



City of Hurricane General Plan

“Protect the past, ensure the future”

December 2011

Updated from 1999 General Plan

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Special thanks to
To
Winston & Associates, authors of the 1999 plan

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Chapter 1: Introduction

What Is A General Plan?

A General Plan is sometimes referred to as a "Master Plan" or "Comprehensive Plan". It is a community's general guide for making land use decisions. It usually describes how the community wants to grow, where the community wishes various land uses to take place and what the community wants to look like. In many ways, a General Plan is a reflection of the community's values.

The Hurricane General Plan is intended to provide guidance for both short-term and long-term decisions. The Plan covers areas within the City limits that are currently being developed and redeveloped, as well as areas that will probably not be developed for many years, including areas not yet annexed to the City.

Although the General Plan is not a regulatory document, it can be given great authority. Under Utah law, a community can require that all streets, parks, public buildings, and utilities (public or private) be constructed in conformance with the General Plan. For communities that have adopted such a conformance policy, the General Plan becomes the guide for the Land Use Map. That is, an area that is designated "single family residential" in the General Plan would more easily be approved for a land use map change to single family lots than apartments or a gas station.

Finally, the General Plan is "general" in that the land use designations are approximate; that is, they indicate general intent as "bubbles" that do not necessarily precisely follow existing property lines.

Predictability vs. Flexibility

The City Council and/or the Planning Commission make major land use decisions. Their decisions are generally based on information provided by the applicant, City staff, and public input. Decisions can be made on a case-by-case basis, (occasionally influenced by a vocal public.) In all too many cases, decisions are based on a superficial understanding of the long-term impacts on other properties nearby, or on the City as a whole. (When there is a change in the membership of the Council or Planning Commission, there can be a decided shift in the overall direction and philosophy of the City.)

One of the primary benefits of having a General Plan is the predictability that it brings to land use decisions. With a plan to serve as a guideline, property owners, developers and citizens in general can be less subject to the pressures of special interests or the whims of a changing City Council. Rather than making decisions on a case-by-case basis, a reactive process, the General Plan allows the City to act – to create an overall framework within which to can make consistent decisions, with greater confidence that the cumulative effect of all the individual decisions will lead to the community envisioned by the General Plan.

The message of the General Plan is that the land uses shown have already been debated and ap-

proved by the community and a development proposal that is consistent with the General Plan has a higher probability of success. This is not to say that only the uses shown on the General Plan will be allowed. The Plan should not preclude other good land uses in the community. Indeed, there may be uses and concepts that are superior to the ones adopted here. In such a case, if a landowner or developer wishes to propose something substantially different from the General Plan, the proposal must pass through close scrutiny by the community. The mechanism that assures an orderly review of new proposals is the requirement that the General Plan be amended before the proposal is approved.



How Was The General Plan Developed?

The plan has been developed through a lengthy and involved process that included:

- Consultation with community members such as property owners, farmers, business owners, newcomers, and long time residents
- Work sessions with the Planning Commission and City Council.
- Field trips by the Planning Commission
- Opportunities for residents to make their feelings known via a survey presented on the City website, at Peach Days, and at other events within the City.
- A public hearing and open house
- A community survey



The General Plan is intended for use by City Council members, Planning Commissioners, and all City Departments in making zoning, budgeting, and capital improvement decisions and policy making.

Amending/Updating The General Plan

This plan is an update of the 1999 plan including the 2006 amendment. A General Plan should be updated regularly, with a major change at least every 10 years to incorporate the changing needs of the community. To be an effective guide for decision making, the plan should be kept reasonably current at all times. The process by which the General Plan and land use map may be amended is stipulated in Utah State law, which has been incorporated in the Hurricane City Land Use code.

Chapter 2: A Brief History of Hurricane

(a full history of Hurricane is available on the cityofhurricane.com website)

Pioneer Settlement

The history of Hurricane begins with water. The surrounding communities were losing their land to floods and needed an area to grow and develop. The citizens of these communities formed a group to construct a nine mile long canal along the side of the Virgin River canyon and along the Hurricane Cliffs to provide water for the development of a new community. The community would benefit from the fertile soil on the bench far above the seasonal floods of the Virgin River. It took some thirteen years and many personal hardships and sacrifices to accomplish this purpose. Beginning in 1909 to the late 60's Hurricane was a farming community with fruit orchards, hay, grain, and row crops. The population ranged from 1200 to 1500 until the 1970's. From 1970 to the 2000 there was a dramatic increase in population to approximately 8000 people. By 2010 the population had reached 14,000 and continues to expand, if at a slower pace.

Farming has given way to construction, retail, tourist services, and manufacturing in many areas. Many new residents are transplants from throughout the west, the nation, and the world. They come to enjoy the beautiful cliffs, peaceful fields, and warm dry winters that mark Hurricane as a desirable place to live.

The Hurricane of today encompasses 52 square miles and is home to 14,000 residents. In this desert land water is still the history of Hurricane and will help determine its future.

What makes Hurricane so special? It's the people who live here. Some are those descended from strong pioneer stock. When early pioneers were called to come south and settle Utah's Dixie, only half of those who came, stayed. It is from those hearty, rugged, faithful pioneers who stayed that many present day residents come. Others are those who came to escape the bustle of overcrowded cities and the snow of northern Utah to a place in the fertile valley those pioneers first recognized. All of these wonderful people together make Hurricane a great place to live.

Chapter 3: VISION AND GOALS

The Community's Vision For The Future

In conjunction with this update of the Hurricane General Plan, a number of public meetings were held to identify needs and values of the community with respect to growth and development. Public input received from the General Plan survey suggests a vision for Hurricane that is characterized by the following traits:

- A city with a generally low-profile form of development and uncrowded feel, with ample open space and the desert-type landscape which surrounds the City.
- The hillsides that form the backdrop to the City retain their character and remain mostly undeveloped, and where developed, the homes are located on the lower slopes in such a way that hillside cuts are covered by the dwelling units and for the most part are less noticeable.
- A City that has maintained and enhanced its ties to its pioneer heritage by preserving key historical buildings and promoting a remembrance of the struggles to settle the area.
- A City with shade trees lining the major streets and with well-landscaped commercial centers.
- A City that is relatively crime-free and where one can walk anywhere safely after dark.
- A City where growth is well-managed and new development does not exceed the capacity and services.
- A City that encourages commercial growth in order to provide viable employment for its citizens.
- A City that recognizes its unique resources: amazing outdoor recreation opportunities, the night sky, irrigation water, and viable farm fields and is willing to preserve them for the long term benefit of its citizens.

The Goals And Objectives Of The General Plan

As an aid to implementing the community vision described above, that vision has been translated into a series of policies. Each policy describes general concepts associated with that element of the plan. Goals are then created to implement the policies.

In Hurricane a variety of decisions are made every week concerning roads, sewers, parks, schools, new subdivisions, commercial developments and much more. Individually the decisions may not seem related;

however, the cumulative effect of such decisions has a significant impact on the community and the residents' quality of life. Clearly defined policies provide a means by which a government can focus these many individual actions for the good of the community.



It is anticipated that as time passes and conditions change there will be a need to modify the Policies. Thus, the planning process is one of continually monitoring results and evaluating the relevance of the direction. The polices and even the Mission Statement may be updated by the Council at any time, and will also be reviewed during the next update of the General Plan.



Goal I. Natural Setting

Preserve the natural beauty and features that provide a healthy environment and give Hurricane its unique identity, such as:

The desert landscape,

The natural hillsides that enclose the City and provide a beautiful backdrop, Quail Lake, Sand Hollow Reservoir, and the Virgin River and their riparian wetlands that provide important wildlife habitats and scenery to contrast the developed areas of the City,

Supporting Objectives:

- A. Protect scenic vistas and natural quality of the SR-9 City entries.
- B. Assure that new development preserves ridges, escarpments, river, washes, and other natural features; and provides open spaces for natural and public benefit.
- C. Use the most cost-effective techniques possible to preserve open space for future generations.
- D. Distribute the cost of protecting natural settings fairly among all City residents.

Goal II Economy

Sustain a strong, diverse local economy to provide employment opportunities for Hurricane's residents and to minimize the impact of regional or national employment fluctuations on the Hurricane community.

Supporting Objectives:

- A. Revitalize the downtown area.
- B. Create an environment that will attract new business and employment to Hurricane.
- C. Attract clean, non-polluting industries.
- D. Locate industrial uses convenient to transportation and other services.
- E. Encourages commercial development in "walkable" (pedestrian - oriented) centers.

Goal III. Quality of the Built Environment

Maintain a strong sense of place, quality, image and individual identity for built environments of the City.

Supporting Objectives:

- A. Preserve the small town quality, and rural character of the historic old town.
- B. Promote the preservation and renovation of historic buildings throughout the City.
- C. Guide development in a manner that enhances the qualities that bring both visitors and residents to Hurricane, rather than destroying the very features that make Hurricane unique.
- D. Encourage the preservation of farmland and open pastures that recall the agricultural heritage of Hurricane and could help provide a sustainable source of local food.

Goal IV. Growth

Foster orderly urban growth in ways that are compatible with the character of the community and discourage inefficient use of land (urban sprawl), and at a rate and in locations that allow cost-effective provision of urban services.

Supporting Objectives:

- A. Encourage growth at a level and in areas that can be reasonably sustained by City services and facilities and therefore does not place an undue financial burden on existing residents.
- B. Expand only into growth areas that are visually, economically or geographically related to Hurricane,
- C. Encourage infill development in appropriate locations to efficiently utilize existing urbanized areas.
- D. Establish design standards that preserve and enhance the City's unique character.
- E. Assure that development takes place only with the presence of adequate public facilities to serve the development.
- F. Ensure that new development (including its cumulative impacts) will not create an unfair or inappropriate burden, financial or otherwise, on existing residents.

Goal V. Residential

Provide a variety of housing types in attractive, functional neighborhoods to meet the needs of all income levels.

Supporting Objectives:

- A. Assist in the development and provision of affordable and proportionally priced and sized homes to meet the needs of all community residents and workers, including low and moderate income, large families, persons with disabilities, single parent families, and the elderly.
- B. Encourage development of neighborhoods to emphasize a sense of community.
- C. Encourage small, convenient neighborhood commercial centers throughout the City to reduce the need for cross-town traffic.
- D. Preserve areas for a rural lifestyle consistent with the local heritage.

Goal VI. Transportation

Provide a transportation system that moves people and goods safely and efficiently to and through Hurricane and minimizes negative impacts on adjacent land uses.

Supporting Objectives:

- A. Maintain the through traffic capacity of State Road 9.
- B. Develop alternative traffic ways to and around Hurricane to lessen the dependence on SR 9 for local residents.

- C. Preserve adequate rights-of-way to accommodate future traffic needs.
- D. Anticipate the future needs of alternative travel modes (such as walking, bikes and buses) in the planning and design of streets and developments.
- E. Reduce high speeds and traffic levels through neighborhoods.
- F. Assure that there are airport facilities available to meet the region's needs.

Goal VII. Recreation

Provide a wide range of recreational opportunities, for all ages, in an aesthetically pleasing setting.

Supporting Objectives

- A. Provide a variety of park types and sizes to meet the broadest possible spectrum of recreational needs, distributed to serve all residents with a minimum of overcrowding and overuse.
- B. Assure that future populations will be able to enjoy the acreage of, and accessibility to, park land comparable to that enjoyed by today's residents.
- C. Promote joint development of City/School park sites.
- D. Assure that development impact fees and/or land dedication requirements accurately reflect the true costs to the City of providing parks for its residents.
- E. Provide walking and bike paths/lanes in an interconnected system that links major destinations.

Goal VIII. Public Services

Ensure that public facilities, services and utilities are adequate to meet the needs of present and future residents of Hurricane.

Supporting Objectives:

- A. Update Capital Facilities Plans as needed to provide guidance in construction of public facilities.
- B. Adjust fees as necessary to assure that new developments are paying the total costs of the expansion of utilities and services that will be provided by the City.
- B. Analyze current levels-of-service for City services and set targets to be maintained by future development.
- C. Encourage water and energy conservation.
- D. Coordinate with public agencies regarding the provision of roads and utilities on public lands anticipated to be developed.

Goal IX. Education

As other priorities permit, provide support Washington County School District and Dixie College to provide citizens opportunities for education on all levels

Supporting Objectives:

- A. Assure that school sites are located in such a manner that they provide educational services in convenient and safe locations.
- B. Work with the School District to ensure that schools are designed to minimize negative impacts on surrounding neighborhoods.
- C. Continue to work with Dixie State College to expand programs and facilities in the Hurricane Valley.



Chapter 4: NATURAL AND CULTURAL RESOURCES

Scenic National And Regional Resources

Hurricane is located in a region that includes the largest concentration of natural recreation areas in the contiguous states. The area includes three national parks, two national monuments, two national recreation areas, six state parks, three national forests, and four wilderness areas. Within easy driving distance from Hurricane lie: Zion National Park, Bryce Canyon National Park, Snow Canyon State Park, Lake Powell, the North Rim of the Grand Canyon, and Gunlock Reservoir State Park. Quail Creek Reservoir State Park and Sand Hollow State Park, the regional Confluence Park, and sections of the Virgin River are located within the City boundaries.



Sand Hollow Reservoir

Quail Creek Reservoir

The primary route to Zion National Park is State Road 9, the main thoroughfare through Hurricane. Zion National Park has seen continuous growth in annual visits.

Cultural And Historic Resources

Numerous historic sites provide opportunities to pursue religious, historical, architectural and/or photographic interests. Historic buildings and Landmarks include:

- Old Dixie Hotel
- Bradshaw Hotel
- Graff's Mercantile building
- Various homes throughout the City
- The Hurricane Canal
- Pioneer Heritage Park & Museum



Cultural and Historic Policies:

- A. Hurricane's historic buildings and their settings are an important part of the City's unique identity and should be restored and preserved.
- B. The City encourages adaptive re-use of historic structures so long as their historic qualities can be preserved.
- C. The City encourages making Hurricane's history and historic buildings accessible to the general public, through such means as historic markers, scenic tours, authentic re-creations and enactments.



Sensitive Lands

(Amendment adopted March 16, 2006)

Overview

The City of Hurricane contains a wide variety of landscapes, most of which are highly visible, providing scenery and backdrops that are uniquely Hurricane. These varied and unique landscapes are all considered sensitive lands due to development constraints they create. Sensitive lands in the area include a wide variety of geologic formations such as anticlines, lava flows, cinder cones, rock outcrops, rock falls, washes, and elevated faults. These formations affect the local topography, which varies significantly in elevation from approximately 2800 feet at the Virgin River SR9 Bridge, to over 4100 feet on the Hurricane Cliff to the east overlooking the City. Additionally, but not as readily visible, are other sensitive lands including: expansive and collapsible soils, floodplains, wetlands, and habitat for endangered and threatened species.

Due to the magnitude of sensitive lands in the City and their importance in the physical environment, the General Plan identifies these lands as a means:

- To advise property owners and developers of potential land development risks;
- To aid in determining the best land use for the area;
- To aid in determining the maximum allowed density for residential use;
- To assist in establishing procedures and standards for reviewing development projects, allowing reasonable development of the land without having a significant negative effect on the sensitive lands;
- To identify those areas which should not be developed due to the nature of the sensitivity; and
- To protect property rights through the application of the "takings" review procedure set forth in Section 10-7-21 of the Hurricane Land Use Code.

A sensitive lands inventory has been developed which identifies and maps sensitive lands within the City and adjacent areas, which may be annexed to the City at some future date. The Sensitive Lands Map is included herein as an exhibit and adopted as a part of the General Plan. This inventory provides the basis for applying procedures and development standards to be implemented through the Zoning Ordinance. The base map used for the inventory includes topographic data with 10-foot contour intervals, and a horizontal scale of 1 inch equals 1000 feet. The map was generated from the Washington County Geographic Information Systems (GIS) program. It is a computer-generated map, interpolating USGS topographic map data. While it lacks the accuracy desired for engineering development projects, it reasonably represents the topography of Hurricane, clearly revealing those areas that have sensitive slopes.

The Sensitive Lands Map identifies lands with slope grades of 10 percent or more, and also distinguishes those slopes that are 30 percent or greater. The 10 percent threshold was set at the lower end of the scale, representing the point where the natural grade of the terrain begins to impose some limited development constraints such as increased erosion, steeper streets, and an increase in the need to use cut and fill techniques for roads and building pads. These constraints become more encumbering and invasive as the grade of the slope increases. Slopes with grades of 30 percent and over are considered to be too steep to develop without resulting in significant environmental impacts. If development did occur on these steep slopes, serious safety concerns would arise due to increases in erosion, drainage, ground stability factors, possible rock fall, increased affects of earthquakes, as well as potential auto related hazards resulting from steep street grades. For these reasons development should be avoided on slopes with grades of 30 percent and greater,

and development on slopes with grades between 10 and 29 percent should only occur when impacts have been reduced to acceptable levels through effective design standards.

The following sections discuss the sensitive features of Hurricane's environment and provide policies for their protection and development.

Geologic and Soil Hazard Areas

Hurricane City extends from the top of the Hurricane Cliffs on the East to I-15 on the West, and from the Virgin River on the North to the irrigated South fields and the beginning of the Sands area on the south. There are many geological formations in the Hurricane Valley including the very prominent Hurricane Cliff; three unique Cinder Cones strategically located near the center of the Valley; dramatic red, white and black rock outcrops along the Virgin River; and red sandstone knolls surrounded by large expanses of pink sands to the southwest. The geology of the area is the result of violent earth forming and shaping due to earth movements, faults, volcanic activity and flooding. Reminders of these more violent eras still occur in the form of earthquakes and floods, which still are occasionally experienced locally at lesser intensities. The Utah Geological Survey Map 187, Geologic Map of the Hurricane Quadrangle, Washington County, Utah, provides a detailed description of the geology of the Hurricane area.

Significant geologic conditions in Hurricane include:

- Expansive soils derived from bentonitic shale which adversely affects foundations and soil absorption systems;
- Potential settlement or subsidence due to piping or dissolution of gypsum in soils which may cause foundation settlement or soil collapse;
- Potentially unstable slopes, particularly those slopes underlain by the Moinkopi Formation (Shnabkaib Member) and Chinle Formation (Petrified Forest Member);
- Moderate earthquake hazard due to events on the Hurricane and Grand Wash fault systems, local events on the Washington Fault, or random events unassociated with known surface faulting;; and
- Steep slopes, which due to their steepness represent constraint to construction, and are a potential safety hazard, especially when coupled with earth shaking, rockfall , and erosion potentials.

Expansive Soils: Expansive soils are predominantly located in and near the original Hurricane community. A small area is noted in the vicinity of State Street and 1150 West Streets. The larger area lies south of the present City boundary on both sides of 3450 South, generally west of 2100 West Street. This soil is a Hantz silty clay loam and was created by an old alluvial flood plain. This soil unit has a moderate to high shrink-swell potential. This soil characteristic, while being a constraint to development, can typically be overcome with proper site and foundation engineering.

Collapsible Soils: Collapsible soils are predominantly located westerly of the base of Hurricane Cliff and contain a loosely compacted soil structure and dissolvable minerals. These soils are believed to have been highly water-saturated mudflows that came down the washes of Hurricane Cliff. These mudflows were deep and not well compacted. Upon application of irrigation water the minerals dissolve and soil pore structure is altered resulting in the collapse of the soil. Local experience has indicated these soils can either collapse overnight, or over a longer period of time. The collapse can be significant, creating holes in the ground with depths of 3-6 feet or greater. The extent of collapse no doubt depends on the extent of dissolvable minerals in the soils as well as the manner and extent of irrigation provided. While collapsed soils are noticeable

in the original City area southerly of Gould's Wash, the collapse potential seems greater in the area lying south of 1500 South Street. The greatest potential would likely occur on those soils, which have received little or no irrigation in the past. Like expansive soils, development can occur on these soils but only after thorough on-site soil analysis and engineering. The typical solution includes excavation to a significant depth, re-compaction of the soil, and water leaching. Limited irrigation after construction near buildings is also desirable.

Unstable slopes: These slopes are primarily located in the Virgin anticline area (slopes on either side of Quail Lake and the valley extending to the south). These soils were likely created by ancient flooding and tidelands. They are predominantly located on steep slopes, approaching or exceeding 30 percent or greater grades, and because of their soil composition and steep grades they represent a hazard if developed. Due to their locations in part in the State Park, on other public lands, and on steep slopes, little if any development is anticipated in this area.

Earthquakes: Hurricane is designated as Seismic Category D unless otherwise classified by an engineer under the International Building Code. Hurricane is thus considered an area of moderate seismic hazard. In 1992, a Southern Utah earthquake measuring 6.0 on the Richter scale had its epicenter 10 miles south of Hurricane, in the Washington Fields. The quake caused a landslide in Springdale and minor cracks in older buildings in Hurricane. The earthquake was a reminder of the potential for significant damage and the importance of developing and following geologic hazard safety regulations, such as preventing development on unstable slopes. While many faults exist in the Hurricane area, the most prominent is the Hurricane Fault zone, which is part of the north-trending zone of pronounced seismicity that extends from northern Arizona to western Montana. This fault zone lies at the base of the Hurricane Cliffs. The Cliffs are gradually rising, while the lands to the west of the Cliffs are gradually falling. Just westerly of the Hurricane Fault lies the Volcano Mountain Fault. This fault lies almost midway between the Cinder Cone (Sullivan Knoll) and the Hurricane Cliffs. This fault is poorly understood, and is short, probably 2½ miles or less in length. Protection from earthquakes usually takes the form of setbacks from fault lines, setbacks from ridges and potential areas of rock fall or slides resulting from shaking, and increased structural standards for buildings in the area.

Geologic Hazard Policies:

- A. Land development projects located within or near to identified hazards on the Sensitive Lands Map, should be developed, with the aid of a geologist, soil scientist, or civil engineer, to identify those portions of the project that include geologic and soil hazards.
- B. Areas of geologic or soil hazard should be developed only after demonstration that the hazards will be adequately mitigated, will not cause property damage or unsafe conditions, and will not cause unsightly scars on the land.

Hillside/Steep Slopes

The Hurricane Valley is transected by a number of long, linear syncline/anticline escarpments, generally running north to south. These escarpments are very prominent, ranging from 50 to 200 feet or more in height. They have the effect of dividing the Hurricane Valley into distinctive 'rooms' or compartments, (or communities), which are separate from each other.

The distinctive ridges and cliffs forming the compartments and communities described above, traveling from the west to the east are:

The ridge north of SR9 between I-15 and Old Highway 91/Telegraph Road.

The west and east cliff and ridges of the Virgin Anticline (ridges on each side of Quail Lake and the Purgatory valley to the south).

The lava bluff and ridge west of Sullivan's Knoll (South Cinder Cone).

The Sullivan's Knoll (South Cinder Cone) ridgeline extending southerly.

The Hurricane Cliff.

In addition to this list, the north facing bluff of the Virgin River is also very prominent, although not as visible due to limited accessibility.

Each of the ridges noted above are unique and must be considered individually when attempting to provide a balance between development, and public safety. Public ownership will protect land in some areas, such as the lands and ridges around Quail Lake. In some situations setbacks from the bluffs along with other zoning controls may be necessary to avoid development along ridgelines. Sullivan's Knoll is visible from all directions, and is centrally located in the City. Care should be taken to avoid development of the Knoll, particularly the steeper elements and the ridge.

The Hurricane Cliff is the most prominent feature of the City landscape. This steep cliff has vertical walls, massive washes, varied colors and has had little impact from man-made structures. It is not a good place to locate urban development of any kind due to slopes which are primarily 30 percent or greater, the potential for rock fall, and the fact that it is a significant fault zone.

The north facing bluff along the Virgin River is a prominent land feature. Should future recreation activities be provided within the Virgin River Canyon and the public demand more accessibility, the City should take appropriate steps to preserve the area. Major sections of the Canyon are located in the Red Cliffs National Conservation Area and will remain undeveloped. Standards for development along the Canyon bluff should avoid development in the Virgin River Canyon.

In addition to the above list, there are a few minor cliffs and ridgelines which are worthy of General Plan consideration for public safety purposes but are not as significant as those noted above. These are:

The low bluff along the southeasterly side of the Virgin River south of SR9.

The bluff along the westerly side of Sand Mountain.

The east and west lava bluffs north of SR9, north of Sullivan's Knoll.

Some of the minor ridges noted above can be developed due to moderate slopes but are included as sensitive lands since safety issues are still present. Whenever possible, avoidance of these slopes should be encouraged. Density transfers and transfer bonuses could be used to aid in their preservation.

Hillside/Steep Slope Policies Applicable to all Hillside Areas (areas with slopes having grades of 10 percent or greater):

A. The City should preserve the natural backdrop and visual buffers offered by the steep hillsides in the Hurricane Valley, including ridges, escarpments, cinder knolls and the Hurricane Cliff. These slopes should be left in a natural condition where possible.

B. Development allowed near the natural features described in Policy 1 above, should be designed in such a manner that it is unobtrusive, not drawing attention to the development, but leaving the natural terrain as the primary focus. Design issues may include but are not limited to setbacks, open space easements, building height limitations, architectural design and color limitations, and provisions for design of walls and landscaping.

C. Where hillsides are in private ownership and development rights exist, the impact of development

on steep hillsides should be reduced by allowing the transfer of development rights to non-steep areas of the project site. Density transfers from steep slopes to slopes of less than 10 percent on-site or off-site should be encouraged by allowing transfer bonuses.

D. Slopes of 30 percent or greater should be left undeveloped to protect the natural terrain and reduce hazard potential.

E. It is desirable to retain low General Plan and Zoning densities on hillside areas as a means to reduce the impact of development on the natural terrain. Existing one acre zoning should be retained on hillside areas where slopes are 15 percent or greater.

F. In hillside areas having slopes greater than 10 percent where existing zoning allows lots less than one acre in size, minimum lot sizes should be increased proportionately with increases in slope as a means to reduce grading, increase space between buildings, reduce visual impact and provide a transition to open space on higher ridges.

G. To minimize the impact that development may have on the natural terrain in areas with slopes 10 percent or greater, mitigation measures may also include, but not be limited to:

1. limitations on height of cut and fill slopes and retaining walls;
2. leaving a percentage of the lot undisturbed;
3. re-vegetation of slopes and the use of natural materials and/or colors on retaining walls.

The land developer should provide definitive slope information with a development application – to determine the applicability of many of these policies.

Prior to receiving a permit for essential construction on steep slopes assurances should be provided that the construction area will be restored to a natural appearance that blends with the surrounding condition.

The Planned Development process should be used to modify slope standards when the purposes provided herein are attained.

Architectural controls when required by other policies herein below may include, but are not limited to:

- use of natural colors and materials on exterior surfaces;
- providing building shapes which compliment the profile of the ridge or bluff; and
- shielding of outdoor lighting; and the design of walls and landscaping.

To preserve the long term visual qualities of prominent ridges and bluffs, and to reduce the hazards which are associated with development on or near these steep areas, the following policies shall be applied for each area identified in addition to those provided above:

A. The west facing ridgeline and ridge top north of SR9, east of I-15 and west of Old Highway 91. This area is highly visible from both I-15 and SR9 and contains a relatively steep slope of approximately 25 percent with the ridge elevated about 125 feet above the ground to the west. If amendments to the existing Coral Canyon development plan are approved, the following policies should be considered:

1. Buildings should be setback from the ridge.
2. The westerly slope should be left undisturbed. Use of density and transfer bonuses allowed by standards provided are encouraged.
3. A building height limitation shall be applied adjacent to the west ridge.
4. Architectural controls should be used to blend structures into the ridge.
5. Native landscaping only shall be allowed on the slope area.
6. Road access to ridge top shall only be provided from the easterly side of the ridge.
7. The transfer of densities to portions of the site not visible on the west side from SR9 and

I-15 are encouraged.

B. The Virgin anticline ridge east of the industrial park along Old Highway 91, which is visible from I-15. This ridge is dramatic with 25-30 percent slopes or greater facing to the west. The slope is boulder covered with limited vegetation. The slope is not well suited for commercial or industrial development due to its steepness, with grades ranging from 12 to over 30 percent. Other alternatives to single family uses may be appropriate. For example, it may be possible to construct a multi-story office building on the bottom 1/3 of the slope, with parking provided on the flatter area below the slope. The remaining 2/3 of the slope to remain in open space. Alternatively, this slope could accommodate low-density residential or multi-family use on the lower 1/3 of the slope and open space on the upper 2/3. The following policies should apply:

1. The affected area should have a mixed or alternative use designation on the General Plan land use map.
2. The top 2/3 of the slope below the ridge should be left in open space. (The slope referenced herein means those lands having a grade of 10 percent or greater).
3. Density allowed by existing zoning may be transferred from the top 2/3 of the ridge to the bottom 1/3. The resultant density on the lower 1/3 of the slope should be a mixture of single family attached or detached housing.
4. Multi-family housing may be appropriate on the bottom 1/3 of the slope but the upper 2/3 of the slope should be undisturbed. The density should not exceed 12 units per acre over the bottom 1/3 of the site.
5. Development of the bottom 1/3 of the ridge is intended to occur through the Planned Development process. Standards to be applied through the Planned Development process should include, but not be limited to:
 - Cut, fill and retaining wall limitations;
 - Architectural design, style and color limitations;
 - Building height limits;
 - Landscaping and wall requirements;
 - Access controls and parking requirements; and
 - Clustering of units
6. As the density or intensity of the proposed development increases, the application of these and other standards become more critical as a means to protect the environment of the slope and ridge.

C. The Virgin Anticline ridges on both the west and east sides of Quail Lake and either side of the valley to the south, and south of SR9. Lands on the interior escarpments of the anticline valley are composed of grades of 15 to 30 percent or greater. Much of the interior slopes are located on public lands administered by the State Park system, and lands owned by Washington County. The remaining lower slopes should be developed only upon application of the following additional policies:

1. Generally, areas with 10% grade or more on the top 2/3 of the slope below the ridge should be left undeveloped.
2. Allow for density transfer and bonus from the upper 2/3 of the ridge to the flatter, lower areas.
3. Architectural controls should be applied to blend structures into the ridge.

D. The easterly facing slope of the Anticline abutting the Virgin River on the east. The easterly facing slope of the anticline abutting the Virgin River primarily contains slopes of 30 percent or greater. There are a few areas with small benches and areas of 18 to 30 percent slope. Policies for development in the area with less than 30 percent slope are:

1. Slopes over 10 percent be left undisturbed.
2. Density transfers should be permitted for all portions of the slope.

E. The lava bluff and ridge west of Sullivan's Knoll South of SR9. This bluff runs for over 4 miles in a north/south direction, south of SR9, ranging in height from about 100 feet near SR9, to approximately 250 feet a mile south. Near the south end of the bluff, it turns to an east/west direction for almost a mile and drops to a height of approximately 150 feet. The slope of the bluff generally exceeds 30 percent. The ridge is very pronounced, forming the base of the much higher Cinder Knoll (Sullivan's Knoll to the east, and is very visible from SR9, Sand Hollow Road, and Sand Hollow Reservoir. Being primarily volcanic, the color ranges from light grays to black. The following policies should apply:

1. Buildings should be setback from the top of the ridge.
2. Use of the near edge of the bluff for a trail system is encouraged.
3. Building heights should be limited to single story near the edge of the bluff.
4. Architectural controls should be applied to blend structures, walls, and fences into the ridge.
5. Maintain a low density of 1 to 1.5 units per acre along the edge of the bluff.
6. The bluff should remain undisturbed except , where possible, east-west roads when located in existing draws.

F. South Cinder Cone (Sullivan's Knoll) ridgeline. This ridge follows the circular shape of the Cinder Cone and a ridgeline south of the Cinder Cone for a distance of approximately 1.2 miles. The most pronounced feature is Sullivan's Knoll with an elevation of 4024 feet. The ridgeline then drops significantly to two lower knolls. The first being approximately 3000 feet to the south at an elevation of 3730 feet, and the second an additional 3000 feet to the south at an elevation of 3687 feet. This ridgeline ranges from 287 to 624 feet above the bluff to the west and similar elevation above the Hurricane Fields to the east and south. Being volcanic, the ridge is dark gray to black in color against the skyline, nearly devoid of any vegetation. Slopes below the ridge on the west side are predominantly 30 percent or greater, but are rounded near the top with large areas of 5 percent grade or less. Slopes below the ridge on the east side are not as steep, in the 10 to 20 percent range. Additional policies and standards for this area are:

1. The entire ridgeline including the flatter areas between the ridge and the 30 percent slopes below should be considered as a potential area for public use and acquired by the City if possible. With 360 degree views of the Hurricane Valley, it is an ideal area for a large public natural park of approximately 200-300 acres, with trails, interpretative center, picnic areas and other passive activities.
2. All structures should be located 100 vertical feet below the nearest ridgeline.
3. Architectural controls should be required on both east and west slopes within 2000 feet of the ridgeline to blend structures into the ridge.

G. Hurricane Cliff. This cliff runs the full length of the planning area along the east side of the original community, and due to height and length, it is the most prominent feature of the City landscape, visible throughout the area. This steep cliff has vertical walls, massive washes, varied colors and has had little impact from man-made structures other than SR59, Hurricane Canal, communication towers, and a few residential structures along SR59 in the area described as Hurricane Hill. The cliff south of SR59 is totally natural with a couple residences encroaching significantly upon the base of the cliff. The cliff ranges in elevation from 3800 feet to 4600 feet, or approximately 600 to 1400 feet above the City. Slopes along the entire length typically exceed 30 percent with many vertical walls. Slopes less than 30 percent exist near the foot of the cliff as well as some areas on the top. The entire cliff is the result of the Hurricane Fault, still considered to be active. Much of the area is subject to rock fall from vertical cliffs above. The washes along the edge of the cliff are also massive, with vertical walls forming a funnel for depositing storm water from above the ridge onto the valley below. Additional policies for this area are:

1. The entire Hurricane Cliff with the exception of the Hurricane Hill area should be left undeveloped due to steep cliffs, rock fall areas, numerous fault lines, and erosion hazards.
2. Development should not occur west of the ridgeline above the cliff. Topography is very steep and there are numerous earthquake fault lines in the vicinity. Limited development may be permitted on the ridgeline when the structures are designed to blend into the ridge using significant separation between buildings, limitation on building height, and application of architectural and earth grading standards.
3. Development east of the ridgeline shall be located below the ridgeline.
4. Development at the base of the cliff should be subject to the following additional standards:
 - Architectural controls should be required. Architectural control is needed to blend structures, walls and fences into the natural background of the cliff environment.
 - Structures should not be located in areas of potential rock fall, nor shall they be located on any identified fault.

The Hurricane Hill area (the area on each side of SR59 at the horseshoe curve) should only be developed when the following standards are applied:

1. All structures should be setback from the edge of the bluff.
2. Architectural controls should be required to blend structures, walls, and fences into the bluff environment.
3. As an option to residential development, the site could be developed as a destination resort, complying with the intent of all of the standards noted herein for Hurricane Hill.
4. The density on slopes less than 30 percent in this area should be consistent with the General Plan.

H. Virgin River Bluff, north of SR9. The bluff overlooking the Virgin River along the northerly side of the City ranges from 150 to 250 feet in height, with most of the bluff about 200 feet above the river. Much of the bluff is near vertical with a clear pronounced ridge at the top. This bluff on the south side of the River forms one-half of the canyon following the Virgin River from the Hurricane Cliff on the east to where the canyon widens and the sheer wall disappears near the north end of 3700 West Street. Due to the remoteness of the River canyon, and the limited uses in the Red Cliffs National Conservation Area to the north across the canyon, the bluff is not very visible. However, as Hurricane develops into a larger community, there will be greater interest in accessing the River Canyon for hiking, biking, primitive camping and similar activities. It would be an asset for local residents and visitors as well if it can be acquired or developed with these uses. For these reasons, it is highly desirable to protect the rim of the canyon from urban encroachment, maintaining pristine views from within the canyon to the extent possible.

Policies for this area are:

1. Provide a building setback from the top of the ridge.
2. Encourage the use of the near edge of the bluff for a trail system.
3. Building heights should be limited to single story near the edge of the bluff.
4. The bluff should remain undeveloped with the exception of possible trails.

Floodplains

Floodplains are nature's way of dissipating the energy of the periodic high flow of rivers and washes. As the water rises (as the result of storms or snowmelt) the increased volume and velocity of water puts greater pressure on its banks. In normal conditions vegetation adequately protects riverbanks and trunks, stems and branches slow the water down near the banks, and the soil is held tightly in place by fibrous root systems. Runoff quantities may exceed the capacity of the channel, in which case the river or wash overflows its banks and spills out onto a broad terrace referred to as a floodplain. As the water spreads out, it slows down and its erosive force is greatly diminished. As it slows it also deposits sediment, creating the fertile soils usually associated with floodplains. When floodplains are artificially restricted, such as by filling for development by the construction of levees, the river is not allowed to expand or slow down, and it retains and increases its energy, which results in greater downstream flooding and bank erosion (exceeding the armoring capacity of the bank vegetation), a process that is very difficult and expensive to reverse

The Virgin River is a major source of local flooding, but due to the size of the channel and location for the most part in a remote canyon, flooding has not been a local problem except to industrial development on the west side of the City.

A larger threat to the City is potential flooding of Goulds Wash. FEMA provided Digital Flood Insurance Rate maps for Washington County in 2009 and flood hazard areas along the Virgin River and Goulds Wash are identified.

Additionally, the City has adopted a storm drainage master plan to address concerns with local flooding off developed and undeveloped properties.



Floodplain Policies:

- A. Regulations established in the City's floodplain management ordinance should be strictly enforced.
- B. The City will continue to enforce, and refine when necessary, the current floodplain protection regulations including requiring floodplain development permits..
- C. The City seeks to minimize increased demand for flood storage by:
 - 1. Seeking to increase detention and storage in storm water systems where it will decrease peak flow;
 - 2. Encouraging the creation of new natural detention areas (wetlands, floodable areas) in areas adjacent to appropriate land uses to decrease storm water runoff; and
 - 3. Require new development to limit runoff volumes to pre-development levels.
- D. The City should discourage the channelization of streams and encourage the restoration of natural floodplains and streams.
- E. The City should continue to pursue the creation of a detention structure on Goulds Wash and apply for a Letter Of Map Revision to minimize impacts on existing structures and property owners.
- F. The City should maintain its NFIP participating community status in good standing and take steps to upgrade status in the NFIP



Wetlands

Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands in the Hurricane area are generally associated with the floodplains of the Virgin River, or are the result of springs. In either case wetlands are areas of special environmental concern. They are ground water recharge areas, and support a rich variety of plant species, and are an important source of food and habitat for both fish and wildlife. They also



perform an important function in filtering runoff before it reaches water bodies.

Wetlands are strictly protected by federal law administered by the US Army Corps of Engineers, but they should also receive special planning consideration by the City. Wetlands can provide unique and pleasant

open space opportunities, particularly in a desert environment. It is presumed that wetlands in Hurricane would exist primarily in identified floodplains. Therefore, any project that would potentially affect the floodplain would also be suspect of also affecting potential wetlands, and should be required to provide a wetlands investigation of the site prior to submittal of the project for approval.

Wetland Policies:

1. In accordance with the Federal policy and goal of “no net loss” of wetlands, the City should assure that wetlands are preserved and enhanced. Land use proposals that could have adverse impacts on significant wetlands should be modified to eliminate or adequately mitigate such adverse impacts.
2. The City will work with the Corps of Engineers to obtain advance wetland identification to aid in prevention of wetland encroachment by public or private projects.
3. Land use proposals that appear to be located within a wetland area must obtain clearance from the Corps of Engineers either prior to project approval, or as a condition of project approval, noting that wetlands either will not be affected by the project, or that mitigation has been agreed upon that will protect the wetlands.

Air Quality and Night Skies

The relatively pristine air around Hurricane is another of the community's great natural resources and attractions. Local air quality is excellent and is rated as a category I under the federal clean air standards. The view of the night sky is still excellent in the fringe areas of the city but has been degraded by increasing numbers of street lights, parking lot lights, and house lighting in the more densely populated areas.

Principal sources of air pollution in the Hurricane area are wind blown dust, wood burning, and motor vehicle exhaust.

Air Quality Policies:

1. The City will seek to reduce man-induced dust by restricting the amount of land that may be disturbed at one time (through over lot grading) to the area that can be re-vegetated within the same season.
2. The City will continue to monitor air quality standards set by the State Board of Air Quality and petition for standards particular to Washington County.
3. Burn permits will be required for open burning
4. Lighting policies to limit continued degradation of the night sky will be developed.



Chapter 5: Land Use



Agricultural Uses

The Hurricane City area was developed for agricultural purposes; first with the Hurricane Canal that irrigated approximately 2000 acres, later the Bench Lake area was developed with water from the Hurricane Canal. Much later areas around the Sands area were developed with underground wells. All other areas have been used over the years as winter grazing areas for livestock.

Over the past twenty-five years, agriculture has become less of an economic resource for the community, though it still provides many individuals a means for a portion of their income as well as a beneficial hobby.

Agriculture is important to Hurricane and may become more important in the future as changes in economic and global patterns drive the demand for more locally produced food. Many areas currently in agricultural production are located on soil that is collapsible and is not suitable for other types of development.

Agricultural Policies:

- A. The City encourages and will take all effective measures to permit land-owners to retain land in agricultural use as long as possible, and will provide incentives to retain significant portions of the land as agricultural.
- B. Small orchards, truck farms, and hobby farms as well as larger operations are anticipated to fill needs for local food production.
- C. Working with those property owners that desire it, City will provide Agricultural Protection under the law.
- D. Facilitate low cost water and power to agricultural operations.
- E. Work to limit leapfrog development, which places pressure on existing agricultural projects.
- F. Recognize the advantage to the City in encouraging the food production on collapsible soil areas.



Residential Uses

Maintenance and development of pleasing housing options for present and future City residents is critical to the future of Hurricane City, both economically and socially.

Growth Policies

- A. Hurricane encompasses a large land mass and future population could exceed 140,000 people
- B. Through the General Plan, and all other land use decisions pursuant to it, the character and quality of de-

velopment in Hurricane will be managed to provide the “livability” and quality of life that current residents enjoy.

Density Policies

A. Densities are average densities, intended to encourage a mix of lot sizes and house types



B. Medium and high density housing should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. The medium and high density housing should be located between low density housing and other land uses. Blending of uses can be accomplished by requiring increased setbacks, landscaping, buffers, or other means acceptable to the City.

C. The higher densities should be dispersed throughout the community rather than concentrated in large aggregations.

D. The interiors of downtown district blocks should continue to support infill development as mixed use.

E. Year round residential RV lots used for long term residences as permanent homes, second homes, and snow bird park models should be located in established manufactured home subdivisions clearly designated for that use.

F. Single-family detached housing is expected to continue as the dominant style of residential development

G. The City encourages variety in the housing types in each neighborhood to avoid sameness of appearance. Large developments of single unit type of design should be avoided.

Pedestrian Connectivity Policies

A. Neighborhoods should be designed to provide safe pedestrian connectivity. Options include trails between lots, wider sidewalks, and connections through open space, parks, and common areas.

B. The City recognizes pedestrian connectivity as a way to improve safety and quality of life, enhancing a sense of community, encouraging people to walk and /or bike, and increasing the opportunity for neighbors to interact.

C. Connectivity shall include providing access to adjacent neighborhoods, open spaces, and employment centers.



Affordable Housing

Every community needs housing that is affordable for the elderly, young couples starting out, and anyone who works at a lower paying job in the community. Some communities are discovering that high home prices make it difficult to find people to fill many jobs in the community. The higher density and thus more affordable housing is intended to be scattered throughout the community in small pockets integrated into

each neighborhood rather than single, large enclaves.

Affordable Housing Policies

- A. Each new development should integrate an equitable share of affordable housing. To encourage the inclusion of affordable units, a policy providing a bonus of one additional housing unit for each affordable unit shall be developed to be considered at preliminary plat review, up to 5% of the total number of units.
- B. The affordable units should be finished in such a way as to be similar in appearance to the predominant housing type in the area.
- C. Innovative approaches to provide affordable housing are encouraged.
- D. Projects should suggest plans to maintain the affordability of the units beyond the first occupants or a minimum of a ten year time period.
- E. Well managed and planned manufactured home subdivisions should be encouraged as a way to provide affordable single family housing units.

Downtown District Policies:

- A. Developed and Redeveloped areas should center around a particular theme determined by a Downtown Committee.
- B. A plan to set guidelines for pedestrian friendly walkways, planted medians, historic period lighting, and street 'furniture' shall be developed.
- C. Plan to allow for ample, convenient parking. Shared parking is encouraged.
- D. Encourage and preserve the character of the historic period architecture. Continue to cultivate a sense of pride in the community.
- E. Encourage development of unique shops, restaurants, professional offices, financial institutions along with additional residential options including lofts, apartments, and townhouses.
- F. Provide for distinctive landscaping consistent with a historic period theme.
- G. Encourage and sponsor occasional promotional activities (e.g. farmer's market, Peach Days) to bring people downtown.
- H. Develop a distinctive identity of the downtown area through a unique graphic symbol and name.
- I. This area is intended as a mixed use area and the goal is to create a village atmosphere with sufficient pedestrian and bicycle connectivity to the surrounding neighborhoods.



Commercial Use Policies:

- A. Strip commercial development along collector streets should be avoided. The City will encourage commercial development in clusters or planned shopping centers to minimize the proliferation of strip development. Access management policies shall apply.

B. Neighborhood commercial centers should be encouraged throughout the community at appropriate locations to encourage convenience and reduce the need for cross-town travel.



C. Small, isolated commercial buildings may be considered on a case-by-case basis if the use and building are compatible with the neighborhood. Safe pedestrian access shall be required.

C. The City strongly supports continued use of the downtown district as a viable commercial area

D. The City strongly supports the development of a regional shopping center, auto dealerships, and major retail establishments at critical intersections along SR 9. The future junction of SR-9 and the Southern

Parkway is particularly suitable for this type of commercial development.

E. Commercial uses, other than retail, such as professional, office, financial, wholesale, research and development, technology, and medical are strongly encouraged.

F. The SR-9 Corridor is managed under a Corridor Management Agreement approved by the City and UDOT. Development access policies established in this document shall apply.

G. The City will facilitate landscape agreements for developments that front undeveloped UDOT right of way.

H. The City recognizes the value of RV parks and campgrounds to provide tourist accommodations in the commercial zones.

Planned Community Development/Mixed Use Developments

A. Each planned community or mixed use community shall be tied to a preliminary site plan and a development agreement.

B. Each 500 acre or larger planned community/mixed use developments shall be encouraged to make provisions for sufficient acreage for employment centers that provide commercial and light industrial uses to meet the needs of the planned community/mixed use development. Smaller projects may also make provisions for smaller employment centers, when such sites can be integrated with the residential uses without negative impact.

C. Residential development, with emphasis on affordable units, shall be encouraged above ground floor commercial developments. The units may be permitted if the design of the project can accommodate the additional units, while insuring comfortable and safe environments.

D. When the nature of an employment center could create excessive noise, impacting adjacent residential uses, adequate buffering or noise abatement techniques shall be required. When residential use is provided above a commercial use, noise reduction from the commercial use should be considered in the design of the residential portion of the project.

E. The design of employment centers and related parking areas shall provide ample tree cover to improve

aesthetics and reduce parking lot heat buildup. Employment opportunities should be provided within walking distance to limit the need for excessive parking.

Business/Industrial Uses

Business and industrial uses are important for employment of City residents and as an increased tax base for the development of the community. There are currently 1,200 acres designated for industrial and business uses, about one-third more than projected as necessary by Washington County in the year 2020.



Industrial Policies:

- A. City officials will make conscientious efforts to solicit and encourage non-polluting, high-wage business and industries to locate in the city. This would allow the younger population to live and work in the community rather than move out of the community or travel long distances to earn a living.
- B. Create financial incentives such as reduced or deferred impact fees to make it easier for high quality industries to locate in the city.
- C. Industrial development requiring large outdoor storage or work yards shall be visually buffered from major collector or arterial roads and from residential areas.
- D. Heavy industrial should not be located near residential areas or should be naturally or physically buffered from them.



Chapter 6: Annexation and Growth Management

Future Growth Areas:

Utah Code Annotated Section 10-2-401 et. seq., amended by the State Legislature in 1998, governs annexation of additional territory by municipalities. Subject to the procedural and substantive requirements imposed by state law, Hurricane has identified areas which it will consider for annexation upon request of property owners. As a guide to the orderly and well-planned development of land contiguous to the city's boundaries, the city has also adopted a general policy stating the criteria pursuant to which the city will favorably consider a request for annexation. This policy is expected to be changed from time to time in order to meet changing needs and to reflect the best interests of the community.

Hurricane's general annexation policies are listed below. In order to qualify for annexation to Hurricane, an annexation proposal must meet the standards of state law, as well as those established by the City of Hurricane.

Annexation Policies

The area to be annexed must be contiguous to the boundaries of the City of Hurricane at the time the annexation is approved.

The territory must lie within the area projected for expansion under the City of Hurricane Master Policy Declaration on Annexation.

The territory must not be within the boundaries of another incorporated municipality.

The annexation cannot create unincorporated islands within the boundaries of the City except that, under certain conditions, existing islands or peninsulas within a municipality may be annexed in portions.

If the proposed annexation includes urban development, revenues cannot greatly exceed service delivery costs.

The City of Hurricane will not annex territory without the ability and intent to benefit the annexed area by rendering municipal services in the annexed area.

Part or all of the area to be annexed should be developed for urban purposes, or such development should be anticipated in the near future.

New City boundaries should conform, wherever practical, with natural topographic features such as ridge lines, streams, creeks, or section lines; established streets, highways or other recognized logical boundaries.

New City boundaries, if using a street, road, or highway as a boundary, should include land on both sides of the street, etc. within the boundary.

The annexation of peninsulas which extend into unincorporated areas is discouraged.

Immediately upon the final acceptance of an annexation by the City, police and fire protection will be extended into the annexed area.

Culinary water will be made available to the annexed area. If existing waterlines are inadequate (as determined by the City) or no waterlines are present, the cost of extending adequate water lines shall be paid by the individuals desiring the service.

The development of any subdivision in an annexed area will be regulated by the City of Hurricane Land Use codes.

Municipal electrical power will be extended into the annexed area as determined by the Mayor and City Council upon recommendation of the Hurricane Power Board. The cost of extending adequate power lines shall be paid by the individuals desiring the service.

Prior to granting permission for any construction or development in an annexed area, the City will carefully evaluate access and any potential changes in traffic patterns and flow. Using the General Plan as a guide, the City will require adequate access on streets to efficiently handle anticipated traffic patterns or flow.

The costs of any street improvements shall be paid by those individuals who desire the improvements, or those who propose new development.

Problems encountered as a result of changes in land use shall be solved to the satisfaction of the City by the land owner or developer at his/her expense.

Adequate Public Facilities

The adequacy and availability of public utilities and facilities to support growth is essential. The Hurricane City Council believes as a general principle that growth should "pay its own way" and that infrastructure necessary to support growth must be developed concurrently as the population increases. Although a variety of public facilities and services could be included in the "concurrency" requirement (e.g. parks and recreation, police protection, schools, libraries, etc.) only *power, culinary water, wastewater* and *roads* represent a critical threshold, without which development should not proceed.

Therefore, for a major development project to be approved, basic levels of service ("adequacy") for water, power, sewage treatment and collection, and roads must be available either before or at the time ("concurrency") a development project is completed and ready for occupancy. If these basic infrastructure facilities are not adequate, the proposed development must either be denied or deferred until services are available. In some situations, the developer may be willing to advance a necessary service or facility at his own expense in order to satisfy the "adequacy" requirement.

It is assumed other public services/facilities will be provided through impact fees and/or other governmental revenues in a timely manner that will satisfy public service needs.

The level of service standards for power, culinary water, wastewater and roads will be considered available concurrently with development if one of the following applies:

1. The minimum LOS will be available when building permits will be issued, or
2. The City has made provisions to meet the service demand in a timely manner by either (1) including the service or facility improvement in its capital improvements program, or (2) establishing a Special Improvement District to provide the service or facility, or the developer has entered into a binding agreement guaranteeing that the facilities or services will be available when the impacts of the development.



Transportation

Horrocks Engineering has developed a Transportation Master Plan. This plan has been reviewed by the Planning Commission and is hereby incorporated into the General Plan as an appendix.



Parks, Open Space and Trails



Hurricane City has adopted a Parks and Open Space Master Plan and a Trails Master Plan. These plans are hereby incorporated as appendices to this General Plan.

