



# HURRICANE CITY

## UTAH

**Mayor**

Nanette Billings

**City Manager**

Kaden DeMille

## Planning Commission

*Mark Sampson, Chair  
Shelley Goodfellow, Alternate Chair*

*Ralph Ballard*

*Paul Farthing*

*Rebecca Broneman*

*Michelle Cloud*

*Brad Winder*

*Kelby Iverson*

## Hurricane Planning Commission Meeting Agenda

June 22, 2023

5:30 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 5:30 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.

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### 5:30 p.m. - Planning Commission Business:

1. Discussion on park model standards
2. Discussion on fencing standards
3. Discussion on accessory dwelling unit standards

### 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 at 800 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-34-31401.

2. A Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture one unit per acre, to GC, general commercial. This change will affect a portion of parcel number H-3394-B-1.
3. A Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial. Parcel number H-3-2-10-232.
4. A Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel number H-4-2-11-320112.
5. A Land Use Ordinance Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning

## **NEW BUSINESS**

1. ZC23-14 PSP23-18: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 800 W 100 N from HC, highway commercial, to PC, planned commercial. Parcel number H-3-1-34-31401. Aaron Beard Applicant. Mike Beard Agent.
2. ZC23-15: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 1300 W 3000 S from RA-1, residential agriculture one unit per acre, to GC, general commercial. This change will affect a portion of parcel number H-3394-B-1. John Brammall Applicant. JJ Allred/Lance Hutchings Agent.
3. ZC23-16: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2095 S 700 W from R1-6, residential one unit per 6,000 square feet, to M-1, light industrial. Parcel number H-3-2-10-232. Julie Iverson Trust Applicant. Karl Rasmussen Agent.
4. ZC23-17: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 2250 S 5140 W from R1-10, residential one unit per 10,000 square feet, to PF, public facility. Parcel number H-4-2-11-320112. Russ Condie Applicant. Alliance Consulting Agent.
5. LUCA23-03: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to inclusionary zoning.
6. PSP23-16: Discussion and consideration of a possible approval of a preliminary site plan for Kendall Clements, a short term rental complex located at 57 N State St. Kendall Clements Applicant.
7. AFP23-12: Discussion and consideration of a recommendation to the City Council on an amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Chris Wyler Applicant.
8. CUP23-11: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 201 N Foothills Canyon Dr. Pinnacle Commercial Development Applicant.

9. AFP23-13: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Phase E Lots 92 & 93 located at 3640 W and Dixie Springs Drive. Brett Kee Applicant. Brandee Walker-Civil Science Agent.

**Approval of Minutes:**

1. June 8th, 2023

**Adjournment**

Title 10 - LAND USE REGULATIONS  
CHAPTER 43. MANUFACTURED/MOBILE HOME AND RECREATIONAL VEHICLE REGULATIONS

### CHAPTER 3. DEFINITIONS

*Manufactured home* means a transportable factory built dwelling unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD code), in one or more sections, which:

- A. In the traveling mode, is eight body feet or more in width or 40 body feet or more in length, ~~or when erected on site, is 400 or more square feet;~~
- B. Is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities;
- C. Includes plumbing, heating, air conditioning, and electrical systems; and
- D. Is identified by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards.

*Park-model recreational vehicle* means a unit that:

- A. ~~Is designed and marketed as temporary living quarters for recreational, camping, travel, or seasonal use;~~
- B. ~~Requires a special highway movement permit for transit; and~~
- C. ~~Is built on a single chassis mounted on wheels with a gross trailer area not exceeding 400 square feet in the setup mode; and~~
- D. ~~Is not self-contained, requiring outside water, power, and sewer connections.~~

*Park-model trailer* means a transportable dwelling unit built on a single chassis which:

- A. ~~In the traveling mode, is eight body feet or more in width and not more than 40 body feet in length, or when is erected on site, has a gross area of at least 320 square feet and less than 400 square feet;~~
- B. ~~Is designed to be connected to utilities necessary for operation of installed fixtures and appliances; and~~
- C. ~~Meets the standards set forth in ANSI A-119.5 or its successor.~~

### CHAPTER 43. MANUFACTURED/MOBILE HOME AND RECREATIONAL VEHICLE REGULATIONS

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### **Sec. 10-43-1. Purpose.**

The purpose of this chapter is to establish regulations for manufactured/mobile home parks and subdivisions, and recreational vehicle parks in order to achieve the following objectives:

- A. To assure that development of such parks and subdivisions promote the purpose and objectives of the City general plan and this title;
- B. To permit variety, flexibility, and affordability in land development for residential purposes in designated areas of the City;
- C. To protect the integrity and characteristics of zones contiguous to zones where manufactured/mobile home parks and subdivisions, and recreational vehicle parks are located; and
- D. To protect the integrity of land use values contiguous to and within such parks and subdivisions.

(Ord. 2004-15, 6-17-2004)

### **Sec. 10-43-2. Scope.**

No manufactured/mobile home or recreational vehicle shall be used or occupied except within an approved manufactured/mobile home park or subdivision, or recreational vehicle park, or as specifically provided by a provision of this chapter or this title. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws.

(Ord. 2009-13, 10-1-2009)

### **Sec. 10-43-3. Uses allowed.**

- A. *Permitted and conditional use.* A manufactured/mobile home park or subdivision, and recreational vehicle park may be established in an MH/RV zone as set forth in chapter 13, residential zones, of this title, subject to the provisions of this chapter, or as otherwise specifically provided in this chapter or this title. In the event a provision of this chapter conflicts with a provision in another chapter of this title, the provision of this chapter shall apply.
- B. *Location of an occupied manufactured/mobile home.* No occupied manufactured/mobile home shall be located anywhere within the City except as follows:
  1. A manufactured home, when attached to a permanent foundation in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with applicable building code, may be located within any single-family residential zone subject to the requirements of that zone; or
  2. Within an approved manufactured/mobile home park or subdivision; or
  3. As a dwelling unit on a bona fide farm or ranch when allowed by the zone where the ranch or farm is located; or
  4. Any of the following temporary uses, subject to the issuance of a temporary use permit pursuant to the requirements of section 10-7-16 and chapter 48 of this title:
    - a. Construction field office for use by contractors or as a temporary place of business for an owner or lessee while a permanent building is under construction on the same site;
    - b. Dwelling for members of an immediate family (parents, children, brothers, or sisters), subject to the requirements of section 10-43-4 of this chapter;

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- c. Sales office for manufactured/mobile homes or recreational vehicles, when allowed by the zone where the office is located;
- d. Sales office for the sale of dwellings in a subdivision or other residential project.

C. *Location of an occupied recreational vehicle.* No occupied recreational vehicle shall be located anywhere within the City except as follows:

- 1. Within a:
  - a. Recreational vehicle park;
  - b. Manufactured/mobile home park, subject to the requirements of subsection 10-43-6A2b of this chapter; or
  - c. Designated camping area; and
- 2. As a dwelling for members of an immediate family (parents, children, brothers, or sisters), subject to the requirements of section 10-43-4 of this chapter.
- 3. This section shall not be construed to prohibit the occupation of a recreational vehicle by visitors to occupants of a single-family residential lot improved with one single-family residence for a time not exceeding two weeks (14 days) in any 90-day period.

D. *Location of an unoccupied manufactured/mobile home or recreational vehicle.* An unoccupied manufactured/mobile home or recreational vehicle may be located as follows:

- 1. On a sales lot, when allowed by the zone where the lot is located; and
- 2. Long term storage of a recreational vehicle or manufactured/mobile home for maintenance operations, reconstruction, or construction is permitted only within an enclosed area and only in a zone allowing such use.
- 3. This subsection shall not be construed to prohibit the storage of an unoccupied recreational vehicle on the property of the vehicle's owner or in a commercial lot approved for the storage of recreational vehicles.

E. *Emergency or temporary parking.* Emergency or temporary parking of an unoccupied manufactured/mobile home or recreational vehicle outside an approved manufactured/mobile home park or subdivision, or recreational vehicle park, or other authorized place may be permitted for a period not exceeding 48 hours. This limitation does not apply to an unoccupied manufactured/mobile home or recreational vehicle located in an authorized sales area.

(Ord. 2004-15, 6-17-2004; Ord. 2009-13, 10-1-2009; Ord. 2011-11, 12-15-2011; Ord. 2012-2, 4-19-2012)

**Sec. 10-43-4. Temporary dwelling.**

- A. *Conditions for issuance.* A manufactured/mobile home or recreational vehicle may be used for a temporary dwelling on a lot not located in a recreational vehicle park or manufactured/mobile home park as a dwelling for members of an immediate family subject to the issuance of a temporary use permit as provided in section 10-7-16 and chapter 48 of this title, and the following requirements:
  - 1. No temporary use permit shall be issued except in connection with the construction of a new dwelling or the temporary placement of a recreational vehicle on a residential lot subject to the standards in subsection B of this section.
  - 2. A permit for a temporary dwelling used by members of an immediate family during construction of a new dwelling shall be issued only for the property where the new dwelling is to be constructed.

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3. A valid building permit for construction of the new dwelling shall be issued and fully paid for prior to the issuance of a temporary use permit for a temporary dwelling used by members of an immediate family during construction of a new dwelling.
4. All applicable fees shall be paid prior to placement of the manufactured/mobile home or recreational vehicle to be used as a temporary dwelling used by members of an immediate family during construction of a new dwelling on the subject property.
5. All utility connections shall conform to City standards.
6. No temporary use permit for a temporary dwelling used by members of an immediate family during construction of a new dwelling shall be approved for longer than six months unless an extension is approved prior to expiration of the original permit. Such extension shall not exceed six months.

B. *Recreational vehicle.* Standards for temporary placement of a single recreational vehicle on a residential lot for use as a temporary dwelling by an immediate family member (parents, children, brothers, or sisters) in case of financial hardship.

1. Recreational vehicle must be located on a lot containing a single-family dwelling and must be occupied by an immediate family member of the family occupying the dwelling.
2. No rent may be paid for the temporary placement.
3. A temporary use permit must be issued for a period not exceeding six months. One six-month extension may be granted by the City Council. Such extension must be in writing.
4. Holding tanks must be emptied into an approved facility. Power connections must conform to prevailing safety standards. Water must be connected to occupied dwelling unit's culinary water system only.
5. Failure to comply with standards listed above is grounds for immediate revocation of the temporary use permit.

C. *Removal upon expiration.* Upon expiration, or revocation, of a temporary use permit, or any extension thereof, a manufactured/mobile home or recreational vehicle ~~shall either~~shall be either ~~be~~ removed from the premises within ten days or the owner shall have given proper notice to City officials that the manufactured/mobile home or recreational vehicle is no longer occupied.

1. Upon expiration of a temporary use permit, no new temporary use permit may be issued for a property for a period of one (1) year.

D. *Agreement required.* No temporary use permit shall be issued unless the permittee has executed an agreement with the City which contains the terms and conditions set forth in subsections A and B of this section, and such other terms as may be reasonably required by the City to assure compliance with this section.

(Ord. 2009-13, 10-1-2009)

#### **Sec. 10-43-5. Basis for approval.**

A. *Manufactured home or recreational vehicle park* ~~or park model park.~~

1. A manufactured home or recreational vehicle park or park model park may be approved by the City Council in locations where such use is allowed as a permitted ~~or conditional use~~ by the applicable zone, pursuant to applicable requirements of this chapter. Prior to use or occupancy of any such park:
  - a. A site plan shall be approved as provided in section 10-7-10 of this title; and

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b. A conditional use permit shall be approved as provided in section 10-7-9 of this title where the applicable zone allows such parks only as a conditional use;

2. Before final approval is granted for any manufactured home or recreational vehicle park or park model park, a report to the City Council by the Planning Commission shall find the proposed development will:

- a. Be in keeping with the general character of the zone in which the park is to be located and;
- b. ~~Have an approved financing plan for construction and phase completion, together with an approved security to assure compliance and completion; and~~
- be. Meet applicable development standards of section 10-43-6 of this chapter and all requirements of other applicable ordinances, except where such requirements are modified by a planned development approved pursuant to chapter 23 of this title.

B. *Manufactured home subdivision.*

1. A manufactured home subdivision may be approved by the City Council in locations where such use is allowed as a permitted ~~or conditional use~~ by the applicable zone, pursuant to applicable requirements of this chapter. Prior to construction, use, or occupancy of any such subdivision:

- a. A preliminary subdivision plan shall be approved as provided in chapter 39 of this title; and
- b. A final subdivision plan shall be approved as provided in chapter 39 of this title.

b. A conditional use permit shall be approved as provided in section 10-7-9 of this title where the applicable zone allows such subdivisions only as a conditional use;

2. Before final plat approval is granted for any such subdivision, a report to the City Council by the Planning Commission shall find the proposed development will:

- a. Be in keeping with the general character of the zone in which the subdivision is to be located;
- b. Have lot sizes that conform to the applicable zone where the subdivision is located;
- c. Meet applicable requirements of chapter 39 of this title;
- d. ~~Have an approved financing plan for construction and phase completion, together with an approved security to assure compliance;~~
- e. Meet applicable development standards of section 10-43-6 of this chapter and all requirements of other applicable ordinances, except where such requirements are modified by a planned development approved pursuant to chapter 23 of this title.

C. *Disapproval.* The City Council, Planning Commission, or staff may disapprove an application for a manufactured home park or subdivision, or recreational vehicle park ~~or park model park~~ if the council finds the proposed development cannot:

1. Connect to the City water system and the Ash Creek special service district wastewater disposal system;
2. Meet one or more applicable development standards set forth in this chapter; or
3. Provide adequate assurances that the development will be completed within two years after approval.

(Ord. 2014-10, 11-6-2014)

Commented [1]: There are no zones where these are conditional uses

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## Sec. 10-43-6. Development standards.

The development of a manufactured home park or subdivision, or recreational vehicle park ~~or park model development~~ shall conform to applicable standards and requirements of this section and as set forth in table 10-43-1 of this section unless modified by a planned development approved pursuant to chapter 23 of this title.

A. *General requirements.*

1. *Layout.* Land not contained within individual lots or spaces, roads or parking shall be set aside and developed as parks, playgrounds, trails, and service areas for the common use and enjoyment of occupants of the development, and the visitors thereto.
2. *Location.*
  - a. A manufactured home subdivision may be located on any lot as allowed by the zone where the lot is located;
  - b. A recreational vehicle park should generally be located:
    - (1) Adjacent to or in close proximity to a major collector or arterial road as shown in the City's transportation master plan;
    - (2) Near adequate shopping facilities; and

~~c. A park model development shall be located on property zoned MH/RV.~~

3. *Plan preparation.* Plans for a manufactured home park or subdivision, or recreational vehicle park ~~or park model development~~ shall be prepared by a licensed architect, licensed engineer and/or licensed land surveyor.

B. *Building standards.* All standards shown in table 10-43-1 of this section must be met.

C. *Site improvements.*

1. *Access to lots and spaces.* Sufficient access shall be provided to each manufactured home, or recreational vehicle lot or space ~~or park model~~ to allow maneuvering of homes or vehicles into position.
  - a. The accessway shall be kept free from trees and other obstructions.
  - b. Paving under a manufactured home is not required if adequate support is provided as required by applicable building codes. Use of planks, steel mats or other means to support the manufactured home during placement is allowed so long as the same are removed upon completion of placement.
2. *Common area.* Except for a manufactured home subdivision, one or more common areas equal to at least ten percent of the land area of the development shall be set aside for the joint use and enjoyment of occupants. Land covered by vehicular roadways, sidewalks and off street parking shall not be included in calculating this ten percent common area requirement; provided, however, that in initial phases of development, the minimum area shall be not less than one-half acre or ten percent of the land area under development, whichever is greater.
3. *Connection to City services.* Each manufactured home ~~or~~, recreational vehicle, ~~or park model~~ shall be connected to the City water system and the Ash Creek special service district wastewater disposal system, except as otherwise allowed by the regulations for such systems.
4. *Landscaping.* Any area not covered by a manufactured home or recreational vehicle ~~or park model~~, hard surfacing, or a building shall be landscaped per an approved site plan.

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5. *Laundry.* A laundry may be provided for the convenience of residents within a manufactured home park or subdivision, or recreational vehicle park ~~or park model development~~, but not for the general public.

6. *Lighting.* Shall be provided to meet safety standards and the lighting guidelines in section 10-33-~~75~~ of this title and shall be shown on the site plan.

7. *Parking.* Off street parking requirements for a manufactured home park or subdivision, or recreational vehicle park or park model development shall be provided on each lot or space as follows:

- Manufactured home park or subdivision: two parking spaces per lot or space.
- Recreational vehicle park: one parking space per RV space.
- ~~Park model development: one parking space per park model space.~~
- ~~Each parking space shall have a minimum width of nine feet and minimum depth of 18 feet.~~
- ~~Before a lot or space may be occupied, all off street parking areas and driveways shall be surfaced with a material acceptable to the City.~~

8. *Roadway design.* 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.

9. *Roads within a manufactured home subdivision.* Roads within a manufactured home subdivision shall conform to construction design standards and specifications adopted by the City unless modified by a planned development approved pursuant to chapter 23 of this title.

10. *Skirting.* Each manufactured home shall be skirted.

11. *Storage, waste receptacles, and additions.*

- All storage and solid waste receptacles other than individual homeowner trash receptacles shall be contained within an enclosure at least six feet high.
- All patios, carports, garages and other additions to a manufactured home shall be compatible in design and construction with the associated home. Such facilities shall be constructed in accordance with applicable building codes and kept in good repair.

12. *Storm drainage facilities.* Storm drainage facilities shall be constructed to protect residents of the development as well as adjacent property owners in accordance with applicable provisions of this Code and the adopted storm drainage plan as reasonably determined by the City Engineer.

D. *Standards specific to recreational vehicle parks and park model parks.*

- No manufactured homes or site built dwelling units shall be permitted, except for that of the owner/manager and permanent maintenance personnel. However, a site built dwelling unit up to 900 square feet inclusive of covered porches shall be permitted on a deeded RV lot included in an RV subdivision recorded in the office of the county recorder before January 2020 that is served by an individual water meter and individual power meter and that does not result in coverage of more than 50 percent of the lot in structures.
- Recreational vehicle parks shall not be occupied for more than thirty (30) days at a time by any one party, used as permanent residences, except for that of the owner/manager and permanent

maintenance personnel. All recreational vehicles within a recreational vehicle park shall display current license plates/tags.

3. ~~No "park model" units shall be permitted within a recreational vehicle park except a number of park models may be approved in the park to be used as short term vacation rentals. However, a park model development may be approved to allow recreational vehicles but not campers or tents in the development.~~
4. Each park must provide an adequate and easily identifiable office or registration area. The location of the office shall not interfere with the normal flow of traffic into and out of the recreational vehicle park.
5. Each recreational vehicle unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability.
6. No permanent room addition shall be attached to recreational vehicle nor shall any permanent structure be constructed on a recreational vehicle lot except shade structures open on three sides that conform to current NFPA standards for recreational vehicle parks and campgrounds.
7. ~~Room additions may be permitted on park models if all setbacks are met and pursuant to the issuance of a building permit before construction.~~
78. A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each 40 spaces, or fraction thereof.
89. Conversion of an established residential park or park model development to another residential use, shall be subject to review and approval based on codes and zones in place at the time of conversion. A zone change will be required.

E. *Table 10-43-1*

TABLE 10-43-1  
DEVELOPMENT STANDARDS MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS AND  
SUBDIVISIONS

Development standard	Manufactured home subdivision	Manufactured home park	Recreational vehicle park/ <del>park model development</del>
<b>General standards:</b>			
Location	See subsection A2 of this section		
Minimum development size	10 acres	10 acres	5 acres
Ownership	Individual lots	Park must remain single parcel	Park must remain single parcel
Plan preparation	Licensed architect, licensed engineer and/or licensed land surveyor required; see subsection A3 of this section		
Required zone	MH/RV; see chapter 13 of this title		
<b>Building standards:</b>			

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Maximum height, service building	35 ft.	35 ft.	35 ft.
Maximum height, accessory building	12 ft.	12 ft.	12 ft.
<b>Lot/space standards:</b>			
Minimum lot/space area	5,700 sq. ft.	4,000 sq. ft.	1,000 sq. ft.
Minimum lot/space width	60 ft.	50 ft.	As allowed under the NFPA 1194 standard for RV parks and campgrounds as it currently exists and as it may be amended in the future
Minimum lot/space depth	95 ft.	70 ft.	40 ft.
<b>Setback standards:</b>			
Front yard	15 ft.	15 ft.	5 ft.
Rear yard	10 ft.	10 ft.	5 ft.
Side yard, interior	10 ft.	8 ft.	7 ft.
Side yard, street	20 ft.	15 ft.	7 ft.
Accessory building	5 ft.; if adjacent to exterior boundary or utility easement, then 10 ft.	3 ft.; if adjacent to exterior boundary or utility easement, then 7.5 ft.	5 ft.
Separation between structures	20 ft.	20 ft.	14 ft.
<b>Site improvements:</b>			
Access to lots and spaces	Sufficient area to maneuver homes or vehicles required; see subsection C1 of this section		
Common area	Not required	10% of land area; see subsection C2 of this section	

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Connection to City services	Must connect to City water system and Ash Creek special service district wastewater disposal system; see subsection C3 of this section
Landscaping	Open and unpaved areas must be landscaped; see subsection C4 of this section
Laundry	Laundry may be provided for residents, but not general public; see subsection C5 of this section
Roadway and accessway design	See subsections C8 and C9 of this section

(Ord. 2014-10, 11-6-2014; Ord. 2019-04, 5-2-2019; Ord. 2020-05, 2-6-2020)

**Sec. 10-43-7. Maintenance of premises and common areas.**

- A. *Nuisance.* The premises on which any manufactured home or recreational vehicle or park model is located, used, or occupied shall be maintained in a clean, orderly, and sanitary condition. The accumulation of rubbish, waste, weeds, or other unsightly material thereon shall constitute a nuisance and a violation of this title.
- B. *Remedies.* In addition to the remedies set forth in section 10-9-6 of this title, the City may require removal of a manufactured home or recreational vehicle, ~~or park model~~ from any premises which do not conform to the requirements of this chapter.
- C. *Guarantee of performance.* The City may require the owner of a manufactured home park or subdivision, or recreational vehicle park ~~or park model park~~ to provide financial guarantees to assure that common areas and facilities, roadways, storage areas, service facilities and landscaping are adequately maintained.
- D. *Manager.* The owner of a manufactured home park ~~or subdivision~~ or recreational vehicle park ~~or park model~~ ~~park~~ shall appoint a property manager. The manager shall be:
  - 1. Locally available;
  - 2. Authorized to represent the owner with respect to all aspects of the management and maintenance of the park; and
  - 3. Authorized to receive official notices, including service of process.

(Ord. 2014-10, 11-6-2014)

**Sec. 10-43-8. Protection of common areas.**

If common areas are provided within a manufactured home park or subdivision, or recreational vehicle park or park model park adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in such park or subdivision until all required guarantees have been submitted to and approved by the City. The developer of a manufactured home park or subdivision, or recreational vehicle park ~~or park model park~~, may elect any of the methods set forth in subsection 10-23-10A of this title to preserve common areas.

(Ord. 2014-10, 11-6-2014)

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**Sec. 10-43-9. Compliance with other regulations.**

The use and occupancy of a manufactured home or recreational vehicle or park model shall comply with applicable provisions of this title and any other applicable code, including, but not limited to, building and health codes.

(Ord. 2014-10, 11-6-2014)

**Sec. 10-43-10. Certificate of compliance.**

A manufactured home or recreational vehicle ~~or park model~~ used or intended to be used either immediately or in the future for human habitation, regardless of its location or its conforming or nonconforming status, shall be subject to the following rules, regulations and requirements:

- A. *Relocation of used manufactured/mobile homes.* No used mobile homes shall be moved into the City limits. No used manufactured home shall be moved into the City limits without written approval from the Building Official. Such approval shall be given upon written certification, accompanied by color photos of the manufactured home from a qualified inspector approved by the Building Official that such manufactured home meets the following criteria:
  - 1. Must have original HUD sticker.
  - 2. Original HUD sticker and data plate must be permanently attached, intact and legible. All serial numbers must match.
  - 3. Roof must be undamaged and leakproof.
  - 4. Exterior walls shall be free from cracks, breaks, holes, nail pops, etc.
  - 5. Bottom board must be intact. There shall be no rot or deterioration of siding, and no new openings, such as added windows or doors, shall be permitted.
  - 6. Interior walls must be attached at base and top plate.
  - 7. There shall be no water damage to ceilings, floors, or interior walls.
  - 8. Floors under water heater and plumbing fixtures must be intact.
  - 9. Windows must be intact and meet HUD/ANSI code for time of manufacture.
  - 10. Exterior doors must be intact and close completely with no damage to door or frame.
  - 11. Must have underfloor insulation properly installed and complete.
  - 12. Plumbing system must meet all applicable federal and state codes.
  - 13. Gas system must pass pressure test.
  - 14. Electrical system must meet all applicable federal and state codes.
  - 15. Heating and cooling systems must meet all applicable federal and state codes.
  - 16. All units must be free of mold.
- B. *Relocation of used park model.* No used park model shall be moved into the City limits without written approval from the Building Official. Such approval shall be given upon written certification, accompanied by color photos of the park model, from a qualified inspector approved by the Building Official that such park model meets the following criteria:
  - 1. Roof must be undamaged and leakproof.

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- 2. Exterior walls shall be free from cracks, breaks, holes, nail pops, etc.
- 3. Bottom board must be intact. There shall be no rot or deterioration of siding, and no new openings, such as added windows or doors, shall be permitted.
- 4. Interior walls must be attached at base and top plate.
- 5. There shall be no water damage to ceilings, floors, or interior walls.
- 6. Floors under water heater and plumbing fixtures must be intact.
- 7. Windows must be intact and meet ANSI code for time of manufacture.
- 8. Exterior doors must be intact and close completely with no damage to door or frame.
- 9. Must have underfloor insulation properly installed and complete.
- 10. Plumbing system must meet all applicable federal and state codes.
- 11. Gas system must pass pressure test.
- 12. Electrical system must meet all applicable federal and state codes.
- 13. Heating and cooling systems must meet all applicable federal and state codes.
- 14. Unit must be free of mold.

**CB.** *Setup permit.* All manufactured homes ~~and park models~~ located within the City shall be required to obtain a separate setup permit from the Building Department.

(Ord. 2014-10, 11-6-2014)

**Sec. 10-43-11. License.**

No manufactured/mobile home or recreational vehicle park shall be operated unless and until a valid City business license has been obtained.

(Ord. 2004-15, 6-17-2004)

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(Supp. No. 1)

Created: 2023-04-06 13:53:09 [EST]

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## Sec. 10-37-9. Fences and walls.

- A. *Height of fences and walls.* No fence, wall, or similar structure exceeding six feet in height shall be erected in any rear or side yard except for accessory buildings and structures permitted by this chapter unless by conditional use permit.
- B. *Retaining walls.* When a retaining wall protects a cut below natural grade and is located on a line separating lots, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at such location if no retaining wall existed. Retaining walls shall not be built in public utility easements
- C. *Fences in front or side yards.* No opaque fence or wall or other similar structure exceeding 48 inches in height shall be erected within a front yard except upon written permission from the Planning Commission.
- D. *Swimming pools.* Swimming pools of permanent construction not enclosed within a building shall be completely surrounded by a fence or wall which meets building code requirements having a lockable self-closing gate and a height of at least six feet which conforms to building code barrier requirements or provide another means of protection from accidental drowning which conforms to building code requirements.
- E. *Visual obstructions.* To avoid creating a visual obstruction and promote public safety, a fence, wall, or other similar structure or landscaping located in a required front yard shall meet the following requirements:
  - 1. No opaque fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed within a triangular area formed by a driveway line, the street property line, and a line connecting them at points 12 feet along the driveway line and 12 feet along the street property line, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.
  - 2. In all zones which require a front yard, no fence, wall, or other similar structure, or landscaping which exceeds two feet in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, except for a reasonable number of trees pruned high enough to permit unobstructed vision for drivers of motor vehicles.

### F. Prohibited materials: The following fencing materials shall be prohibited on properties containing single-family or two family-dwellings:

1. Materials not typically used or designated/manufactured for fencing such as used metal roofing panels, pallets, tarps, chip board, or plywood;
2. Scrap materials, such as scrap lumber or scrap metal; and
3. Security wire, such as barbed wire, concertina wire, or razor wire; and
4. Electrified fencing, except for agricultural uses.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003; Ord. 2016-02, 2-4-2016); Ord. 2018-09, 9-6-2018)

## Sec. 10-7-9 Conditional Use Permit.

### J. Standards for a wall of greater height

- (1) The wall must be in a rear or side yard
- (2) The wall cannot be greater than eight feet in height,
- (3) The wall must meet all other standards in Title 10 Chapter 37 of this code

**From:** Nanette Billings  
**Sent:** Friday, June 16, 2023 5:02 PM  
**To:** Fred Resch  
**Subject:** Re: Planning Commission June 22, 2023

Fred,

Would you please add the item for discussion to the planning commission agenda to lower the threshold from .8 acre to .5 or council man Thomas wanted it at .25 where a home could have a short term and a long term rental as well.

This is my thought for asking the planning commission to make a recommendation on this. And where it has been within the year we should not have to take months for this to come to the council. This can be an item as a discussion, and then a public hearing and a recommendation and the council and discuss the planning commissions recommendations and then vote. I am hoping to help with following by having the discussion:

1- Help with moderate and affordable housing. Most people that have one rental are now using it for short term. If they have a second they would long term rent it if it was legal.

2- By lowering the acreage it could cause more parking on lots. We don't need to address the parking on the property for short term because we have that in our ordinance. But long term and permanent residents can park on the street. It could cause more parking issues in neighborhoods.

3- By opening this up to smaller lot sizes we will have more units available. Supply and demand is real and will help with the cost of rentals and housing.

Thanks for your help in this process of getting this on the next planning commission meeting. I appreciate the council and their direction in the matter. Thanks again.

**Nanette Billings**

Hurricane City Mayor  
435-680-2757

On Jun 16, 2023, at 12:08 PM, Fred Resch <[fred@cityofhurricane.com](mailto:fred@cityofhurricane.com)> wrote:

Planning Commission *et al.*,

Please see the link for the Planning Commission packet below. Monday is a holiday so paper copies will be delivered Tuesday. We will be starting at 5:30 this week. At the last meeting some of you said you might not be able to make it, so please let me know if you can't make it in case we need to reschedule.

[https://drive.google.com/drive/folders/1oaY2HB9\\_zL6EstddeaEx4Qbu-O3wt4Zo?usp=drive\\_link](https://drive.google.com/drive/folders/1oaY2HB9_zL6EstddeaEx4Qbu-O3wt4Zo?usp=drive_link)

**Fred Resch III**

Assistant City Planner/Code Enforcement  
Hurricane City

P: (435) 635-2811 x 110

E: [fred@cityofhurricane.com](mailto:fred@cityofhurricane.com)

<image001.png>



**HURRICANE CITY** Hurricane City  
Application

Permit #:

ZC23-14

Issue Date:

05/31/2023

Application Accepted Date: 05/31/2023	
Type of Improvement: Zone Change Application	
Description: _____	
Tenant / Project Name: Beard Properties Multi Family	
Bldg. Address: 800 w 100 n	
City: Hurricane	State: UT Zip: 84737
Subdivision: _____ Phase: _____	
Block: _____	Lot #: _____ Parcel #: h-3-1-34-31401
Zone: Highway Commercial	
Property Owner: Mike and Aaron Beard	
Permit Contact: Aaron Beard	P:(801) 455-4871
Email: hurricaneaccc@gmail.com	

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	700.00
<b>Sub Total:</b>	\$	<b>700.00</b>
<b>Permit Total:</b>	\$	<b>700.00</b>
<b>Amount Paid:</b>	\$	<b>700.00</b>
<b>Remaining Due:</b>	\$	<b>0.00</b>



CONTACT INFORMATION	
General Contractor: Beard Properties Multi Family / Mike and Aaron Beard P:(801) 455-4871	
License #: _____	
Address: 848 W State St	
City: Hurricane	State: Utah Zip: 84737
Email: hurricaneaccc@gmail.com	
Electrical Contractor:	
License #: _____	P: _____
City: _____	State: _____ Zip: _____
Plumbing Contractor:	
License #: _____	P: _____
City: _____	State: _____ Zip: _____
Email: _____	
Mechanical Contractor:	
License #: _____	P: _____
City: _____	State: _____ Zip: _____
Email: _____	

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	05/31/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

Notes: BS

# of Units: 0	custom text: 1 building with 26 un.
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APPLICATION NUMBER:	PENDZC23-14
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This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Aaron Beard

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:  
 05/31/2023

Application Issued By: Date:  
05/31/2023

Receipt #: 8.169192-05/31/23



**HURRICANE CITY** Hurricane City  
Application

Permit #:

PSP23-19

Issue Date:

05/31/2023

Application Accepted Date: 05/31/2023		
Type of Improvement: Site Plan (Preliminary)		
Description:		
Tenant / Project Name: Beard Properties Multi Family		
Bldg. Address: 800 w 100 n		
City: Hurricane		State: UT
Zip: 84737		
Subdivision: Phase:		
Block:	Lot #:	Parcel #: h-3-1-34-31401
Zone: Highway Commercial		
Property Owner: Mike and Aaron Beard		
Permit Contact: Aaron Beard		P:(801) 455-4871
Email: hurricaneaccc@gmail.com		

**CONTACT INFORMATION**

General Contractor:	Beard Properties Multi Family / Mike and Aaron Beard	
License #:	P: (801) 455-4871	
Address:	848 W State St	
City:	Hurricane	State: Utah
Zip: 84737		
Email: hurricaneaccc@gmail.com		

Electrical Contractor:

License #:	P:
City:	State: Zip:

Plumbing Contractor:

License #:	P:
City:	State: Zip:
Email:	

Mechanical Contractor:

License #:	P:
City:	State: Zip:
Email:	

**APPLICATION DETAILS**

# of Units: 0	custom text: 1 building with 26 un.
---------------	-------------------------------------

Valuation	\$	0.00
<b>PERMIT FEES</b>		
<b>Sub Total:</b>	\$	<b>0.00</b>
<b>Permit Total:</b>	\$	<b>0.00</b>
<b>Amount Paid:</b>	\$	<b>0.00</b>
<b>Remaining Due:</b>	\$	<b>0.00</b>



**HURRICANE CITY**  
UTAH

APPROVALS		DATE	INFO
Plan Review Finalized:		Yes	05/31/23 Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER:	PSP23-18
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This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Aaron Beard

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By:

Date:

05/31/2023

Application Issued By:

Date:

05/31/2023

Receipt #:

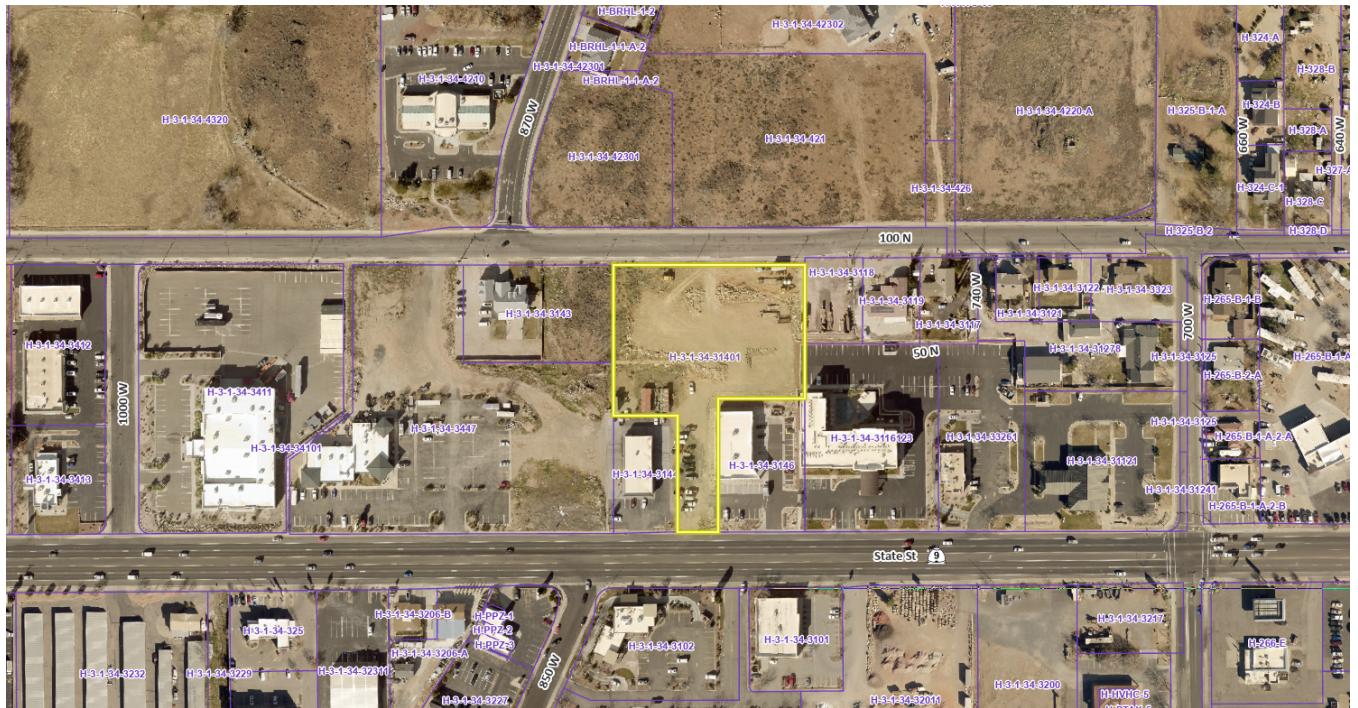


## STAFF COMMENTS

<b>Agenda Date:</b>	06/22/2023
<b>Application Number:</b>	ZC23-14 PSP23-18
<b>Type of Application:</b>	Zone Change and Preliminary Site Plan Application
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Aaron Beard
<b>Agent:</b>	Mike Beard
<b>Request:</b>	A Zone Change from Highway Commercial to Planned Commercial
<b>Location:</b>	800 W 100 N
<b>Zoning:</b>	HC
<b>General Plan Map:</b>	<a href="#">General Commercial</a>

**Discussion:** The applicant is seeking a zone change and preliminary site plan approval from Highway Commercial to Planned Commercial. The applicant is the owner of the Hurricane Tire Pros shop and they are wanting to build 26 apartments north of their current storefront. The Planned Commercial zoning is a mixed use zoning that requires a mix of residential and commercial

	<b>Zoning</b>	<b>Adjacent Land Use</b>
North	NC	Undeveloped property (approved church site)
East	HC	Single family homes and commercial uses
South	HC	SR-9 and commercial buildings
West	HC, M-1	Commercial uses and undeveloped property



## Zone Change Factors:

When considering a zone change the Planning Commission must consider the following:  
As per Hurricane City Code 10-7-7:

*Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*

1. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
2. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
3. *The extent to which the proposed amendment may adversely affect adjacent property; and*
4. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

**Response:** This property is designated as General Commercial on the General Plan map.

*GENERAL COMMERCIAL: Commercial uses that provide retail, employment and service uses for the City. These developments should be located along major corridors*

Planned Commercial is a commercial zoning per city code, however the main point of this zone change is to allow for multifamily housing which is not a commercial use. The current zoning also matches the General Plan.

The General Plan also calls for “*Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options*” The Moderate Income Housing Plan states that the City should “*Look at areas where “Missing Middle Housing” and mixed-use zones can be implemented within existing and future residential and commercial developments*”

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

**Response:** While residential uses would not be out of character with the area, there are residences to the east and a planned townhome development to the northwest as well as an existing four story hotel to the southeast, however a three story apartment complex may be considered out of character for the existing development in the vicinity.

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

**Response:** All of the traffic impact will be on 100 N which is designed to handle a larger traffic load. When staff discussed this with the applicant there was concern about this property's access to State St due to the grade difference between 100 N and State St in this part of town. 26 apartments may have less of an impact on the area than a commercial use like a hotel.

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

**Response:** Public facilities and services are adequate for this development. See JUC comments below

**JUC Comments**

The following items will need to be addressed:

1. **Public Works:** What happens to the staff portion of this lot? Traffic impact on 100 N of 26 units. Drainage?
2. **Sewer:** No exception to the proposed zone change. 8" sewer main in 100 N.
3. **Water:** Water connection off 100 N.

4. **Fire:** As long as no short-term rental use we are okay.
5. **Engineering:** It appears an 8" water main was stubbed to the property from 100 N near the middle of the property assuming driveways on the north side of 100 N and on this property would align. Engineering would like to see some additional information before access locations are committed to. Will the existing drive approach be used? City code requires unused curb cuts be replaced with regular sidewalks. West driveway should be 150' minimum offset from 870 W and the driveways should be 250' minimum apart from each other. 100 N is a minor residential collector.
6. **Streets:** Okay with site plan.
7. **Power:** Power will come off 100 N. Need load calculations. Will need to pay \$150 as a design fee for power.
8. **Phone:** No comment
9. **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: Preliminary Site Plan**

1. The newly passed Planned Commercial ordinance caps residential density at 15 units an acre unless 40% of the area is commercial or 10% of the units are affordable housing, in which case they can get a density bonus of up to 20 units per acre. The code also requires that at least 20% of the property be residential and 20% of the property be commercial.
  - a. A breakdown of what percentage of the property is not provided. Per HCC 10-15-8 (D):  
*The preliminary site plan shall show general areas and proposed percentages of use. Applicants shall provide final percentages of uses within the final site plan application. Percentage calculations shall be approved by the Planning Commission.* More information is required from the applicant.
  - b. The total property is 2.2 acres. Assuming they are, as per code, dedicating 20% of the property as commercial that leaves 1.76 acres for residential which at maximum density of 15 units per acre is 26 units maximum.
  - c. In discussions with staff the applicant indicated that they wanted the property south of the ridge towards State St to be the commercial area and that they would eventually want to expand their tire shop. However vehicle repair is not a permitted use in Planned Commercial zoning
2. The property is 2.2 acres. HCC 10-15-4 states that a planned commercial property must be five acres unless, "*The property is incorporated into an existing commercial or multi-family development, and the proposed change will further the purpose of the planned commercial zone.*"
3. **Parking:** Per HCC 10-34-10:

*Dwelling, multiple-family:*

<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>	
<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>	

- a. Per their site plan 52 parking stalls are required and 68 parking stalls are provided
- 4. **Landscaping:** Landscaping will be approved with the final site plan. They will have to meet the following standards under HCC 10-32-5: "*Open space and common areas within a multiple residential development shall include a minimum of one tree and two shrubs per dwelling unit.*" As well as any required parking lot landscaping.
- 5. **Open Space and Amenities:** Per HCC 10-33-5: 20% of the area must be open space and one amenity must be provided. There is no indication of the percentage of open space on their plan. Per their site plan there appears to be a picnic table/ barbecue area on the north side. Per HCC 10-33-5 (F): "*Amenities may include, but are not limited to, pools of at least 1,500 square feet, health or fitness facilities, playgrounds, community gardens, trail systems, dog parks, sport courts, and club houses. All amenities shall be built to commercial standards.*" The Planning Commission has some discretion on whether this counts as an amenity.

**Findings:**

Staff makes the following findings:

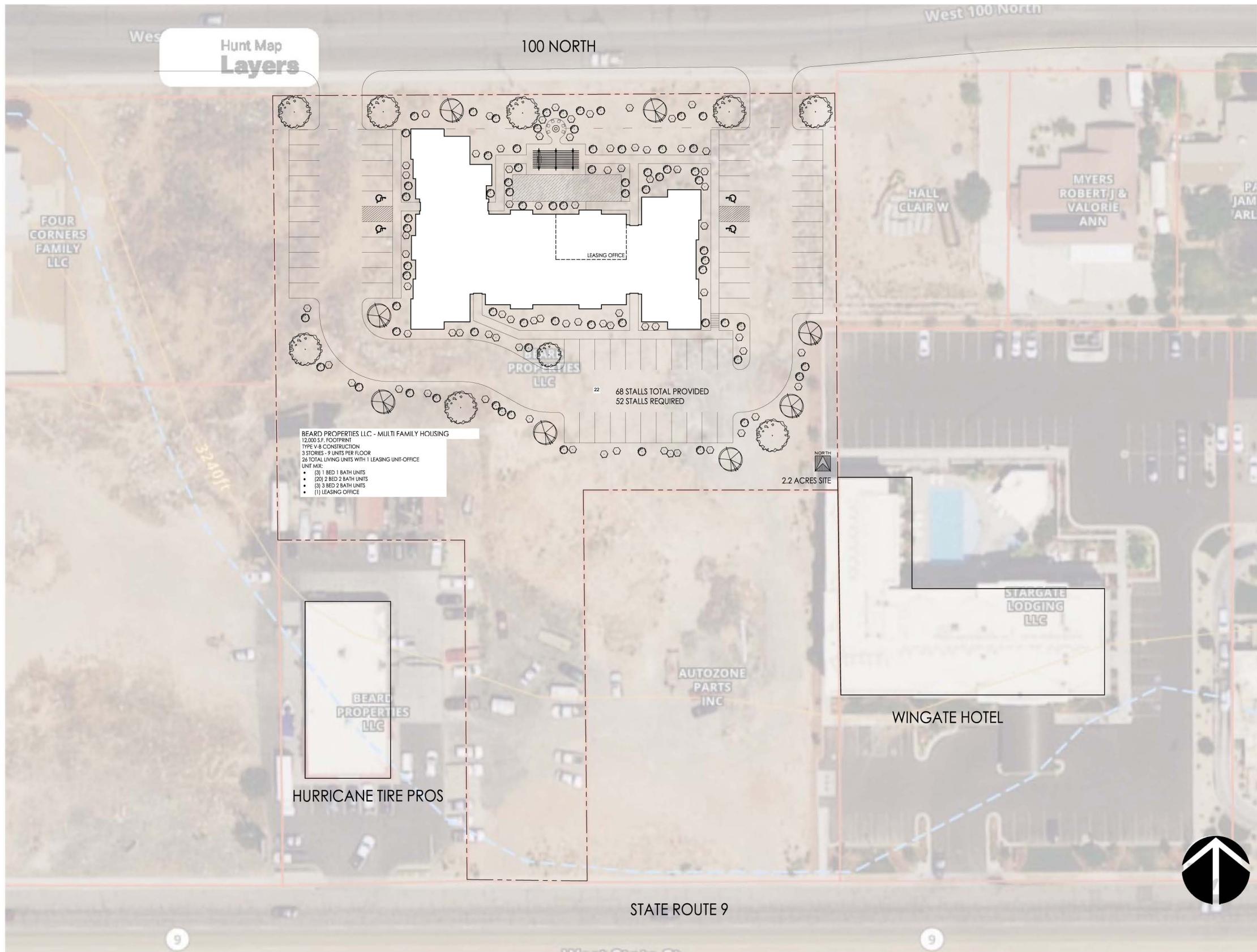
1. The proposed zone change broadly meets the standards of the General Plan Map and goals
2. The proposed zone change may be considered generally harmonious with the surrounding development.
3. The proposed amendment may have an impact on the area, however it may or may not be more impactful than the current zoning
4. Services are adequate or planned to become adequate for the area.
5. The submitted site plan is not adequate to determine if it meets Planned Commercial standards

**Recommendation:** Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would not recommend approval until the issues with the preliminary site plan are addressed.



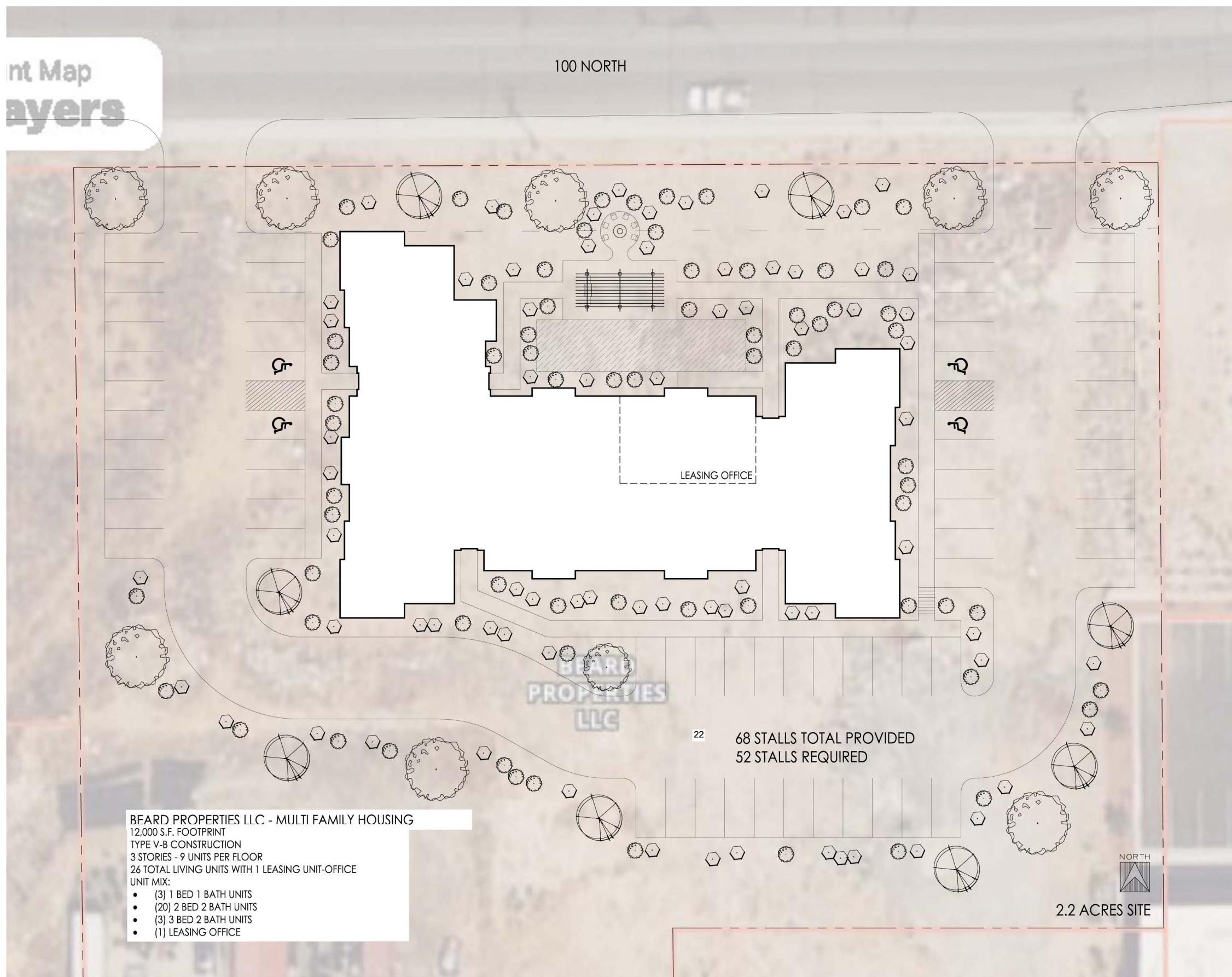
BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING





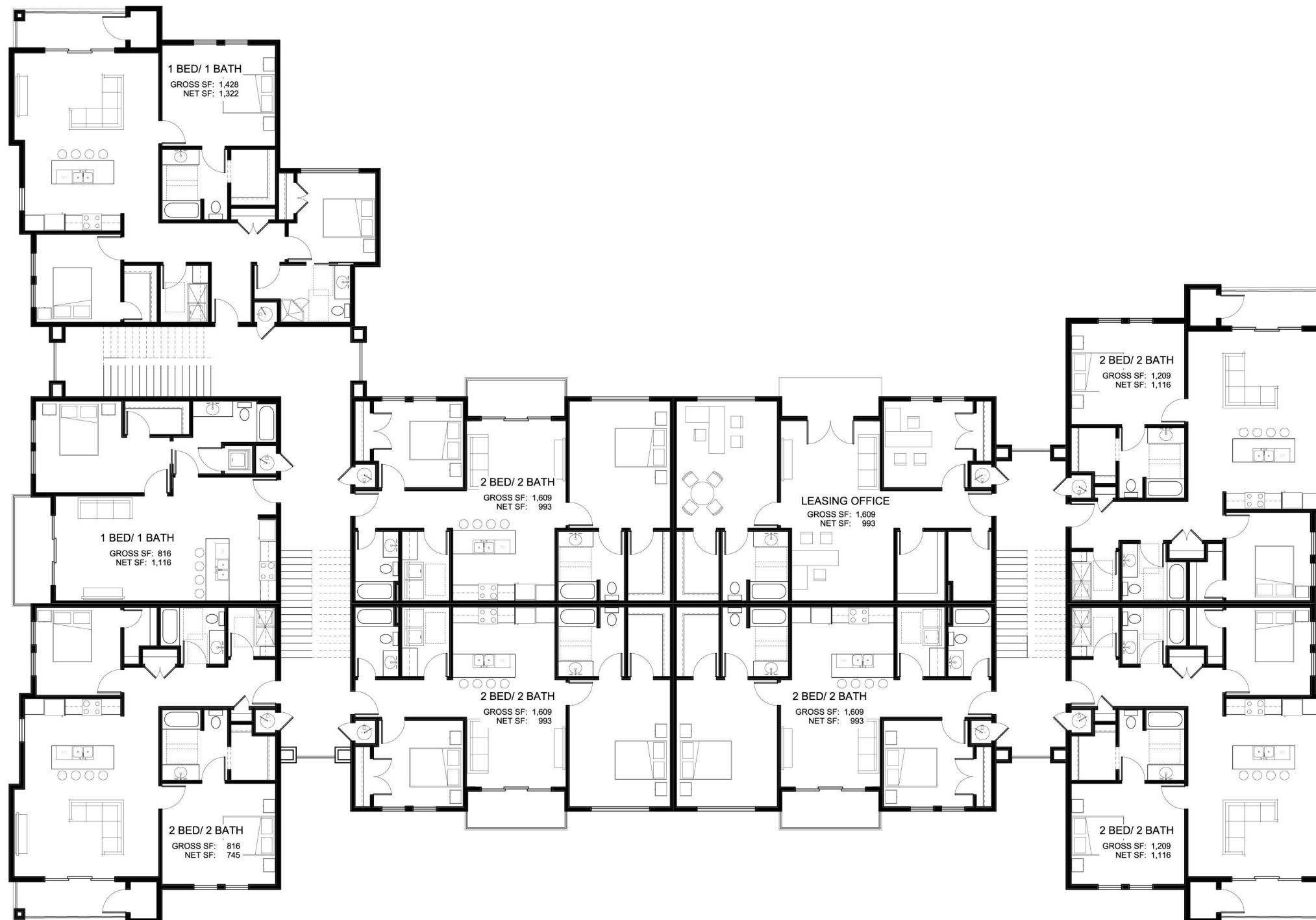
**BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING**

OVERALL SITE LOCATION PLAN  
DRAWING SCALE 1" = 64'



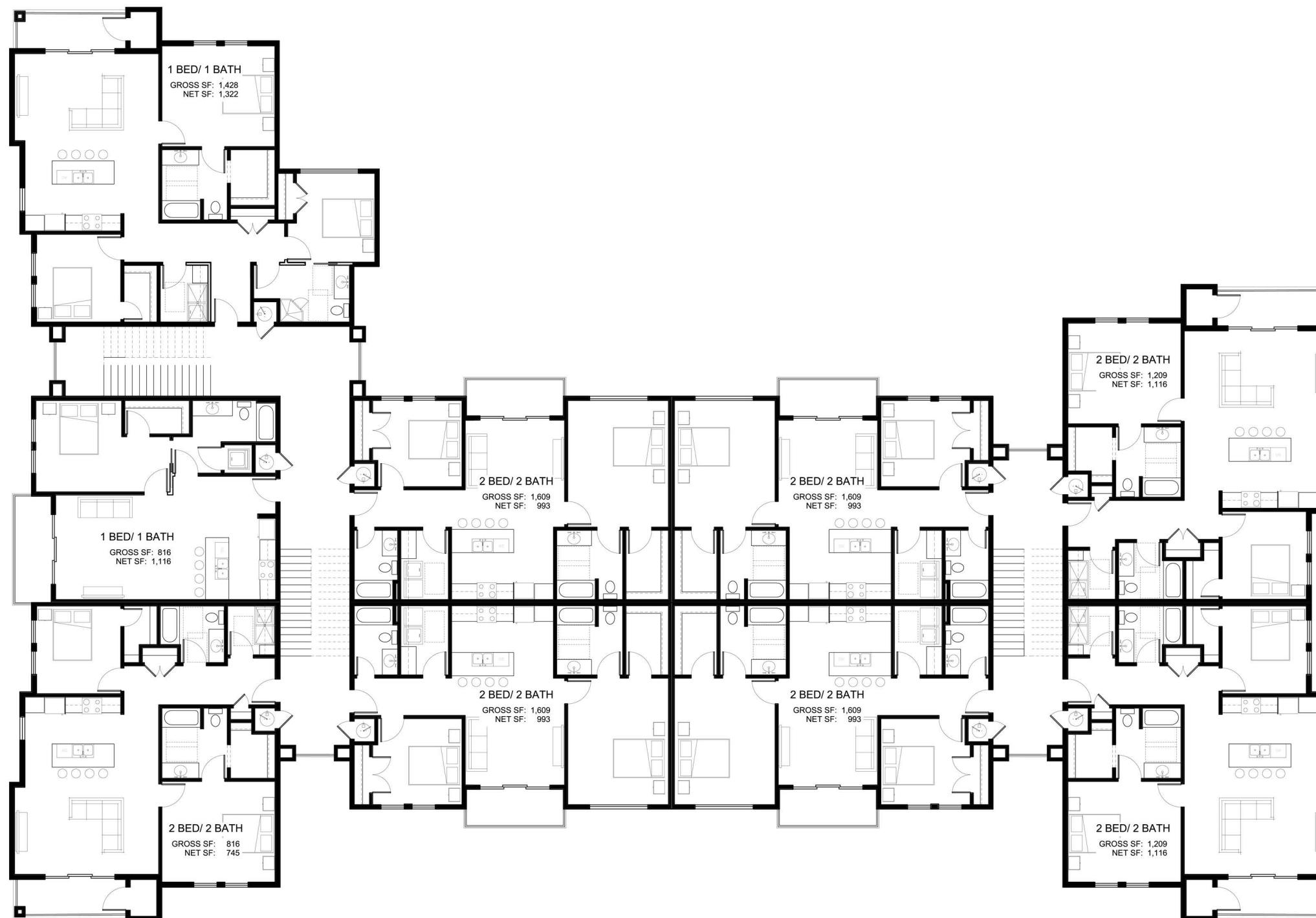
SITE PLAN  
DRAWING SCALE 1" = 32'

BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING



MAIN LEVEL FLOOR PLAN  
DRAWING SCALE 1" = 16'

BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING



SECOND AND THIRD LEVEL FLOOR PLAN  
DRAWING SCALE 1" = 16'

BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING



BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING

**DE** DESERT EDGE  
architecture



BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING

**DE**DESERT EDGE  
architecture



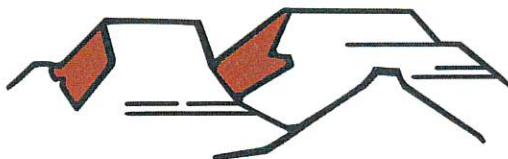
BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING

**DE**DESERT EDGE  
architecture



BEARD PROPERTIES LLC  
MULTI-FAMILY HOUSING

**DE**DESERT EDGE  
architecture



PLANNING & ZONING  
**HURRICANE CITY**  
**UTAH**

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

## ZONE CHANGE APPLICATION

Hurricane Elite Athletic Training

*For office use only: \$500.00 Fee*

File No. \_\_\_\_\_  
Receipt No. \_\_\_\_\_

Name: John Bramall LLC Telephone: \_\_\_\_\_

Address: 137 SW, 3150 So. Land 1300W, 3000So. Fax No: Cell 435-632-4259

Email: johnbramall@gmail.com Agent Email: lancehutchings@yahoo.com

Agent (If Applicable): JJ Allred / Lance Hutchings Telephone: 435-619-9580

Address/Location of Subject Property: 1300W, 3000 South - South Side

Tax ID of Subject Property: \_\_\_\_\_ Existing Zone District: A-1 Zoned M16 or A1-10,000

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

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. *hand*
- c. All abutting properties showing present zoning classifications. *hand*
- d. An accurate legal description of the property to be rezoned. *hand*
- e. Stamped envelopes with the names and addresses of all property owners within 350 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 *hand*

**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 and fourth Thursday of each month at 6:00 p.m. The deadline for a regular zone change application is 14 days. The deadline for a PDO zone change is 20 days. 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: \_\_\_\_\_

## H.E.A.T. Owners

John Bramall

1375 W 3150 S

Hurricane UT 84737

JJ Allred

962 S 990 W

Hurricane UT 84737

Lance Hutchings

730 S 775 W

Hurricane UT 84737

## H-3394-B-1 Lot Legal Description

LESS: BEG CTR 1/4 COR SEC 21 T42S R13W; TH N0\*15'52 W ALG C/S/L 590 FT; TH N89\*49'35 E 738.30 FT; TH S0\*15'52 E 590 FT TO PT ON E/W C/S/L SEC 21; TH S89\*49'35 W 738.30 FT TO POB.

ALSO: BEG AT E1/4 COR SEC 21, T42S R13W; TH S89\*49'35" W ALG C/S/L DIST OF 637.19 FT TO PT IN CTR LN OF EXST RDWY, (FOL 6 COURSES ALG SD CTR LN); TH N23\*53'26" E DIST OF 473.52 FT; TH N26\*23'31" E DIST OF 121.20 FT; TH N31\*40'06" E DIST OF 40.60 FT; TH N36\*15'44" E DIST OF 412.81 FT; TH N34\*36'38" E DIST OF 99.03 FT TO PT OF CURV OF 442.00 FT RAD CUR LT, RAD PT BEARS N57\*11'00" W; TH NLY ALG ARC OF SD CUR DIST OF 162.70 FT, THRU CTL ANG OF 21\*05'27" TO PT ON E LN OF SD SEC 21; TH S00\*25'38" E DIST OF 1138.26 FT TO POB.

LESS: (H-3394-H) BEG AT E1/4 COR SEC 21, T42S R13W; RN TH N89\*51'57" W 601.56 FT ALG C/S/L TO PT ON PROP E R/W OF 66.00 FT WD PUBLIC STREET; TH DEPART SD SEC/L RN NELY ALG SD PROP R/W FOL 4 COURSES, (1) N24\*33'46" E 530.62 FT TO PT OF CURV OF 467.00 FT RAD CUR RT; TH (2) 97.51 FT ALG ARC OF SD CUR THRU A CTL ANG OF 11\*57'50"; TH (3) N36\*31'36" E 398.37 FT TO PT OF CURV OF A 635.21 FT RAD CUR LT; TH (4) 200.62 FT ALG ARC OF SD CUR THRU CTL ANG OF 18\*05'46" TO PT ON E SEC/L OF SD SEC 21; TH DEPART SD PROP R/W S00\*07'09" E 1065.22 FT TO POB.

ALSO: COM AT E1/4 COR SEC 21 T42S R13W; TH S89\*49'35" W ALG C/S/L DIST OF 637.19 FT TO POB; SD PT BEING IN CTR LN OF EXST RDWY; TH S89\*49'35" W ALG SD C/S/L DIST OF 467.80 FT; TH N00\*20'44" W DIST OF 754.14 FT; TH N89\*49'35" E DIST OF 870.83 FT, TO PT IN CTR LN OF SD EXST RDWY, (FOL 4 COURSES ALG SD CTR LN); TH S36\*15'44" W DIST OF 222.33 FT; TH S31\*40'06" W DIST OF 40.60 FT; TH S26\*23'31" W DIST OF 121.20 FT; TH S23\*53'26" W DIST OF 473.52 FT TO POB.

LESS: (H-3394-J) BEG AT PT N89\*51'57" W & 674.05 FT ALG C/S/L FM E1/4 COR SEC 21 T42S R13W; RN TH N89\*51'57" W ALG SD C/S/L 648.38 FT; TH DEPART SD SEC/L N21\*45'36" W 633.52 FT; TH S89\*51'57" E 1159.73 FT TO PT ON W PROP R/W OF 66.00 FT WD PUBLIC STREET SD PT BEING ON CURV OF 533.00 FT RAD CUR CTR BEARS S55\*53'32" E; TH SWLY ALG SD PROP R/W FOL 2 COURSES, (1) SWLY 88.79 FT ALG ARC OF SD CUR THRU CTL ANG OF 09\*32'42"; TH S24\*33'46" W 560.60 FT TO POB.

LESS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00\*25'43" EAST ALONG THE SECTION LINE A DISTANCE OF 40.00 FEET; THENCE SOUTH 89\*52'35" WEST A DISTANCE OF 2637.90 FEET, TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION 21; THENCE NORTH 00\*15'52" WEST ALONG SAID LINE, A DISTANCE OF 40.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 21;

THENCE NORTH 89°52'35" EAST, ALONG THE SECTION LINE A DISTANCE OF 2637.99 FEET, TO THE POB.

LESS PARCEL 1 FROM DOC [20210009087](#): (H-3395) BEGINNING AT A POINT WHICH IS SOUTH 00°43'07" WEST 40.00 FEET ALONG THE EAST SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT BASE AND MERIDIAN, THENCE ALONG SAID EAST SECTION LINE SOUTH 00°43'07" WEST 1271.78 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1245.00 FEET; THENCE SOUTHWESTERLY 198.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'04", THE RADIAL DIRECTION BEARS NORTH 73°49'47" WEST, TO THE POINT OF TANGENCY; THENCE SOUTH 25°18'17" WEST 633.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 468.32 FEET; THENCE SOUTHWESTERLY 95.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°44'15", THE RADIAL DIRECTION BEARS SOUTH 52°50'26" EAST, TO A POINT OF NON-TANGENCY; THENCE SOUTH 25°23'20" WEST 530.34 FEET; THENCE NORTH 89°01'52" WEST 72.48 FEET; THENCE NORTH 25°23'22" EAST 560.31 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 533.00 FEET; THENCE NORTHEASTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°34'26", THE RADIAL DIRECTION BEARS SOUTH 64°36'38" EAST, TO A POINT OF NON-TANGENCY; THENCE NORTH 89°01'52" WEST 23.70 FEET; THENCE NORTH 25°18'17" EAST 649.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1155.00 FEET; THENCE NORTHEASTERLY 495.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°35'10" TO THE POINT OF TANGENCY; THENCE NORTH 00°43'07" EAST 940.31 FEET; THENCE SOUTH 88°59'28" EAST 45.00 FEET TO POB.

LESS PARCEL 2 FROM DOC [20210009087](#): (H-3396) BEGINNING AT A POINT WHICH IS SOUTH 00°43'07" WEST 1311.78 FEET ALONG THE EAST SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT BASE AND MERIDIAN, THENCE ALONG SAID EAST SECTION LINE SOUTH 00°43'07" WEST 55.95 FEET; THENCE SOUTH 19°15'24" WEST 197.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 569.21 FEET; THENCE SOUTHWESTERLY 144.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°31'31" TO A POINT OF NON-TANGENCY; THENCE SOUTH 36°51'03" WEST 126.16 FEET; THENCE NORTH 25°18'17" EAST 317.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1245.00 FEET; THENCE NORTHEASTERLY 198.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°08'04" TO POB.

LESS PARCEL 3 FROM DOC [20210009088](#): (H-3397) BEGINNING AT A POINT WHICH IS SOUTH 00°43'07" WEST 1367.73 FEET ALONG THE EAST SECTION LINE FROM THE

NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT BASE AND MERIDIAN, THENCE ALONG SAID EAST SECTION LINE SOUTH 00°43'07" WEST 207.59 FEET TO A NORTHERLY CORNER OF THE BLUE MOUNTAINS PROPERTY ENTERPRISES, LLC PROPERTY WITH PARCEL ID H-3394-H SAID POINT ALSO BEING A POINT ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 635.21 FEET; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID BLUE MOUNTAINS PROPERTY ENTERPRISES, LLC PROPERTY THROUGH THE FOLLOWING TWO (2) COURSES: SOUTHWESTERLY 201.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°09'35", THE RADIAL DIRECTION BEARS NORTH 70°48'24" WEST, TO A POINT OF NON-TANGENCY; THENCE SOUTH 37°21'08" WEST 399.94 FEET; THENCE NORTH 25°18'17" EAST 316.21 FEET; THENCE NORTH 37°21'10" EAST 90.70 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 569.21 FEET; THENCE NORTHEASTERLY 179.78 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°05'47", THE RADIAL DIRECTION BEARS NORTH 52°38'49" WEST, TO THE POINT OF TANGENCY; THENCE NORTH 19°15'24" EAST 197.52 FEET TO THE POB.

LESS FROM DOC [20210020069](#):

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF THE PROPOSED 1100 WEST STREET, (AND AS CONVEYED TO THE CITY OF HURRICANE BY WARRANTY DEEDS ENTRY NO'S [20210009087](#) AND 20210009088), SAID POINT LIES SOUTH 00°07'41" EAST ALONG THE SECTION LINE 1068.14 FEET AND DUE WEST 48.35 FEET, FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHERLY ALONG A 1155.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 14°20'56" WEST A DISTANCE OF 405.48 FEET), CENTER POINT LIES NORTH 85°45'39" WEST THROUGH A CENTRAL ANGLE OF 20°13'09", A DISTANCE OF 407.59 FEET; AND 2) SOUTH 24°27'30" WEST 566.93 FEET; THENCE NORTH 65°38'28" WEST 32.32 FEET; THENCE WESTERLY ALONG A 125.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 77°36'11" WEST A DISTANCE OF 53.15 FEET), CENTER POINT LIES SOUTH 24°24'20" WEST THROUGH A CENTRAL ANGLE OF 24°33'02", A DISTANCE OF 53.56 FEET; THENCE NORTH 89°52'34" WEST 335.50 FEET; THENCE SOUTH 00°07'41" EAST 100.00 FEET; THENCE NORTH 89°52'34" WEST ALONG SAID LINE 201.00 FEET; THENCE NORTH 00°07'41" WEST 985.05 FEET; THENCE SOUTH 89°52'34" EAST 955.05 FEET TO THE POINT OF BEGINNING.

LESS FROM DOC [20210030179](#):

PARCEL 4: ADJUSTED PARCEL H-3394-B-1(LABELED AS SUCH FOR REFERENCE ONLY) COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°07'41"E ALONG THE EAST SECTION LINE 1977.02 FEET; THENCE WEST 385.60 FEET TO THE POINT OF BEGINNING; THENCE S24°27'44"W, ALONG THE WEST RIGHT-OF-WAY

LINE OF 1100 WEST, 82.79 FEET; THENCE N89°52'34"W 382.35 FEET; THENCE N00°07'41"W 100.00 FEET; THENCE S89°52'34"E 335.50 FEET; THENCE EASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT 53.56 FEET THROUGH THE CENTRAL ANGLE OF 24°33'02" (CHORD BEARS: S77°36'11"E 53.15 FEET); THENCE S65°38'28"E 32.32 FEET TO THE POINT OF BEGINNING.

THE AREA TO BE REZONED WOULD BE APPROXIMATELY A 1000 FEET BY 1000 FEET (22.96 ACRES) SQUARE SECTION STARTING FROM THE NORTH BOUNDARY LINE OF PARCEL H-3394-B-1, 1000 FEET WEST FROM THE NORTHEAST CORNER OF THE PARCEL AND EXTENDING SOUTH INTO THE CENTER OF THE PARCEL.

DIAMOND EDGE CONSTRUCTION LLC

H-3396-C  
301 S MAIN  
BLANDING, UT 84511

STRATTON TODD C TR

H-3395-B-P-SA  
3125 S 1100 W  
HURRICANE, UT 84737-2528

HARDYS GREEN ACRES LLC

H-3368-A  
2149 E 170 S CIR  
SAINT GEORGE, UT 84790

HURRICANE CITY

H-3397  
147 N 870 W  
HURRICANE, UT 84737-1671

FLANDERS MATT

H-3396-A  
26941 AUSTIN RD  
HOWARD, OH 43028

HURRICANE CITY, ET AL

H-3396  
147 N 870 W  
HURRICANE, UT 84737-1671

HURRICANE CITY, ET AL

H-3395  
147 N 870 W  
HURRICANE, UT 84737-1671

BRAMALL CONSTANCE POLVE TR

H-3394-F  
1375 W 3150 S  
HURRICANE, UT 84737

*Kelby Iverson*

H-3-2-15-330  
1502 S 325 W  
HURRICANE, UT 84737

*Clayton Barton*

H-3-2-22-440  
184 S 1150 W  
HURRICANE, UT 84737

RCP INV LLC

H-3396-B  
14711 S MAPLE PARK CT  
DRAPER, UT 84020

COPPER ROCK PROPERTIES LC

H-3394-C  
PO BOX 160  
HURRICANE, UT 84737-0160

JOHN BRAMALL LLC

H-3394-B-1  
1375 W 3150 S  
HURRICANE, UT 84737

DIAMOND EDGE CONSTRUCTION LLC

H-3396-D  
301 S MAIN  
BLANDING, UT 84511

BIRD MICHAEL W & MARY T

H-3354-C  
1182 W 3000 S  
HURRICANE, UT 84737

HURRICANE CITY

H-3-2-6-320  
147 N 870 W  
HURRICANE, UT 84737-1671

HURRICANE CITY

H-3-2-16-230  
147 N 870 W  
HURRICANE, UT 84737-1671

JOHN BRAMALL LLC

H-3394-B-1  
1375 W 3150 S  
HURRICANE, UT 84737

BLUE MOUNTAINS PROPERTY ENTERPRISES LI

H-3394-J-1  
256 N 200 W  
BLANDING, UT 84511-3618

DIAMOND EDGE CONSTRUCTION LLC

H-3394-B-1-B  
256 N 200 W  
BLANDING, UT 84511

OMAN PROPERTIES LLC

H-3394-B-1-A  
14340 S 3600 W  
BLUFFDALE, UT 84065

BIRD MICHAEL WILLIAM & MARY IRENE TRS

H-3354-A  
1182 W 3000 S  
HURRICANE, UT 84737-2567

D&R INVESTMENT PROPERTIES LLC

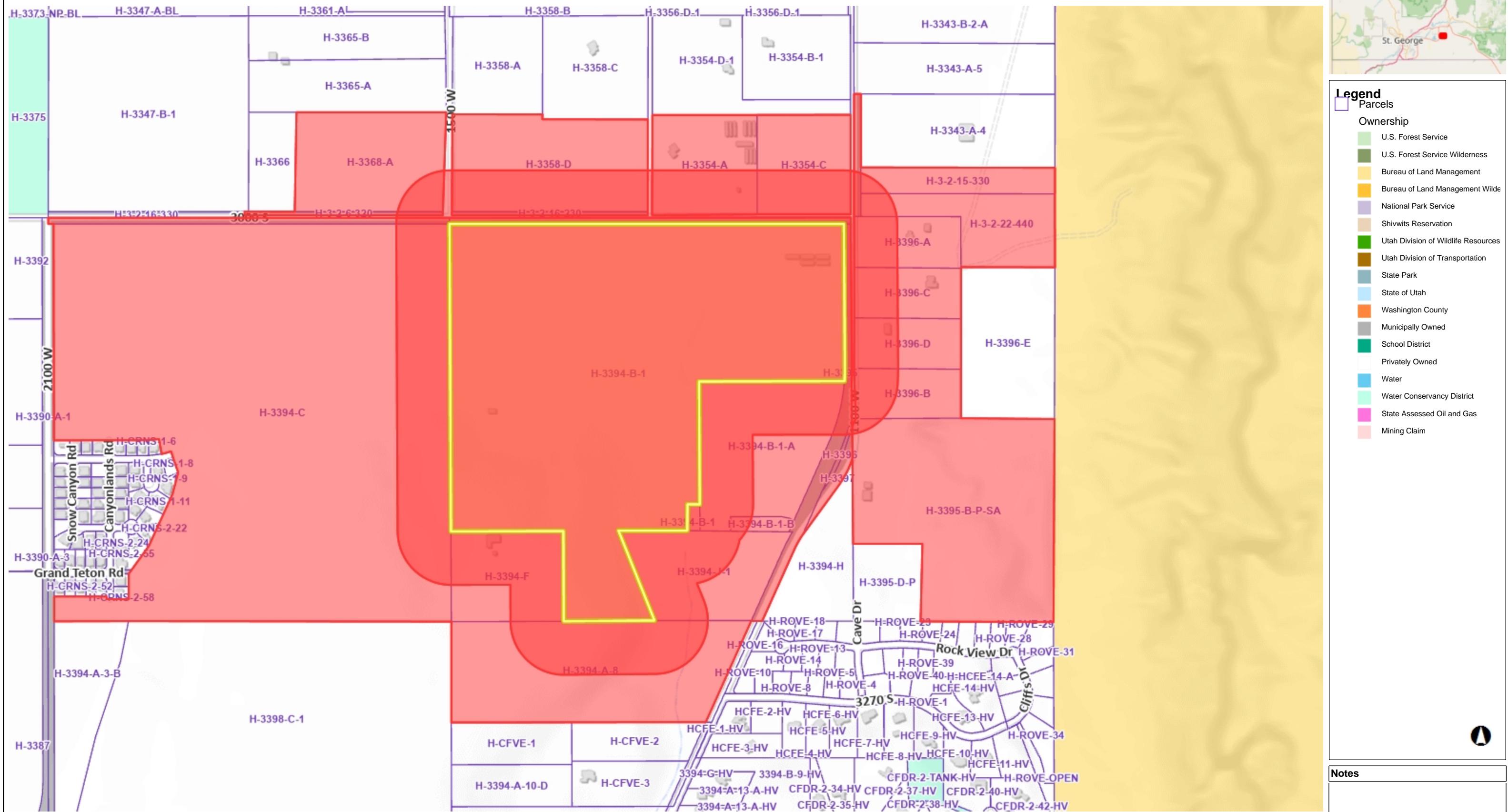
H-3358-D  
2920 S 925 W  
OGDEN, UT 84401

GGTT I L C

H-3394-A-8  
4750 COPPER SAGE ST  
LAS VEGAS, NV 89115



# Mailing Map



1,504.7 0 752.33 1,504.7 Fees

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

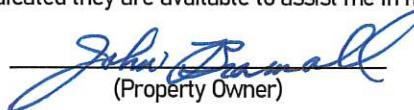
***DISCLAIMER:** The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )

COUNTY OF Washington :ss

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

  
(Property Owner)

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

Subscribed and sworn to me this 31st day of May 2023

Stacy Britt  
(Notary Public)

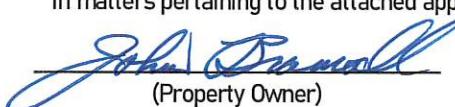
Residing in: St George, UT

My Commission Expires: May 14, 2025



Agent Authorization

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

  
(Property Owner)

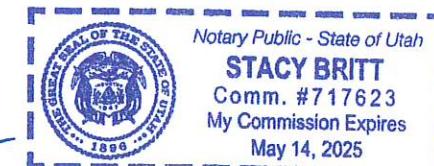
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 31st day of May 2023

Stacy Britt  
(Notary Public)

Residing in: St George, UT

My Commission Expires: May 14, 2025





## STAFF COMMENTS

<b>Agenda Date:</b>	06/22/2023
<b>Application Number:</b>	ZC23-15
<b>Type of Application:</b>	Zone Change
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	John Bramall
<b>Agent:</b>	JJ Allred / Lance Hutchings
<b>Request:</b>	A Zone Change Request from RA-1 to GC
<b>Location:</b>	1300 W 3000 S
<b>Zoning:</b>	RA-1
<b>General Plan Map:</b>	Planned Community

### Discussion:

The applicant is seeking a zone change for 22.96 acres from RA-1 to GC on property directly south of 3000 S. The applicant has indicated that they would like to build an athletic training facility however that indication will not be binding and the applicant would be able to do any commercial use approved under the General Commercial code.

	<b>Zoning</b>	<b>Adjacent Land Use</b>
<b>North</b>	A-5, RA-1	Agricultural property and scattered single family homes
<b>East</b>	RA-1, RA-0.5	Farm fields and undeveloped property
<b>South</b>	RA-1	Farm fields and undeveloped property
<b>West</b>	RA-1, R1-10 PDO	Farm fields, approved Copper Rock PDO



**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 Planned Community:

*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.*

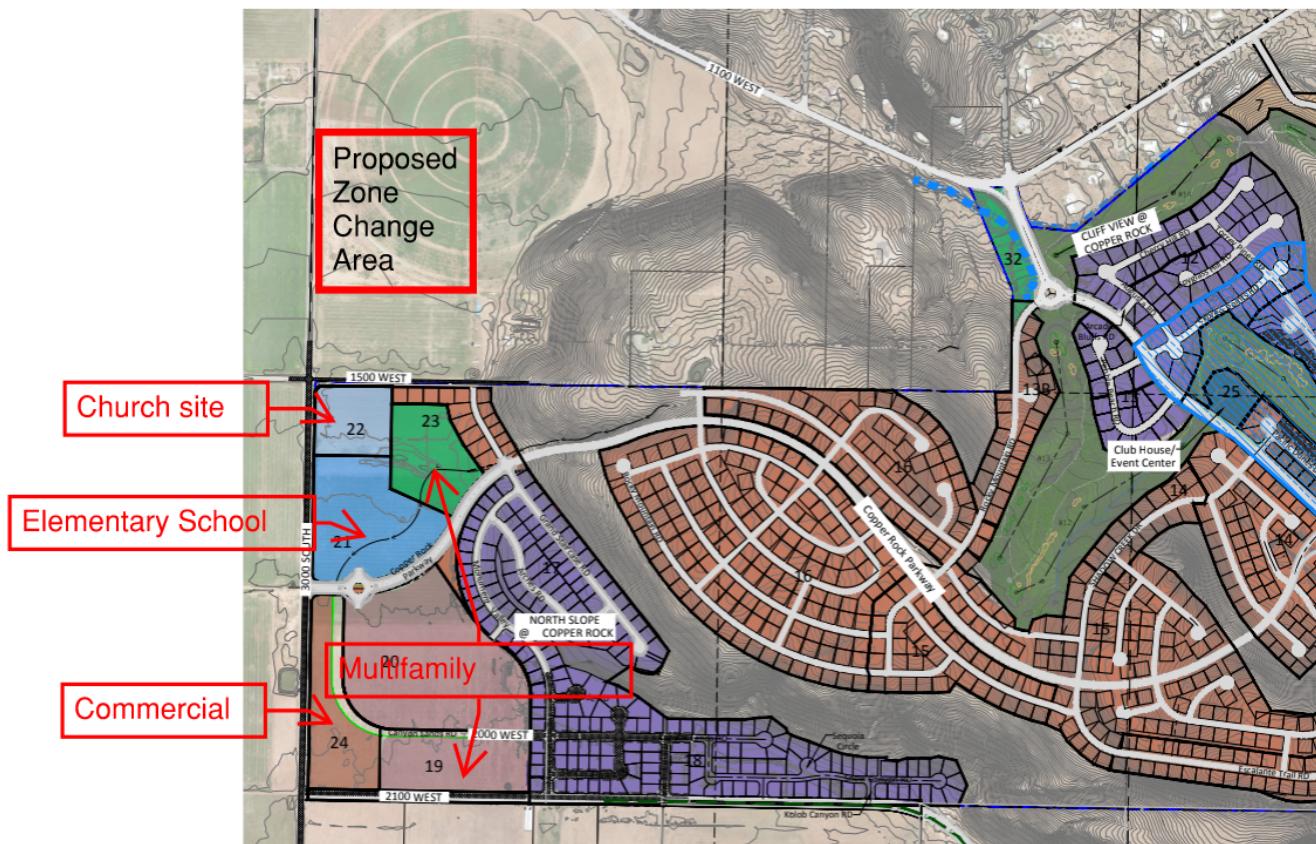
Traditionally the City has been supportive of commercial development in these parts of the General Plan as part of the goal to “create complete communities.” However, where this zone change does not contemplate any residential development as part of this zone change, staff does not believe this zone change meets the intentions of the General Plan Map.

The General Plan does recommend that the City encourage economic development to “*sustain a diverse and resilient economy*” and recommends the City, “*Support creating commercial spaces in population Centers in the City to provide services to those areas.*”

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

**Response:** Most of the surrounding property is zoned and used for agriculture. A commercial development would not be in harmony with the existing development.

Copper Rock does plan to have a commercial district nearby along 3000 S so this plan may be harmonious in the future.



infrastructure. The City Council has denied several zone changes in this area for inadequate public facilities.

Any new approved development in this area would increase the needed utilities in the area since this is currently a farm field zoned for full acre lots it is likely this zone change will increase the needed utilities in the area.

### **JUC Comments**

JUC Comments are due June 21st, 2023. This report will be updated then and emailed to the Planning Commission and the applicant.

1. **Public Works:** No comments.

2. **Power:**

3. **Water:**

4. **Streets:**

5. **Sewer:**

6. **Engineering:**

7. **Fire:**

8. **Gas:**

9. **Cable:** No comments

10. **Water Conservancy:** 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.

### **Other Considerations:**

1. HCC 10-11-2 states: "*The purpose of the GC [General Commercial] zone is to accommodate a wide range of commercial uses developed without an overall plan or design scheme. Use of the GC zone for new commercial development should be avoided unless integrated shopping center development in another zone is not practical or desirable because of difficult size, shape, topography, or similar problems related to land otherwise deemed appropriate for commercial use. Typical uses in this zone may include offices, retail stores, personal services, heavy commercial, and institutional uses.*" (emphasis added) Staff is not aware of any issues on the property that would make this zoning the only desirable or practical option.
2. The applicant has stated that they would like to do an "athletic training center" if this zone change is approved the property owner and/or any future property owner could use the property for any use permitted under the GC zone. This includes but is not limited to:
  - i. *Rehabilitation/treatment facility*
  - ii. *Hospital*
  - iii. *Gas station and convenience store*

- iv. *Hotel/motel (short-term rentals)*
- v. *Commercial kennel*
- vi. *Shopping center*
- vii. *Recreation and entertainment, indoor and outdoor*
- viii. *Vehicle repair*
- ix. *Storage units*

b. The full use table is attached to the report

3. Staff is unsure on where an “athletic training center,” especially one covering 20+ acres fits within City Code and more information will be needed from the applicant to determine if there is a more appropriate zone that they could request. A Neighborhood Commercial or Public Facility zoning may be more appropriate for this type of request.

**Findings:**

Staff makes the following findings:

1. The proposed amendment is not compatible with the General Plan Map but may be compatible with some of its goals and recommendations.
2. The proposed amendment is not generally in harmony with existing development but that may change as this area builds out.
3. The proposed amendment could potentially have a major impact on surrounding properties.
4. Services are not currently available. The City is working on plans to make services available at this time

**Recommendation:** Staff recommends the City review this application and the zone change based on standards and considers residents' comments at the public hearing. Staff would not recommend approval of this zone change but would recommend tabling this application so staff and the applicant can see if a more appropriate zoning can accomplish the applicant's goals.

Use	Zones				
	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family <sup>4</sup>	C	C	C	P	P
Dwelling, single-family <sup>4</sup>	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family <sup>4</sup>	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons <sup>1</sup>	P	N	N	P	P
Residential facility for persons with a disability <sup>1</sup>	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N

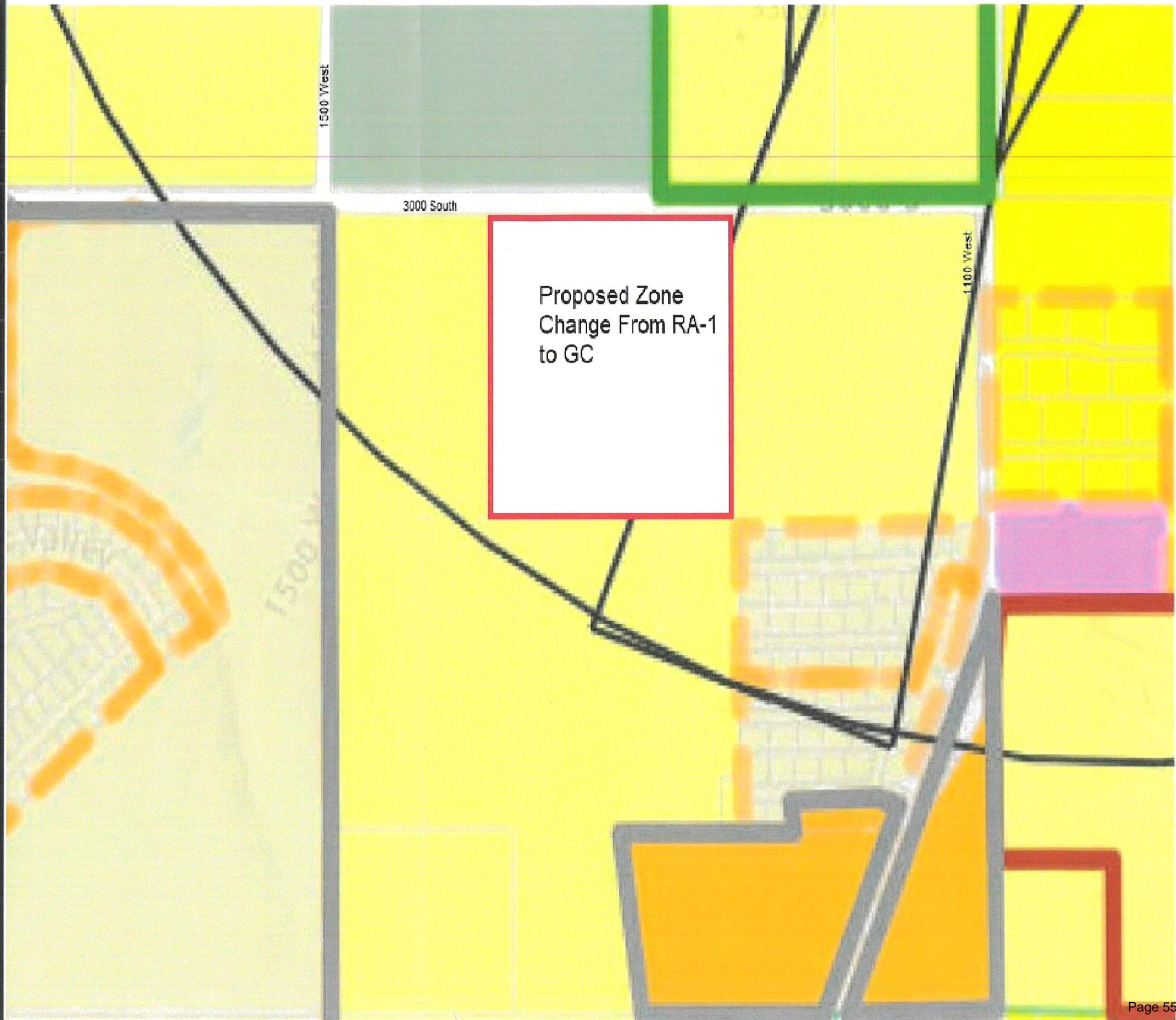
Use	Zones				
	NC	GC	HC	PC	POC
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major <sup>3</sup>	N	N	N	C	C
Utility, minor <sup>3</sup>	P	P	P	P	P
Utility substation <sup>3</sup>	P	P	P	P	P

Use	Zones				
	NC	GC	HC	PC	POC
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare facility <sup>2</sup>	P	N	N	P	N
Family child group daycare facility <sup>2</sup>	P	N	N	P	N
Family child residential certificate care facility <sup>2</sup>	P	N	N	P	N
Family childcare center	P	P	P	P	P

Use	Zones				
	NC	GC	HC	PC	POC
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P
Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P

Use	Zones				
	NC	GC	HC	PC	POC
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	P	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	N	P
Research service	N	P	P	N	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P
Shopping center	P	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N	N

Use	Zones				
	NC	GC	HC	PC	POC
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	N	N
Vehicle and equipment rental or sale	N	P	P	N	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service storage	P	P	N	N	N
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and warehousing, general	N	N	N	N	N
Wholesale and warehousing, limited	N	N	N	N	N





**HURRICANE CITY** Hurricane City  
Application

Permit #:

ZC23-16

Issue Date:

06/07/2023

Application Accepted Date: 06/07/2023	
Type of Improvement: Zone Change Application	
Description: _____	
Tenant / Project Name: Zone Change - Julie Iverson	
Bldg. Address: 2095 S 700 W	
City: Hurricane	State: UT Zip: 84737
Subdivision: _____ Phase: _____	
Block: _____	Lot #: _____ Parcel #: H-3-2-10-232
Zone: R1-6	
Property Owner: Iverson Julie TR	
Permit Contact: ProValue Engineering P:(435) 668-8307	
Email: karl@pv-eng.com	

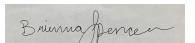
Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	500.00
<b>Sub Total:</b>	\$	<b>500.00</b>
<b>Permit Total:</b>	\$	<b>500.00</b>
<b>Amount Paid:</b>	\$	<b>500.00</b>
<b>Remaining Due:</b>	\$	<b>0.00</b>



<b>CONTACT INFORMATION</b>	
General Contractor: Zone Change - Julie Iverson / Julie Iverson	
License #:	TR P: (435) 680-4373
City: _____	State: _____ Zip: _____
Email: iversonr65@gmail.com	
Electrical Contractor:	
License #:	P: _____
City: _____	State: _____ Zip: _____
Plumbing Contractor:	
License #:	P: _____
City: _____	State: _____ Zip: _____
Email: _____	
Mechanical Contractor:	
License #:	P: _____
City: _____	State: _____ Zip: _____
Email: _____	

<b>APPROVALS</b>		<b>DATE</b>	<b>INFO</b>	
Plan Review Finalized:		Yes	06/07/23	Brienna Spencer
<b>Setbacks</b>	Front:	Rear:	Left:	Right:
Min.				
Actual:				

<b>APPLICATION DETAILS</b>	
# of Units: 0	custom text:

<b>APPLICATION NUMBER:</b> PENDZC23-16	
<p>This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.</p>	
Applicant Name: _____	
Signature of Applicant/Authorized Agent or Owner: Date: _____	
Application Approved By: _____ Date: _____	
 06/07/2023	
Application Issued By: _____ Date: _____	
06/07/2023	
Receipt #: 7.713067-06/07/23	

AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH

)

:ss

COUNTY OF

)

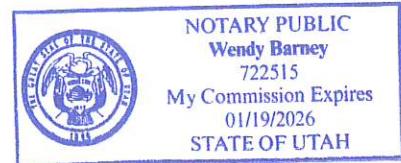
I (we), Julie Tuerson ~~we~~, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and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

Julie Tuerson  
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 2nd day of June 2023

Wendy Barney  
(Notary Public)  
Residing in: Hurricane, UT  
My Commission Expires: 1/19/26



Agent Authorization

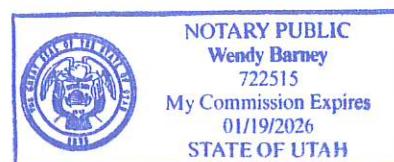
I (we), Julie Tuerson, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Kayl Rasmussen to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering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

Julie Tuerson  
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 2nd day of June 2023

Wendy Barney  
(Notary Public)  
Residing in: Hurricane, UT  
My Commission Expires: 1/19/26





## STAFF COMMENTS

<b>Agenda Date:</b>	06/22/2023
<b>Application Number:</b>	ZC23-16
<b>Type of Application:</b>	Zone Change
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Iverson Julie TR
<b>Agent:</b>	ProValue Engineering
<b>Request:</b>	A zone change from R1-6 to M-1
<b>Location:</b>	2095 S 700 W
<b>Zoning:</b>	R1-6
<b>General Plan Map:</b>	Planned Community

### Discussion:

The applicant has proposed a zone change for 6.09 acres from R1-6 to M-1. This property is along 700 W behind the Legacy Estates subdivision and across the street from the Hurricane Airport. The applicant has told staff that due to the collapsible soils on the property they did not want to do residential on this property.

Zoning		Adjacent Land Use
North	R1-15, M-1	Single Family residential and storage units
East	PF, R1-6, R1-15	Open Space and single family lots (largely unbuilt)
South	R1-6	Single family homes
West	R1-6, PF	Hurricane Airport, single family homes



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

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

**Response:** The [General Plan Map](#) shows this area as Planned Community:

*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.*

The proposed zoning does not comply with the General Plan map for the area. Commercial uses in this area of the General Plan map are usually intended to be uses that are compatible with nearby residential uses which light industrial may or may not be. The General Plan recommends the City, “*Support continued industrial growth and zone changes in appropriate areas of the City.*”

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

**Response:** There is currently light industrial use in the vicinity being used for storage units as well as warehouse-like buildings at the airport. There are a lot of residences in the area and while light industrial uses are intended to be those that do not cause smoke, noise, or odor there are some light industrial uses like manufacturing that may possibly disrupt the neighborhood.

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

**Response:** M-1 zoning allows for a variety of possible uses from storage units, as is used on the parcel to the north, to light manufacturing. What effect this zone change has on the adjacent properties can depend heavily on what industrial uses are proposed on the property. It's important to note that if the zone change is approved, any light industrial use permitted under the M-1 zone could go on the property.

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

**Response:** Services and facilities are largely adequate for this development. See JUC comments below.

**JUC Comments**

JUC Comments are due June 21st, 2023. This report will be updated at that time and emailed to the Planning Commission and the applicant.

1. **Public Works:** Highly collapsible soils, low impact development would be good.
2. **Power:**
3. **Sewer:**
4. **Streets:**
5. **Water:**
6. **Engineering:**
7. **Fire:**
8. **Gas:**
9. **Cable:** No comments
10. **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.

## Items to Consider

The following are key items to consider:

- If this zone change is approved any use permitted in the M-1 zone would be permitted on this property. This includes but is not limited to:
  - *Residential Uses*
    - *Rehabilitation/treatment facility*
    - *Residential facility for troubled youth*
    - *Transitional housing facility*
  - *Commercial Uses*
    - *Vocational school*
    - *Agricultural sales and service*
    - *Business equipment rental*
    - *Convenience store and gas station*
    - *Commercial kennel*
    - *Liquor store*
    - *Vehicle repair/rentals/sales*
    - *Storage units*
  - *Industrial Uses*
    - *Manufacturing*
    - *Warehousing*

## Findings:

Staff makes the following findings:

1. The proposed zone change is not compatible with the General Plan Map but may meet some of its goals.
2. The proposed zone change can be considered to be in harmony with some of the properties in the area but not all of them.
3. The proposed zone change will have an impact on the area, but that depends on what the actual use ends up being.
4. The services are generally adequate for the development in this region.

**Recommendation:** Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff finds the proposal generally acceptable.

## Brienna Spencer

---

**From:** Fred Resch  
**Sent:** Tuesday, June 20, 2023 10:31 AM  
**To:** Brad Winder; Brienna Spencer; Dayton Hall; Fred Resch; Jeremy Pickering; Kelby Iverson; Kevin Thomas; 'Mark Sampson.1'; 'Michelle Cloud'; Nanette Billings; 'Paul Farthing'; 'Ralph Ballard'; 'Rebecca Bronemann'; 'Shelley Goodfellow'  
**Subject:** FW: Zoning Change - Parcel Number H-3-2-10-232

Please see the public comment below

---

**From:** Public Comment <[publiccomment@cityofhurricane.com](mailto:publiccomment@cityofhurricane.com)>  
**Sent:** Tuesday, June 20, 2023 10:29 AM  
**To:** Fred Resch <[fred@cityofhurricane.com](mailto:fred@cityofhurricane.com)>  
**Subject:** FW: Zoning Change - Parcel Number H-3-2-10-232

---

**From:** Bonnie Maynard <[bonniemaynard64@yahoo.com](mailto:bonniemaynard64@yahoo.com)>  
**Sent:** Sunday, June 18, 2023 10:50 AM  
**To:** Public Comment <[publiccomment@cityofhurricane.com](mailto:publiccomment@cityofhurricane.com)>  
**Subject:** Zoning Change - Parcel Number H-3-2-10-232

Hello, I am the property owner of 2279 S 700 W Hurricane, Utah and am in opposition of a zoning change to the parcel behind my property. Parcel Number H-3-2-10-232 This is an area of residential homes and I feel that it would not be good for the area and property values.

Thank you for your consideration in this matter,  
Robert Maynard  
(406) 799 4428

## Brienna Spencer

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**From:** Fred Resch  
**Sent:** Tuesday, June 20, 2023 10:30 AM  
**To:** Brad Winder; Brienna Spencer; Dayton Hall; Fred Resch; Jeremy Pickering; Kelby Iverson; Kevin Thomas; 'Mark Sampson.1'; 'Michelle Cloud'; Nanette Billings; 'Paul Farthing'; 'Ralph Ballard'; 'Rebecca Bronemann'; 'Shelley Goodfellow'  
**Subject:** FW: Ted Dutton Structure increase

Please see the public comment below

---

**From:** Public Comment <[publiccomment@cityofhurricane.com](mailto:publiccomment@cityofhurricane.com)>  
**Sent:** Tuesday, June 20, 2023 10:29 AM  
**To:** Fred Resch <[fred@cityofhurricane.com](mailto:fred@cityofhurricane.com)>  
**Subject:** FW: Ted Dutton Structure increase

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**From:** Lynn Hanson <[desertbug@hotmail.com](mailto:desertbug@hotmail.com)>  
**Sent:** Saturday, June 17, 2023 12:48 PM  
**To:** Public Comment <[publiccomment@cityofhurricane.com](mailto:publiccomment@cityofhurricane.com)>  
**Subject:** RE: Ted Dutton Structure increase

Attn: Mr. Stephen Nelson

Dear Mr. Nelson

Maybe you can clear up some issues that have been raised by the residents of Rainbow Canyon. I live at 2322 S 675 W.

When I received this bulletin, I was assuming that Mr. Dutton wishes to increase the size of his garage. I have no issues with that if that is what is being asked of us in this area.

However, I am being told that the Iversons wish to change the property designation for the area between the homes running along 700 W and 2300 S and Angle Heights area homes. Apparently ( I'm being told, they want this particular parcel to become "commercial" so they can put in storage units. If so, that is a definite No! No! No ! It is bad enough we will have to put up with traffic during Peach Tree Days going to the Rodeo stadium but now you expect us to put up with traffic coming in and out of the storage units. **These units should definitely be in the down town area off of State Street somewhere.** Storage units also bring a lot of crime into neighborhoods. Not the most "honorable citizens " use those storage units for "legal purposes". The area is currently designated R1. I love my little home and I am very happy here as are a lot of my neighbors. Why do the Iversons insist on ruining this for us just because they own the property across the street. They have " Just because I can"

attitude ? They have enough money to put this elsewhere where it should be, in a Commercial downtown area. I am sure the homeowners on 700 W and the Angel Heights area will have a lot to say about this also.

Sincerely, Ms. Lynn Hanson

My name is Bonnie Keele

I live at 2305 S 675 St

Regarding the zone change on  
the Julie Diverson piece of  
ground - I don't want  
anything that smells, has  
a lot of traffic, dirt or  
noise across the  
street from me.

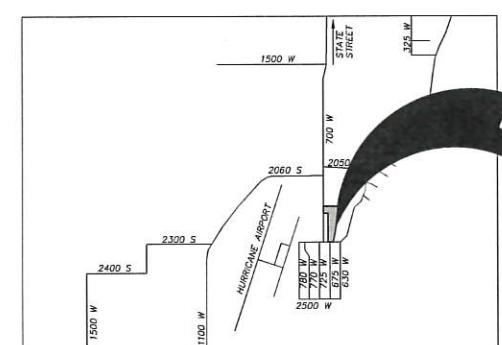
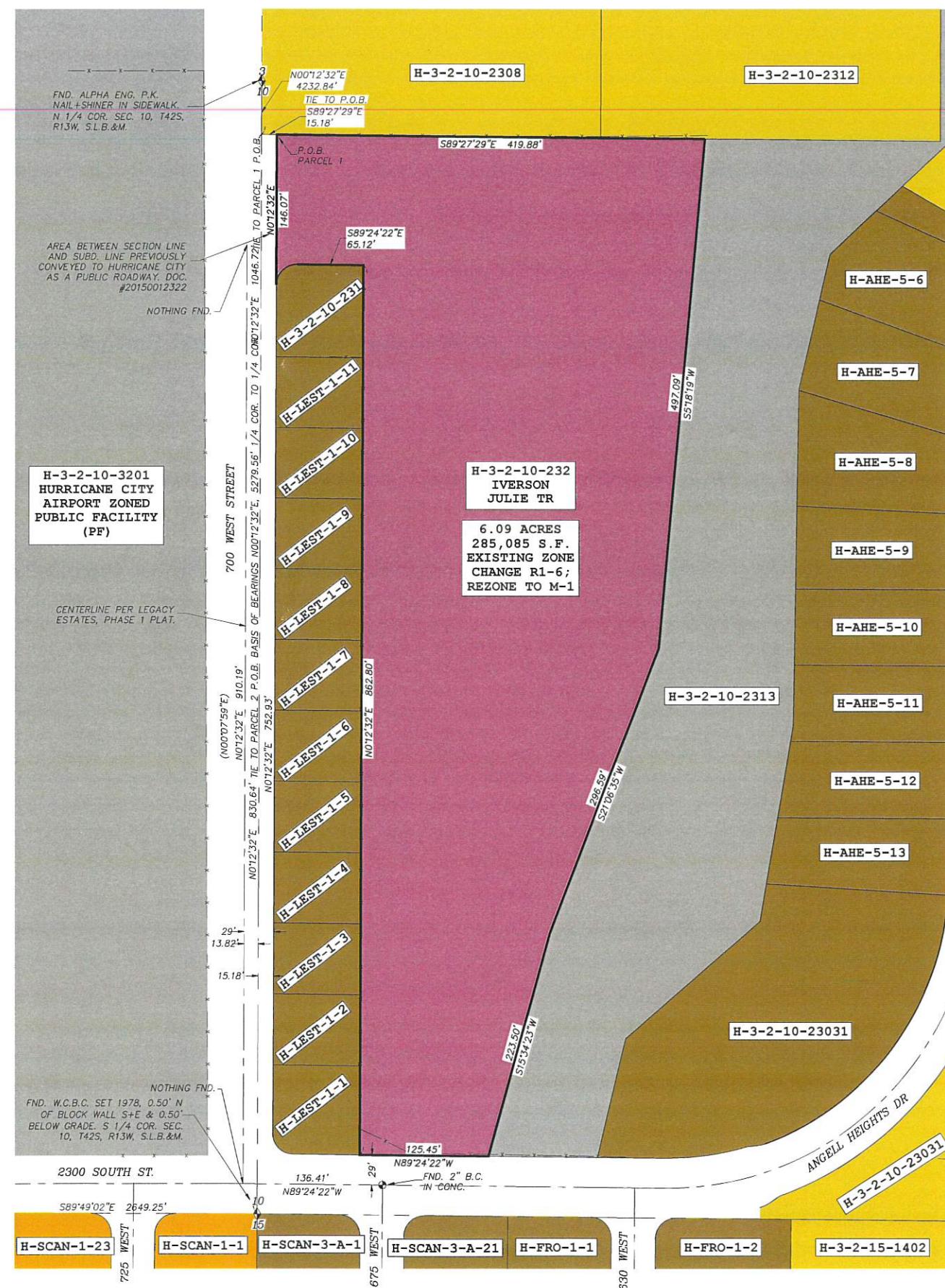
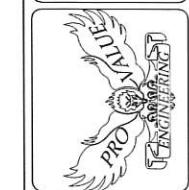
Bonnie P Keele  
P O Box 254  
Hurricane, UT  
84737

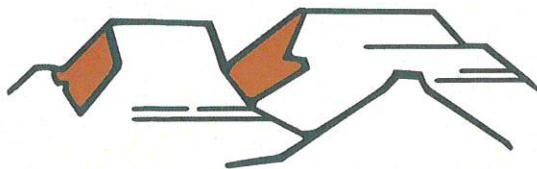
# ZONE CHANGE MAP FOR: JULIE IVERSON TRUSTEES

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

REVISION	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.	
Engineers: Land Surveyors - Land Planners 20 South 800 West, Suite 1 Hurricane, UT 84737-2303 Phone: (435) 688-8307 Kari Rasmussen Phone: (435) 688-2315 Steve Uebel	Fax: (435) 688-4373





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. \_\_\_\_\_

Receipt No. \_\_\_\_\_

Name: Dixie Power (Russ Condie) Telephone: 435-673-3297

Address: 145 Brigham Rd. St. George, UT 84790 Fax No. \_\_\_\_\_

Email: russc@dixiepower.com Agent Email: ccoats@allianceconsulting.us

Agent (If Applicable): Alliance Consulting LLC Telephone: 435-673-8060

Address/Location of Subject Property: 2250 S 5140 W, Hurricane, UT.

Tax ID of Subject Property: H-4-2-11-320112 Existing Zone District: R-10

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

To install a Substation Site for Dixie Power.

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 350 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 and fourth Thursday of each month at 6:00 p.m. The deadline for a regular zone change application is 14 days. The deadline for a PDO zone change is 20 days. 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.

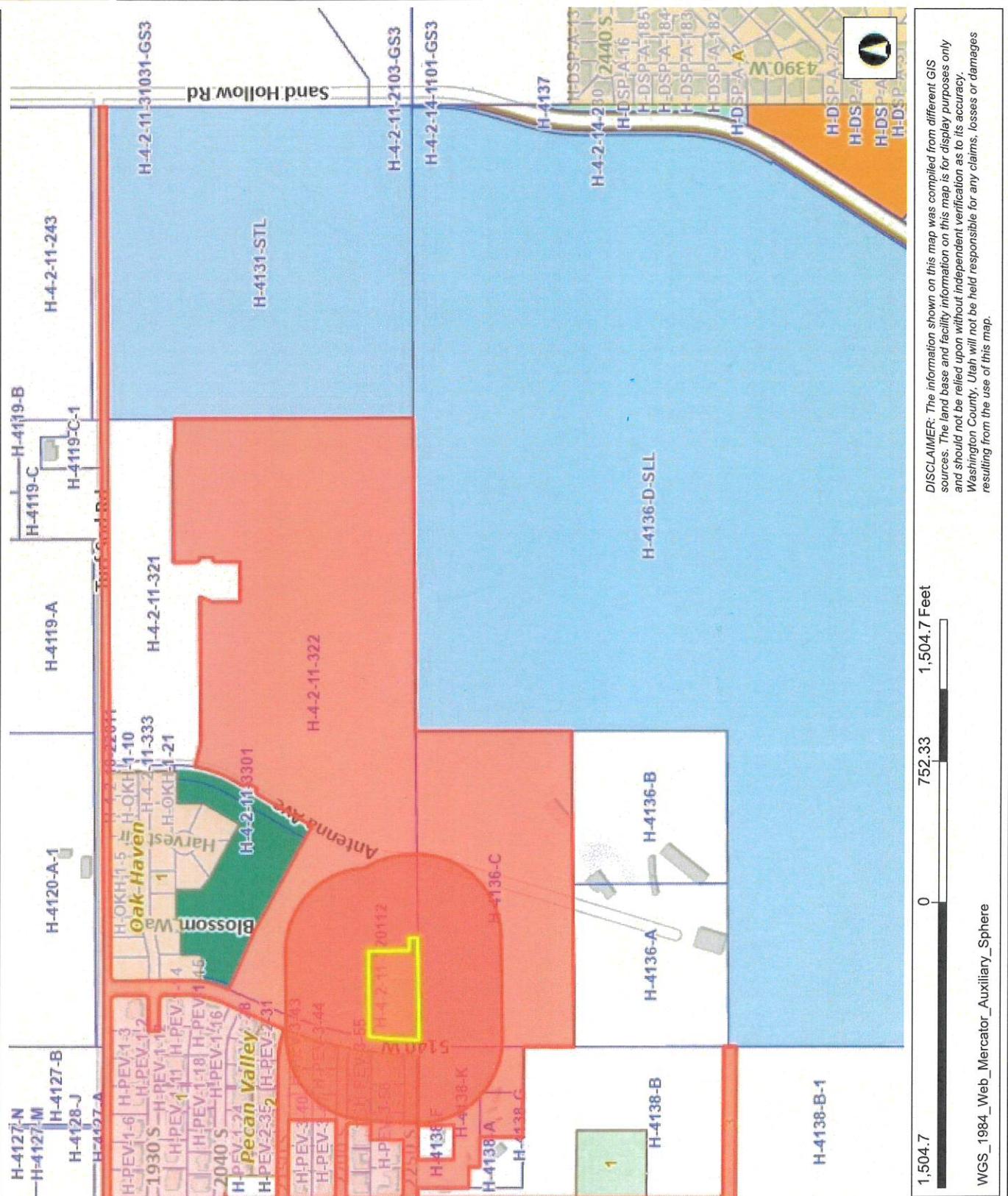
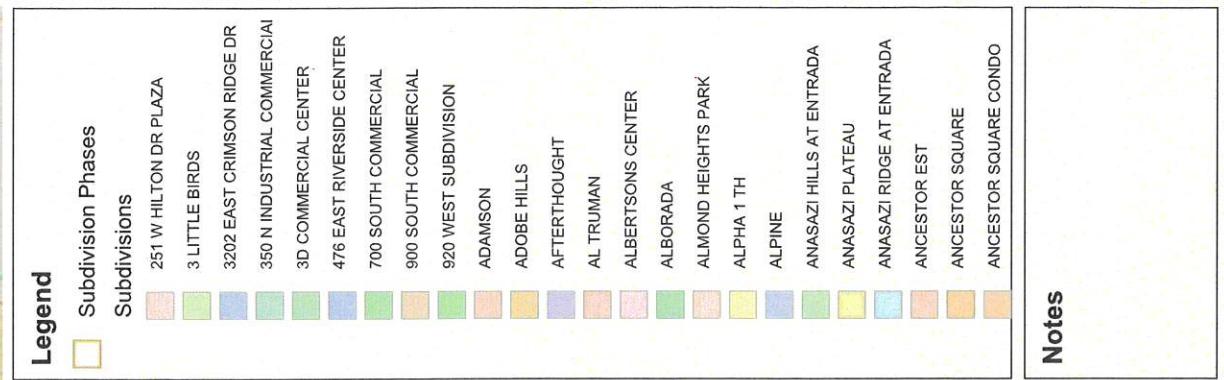
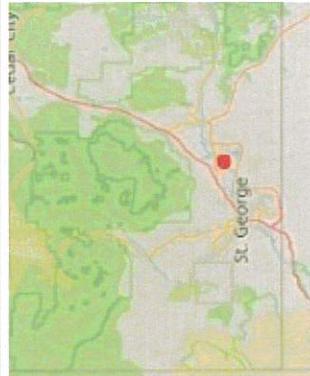
(Office Use Only)

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

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



Dixie Power 350 foot



1,304.1' Feet

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

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

Warranty Deed Page 1 of 4

Gary Christensen Washington County Recorder

03/02/2023 08:24:41 AM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
 Dixie-Escalante Rural Electric Association, Inc.,  
 a Utah corporation  
 71 E Highway 56  
 Beryl, UT 84714



Order No. 227162 - NS  
 Tax I.D. No. H-4-2-11-320112

Space Above This Line for Recorder's Use

## WARRANTY DEED

SHV LLC., a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Dixie-Escalante Rural Electric Association, Inc., a Utah corporation, grantee(s), of Beryl, County of Iron, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 28 day of February, 2023.

SHV LLC., a Utah Limited Liability Company

By: Eugene Gordon, Inc., a Utah Corporation  
 Its: Member

By:

Jared Westhoff, President

STATE OF Utah

)

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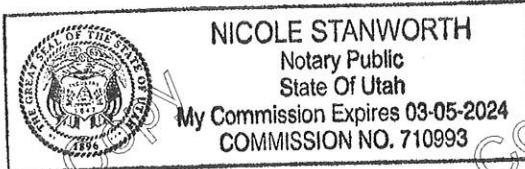
COUNTY OF Washington

)

On the 20 day of February, 2023, personally appeared before me, Jared Westhoff, who being by me duly sworn, did say that he/she is the President of Eugene Gordon, Inc., a Utah Corporation, Member of SHV LLC., a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Jared Westhoff acknowledged to me that said limited liability company executed the same.

Nicole Stanworth  
 NOTARY PUBLIC

My Commission Expires:



Attachment to that certain Warranty Deed executed by SHV LLC., a Utah Limited Liability Company grantor(s), to Dixie-Escalante Rural Electric Association, Inc., a Utah corporation grantee(s).

Order No. 227162  
Tax I.D. No. H-4-2-11-320112

EXHIBIT "A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°31'38"E 30.01 FEET ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1520.00 FEET AND A RADIAL BEARING OF S88°42'39"E, A DISTANCE OF 210.87 FEET, THROUGH A CENTRAL ANGLE OF 07°56'55" (LONG CHORD BEARS: N05°15'49"E 210.70 FEET); THENCE S89°31'40"E 359.40 FEET; THENCE S00°28'20"W 172.50 FEET; THENCE S89°31'40"E 51.98 FEET; THENCE S00°28'20"W 37.47 FEET; THENCE N89°31'38"W 428.98 FEET TO THE POINT OF BEGINNING.

\*\*\*

Initials 

## WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: SHV LLC., a Utah Limited Liability Company  
 Grantee: Dixie-Escalante Rural Electric Association, Inc., a Utah corporation  
 Tax ID Number(s): H-4-2-11-320112

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

## Check one box only

1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.  
 2 Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)  
 3 No water rights are being conveyed.  
 4 Water rights are being conveyed by separate deed.

Proceed to Section

A

B

C

C

Important Notes  
(see other side)

## Section

A	The water right(s) being conveyed include Water Right No(s). along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights (Proceed to Section C)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input checked="" type="checkbox"/> All of Water Rights No(s). <input checked="" type="checkbox"/> acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses <input checked="" type="checkbox"/> acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5  N5  N2
C	Disclosures By Grantor (check all boxes that apply) <input checked="" type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company: <input checked="" type="checkbox"/> Culinary water service is provided by: <input checked="" type="checkbox"/> Outdoor water service is provided by: <input checked="" type="checkbox"/> There is no water service available to Grantor's Parcel(s). Other water related disclosures:	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

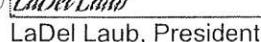
The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: SHV LLC., a Utah Limited Liability Company

By: Eugene Gordon, Inc., a Utah Corporation,  
 Member

  
 Jared Westhoff, President

Grantee's Acknowledgment of Receipt: Dixie-Escalante Rural Electric  
 Association, Inc., a Utah corporation  
 ESIGN | 20230228154155758

  
 LaDel Laub, President

Grantee's Address: 71 E Highway 56, Beryl, Utah 84714

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

## NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. Failure to do so PROMPTLY may result in the loss of these water rights. Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply" [the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUs" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to the company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: [www.waterrights.utah.gov](http://www.waterrights.utah.gov)

**PECAN VALLEY DEV LLC**  
H-PEV-3-46  
5202 W 2250 S  
HURRICANE, UT 84737

**DIXIE-ESCALANTE RURAL ELECTRIC ASSN INC**  
H-4-2-11-320112  
71 E HIGHWAY 56  
BERYL, UT 84714

**STRATTON DYLAN**  
H-4138-K  
PO BOX 803  
NEW HARMONY, UT 84757

**WYLER CHRISTOPHER**  
H-4-2-10-224  
5202 W 2250 S  
HURRICANE, UT 84737

**WYLER CHRISTOPHER**  
H-4-2-10-225  
5202 W 2250 S  
HURRICANE, UT 84737

**HENDLEMAN JOHN W, ET AL**  
H-PEV-3-54  
3466 S WALNUT CANYON DR  
SAINT GEORGE, UT 84790

**HARDING RYAN**  
H-PEV-3-57  
242 W 1000 S  
LEHI, UT 84043

**PECAN VALLEY HOLDINGS LLC**  
H-4138-G  
5202 W 2250 S  
HURRICANE, UT 84737

**PISTACHIO ORCHARDS LAND LLC**  
H-4136-C  
2501 S ANTENNA AVE  
HURRICANE, UT 84737

**5171 LLC**  
H-PEV-3-53  
399 E HERITAGE HILLS DR  
ALPINE, UT 84004

**PECAN VALLEY DEV LLC**  
H-PEV-3-45  
5202 W 2250 S  
HURRICANE, UT 84737

**HENDLEMAN JOHN W, ET AL**  
H-PEV-3-55  
3466 S WALNUT CANYON DR  
SAINT GEORGE, UT 84790

**ROSTROM LAURA L TR, ET AL**  
H-PEV-3-56  
259 STONE BROOK LN  
PROVO, UT 84604

**PECAN VALLEY DEV LLC**  
H-PEV-3-44  
5202 W 2250 S  
HURRICANE, UT 84737

**PECAN VALLEY DEV LLC**  
H-PEV-3-43  
5202 W 2250 S  
HURRICANE, UT 84737

**ANDRA ROBERT BRANDON**  
H-PEV-3-58  
5174 W 2250 S  
HURRICANE, UT 84737

**PECAN VALLEY DEV LLC**  
H-PEV-3-41  
5202 W 2250 S  
HURRICANE, UT 84737

**PECAN VALLEY DEV LLC**  
H-PEV-3-42  
5202 W 2250 S  
HURRICANE, UT 84737

**SHV LLC**  
H-4-2-11-322  
321 N MALL DR SUITE O-202  
SAINT GEORGE, UT 84790

## **DIXIE POWER PECAN SUBSTATION LEGAL**

Commencing at the Southwest Corner of Section 11, Township 42 South, Range 14 West, of the Salt Lake Base and Meridian; thence S89°31'38"E 30.01 feet along the South Section line to the point of beginning; thence Northerly along the arc of a non-tangent curve to the right, having a radius of 1520.00 feet and a radial bearing of S88°42'39"E, a distance of 210.87 feet, through a central angle of 07°56'55" (long chord bears: n05°15'49"E 210.70 feet); thence S89°31'40"E 359.40 feet; thence S00°28'20"W 172.50 feet; thence S89°31'40"E 51.98 feet; thence S00°28'20"W 37.47 feet; thence N89°31'38"W 428.98 feet to the point of beginning.

Area contains 79,773 square feet or 1.83 acres.

**AFFIDAVIT**  
**PROPERTY OWNER**

STATE OF UTAH )  
COUNTY OF )  
:SS

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

Alan Scott (Head of operations)

(Property Owner)

Alan Smith

(Property Owner)

Subscribed and sworn to me this 17<sup>th</sup> day of June 2023

Kayndel Whitlock  
(Notary Public)

(Notary Public)

Residing in: Washington County - St George Utah

My Commission Expires: 01-31-2025

### Agent Authorization

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

Alan Scott

(Property Owner)

ah SA

(Property Owner)

Subscribed and sworn to me this 7<sup>th</sup> day of June 2023

Kay Dell Whitlock  
(Notary Public)

Residing in: Washington County / St George Utah

My Commission Expires: 01-31-2025



**KAY DELL WHITLOCK**  
Notary Public  
State Of Utah  
**My Commission Expires 01-31-2025**  
**COMMISSION NO. 716278**



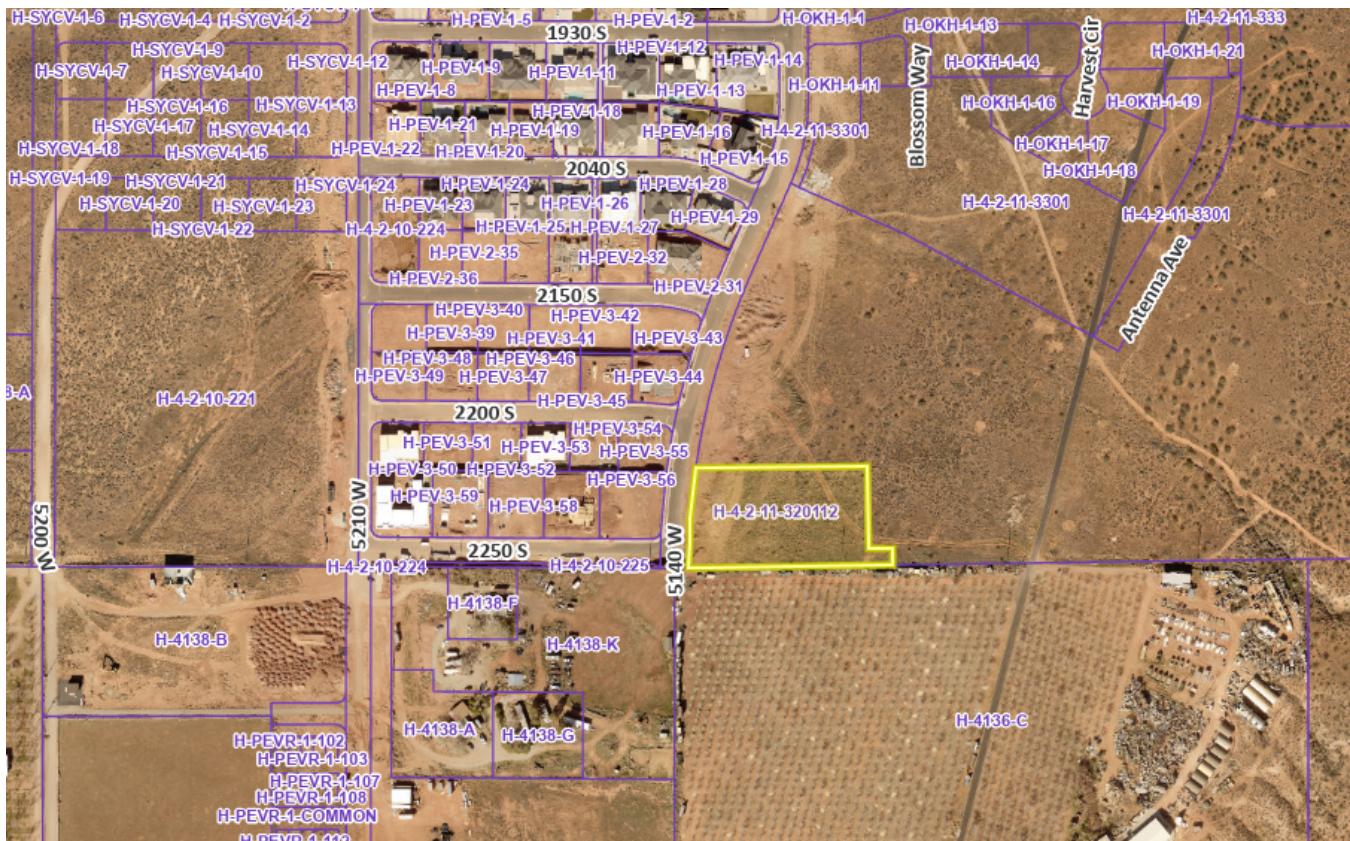
## STAFF COMMENTS

<b>Agenda Date:</b>	06/22/2023
<b>Application Number:</b>	ZC23-17
<b>Type of Application:</b>	Zone Change Application
<b>Action Type:</b>	Legislative
<b>Applicant:</b>	Dixie Power (Russ Condie)
<b>Agent:</b>	Alliance Consulting LLC
<b>Request:</b>	A Zone Change from R1-10 to Public Facility
<b>Location:</b>	2250 S 5140 W
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	Planned Community

### Discussion:

Dixie Power is building a new substation to the east of the Pecan Valley subdivision. This property was rezoned to R1-10 in April of 2021 as part of the larger Sand Hollow Village subdivision but was purchased by Dixie Power and is now looking to build a substation on site.

	<b>Zoning</b>	<b>Adjacent Land Use</b>
<b>North</b>	R1-10	Undeveloped property (future single family homes)
<b>East</b>	R1-10	Undeveloped property (future single family homes)
<b>South</b>	RA-1	Agricultural (pistachio farm)
<b>West</b>	RR	Pecan Valley Resort (resort single family homes)



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

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

**Response:** The General Plan includes the following. *Goal VII: Public Services Ensure that public facilities, services, and utilities are adequate to meet the needs of present and future residents.*

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

**Response:** The area is largely undeveloped at this point with development only on the west side of the property. There are already large power lines along the south side of this property.

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

**Response:** Most of the adjacent property is undeveloped. The existence of this substation will have to be accounted for when these properties develop.

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

**Response:** Yes. JUC had no major concerns.

**JUC Comments**

*Construction drawings for this project have already been submitted. JUC Comments are due June 21st, 2023 and this report will be updated at that time and sent to the applicant and Planning Commission.*

**Public Works:** No comments

**Power:**

**Water:**

**Streets:**

**Sewer:**

**Engineering:**

**Fire:**

**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.

**Other Considerations**

1. Dixie Power is planning on making improvements to 5140 W and 2250 S.
2. The applicant will need to do a final site plan for the substation once construction drawings are signed off.

**Findings:** Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will affect adjacent property but not as much as typical commercial and residential uses.
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 made in the public hearing before making a recommendation to the City Council. Staff recommends approval.



**ALLIANCE CONSULTING**  
A PLANNING AND ENGINEERING FIRM

**ZONE CHANGE EXHIBIT**

FOR  
DIXIE POWER PECAN VALLEY SUB.  
LOCATED IN SECTION 11  
TOWNSHIP 42 SOUTH, RANGE 14 WEST SLB&M  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

Drawn By:  TY Date:  6-6-23

Client No.  4621 Project No.  4621-22

File Name: Pecan Valley Substation Site -Base  
Drawing Sheet  1

# **CHAPTER 52. INCLUSIONARY ZONING (Draft)**

## **Sec. 10-52-1. Purpose.**

The purpose of this chapter is to encourage the development and preservation of residential units affordable to those making less than the Washington County Area Median Income (AMI).

## **Sec. 10-52-2. Applicability.**

The incentives within this chapter can apply to all new residential developments in the R1-8, R1-6, RM-1, RM-2, RM-3 zoning, and Planned Development Overlay.

## **Sec. 10-52-3. Definitions**

Affordable Housing means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households in the county. Housing costs must be affordable based on housing and urban development standards.

Affordable Housing Development means any housing project that reserves 10% of units by deed restriction as Affordable Housing.

## **Sec. 10-52-4. Development standards;**

- A. Development Incentives. Affordable Housing Developments that provide affordable units based on the terms of this chapter shall qualify for the following development incentives:
- B. Density Bonus: Affordable Housing Developments shall qualify for a density bonus by providing:
  - 1. Base Density. Base density for an Affordable Housing Development shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zones.
    - a. Yield Plan. The applicant shall provide a yield plan as part of the Affordable Housing Development application. The applicant shall prepare a yield plan that reflects the total number of units that the development would be able to build under base zoning standards.
    - b. The yield plan shall take into consideration the site's natural and cultural features as shown on a natural resource inventory prepared for the property and shall demonstrate that sensitive lands identified in the natural resource inventory can be successfully included within open space areas or as part of residential lots without disturbing the health or safety of present or

future City residents. At least one-half of the minimum area required for each lot shall exclude wetlands, floodplains, and slopes exceeding 30 percent.

- c. The Zoning Administrator shall review the yield plan, check for compliance, and recommend to the land use authority if the yield plan represents an accurate number of units based on the underlying zone. The Land Use Authority shall approve, approve with conditions, or deny the yield plan based on the standards within the City code.
2. Density Bonus. Affordable Housing Developments shall receive a maximum of 20% density bonus based on the base density shown in the yield plan.

C. Setbacks. Affordable Housing Developments shall meet the following setbacks except in Planned Commercial developments.

#### DEVELOPMENT STANDARDS FOR RESIDENTIAL USES

<b>Lot standards:</b>	
-----------------------	--

Average lot area	n/a
Maximum density per acre	See underlying zone
Building standards:	
Maximum height, main building <sup>1</sup>	See underlying zone
Maximum height, accessory building <sup>1</sup>	See underlying zone
Building coverage	50 percent per site plan

Distance between buildings	10 feet
Setback standards - front:	
Any building - pedestrian entrance	15 feet
Garage or parking building <sup>3</sup>	25 feet
Setbacks - rear:	
Main building	10 feet
Accessory building, including private garage <sup>3</sup> <sup>2</sup>	See note 3
Setback standards - interior side yard:	
Main building	10 feet
Accessory building, including private garage <sup>2</sup>	See note 2
Setback standards - street side yard:	
Main building	15 feet
Accessory building, including private garage <sup>4</sup>	See note 4

Parking

See note 5

Notes:

1. Except a greater height may be approved subject to a conditional use permit
2. If located at least 10 feet from the main building, 32 feet.
3. If located at least 10 feet from the main building, 5 feet.
4. If located at least ten feet from the main building, two feet. Otherwise, same as the main building. No accessory building shall be built within a public utility easement.
5. Off-street parking standards in 10-34 of this title must be met.

D. Impact Fee Reduction. Affordable Housing Units shall only be charged 50% of each of the City's adopted impact fee

E. Single Family Housing that meets the definition of Affordable Housing and the duration and affordability requirements of this chapter shall meet the following standards.

1. Minimum Lot Size: Within Single Family Zones, Affordable Housing units shall be placed on a lot a minimum of 4,000 sq. ft. The lot size shall only be considered when calculating the average lot size for a subdivision if 25% of the subdivision lots meet the terms of Affordable Housing.
2. Shall meet the setbacks as listed within this chapter

F. Affordable Housing Developments shall meet all other standards within the underlying zone except those specifically listed in this Chapter.

G. Comparable units: Affordable Housing units shall be comparable to market rate units in the development, including entrance location, dispersion throughout the building or site, and access to all amenities available to the market rate units in the development. This section does not apply to units in single-family zoning districts.

#### **Sec 10-52-5 Affordable Housing units outside of an Affordable Housing Development**

- A. Housing units that meet the terms of Affordable Housing contained within this chapter but are not within an Affordable Housing Development.
  1. The City shall only require that each Affordable Housing unit meet the Development Standards and Impact Fee reduction within this chapter, regardless of the underlying zone.

## **Sec. 10-52-6. Duration and requirements of affordability.**

A. Affordable Housing shall be restricted and meet the following qualifications.

1. *Affordable rental unit.* An affordable rental unit shall remain affordable for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.
2. *Affordable ownership unit.* An affordable ownership unit shall be sold only to income-qualified households for a period of 25 years from the time a certificate of occupancy is issued. Prior to or as a condition of approval of a final site plan, a deed restriction requiring compliance with this section shall be recorded with the county recorder, which deed restriction shall run with the land and bind all assigns, heirs, and successors of the applicant.

B. Income Restriction - The affordable units shall be made available only to Eligible Households that are qualifying occupants with an annual income at or below 80% of Washington County Area Median Income ("AMI") as applicable for the given affordable unit for Washington County, U.S. Department of Housing and Urban Development ("HUD") Metro FMR Area (as periodically determined by the HUD and adjusted for household size).

1. Rent/Housing Payment Restriction: The affordable units shall be both income and rent/housing payment restricted
  - a. For an affordable rental unit, the monthly rent, including all required housing costs per unit, such as utilities and other charges uniformly assessed to all apartment units other than charges for optional services, shall be set forth in a written lease and shall not exceed, for the term of the lease, thirty percent (30%) of the maximum monthly income permissible for a household making 80% AMI, adjusted for household size, published by Housing and Urban Development for affordable units located in Washington County.
  - b. For an affordable homeownership unit, the annualized housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking, shall not exceed thirty percent (30%) of the maximum monthly income permissible for the AMI as applicable for the given affordable unit, assuming a household size equal to the number of bedrooms in the unit plus one person.

## **Sec. 10-52-7 Enforcement**

A. Inclusionary Housing Development managers, property owners, or landlords shall submit an annual report showing compliance with this chapter to the Zoning Administrator. This report is due on March 1 for the previous year's information.

1. Identify the property location, tax ID number, and legal description.
2. Property owner name, mailing address, and email address.
3. Information on the dwelling units and tenants of the property receiving the incentives that include:
  - a. The total number of dwelling units
  - b. The number of bedrooms of each dwelling unit
  - c. The rental rate of each dwelling unit
  - d. Identify the dwelling units that comply with the level of affordability identified in the approval to use the incentives and a statement that the dwelling units are in compliance with the approval requirements.
  - e. Identify any change in occupancy to the units that are required to be affordable under this section, including a change in the number of people residing in each unit and any change in tenant. Personal data is not required to be submitted.
  - f. Confirm that income verification for all tenants was performed on an annual basis.
  - g. Identify any differences in rent between the agreed upon rental rate in the approval to use the incentives and the actual rent received for the identified affordable dwelling units.
  - h. Identify any instance where an affordable dwelling unit was no longer rented at the agreed upon level of affordability, the length of time the dwelling unit was not in compliance with the agreed upon level of affordability, and any remedy that was taken to address the noncompliance.
4. Failure to file a report shall trigger an audit by the City and the property owner shall be subject to fines as established in Hurricane City Code 1-4-5 Civil Enforcement.

B. Audit. Property owners and development management shall allow the City or its representative to conduct a yearly audit on all Affordable Housing Developments to ensure compliance.

C. Violations of this Chapter shall be investigated and prosecuted, and fined according to Hurricane City Code 1-4-5 Civil Enforcement. The city shall have the additional remedies for violations as set forth below.

1. Revocation of Business License. Upon a determination of the city that the property violates this Chapter the City may suspend or revoke the business license associated with the property. Any suspension or revocation of a license shall not be imposed until a hearing is first held in accordance with Hurricane City Code Title 3.

D. This section shall not apply to owner-occupied Affordable Housing units that certified compliance when the owner started to occupy the unit. If the unit has a new owner that occupies the unit within the time duration within this chapter, at that time, a report shall be filed with the Zoning Administrator reporting compliance with this chapter.

## 1-4-5 Civil Enforcement

E. *Civil penalties.* A violation of any provision of this Code shall result in a civil penalty pursuant to the following schedule:

**EXPAND**

Violation	Penalty
Unlicensed short-term rental (see <u>section 3-10-11</u> )	\$750.00 per day
Violation of short-term rental licensing standards (see <u>section 3-10-11</u> )	\$750.00 per day
Violation of zoning and licensing standards for residential hosting (see section 10-51)	\$750.00 per day
Violation of Inclusionary Zoning and Affordable Housing requirements (10-52 and 10-15)	\$100.00 per day per unit



**HURRICANE CITY** Hurricane City  
Application

Permit #:

PSP23-16

Issue Date:

05/31/2023

Application Accepted Date: 05/31/2023		
Type of Improvement: Site Plan (Preliminary)		
Description: Remove Mobil unit, build 2 duplex's, pool		
Bldg. Address: 57 N. State St		
City: Hurricane	State: UT	Zip: 84737
Subdivision: NA	Phase:	
Block: Lot #:	Parcel #:	H-136-A-2-B
Property Owner: 65 N LLC		
Permit Contact: Kendall Clements	P:(435) 256-0088	
Email: kendall@escape2stgeorge.com		
CONTACT INFORMATION		
Engineer of Record: Pro Value Eng.		
Email: karl@pv-eng.com	P: (435) 668-8307	
General Contractor: 65 N LLC		
License #:	P:	
Address: 551 N 1400 E #1		
City: St George	State: UT	Zip: 84770
Email: kendall@escape2stgeorge.com		
Electrical Contractor:		
License #:	P:	
City: _____	State: _____	Zip: _____
Plumbing Contractor:		
License #:	P:	
City: _____	State: _____	Zip: _____
Email: _____		
Mechanical Contractor:		
License #:	P:	
City: _____	State: _____	Zip: _____
Email: _____		
APPLICATION DETAILS		
# of Units: 4	custom text:	

Valuation	\$	0.00
PERMIT FEES		
Planning Fee	\$	200.00
<b>Sub Total:</b>	\$	<b>200.00</b>
<b>Permit Total:</b>	\$	<b>200.00</b>
<b>Amount Paid:</b>	\$	<b>200.00</b>
<b>Remaining Due:</b>	\$	<b>0.00</b>



**HURRICANE CITY**  
UTAH

APPROVALS		DATE	INFO	
Plan Review Finalized:		Yes	05/31/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

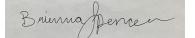
Notes: BS

APPLICATION NUMBER:	PENDPSP23-17
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This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Kendall Clements

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:  
 05/31/2023

Application Issued By: Date:  
05/31/2023

Receipt #: 8.169191-05/31/23



## STAFF COMMENTS

<b>Agenda Date:</b>	06/22/2023
<b>Application Number:</b>	PSP23-16
<b>Type of Application:</b>	Preliminary Site Plan Application
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Kendall Clements
<b>Agent:</b>	
<b>Request:</b>	Approval of a Preliminary Site Plan
<b>Location:</b>	57 N State
<b>Zoning:</b>	HC
<b>General Plan Map:</b>	Downtown

### Discussion:

The applicant is proposing four new units and a pool to the existing Passport Village development near the curve in SR-9 towards La Verkin. This development has four existing units on site. There is an existing house on the site that is planned to be renovated.

### JUC Comments

Construction drawings for this project have already been submitted. The following items will need to be addressed:

- Public Works:** Access on SR-9 curve? Drainage?
- Power:** All new meters will have a separate address from existing buildings. Must work with the GIS department to get new addresses.
- Sewer:** Sewer available-explore option of abandoning existing 2" pressure line on site.
- Street:** No comments
- Water:** Okay
- Engineering:** The parking lot should be reworked for better access. Is turning around at the back of the lot possible when the stalls are full? It appears an existing stairway and limited space prevents a turning motion. Neighbor's participation is needed for utilities like sewer will they allow cross-access? Applicant should demonstrate that solid waste picking and accessing trailer stalls 12-14 can be done without backing into the site from SR-9. Transportation Master Plan requires a 50' minimum throat depth. City Code requires a 25' minimum driveway width

7. **Fire:** Need hydrant, need turnaround that meets 2018 IFC standards. Code analysis required.
8. **Cable:** No comments
9. **Gas:** Will need easement for gas
1. **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: Preliminary Site Plan

1. The property is zoned Highway 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
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The plan shows 15 parking stalls for eight total units which meets this plan

3. **Landscaping:** The applicant has turned in a landscaping plan, per HCC 10-32-5:

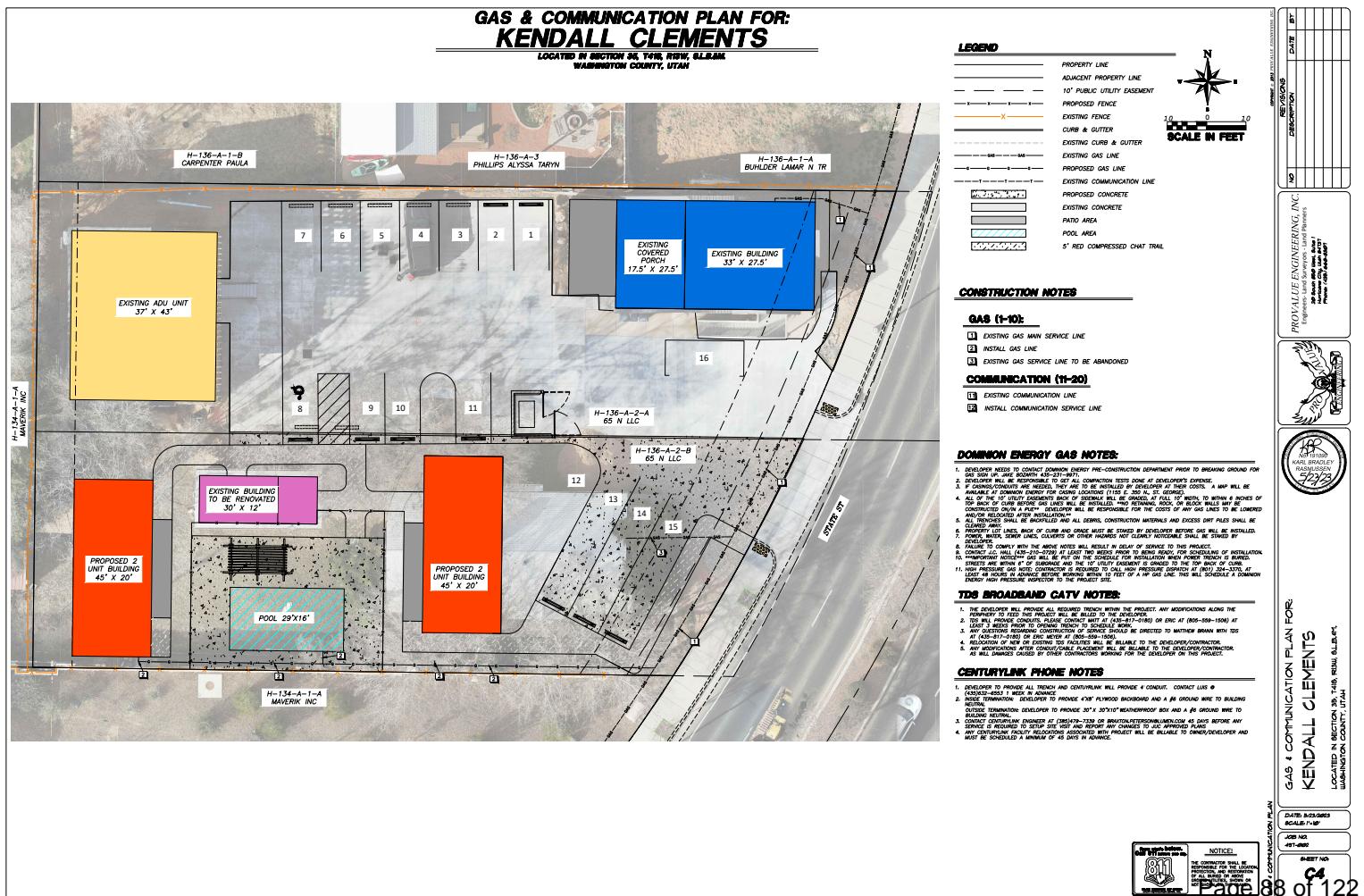
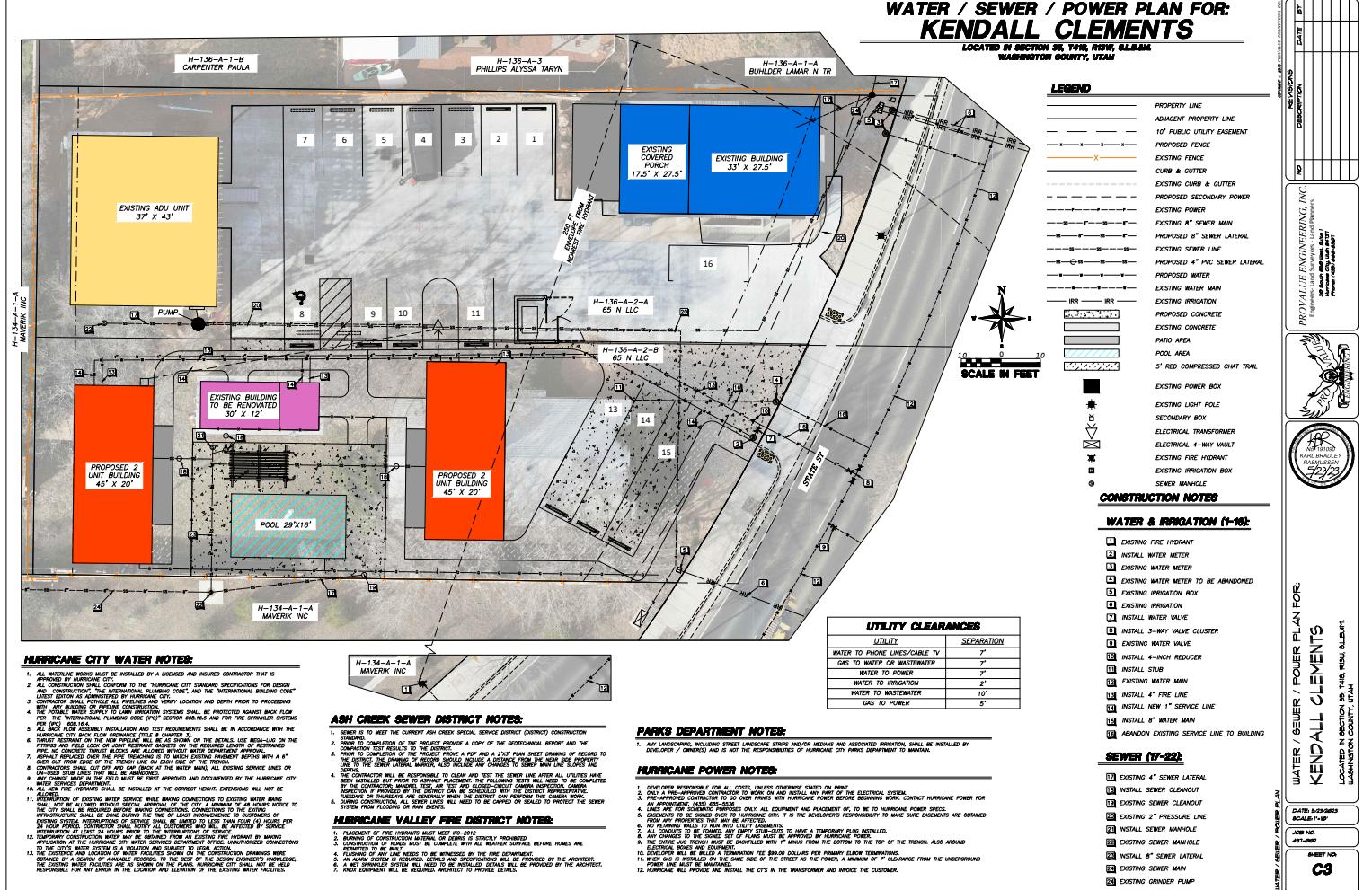
- a. Landscaping adjacent to a public street. Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:*
    - b. A ten-foot wide landscaped area on any commercial development.*
    - 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.*

The landscape plan presented appears to meet Hurricane city standards but that must be approved with the final site plan.

- 4. Access:** Typically UDOT honors existing driveway accesses along SR-9, any modification of these accesses will need to be signed off by UDOT.
- 5. Under Hurricane City Code 24-hour on-site management is required for short-term rental complexes with four or more units. The applicant has been made aware of this requirement by staff. No office space is called out on the plan but there is an “existing building to be renovated” that may have office space. The applicant will need to call out office space for the final site plan and this will be enforced through the business license.
- 6. *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))*

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

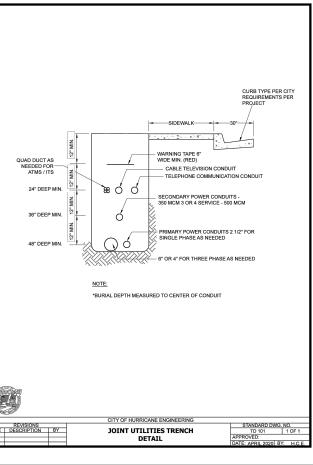
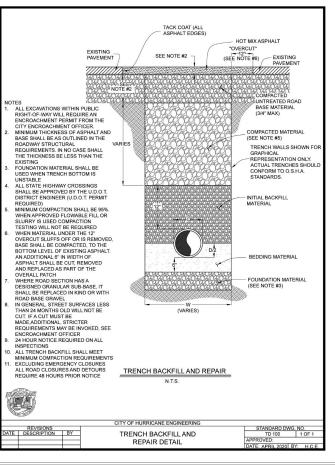
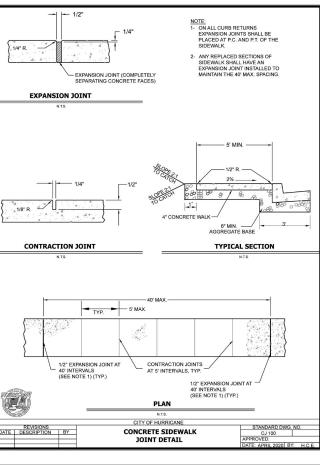
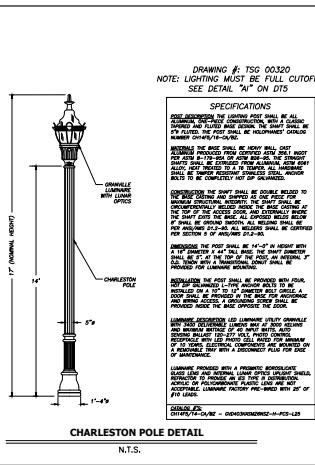
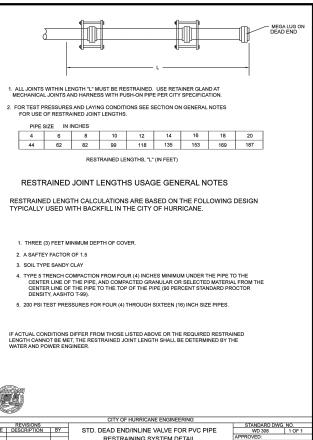
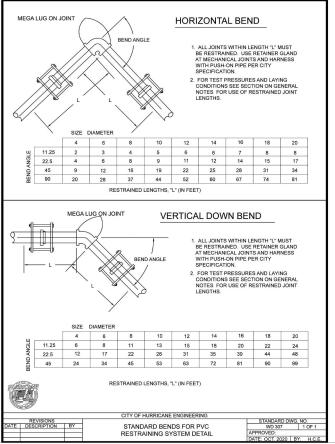
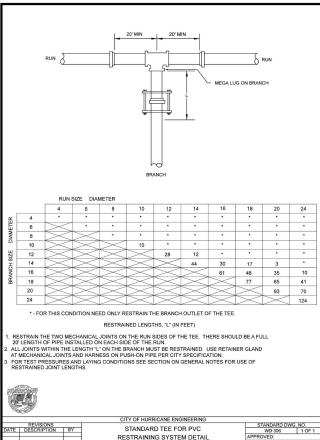
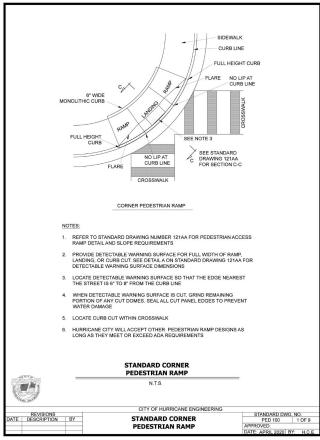






# DETAIL SHEET 1 FOR: KENDALL CLEMENTS

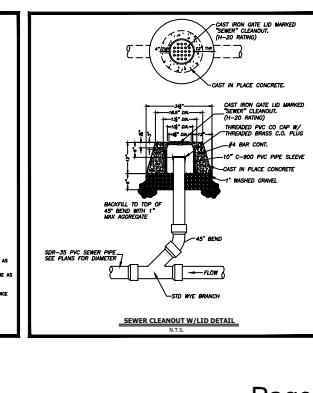
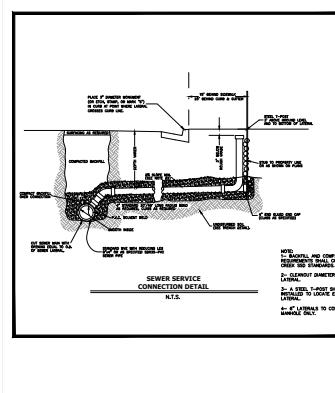
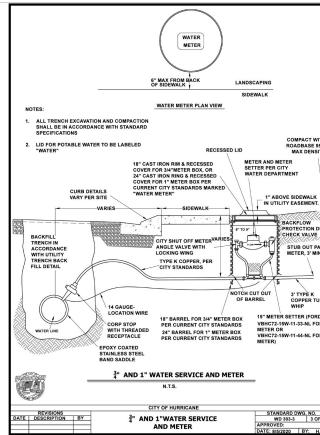
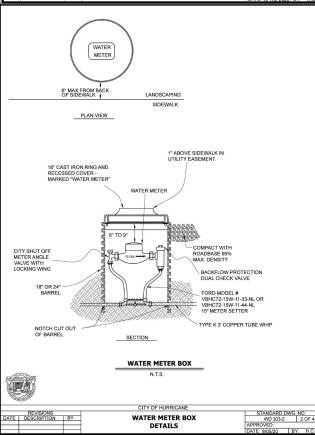
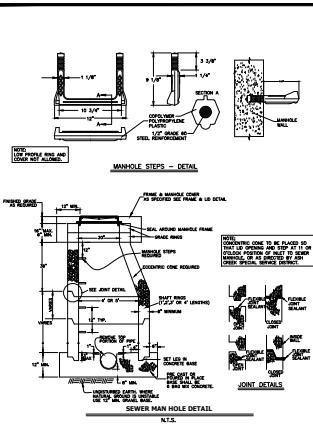
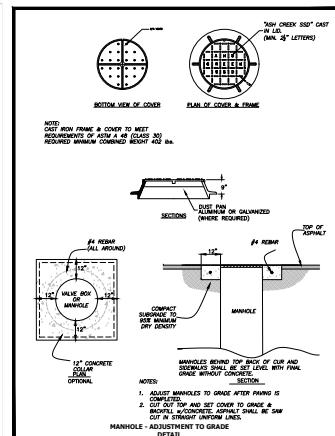
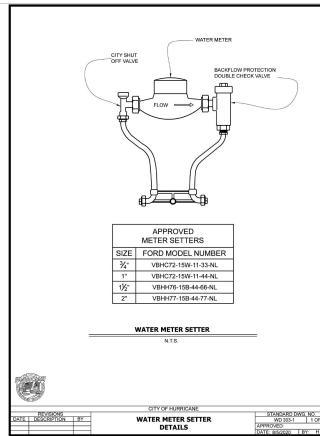
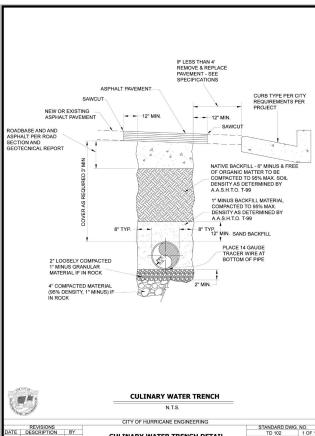
LOCATED IN SECTION 35, T48, R36, S. UTAH  
WASHINGTON CITY, UTAH



# DETAIL SHEET 2 FOR: KENDALL CLEMENTS

LOCATED IN SECTION 35, T48, R36, S. UTAH  
WASHINGTON CITY, UTAH

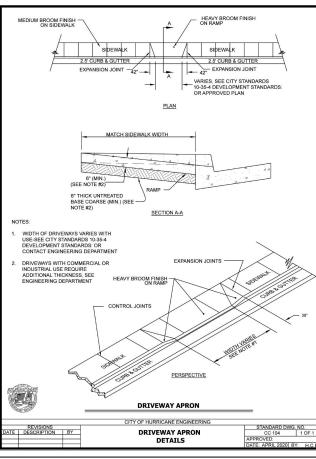
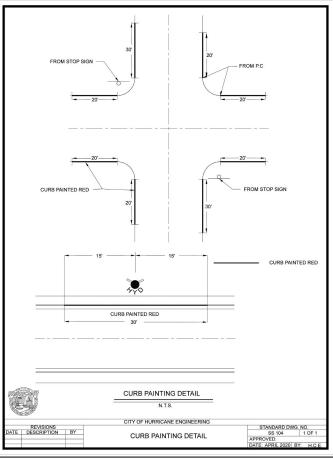
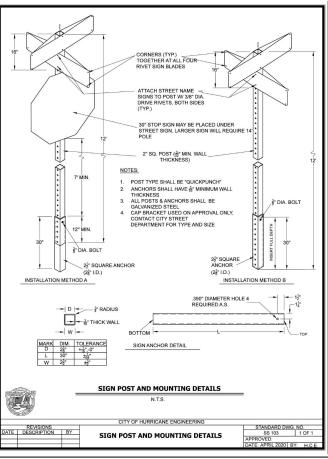
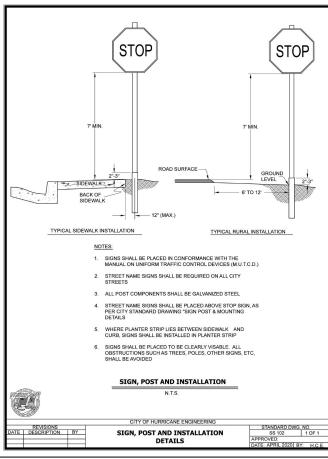
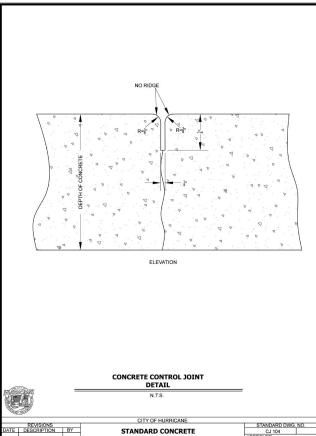
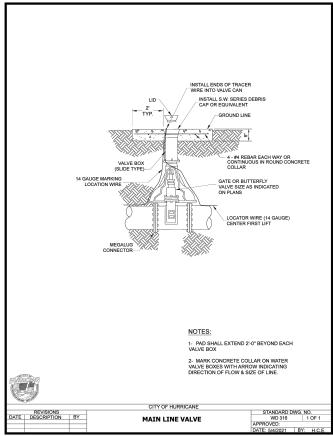
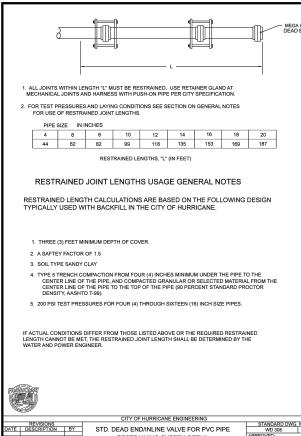
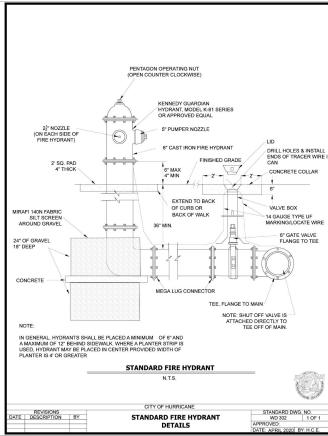
## ASH CREEK SEWER DETAILS



# DETAIL SHEET 3 FOR: KENDALL CLEMENTS

LOCATED IN SECTION 35, TOW. RIVER, UTAH

WASHINGTON COUNTY, UTAH



DETAIL SHEET 3 FOR:  
KENDALL CLEMENTS

LOCATED IN SECTION 35, TOW. RIVER, UTAH

DATE 5/23/2003  
SCALE 1/8"

JOB NO. 491-002  
SHEET NO. DT-3



PROVALUE ENGINEERING, INC.  
Engineering, Land Surveying, Land Planning  
and Construction Services



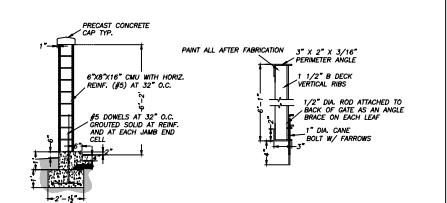
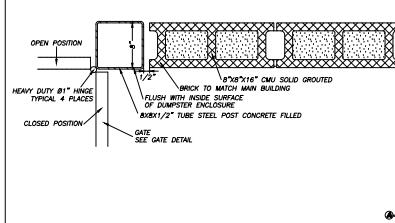
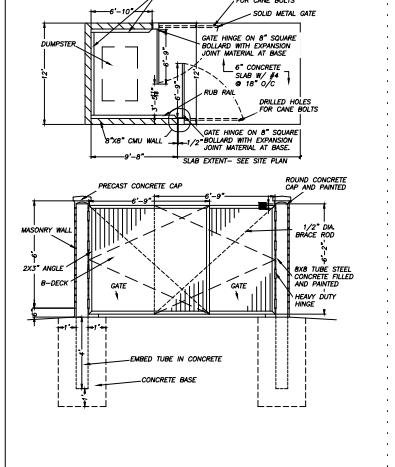
PROVALUE ENGINEERING, INC.  
Engineering, Land Surveying, Land Planning  
and Construction Services

DETAIL SHEET 4 FOR:  
KENDALL CLEMENTS

LOCATED IN SECTION 35, TOW. RIVER, UTAH

DATE 5/23/2003  
SCALE 1/8"

JOB NO. 491-002  
SHEET NO. DT-4







**HURRICANE CITY** Hurricane City  
Application

Permit #: Issue Date:

AFP23-12  
06/05/2023

Application Accepted Date: 06/01/2023		
Type of Improvement: Subdivision (Final Plat Amendment)		
Description: Amendment to increase units adjacent to 5210 West		
Tenant / Project Name: Pecan Valley Resort Phase 1 Amended		
Bldg. Address: 5210 West 2400 South		
City: Hurricane	State: UT	Zip: 84737
Subdivision: Pecan Valley Resort Phase 1 Phase:		
Block: Amended	Parcel #: H-PEVR-1	
Property Owner: Chris Wyler		
Permit Contact: Brandee Walker		P:(435) 668-4023
Email: bwalker@civilscience.com		
<b>CONTACT INFORMATION</b>		
Engineer of Record: Travis Sanders		
Email: tsanders@civilscience.com		P: (435) 986-0100
General Contractor: Pecan Valley Resort Phase 1 Amended /		
License #: Pecan Valley Development P:(435) 467-2216		
Address: 5202 W 2250 S		
City: Hurricane	State: UT	Zip: 84737
Email: wyltile@gmail.com		
Electrical Contractor:		
License #: P:		
City:	State:	Zip:
Plumbing Contractor:		
License #: P:		
City:	State:	Zip:
Email:		
<b>APPLICATION DETAILS</b>		
# of Units: 0	custom text:	

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	150.00
<b>Sub Total:</b>	\$	<b>150.00</b>
<b>Permit Total:</b>	\$	<b>150.00</b>
<b>Amount Paid:</b>	\$	<b>150.00</b>
<b>Remaining Due:</b>	\$	<b>0.00</b>



<b>APPROVALS</b>		<b>DATE</b>	<b>INFO</b>	
Plan Review Finalized:		Yes	06/05/23	Brienna Spencer

<b>Setbacks</b>	Front:	Rear:	Left:	Right:
Min.				
Actual:				

<b>APPLICATION NUMBER:</b>	PENDA	FP23-12
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This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Brandee Walker	Date:
Signature of Applicant/Authorized Agent or Owner:	Date:
Application Approved By:	Date:
	06/05/2023
Application Issued By:	
06/05/2023	
Receipt #: 8.169218-06/05/23	



## STAFF COMMENTS

<b>Agenda Date:</b>	06/22/2023
<b>Application Number:</b>	AFP23-12
<b>Type of Application:</b>	Amended Final Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Chris Wyler
<b>Agent:</b>	Brandee Walker-Civil Science
<b>Request:</b>	Approval of an Amended Final Plat
<b>Location:</b>	5210 W 2400 S
<b>Zoning:</b>	RR
<b>General Plan Map:</b>	Planned Community

**Discussion:** The applicant has applied to amend the final plat for Pecan Valley Resort Phase 1 to widen the size of the units bordering 5210 W by two feet. Building plans have already been submitted for two of these units.

### JUC Comments

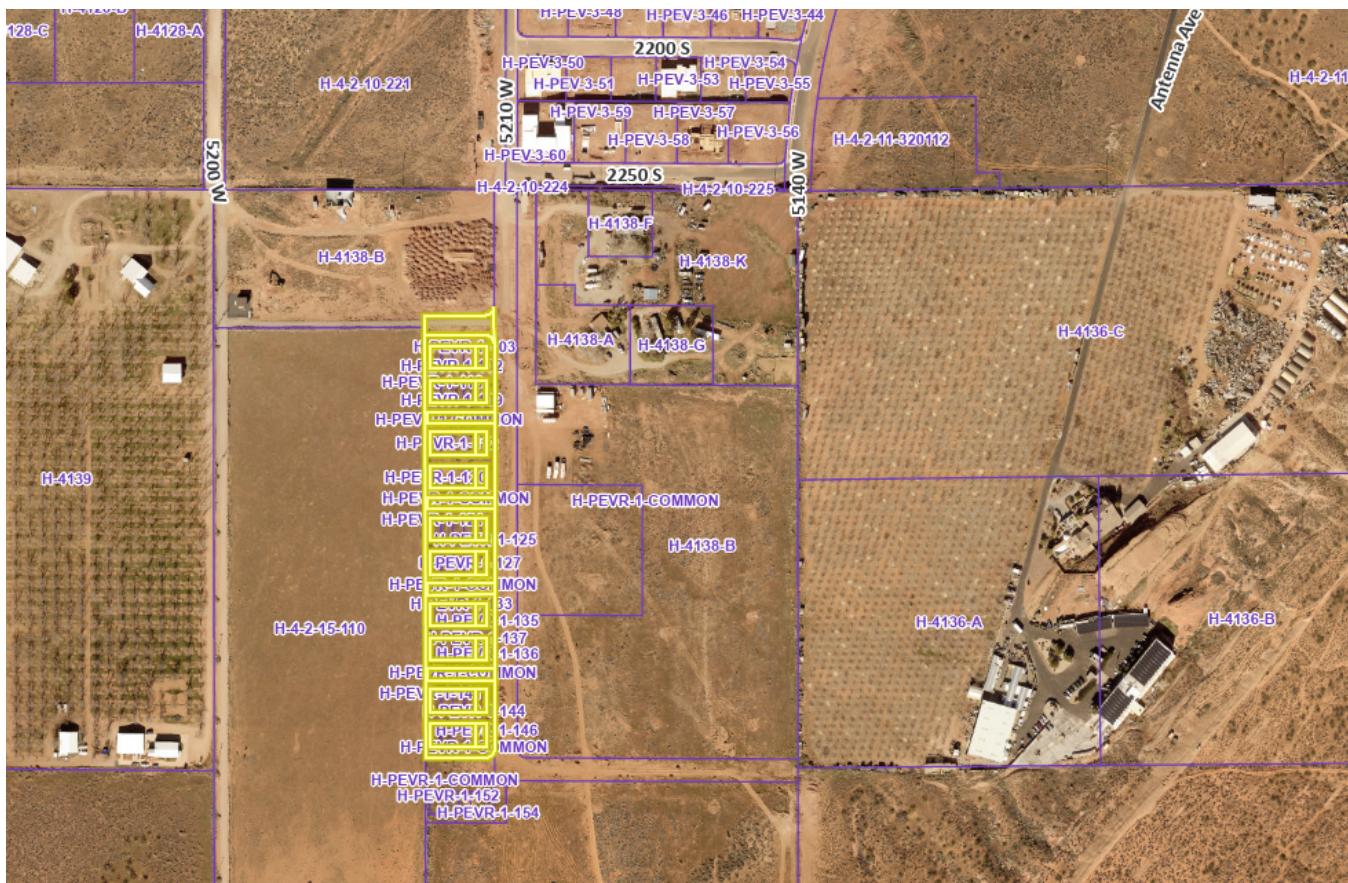
- Public Works:** No comments
- Power:** No comments received
- Water:** Need details
- Streets:** Okay with making units larger
- Sewer:** No exceptions to proposed change
- Engineering:** Notes from original plat are missing. Should we complete parcel H-4138-B's roadway and easement conveyances for 5200 W and 2360 S to cover existing utilities for Pecan Valley Resort and Sycamore Village with this document? Owners dedication references CC&Rs it appears these were never recorded concurrently with this plat. The CC&Rs should be reviewed by the City Attorney.
- Fire:** Okay
- 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. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
  - a. Depicts only the portion of the subdivision that is proposed to be amended
  - b. Includes a plat name distinguishing the amended plat from the original plat
  - c. Describe the differences between from the original plat.
  - d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Per HCC 10-26-4:

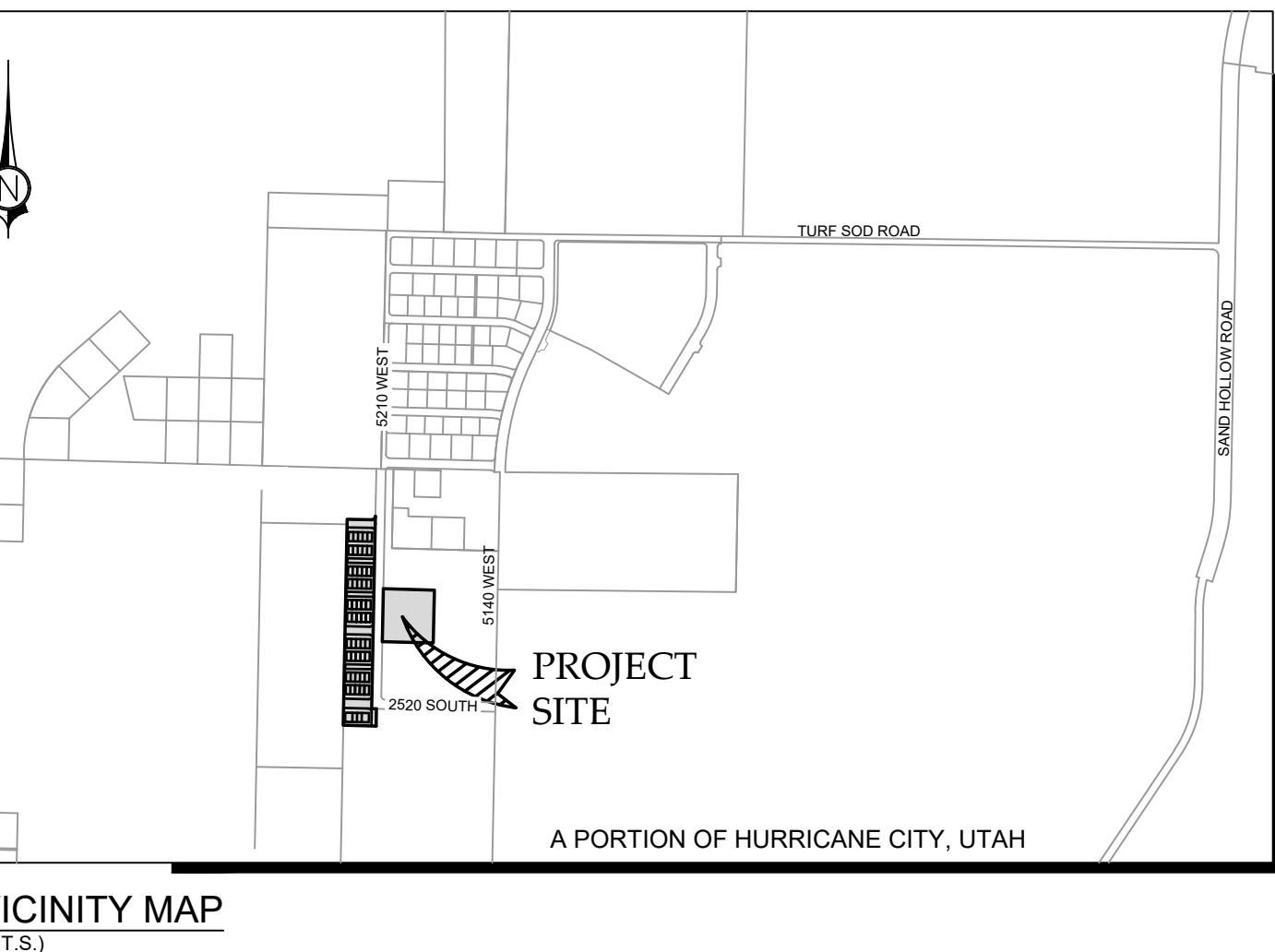
<i>Setback standards—street side yard:</i>	
<i>Main building</i>	<i>15 feet</i>

- a. All units are setback 15 feet from 5210 W.



**Recommendation:** Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.





#### GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREET SIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
2. SOME STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND ALONG WITH ALL IDENTIFIED COMMON AREA, ARE DEDICATED AS PUBLIC UTILITY EASEMENTS HEREWITHE.
3. PRIVATE AREAS SHOWN INDICATE THE MAXIMUM SIZE BUILDING AREA.
4. ALL LIMITED COMMON AREAS ADJACENT TO PRIVATE AND/OR PUBLIC STREETS ARE SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, DEDICATED HEREWITHE.

#### AMENDMENT NOTE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO WIDEN UNITS 106, 115, 116, 125, 126, 135, 136, 145, AND 146 BY TWO FEET TO THE EAST. NO OTHER CHANGES WERE MADE.

#### MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, A MORTGAGEE FOR ROCK CANYON BANK, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HERON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: \_\_\_\_\_

#### MORTGAGEE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, \_\_\_\_\_, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT \_\_\_\_\_ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

#### MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, A MORTGAGEE FOR HILLCREST BANK, A DIVISION OF NBH BANK, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HERON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: \_\_\_\_\_

#### MORTGAGEE ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, \_\_\_\_\_, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT \_\_\_\_\_ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

#### SURVEYOR'S CERTIFICATE

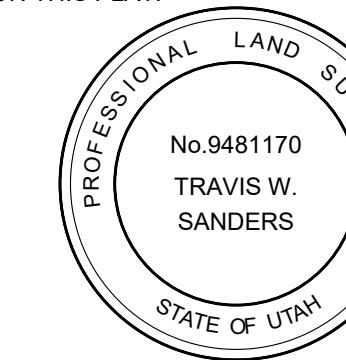
I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HERON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, LIMITED COMMON AREA, COMMON AREA, PRIVATE STREETS, PUBLIC STREETS AND EASEMENTS TO BE HERINAFTER KNOWN AS:

#### PECAN VALLEY RESORT PHASE 1 AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

\_\_\_\_\_

TRAVIS W. SANDERS, PLS



#### BOUNDARY DESCRIPTION

##### WEST PORTION:

BEGINNING AT A POINT S 1°07'30" W 259.79 FEET ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°52'30" W 689.40 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15, SAID POINT BEING ON THE WEST BOUNDARY LINE OF PECAN VALLEY PHASE 3 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 1°09'32" W 42.46 FEET, (2) THENCE S 1°05'47" W 1030.31 FEET, (3) THENCE S 88°34'06" E 26.00 FEET; THENCE S 1°05'47" W 96.00 FEET; THENCE N 88°34'06" W 183.00 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140011173, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER; THENCE N 1°05'47" E 1147.86 FEET ALONG SAID LINE AND THE EXTENSION THEREOF; THENCE S 88°54'31" E 137.05 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°55'57", TO THE POINT OF BEGINNING.

CONTAINS 182,869 SQ FT OR 4.20 ACRES MORE OR LESS

##### EAST PORTION:

BEGINNING AT A POINT S 1°07'30" W 664.74 FEET ALONG THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°52'30" W 352.90 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15, AND RUNNING THENCE N 1°09'43" W 294.61 FEET; THENCE N 88°34'11" W 284.01 FEET, TO A POINT BEING ON THE EAST BOUNDARY LINE OF PECAN VALLEY PHASE 3 AMENDED, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 1°05'47" E 295.40 FEET ALONG SAID LINE; THENCE S 88°24'35" E 284.35 FEET, TO THE POINT OF BEGINNING.

CONTAINS 83,833 SQ FT OR 1.92 ACRES MORE OR LESS

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HERON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, LIMITED COMMON AREA, COMMON AREA, PRIVATE STREETS, PUBLIC STREETS AND EASEMENTS TO HEREINAFTER BE KNOWN AS:

#### PECAN VALLEY RESORT PHASE 1 AMENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE OWNER DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND 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, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

PECAN VALLEY DEVELOPMENT, LLC  
(LIMITED LIABILITY COMPANY)

MANAGING MEMBER: CHRISTOPHER WYLER

#### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF WASHINGTON }

ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, CHRISTOPHER WYLER WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF PECAN VALLEY DEVELOPMENT, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF PECAN VALLEY DEVELOPMENT, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

#### PECAN VALLEY RESORT PHASE 1 AMENDED

LOCATED IN  
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST,  
SALT LAKE BASE AND MERIDIAN  
WASHINGTON COUNTY - HURRICANE, UTAH

PROJ. #: FF21188  
DRAWN BY: PJW  
DATE: 5/30/2023  
CHECKED BY: TWS  
SCALE OF SHEET  
HOR SCALE: 1" = 40'  
SHEET  
1  
OF  
2

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20____.	THE HERON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20____.	APPROVED AS TO FORM, THIS ____ DAY OF ____ A.D. 20____.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF ____ 20____.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE UTAH	NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER





**HURRICANE CITY** Hurricane City  
Application

Permit #:

CUP23-11

Issue Date:

06/07/2023

Application Accepted Date: 06/07/2023	
Type of Improvement: Conditional Use Permit	
Description: Metal Building for Motor Coach Resort	
Tenant / Project Name: Conditional Use Permit - Metal Building	
Bldg. Address: 201 N Foothills Canyon Dr	
City: Hurricane	State: UT Zip: 84737
Subdivision: Coral Junction	Phase:
Block: Lot #:	Parcel #: H-4-2-5-125-CJ1
Property Owner: The Motorcoach Resort at Coral Junction	
Permit Contact: Pinnacle Commercial Development 250-0901	
Email: derek.rowley@pinnaclecd.biz	

**CONTACT INFORMATION**

General Contractor:	Conditional Use Permit - Metal Building /
License #:	Pinnacle Commercial Development 250-0901
Address:	604 Churchill Dr
City: St. George	State: UT Zip: 84790
Email: derek.rowley@pinnaclecd.biz	

Electrical Contractor:

License #:	P:	
City:	State:	Zip:

Plumbing Contractor:

License #:	P:	
City:	State:	Zip:
Email:		

Mechanical Contractor:

License #:	P:	
City:	State:	Zip:
Email:		

**APPLICATION DETAILS**

# of Units: 0	custom text:
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Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	250.00
<b>Sub Total:</b>	\$	<b>250.00</b>
<b>Permit Total:</b>	\$	<b>250.00</b>
<b>Amount Paid:</b>	\$	<b>250.00</b>
<b>Remaining Due:</b>	\$	<b>0.00</b>



**HURRICANE CITY** UTAH

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	06/07/23	Brienna Spencer

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER:	PENDCUP23-12
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This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

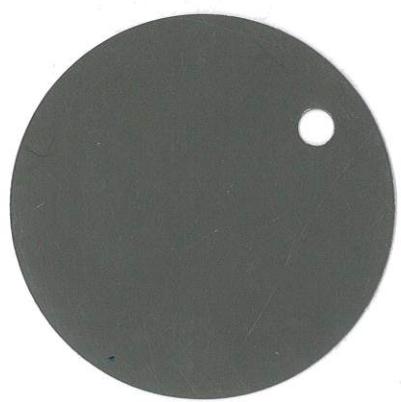
Applicant Name:

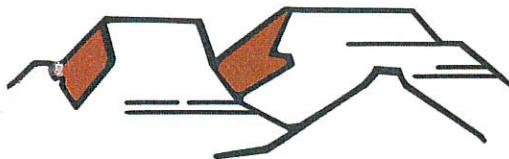
Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:  
 06/07/2023

Application Issued By: Date:  
06/07/2023

Receipt #: 8.169266-06/07/23





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. \_\_\_\_\_

Receipt No. \_\_\_\_\_

### APPLICATION & SUBMITTAL CHECKLIST

THE MOTORCAMP RESORT AT COAL JUNCTION LLC  
Name: Pinnacle Commercial Development LLC Telephone: 775-250-0901  
Address: 604 Churchill Drive, St. George UT 84790 Fax No. \_\_\_\_\_  
Email: DEREK.ROWLEY@PINNACLECA.BIZ Agent Email: \_\_\_\_\_  
Agent (If applicable): PINNACLE COMMERCIAL DEVELOPMENT LLC Agent's Phone: 775-250-0901  
Address of Subject Property: 201 N. Foothills Canyon Drive, Hurricane UT 84737  
Tax ID of Subject Property: H-4-2-5-125-CJ1 Zone District: \_\_\_\_\_  
Proposed Conditional Use: (Describe, use extra sheet if necessary) pre-engineered metal building

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: \_\_\_\_\_

**TO:** Planning & Zoning Department  
Hurricane City

**FROM:** Derek Rowley  
Pinnacle Commercial Development LLC

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**DATE:** June 5, 2023

**SUBJECT:** Conditional Use Permit for pre-engineered metal building the Coral Junction Motorcoach & RV Resort

---

Please find the attached application for Conditional Use Permit for a pre-engineered metal building at the Coral Junction Motorcoach & RV Resort, per Section 10-7-9(h) of the Land Use Code.

This building is proposed for use as a maintenance building for the RV Resort, and may be used temporarily for storage of materials during the construction period of the resort and amenities.

The building is to be manufactured and provided by Quality Carports Inc., using Sandstone exterior color, and Quaker Gray for the color of the roof. Color samples are provided and attached.

The building will not be visible from nearby streets, as it will be separated by fencing and landscaping.



PLANNING & ZONING  
**HURRICANE CITY**  
**UTAH**

STAFF COMMENTS

<b>Agenda Date:</b>	06/22/2023
<b>Application Number:</b>	CUP23-11
<b>Type of Application:</b>	Conditional Use Permit
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	The Motorcoach Resort at Coral Junction
<b>Agent:</b>	Pinnacle Commercial Development
<b>Request:</b>	A conditional use permit for a metal building
<b>Location:</b>	201 N Foothills Canyon Dr
<b>Zoning:</b>	GC PDO
<b>General Plan Map:</b>	N/A

**Discussion:** The applicant proposes constructing a metal accessory building 1600 sq. ft. and 12' tall. Hurricane City Code (HCC) 10-43-6 allows the maximum height of an accessory building to be 17' 10" tall. This is part of the Coral Junction RV Resort development which is looking for approvals again. A property owner may apply for a conditional use permit to be able to build a metal building in a commercial or residential zone. 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:...*

*h. Standards for metal buildings:*

- (1) In residential (R-1) zones the height and size may not be greater than permitted in the zone.*
- (2) The building must meet the following design standards:
  - (A) Exterior building materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.*
  - (B) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted. Colors shall be compatible with surrounding structures.*
  - (C) Reflective surfaces or colors which may produce excessive reflections or glare that may create a potential safety problem are prohibited.**

*(D) In a commercial zone the faces of the building visible from nearby streets must include architectural relief items of non-metal materials including wood, stone, or stucco.*  
*(Ord. 2017-14, 8-17-2017; amd. Ord. 2018-04, 4-5-2018)*

**Findings:**

1. The maximum height of an accessory building is 20' in this zoning. The proposed building is 17'
2. The applicant has provided paint samples for the building.
3. The applicant has indicated the building will not be visible from nearby streets. The building will most likely be blocked from view on Foothills Canyon Dr by the clubhouse and pool area when those amenities are built. This building may be visible from I-15 however, I-15 runs about 20' above this property at this section so it may not be super visible from I-15.

**Recommendation:** Based on the above findings, staff has no issue with a metal building at this location, however the Planning Commission should consider to what extent the faces of this building are visible from nearby streets and what, if any, architectural relief items should be required.

# CORAL JUNCTION MOTOR COACH RV RESORT

201 N FOOTHILLS CANYON DR  
HURRICANE, UT 84737  
(WASHINGTON COUNTY, UT)

40' X 40' X 12' LEG HT. (12'-5 $\frac{1}{8}$ " EAVE HT.)

## STRUCTURAL DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, ASCE7-16, OSHA, AISC 360, AISI 100, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS. NO FIELD WELDING IS REQUIRED.
- ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x  $\frac{3}{4}$ " SDS (ESR-2196) U.N.O. NO NEOPRENE WASHERS ARE PERMITTED AT STRUCTURAL CONNECTIONS.
- STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
- SHEATHING CONNECTIONS SHALL BE #12-14 X  $\frac{3}{4}$ " SDS. NEOPRENE WASHERS ARE REQUIRED.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE ASTM A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL.
- ALL HOT ROLLED STEEL SHAPES (BASE ANGLES), IN OPEN STRUCTURES, OR ONES EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
- STRUCTURAL TUBE TS 2 $\frac{1}{2}$ " X 2 $\frac{1}{2}$ " X 14GA (0.083") IS EQUIVALENT TO TS 2 $\frac{1}{4}$ " X 2 $\frac{1}{4}$ " X 12GA (0.109") AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

## STRUCTURAL DESIGN CRITERIA

PREVAILING CODE:	IBC 2018
USE GROUP:	S (STORAGE)
CONSTRUCTION TYPE:	II - B
RISK CATEGORY:	II
BUILDING FOOTAGE:	1600 SQ.FT
1. DEAD LOAD (D) COLLATERAL LOAD	2.0 PSF
2. ROOF LIVE LOAD (Lr)	Lr = 25 PSF
3. SNOW LOAD (S) GROUND SNOW LOAD IMPORTANCE FACTOR	Pg = 29 PSF Is = 1.00
THERMAL FACTOR EXPOSURE FACTOR	Ct = 1.2 Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD SLOPED ROOF SNOW LOAD	Pf = 25 PSF Ps = 25 PSF
4. WIND LOAD (W) DESIGN WIND SPEED EXPOSURE	Vult = 105 MPH C
5. SEISMIC LOAD (E) Ss / S1 SDs / SD1 DESIGN CATEGORY	0.587/0.19 0.521/0.282 D
SITE CLASS IMPORTANCE FACTOR	D (DEFAULT) le = 1.00

## LOAD COMBINATIONS:

- D + (Lr OR S)
- D + (0.6W OR  $\pm 0.7E$ )
- D + 0.75 (0.6W OR  $\pm 0.7E$ ) + 0.75 (Lr OR S)
- 0.6D + (0.6W OR  $\pm 0.7E$ )

## SCOPE OF PLANS:

- TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
- DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

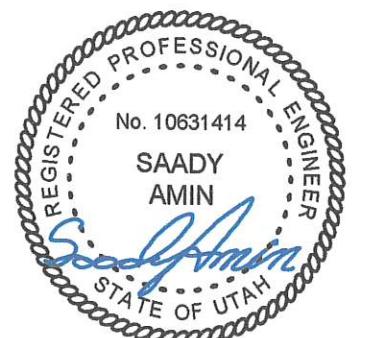
## STRUCTURAL DRAWING INDEX

- ..... COVER SHEET
- ..... ELEVATIONS
- 3A / 3B ..... FOUNDATION PLAN & DETAILS
- 4A / 4B ..... COLUMN LAYOUT PLAN & DETAILS
- 5A / 5B ..... FRAME SECTION & DETAILS
- 6A / 6B ..... SIDE WALL FRAMING & DETAILS
- 7A / 7B ..... END WALL FRAMING & DETAILS

## REVISIONS

MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT & CONST.	MAY 12 2023

SHEET NO: 1 OF 7	
PROJECT NO: 228-23-1209	
DRAWN BY: A.F	DATE: 05/12/2023
2.23.1209 THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF QUALITY CARPORTS, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF QUALITY CARPORTS, INC. IS PROHIBITED.	
FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.	
SHEET TITLE: COVER SHEET	
PROJECT TITLE: CORAL JUNCTION MOTOR COACH RV RESORT	LOCATION: 201 N FOOTHILLS CANYON DR HURRICANE, UT 84737
SHEET TITLE: COVER SHEET	
PROJECT TITLE: CORAL JUNCTION MOTOR COACH RV RESORT	
SHEET TITLE: COVER SHEET	
METAL BUILDING MANUFACTURER	
QUALITY CARPORTS INC.	



## LIST OF SPECIAL INSPECTIONS

- PERIODIC INSPECTION OF POST INSTALLED CONCRETE ANCHORS PER ICC-ESR OR BUILDING OFFICIAL REQUIREMENTS

NO ADDITIONAL SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

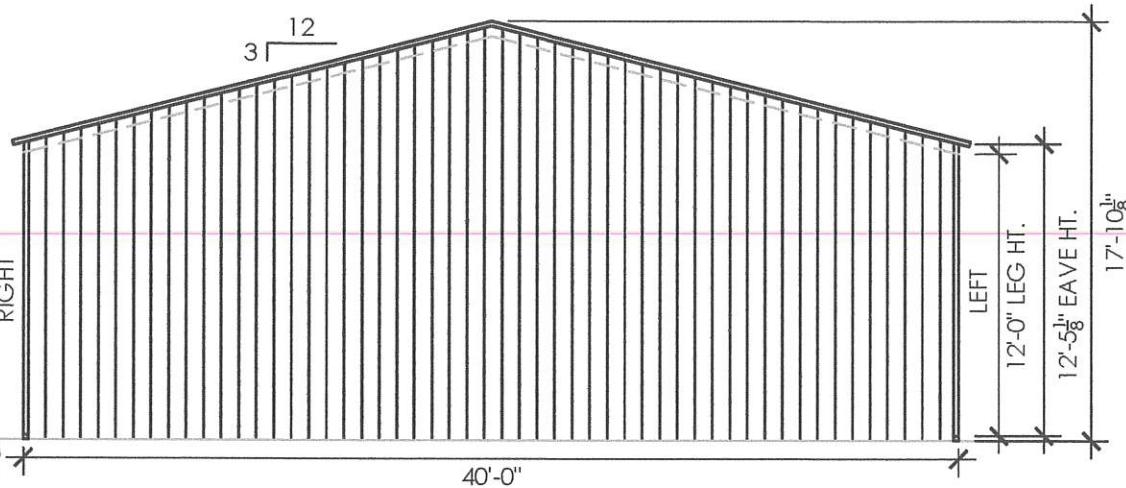
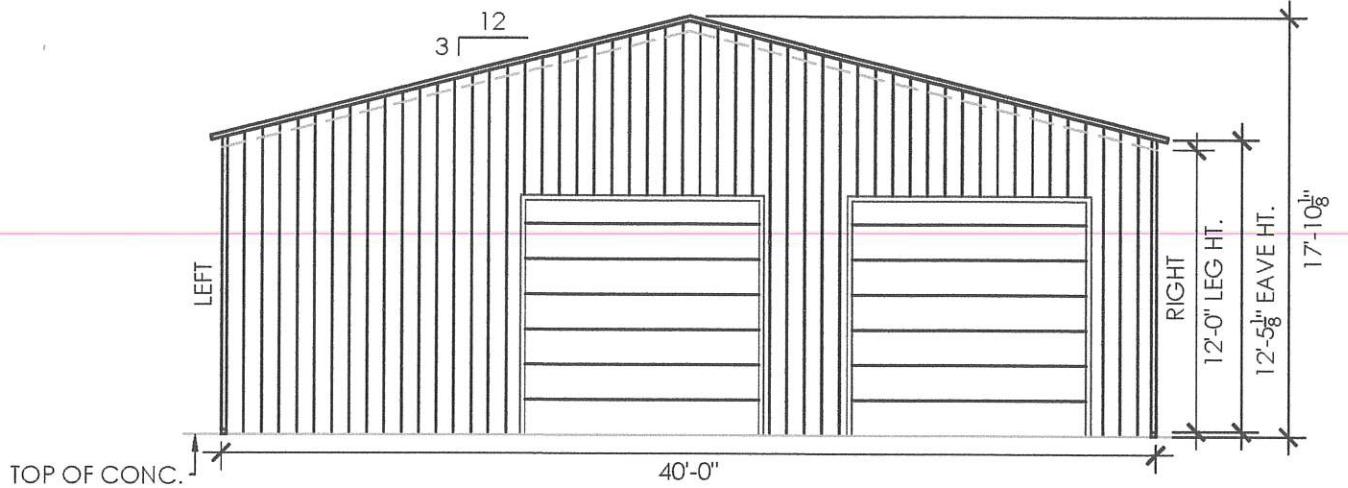
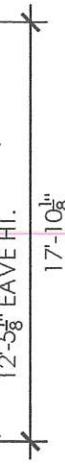
SAADY AMIN

Reason: I have reviewed this document  
Location: Toledo, OH  
Date: 2023.05.17  
16:10:45  
-04'00'

EXPIRES: 3/31/2025  
SIGNED: MAY 12 2023

SHEET NO: <b>2 OF 7</b>	
PROJECT NO: <b>228-23-1209</b>	
DRAWN BY: <b>A.F</b>	DATE: <b>05/12/2023</b>
201 N FOOTHILLS CANYON DR HURRICANE, UT 84737	

SHEET TITLE: <b>QUALITY CARPORTS INC.</b>
PROJECT TITLE: <b>CORAL JUNCTION MOTOR COACH RV RESORT</b>
LOCATION: <b>201 N FOOTHILLS CANYON DR HURRICANE, UT 84737</b>
▼ METAL BUILDING MANUFACTURER ▼



#### DESIGN NOTES

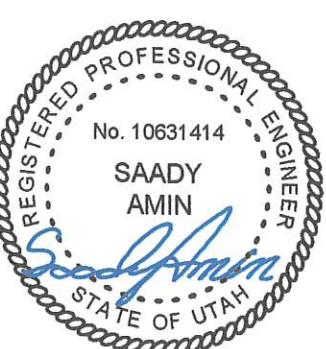
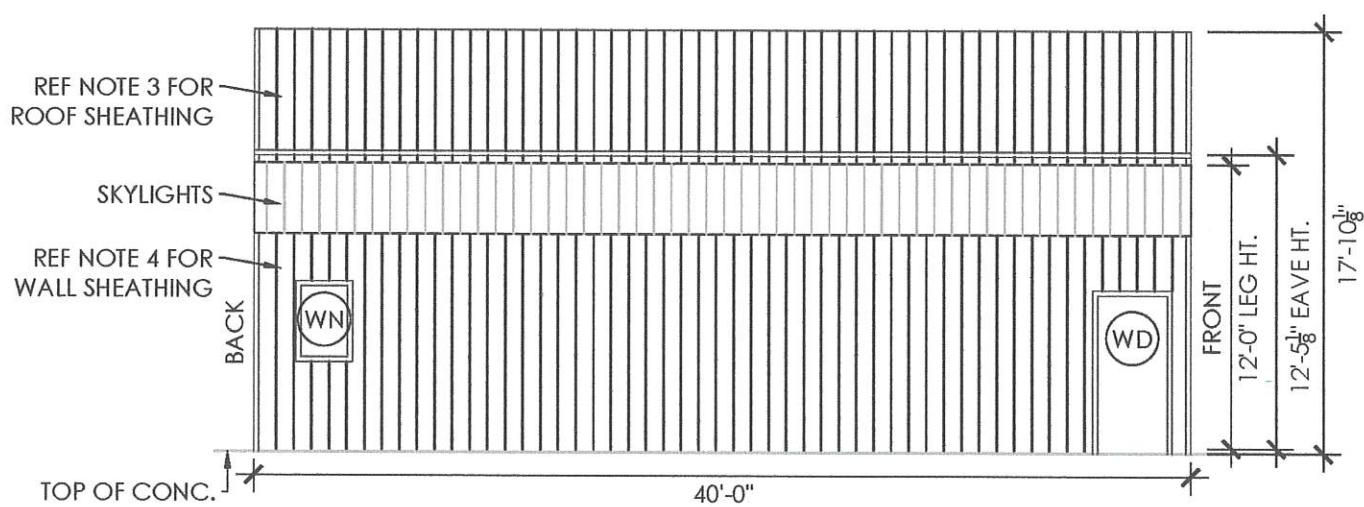
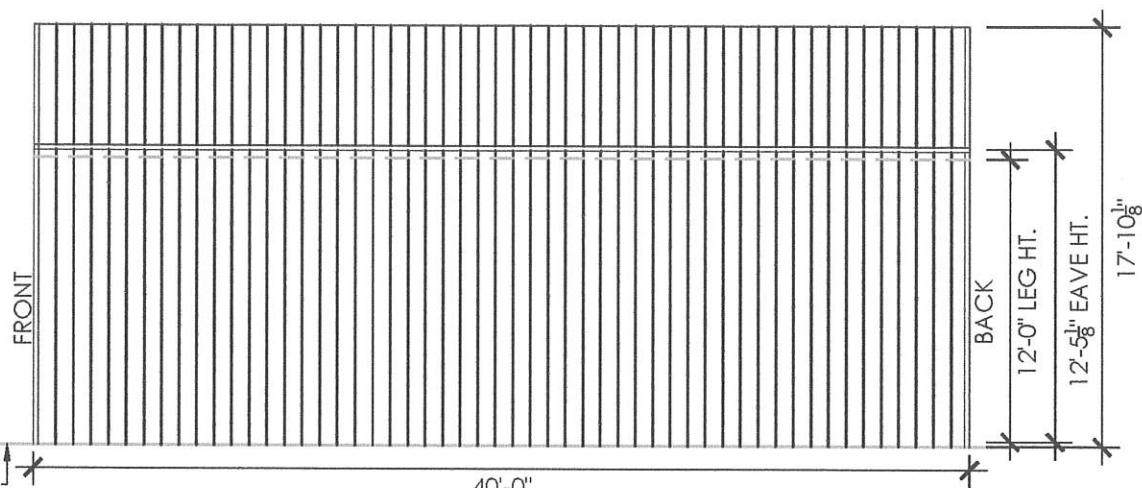
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" RIB HT - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
4. ALL EXT WALL SHEATHING SHALL BE: CLASS A RATED 29GA. 3/4" RIB HT - GALV OR PAINTED STEEL (FY=80 KSI) OR EQ.
5. LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

#### LEGEND

**WN** WINDOWS (REF WINDOW MFG)

**WD** WALK-IN DOORS (REF DOOR MFG)

**NOTE:** ANY DOOR OR WINDOW DESIGN INFORMATION IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.



**EXPIRES: 3/31/2025**

**SIGNED: MAY 12 2023**

MEMBER PROPERTIES	
BASE RAIL	2 1/2" SQ. X 14GA TUBE
SIDE WALL COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ MAX. 18" C/C
END WALL COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
CONCRETE SLAB	
ANCHOR 'A'	1/20" x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

#### ANCHORAGE NOTES:

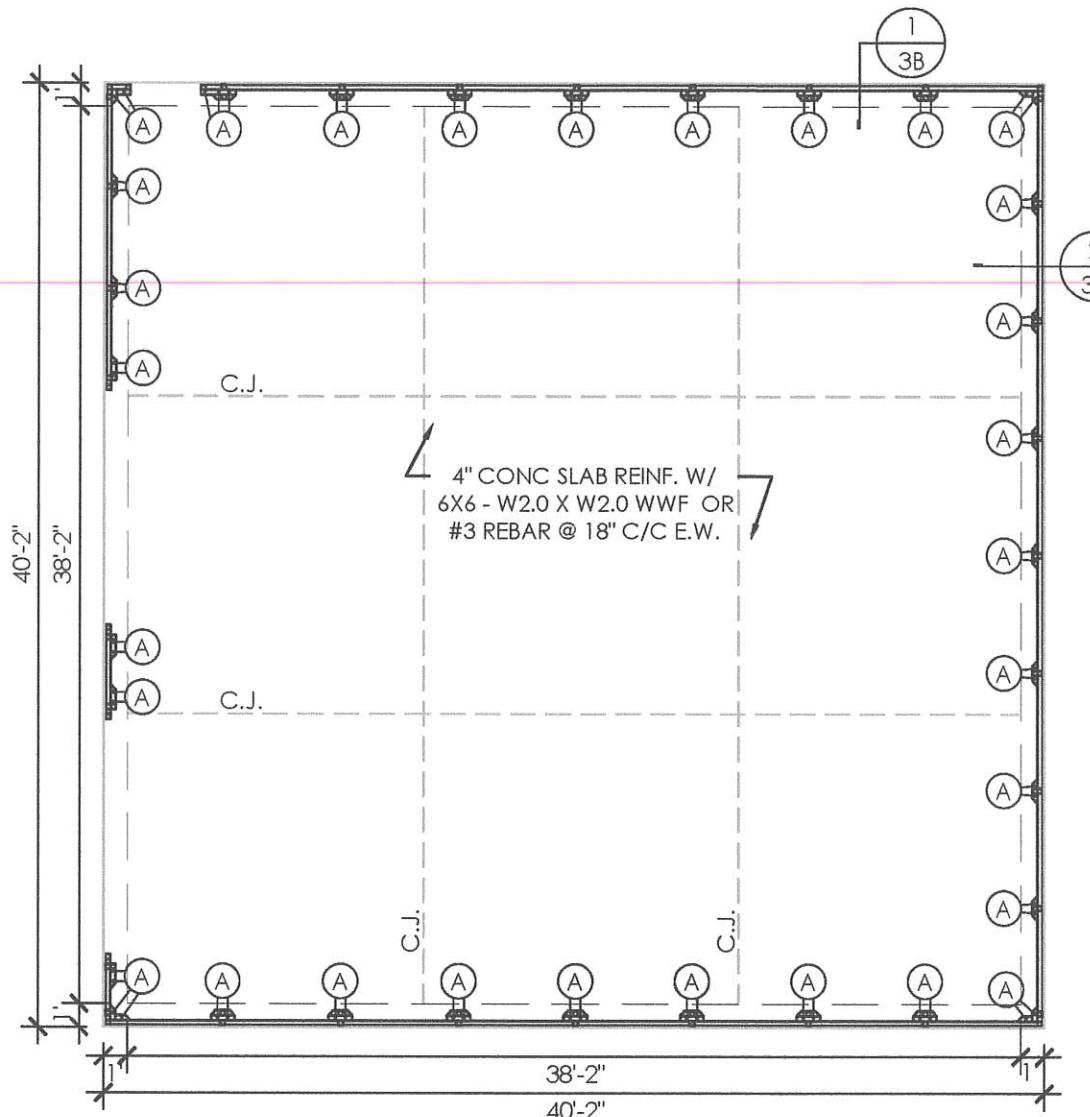
1. ANCHOR INSTALLATION REQUIREMENTS:
  - MIN. ANCHOR EDGE DISTANCE: 4.00" OR U.N.O.
  - MIN. ANCHOR HOLE DEPTH: 3.00"
  - MIN. CONCRETE EMBEDMENT DEPTH: 2.75"
  - MIN. SPACING BETWEEN (2) ANCHORS: 2.75" OR U.N.O.
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

#### REINFORCEMENT NOTES:

1. REINFORCING STEEL: NEW BILLET-STEEL, DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, WITH A MINIMUM YIELD OF 60 KSI FOR ALL BARS #4 AND LARGER UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS ONLY.

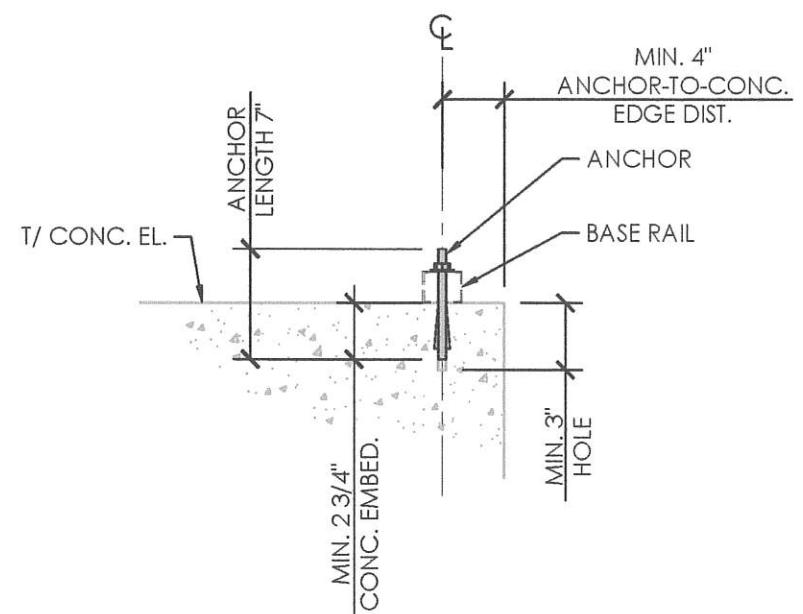
#### FOUNDATION NOTES:

1. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
2. CONCRETE ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (2) ANCHOR PER POST.
3. DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN THE LOCAL FROST LINE DEPTH.
4. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPAKTED ENGINEERING FILL.
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS.
7. CONC SLAB TO SLOPE A MIN OF 1/8" FOR EVERY 12' TOWARDS LARGE OPENING(S) TO ALLOW DRAINAGE, IF INTENDED USE IS A GARAGE.
8. IF LEVELING CURB IS REQUIRED, CONTACT METAL BUILDING MANUFACTURER FOR DETAILS BEFORE PROCEEDING.



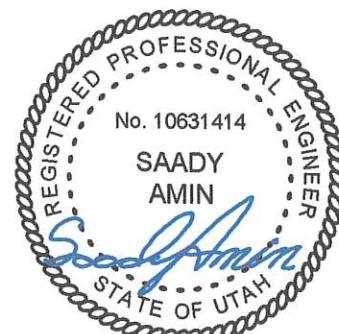
#### FOUNDATION PLAN

SCALE: 1/8" : 1'



#### ANCHORAGE DETAIL

SCALE: 1" : 1'



EXPIRES: 3/31/2025

SIGNED: MAY 12 2023

FOUNDATION PLAN:  
CONCRETE SLAB

LOCATION:  
201 N FOOTHILLS CANYON DR  
HURRICANE, UT 84737

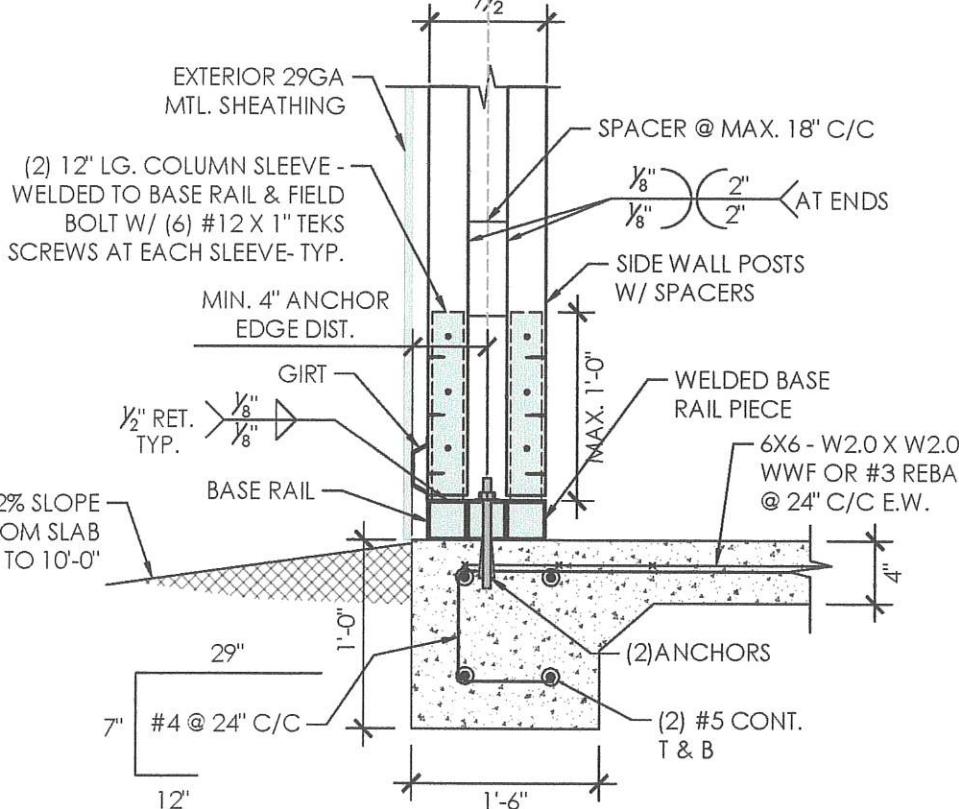
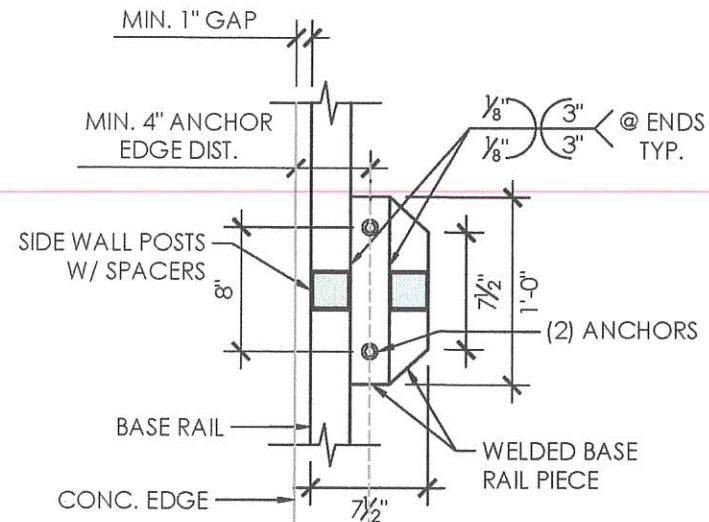
PROJECT TITLE:  
CORAL JUNCTION MOTOR  
COACH RV RESORT

SHEET TITLE:  
METAL BUILDING  
MANUFACTURER

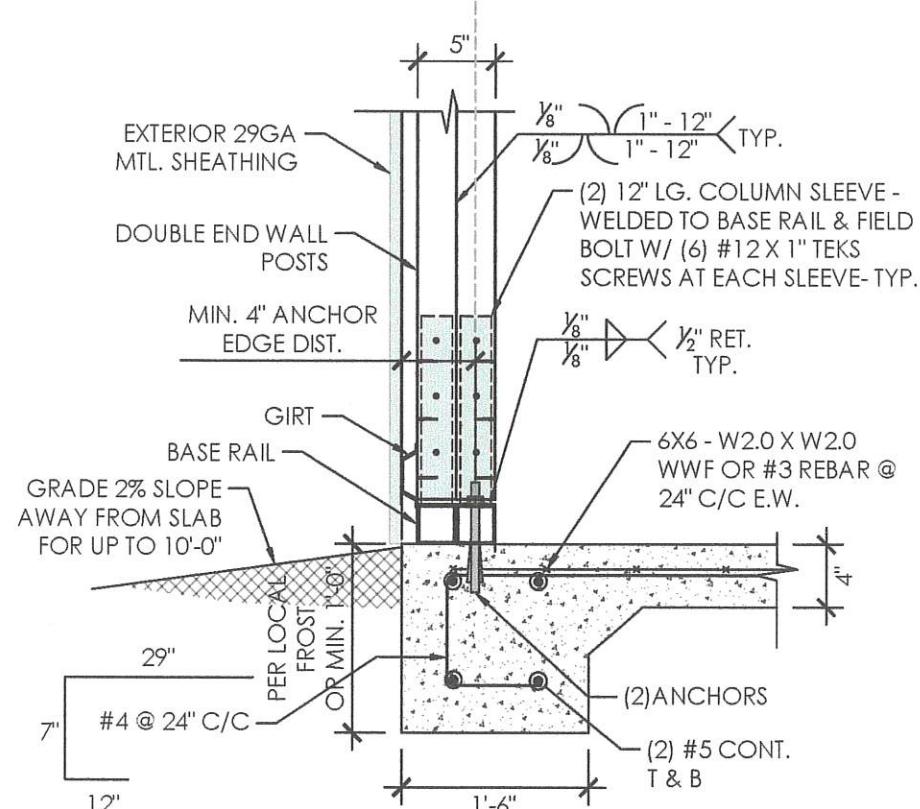
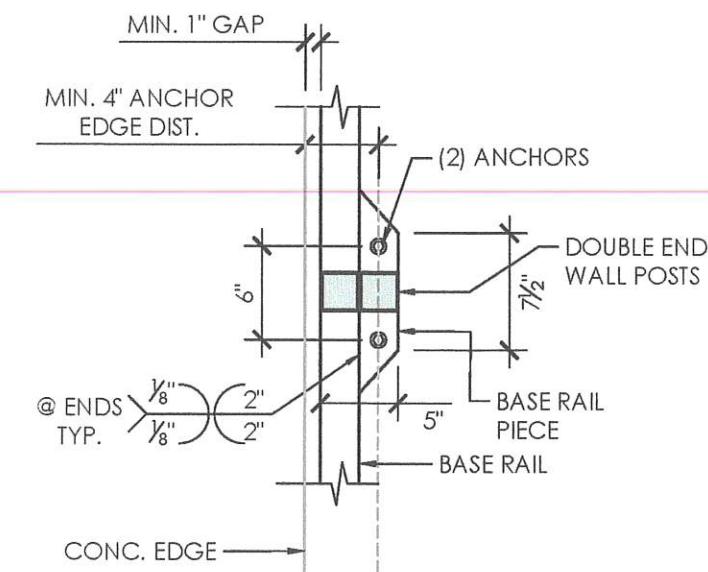
QUALITY  
CARPORTS  
INC.

SHEET NO: 3A OF 7	
PROJECT NO: 228-23-1209	
DRAWN BY: A.F	DATE: 05/12/2023

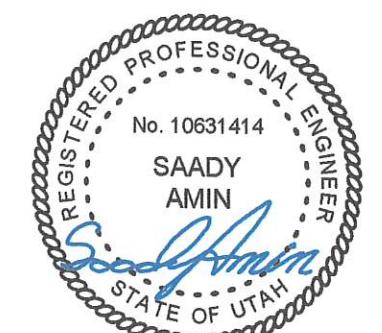
SHEET NO: 3B OF 7	
PROJECT NO: 228-23-1209	
DRAWN BY: A.F	DATE: 05/12/2023
FOUNDATION DETAILS: CONCRETE SLAB	
PROJECT TITLE: CORAL JUNCTION MOTOR COACH RV RESORT	LOCATION: 201 N FOOTHILLS CANYON DR HURRICANE, UT 84737
<input checked="" type="checkbox"/> METAL BUILDING MANUFACTURER	
	



1 FOUNDATION @ SIDE WALL  
SCALE: 1": 1"

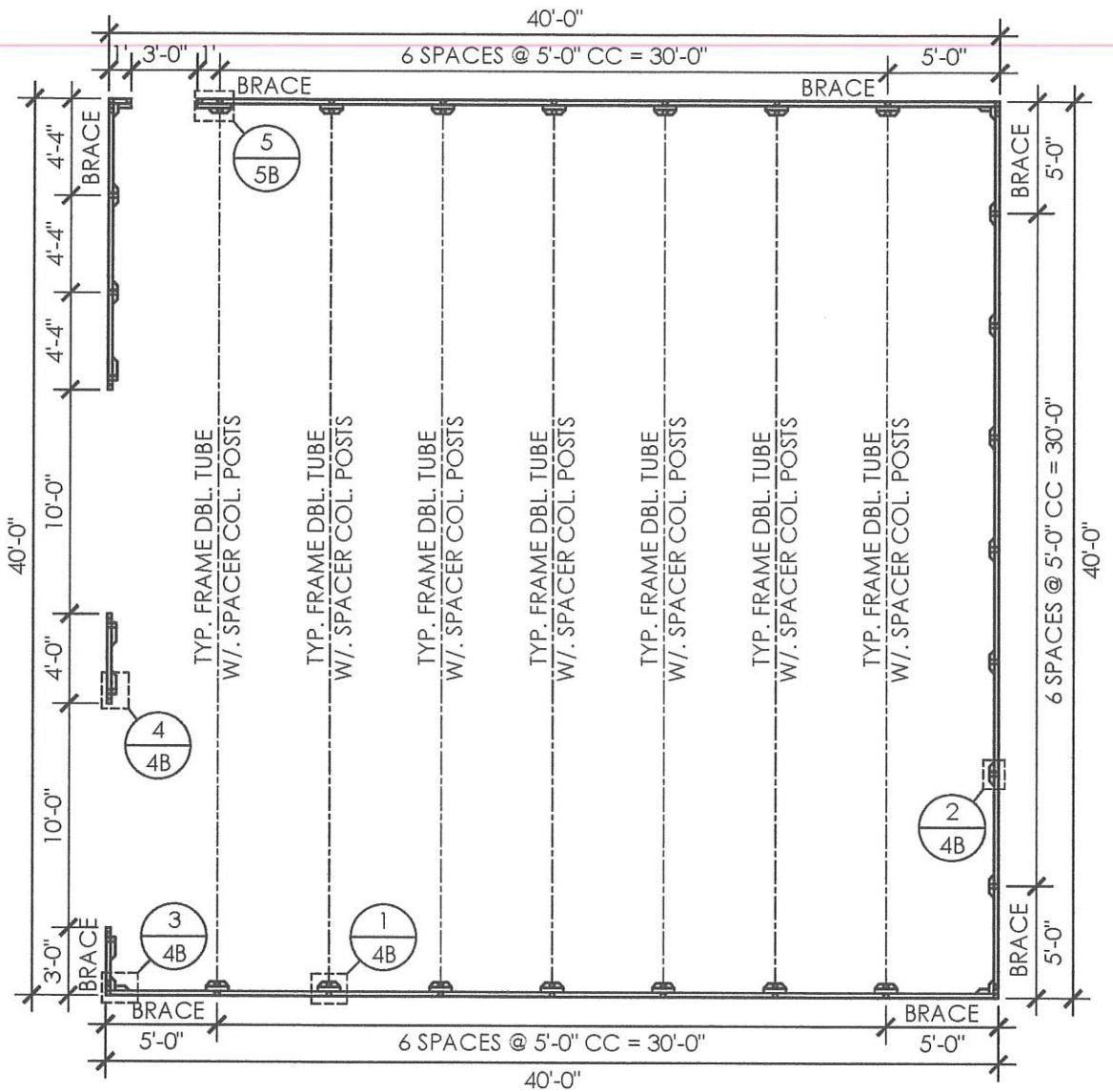


2 FOUNDATION @ END WALL  
SCALE: 1": 1"



EXPIRES: 3/31/2025

SIGNED: MAY 12 2023



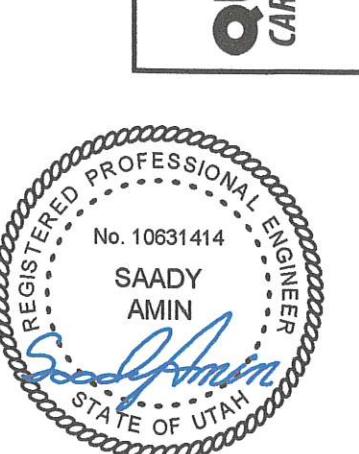
COLUMN LAYOUT PLAN

SCALE: 1/8": 1"

NOTE:

SEE SHEET 3A / 3B / 4B FOR ANCHOR TYPE

SEE SHEET 5A / 5B FOR FRAME SECTION AND DETAILS

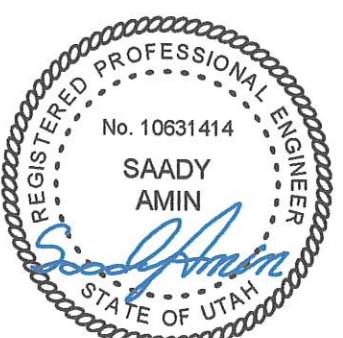
SHEET NO: <b>4A OF 7</b>	
PROJECT NO: <b>228-23-1209</b>	
DRAWN BY: <b>A.F</b>	DATE: <b>05/12/2023</b>
SHEET TITLE: <b>COLUMN LAYOUT PLAN</b>	
PROJECT TITLE: <b>CORAL JUNCTION MOTOR COACH RV RESORT</b>	LOCATION: <b>201 N FOOTHILLS CANYON DR HURRICANE, UT 84737</b>
<b>QUALITY CARPORTS INC.</b> <input checked="" type="checkbox"/> METAL BUILDING MANUFACTURER	
 <div style="text-align: right;">           REGISTERED PROFESSIONAL ENGINEER            No. 10631414  <b>SAADY AMIN</b>            STATE OF UTAH         </div>	
EXPIRES: <b>3/31/2025</b>	
SIGNED: <b>MAY 12 2023</b>	

LOCATION: 201 N FOOTHILLS CANYON DR HURRICANE, UT 84337

PROJECT TITLE: CORAL JUNCTION MOTOR COACH RV RESORT

SHEET TITLE:

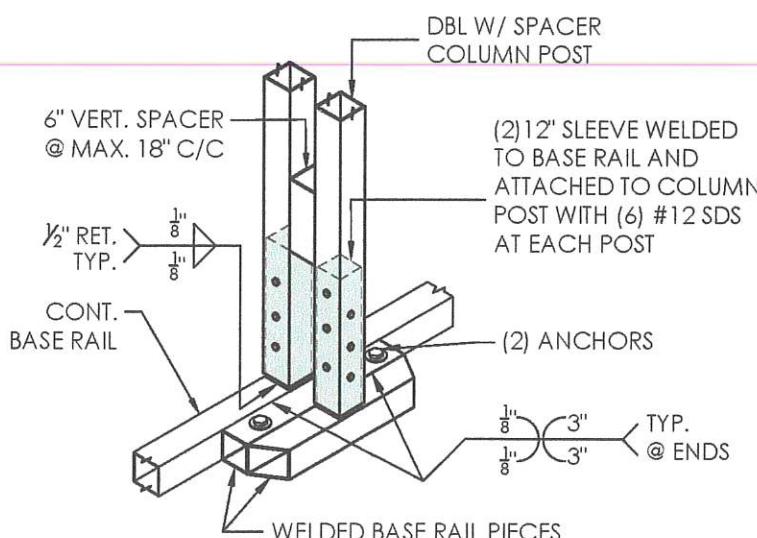
METAL BUILDING MANUFACTURER  
**QUALITY CARPORTS INC.**



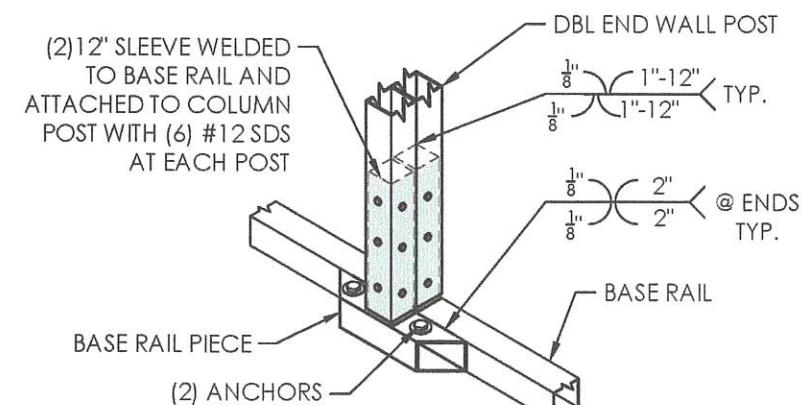
EXPIRES: 3/31/2025

SIGNED: MAY 12 2023

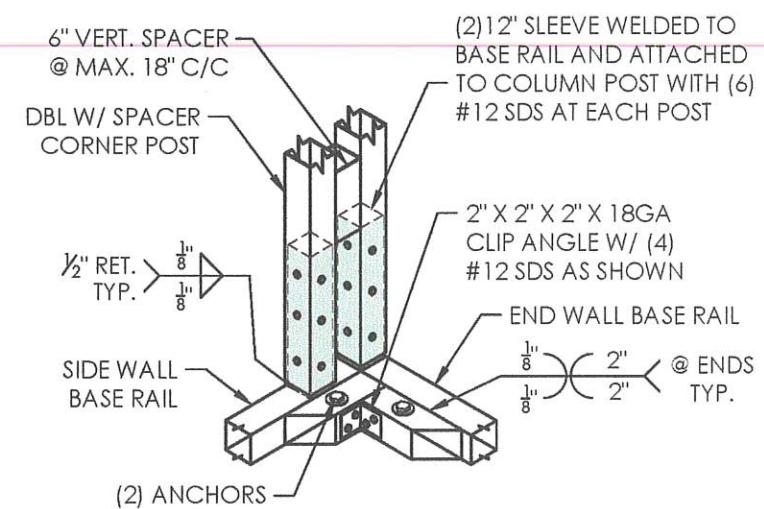
## COLUMN LAYOUT PLAN DETAILS



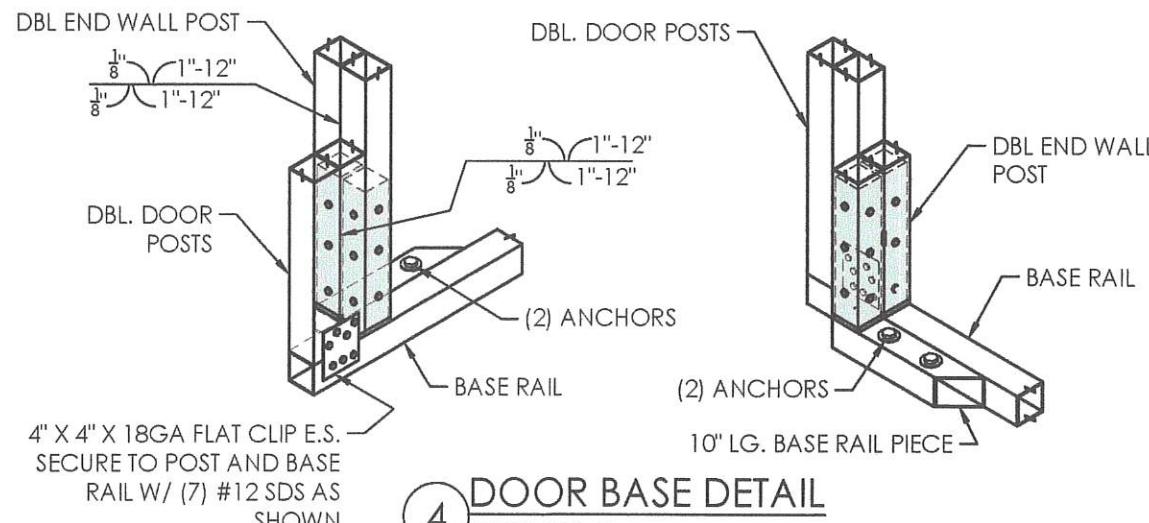
1 SIDE WALL-BASE DETAIL



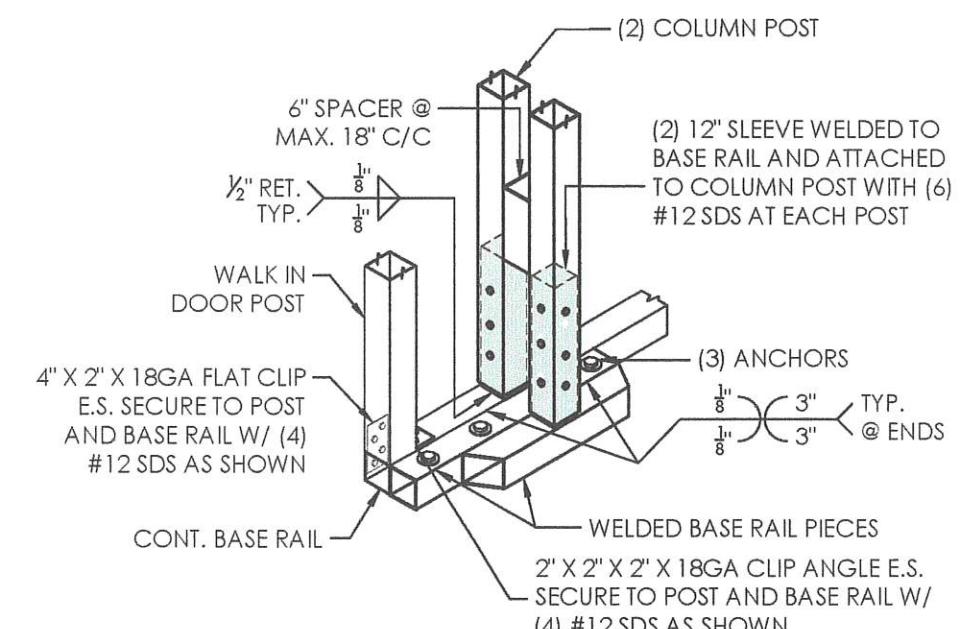
2 END WALL-BASE DETAIL



3 CORNER POST DETAIL

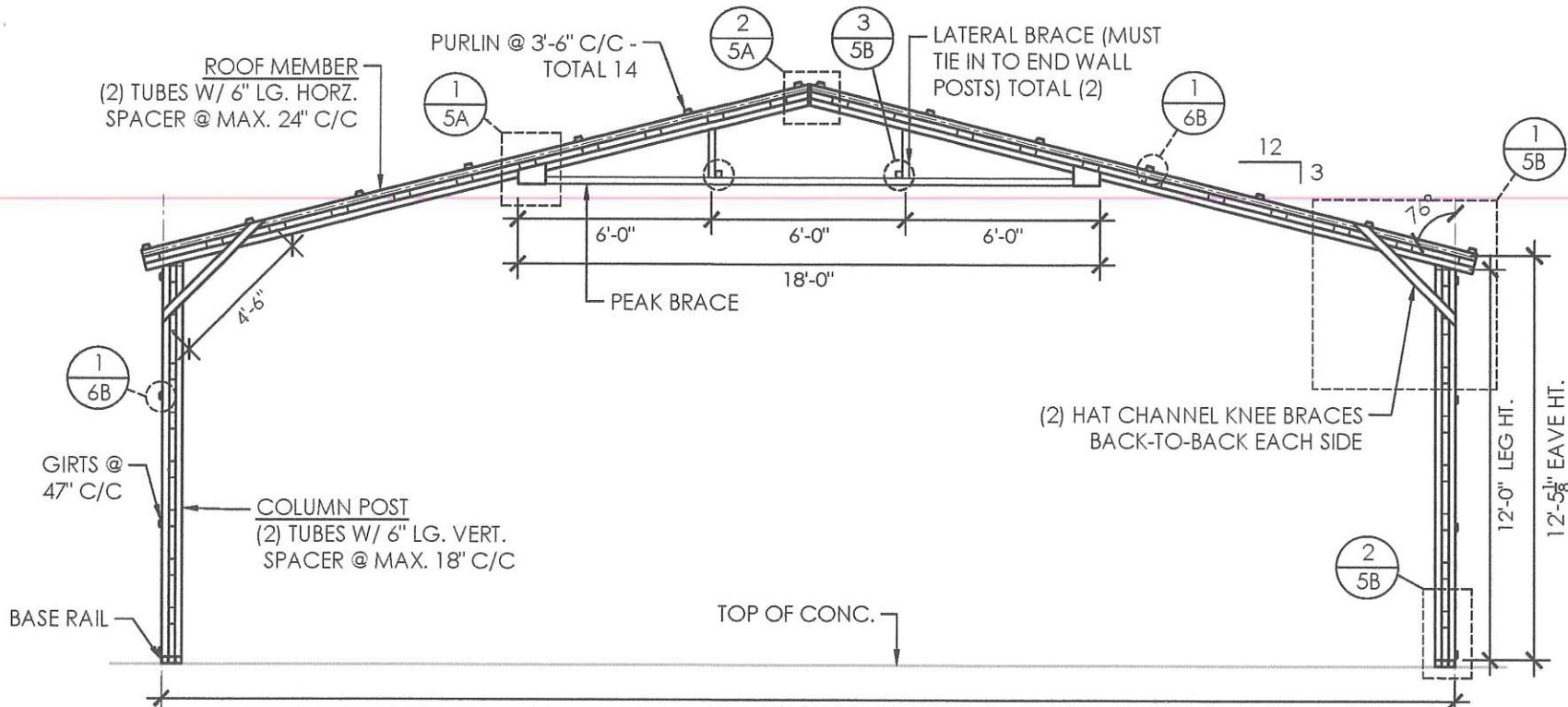


4 DOOR BASE DETAIL



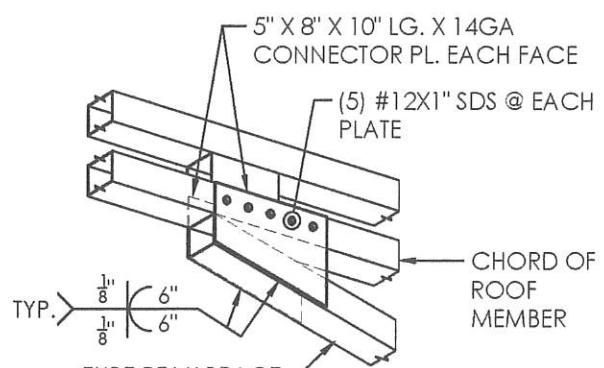
5 W.I. DOOR DETAIL

SHEET NO: <b>5A OF 7</b>	
PROJECT NO: <b>228-23-1209</b>	
DRAWN BY: <b>A.F</b>	DATE: <b>05/12/2023</b>
201 N FOOTHILLS CANYON DR HURRICANE, UT 84737	
<b>FRAME SECTION &amp; DETAILS</b>	



**TYP. FRAME SECTION**

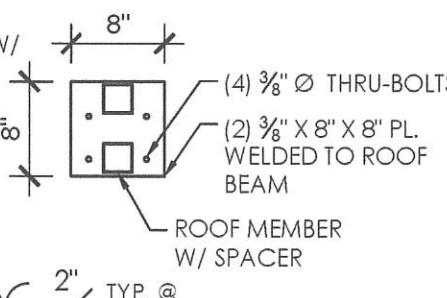
SCALE: 3/16": 1"



**1 PEAK BRACE PL. DETAIL**

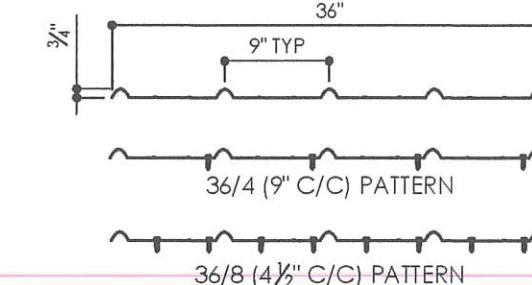
**2 ROOF MEMBER PL. DETAIL**

SCALE: 3/4": 1"



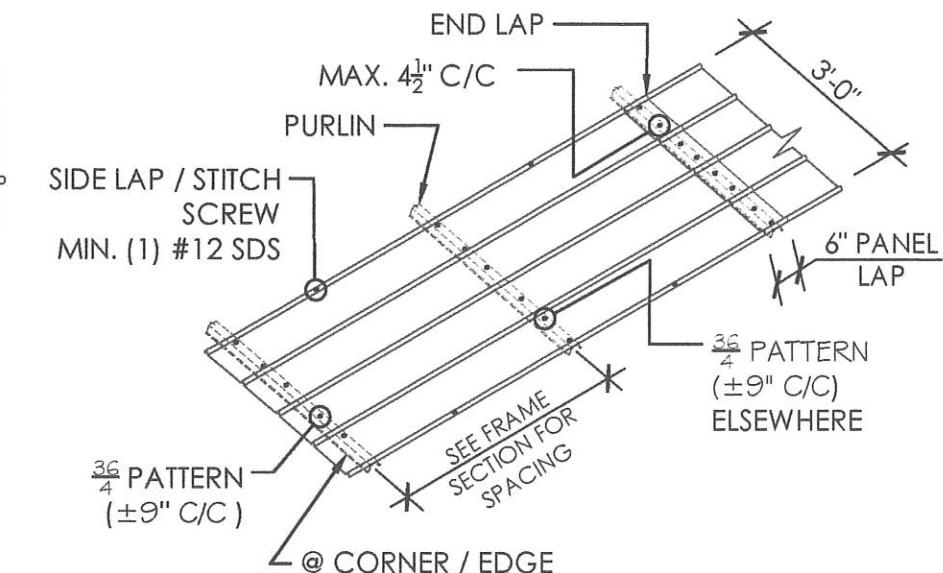
**SECTION A-A**

SCALE: 3/4": 1"



**29GA. - 3/4" RIB - CORRUGATED SHEET**

SCALE: 3/4": 1"

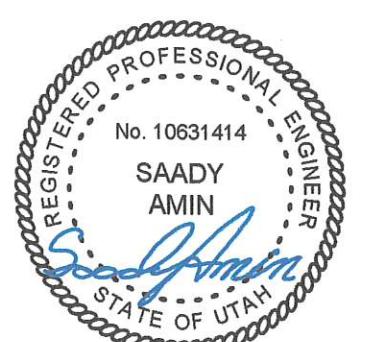


**SHEATHING FASTENER PATTERN**

SCALE: 1/4": 1"

MEMBER PROPERTIES	
SIDE WALL COLUMN POST	(2) 2 1/2" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ MAX. 18" C/C
ROOF MEMBER	(2) 2 1/2" SQ. X 14GA TUBES W/ 6" HORIZ. SPACER @ MAX. 24" C/C
BASE RAIL	2 1/2" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	(2) 4" X 1" X 14GA HAT CHANNEL
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
GIRTS	4" X 1" X 14GA HAT CHANNEL
PURLINS	4" X 1" X 14GA HAT CHANNEL
LATERAL BRACE	2 1/4" SQ. X 14GA TUBE
SHEATHING FASTENER SCHEDULE	
LOCATION	CORNER PANEL SIDE LAPS EDGE LAPS ELSEWHERE
SPACING	9" CC MIN. 1 4 1/2" CC 9" CC

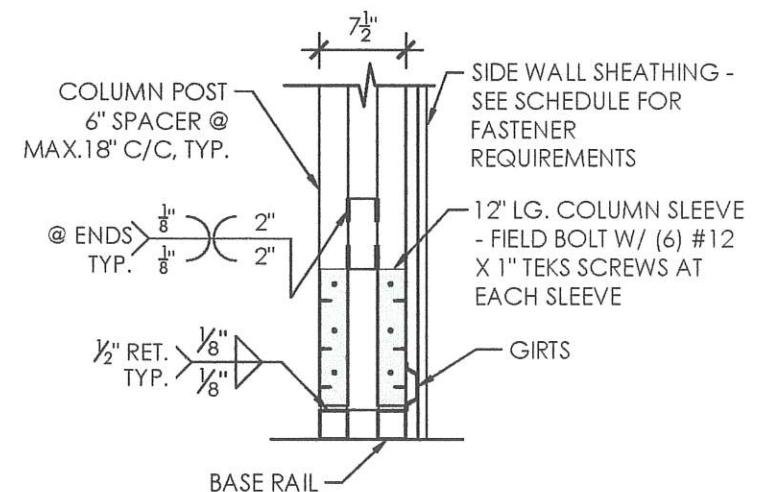
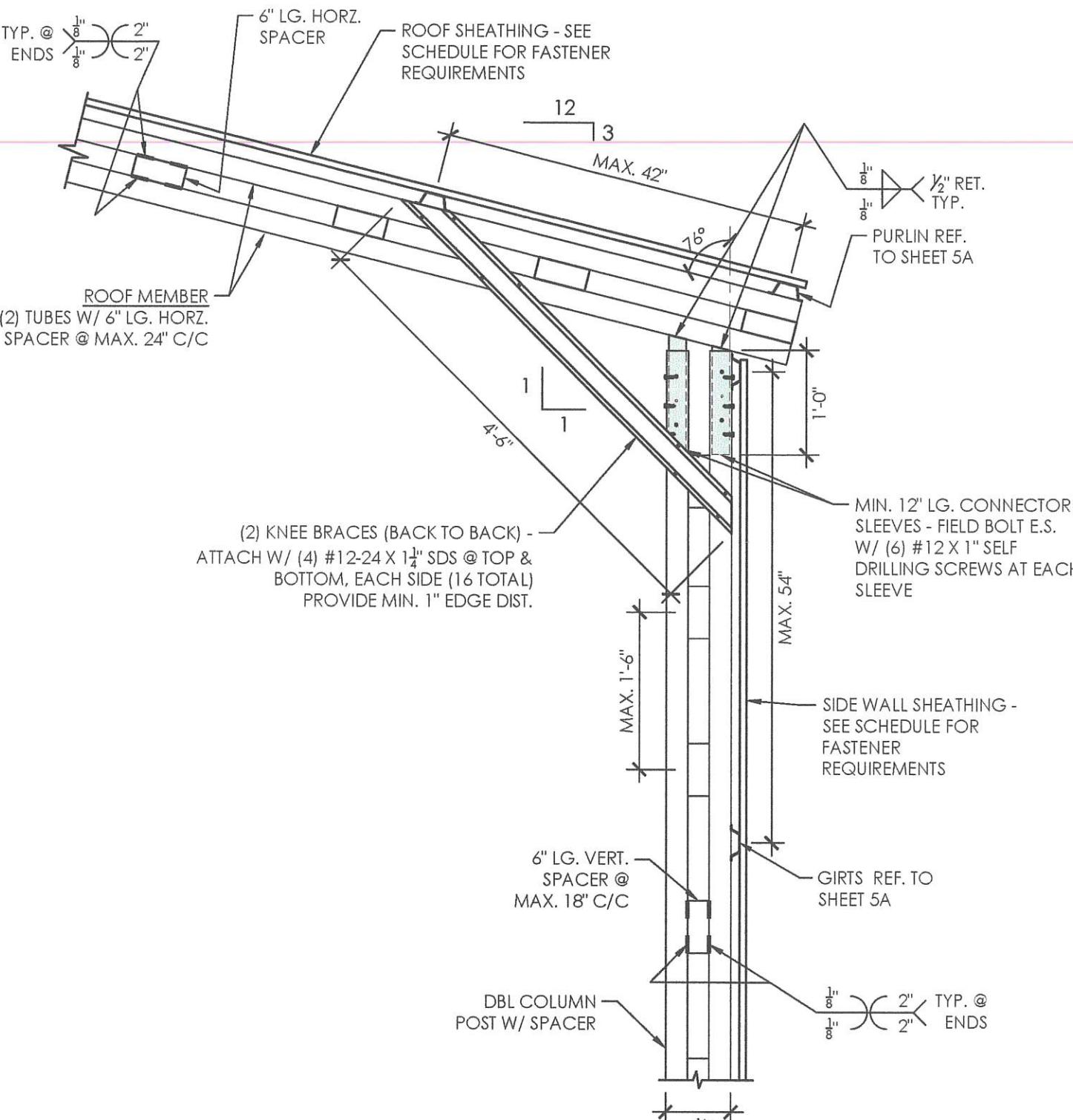
FASTENER TYPE: # 12x1" SELF-DRILL SCREWS  
(ESR-2196) W/ NEOPRENE/STEEL WASHER



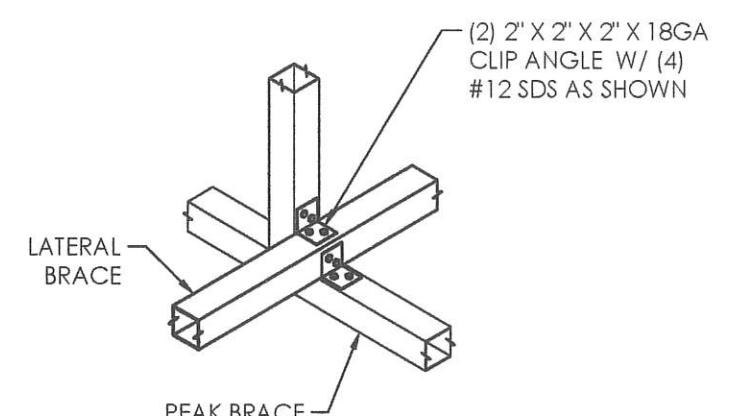
EXPIRES: 3/31/2025

SIGNED: MAY 12 2023

ROOF SHEATHING - SEE SCHEDULE FOR FASTENER REQUIREMENTS  
 (2) TUBES W/ 6" LG. HORIZONTAL SPACER @ MAX. 24" C/C  
 (2) KNEE BRACES (BACK TO BACK) - ATTACH W/ (4) #12-24 X 1 1/4" SDS @ TOP & BOTTOM, EACH SIDE (16 TOTAL) PROVIDE MIN. 1" EDGE DIST.



2 BASE DETAIL  
 SCALE: 3/4": 1"

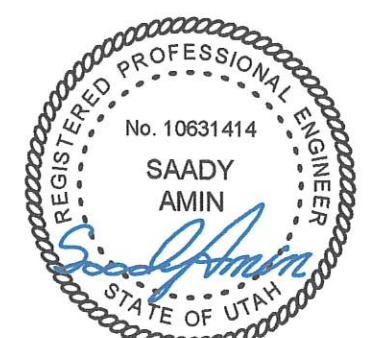


3 LATERAL BRACE DETAIL  
 SCALE: 3/4": 1"

## FRAME SECTION DETAILS

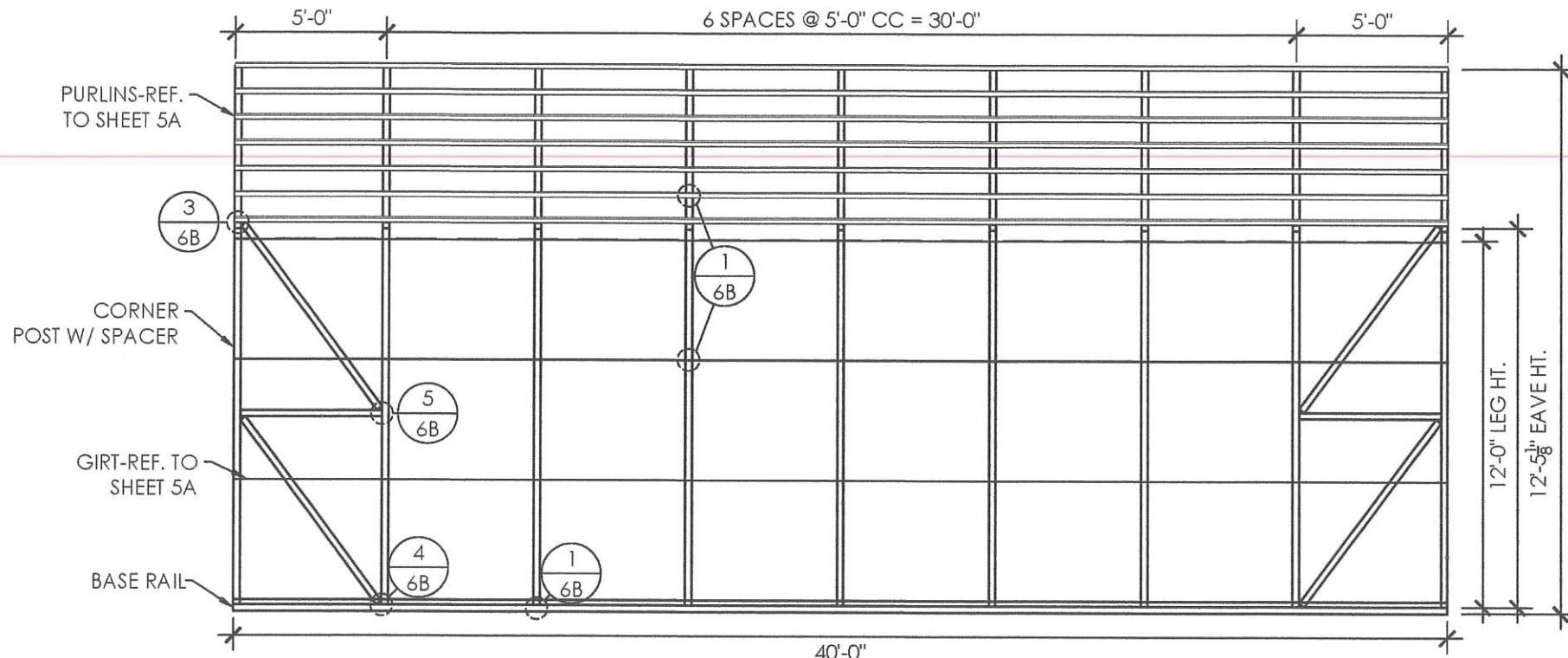
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 LOCATION: 201 N FOOTHILLS CANYON DR HURRICANE, UT 84737  
 SHEET TITLE:  
 ▼ METAL BUILDING MANUFACTURER ▼

**QUALITY CARPORTS INC.**



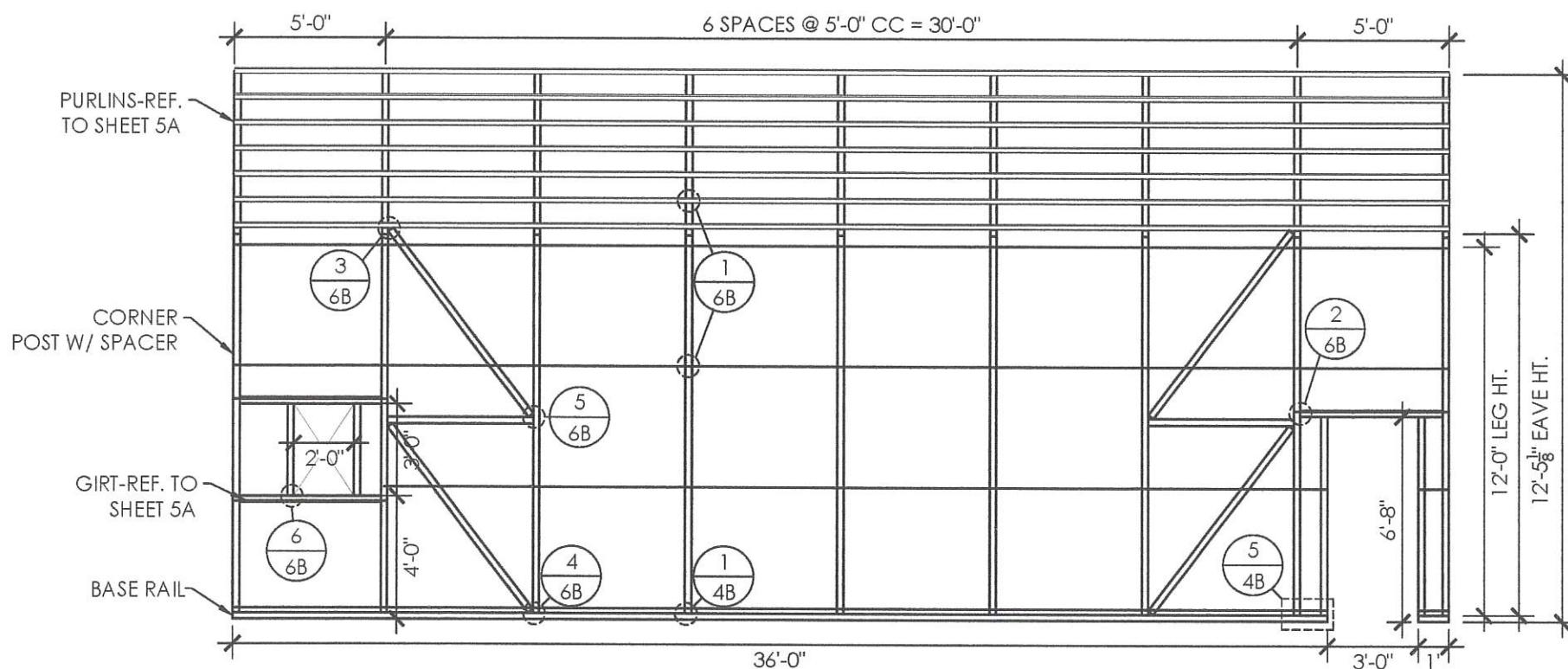
EXPIRES: 3/31/2025

SIGNED: MAY 12 2023



RIGHT SIDE WALL FRAMING

SCALE: 3/16" : 1"



LEFT SIDE WALL FRAMING

SCALE: 3/16" : 1"

MEMBER PROPERTIES	
CORNER POST	(2) 2 1/2" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ MAX. 18" C/C
SIDE WALL POST	(2) 2 1/2" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ MAX. 18" C/C
BASE RAIL	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
PURLINS	4" X 1" X 14GA HAT CHANNEL
GIRTS	4" X 1" X 14GA HAT CHANNEL
DOOR / WINDOW	2 1/2" SQ. X 14GA TUBE
DIAGONAL BRACES	2" SQ. X 12GA TUBE
HORZ. BRACE	2 1/4" SQ. X 14GA TUBE

SIDE WALL FRAMING

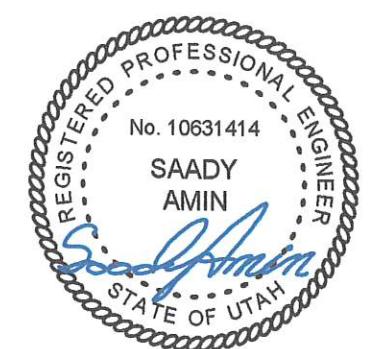
SHEET TITLE:

PROJECT TITLE: CORAL JUNCTION MOTOR  
COACH RV RESORT

LOCATION: 201 N FOOTHILLS CANYON DR  
HURRICANE, UT 84737



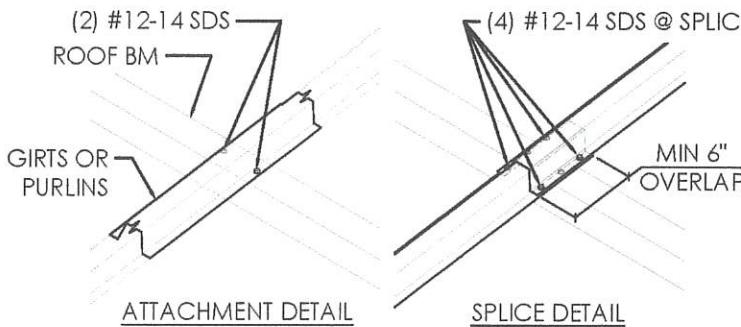
METAL BUILDING  
MANUFACTURER



EXPIRES: 3/31/2025

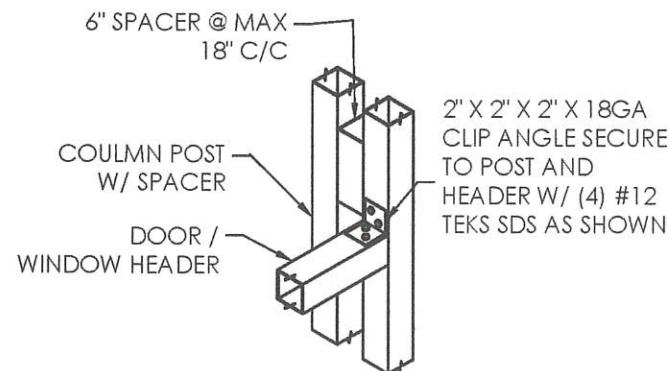
SIGNED: MAY 12 2023

SHEET NO: <b>6B OF 7</b>	
PROJECT NO: <b>228-23-1209</b>	
DRAWN BY: <b>A.F</b>	DATE: <b>05/12/2023</b>
LOCATION: <b>201 N FOOTHILLS CANYON DR HURRICANE, UT 84737</b>	
SHEET TITLE: <b>SIDE WALL FRAMING DETAILS</b>	
PROJECT TITLE: <b>CORAL JUNCTION MOTOR COACH RV RESORT</b>	LOCATION: <b>METAL BUILDING MANUFACTURER</b>
	



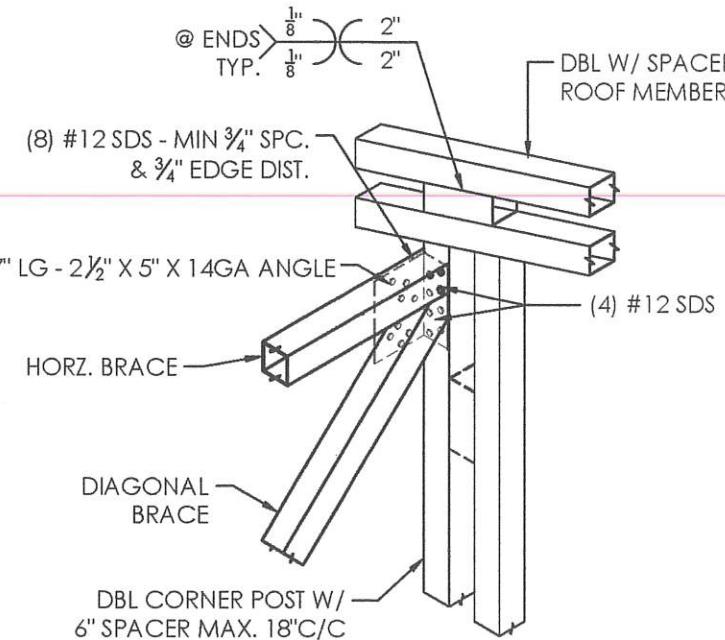
**1 GIRT/PURLIN DETAIL**

SCALE: 3/4": 1"



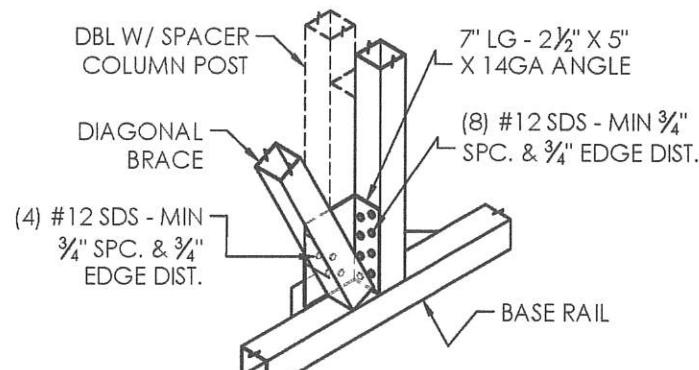
**2 W.I. DOOR DETAIL**

SCALE: 3/4": 1"



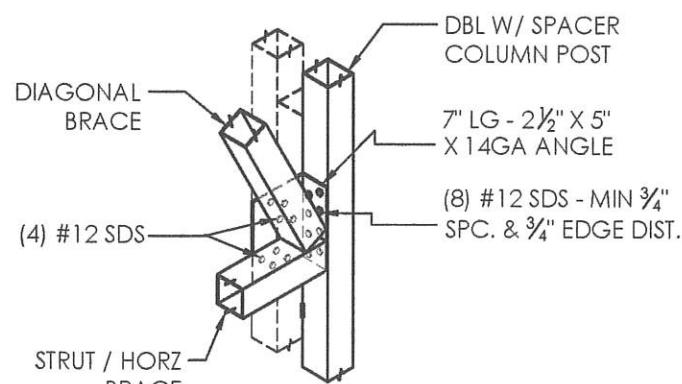
**3 LATTICE BRACE DETAIL**

SCALE: 3/4": 1"



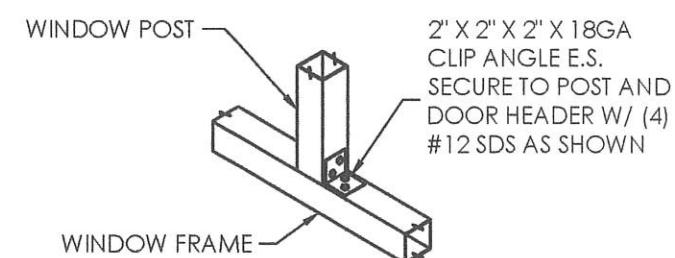
**4 LATTICE BRACE DETAIL**

SCALE: 3/4": 1"



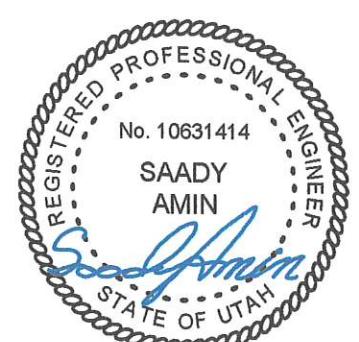
**5 LATTICE BRACE DETAIL**

SCALE: 3/4": 1"



**6 WINDOW DETAIL**

SCALE: 3/4": 1"



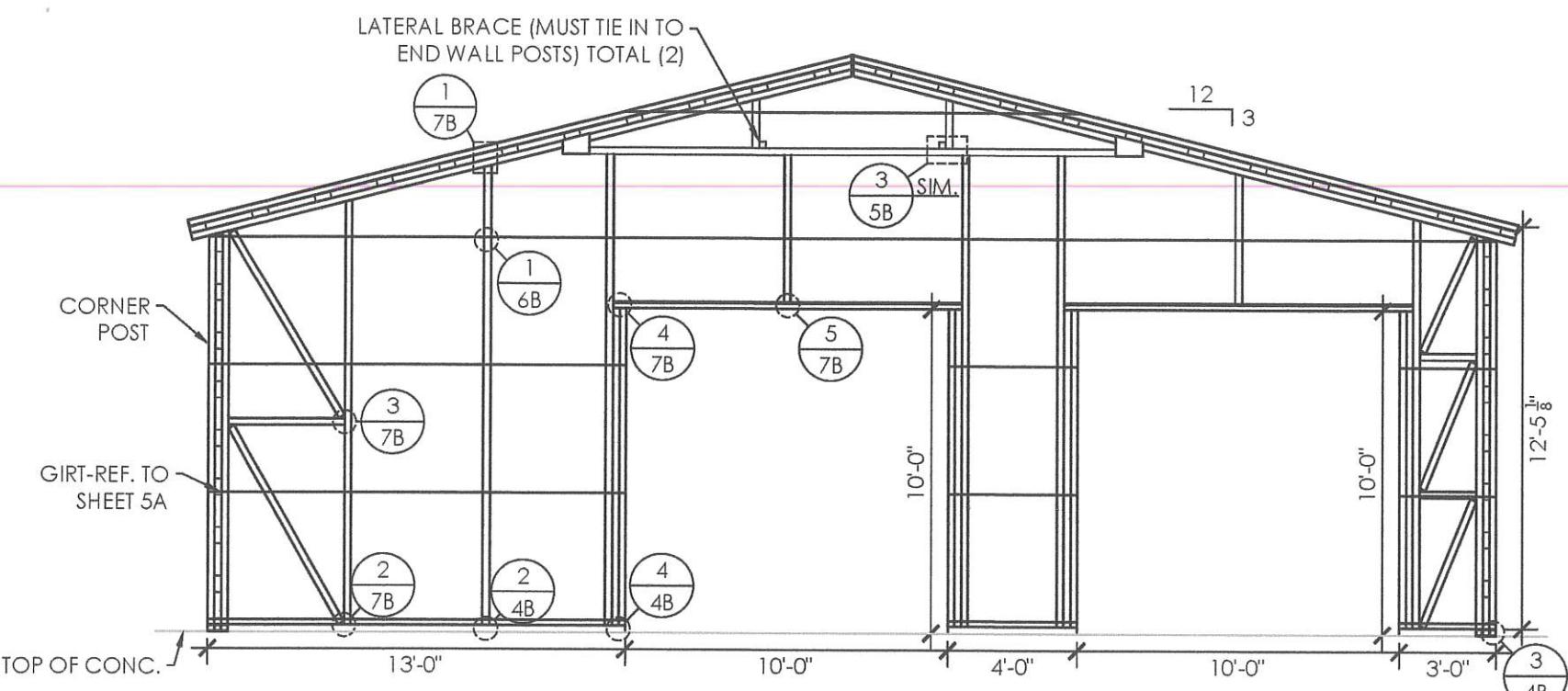
EXPIRES: 3/31/2025

SIGNED: MAY 12 2023

SHEET NO:	7A OF 7
PROJECT NO:	228-23-1209
DRAWN BY:	A.F
DATE:	05/12/2023

201 N FOOTHILLS CANYON DR  
HURRICANE, UT 84737

## END WALL FRAMING



MEMBER PROPERTIES	
CORNER POST	(2) 2 1/2" SQ. X 14GA TUBES W/ 6" VERT. SPACER @ MAX. 18" C/C
ROOF MEMBER	(2) 2 1/2" SQ. X 14GA TUBES W/ 6" HORZ. SPACER @ MAX. 24" C/C
BASE RAIL	2 1/2" SQ. X 14GA TUBE
GIRTS	4" X 1" X 14GA HAT CHANNEL
HEADER	2 1/2" SQ. X 14GA TUBE
DOOR POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED
DIAGONAL BRACES	2" SQ. X 12GA TUBE
HORZ. BRACES	2 1/4" SQ. X 14GA TUBE

PROJECT TITLE: CORAL JUNCTION MOTOR COACH RV RESORT

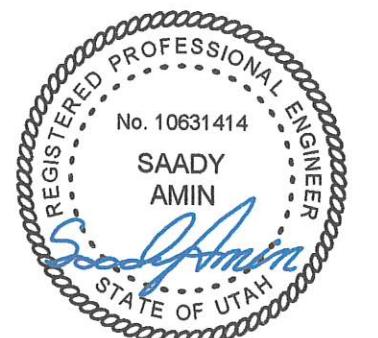
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SHEET TITLE: END WALL FRAMING

PROJECT TITLE: CORAL JUNCTION MOTOR COACH RV RESORT

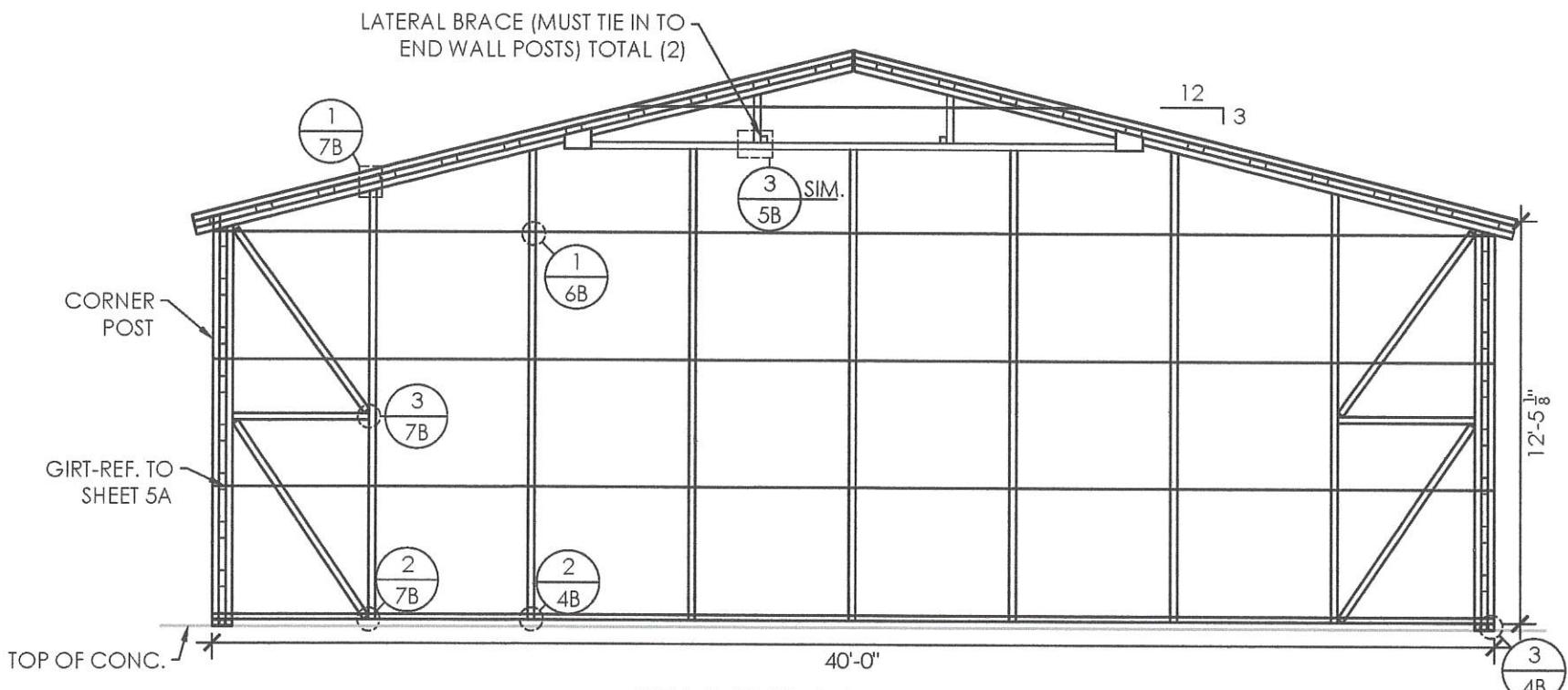
LOCATION: 201 N FOOTHILLS CANYON DR HURRICANE, UT 84737

METAL BUILDING MANUFACTURER

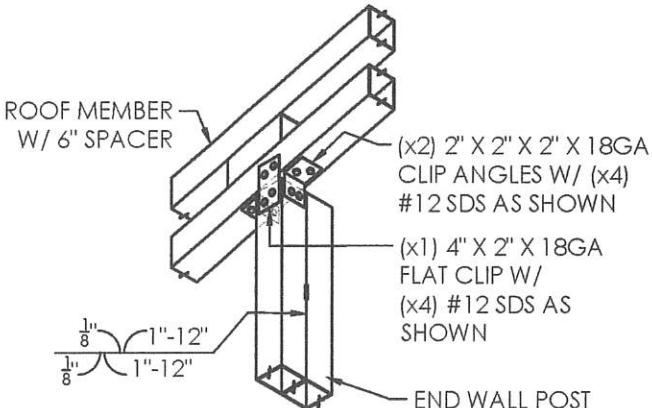


EXPIRES: 3/31/2025

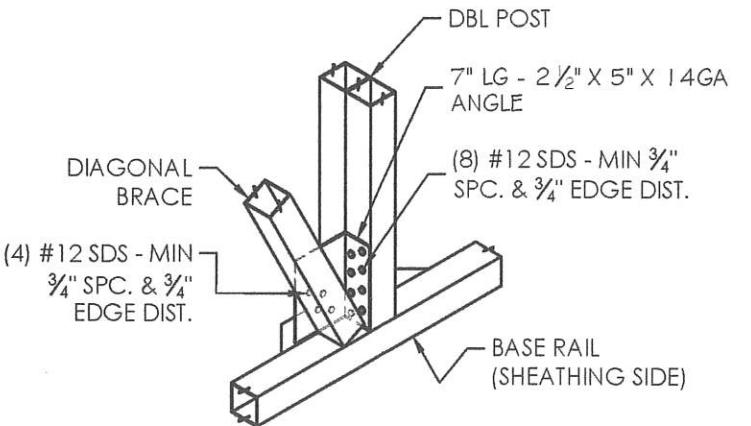
SIGNED: MAY 12 2023



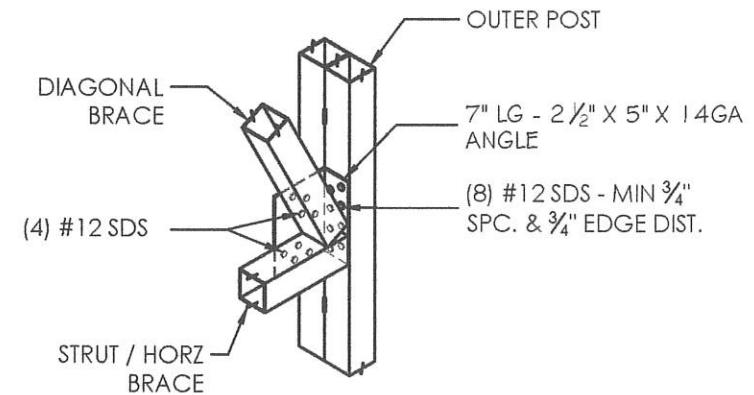
SHEET NO: <b>7B OF 7</b>	
PROJECT NO: <b>228-23-1209</b>	
DRAWN BY: <b>A.F</b>	DATE: <b>05/12/2023</b>
LOCATION: <b>201 N FOOTHILLS CANYON DR HURRICANE, UT 84737</b>	
SHEET TITLE: <b>END WALL FRAMING DETAILS</b>	
PROJECT TITLE: <b>CORAL JUNCTION MOTOR COACH RV RESORT</b>	▼ METAL BUILDING MANUFACTURER ▼
	



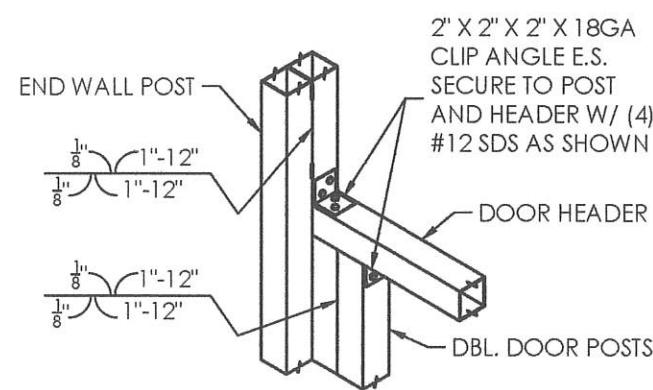
**1 ROOF MEMBER DETAIL**  
SCALE: 3/4": 1"



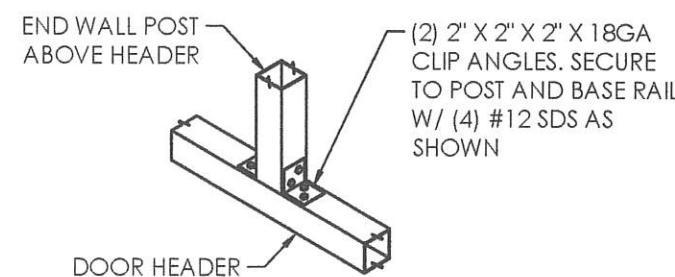
**2 LATTICE BRACE DETAIL**  
SCALE: 3/4": 1"



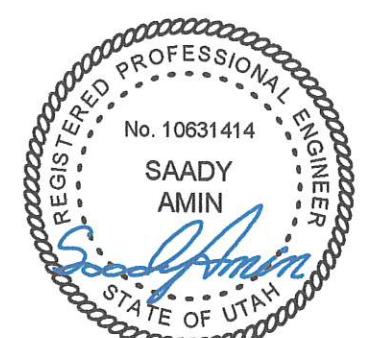
**3 LATTICE BRACE DETAIL**  
SCALE: 3/4": 1"



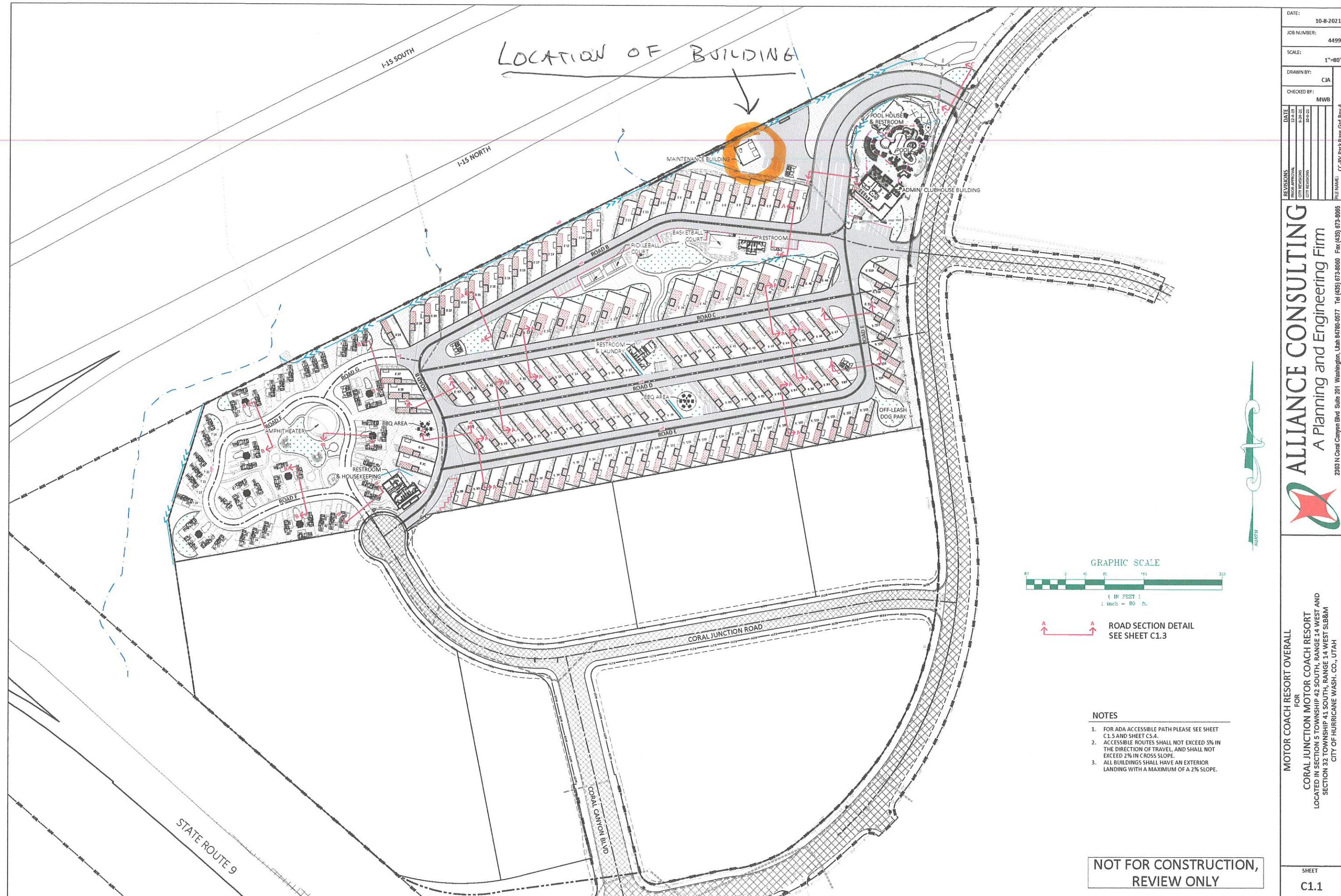
**4 DOOR HEADER DETAIL**  
SCALE: 3/4": 1"



**5 ABOVE HEADER DETAIL**  
SCALE: 3/4": 1"



EXPIRES: 3/31/2025  
SIGNED: MAY 12 2023





**HURRICANE CITY** Hurricane City  
Application

Permit #:

AFP23-13

Issue Date:

06/08/2023

Application Accepted Date: 06/06/2023	
Type of Improvement: Subdivision (Final Plat Amendment)	
Description: Partial amendment to merge Lots 92 & 93	
Tenant / Project Name: Dixie Springs Subdivision Amendment Plat "E" Lots 92 & 93	
Bldg. Address: 3640 West Dixie Springs Dr	
City: Hurricane State: UT Zip: 84737	
Subdivision: Dixie Springs Subdivision Plat "E" Phase:	
Block: Lot #: 92 & 93 Parcel #: H-DSP-E-92	
Property Owner: B&V Investments LLC	
Permit Contact: Brandee Walker P:(435) 668-4023	
Email: bwalker@civilscience.com	

**CONTACT INFORMATION**

Engineer of Record: Travis Sanders
Email: tsanders@civilscience.com P: (435) 986-0100
General Contractor: Dixie Springs Subdivision Amendment Plat
License #: "E" Lots 92 & 93 / Brett Keebrett P:(801) 330-0240
City: _____ State: _____ Zip: _____
Email: keebrett@gmail.com

Electrical Contractor:
License #: _____ P: _____
City: _____ State: _____ Zip: _____

Plumbing Contractor:
License #: _____ P: _____
City: _____ State: _____ Zip: _____
Email: _____

Mechanical Contractor:
License #: _____ P: _____
City: _____ State: _____ Zip: _____
Email: _____

<b>APPLICATION DETAILS</b>	
# of Units: 0	custom text:

Valuation	\$	0.00
<b>PERMIT FEES</b>		
Planning Fee	\$	150.00
<b>Sub Total:</b>	\$	<b>150.00</b>
<b>Permit Total:</b>	\$	<b>150.00</b>
<b>Amount Paid:</b>	\$	<b>150.00</b>
<b>Remaining Due:</b>	\$	<b>0.00</b>



<b>APPROVALS</b>		<b>DATE</b>	<b>INFO</b>
Plan Review Finalized:	Yes	06/08/23	Brienna Spencer

<b>Setbacks</b>	Front:	Rear:	Left:	Right:
Min.				
Actual:				

<b>APPLICATION NUMBER:</b>	PENDA AFP23-13
----------------------------	----------------

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.

Applicant Name: Brandee Walker

Signature of Applicant/Authorized Agent or Owner: Date:

Application Approved By: Date:  
 06/08/2023

Application Issued By: Date:  
06/08/2023

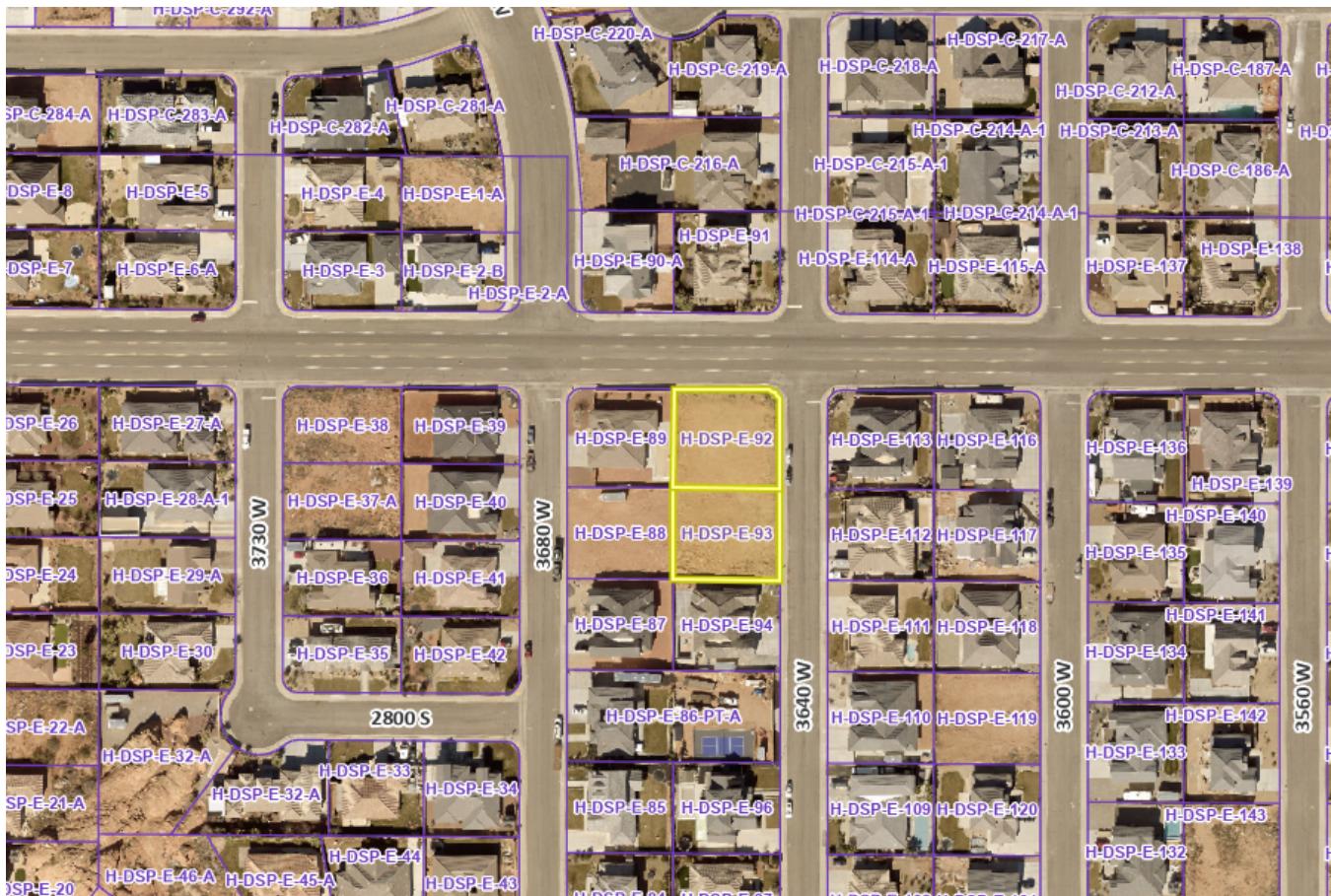
Receipt #: 8.169501-06/08/23



## STAFF COMMENTS

<b>Agenda Date:</b>	06/22/2023
<b>Application Number:</b>	AFP23-13
<b>Type of Application:</b>	Amended Final Plat
<b>Action Type:</b>	Administrative
<b>Applicant:</b>	Brett Kee
<b>Agent:</b>	Brandee Walker-Civil Science
<b>Request:</b>	Approval of an Amended Final Plat
<b>Location:</b>	3640 W and Dixie Springs Dr
<b>Zoning:</b>	R1-10
<b>General Plan Map:</b>	Single Family

**Discussion:** The applicant has applied to amend the final plat for Dixie Springs Plat E to combine Lots 92 and 93 into one lot. Combining lots within a recorded subdivision requires an amended final plat.



## JUC Comments

JUC Comments are due on June 21st, 2023 this report will be updated at that time and emailed to the Planning Commission and the applicant.

1. **Public Works:** No comments
2. **Power:**
3. **Water:**
4. **Streets:**
5. **Sewer:**
6. **Engineering:**
7. **Fire:**
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. The plat does meet amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
  - a. Depicts only the portion of the subdivision that is proposed to be amended.
  - b. Includes a plat name distinguishing the amended plat from the original plat
  - c. Describe the differences between from the original plat.
  - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. Additional utility services will need to be shut off to the property.

**Recommendation:** Staff recommends that the Planning Commission review this application based on Hurricane City and State Code standards. Staff would recommend approval of this item subject to staff and JUC comments.

## LEGEND

- ⊕ SPECIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- △ SPECIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE. (OR OTHERWISE NOTED)
- HORIZONTAL GEOMETRY POINT. NOTHING SET.
- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE

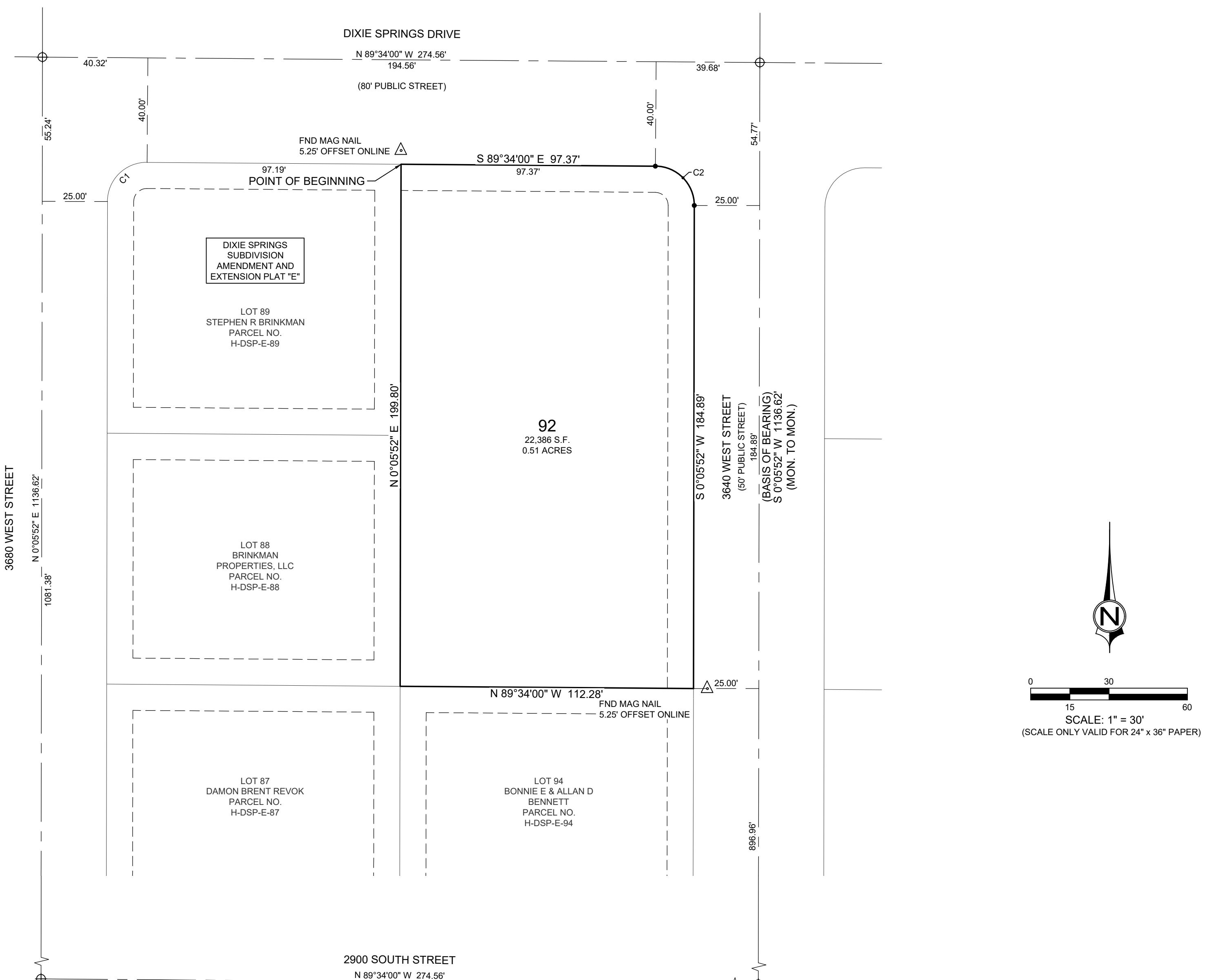
## GENERAL NOTES

1. A 10.00 FOOT UTILITY EASEMENT IS LOCATED ON ALL FRONT, SIDE AND REAR LOT LINES EXCEPT AS INDICATED ALONG EXTERIOR BOUNDARY LOT LINES WHERE THE EASEMENT SHALL BE 15.00 FEET.



VICINITY MAP

SCALE: 1" = 1000'



0 15 30 60  
SCALE: 1" = 30'  
(SCALE ONLY VALID FOR 24" x 36" PAPER)

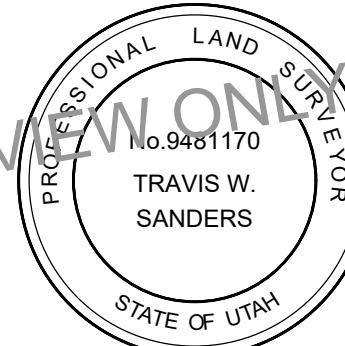
## SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 5481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS PRACTICING ACT, AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT AND EASEMENTS TO BE HEREAFTER KNOWN AS:

DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "E", PARTIAL AMENDMENT "F"  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE \_\_\_\_\_

TRAVIS W. SANDERS, PLS



DRAFT COPY FOR REVIEW

1453 S. DIXIE DRIVE, SUITE 150  
ST. GEORGE, UT 84770  
435.966.0100

CivilScience

## BOUNDARY DESCRIPTION

WARRANTY DEED, DOCUMENT NO. 20180051277

LOT 92 AND 93, DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "E", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 89 OF DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "E", RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF DIXIE SPRINGS DRIVE, AND RUNNING THENCE S 89°34'00"E 97.37 FEET ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF 3640 WEST STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF SAID CURVE 23.47 FEET THROUGH A CENTRAL ANGLE OF 89°39'52", (2) THENCE S 0°05'52"E 184.89 FEET, TO THE NORTHEAST CORNER OF LOT 94 OF SAID SUBDIVISION; THENCE N 89°34'00"W 112.28 FEET ALONG THE NORTH LINE OF SAID LOT 94, TO THE SOUTHEAST CORNER OF LOT 88 OF SAID SUBDIVISION; THENCE N 0°05'52"E 199.80 FEET ALONG THE EAST LINE OF SAID LOT 88 AND 89, TO THE POINT OF BEGINNING.

CONTAINS 22,386 SQ FT OR 0.51 ACRE MORE OR LESS

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND EASEMENTS TO HEREAFTER BE KNOWN AS:

DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "E", PARTIAL AMENDMENT "F"  
AND FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS. THE LOT AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT TO HURRICANE CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND 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, DOCUMENT NO. 20220048624, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS 1ST DAY OF NOVEMBER, 2022. SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

B & V INVESTMENTS, LLC  
(A UTAH LIMITED LIABILITY COMPANY)

MANAGING MEMBER: BRETT C KEE

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ } S.S.  
COUNTY OF \_\_\_\_\_ }

ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, \_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF \_\_\_\_\_, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF \_\_\_\_\_, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
NOTARY PUBLIC FULL NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH \_\_\_\_\_  
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(7)

## AMENDMENT NOTE

THE PURPOSE OF PARTIAL AMENDMENT LOTS 92 & 93, DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION, PLAT "E", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 601291 IS TO COMBINE SAID LOTS 92 & 93 INTO THE NEW LOT 92. THE 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT HAS BEEN MODIFIED TO MEET HURRICANE CITY STANDARDS. NO OTHER CHANGES WERE MADE OR INTENDED.

## DIXIE SPRINGS SUBDIVISION AMENDMENT AND EXTENSION PLAT "E" PARTIAL AMENDMENT "F" (LOTS 92 & 93)

LOCATED IN  
SE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST,  
SALT LAKE BASE AND MERIDIAN  
HURRICANE - WASHINGTON COUNTY, UTAH

DIXIE SPRINGS SUBDIVISION AMENDMENT AND  
EXTENSION PLAT "E", PARTIAL AMENDMENT "F"  
LOCATED IN  
SE 1/4 OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST,  
RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: IF 23168  
DRAWN BY: PJW  
DATE: 6-6-2023  
CHECKED BY: TWS  
SCALE OF SHEET  
HOR SCALE: 1" = 30'  
SHEET  
1  
OF  
1

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20____.	THE HERON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____ A.D. 20____.	APPROVED AS TO FORM, THIS ____ DAY OF ____ A.D. 20____.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS ____ DAY OF ____ A.D. 20____.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____ A.D. 20____ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT, SSD	ENGINEER, HURRICANE CITY	CITY ATTORNEY, HURRICANE CITY	ATTEST: CITY RECORDER HURRICANE, UTAH	NANETTE BILLINGS MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER
					WASHINGTON COUNTY RECORDER