTER, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY STATE OF UTAH, AND RUNNING THENCE N 22°34'08" W 256.53 FEET ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EXTENSION THEREOF; THENCE N 0°12'37" E 5.08 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE STREET (US HIGHWAY 9); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) N 87°33'39" E 38.90 FEET, (2) THENCE N 74°00'05" E 208.54 FEET; THENCE S 22°34'08" E 246.04 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF LEGRAND HEIGHTS PHASE ONE RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON A 2514.89 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 17°46'35" E; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) ALONG THE ARC OF SAID CURVE 210.36 FEET THROUGH A CENTRAL ANGLE OF 4°47'33", (2) THENCE S 07°25'52" W 38.93 FEET, TO THE POINT OF BEGINNING.

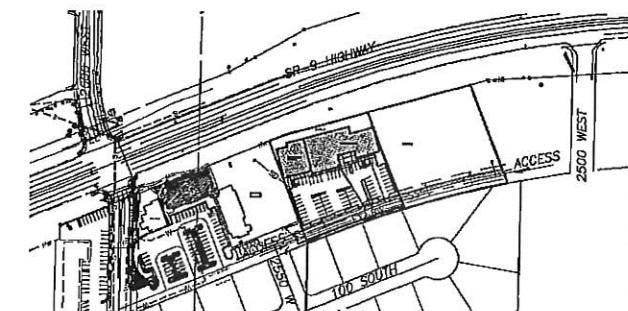
CONTAINS 63,169 SQ FT OR 1.45 ACRE MORE OR LESS.

PARCEL 2:
BEGINNING AT A POINT S 89°46'53" E 508.13 FEET ALONG THE SOUTH LINE OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN, AND N 0°13'07" E 1591.52 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 32, RUNNING THENCE N 22°34'08" W 246.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE STREET (US HIGHWAY 9); THENCE ALONG SAID RIGHT OF WAY N 74°00'05" E 208.00 FEET; THENCE S 22°34'08" E 251.36 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF LEGRAND HEIGHTS PHASE ONE RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, POINT ALSO BEING ON A 2514.89 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS S 11°52'51" E; THENCE ALONG SAID BOUNDARY ALONG THE ARC OF SAID CURVE 258.77 FEET THROUGH A CENTRAL ANGLE OF 5°53'44" TO THE POINT OF BEGINNING.

CONTAINS 63,169 SQ FT OR 1.45 ACRE MORE OR LESS.

SOUTH QUARTER CORNER OF SECTION
SOUTH, RANGE 13 WEST, SLB&M FND
▲ S89°46'53"E 275.42

S89°46'53"E 2053.11 (BASIS OF BEARINGS) SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 41
SOUTH, RANGE 13 WEST, SLB&M (NOT FOUND)



VICINITY MAP

PRELIMINARY FLAT FOR:
SKRE COMMERCIAL

LOCATED IN SECTION 32, T41S, R13W, S14E, 4M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 3/12/22
SCALE: 1"=30'

JOB NO.
647-002

SHEET NO:
C2

**Hurricane Planning Commission
Meeting Minutes
February 23, 2023**

Minutes of the Hurricane City Planning Commission meeting held on February 23, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 W Hurricane UT, 84737

Members Present: Mark Sampson, Ralph Ballard, and Brad Winder
Kelby Iverson and Michelle Cloud joined online

Members Excused: Rebecca Bronemann, Shelley Goodfellow, and Paul Farthing

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Council Representative Kevin Thomas, City Attorney Dayton Hall, Building and Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

5:00 p.m. - Planning Commission Business:

1. Discussion on amending the model home ordinance

Stephen Nelson reviewed the comments received for the model home ordinance. He reported that the first change to the ordinance provides exceptions to development to obtain a building permit for a model home has been changed to a model unit. The model home unit definition was updated. He reviewed the comments received from the Power Department. Councilman Thomas shared that he understands the reason for a model home ordinance but can also see how it would cause issues. He does not think the ordinance should be modified or eliminated. Ralph Ballard asked how the ordinance could be modified to prevent further confusion. Mr. Nelson feels that declaring specific conditions within the ordinance will prevent the issues that staff is facing. Mr. Ballard asked if a model home development agreement would be appropriate. Dayton Hall stated that a development agreement must comply with State Law. Mr. Nelson reported that most model homes are used for the parade homes. Councilman Thomas does not like allowing the ordinance to be used that way.

Mr. Nelson explained that Planning Commission can recommend the City Council to remove the ordinance, or they can make a positive recommendation with a list of conditions that the Planning Commission feels are appropriate. Kelby Iverson reported this item was brought before the Planning Commission because a developer requested approval for a model unit. The request was denied because of the working of the code. Changing the wording of "home" to "unit" will address those concerns. Mr. Nelson reported that staff would like to add additional conditions to the code if the ordinance is rewritten. Councilman Thomas was sympathetic to the applicant and wanted to find a solution for the developer to have a model unit. However, he has realized there are unseen ramifications in changing the ordinance. He noted that he might be in favor of removing it. Mr. Iverson noted that the majority of cities have a model home ordinance. Mr. Ballard would like to see more legal criteria included in the ordinance. Mr. Hall reported that legal criteria can be added to section F.

2. Discussion on inclusionary zoning and the planned development overlay ordinance

Fred Resch III reported that inclusionary zoning allows cities to mandate or provide incentives for

1 developers to build affordable housing units. He summarized the policy recommendations in the
2 Moderate-Income Housing plan and explained that the city must implement an inclusionary zone by
3 October. He reported that a municipality can offer incentives but can not force a developer to include
4 affordable units within a development. Mr. Ballard asked if mobile homes and RV units fit into the
5 affordable housing plan. Mr. Nelson shared it would not be included in the inclusionary zoning, but the
6 conditions for RV and mobile home developments can be updated. Mark Sampson would like staff to
7 provide a metric showing the progress of affordable housing.

8 **6:15 p.m. - Call to Order**

9 Roll Call

10 Pledge of Allegiance led by Brad Winder.

11 Prayer and/or thought by invitation led by Ralph Ballard.

12 Declaration of any conflicts of interest.

13 *Ralph Ballard motioned to approve the agenda. Brad Winder seconded the motion. Unanimous.*

14 **Public Hearings**

15 **1. A Zone Change Amendment request located at 479 N 360 E from HC, highway**
16 **commercial, to RM-3, multifamily 15 units per acre. Parcel number H-SMME-1-A.**

17 Kevin Thomas lives near this property and shares his opinion as a community member. The area has
18 high-density housing units and recreational resorts, and he feels it is important to protect highway
19 commercial zoning.

20 Dorthy Begotee owns the lot second from the corner. She does not think more units should be added to
21 the locations. She asked how the applicant plans to address access to the area. There needed to be a
22 consideration as to how residents would get in or out of their residences when the traffic signal was
23 installed.

24 Devin Begotee lives with his mother. He reported an access issue with the care facility in this area.
25 Delivery trucks and emergency service response vehicles block access to their homes.

26 **OLD BUSINESS**

27 **1. 2023-FSP-03: Discussion and consideration of a possible approval of a final site**
28 **plan for Hurricane Equipment Rentals, an equipment rental company located at 504 W State St.**
29 **Brad Holt Applicant.**

30 Stephen Nelson reported that the applicant previously requested an exception to waive the full
31 requirements for landscaping based on their temporary lease and nature of the property, and the
32 Planning Commission was not in favor of the previously submitted plan. Brad Holt shared that there is
33 already decorative rock along the sidewalk, and he presented the landscape diagram included in the
34 packet. Mr. Ballard is more concerned with line of sight and thinks there are justifications for an
35 exception of the landscape requirements. He asked if low bushes would satisfy the applicant and staff.
36 Mr. Holt shared that bushes along state street would block visibility. Mr. Ballard suggested large
37 boulders and cacti. Mr. Nelson stated that three criteria must be met when deviating from the code. He

1 does not have an issue with cacti. The main concern is the number of required trees.

2 Mr. Holt reported that this would eventually be a dental office, and they will change the landscaping.
3 Kelby Iverson likes the presented plan. He feels the findings justify the exceptions. Michelle Cloud has
4 no issues with the proposed plan. Mr. Ballard asked if trees are necessary. Mr. Nelson's personal
5 recommendation is to require trees. However, he understands the nature of this application and the use
6 of the property. Mr. Ballard feels trees will create line-of-sight issues. He suggested that Mr. Holt ask the
7 property owner to install landscaping on the north side. Mr. Holt reported that financially it does not make
8 sense for him to pay for landscaping, considering this is a temporary lease. He paid for landscaping
9 when he was located on 700 West, which was torn out when they moved.

10 *Ralph Ballard motioned to approve 2023-FSP-03 with the deviation of landscaping based on the findings*
11 *that line of sight can be an issue on the corner with the conditions that boulders and cacti are used in the*
12 *landscaping. Brad Winder seconded the motion. Unanimous.*

13 **NEW BUSINESS**

14 **1. 2023-ZC-04: Discussion and consideration of a recommendation to the City Council**
15 **on a Zone Change Amendment request located at 479 N 360 E from HC, highway commercial, to**
16 **RM-3, multifamily 15 units per acre. Parcel number H-SMME-1-A. Interstate Rock Applicant.**
17 **Chase Stratton Agent.**

18 Michelle Cloud feels this meets the zone change requirements. Kelby Iverson disagrees that it meets all
19 the criteria. Chase Stratton feels a multifamily development makes the most sense at this location. Mark
20 Sampson asked if it is appropriate to approve the zone change without having a site plan. Stephen
21 Nelson reported that code does not require site plan approval with a zone change. Utilities are adequate
22 for the property, but there are access concerns. Dayton Hall reported that a zone change only changes
23 the use of the property, and access and traffic concerns are not up for consideration. The only thing up
24 for discussion is whether the zone change meets the four criteria. Ralph Ballard stated that traffic on
25 State Street is a mess, and this proposal will worsen it. He thinks commercial zoning in this area is
26 appropriate. Mr. Nelson shared that the General Plan designated this parcel as a multifamily piece. Mr.
27 Ballard stated feels allowing high density in this area will exacerbate the traffic concerns.

28 *Ralph Ballard motioned a recommendation of denial of 2023-ZC-04 with the findings that the Planning*
29 *Commission does not believe increased traffic in and out area is suitable, and there is a greater need for*
30 *more commercial in this area. Mark Sampson seconded the motion. Ralph Ballard, Mark Sampson, Brad*
31 *Winder, Kelby Iverson - aye, Michelle Cloud - nay. Motion carries.*

32 **2. 2023-AFP-05: Discussion and consideration of a recommendation to the City**
33 **Council on an Amended Final Plat for Cliff View Estates Phase 1 Lots 14 & 15, located at 3653**
34 **and 3653 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike**
35 **Bradshaw) Agent.**

36 Mike Bradshaw reported that the applicant is trying to incorporate all the developed properties into the
37 lots and adjust lot lines to accommodate the existing wall within the property.

38 *Ralph Ballard motioned a recommendation of approval of 2023-AFP-05 subject to staff and JUC*
39 *comments and the finding that it will clean up the alignments of the existing walls. Brad Winder*
40 *seconded the motion. Unanimous.*

41 **3. 2023-AFP-06: Discussion and consideration of a recommendation to the City**

Council on an Amended Final Plat for North Slope Phase 2 Lots 42 & 43, located at 2041 and 2027 W Cedar Breaks Dr. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.

Mike Bradshaw reported that this amendment gives more sideyard access to lot forty-two.

Brad Winder motioned a recommendation of approval of 2023-AFP-06 subject to JUC and staff comments. Mark Sampson seconded the motion. Unanimous.

4. 2023-PSP-03 2023-HIL-01: Discussion and consideration of a possible approval of a preliminary site plan and recommendation to the City Council on a sensitive land application for Quail Lake Sunset RV, an RV park with 22 spots located at 2480 N Old Hwy 91. Ray Ebert Applicant. Civil Science-Brandee Walker Agent.

Ray Ebert is proposing an RV development which the applicant believes will benefit the city with increased tax growth. They would like to incorporate the sensitive lands into the project. Stephen Nelson stated that the response letter submitted by Civil Science satisfies most of the issues raised by staff. The applicant has committed to providing a detailed stormwater and flood plan. It is important to note that the approval of the preliminary site plan allows the applicant to move forward with the construction drawing but does not give the applicant vested rights. He noted that the submitted sensitive lands application meets the current code.

Brad Winder motioned a recommendation of approval of 2023-PSP-03 and 2023-HIL-01, subject to submitting a detailed drainage plan in the final plan. Ralph Ballard seconded the motion. Unanimous.

Mr. Nelson reported that there are services available to the property.

5. 2022-PP-08: Discussion and consideration of an extension of the preliminary plat approval for Red Slate Estates, formerly known as Elim Estates, a 135-lot single family subdivision located at approximately 1400 S 4300 W. Jared Madsen-Alpha Engineering Applicant.

Stephen Nelson reported that this plat was approved last year. The roadways and utilities to the property have been approved and are under construction.

Brad Winder motioned to grant a one-year extension of 2022-PP-08. Kelby Iverson seconded the motion. Unanimous.

6. 2023-AFP-07: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Cliff View Estates Lot 6 Partial Amendment "C", located 3557 S Cypress Point Road. Fairway Vista Estates Applicant. Alliance Consulting (Mike Bradshaw) Agent.

Mike Bradshaw explained that they are extending this lot to accommodate setbacks. Stephen Nelson reported that they are incorporating additional land into the subdivision. Ralph Ballard noted that there are no comments from JUC, and he asked that the JUC include a finding that there are no concerns or comments in the packet. Stephen Nelson reported that he would pass the feedback to the JUC.

Kelby Iverson motioned to send a recommendation of approval of 2023-AFP-07 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

7. Discussion and possible approval of an amendment to the Planning Commission's application deadlines

1 Stephen Nelson reported that state code requires notice for amended final plats ten days before the
2 application deadline. He reported that fourteen days are necessary to give proper notice.

3 *Brad Winder motioned to approve the amendment of the planning commissions application deadlines*
4 *regarding the amended final plat. Ralph Ballard seconded the motion. Unanimous.*

5 **Approval of Minutes:**

6 **1. January 26, 2023**

7 *Ralph Ballard motioned to approve the January 26, 2023; minutes as amended. Brad Winder seconded.*
8 *Unanimous.*

9 **2. February 9, 2023**

10 *Michelle Cloud motioned to approve the February 9, 2023, minutes. Brad Winder seconded. Unanimous.*

11 Stephen Nelson reported that the City Council approved the short-term rental and water conservation
12 ordinance.

13 *Brad Winder motioned to adjourn the meeting. Ralph Ballard seconded. Unanimous.*

14 **Adjournment**

**Hurricane Planning Commission
Meeting Minutes
March 23, 2023**

Minutes of the Hurricane City Planning Commission meeting held on March 23, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Michelle Cloud, Rebecca Bronemann, Brad Winder, and Kelby Iverson

Members Excused:

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Engineer Representative Jeremy Pickering

5:00 p.m. - Planning Commission Business:

1. Discussion on Inclusionary Zoning

Stephen Nelson presented a survey for the commissioners to take. He explained each question and what he hoped to accomplish with the survey. Mr. Nelson reviewed the results of the survey. The Commissioners and staff discussed affordable housing and the density bonus percentage requirements.

2. Discussion on the Model Home ordinance

Stephen Nelson reported that the City Council denied an applicant's request to build a model unit in an industrial development. This prompted a discussion regarding the term "home" in the ordinance. The code has been discussed in multiple meetings, and the Planning Commission asked staff to bring forward a draft for review. Mark Sampson shared that he has been contacted by several community members regarding the update to this ordinance. Paul Farthing expressed concerns about cutting corners. Mr. Nelson recommends mirroring the model home ordinance of North Salt Lake. Mr. Sampson asked if our code currently allows for a model unit. Mr. Nelson reported that the code does not allow model units and reviewed the standards required per code to pull building and model home permits. Kelby Iverson confirmed that the drafted proposal changes the wording in the ordinance from "home" to "unit."

Mr. Nelson stated that one of the issues with the current ordinance is that it is unclear when a model home permit can be issued. Mr. Nelson reviewed the proposed changes to the Model Home ordinance and asked for direction. Mr. Ballard feels that the ten-unit requirement needs to be lowered and feels that five units are more appropriate. Mrs. Goodfellow agrees with Mr. Ballard, noting the model industrial units will be larger than model home units.

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Kelby Iverson

Prayer and/or thought by invitation led by Mark Sampson

1 Declaration of any conflicts of interest.

2 **Public Hearings**

3 **1. A Zone Change Amendment request located at approximately 3071 S 1100 W, from RA-**
4 **0.5/PDO, residential agriculture one unit per half acre with a planned development overlay, to M-1,**
5 **light industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E.**

6 Dana Bowen lives in Cliff Dwellers and asked for clarification on light industrial.

7 Stephen Nelson reported that light industrial allows a variety of uses, such as storage, warehousing, and light
8 manufacturing. He noted that the rock quarry would be considered a heavy industrial use.

9 Mrs. Bowen shared that Cliff Dwellers and the surrounding developments are dark skies. The rock quarry puts
10 off a lot of light, and she would like the commissioners to consider placing restrictions on the lighting.

11 John Bramall agrees with Mrs. Bowen. The rock quarry started with one light and added eight lights. Now the
12 lights are so bright he doesn't need night lights in his home. He favors the zone change and thinks M-1 is a
13 good buffer between the gravel pit and residential. He asked the Planning Commission to place restrictions on
14 the lighting.

15 **NEW BUSINESS**

16 **1. 2023-ZC-07: Discussion and consideration of recommendation to the City Council on a**
17 **Zone Change Amendment request located at approximately 3071 S 1100 W, from RA-0.5/PDO,**
18 **residential agriculture one unit per half acre with a planned development overlay, to M-1, light**
19 **industrial. Parcel numbers H-3396-D and the southern portion of H-3396-E. Diamond Edge**
20 **Construction LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.**

21 Stephen Nelson reported that the city recently adopted dark sky requirements within commercial and
22 industrial zones. Noting that the lighting standards are stricter in commercial and industrial zones than within
23 the residential code. He reviewed the history of approvals on this property. The applicant requests to change
24 a portion of the property to light industrial. The rest of the property will not meet the approval standards if this
25 is approved. Therefore, the PDO would become void and revert the property to the previous zoning. Mark
26 Sampson asked Scott Stratton to explain the reason for the zone change request. Scott Stratton explained
27 that while working with other property owners to determine the roadway, he learned that the crushing
28 operation was relocating to his property line, making his development infeasible. Mr. Nelson reported that
29 there are questions about the impact on utility services and the allowed uses would determine the impact.

30 Mr. Sampson noted a comment in the report stating there is inadequate power in the area. Mr. Sampson feels
31 it is important to maintain consistency, and the application should be denied based on the lack of services.
32 Kelby Iverson likes the buffer zone and commented that the issue is that the applicant still needs to determine
33 the use of the property. Dayton Hall explained the current zoning of the property. He reported that there are
34 power capacity issues regardless of the zone change. The staff intended to alert the Planning Commission
35 that the impact on utilities can only be determined once the use is defined. He explained that the ordinance
36 states that no developments will be approved without adequate services. Mr. Iverson reiterated that the issue
37 is the lack of information regarding the intended use of the property. Mr. Hall reported that from a policy point
38 of view, leaving the zoning at RA.5, the Planning Commission knows the density and could determine the
39 impact on utilities. Mrs. Bronemann feels that the development makes sense. Her concern is the lack of
40 adequate facilities. Paul Farthing feels this does not meet the zone change criteria. Everything in the area is
41 zoned residential, and he would advocate for industrial along SR-7.

Shelley Goodfellow asked for clarification on the zoning of the gravel pit. Mr. Nelson shared that it is currently RA-1 with an extraction overlay. She asked if the gravel pit could expand to this property if the zone change is approved. Mr. Nelson explained that the pit could not be expanded because extraction is prohibited within an M-1. Mrs. Goodfellow feels that industrial fits alongside agriculture, and it would be a true buffer zone if the rock pit cannot move. Michelle Cloud thinks a buffer zone is a beneficial use of the property. Mr. Iverson feels confident in approving the zone change but commented that it would be easier to make that decision if the use of the property had been presented.

Kelby Iverson motioned a recommendation of approval of 2023-ZC-07 with the understanding that the PDO is eliminated on the other portion of the property and will revert to RA-0.5 zoning subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. 2023-PSP-06: Discussion and consideration of a possible approval of a preliminary site plan for Chevron Business Storage, a storage building, located at 41 N 6300 W. Trent Leavitt-Coral Canyon Market LLC Applicant. Matt Loo Agent

Matt Loo reported the property owner plans to build one storage unit with two doors. Paul Farthing asked if there was a way to prevent the applicant from renting the units, and Stephen Nelson reported that the code would prevent the rental of the units.

Paul Farthing motioned to approve 2023-PSP-06 subject to staff and JUC comments. Rebecca Bronemann seconded the motion. Unanimous.

3. 2023-CUP-07: Discussion and consideration of a possible approval of a conditional use permit for four buildings of greater height located at 4095 Bash Parkway. Bash Resorts LLC Applicant. ProValue Engineering-Karl Rasmussen Agent.

Jeff Thomas provided an overview of the project. The construction drawings for the five units along Bash Parkway are set to be signed soon. The landscape design has made it challenging to meet the parking requirements. They request to raise the building to four stories with the same number of units to accommodate the parking requirements. Shelly Goodfellow feels that recreational resorts must be held to the highest standards. Increasing the height of a recreational resort creates a higher visual impact. Mr. Thomas reported that this is in the lowest area on Sand Hollow road. Stephen Nelson reported that per state law, conditional use permits can only be denied based on grounds listed in the conditional use. The question tonight is whether the application meets the standards. There is no way to determine if the building is 1.5 times higher than surrounding buildings because there are no other buildings in the area. Staff expressed concerns about providing an entitlement to a taller structure. Mrs. Goodfellow is concerned that this will set a precedence in the area. Karl Rasmussen recommends continuing the item pending the final site plan review.

Paul Farthing motioned to table 2023-CUP-07 until the applicant pulls a building permit on the buildings to determine the height and architectural design of the building. Seconded by Ralph Ballard. Unanimous.

Shelly Goodfellow reiterated her concern that this will set a precedence.

4. 2023-PP-09 2023-PSP-07: Discussion and consideration of a recommendation to the City Council on a preliminary plat and a possible approval of a preliminary site plan for SkyRim, a mixed-use development consisting of 15 single family lots, 129 townhomes, 372 apartments, and six commercial buildings, located at 3000 W State St. Brad Brown Applicant.

Brad Brown reported that they are proposing a city/private park in which they will put in all the improvements. He reviewed the proposed amenities within the development. Stephen Nelson reported that after reviewing the sensitive lands, he determined that a sensitive land application is unnecessary. Mr. Brown reported that there are forty-eight affordable units in the development. Paul Farthing feels that the condensed location of the affordable housing units isolates the tenants, and he thinks that the public park looks more like a private amenity. Mr. Nelson reported that the ideal situation would be to have affordable units mixed in with different buildings, but that is not required by code. He reported that the water department would prefer keeping the space around the well as private city space. Mr. Brown stated that they have a meeting with the water department on April 5th to determine the best use of the area. Shelley Goodfellow feels the applicant did an excellent job addressing the JUC and staff comments. She echoed Mr. Farthing's statement regarding the condensed location of the affordable housing units.

Shelley Goodfellow motioned a recommendation of approval of 2023-PP-09 subject to staff and JUC comments. Seconded by Ralph Ballard. Unanimous.

Shelley Goodfellow motioned to approve 2023-PSP-07 subject to staff and JUC comments. Seconded by Rebecca Bronemann. Unanimous.

5. 2023-AFP-09: Discussion and consideration of a recommendation to the City Council on an Amended Final Plat for Hurricane Storage Units Lot 1 located at 132 N Old Highway 91. Hurricane Holdings IA LLC (Kenneth Wong) Applicant. Bush & Gudgeon Inc (Gregg Meyers) Agent.

Gregg Meyers reported that the engineering comments were corrected on the presented plat. There will be a cross-access agreement within the CCNRs, and he thinks the power concerns, drainage, and sewer can be worked out during construction drawings.

Rebecca Bronemann motioned a recommendation of approval of 2023-AFP-09 subject to staff and JUC comments. Seconded by Ralph Ballard. Unanimous.

6. Presentation of the Impact of New Housing

Stephen Nelson reported that housing is the most vital service that the city supports. He shared the affordable housing definition. Market rates and dedicated affordable units are some ways to provide affordable units. Market rate units are driven by supply and demand, and the market rate in Hurricane City has significantly increased. Mr. Nelson cited housing supply studies. There is less than a one percent vacancy in multifamily housing within Washington County, and business owners need more affordable housing to fill employment positions. He explained that housing impacts economic and commercial growth and presented a map detailing the locations of commercial growth within the city.

He noted that city revenue is tied to housing and provided examples of city revenue. He explained the structure of transect zoning. Hurricane City is going to face challenges because of the vast geographical area. The higher the density, the more services are needed. He explained that communities need various uses, leading to difficult decisions and balancing the placement of high-density and impactful developments.

Approval of Minutes:

1. March 9, 2023

Kelby Iverson motioned to approve the March 9, 2023, minutes. Brad winder seconded. Unanimous.

Paul Farther motioned to adjourn. Rebecca Broneman seconded the motion. Unanimous.

1 **Adjournment** 8:48 p.m.