

ORDINANCE NO 2022-08

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-3394-H, H-3394-J-1, and H-3394-B-1-B. FROM RM-2 TO RM-2 PDO

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries,

WHEREAS, the proposed amendment is generally compatible with the current General Plan's map for future use; and

WHEREAS, the proposed amendment is generally in harmony with the overall character of the proposed surrounding development; and

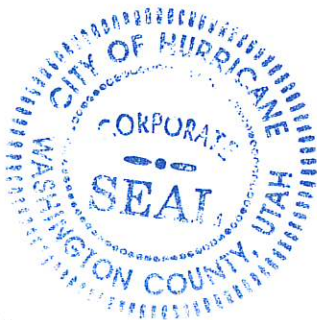
WHEREAS, the Planning Commission gave a positive recommendation to change zoning and allow for the proposed deviation from City standards to allow for single-family units to be closer than 10'; and

WHEREAS, the applicant is not seeking any density bonus with the PDO overlay, but seeking a better design for the project.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT

1. The proposed zone change for parcels H-3394-H, H-3394-J-1, and H-3394-B-1-B from RM-2 to RM-2 PDO is approved.
2. The proposed deviation requested as shown on the attached site plan is approved
3. The proposed site plan is approved with the conditions that the City and property owner agree to a proper abandonment, relocation, and construction of 1100 W as shown on the preliminary site plan.

PASSED AND APPROVED on this 21st day of April 2022.



Hurricane City

Nanette Billings

Mayor

Attest:

Cindy Beteng

Cindy Beteng, City Recorder

PDO SITE PLAN FOR: BENCH LAKE TOWNHOMES

LOCATED IN SECTION 21 T44S, R13W, S11.84M
WASHINGTON COUNTY, UTAH

ADDITIONAL NOTES
STORM WATER CAN BE LOCALLY RETAINED AND DISPOSED ON SITE. THIS IS THE METHOD TO HANDLE STORM WATER.
THERE ARE NO IRRIGATION FACILITIES.
PROPERTY CAN BE SERVED BY HURRICANE CITY AND 45th CREEK SPECIAL SERVICE DISTRICT.
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.
OWNER PLANS TO ALLOW PLACEMENT OF UTILITY INFRASTRUCTURE AND PLACEMENT OF UTILITIES, MANUFACTURING ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.
PROPERTY IS ZONED AS RM-2; MULTI-FAMILY - 10 UNITS PER ACRE.

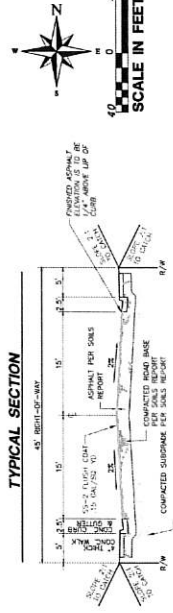
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- SECTION CORNER AS DESCRIBED
- PORTION TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT-OF-WAY
- PROPOSED PUBLIC ROW

SITE DATA

DESCRIPTION	QUANTITY
AREA	81.4
TOTAL STORM BASIN	1.47
TOTAL HOUSING AREA	14.70
TOTAL DEDICATED ROW	5.44

TYPICAL UNIT & SETBACKS



LEGAL DESCRIPTION FOR WEST LOTS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S11.84M; THENCE N 89°52'34" W 700.89 FEET; THENCE N 08°13'09" W 594.11 FEET; THENCE S 89°52'34" E 670.85 FEET; THENCE S 89°52'34" E 7.83 FEET; THENCE N 00°00'00" E 100.00 FEET; THENCE S 89°52'34" E 335.38 FEET; THENCE IN A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1245.00 FEET, HAVING A CHORD BEARING OF 070°04'4" AND AN ARC LENGTH OF 184.48 FEET; THENCE S 07°04'4" E 1329.34 FEET TO THE POINT OF BEGINNING. AREA: 391527 SQUARE FEET OR 8.78 ACRES.

LEGAL DESCRIPTION FOR ROAD DEDICATION WEST:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S11.84M; THENCE N89°52'34" W 674.04 FEET, THE POINT OF BEGINNING; THENCE S 89°52'34" E 670.85 FEET; THENCE S 89°52'34" E 7.83 FEET; THENCE N 00°00'00" E 100.00 FEET; THENCE S 89°52'34" E 335.38 FEET; THENCE IN A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1245.00 FEET, HAVING A CHORD BEARING OF 070°04'4" AND AN ARC LENGTH OF 184.48 FEET; THENCE S 07°04'4" E 1329.34 FEET TO THE POINT OF BEGINNING. AREA: 391527 SQUARE FEET OR 8.78 ACRES.

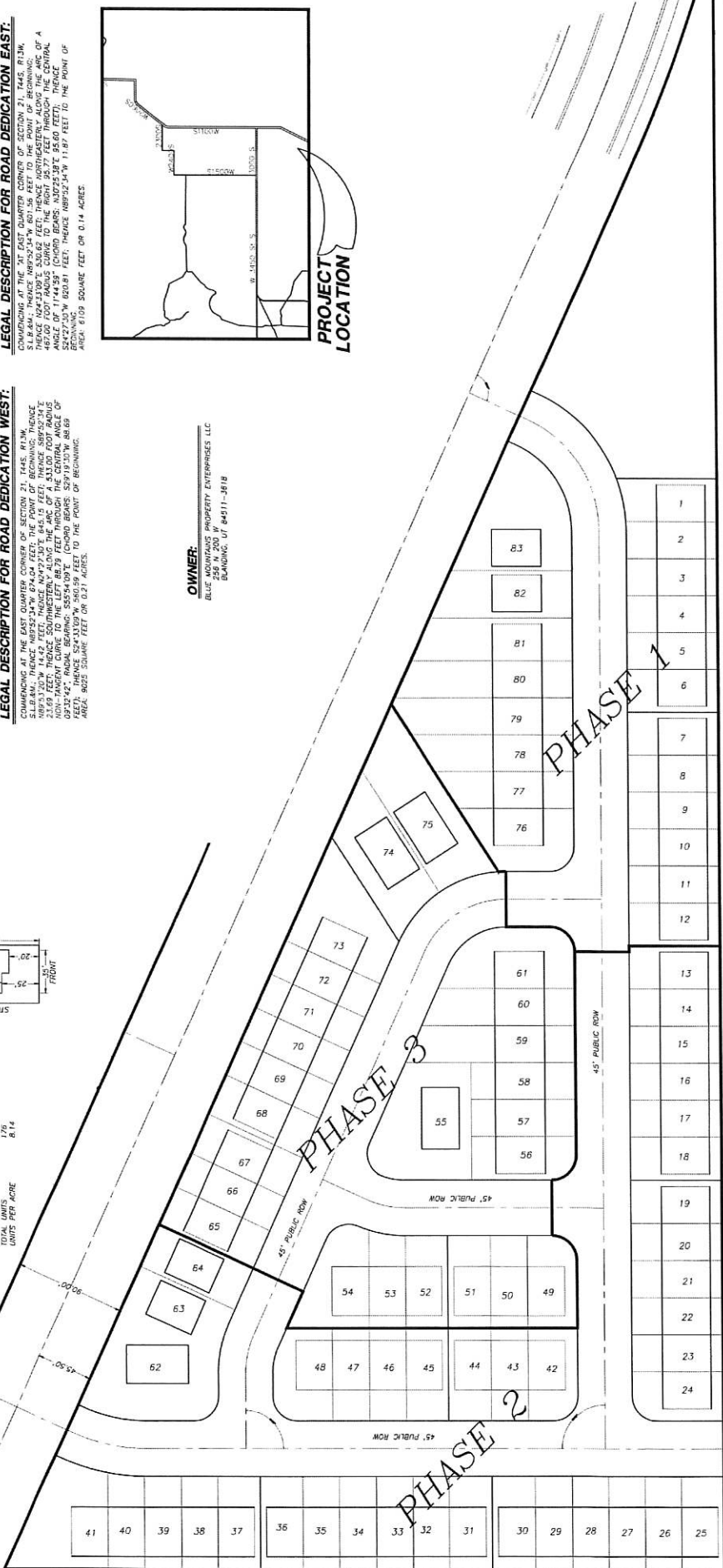
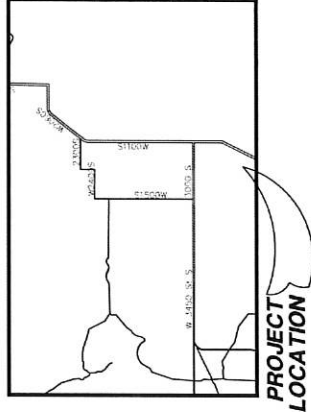
LEGAL DESCRIPTION FOR EAST LOTS:

STARTING AT EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S11.84M, THE POINT OF BEGINNING; THENCE N 89°52'34" W 498.69 FEET; THENCE N 00°00'00" E 100.00 FEET; THENCE S 89°52'34" E 670.85 FEET; THENCE IN A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1245.00 FEET, HAVING A CHORD BEARING OF 070°04'4" AND AN ARC LENGTH OF 184.48 FEET; THENCE S 07°04'4" E 1329.34 FEET TO THE POINT OF BEGINNING. AREA: 391527 SQUARE FEET OR 8.78 ACRES.

LEGAL DESCRIPTION FOR ROAD DEDICATION EAST:

COMMENCING AT THE 3/4 EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S11.84M; THENCE N89°52'34" W 674.04 FEET, THE POINT OF BEGINNING; THENCE S 89°52'34" E 670.85 FEET; THENCE S 89°52'34" E 7.83 FEET; THENCE N 00°00'00" E 100.00 FEET; THENCE S 89°52'34" E 335.38 FEET; THENCE IN A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1245.00 FEET, HAVING A CHORD BEARING OF 070°04'4" AND AN ARC LENGTH OF 184.48 FEET; THENCE S 07°04'4" E 1329.34 FEET TO THE POINT OF BEGINNING. AREA: 391527 SQUARE FEET OR 8.78 ACRES.

OWNER:
BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
258 N. 200 W
BANDUNG, UT 84511-3618



NO.	REVISIONS	DATE	BY

PROVALE ENGINEERING, INC.
Engineers, Land Surveyors, and Planners
2700 South Main Street, Suite 100
Provo, Utah 84601
Phone: (435) 866-8267



PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES
LOCATED IN SECTION 21 T44S, R13W, S11.84M

DATE: 4/14/2021
SCALE: 1"=40'
JOB NO.:
SHEET NO.:
1 OF 2