



NOTICE AND AGENDA

NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE HILDALE CITY PLANNING COMMISSION AND TO THE PUBLIC, THAT THE PLANNING COMMISSION WILL HOLD A MEETING THURSDAY THE 27TH DAY OF OCTOBER, 2020 AT 320 EAST NEWEL AVENUE, HILDALE, UTAH 84784 AT 6:30 PM MDT.

THE AGENDA SHALL BE AS FOLLOWS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT
5. NEW COMMISSION BUSINESS
 - A. CONSIDERATION AND POSSIBLE ACTION ON TEXT AMMENDMENT TO
 - B. SITE PLAN REVIEW FOR HD-HDIP-37
6. ADJOURNMENT

Space and facilities will be provided at the anchor location so that interested persons and the public may attend, monitor, and participate in the open portions of the meeting. Due to recommendations from the State of Utah and the Centers for Disease Control and Prevention, electronic attendance/participation is strongly encouraged as space at the anchor location will be limited. Those who wish to attend electronically may view video of the hearing on the Hildale City Facebook page, or may login to the meeting via Zoom conference by visiting:

Join Zoom Meeting

<https://zoom.us/j/96082746865?pwd=dVFUTnl4T3dHMlVwSHZFa29DY0hWUT09>

1 669 900 6833 US (San Jose)

Meeting ID: 960 8274 6865

Passcode: 686102

Reasonable Accommodation: Hildale City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Recorder by phone at (435) 874-2323 at least 24 hours in advance if you have special needs.

Agenda items and any variables thereto are set for consideration, discussion, approval or other action. The City Council may, by motion, recess into executive session which is not open to the public, to receive legal advice from the City attorney(s) on any agenda item, or regarding sensitive personnel issues, or concerning negotiations for the purchase, sale or lease of real property. Council Members may be attending by telephone. Agenda may be subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.



Hildale Planning and Zoning Special Meeting October 27th, 2020

Application Type: Final Site Plan

Applicant Name: Gary Tooke

Project Address: 1025? Field Ave

Current Zoning: General Commercial

Proposed Zoning: N/A

Proceeding: Administrative

Approval Authority: Planning Commission

Appeal Authority: Hildale City Council

Summary of Application

The applicant is requesting a final site plan review for a planned development on Field Avenue and Maple Street

Background

The applicant plans to construct a wine tasting room on the north side of his property.

General Planning and Zoning

The General Plan has the lot designated for industrial

Standards for Approval/Denial

1. **Site Development:** The entire site shall be developed at one time unless a phased development plan is approved.
2. **Compliance With Standards:** A site plan shall conform to applicable standards set forth in this chapter and other applicable provisions of this Code. Conditions may be imposed as necessary to achieve compliance with applicable Code requirements.
3. **Agreement; Letter Of Credit:** In order to assure that the development will be constructed to completion in an acceptable manner, the City may require the applicant to enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.

Staff Analysis

1. **Site Development: The entire site shall be developed at one time unless a phased development plan is approved.**
The applicant intends to develop the site all at once.
2. **Compliance With Standards: A site plan shall conform to applicable standards set forth in this chapter and other applicable provisions of this Code. Conditions may be imposed as necessary to achieve compliance with applicable Code requirements.**
The plan includes one item of note in the designated use by the applicant being "Agricultural Sales and Service" which is defined as:



AGRICULTURAL SALES AND SERVICE: An establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.

However, our analysis is that it would more appropriately be an Agricultural Industry:

AGRICULTURAL INDUSTRY: An industry or business involving agricultural products in packaging, treatment, sales, intensive feeding, or storage and the initial processing of agricultural products that is reasonably required to take place in close proximity to the site where they are produced. Typical uses include packinghouses, commercial feed yards, fur farms, commercial milk production, food packaging or processing plants, and commercial poultry or egg production. Slaughterhouses and intensive animal feeding operations are specifically excluded from this definition.

3. Agreement; Letter Of Credit:

The City has yet to require a final site applicant to have a Letter of Credit. This requirement does not have been determined to be inconsistent with the growth mindset of our community and will place onerous requirements on residents and builders.

Staff Recommendation

The staff recognizes the failure of the zoning code to incorporate wineries as it does not fit the use and that the applicant has been very accommodating with the city and its processes. Therefore the city would recommend the planning commission agree to a conditional approval subject to a zone change or text amendment.



Proposal on HCC Zoning Amendment for MANUFACTURING, ALCOHOLIC BEVERAGE

Summary of Proposal

Staff is proposing that the Planning and Zoning Commission and Hildale City Council conder amending sections of the Hildale City Code to include specific definitions for the Manufacture of Alcoholic Beverages.

Background

Gary Tooke has an application for final site plan approval for his winery near the industrial park. Staff recognized that there is not a specific definition defining winery or tasting room in our code. The closest definition that staff could find in our code was not permissible in Commercial Zones. Because it may be more advantageous to clearly define their business and permit it in multiple zones, staff went to work researching and generating a path forward. Mr. Tooke's patience and willingness to invest in our community proved to be a great asset in moving this process forward.

Proposal

The staff is recommending the following items:

1. Inclusion into HCC Section 152-3-4; Definition the following item:

“MANUFACTURING, ALCOHOLIC BEVERAGE: a liquor manufacturing establishment operated by a person in compliance with a current license issued by the State of Utah pursuant to Part 3, Part 4, or Part 5 of Title 32B, Chapter 11 of the Utah Code, as amended.”
2. Considering to refine the above definition of MANUFACTURING, ALCOHOLIC BEVERAGE with two addendums:
 - a. “MANUFACTURING, ALCOHOLIC BEVERAGE (30,000 square feet and under)”
 - b. “MANUFACTURING, ALCOHOLIC BEVERAGE (over 30,000 square feet)”
3. Consideration to include MANUFACTURING, ALCOHOLIC BEVERAGE with or without the above definitions into, but not limited to the following zones:
 - a. “General Commercial” (Mr. Tooke's winery is currently in this zone)
 - b. “Highway Commercial”
 - c. “Planned Commercial”
 - d. “Business Manufacturing Park”
 - e. “Light Industrial”
 - f. “Heavy Industrial”
 - g. “Recreation and Resort”
 - h. “Agricultural”

Standards for Approval

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.

Staff Analysis

1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;

In the General Plan there are two objectives that are directly compatible with the creation of an MANUFACTURING, ALCOHOLIC BEVERAGE definition which are:

2. Grow entrepreneurial activity in general, with a focus on activity that builds off of local economic advantages and harnesses local demographics such as agricultural spin-off industries i.e. cottage industries.
3. Significantly increase the quantity and quality of business and industrial sites.

Additionally, the proposed zones allow for the various applications in which MANUFACTURING, ALCOHOLIC BEVERAGE could be value added without disruption to harmonious living.

Furthermore, with the consideration of the size definition this will allow for the community to weigh in on the size and limit its placement.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

In the zones proposed to the council, when considering the size limit, it will be likely that operations will be harmonious with surrounding structures. (Please see addendum A for zone definitions).

Staff believes that the commercial and retail nature of Mr. Tooke's winery as with other beverage manufacturers easily supports the use for Commercial, Business and Industrial Zones. The staff is proposing that Agricultural zone be included as some wineries, distilleries or breweries include vineyards or farms where they produce and manufacture on the same site. The other zone we are proposing is the Recreation and Resort zone, which may be compatible due to some resorts offering directly manufactured beverages to guests as part of their experience.

3. The extent to which the proposed amendment may adversely affect adjacent property;

As with all text amendments, the legislative process is designed to vet whether the proposed use of MANUFACTURING, ALCOHOLIC BEVERAGE would be consistent with the zones its added to. In Mr. Tooke's case as with many craft breweries and distilleries, operations are small to medium sized and are designed to serve as destination locations or to serve local residents, but we still felt it would be inappropriate for neighborhood commercial due to noise, sound, and traffic hazards which might result

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.

The zones proposed when located within the city's boundaries appears to have all of the support facilities necessary. In places on our periphery, where some services may be unavailable or the



quality is lower, the Council may need to evaluate any proposed zoning changes to specific zones to see if there would be legitimate concerns in the future.

Staff Recommendation

Definition

Staff recommends that the Planning and Zoning Administration Recommend and Hildale City Council adopt one of the following definitions into HCC Section 152-3-4:

<1> “MANUFACTURING, ALCOHOLIC BEVERAGE: a liquor manufacturing establishment operated by a person in compliance with a current license issued by the State of Utah pursuant to Part 3, Part 4, or Part 5 of Title 32B, Chapter 11 of the Utah Code, as amended”

Proposed Permitted Use in Zone

Staff strongly recommends that the Planning and Zoning Administration Recommend and Hildale City Council add “MANUFACTURING, ALCOHOLIC BEVERAGE **30,000 square feet and under**” to the following zones:

- a. “General Commercial” (Mr. Tooke’s winery is currently in this zone)
- b. “Highway Commercial”
- c. “Planned Commercial”
- d. “Business Manufacturing Park”
- e. “Light Industrial”
- f. “Recreation and Resort”
- g. “Agricultural”

Staff recommends that the Planning and Zoning Administration Recommend and Hildale City Council add “HEAVY MANUFACTURING, ALCOHOLIC BEVERAGE **30,000 square feet and over**” to the following zones:

- a. “Heavy Industrial”

GENERAL NOTES

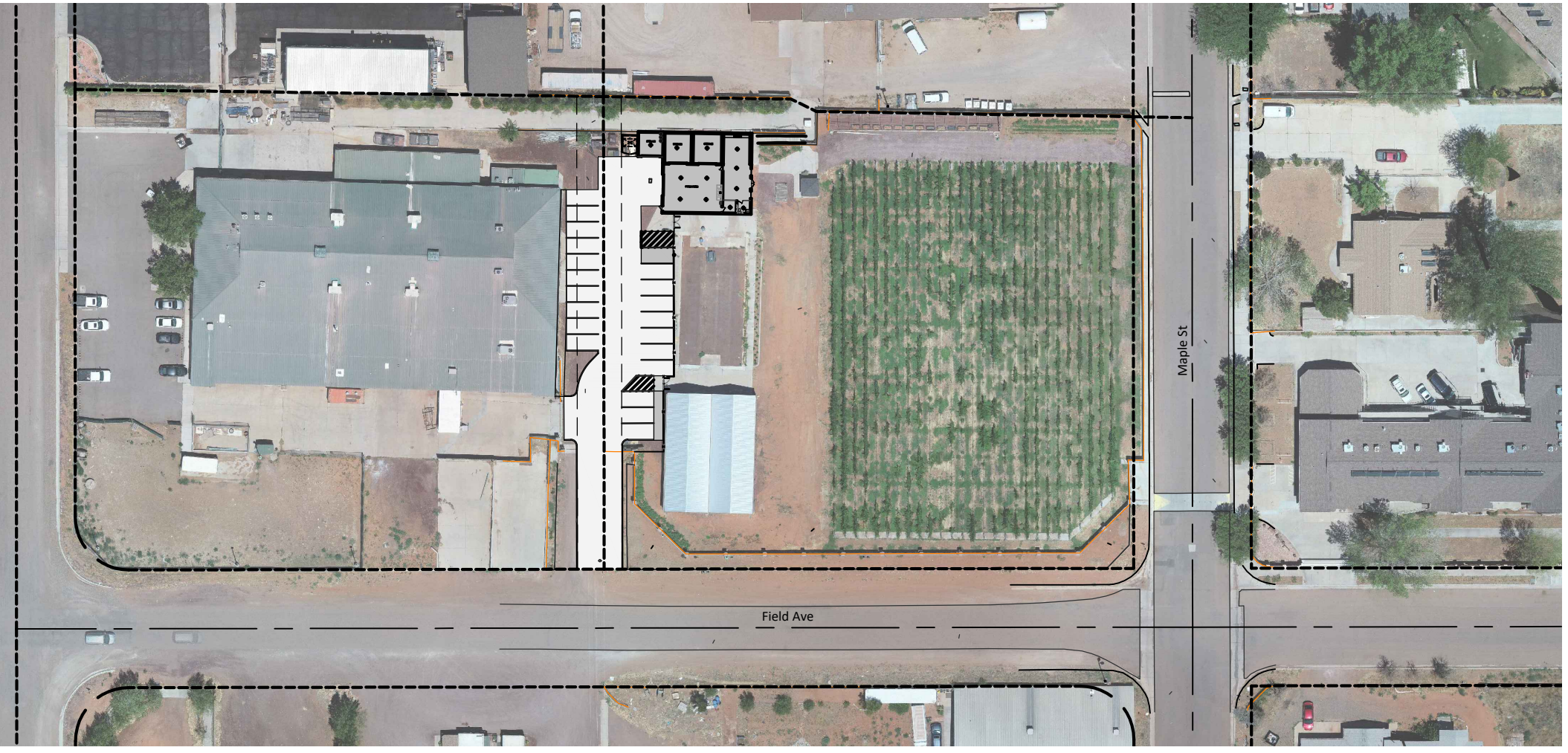
- 1.1 COMPLIANCE
 1. ALL WORK TO CONFORM TO HILDALE CITY STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
 2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
 3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.
 4. ALL CONSTRUCTION SHALL BE CONTAINED ONTO SUBJECT PARCEL. NO STOCKPILING OR CONSTRUCTION ACTIVITY SHALL OCCUR OFF THE APPROVED AREA WITHOUT PRIOR WRITTEN APPROVAL.
- 1.2 PERMITTING AND INSPECTIONS
 1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
 3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.
- 1.3 COORDINATION & VERIFICATION
 1. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
 2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.
 3. CONTRACTOR TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, CABLE TV, GAS, SITE ELECTRICAL PLANS AND ELECTRICAL SERVICE TO THE SITE. CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, CABLE, ETC. TO SITE WITH THE APPROPRIATE UTILITY COMPANY.
- 1.4 SAFETY AND PROTECTION
 1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
 2. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
 3. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS AND PUBLIC.
 4. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
 5. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION.
 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
 7. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
 8. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
 9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS.
 10. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUBMIT A STORM WATER POLLUTION PREVENTION PLAN, IF REQUIRED.
 11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
 12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
 13. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
 14. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- 1.5 MATERIALS
 15. SITE CONCRETE SHALL BE A MINIMUM 4,000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 6% + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. -SEE SPECIFICATION
 16. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/4 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
 17. CONCRETE WATERWAYS, CURB WALLS, MOWSTRIPS, CURBS AND GUTTER, ETC. WILL TYPICALLY BE SCORED 1/4 THE DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS AT EQUAL SPACING NOT TO EXCEED 50 FEET.
 18. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
 19. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE SHALL BE SUPPORTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION.
 20. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
 21. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
 22. ASPHALTIC SHALL BE A MINIMUM 2-1/2" OVER 6" OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. -SEE SPECIFICATIONS IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT
 23. ASPHALT COMPACTION SHALL BE A MINIMUM 96% (MARSHALL DESIGN).
 24. SURFACE COARSE SHALL BE 3/4" MINUS. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANY PAVING SCHEDULE.
 25. AC PAVEMENT TO BE A 1/4" ABOVE LIP OF ALL GUTTER AFTER COMPACTION.
 26. THICKNESSES OVER 3" WILL BE LAID IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINUS DESIGN.

- 1.6 GRADING / SOILS
 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH BY REFERENCE ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS, OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND THESE PLANS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
 3. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
 4. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
 6. ALL EXISTING VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.
 7. THE CONTRACTOR SHALL PROVIDE A TEMPORARY TRASH ENCLOSURE ON SITE DURING ALL CONSTRUCTION ACTIVITIES TO CONTAIN DEBRIS AND PREVENT AIRBORNE LITTERING OFFSITE.
 8. A WATER TRUCK SHALL BE USED ON SITE TO WET DOWN ALL EARTHWORK AND TO CONTROL AIRBORNE PARTICLES.
- 1.7 UTILITIES
 1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
 2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES WITHIN THE HIGHWAY RIGHT-OF-WAY SHALL CONFORM TO UTAH ADMINISTRATIVE RULE R930-6, "ACCOMMODATION OF UTILITIES AND THE CONTROL AND PROTECTION OF STATE HIGHWAY RIGHTS OF WAY".
 3. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FOR THE REQUIREMENTS.
 4. CONTRACTOR MUST START AT LOW END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO CHECK THE FLOW FROM THE LOWEST POINT IN BUILDING TO THE FIELD VERIFIED CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
 5. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
 6. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 7. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY SEWER DISTRICT STANDARDS AND SPECIFICATIONS.
 8. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 9. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
 10. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUDED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
 11. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
 12. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.
 13. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE WATER SYSTEM.
 14. POWER NOTES
 1. DEVELOPER IS RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
 2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
 3. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF TO BE PER GARKANE ENERGY SPECIFICATIONS.
 4. EASEMENTS TO BE SIGNED OVER TO HILDALE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
 5. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
 6. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
 7. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY GARKANE ENERGY.
 8. THE ENTIRE JOINT TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
 9. IMPACT FEES TO BE COLLECTED BY GARKANE ENERGY. IMPACT FEES TO BE CHARGED ARE BASED OFF SERVICE MAIN SIZE. CONTACT GARKANE ENERGY REGARDING IMPACT FEE QUESTIONS.
 10. METERS SHALL NOT BE LOCATED IN FENCED AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIME.
 11. DEPENDING ON TRANSFORMER LOCATION, TRANSFORMER MAY NEED BOLLARDS TO PROTECT IT FROM TRAFFIC. CONTACT GARKANE ENERGY REGARDING TRANSFORMER PROTECTION.
- 1.8 SURVEY CONTROL
 1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
 2. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES OF ALL PROPERTY CORNERS.
 3. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
 4. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.
- 1.9 AMERICAN DISABILITIES ACT
 1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
 - *ROUTES SHALL HAVE A 2.00% (1:50) MAXIMUM CROSS SLOPE.
 - *ROUTES SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
 - *RAMPS SHALL HAVE A 8.33% (1:12) MAXIMUM RUNNING SLOPE.
 2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
 3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

WATER CANYON WINERY

SITE CONSTRUCTION PLANS

HILDALE, UTAH



PROJECT INFORMATION

BOUNDARY DESCRIPTION

LOT 37, HILDALE INDUSTRIAL PARK AMD, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 33, T43S, R10W, SLB&M, HILDALE, WASHINGTON COUNTY, UTAH

CONTAINS 1.76 ACRES

TOPOGRAPHY

TOPOGRAPHY GENERATED BY THE SITE SURVEY PERFORMED BY EXCEL DESIGN ASSOCIATES ON JULY 29, 2020.

OWNER:

MR. GARY TOOKE
PO BOX 651
ST GEORGE, UT 84771

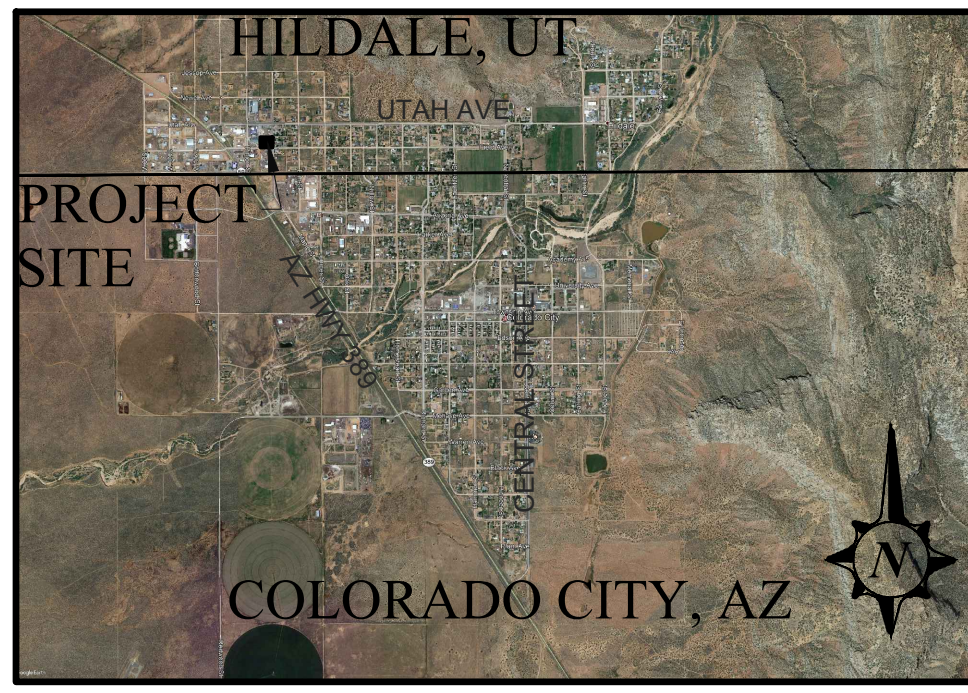
SITE DATA:

EXISTING ZONING: GENERAL COMMERCIAL
PARCEL NUMBER: HD-HDIP-37
PARCEL AREA: 1.76 ACRES
TOTAL PARCELS: 1

SETBACKS:

FRONT: 20'
REAR: 0'
SIDE: 0'
STREET SIDE: 20'

PROJECT VICINITY



PARKING SUMMARY:

REQUIRED: AGRICULTURAL SALES AND SERVICE

4 SPACES, PLUS 1 SPACE PER EMPLOYEE ON HIGHEST EMPLOYMENT SHIFT

REQUIRED PARKING: 6
PROVIDED PARKING: 11

ADA PARKING REQUIRED: 1 W/ VAN ACCESSIBLE ISLE
ADA PARKING PROVIDED: 1 W/ VAN ACCESSIBLE ISLE

FEMA FLOOD DESIGNATION:

THIS SITE IS NOT LOCATED IN A FLOOD ZONE PER FEMA MAP #49053C1165G.

LAND USE SUMMARY:

PROPOSED STRUCTURES: 1
PROPOSED STRUCTURE AREA: 2,470 SQ.FT.
STRUCTURE HEIGHT: 27' 6-1/2"

UTILITY PROVIDERS

WATER	HILDALE / COLORADO CITY UTILITIES
SEWER	HILDALE / COLORADO CITY UTILITIES
ELECTRIC	GARKANE ENERGY COOPERATIVE
TELEPHONE	SOUTH CENTRAL COMMUNICATIONS
GAS	HILDALE / COLORADO CITY UTILITIES
REFUSE	HILDALE / COLORADO CITY UTILITIES
LANDFILL	ARIZONA STRIP LANDFILL CORPORATION (9.6 MILES)
FIRE DISTRICT	COLORADO CITY FIRE DEPARTMENT



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



WATER CANYON WINERY
MR. GARY TOOKE
FIELD AVENUE
HILDALE, UTAH
LOCATED IN THE S.E. 1/4 OF SEC. 33, T.43S, R.10W, SLB&M

REVISIONS

REV.	DATE	DESCRIPTION
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▲		
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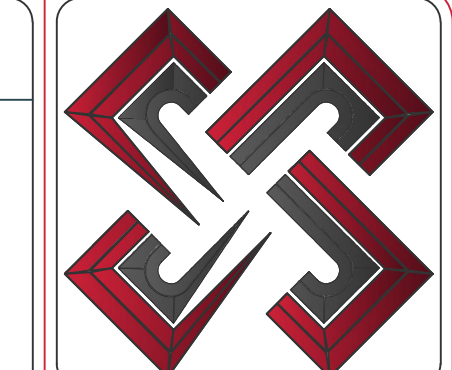
PROJECT NO:	06-100-05
CAD DWG. FILE:	06-100-05 SITE
DRAWN BY:	CWH
DESIGNED BY:	CWH
FIELD CREW:	
CHECKED BY:	
DATE:	7/20/20

SHEET TITLE:
CIVIL COVER SHEET

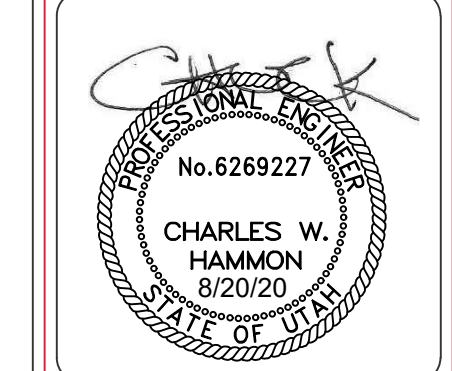
C-1.1
SHEET: 1 OF 4

ABBREVIATIONS LEGEND

AC	ACRE	EX	EXISTING	NTS	NOT TO SCALE	ROW	RIGHT-OF-WAY	T	TOWNSHIP
B&C	BAR & CAP	FFE	FINISHED FLOOR ELEVATION	OG	ORIGINAL GROUND	SLB&M	SALT LAKE BASE & MERIDIAN	TBC	TOP BACK OF CURB
BM	BENCHMARK	FG	FINISHED GRADE	PC	POINT OF CURVATURE	S	SOUTH	TOA	TOP OF ASPHALT
C	CENTERLINE	FT	FEET	PCC	POINT OF COMPOUND CURVE	SAD	SEE ARCHITECTURAL DRAWINGS	TOC	TOP OF CONCRETE
CP	CONTROL POINT	HDPE	HDPE	PI	POINT OF INTERSECTION	SS	SANITARY SEWER	TOS	TOP OF SIDEWALK
CU FT	CUBIC FOOT	HW	HIGH WATER	PRC	POINT OF REVERSE CURVE	SD	STORM DRAIN	TOW	TOP OF WALL
CU YD	CUBIC YARD	HWY	HIGHWAY	PT	POINT OF TANGENCY	SEC	SECTION	TRANS	TRANSFORMER
CONC	CONCRETE	IE	INVERT ELEVATION	POC	POINT OF CONNECTION	SPEC	SPEC	U.N.O.	UNLESS NOTED OTHERWISE
CONST	CONSTRUCTION	IRR	IRRIGATION	PWR	POWER	SQ	SQUARE	WTR	WATER
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	P	PROPERTY LINE	SQ FT	SQUARE FEET	WV	WATER VALVE
DIA Ø	DIAMETER	MAX	MAXIMUM	PVC	POLYVINYL CHLORIDE PIPE	SQ YD	SQUARE YARD	W	WEST
E	EAST	MIN	MINIMUM	R	RANGE	STA	STATION		
EOA	EDGE OF ASPHALT	MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE	STD	STANDARD		
ELEV	ELEVATION	N	NORTH	REV	REVISION	STM	STORM		



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HILDALE, UTAH
LOCATED IN THE S.E. 1/4 OF SEC. 33, T.45S, R.10W, S1&8M

REVISIONS	
REV.	DESCRIPTION

PROJECT NO: 06-100-05
CAD DWG. FILE: 06-100-05 SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 7/30/20

SHEET TITLE:
EXISTING CONDITIONS SHEET

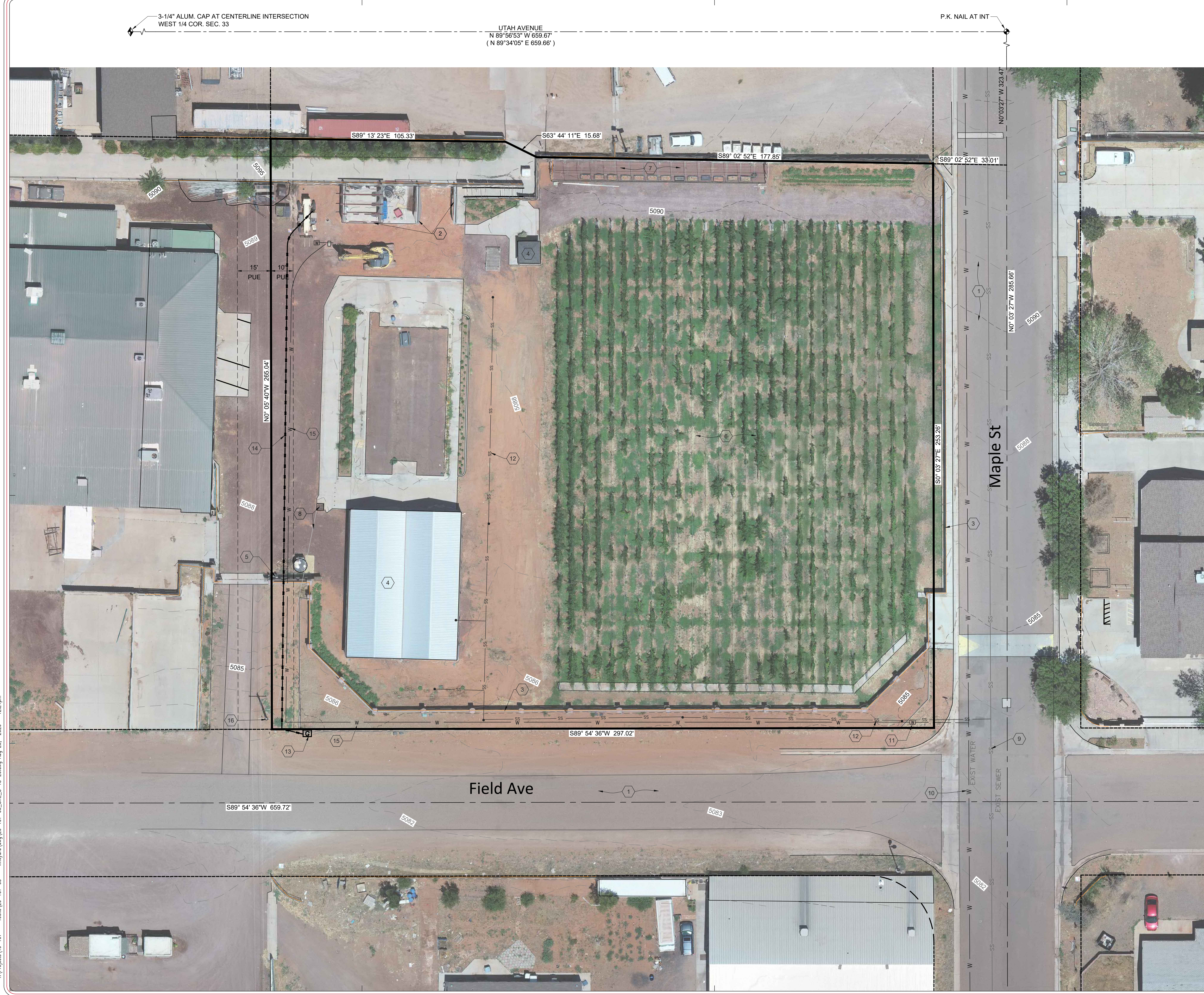
C-1.2
SHEET: 2 OF 4

SITE PLAN NOTES

- RECORDED PLAT SHOWS 15' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG PUBLIC STREETS AND ALLEY AS WELL AS 12.5' PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENTS ALONG INTERIOR LOT LINES.
- PROJECT INCLUDES PARCELS HD-SHCR-6-24 AND HD-SHCR-6-32. APPLICANT INTENDS TO COMBINE THE TWO LOTS INTO ONE PARCEL AND ELIMINATE THE INTERIOR LOT LINE AND EASEMENTS.
- THE EXISTING FENCE BETWEEN PROJECT BOUNDARY AND SOUTH ADJACENT LOT 31 IS 5 FEET NORTH OR PROPERTY LINE. APPLICANT INTENDS TO REMOVE AND REPLACE FENCE AT PROPERTY LINE.

KEY NOTE LEGEND

- ① EXISTING ASPHALT
- ② CONCRETE FOUNDATION WALLS
- ③ EXISTING PRECAST CONCRETE WALL
- ④ EXISTING STRUCTURE
- ⑤ EXISTING GATE
- ⑥ VINEYARD
- ⑦ PLANT GROW AREA
- ⑧ EXISTING STORM DRAIN BOX & PIPE
- ⑨ EXISTING SEWER
- ⑩ EXISTING WATER
- ⑪ EXISTING WATER METER
- ⑫ EXISTING 4" SEWER LATERAL
- ⑬ EXISTING GAS METER
- ⑭ EXISTING GAS SERVICE LINE
- ⑮ EXISTING WATER SERVICE LINE
- ⑯ EXISTING POWER POLE & OVERHEAD POWERLINE



T:\Projects\19-107 --- Tooke\20-107-03 --- Vineyard.dwg 20-107-03 SITE_8-16-20.dwg Aug 25, 2020 - 12:27 pm

3-1/4" ALUM. CAP AT CENTERLINE INTERSECTION
WEST 1/4 COR. SEC. 33

UTAH AVENUE
~ BASIS OF BEARING ~
N 89° 56' 53" W 659.67'
(N 89° 34' 05" E 659.66')

P.K. NAIL AT INT

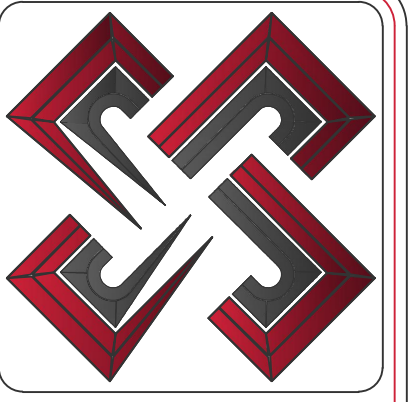


SITE PLAN NOTES

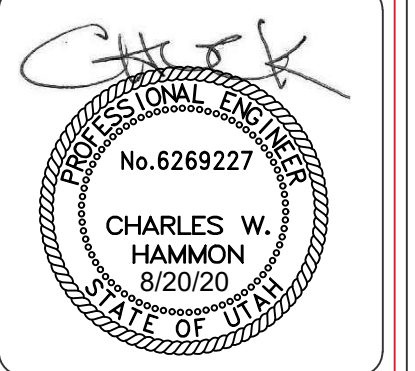
1. ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND / OR STENCILS. ROAD LINES, PARKING STALL AND ISLAND STRIPING SHALL BE 4 IN. WIDE AND SHALL BE STRAIGHT WITH A "CLEAN" EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
4. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEY NOTE LEGEND

- ① PROPOSED STRUCTURE TO BE BUILT OVER EXISTING CONCRETE FOUNDATION AND WALLS. SEE BUILDING PLANS.
- ② 4" CONCRETE PAVEMENT OVER 6" AGGREGATE BASE COURSE MATERIAL OVER PROPERLY PREPARED SUBGRADE
- ③ ADA ACCESSIBLE PARKING WITH ADA PARKING SIGN ATTACHED TO PROPOSED FENCE
- ④ CINDER DRIVE ISLE AND PARKING
- ⑤ 5' CONCRETE SIDEWALK
- ⑥ REMOVE EXISTING GATE AS NEEDED TO DRIVE ISLE CLEARANCE
- ⑦ SITE FENCE
- ⑧ DOUBLE GATE



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REVISIONS

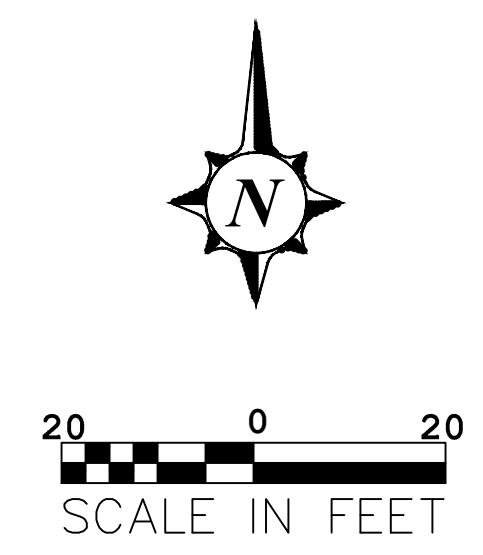
REV.	DATE	DESCRIPTION
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PROJECT NO: 00-100-05
CAD DWG. FILE: 00-100-05_SITE
DRAWN BY: CWH
DESIGNED BY: CWH
FIELD CREW:
CHECKED BY:
DATE: 7/30/20

SHEET TITLE:

SITE PLAN

C-2.1
SHEET: 3 OF 4



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GRADING & DRAINAGE PLAN NOTES

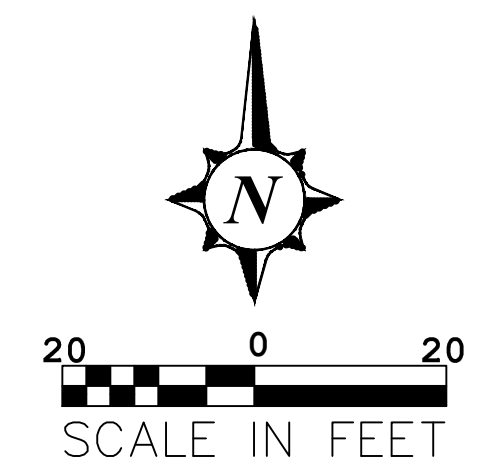
1. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.
2. ALL SPOT GRADES TO TOP OF ASPHALT UNLESS OTHERWISE NOTED.
3. THE VERTICAL BENCHMARK FOR THIS PROJECT IS THE CENTERLINE MONUMENT (FOUND NAIL) AT THE INTERSECTION OF UTAH AVE & MAPLE ST. VERTICAL ELEVATION IS 5109.85 FEET, NAVD 88.

UTILITY PLAN NOTES

1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS, AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO HILDALE CITY STANDARDS AND SPECIFICATIONS.
3. COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
5. NEW WATER LINES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS C200-86, AND ANY LOCAL RESTRICTIONS. WATER LINES SHALL BE INSTALLED 4" (MIN.) BELOW FINISH GRADE FOR FROST PROTECTION.
6. FOR WORK PERFORMED WITHIN THE RIGHT-OF-WAY, A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
7. ALL EXCAVATIONS AND BACKFILL SHALL CONFORM TO HILDALE CITY STANDARDS AND SPECIFICATIONS.
8. 14 GAUGE WIRE SHALL BE TAPED TO THE BOTTOM OF ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
9. ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND-PIPE INDICATOR.
10. FIRE FLOW REQUIREMENTS FOR PROPOSED BUILDING IS 1,500 GALLONS PER MINUTE FOR 2 HOURS.

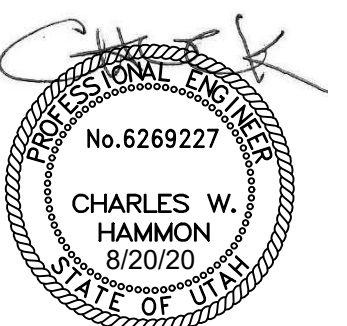
KEY NOTE LEGEND

- ① EXISTING GROUND SURFACE CONTOUR
- ② EXISTING WATER METER & WATER SERVICE LINE
- ③ EXISTING 4 INCH SEWER SERVICE LINE
- ④ EXISTING GAS SERVICE METER. TWO GAS SERVICE LINES CURRENTLY CONNECT TO ONE GAS METER. INSTALL ADDITIONAL GAS SERVICE METER AND CONNECT EACH SERVICE LINE TO INDIVIDUAL METER.
- ⑤ EXISTING GAS SERVICE LINE
- ⑥ CONNECT TO EXISTING 8" PVC STORM DRAIN PIPE WITH CLEANOUT AND EXTEND NEW 8" PVC DRAIN PIPE ALONGSIDE DRIVEWAY UNTIL DAYLIGHT AT PROPERTY LINE
- ⑦ REMOVE AND REPLACE POWER POLE. COORDINATE WITH GARKANE ENERGY.
- ⑧ EXTEND EXISTING GAS SERVICE LINE TO PROPOSED BUILDING



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FIELD AVENUE
HILDALE, UTAH

LOCATED IN THE S.E. 1/4 OF SEC. 33, T43S, R10W, S18&M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 00-100-05
 CAD DWG. FILE: 00-100-05_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 7/30/20

SHEET TITLE:
GRADING & UTILITY PLAN

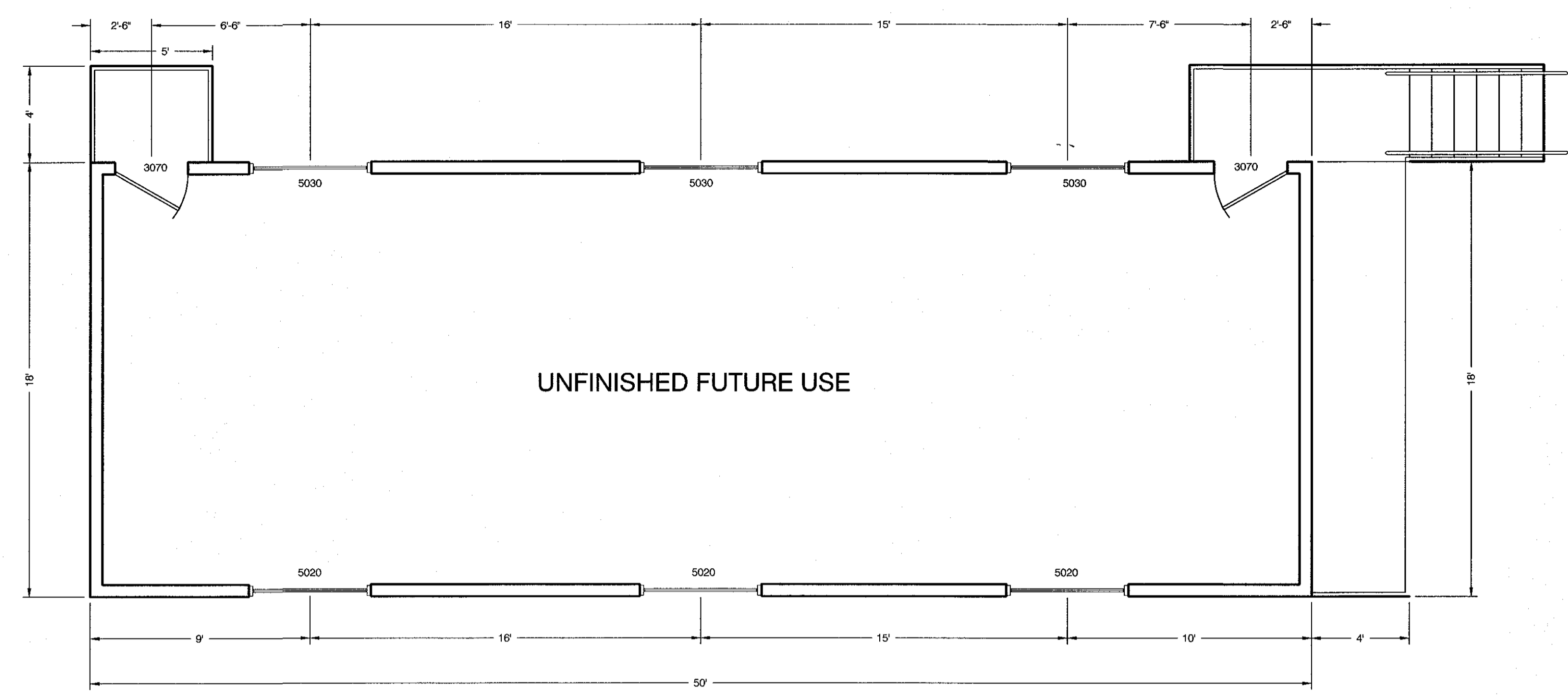
C-3.1
 SHEET: 4 OF 4

5/12/2020
 DATE:
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 JOB NUMBER:
 1/4" = 1'-0"
 SCALE:
 J.J.M.
 DRAWN:
 CHECKED:

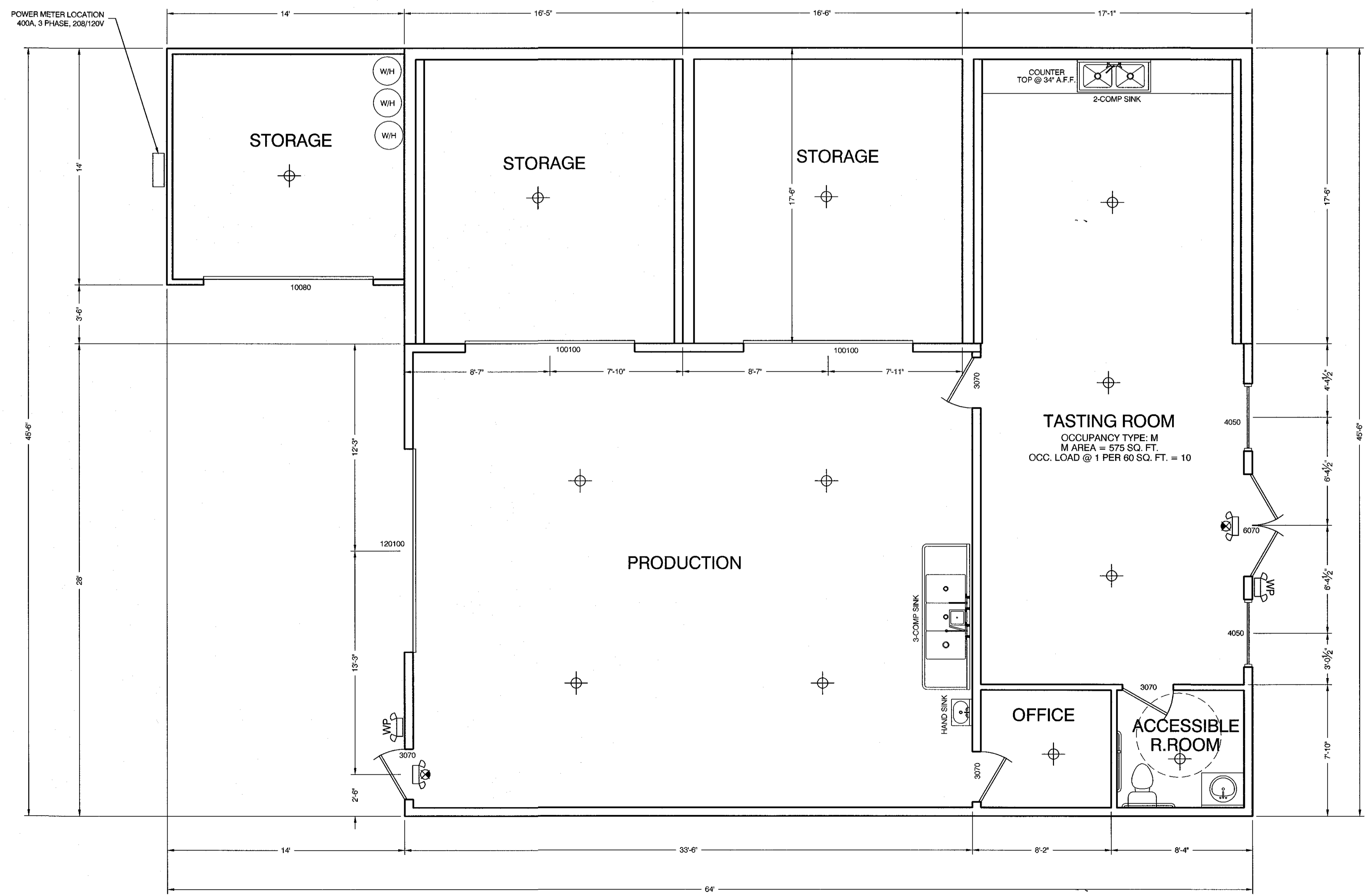


73 EAST 100 SOUTH
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FLOOR PLANS
 THE VINEYARD TASTING ROOM
 FIELD AVENUE & MAPLE STREET
 HILLDALE UTAH, 84784



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" BUILDING AREA: 900 SQ. FT.



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0" BUILDING AREA: 2,470 SQ. FT.

LIGHTING FIXTURE LEGEND

SYMBOL	TYPE	WATTAGE	DESCRIPTION
WP	A	.1	WEATHER PROOF EMERGENCY LIGHTING (90 MINUTE MINIMUM)
WP	B	.1	INTEGRATED LIGHTED EXIT SIGN WITH BATTERY BACKUP & EMERGENCY LIGHTING (90 MINUTE MINIMUM)
⊙	C	50	PENDANT LIGHT, LED, FIXTURE TO BE ±8" A.F.F.

DRAWINGS INDEX

A2.1	FLOOR PLANS
A4.1	EXTERIOR BUILDING ELEVATIONS
S1.1	STRUCTURAL NOTES
S2.1	FOOTING & FOUNDATION PLAN
S3.1	MAIN FLOOR WALL FRAMING PLAN
S3.2	LOW ROOF & FLOOR FRAMING PLAN
S3.3	UPPER FLOOR WALL & HIGH ROOF FRAMING PLANS
S8.1	STRUCTURAL DETAILS

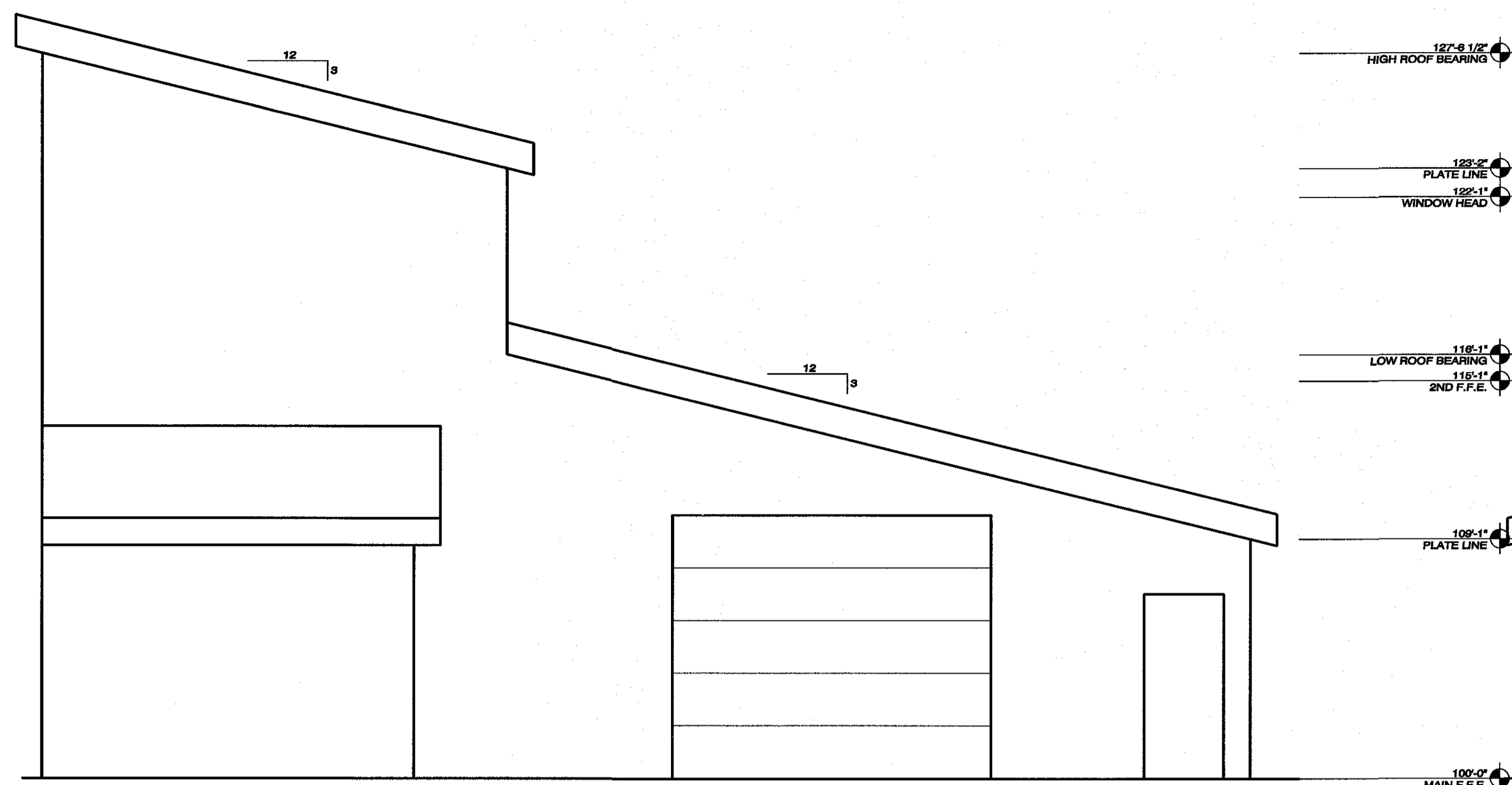
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 SCALE:
 J.J.M.
 DRAWN:
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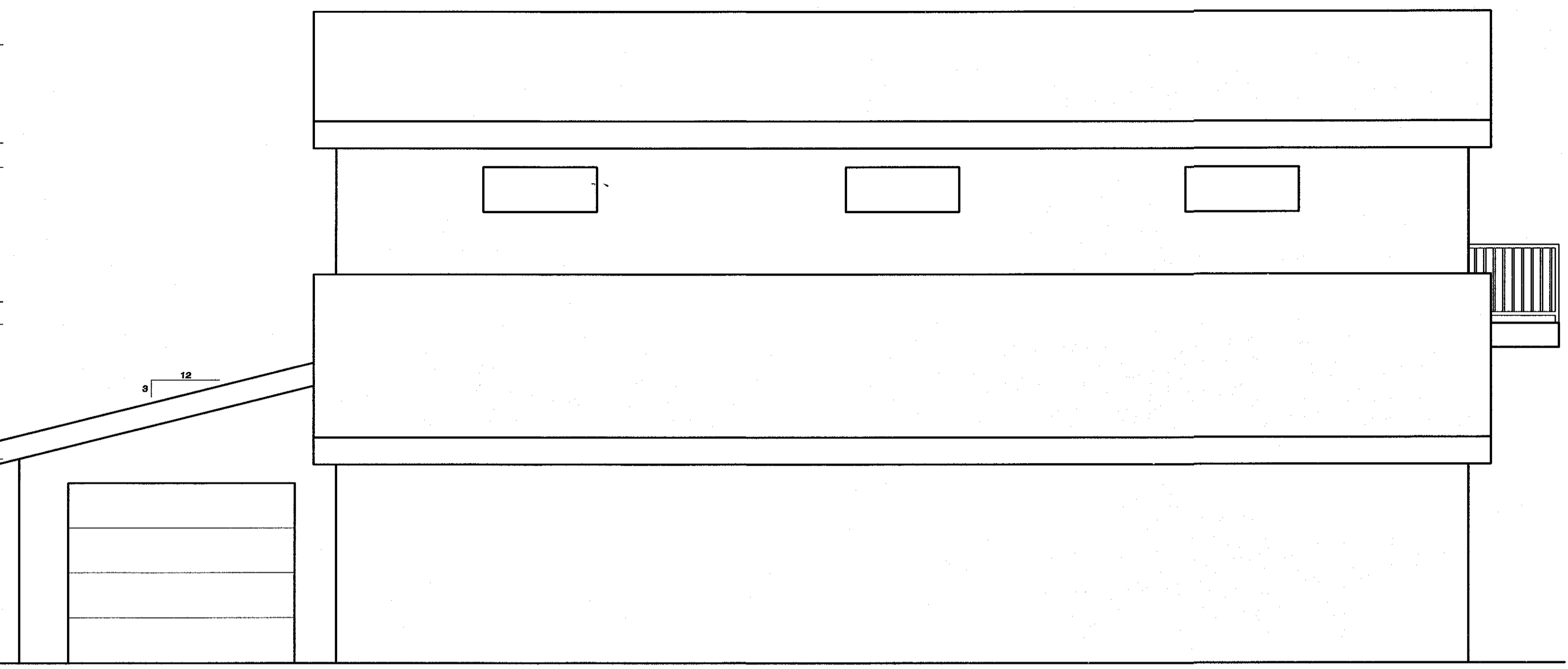
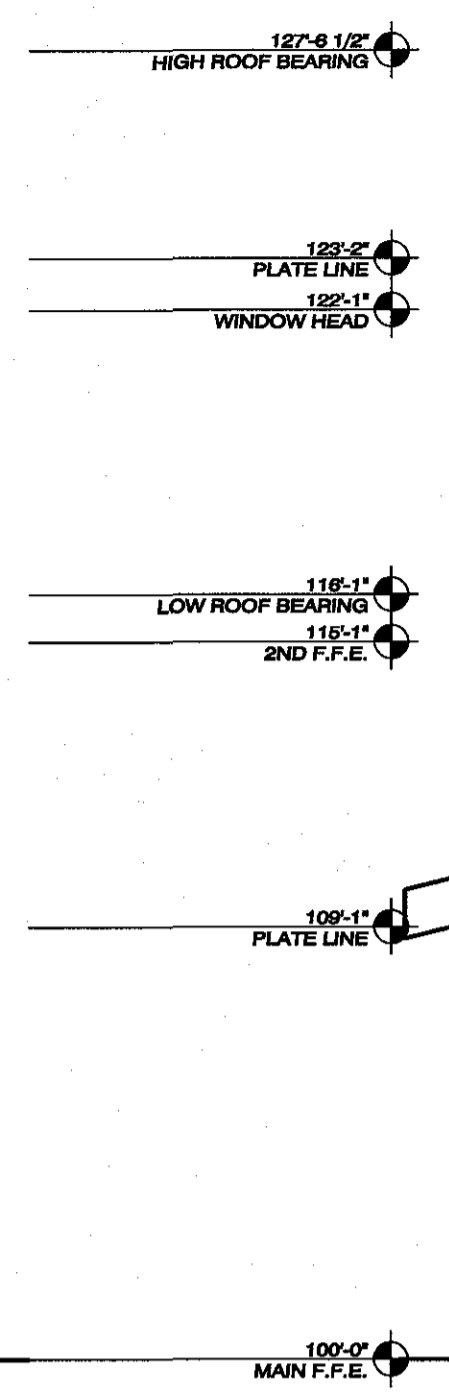
EXTERIOR BUILDING ELEVATIONS
 THE VINEYARD TASTING ROOM
 FIELD AVENUE & MAPLE STREET
 HILLDALE UTAH, 84784

A4.1
 OF SHEETS



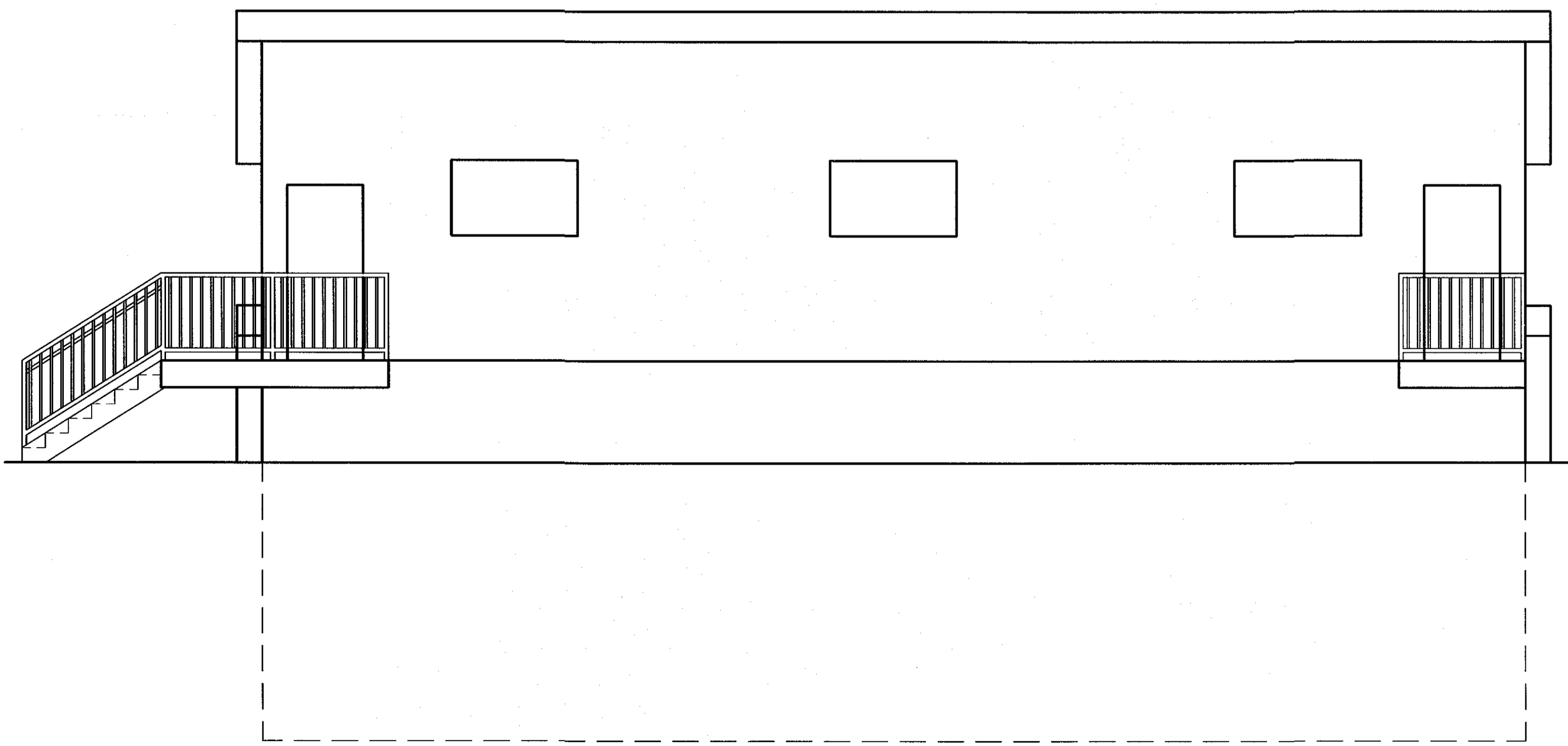
WEST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



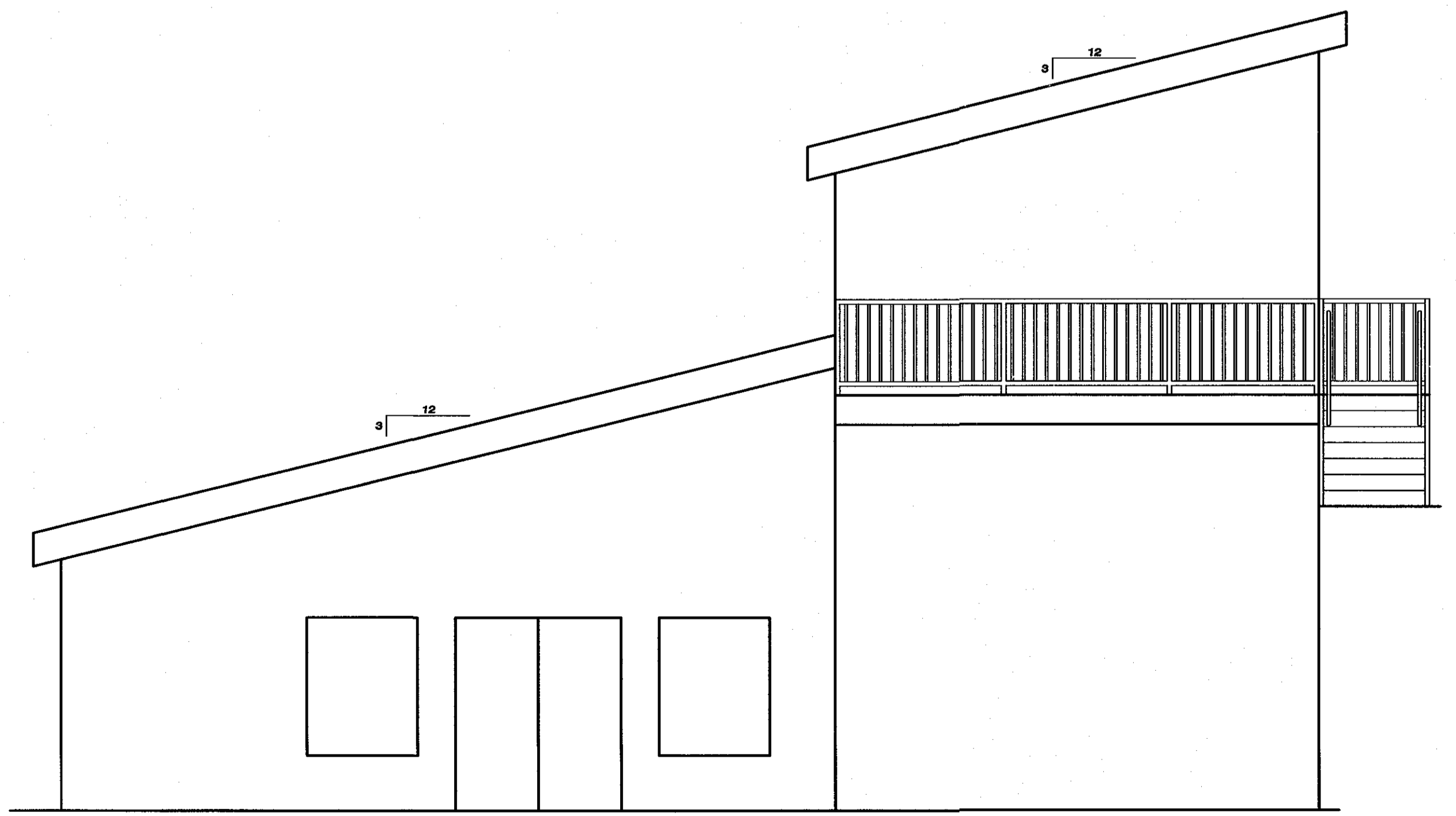
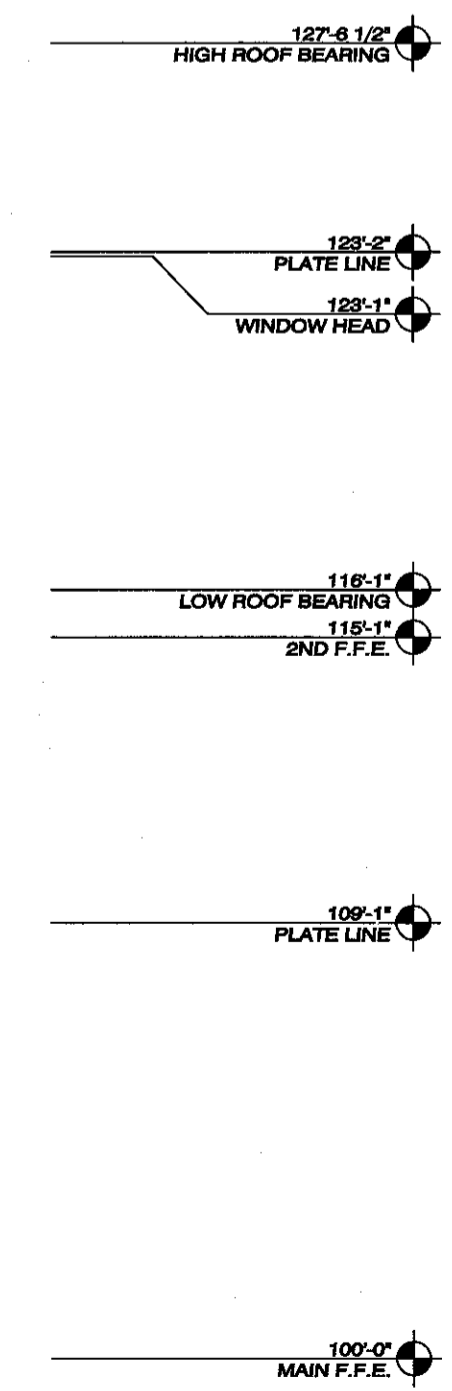
SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



NORTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



EAST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

WOOD

- ALL ROOF & FLOOR DIAPHRAGMS AND SHEAR WALLS SHALL BE APA RATED STRUCTURAL SHEATHING WITH A SPAN INDEX RATING AND THICKNESS AS NOTED ON DRAWINGS. EDGE SUPPORT, IF REQUIRED BY SPAN RATING OR THE SHEATHING AND JOIST SPACING, SHALL CONSIST OF LUMBER BLOCKING, PANEL EDGE CLIPS, OR TONGUE AND GROOVE SHEATHING EDGES.
- ALL BOLTS FOR CONNECTIONS SHALL HAVE WASHERS PLACED UNDER NUTS AND HEADS. BOLT HOLES TO BE DRILLED 1/16" LARGER THAN BOLT DIAMETER.
- MATERIALS:**
 - GLU LAM TIMBER: DOUGLAS FIR COMBINATION SYMBOL 24F-V4 FOR BEAMS (SIMPLE SPANS); 24F-V8 FOR CONTINUOUS OR CANTILEVER CONDITIONS. FB=2400 PSI, E=1,800,000 PSI.
 - LVL MATERIAL REQUIRED STRENGTH: E = 2,000,000 psi; F_b = 2,600 psi; & F_v = 285 psi.
 - LVL MATERIAL REQUIRED STRENGTH: E = 1,600,000 psi; F_b = 2,425 psi; F_v = 545 psi; & F_{ax} = 2235 psi.
 - FRAMING LUMBER: NUMBER 2 DOUGLAS FIR-LARCH OR BETTER OR AS NOTED OTHERWISE.
 - SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE, SPAN INDEX RATIO:
 24/16 (7/16") ROOF
 24/24 (3/4") FLOORS
 24/16 (7/16") WALLS
- NAILS:** STANDARD COMMON. MINIMUM NAILING REQUIREMENTS (SEE DRAWINGS FOR AREAS WITH GREATER REQUIREMENTS):
 - SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. PER IBC SECTION 2304.10.2.
 - ROOF: NAIL ALL SHEATHING PANEL EDGES WITH 6d COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. UNLESS BLOCKING IS SPECIFICALLY REQUIRED ON THE DRAWINGS, USE TWO PLYCLIPS BETWEEN EACH SUPPORT FOR SPANS OF 48" O.C. AND ONE PLYCLIP BETWEEN EACH SUPPORT FOR LESSER SPANS AT ALL UNSUPPORTED SHEATHING PANEL EDGES.
 - FLOOR: NAIL ALL SHEATHING PANEL EDGES WITH 10d COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - WALLS: NAIL ALL SHEATHING PANEL EDGES WITH 6d COMMON NAILS AT 6" O.C. AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS. SOLID BLOCK ALL PANEL EDGES. PROVIDE 3"x1/4"x3" PLATE WASHERS TYPICAL @ ALL SILL PLATE ANCHOR BOLTS U.N.
- GENERAL FRAMING AND CARPENTRY: CONNECT ALL ITEMS AS PER I.B.C. CHAPTER 23, AND TABLE 2304.10.1 UNLESS NOTED OTHERWISE.
- LAMINATED BUILT-UP BEAMS OF 2X MEMBER 10 IN. OR LESS IN DEPTH SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d COMMON NAILS AT TWELVE-INCH (12 IN.) CENTERS, STAGGERED UNLESS SO SPIKED, OR IF THE DEPTH OF BEAM IS MORE THAN TEN INCHES (10 IN.), THE LAMINATIONS SHALL BE CONNECTED TOGETHER WITH 1/2 IN. BOLTS AT 18 IN. O.C. STAGGERED. BOLTS SHALL BE PLACED 1/4 THE DEPTH OF THE MEMBER FROM THE TOP AND BOTTOM OF THE MEMBER.
- WOOD FRAMING IN CONTACT WITH CONCRETE OR CONCRETE TYPE MATERIALS SHALL CONSIST OF PRESERVATIVE TREATED WOOD PER IBC 2304.12.1.2, & 2304.12.1.4. FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5 AND SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153.

SPECIAL INSPECTION & NONDESTRUCTIVE TESTING REQUIREMENTS.

- SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY AND SHALL BE PAID FOR BY THE OWNER.
- WHERE RESULTS OF INSPECTIONS OR TESTS DO NOT INDICATE COMPLIANCE WITH CONTRACT DOCUMENTS, RE-TESTS MAY BE REQUIRED PER ENGINEER'S DISCRETION.

SPECIAL INSPECTION AND TESTING (IBC 1704)

IBC 2018 TABLE 1705.3 CONCRETE CONSTRUCTION

ITEM	CONTINUOUS	PERIODIC
1. INSPECTION OF REINFORCING STEEL AND PLACEMENT.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. INSPECTION OF REINFORCING STEEL WELDING. SEE TABLE 1705.3	<input type="checkbox"/>	<input type="checkbox"/>
3. INSPECTION OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCR. OR WHERE STRENGTH DESIGN IS USED.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. INSPECTION OF ANCHORS POST INSTALLED IN HARDENED CONCRETE MEMBERS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. VERIFYING USE OF REQUIRED DESIGN MIX.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	<input type="checkbox"/>	<input type="checkbox"/>
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. INSPECTION OF PRECAST CONCRETE MEMBERS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. ERECTION OF PRECAST CONCRETE MEMBERS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SOILS CONSTRUCTION (IBC 1705.6)

*"C" DENOTES CONTINUOUS INSPECTION "P" DENOTES PERIODIC INSPECTION PER IBC CHAPTER 17		
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	<input type="checkbox"/>	<input type="checkbox"/>
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SPECIAL INSPECTORS SHALL:

- BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO PERFORMING ANY DUTIES
- PROVIDE PROOF OF LICENSURE BY THE STATE OF UTAH FOR EACH TYPE OF SPECIAL INSPECTION PROVIDED
- INSPECTION REPORTS ARE TO MEET THE REQUIREMENTS OF IBC 1704.2.4
- INSPECTION REPORTS ARE TO BE SUBMITTED TO THE CODE CONSULTANT, ARCHITECT, AND BUILDING OFFICIAL WITHIN 48 HOURS OF PERFORMING INSPECTIONS
- A FINAL INSPECTION REPORT SHALL BE SUBMITTED FOLLOWING COMPLETION OF THE PROJECT DOCUMENTING THE TYPES OF SPECIAL INSPECTIONS PERFORMED AND A STATEMENT INDICATING THAT THE STRUCTURE IS IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE CODES (SEE IBC 1704.2.4)

DESIGN CRITERIA

- GOVERNING BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC)
- GRAVITY LIVE LOADS USED IN DESIGN:
 - ROOF LIVE.....20 PSF
 - SNOW.....20 PSF $\ell_s = 1.0$
 - FLOOR.....40 PSF
- SEISMIC LOADING:
 - RISK CATEGORY: II
 - SEISMIC DESIGN CATEGORY: D
 - $S_{DS} = 0.415$ $S_{D1} = 0.221$
 - SITE CLASS = D $\ell_e = 1.0$
 - $R = 8.5$
- WIND LOADING:
 - RISK CATEGORY: II
 - VELOCITY $V_{ult} = 105$ MPH
 - EXPOSURE CATEGORY.....C
- FOUNDATIONS
 - SOIL BEARING PRESSURE.....1500 PSF
 - FOUNDATION DESIGN IS ASSUMED AND IS TO BE FIELD VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER. ALL SITE PREPARATION, FOOTING PREPARATION, SLAB PREPARATION, EXCAVATION, OVER-EXCAVATION, FILL, COMPACTION, AND PLACEMENT WORK, PERFORMED, SHALL COMPLY WITH RECOMMENDATIONS SPECIFICALLY OUTLINED BY A LICENSED GEOTECHNICAL ENGINEER.

GENERAL

- THE PROJECT SPECIFICATIONS ARE NOT SUPERSEDED BY THESE GENERAL STRUCTURAL NOTES BUT ARE INTENDED TO BE COMPLEMENTARY TO THEM. CONSULT THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS IN EACH SECTION. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND AT SITE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
- ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
- SHORING AND BRACING REQUIREMENTS:
 - FLOOR AND ROOF STRUCTURES: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD AND SEQUENCE OF ALL STRUCTURAL ERECTION. HE SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. SHORING AND BRACING SHALL REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL PERMANENT MEMBERS ARE IN PLACE AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE.
 - WALLS ABOVE GRADE SHALL BE BRACED UNTIL THE STRUCTURAL SYSTEM IS COMPLETE. WALLS ARE NOT SELF SUPPORTING.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES ANY AND ALL ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM. OPENINGS OR PENETRATIONS THROUGH, OR ATTACHMENTS TO THE STRUCTURAL SYSTEM THAT ARE NOT INDICATED ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEER. THE ORDER OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ITEMS NECESSARY FOR HIS CHOSEN PROCEDURE.
- OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL ON CONSTRUCTION.
- ALL CONSTRUCTION AND INSPECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND SHALL NOT PROCEED WITH THE WORK INVOLVED UNTIL THE INSPECTIONS HAVE BEEN DONE.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
- THE CONTRACTOR MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN THE ARCHITECT'S AND /OR THE STRUCTURAL ENGINEER'S WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS, AND/OR SUBSTITUTIONS.
- THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS.
- SEE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, DOORS, WINDOWS, NONBEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILING, WATERPROOFING, FINISHES, CHANGES, KERFS, ETC.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER IS NOT A GUARANTOR OF THE CONTRACTOR'S WORK. RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE JOB SITE, IN CONTROL OF THE SAFETY OR ADEQUACY OF ANY CONSTRUCTION EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, FORMS, OR OTHER WORK AIDS OR FOR SUPERINTENDING THE WORK.
- CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS TO MATCH DETAILS SHOWN ON DRAWINGS. IF ANY CONFLICTING CONDITIONS ARISE DURING CONSTRUCTION, CONTRACTOR MUST NOTIFY STRUCTURAL ENGINEER BEFORE PROCEEDING WITH FABRICATION OR CONSTRUCTION.
- THERMAL OR MOISTURE PROTECTION, FURNISHINGS, DOORS, WINDOWS, EQUIPMENT, MECHANICAL, ELECTRICAL, FINISHES, SIDING, PANELING, VENEERS ARE NOT PART OF THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE REQUIRED WORK.
- ONLY AN AUTHORIZED REPRESENTATIVE OF MRW DESIGN ASSOCIATES INC. MAY MAKE CHANGES TO THESE CONTRACT DRAWINGS. MRW DESIGN ASSOCIATES INC. SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY CLAIMS ARISING DIRECTLY OR INDIRECTLY FROM CHANGES MADE WITHOUT WRITTEN AUTHORIZATION BY AN AUTHORIZED REPRESENTATIVE OF MRW DESIGN ASSOCIATES INC.

CONCRETE

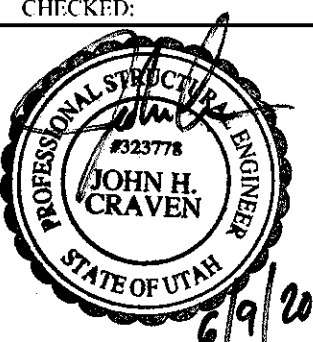
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE IN 28 DAYS AS FOLLOWS:
 - FOOTINGS/FOUNDATION 4500 PSI WITH W/C WITH TYPE "V" CEMENT (2500 PSI USED IN DESIGN)
 - SLABS ON GRADE 4500 PSI WITH W/C < 0.45 WITH TYPE "V" CEMENT (2500 PSI USED IN DESIGN)
- CONCRETE DENSITY:
 - NORMAL WEIGHT CONCRETE SHALL BE APPROXIMATELY 145 PCF.
- MILD STEEL REINFORCING: DEFORMED BARS, ASTM A-615, GRADE 60 WITH MINIMUM YIELD STRENGTH 60 KSI.
- REINFORCEMENT PROTECTION:
 - CONCRETE PLACED AGAINST THE EARTH...3"
 - CONCRETE PLACED IN FORMS BUT EXPOSED TO EARTH OR WEATHER.....1-1/2"
 - COLUMNS, BEAMS.....1-1/2"
 - SLABS OR WALLS NOT EXPOSED TO EARTH OR WEATHER.....3/4"
- ADMIXTURES:
 - AIR-ENTRAINING ADMIXTURES (WHEN USED), COMPLY WITH ASTM C260.
 - CALCIUM CHLORIDE SHALL NOT BE ADDED TO CONCRETE MIX.
- CONSTRUCTION JOINTS AND CONTROL JOINTS:
 - PROVIDE A CONTINUOUS TOOL ROUGHENED SURFACE TOP OF ALL WALL FOOTINGS, UNLESS NOTED OTHERWISE.
 - ALL HORIZONTAL AND VERTICAL CONSTRUCTION JOINTS SHALL HAVE A CONTINUOUS 2" X 4" KEYWAY ALONG THE JOINT, UNLESS NOTED OTHERWISE, SEE DETAILS.
 - PROVIDE REINFORCING DOWELS TO MATCH THE MEMBER REINFORCING AT THE JOINT, UNLESS NOTED OTHERWISE.
 - SLABS AND BEAMS SHALL NOT HAVE JOINTS IN HORIZONTAL PLANE.
 - SLABS-ON-GRADE SHALL HAVE CONSTRUCTION OR CONTROL JOINTS PLACED IN LENGTHS NOT TO EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION. CONSTRUCTION JOINTS SHALL NOT EXCEED A DISTANCE OF 125' O' O.C. IN ANY DIRECTION.
 - ALL CONSTRUCTION AND CONTROL JOINTS AS DETAILED OR AS APPROVED BY STRUCTURAL ENGINEER.
 - CONTROL JOINTS SHALL BE COMPLETE AS SOON AS THE CUTTING MACHINE CAN BE SUPPORTED BY THE CONCRETE SURFACE.
- NO SPLICES OF REINFORCEMENT PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS WHERE PERMITTED, SPLICES MADE BY CONTACT LAPS, 57 BAR DIAMETERS MINIMUM.
- PROVIDE ACCESSORIES RECOMMENDED BY THE CRSI NECESSARY TO PROPERLY SUPPORT REINFORCING AT POSITIONS SHOWN ON PLANS.
- DETAIL BARS IN ACCORDANCE WITH ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES" CONCRETE REINFORCING STEEL INSTITUTE (CRSI) RECOMMENDATIONS, AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318.
- NO WELDING OF REINFORCEMENT SHALL BE PERMITTED UNLESS APPROVED BY STRUCTURAL ENGINEER.
- ALL FORMWORK SHALL COMPLY WITH REQUIREMENTS OF ACI STANDARD PUBLICATION NO 347. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CARE, DETAILING, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORING.
- CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL OPENINGS, CURBS, DOWELS SLEEVES, CONDUITS, BOLTS AND INSERTS PRIOR TO CONCRETE PLACEMENT. NO ALUMINUM CONDUIT OR PRODUCT CONTAINING ALUMINUM OR ANY OTHER MATERIAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE.
- PLACEMENT AND CURING OF CONCRETE SHALL CONFORM W/ ALL RECOMMENDATIONS PER THE LATEST ACI 305 "HOT WEATHER CONCRETE."
- PLACEMENT AND CURING OF CONCRETE SHALL CONFORM W/ ALL RECOMMENDATIONS PER THE LATEST ACI 306 "COLD WEATHER CONCRETE."

5/12/2020
DATE:

JOB NUMBER:
N.T.S.
SCALE:

DRAWN:
J.H.C.

CHECKED:
J.H.C.




DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS

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GENERAL STRUCTURAL NOTES
THE VINEYARD TASTING ROOM
FIELD AVENUE & MAPLE STREET
HILLDALE UTAH, 84784

5/12/2020
DATE:
19058
JOB NUMBER:
1/4" = 1'-0"
SCALE:
J.H.C.
DRAWN:
J.H.C.
CHECKED:
PROFESSIONAL SEAL
JOHN H. CRAVEN
STATE OF UTAH
6/1/20

M
RW
DESIGN
ASSOCIATES INC.
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FOOTING & FOUNDATION PLAN
THE VINEYARD TASTING ROOM
FIELD AVENUE & MAPLE STREET
HILLDALE UTAH, 84784

S2.1
OF SHEETS

FOUNDATION NOTES

- TOP OF SLAB ELEVATION = 100'-0" UNLESS NOTES THUS: EL. = XXX'-XX" SLOPE UNIFORMLY TO FLOOR DRAINS.
- SLAB ON GRADE SHALL BE 4" CONCRETE OVER 4" FREE DRAINING GRAVEL. REINFORCE SLAB WITH #3 @ 15" O.C. EACH DIRECTION, UNLESS NOTED OTHERWISE ON PLAN.
- PLACE CONTROL JOINTS AND CONSTRUCTION JOINTS IN SLAB PER GENERAL NOTES. REFER TO DETAIL A/S8.1.
- CENTER FOOTINGS ON WALLS AND COLUMNS UNLESS DIMENSIONED OTHERWISE ON PLANS.
- PROVIDE CORNER BARS AT THICKENED EDGE SLAB PER DETAIL B/S8.1.
- FOUNDATION DESIGN INFORMATION IS ASSUMED AND IS TO BE FIELD VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER OR CITY BUILDING OFFICIAL. ALL SITE PREPARATION, EXCAVATION, OVER EXCAVATION, FILL, COMPACTION AND PLACEMENT WORK PERFORMED SHALL COMPLY WITH RECOMMENDATIONS OUTLINED BY THE GEOTECHNICAL ENGINEER OR CITY BUILDING OFFICIAL.
- REFER TO GENERAL STRUCTURAL NOTES ON SHEET S1.1 FOR ADDITIONAL INFO.

SHEARWALL SCHEDULE

TYPE	MATERIAL	EDGE NAILING	PLATE NAILING/BOLTING	SHEAR TRANSFER	REMARKS
①	7/16" APA RATED	8d @ 6" O.C.	(3)-16d @ 16" O.C. 1/2" DIA. A.B. @ 24" O.C.	A35 @ 24" O.C.	A,B,C,D,E
②	7/16" APA RATED	8d @ 4" O.C.	(4)-16d @ 16" O.C. 1/2" DIA. A.B. @ 32" O.C.	A35 @ 24" O.C.	A,B,C,D,E

REMARKS:

- ALL SHEATHING SHALL BE A.P.A. RATED SHEATHING WITH ALL EDGES BLOCKED.
- ALL NAILS SHALL BE "COMMON" TYPE UNLESS OTHERWISE NOTED.
- ALL HARDWARE SHALL BE "SIMPSON STRONG TIE" OR APPROVED EQUAL.
- SILL PLATES SHALL BE 2X PRESSURE TREATED D.F. UNLESS OTHERWISE NOTED WITH A MINIMUM OF 2 A.B. PER PLATE, ONE A.B. WITHIN 12" FROM EACH END. PROVIDE 3"X1/4"X3" PLATE WASHERS AT EACH SILL PLATE ANCHOR BOLT.
- INFIELD NAILING SHALL BE 8d @ 12" O.C. TYPICAL.

NOTES:

- SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. PER IRC SECTION 2504.9.2.
- PROVIDE SHEARWALL TYPE ① TYPICAL AT ALL EXTERIOR WALLS, U.N.O.

HOLDOWN SCHEDULE

MARK	HOLDOWN	ANCHOR BOLT	LE	DETAIL
①	DTT2Z	1/2" DIA A36	9"	G/S8.1
②	HDU2-SD52.5	5/8" DIA A36	9"	G/S8.1
③	HDU4-SD52.5	5/8" DIA A36	9"	F&G/S8.1

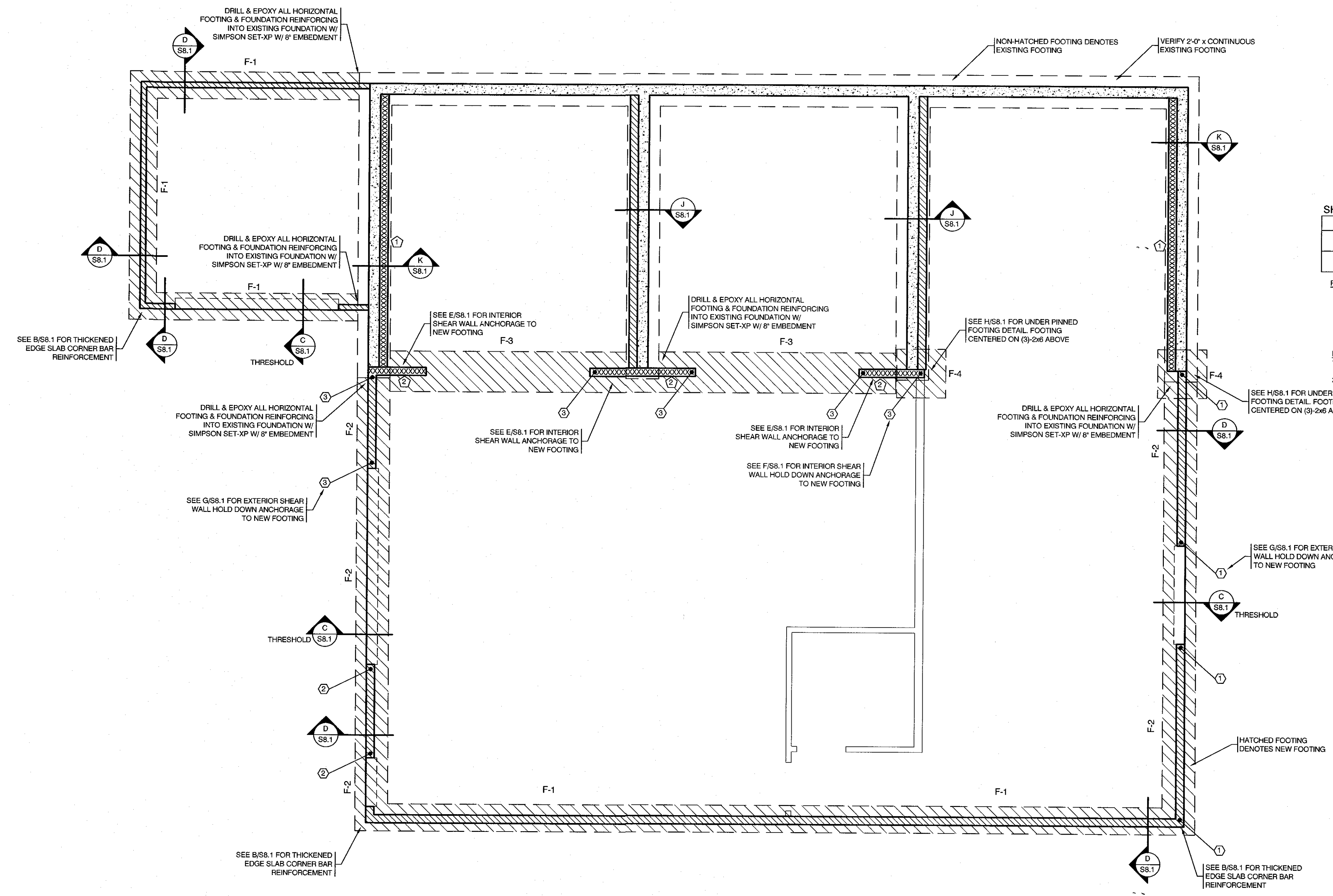
HOLDOWN NOTES

- HOLDOWNS ATTACH TO KING STUDS

NOTE: THIS PLAN SPECIFIES SHEARWALL ANCHOR BOLTS THAT ARE TO BE INSTALLED DURING CONCRETE POUR. FRAMING CONTRACTOR TO COORDINATE ANCHOR BOLT LAYOUT.

FOOTING SCHEDULE

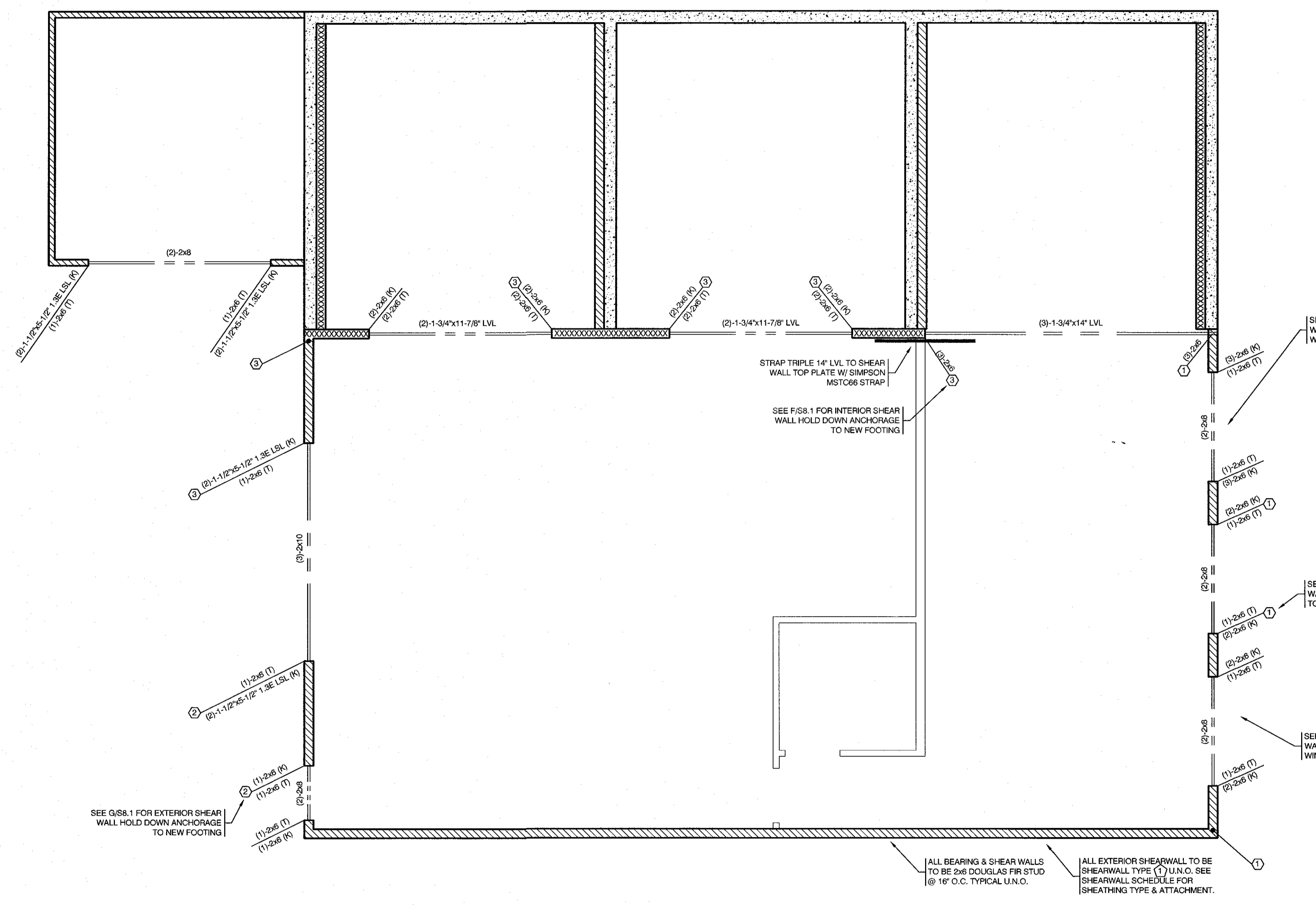
MARK	SIZE		REINFORCEMENT		TOP OF FOOTING ELEVATION	DETAILS
	WIDTH	THICK	LONGITUDINAL	TRANSVERSE		
F-1	1'-8"	1'-0"	CONT.	(3)- #4	99'-0"	D/S8.1
F-2	2'-0"	1'-0"	CONT.	(3)- #4	99'-0"	D/S8.1
F-3	2'-6"	1'-0"	CONT.	(4)- #4	#5@14"O.C.	E/S8.1
F-4	3'-0"	1'-0"	3'-0"	(4)- #4	(4)- #4	SEE DTL



FOOTING & FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- DENOTES A DETAIL CUT. THIS EXAMPLE DETAIL CUT DENOTES DETAIL "Q" ON SHEET S8.1
- HATCHED WALLS DENOTE BEARING & SHEATHED WALLS
- WALLS AS SHOWN ARE INTERIOR SHEATHED WALLS. SEE PLAN & SHEAR WALL SCHEDULE FOR SHEATHING TYPE & ATTACHMENT.
- U.N.O. UNLESS NOTED OTHERWISE
- DENOTES A SIMPSON HOLDOWN. LINE UP W/ OPENING OR END OF WALL ABOVE. SEE HOLD DOWN SCHEDULE FOR HOLD DOWN SIZE & DETAILING.
- DENOTES A FOOTING. SEE FOOTING SCHEDULE FOR FOOTING SIZE & REINFORCEMENT & TOP OF FOOTING ELEVATION



WALL FRAMING NOTES

1. NAIL ALL EXTERIOR WALL SHEATHING PANEL EDGES WITH 8d @ 6" O.C. AND @ 12" O.C. AT INTERMEDIATE SUPPORTS. SOLID BLOCK ALL PANEL EDGES U.N.O.
2. NAIL ALL INTERIOR SHEAR WALL SHEATHING PANEL EDGES WITH 8d @ 6" O.C. AND @ 12" O.C. AT INTERMEDIATE SUPPORTS U.N.O. SOLID BLOCK ALL PANEL EDGES U.N.O. WALLS MARKED WITH "XS" AND SHEAR WALL TYPE.
3. UNLESS NOTED OTHERWISE PROVIDE (1)-2x6 TRIMMER AND (1)-2x6 KING STUD AT ALL OPENINGS.
4. ALL BEARING / SHEAR WALLS TO BE 2x6 DOUGLAS FIR STUD @ 16" O.C. U.N.O.
5. REFER TO GENERAL STRUCTURAL NOTES ON SHEET S1.1 FOR ADDITIONAL INFORMATION.

SEE L/S8.1 FOR SEISMIC SHEAR WALL STRAPPING AROUND WINDOW

TYPE	MATERIAL	EDGE NAILING	PLATE NAILING/BOLTING	SHEAR TRANSFER	REMARKS
①	7/16" APA RATED	8d @ 6" O.C.	(3)-16d @ 16" O.C. 1/2" DIA. A.B. @ 32" O.C.	A35 @ 24" O.C.	A,B,C,D,E
②	7/16" APA RATED	8d @ 4" O.C.	(4)-16d @ 16" O.C. 1/2" DIA. A.B. @ 32" O.C.	A35 @ 24" O.C.	A,B,C,D,E

- REMARKS:
- A. ALL SHEATHING SHALL BE A.P.A. RATED SHEATHING WITH ALL EDGES BLOCKED.
 - B. ALL NAILS SHALL BE "COMMON" TYPE UNLESS OTHERWISE NOTED.
 - C. ALL HARDWARE SHALL BE "SIMPSON STRONG TIE" OR APPROVED EQUAL.
 - D. SILL PLATES SHALL BE 2X PRESSURE TREATED D.F. UNLESS OTHERWISE NOTED WITH A MINIMUM OF 2 A.B. PER PLATE, ONE A.B. WITHIN 12" FROM EACH END. PROVIDE 3X14X3" PLATE WASHERS AT EACH SILL PLATE ANCHOR BOLT.
 - E. INFIELD NAILING SHALL BE 8d @ 12" O.C. TYPICAL.

- NOTES:
1. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. PER IBC SECTION 2304.9.2.
 2. PROVIDE SHEARWALL TYPE ① TYPICAL AT ALL EXTERIOR WALLS, U.N.O.

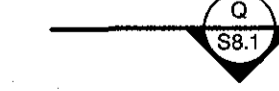



HOLDOWN SCHEDULE

MARK	HOLDOWN	ANCHOR BOLT	LE	DETAIL
①	DTT2Z	1/2" DIA A36	9"	G/S8.1
②	HOU2-SDS2.5	5/8" DIA A36	9"	G/S8.1
③	HOU4-SDS2.5	5/8" DIA A36	9"	F&G/S8.1

HOLDOWN NOTES

1. HOLDOWNS ATTACH TO KING STUDS

LEGEND

-  DENOTES A DETAIL CUT. THIS EXAMPLE DETAIL CUT DENOTES DETAIL "Q" ON SHEET S8.1
-  HATCHED WALLS DENOTE BEARING & SHEATHED WALLS
-  WALLS AS SHOWN ARE INTERIOR SHEATHED WALLS. SEE PLAN & SHEAR WALL SCHEDULE FOR SHEATHING TYPE & ATTACHMENT.
- U.N.O. UNLESS NOTED OTHERWISE
-  DENOTES A SIMPSON HOLDOWN. LINE UP W/ OPENING OR END OF WALL ABOVE. SEE HOLD DOWN SCHEDULE FOR HOLD DOWN SIZE & DETAILING.
- F-2 DENOTES A FOOTING. SEE FOOTING SCHEDULE FOR FOOTING SIZE & REINFORCEMENT & TOP OF FOOTING ELEVATION

MAIN FLOOR WALL FRAMING PLAN
 SCALE: 1/4" = 1'-0"

5/12/2020
DATE:

19058
JOB NUMBER:

1/4" = 1'-0"
SCALE:

J.H.C.
DRAWN:

J.H.C.
CHECKED:

PROFESSIONAL SEAL
#23778
JOHN H. CRAVEN
STATE OF UTAH
6/1/20

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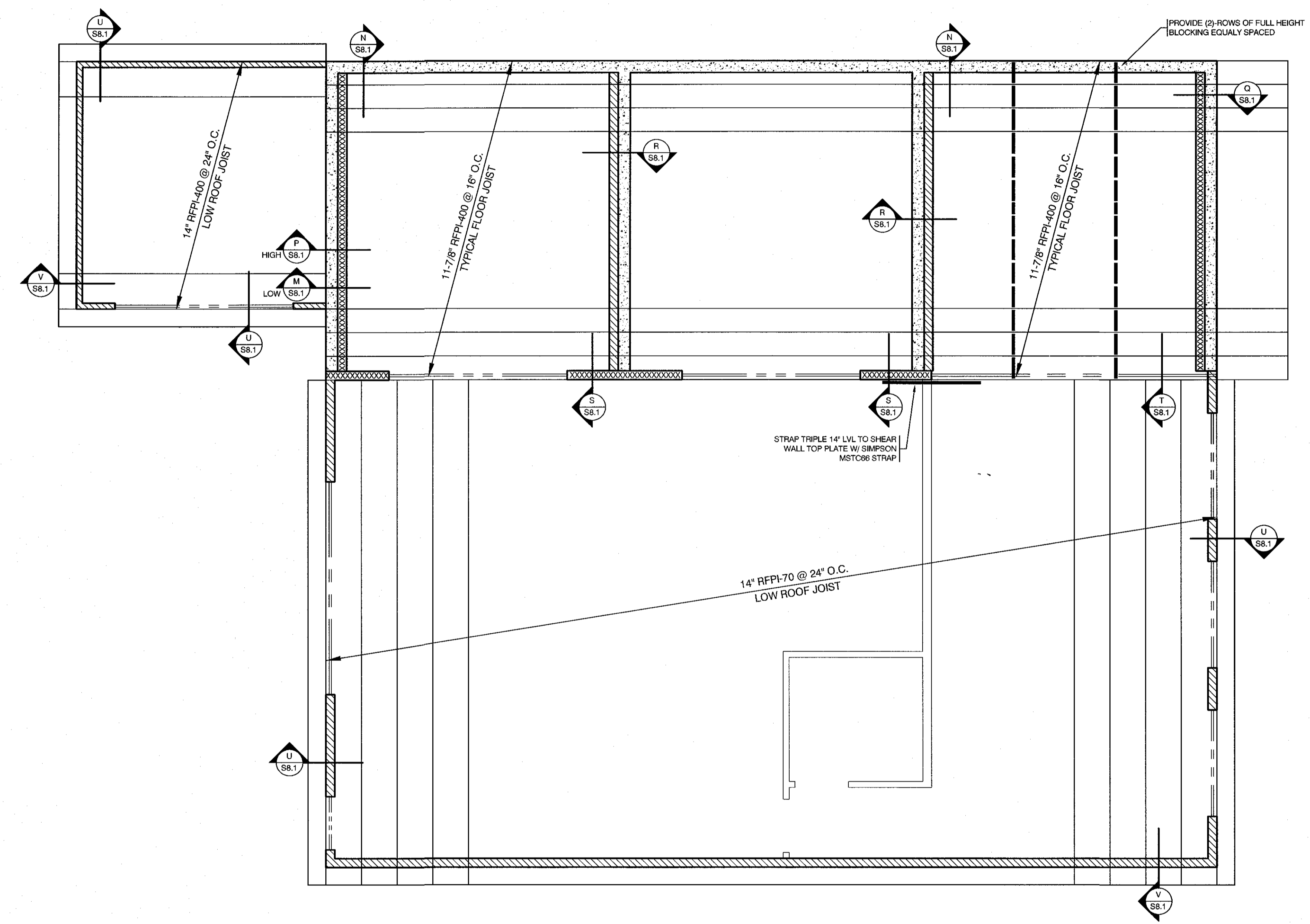


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LOW ROOF & FLOOR FRAMING PLAN
THE VINEYARD TASTING ROOM
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S3.2
OF SHEETS



LOW ROOF & FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES

1. ROOF SHEATHING SHALL BE APA RATED 24/18 (7/16"), NAIL ALL PANEL EDGES WITH 8d NAILS @ 6" O.C. AND @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
2. REFER TO GENERAL STRUCTURAL NOTES ON SHEET S1.1 FOR ADDITIONAL INFO.

ROOF FRAMING DESIGN CRITERIA	
D	= 15 PSF
S	= 20 PSF
T	= 35 PSF

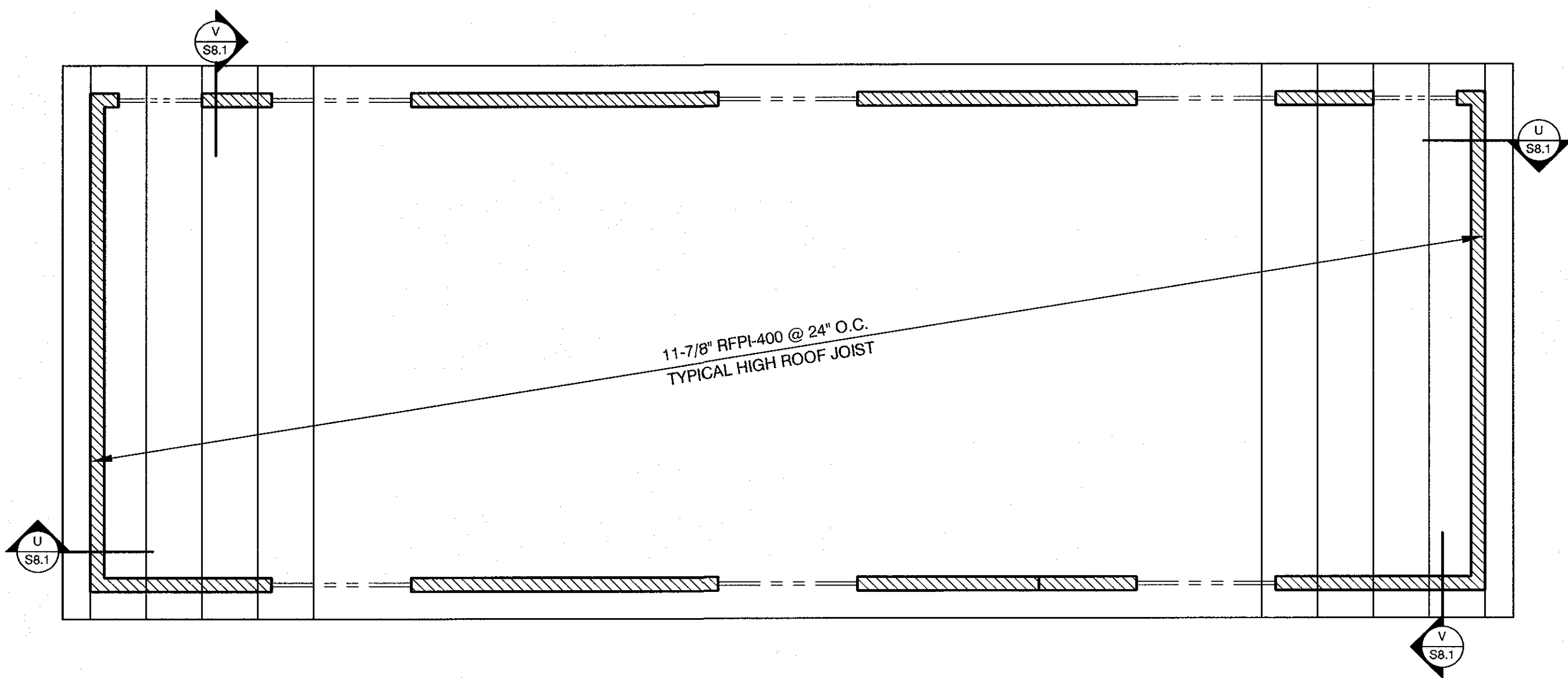
FLOOR FRAMING NOTES

1. FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED, STRUCT. II, EXTERIOR PANEL INDEX #48/24 NAIL WITH 10d COMMON @ 6" O.C. PANEL EDGES 10d COMMON @ 12" O.C. ALL ELSE
2. REFER TO GENERAL STRUCTURAL NOTES ON SHEET S1.1 FOR ADDITIONAL INFO.

FLOOR FRAMING DESIGN CRITERIA	
D	= 18 PSF
L	= 40 PSF
T	= 58 PSF

LEGEND

- DENOTES A DETAIL CUT. THIS EXAMPLE DETAIL CUT DENOTES DETAIL 'Q' ON SHEET S8.1
- HATCHED WALLS DENOTE BEARING & SHEATHED WALLS
- WALLS AS SHOWN ARE INTERIOR SHEATHED WALLS. SEE PLAN & SHEAR WALL SCHEDULE FOR SHEATHING TYPE & ATTACHMENT.
- U.N.O. UNLESS NOTED OTHERWISE
- DENOTES A SIMPSON HOLD-DOWN, LINE UP W/ OPENING OR END OF WALL ABOVE. SEE HOLD-DOWN SCHEDULE FOR HOLD-DOWN SIZE & DETAILING.
- F-2 DENOTES A FOOTING. SEE FOOTING SCHEDULE FOR FOOTING SIZE & REINFORCEMENT & TOP OF FOOTING ELEVATION

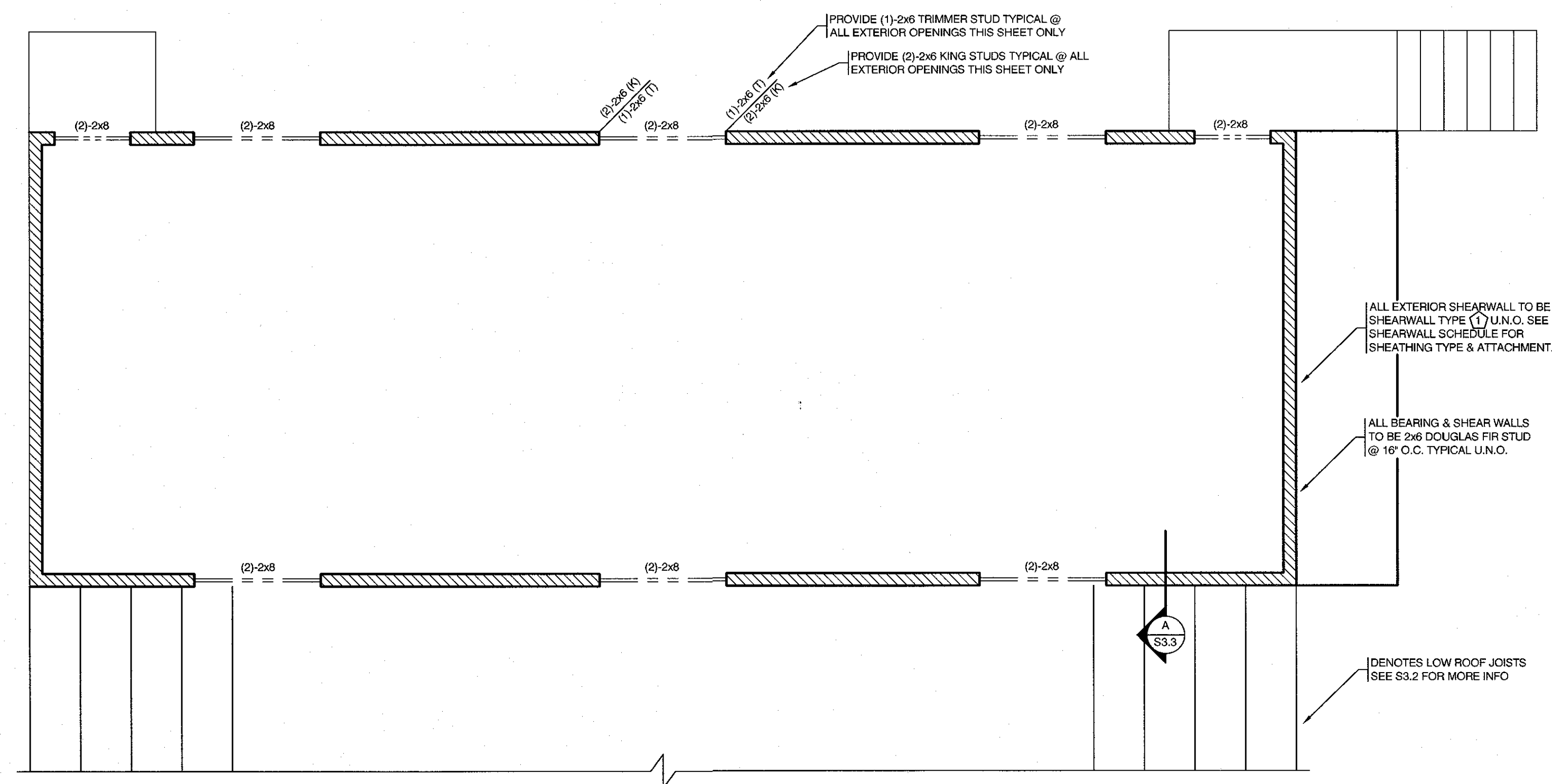


HIGH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ROOF FRAMING NOTES

- ROOF SHEATHING SHALL BE APA RATED 24/16 (7/16"), NAIL ALL PANEL EDGES WITH 8d NAILS @ 6" O.C. AND @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
- REFER TO GENERAL STRUCTURAL NOTES ON SHEET S1.1 FOR ADDITIONAL INFO.

ROOF FRAMING DESIGN CRITERIA	
D =	15 PSF
S =	20 PSF
T =	35 PSF



UPPER FLOOR WALL FRAMING PLAN
SCALE: 1/4" = 1'-0"

WALL FRAMING NOTES

- NAIL ALL EXTERIOR WALL SHEATHING PANEL EDGES WITH 8d @ 6" O.C. AND @ 12" O.C. AT INTERMEDIATE SUPPORTS. SOLID BLOCK ALL PANEL EDGES U.N.O.
- UNLESS NOTED OTHERWISE PROVIDE (1)-2x6 TRIMMER AND (1)-2x6 KING STUD AT ALL OPENINGS.
- ALL BEARING / SHEAR WALLS TO BE 2x6 DOUGLAS FIR STUD @ 16" O.C. U.N.O.
- REFER TO GENERAL STRUCTURAL NOTES ON SHEET S1.1 FOR ADDITIONAL INFORMATION.

SHEARWALL SCHEDULE

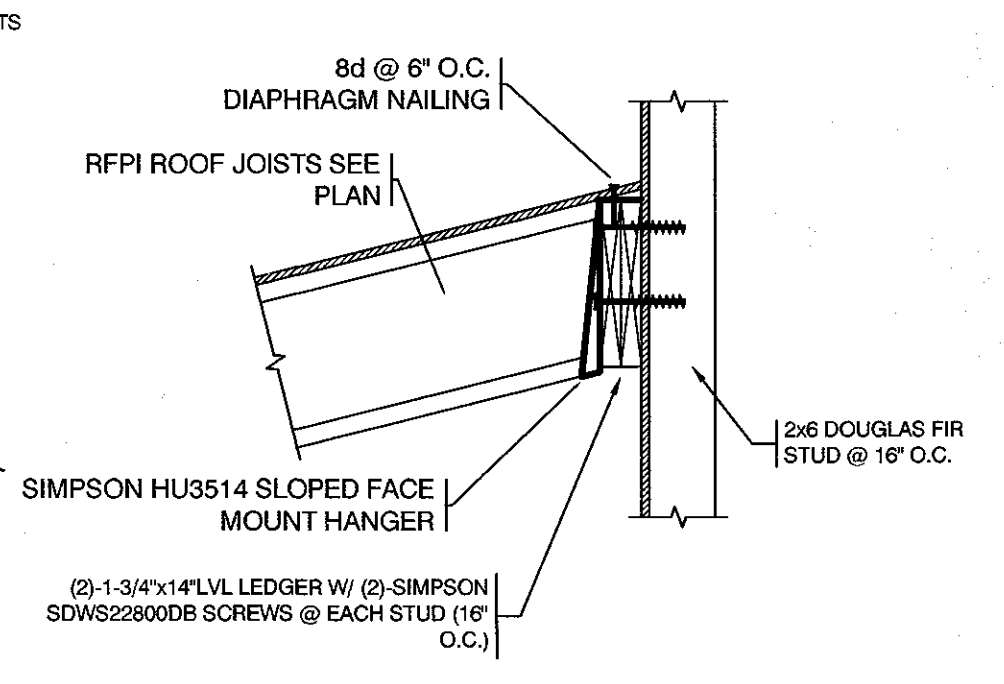
TYPE	MATERIAL	EDGE NAILING	PLATE NAILING/BOLTING	SHEAR TRANSFER	REMARKS
(1)	7/16" APA RATED	8d @ 6" O.C.	(3)-16d @ 16" O.C. 1/2" DIA. A.B. @ 32" O.C.	A35 @ 24" O.C.	A,B,C,D,E
(2)	7/16" APA RATED	8d @ 4" O.C.	(6)-16d @ 16" O.C. 1/2" DIA. A.B. @ 32" O.C.	A35 @ 24" O.C.	A,B,C,D,E

REMARKS:

- ALL SHEATHING SHALL BE A.P.A. RATED SHEATHING WITH ALL EDGES BLOCKED.
- ALL NAILS SHALL BE "COMMON" TYPE UNLESS OTHERWISE NOTED.
- ALL HARDWARE SHALL BE "SIMPSON STRONG TIE" OR APPROVED EQUAL.
- SILL PLATES SHALL BE 2X PRESSURE TREATED D.F. UNLESS OTHERWISE NOTED WITH A MINIMUM OF 2 A.B. PER PLATE, ONE A.B. WITHIN 12" FROM EACH END. PROVIDE 9X11/32" PLATE WASHERS AT EACH SILL PLATE ANCHOR BOLT.
- INFIELD NAILING SHALL BE 8d @ 12" O.C. TYPICAL.

NOTES:

- SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. PER IBC SECTION 2304.9.2.
- PROVIDE SHEARWALL TYPE (1) TYPICAL AT ALL EXTERIOR WALLS, U.N.O.



DETAIL A/S3.3 LOW ROOF LEDGER

LEGEND

- DENOTES A DETAIL CUT. THIS EXAMPLE DETAIL CUT DENOTES DETAIL "Q" ON SHEET S8.1
- HATCHED WALLS DENOTE BEARING & SHEATHED WALLS
- WALLS AS SHOWN ARE INTERIOR SHEATHED WALLS. SEE PLAN & SHEAR WALL SCHEDULE FOR SHEATHING TYPE & ATTACHMENT.
- U.N.O. UNLESS NOTED OTHERWISE
- DENOTES A SIMPSON HOLDDOWN, LINE UP W/ OPENING OR END OF WALL ABOVE. SEE HOLD DOWN SCHEDULE FOR HOLD DOWN SIZE & DETAILING.
- DENOTES A FOOTING. SEE FOOTING SCHEDULE FOR FOOTING SIZE & REINFORCEMENT & TOP OF FOOTING ELEVATION

5/12/2020
DATE:

19058
JOB NUMBER:

1/4" = 1'-0"
SCALE:

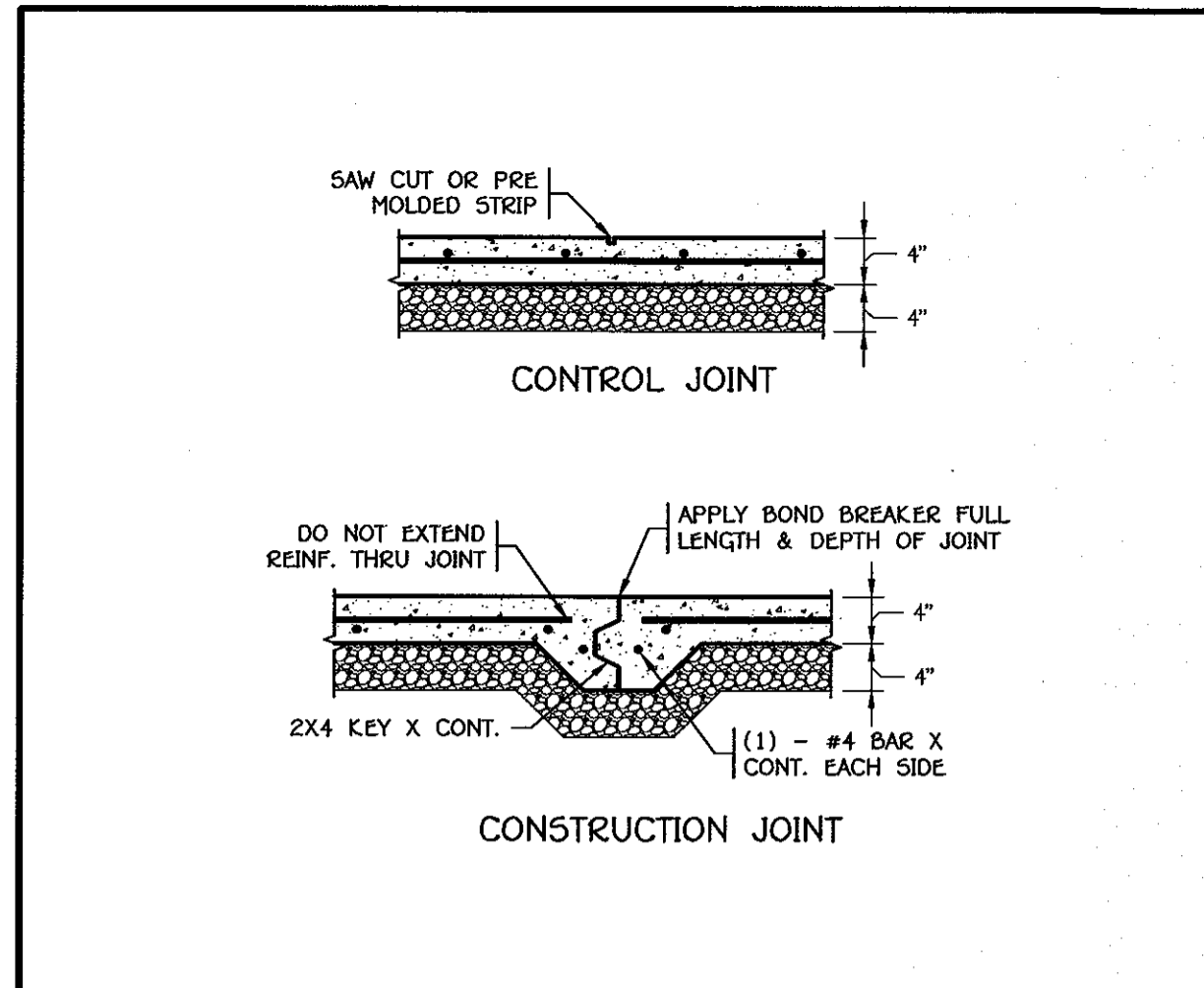
J.H.C.
DRAWN:

J.H.C.
CHECKED:

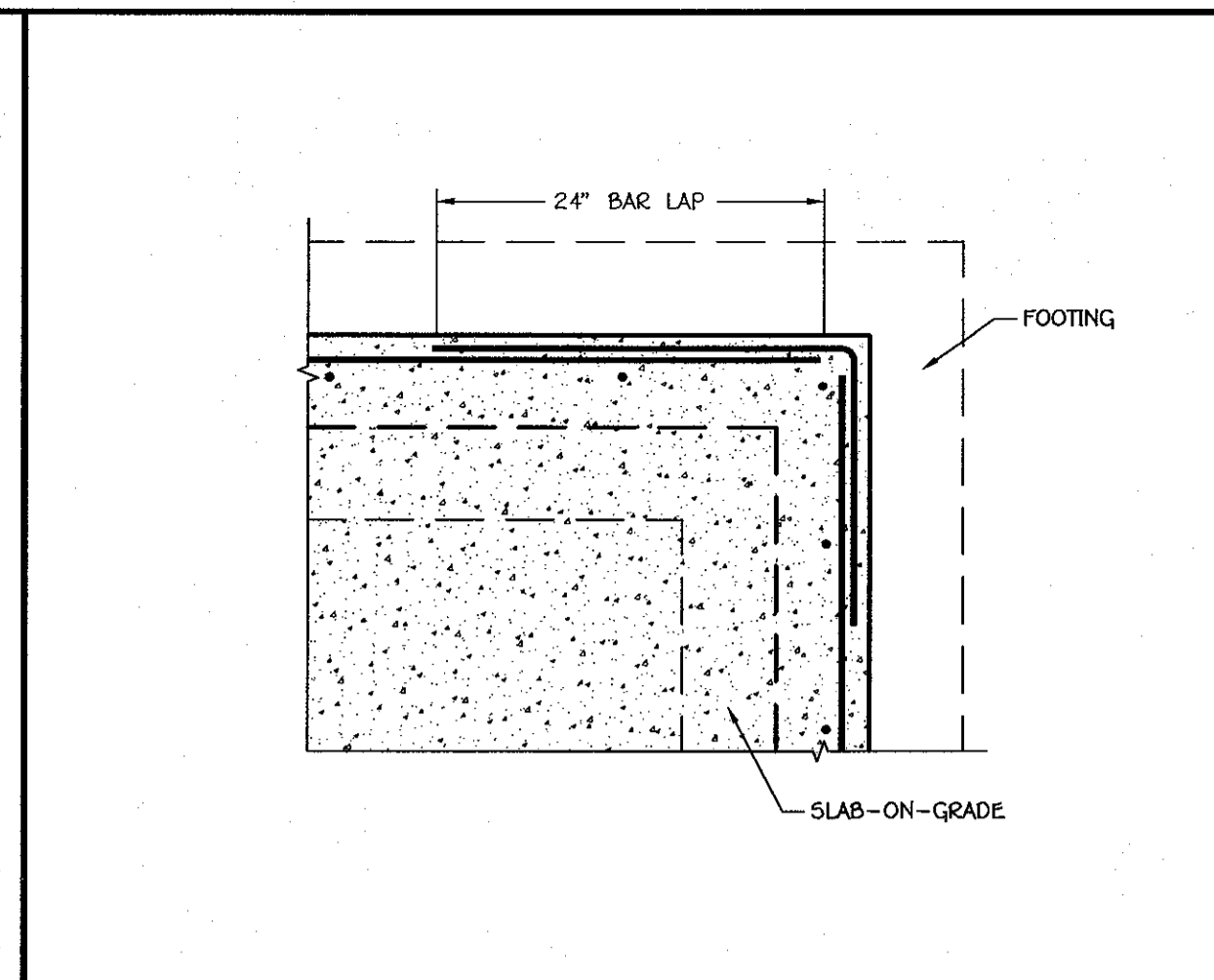
DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3560 fax
www.mrwdesign.com

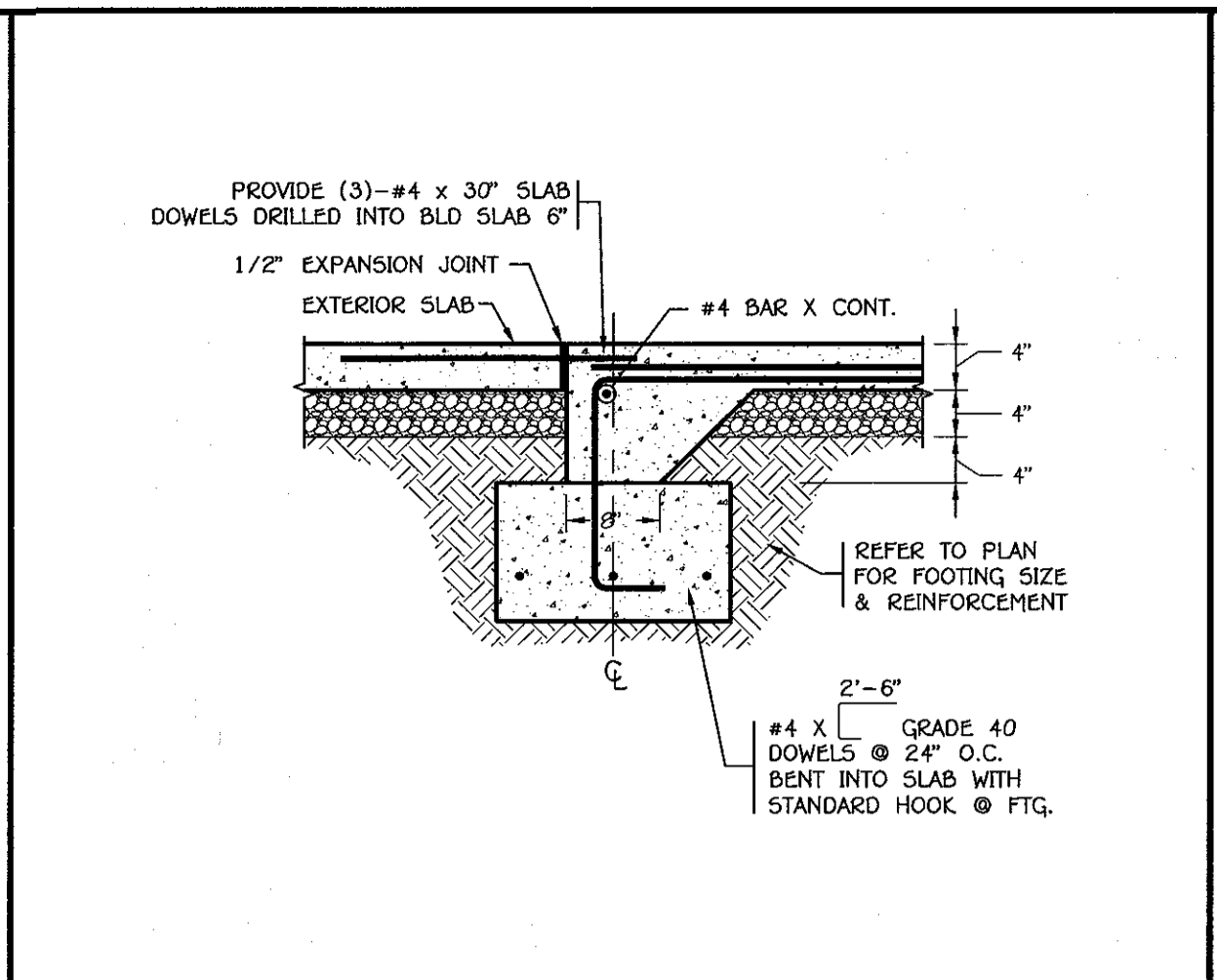
UPPER FLOOR WALL & HIGH ROOF FRAMING PLANS
THE VINEYARD TASTING ROOM
FIELD AVENUE & MAPLE STREET
HILLDALE UTAH, 84784



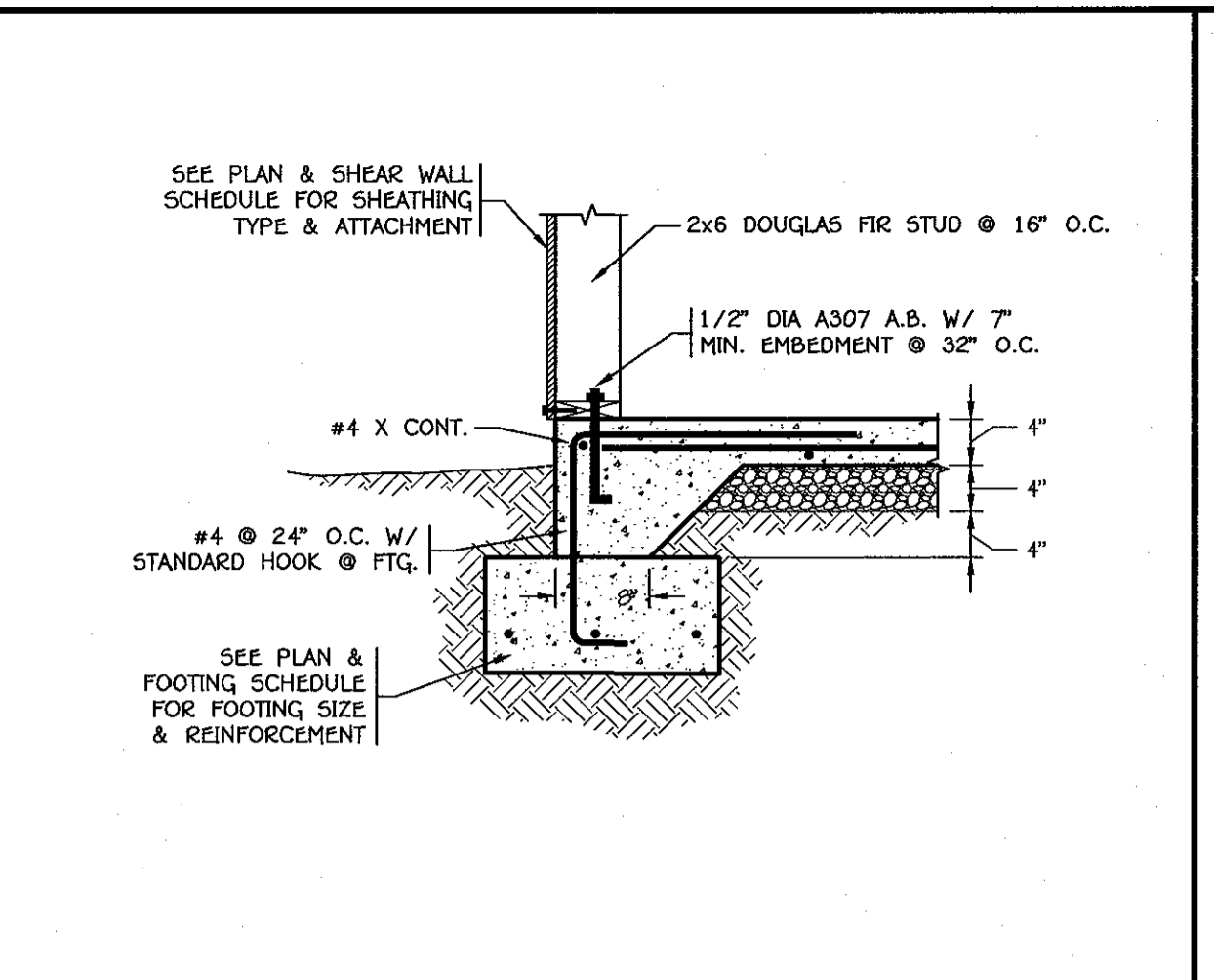
A SLAB DETAILS



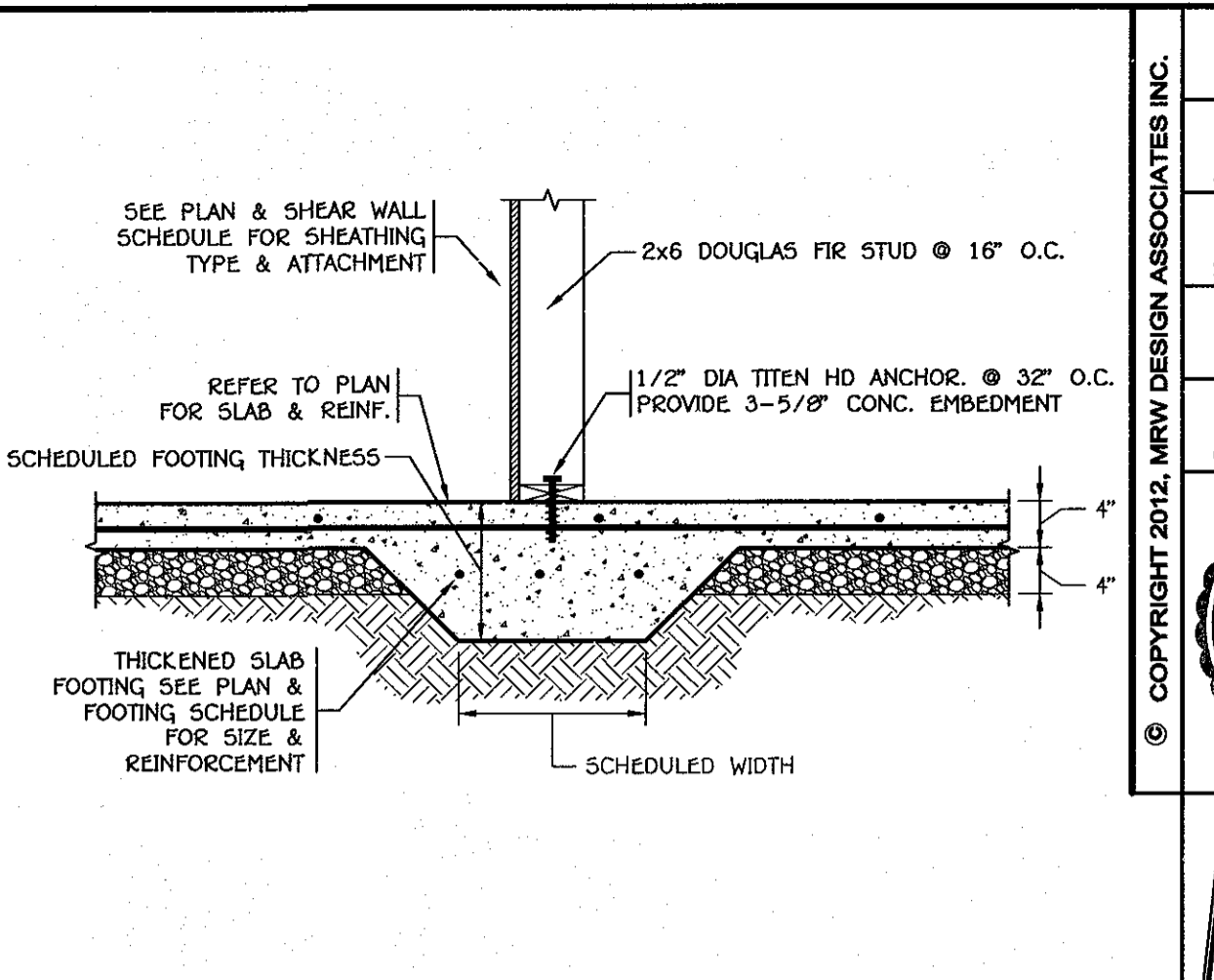
B THICKENED EDGE SLAB BAR LAP



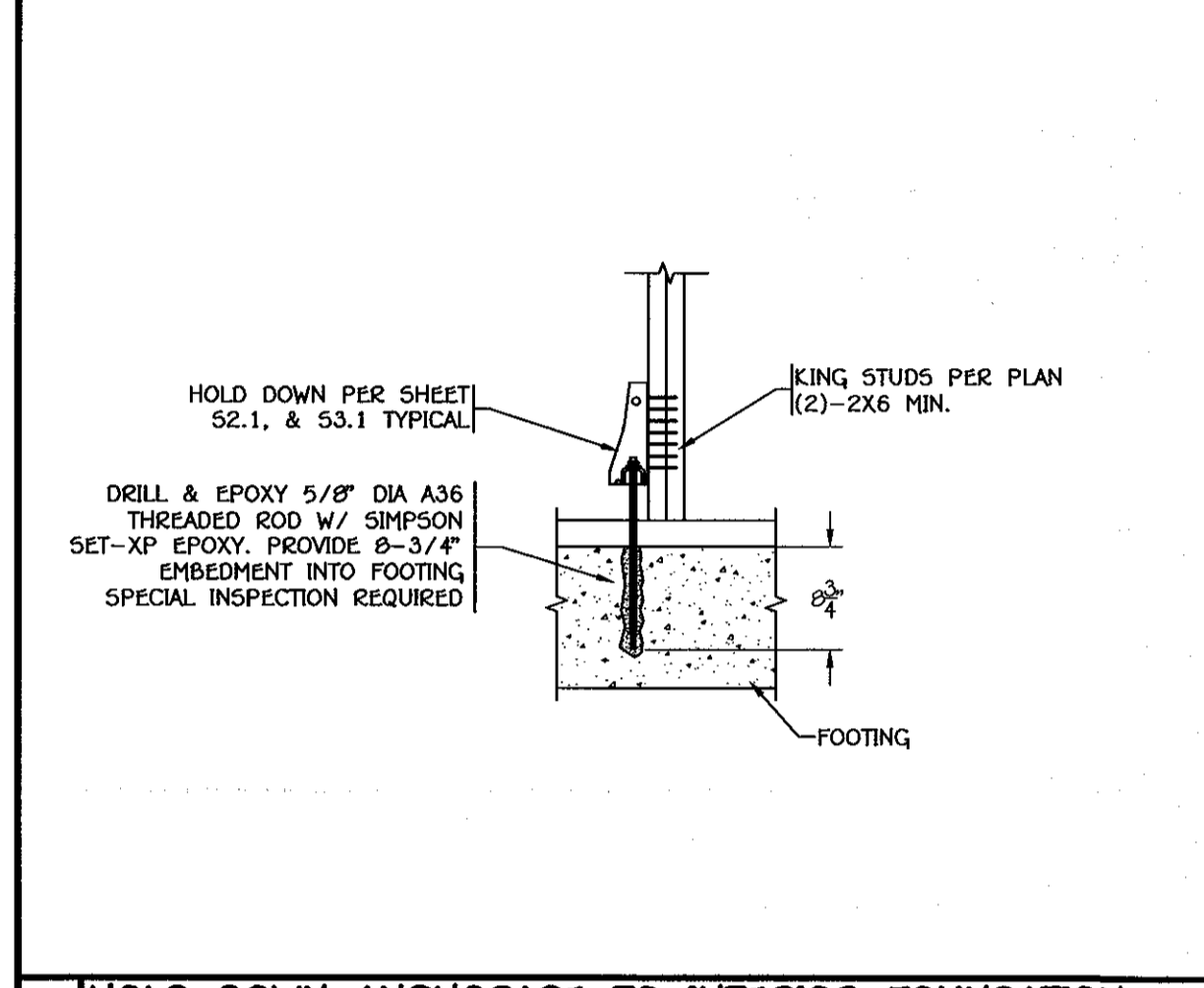
C THRESHOLD



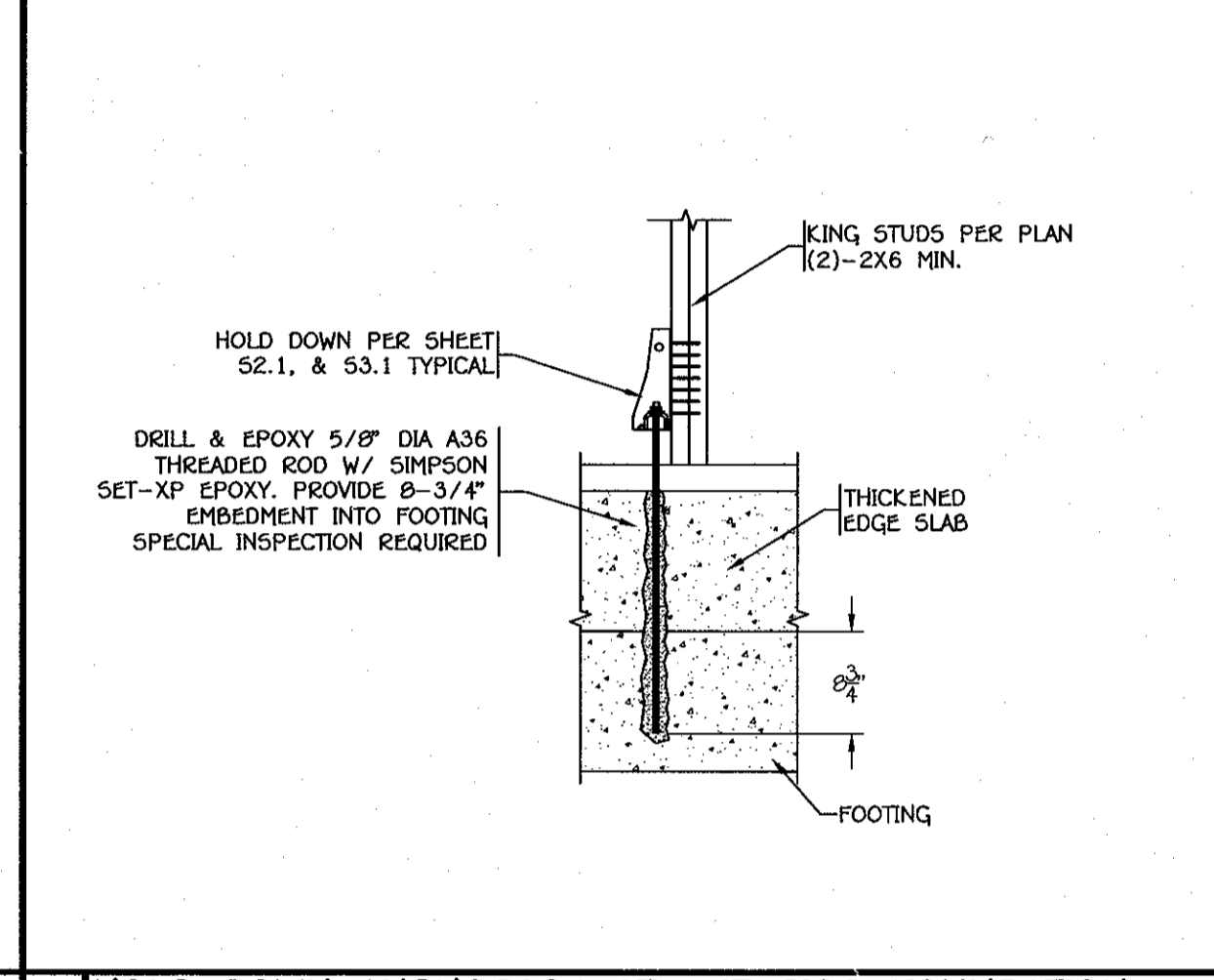
D TYPICAL THICKENED EDGE SLAB FOUNDATION



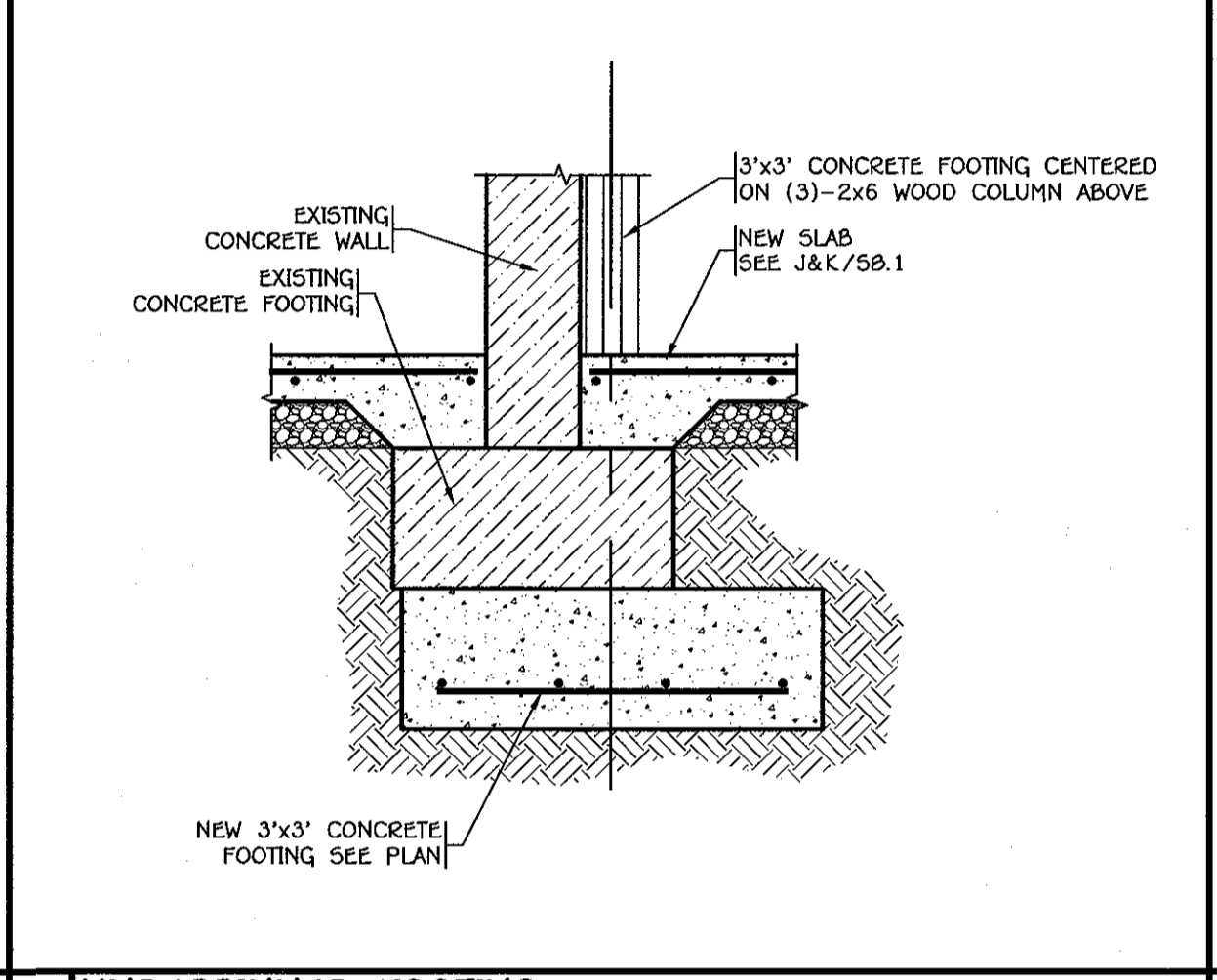
E SHEAR WALL ANCHORAGE TO FOUNDATION



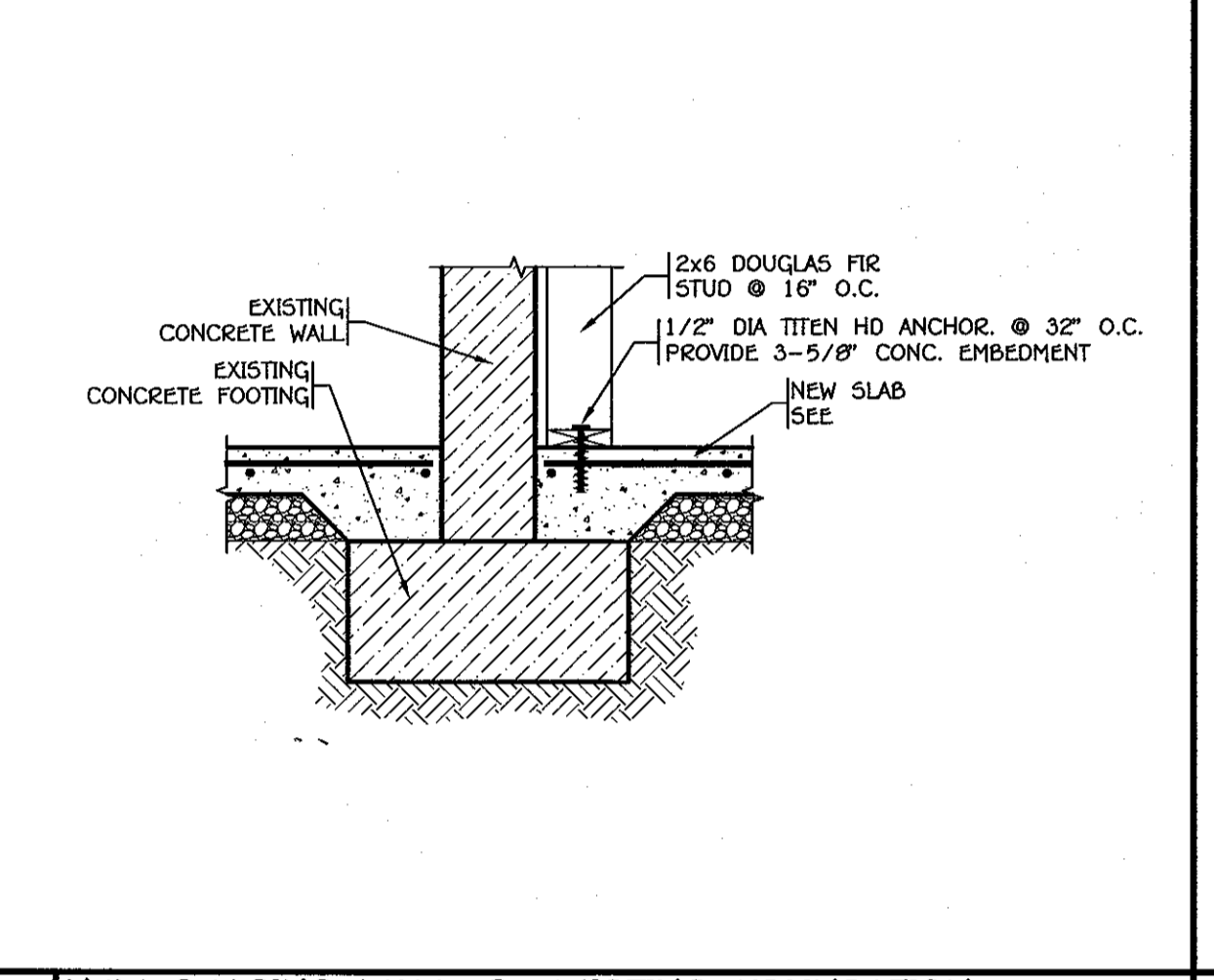
F HOLD DOWN ANCHORAGE TO INTERIOR FOUNDATION



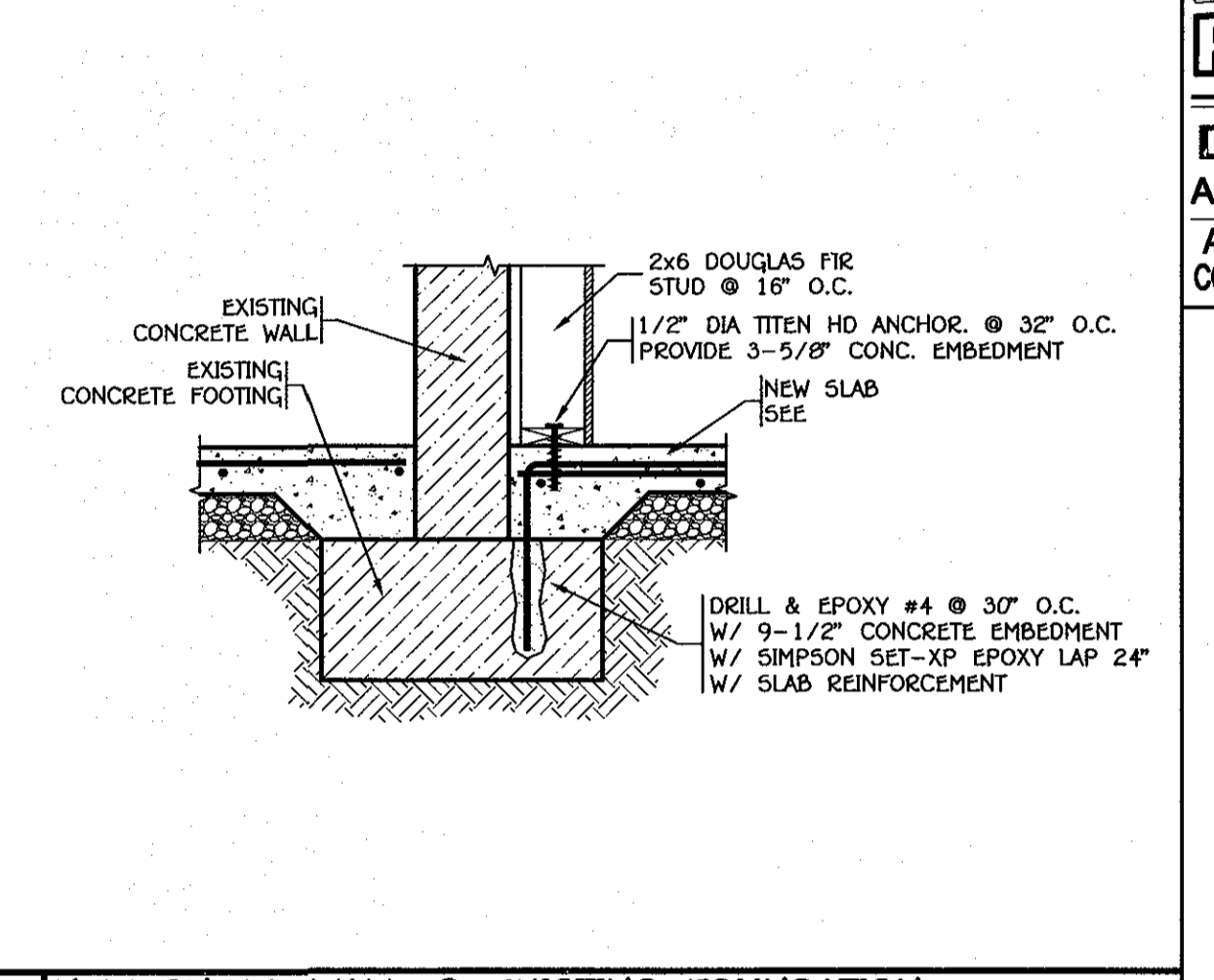
G HOLD DOWN ANCHORAGE AT EXTERIOR FOUNDATION



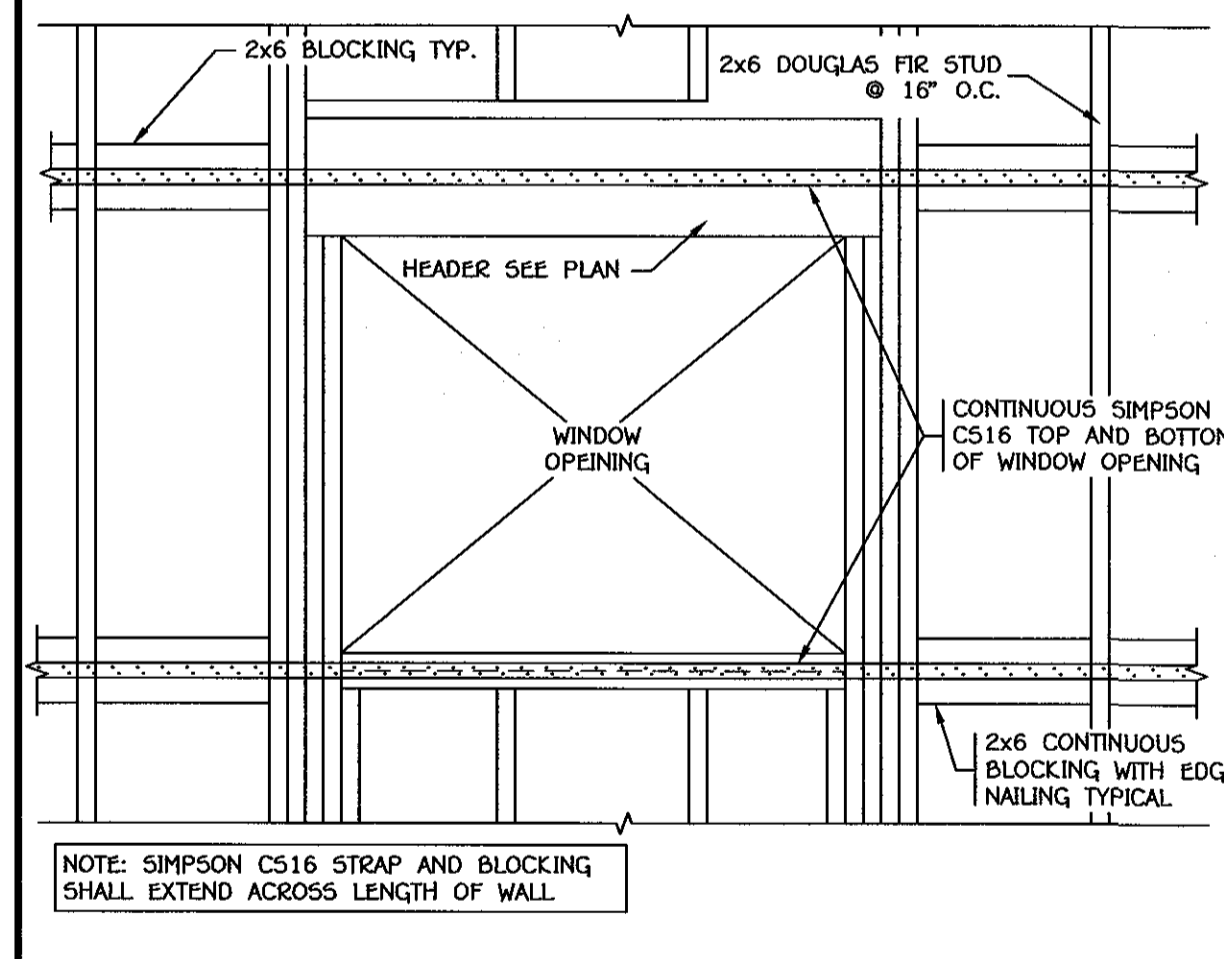
H UNDERPINNED FOOTING



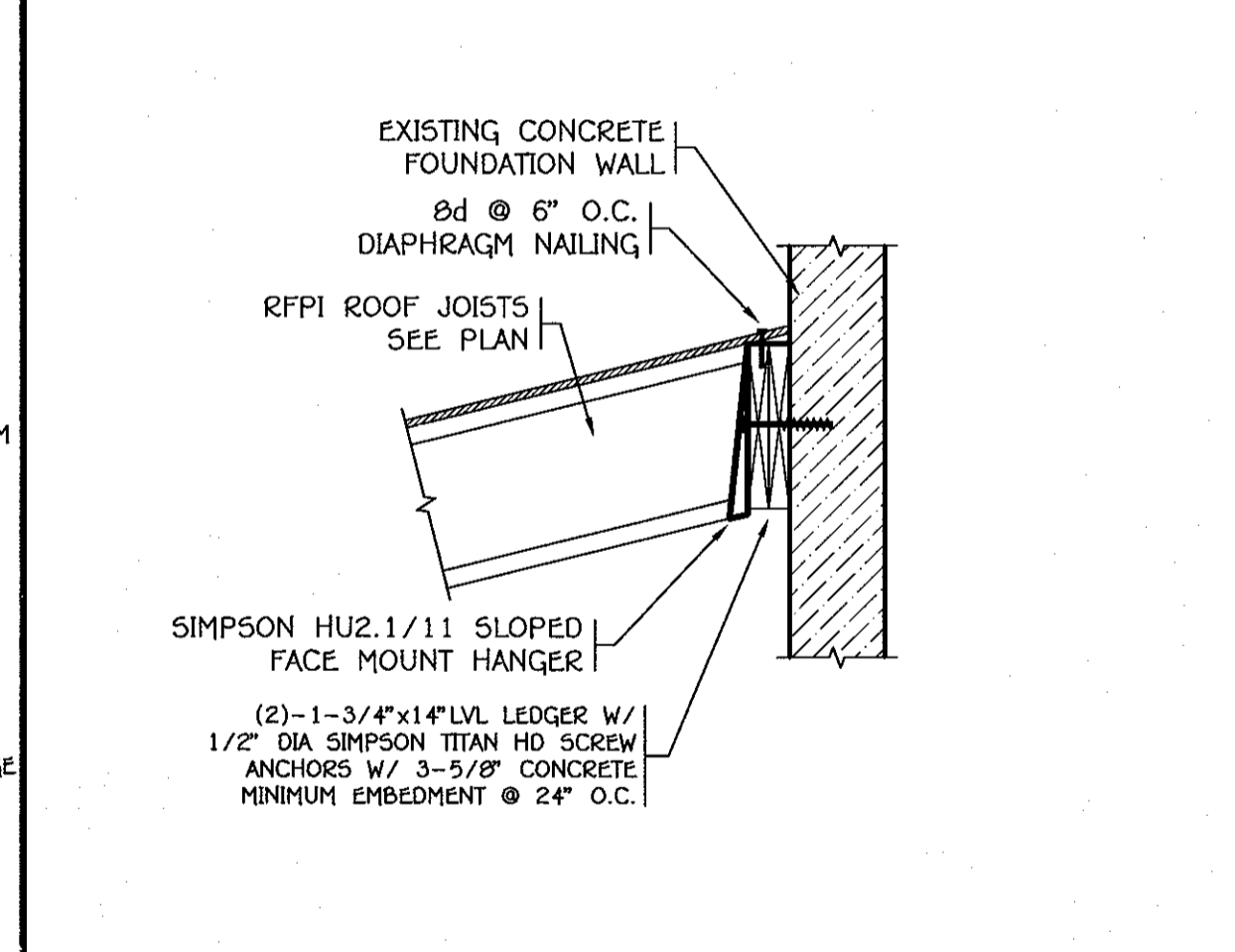
J NEW BEARING WALL @ EXISTING FOUNDATION



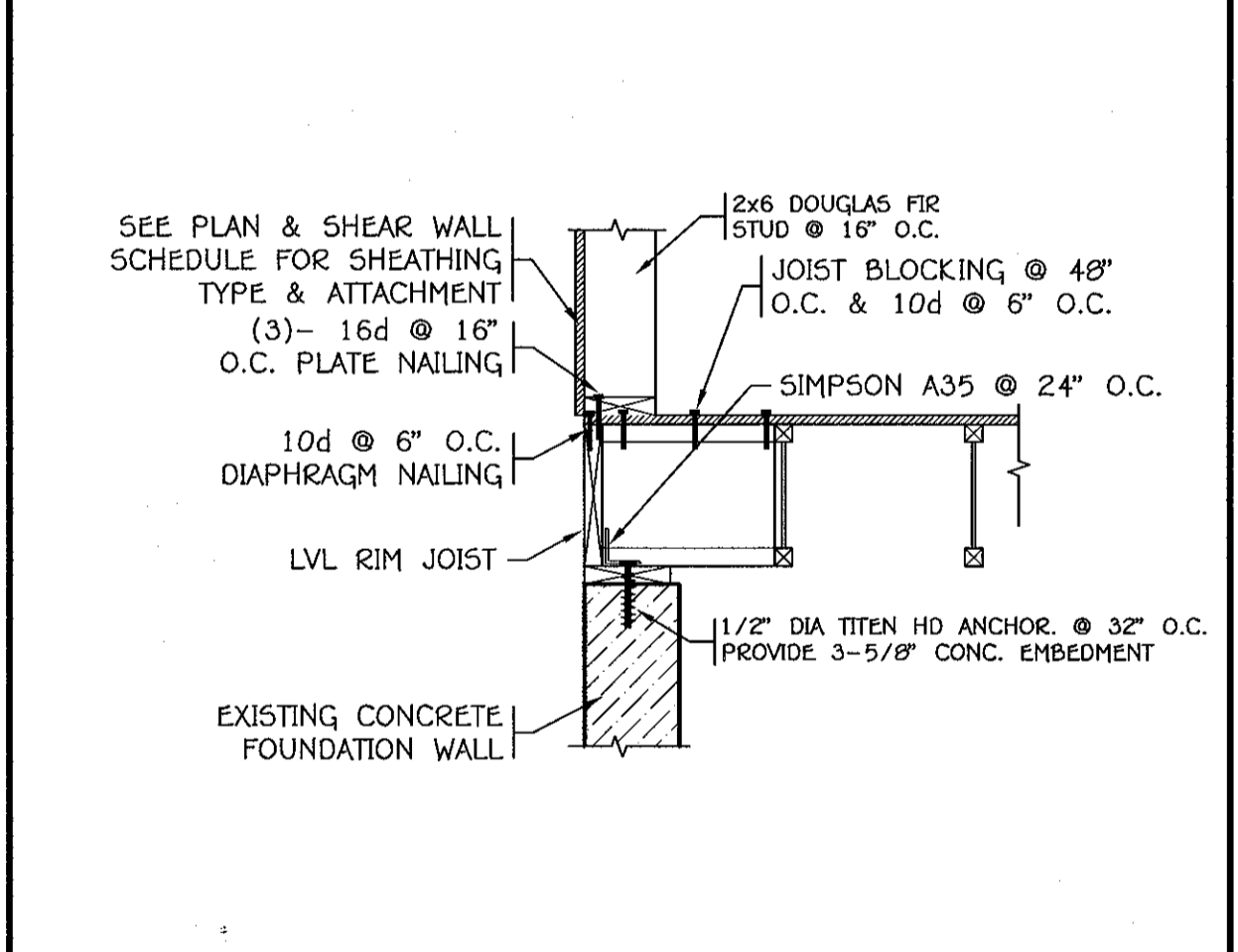
K NEW SHEAR WALL @ EXISTING FOUNDATION



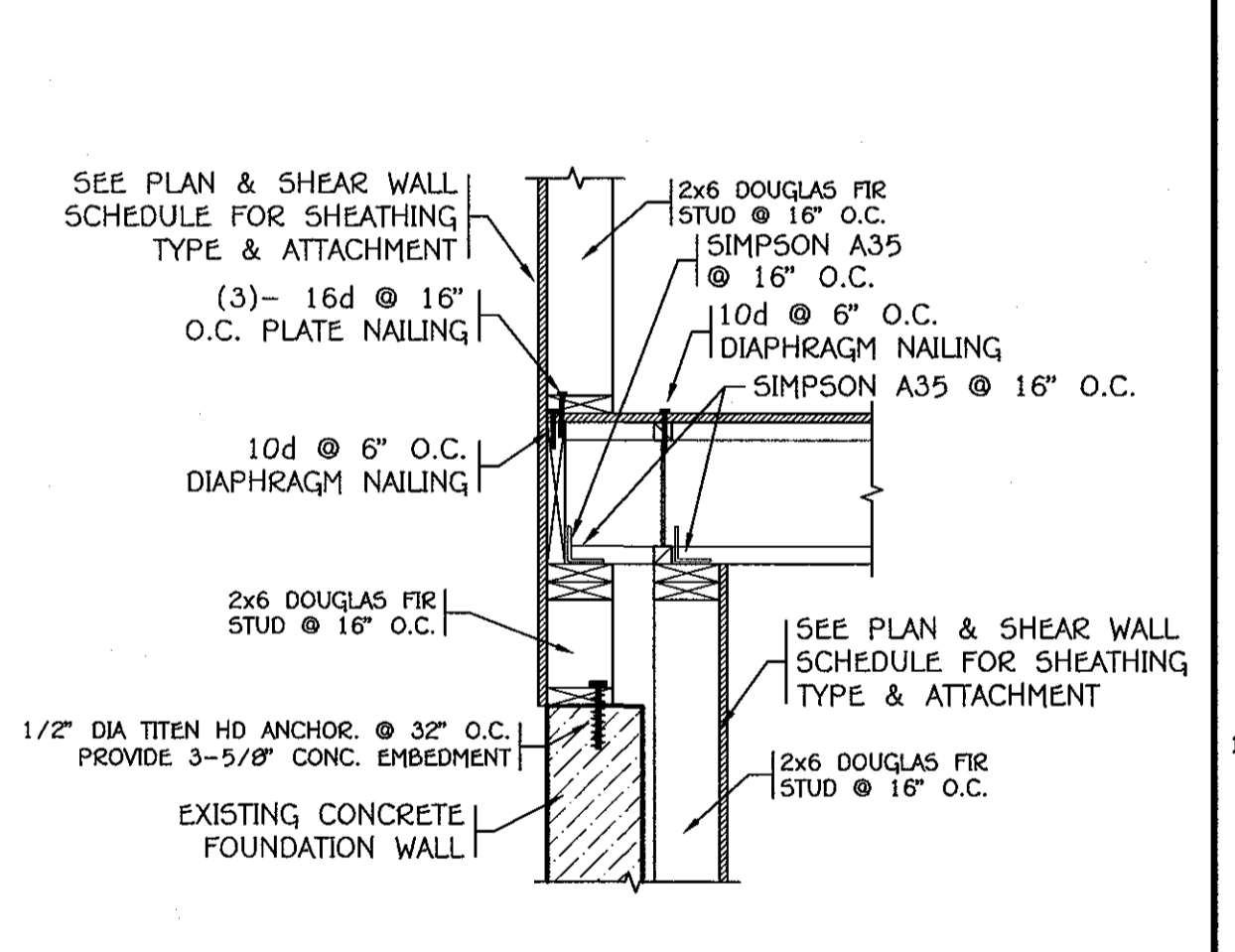
L SHEARWALL STRAPPING DETAIL



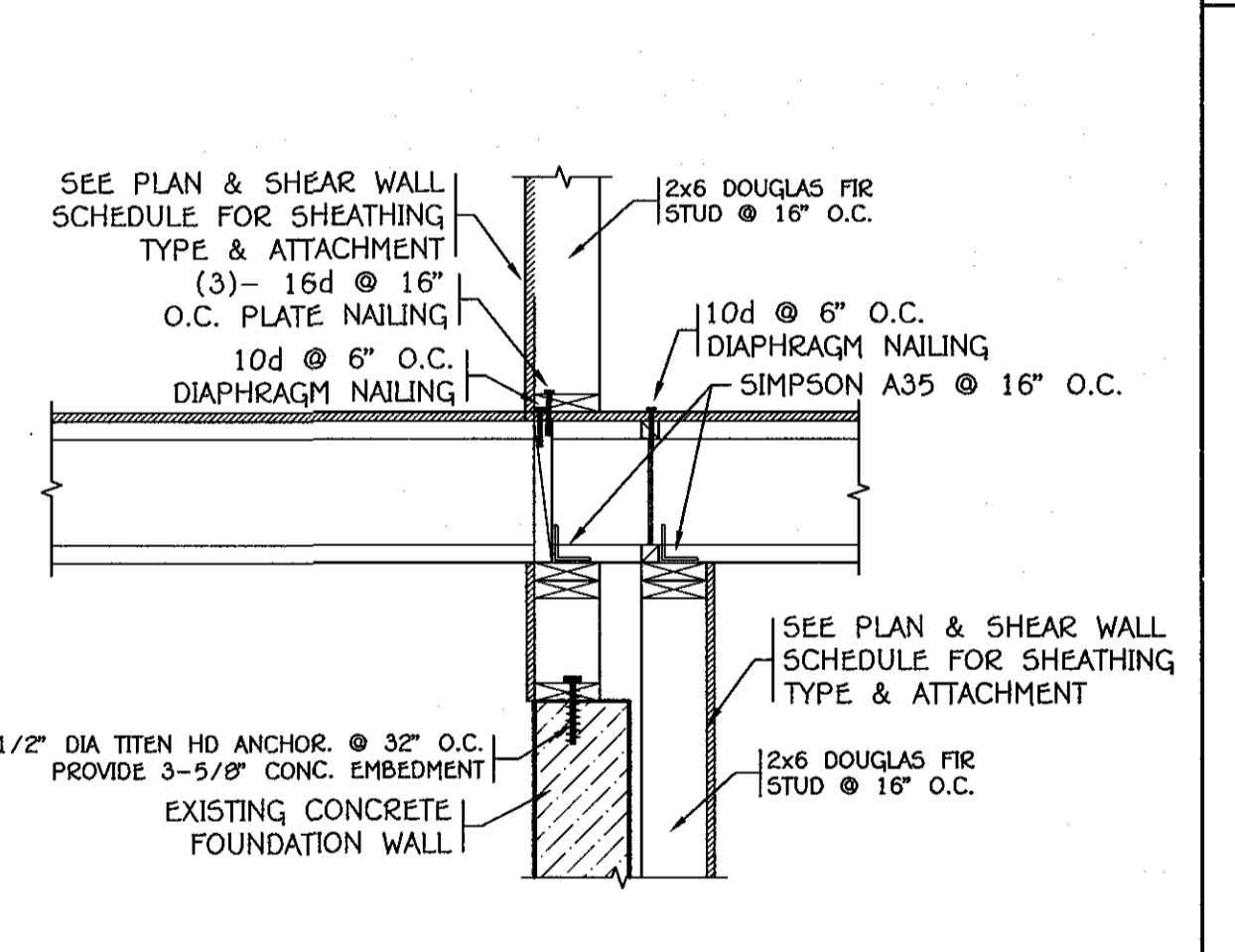
M LOW ROOF ANCHORAGE TO EXISTING FOUNDATION WALL



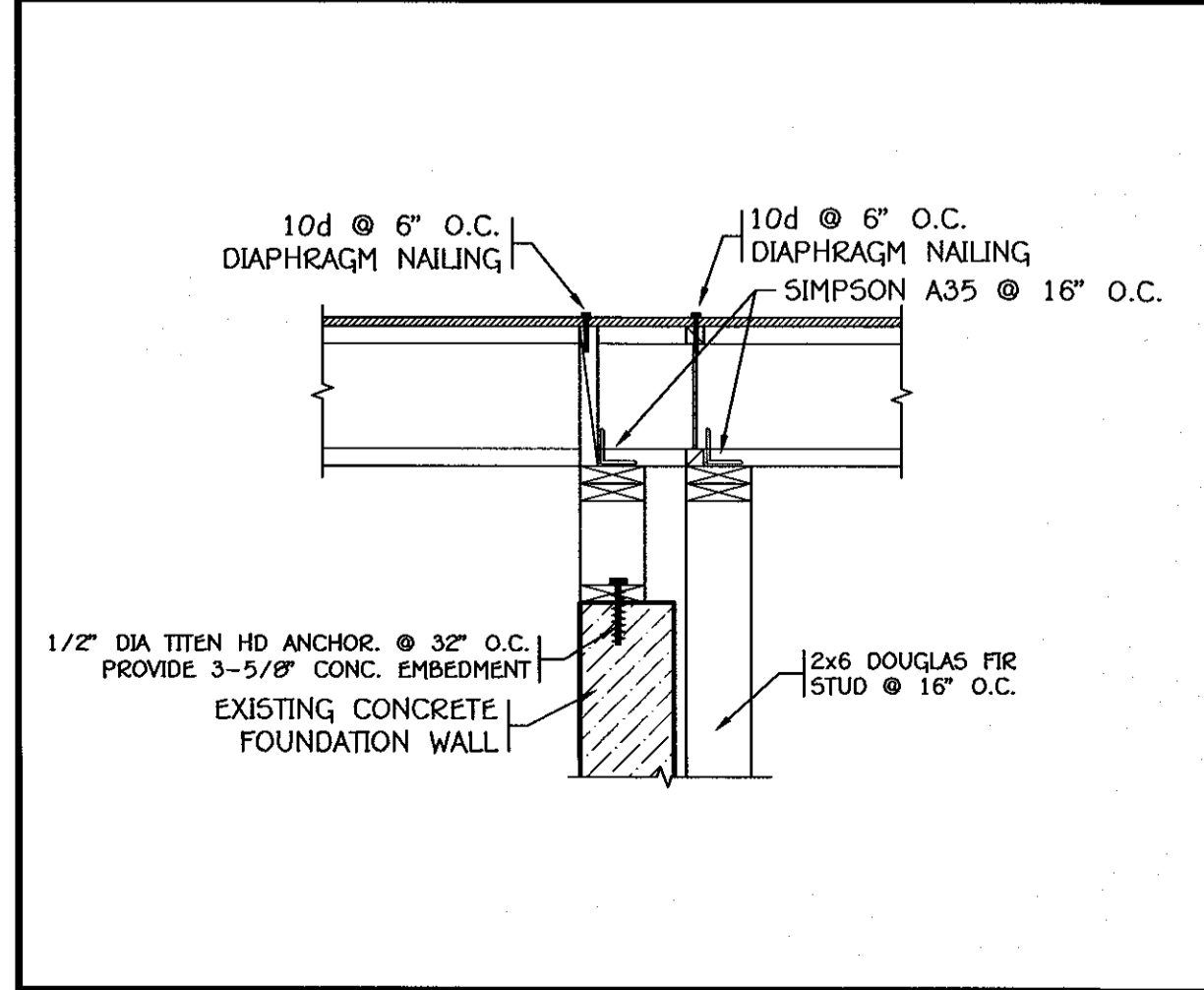
N SHEARWALL ANCHORAGE TO EXISTING FOUNDATION WALL



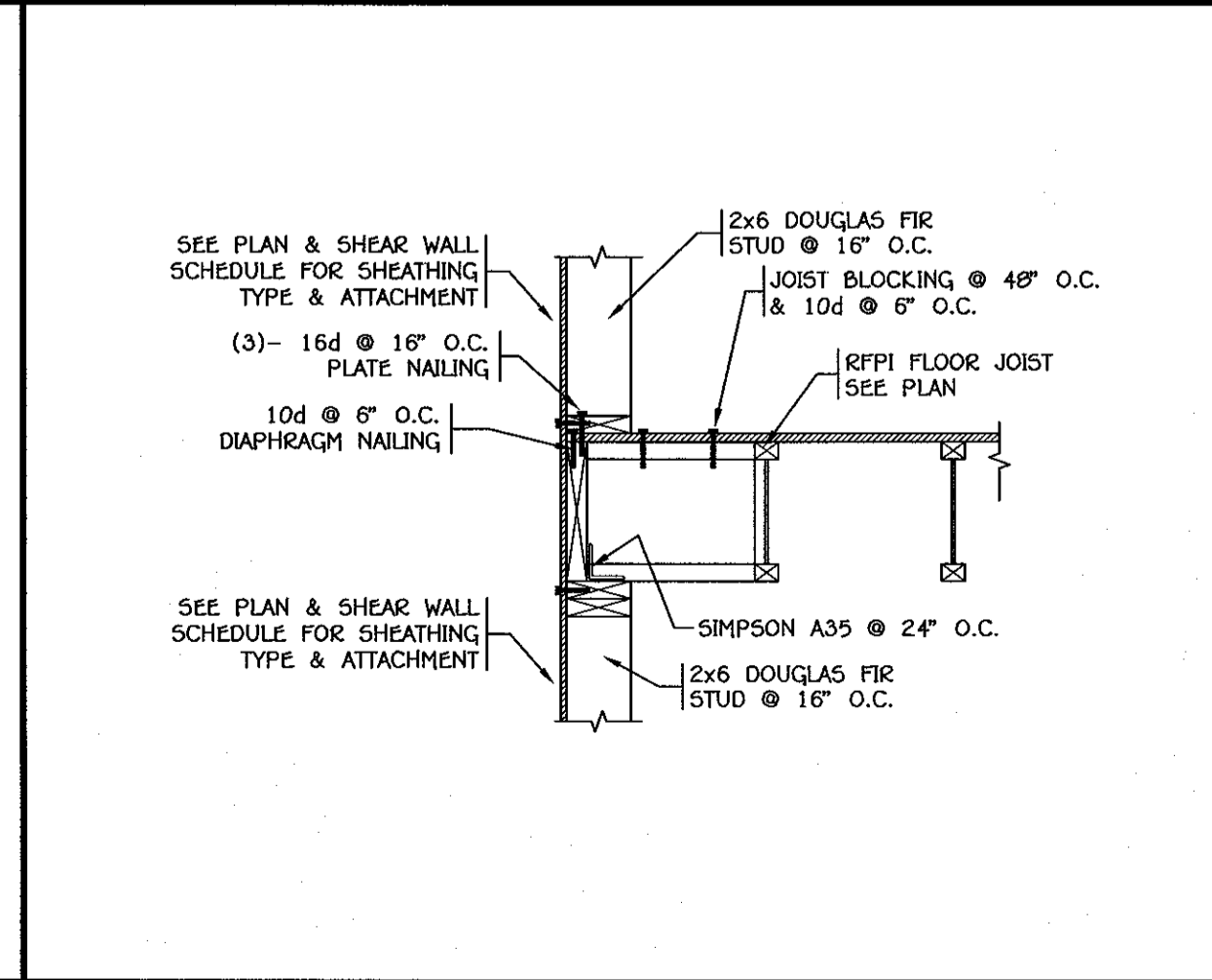
P SHEARWALL ANCHORAGE TO EXISTING FOUNDATION WALL



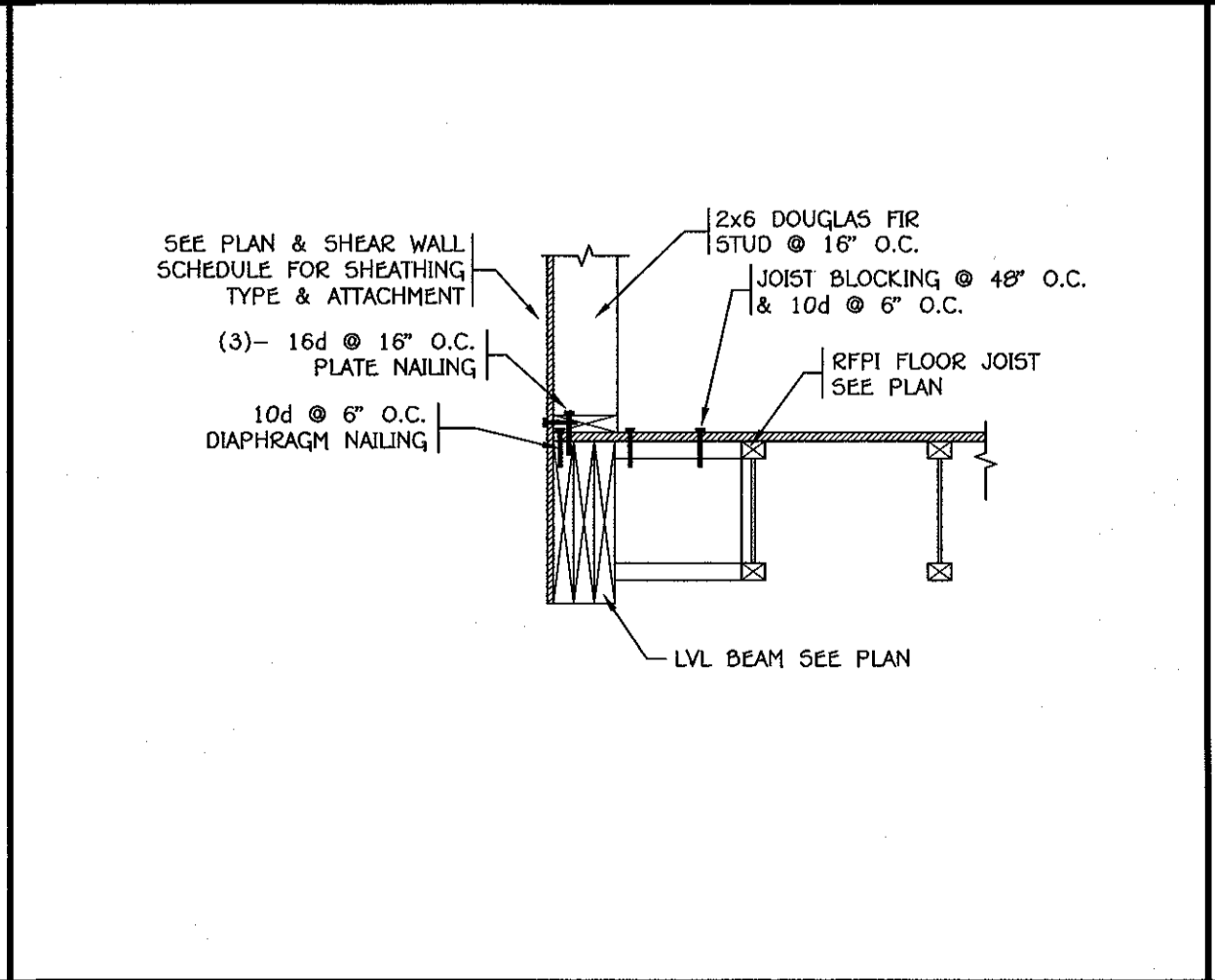
Q SHEARWALL ANCHORAGE TO EXISTING FOUNDATION WALL



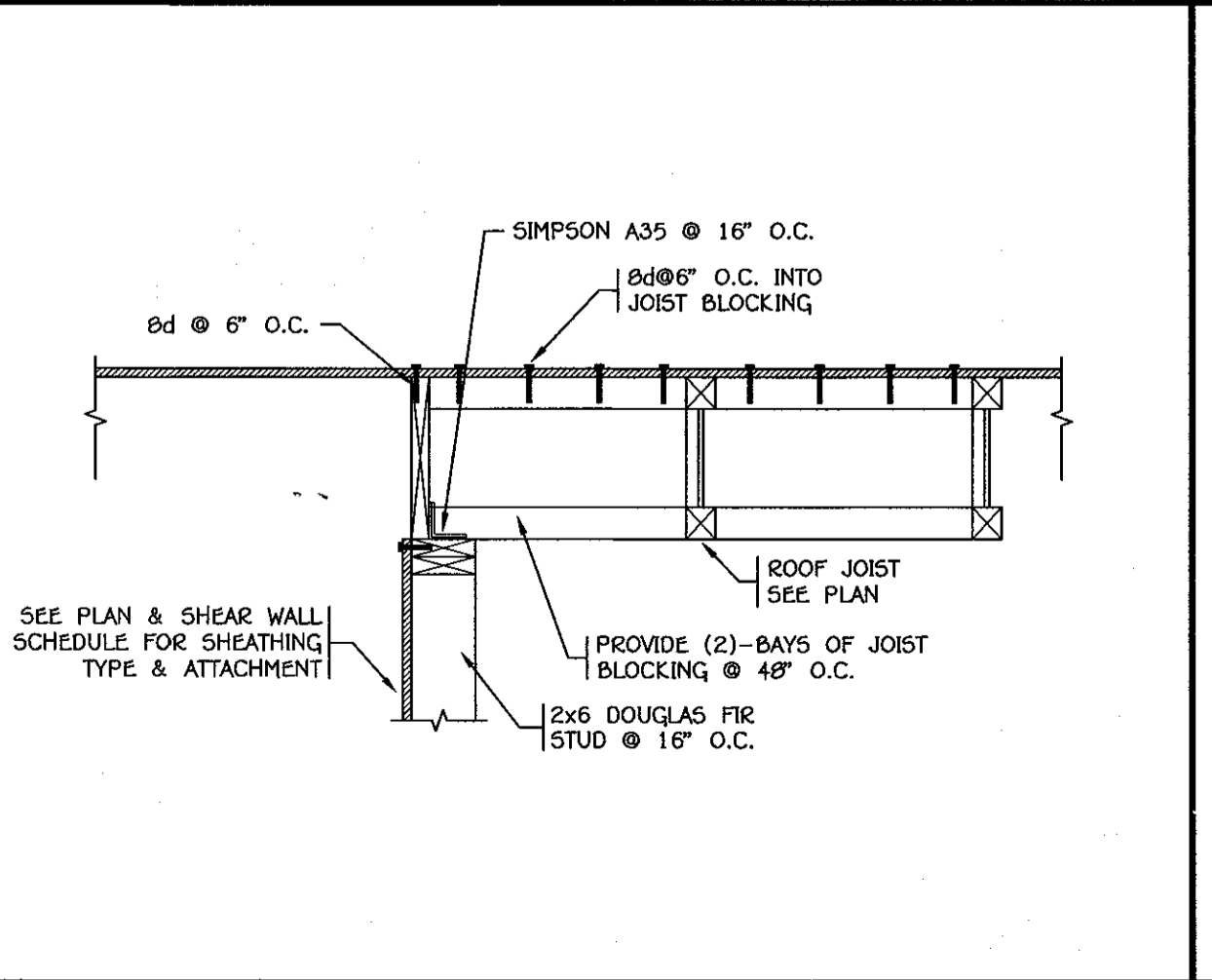
R FLOOR JOIST BEARING AT EXISTING CONCRETE FND



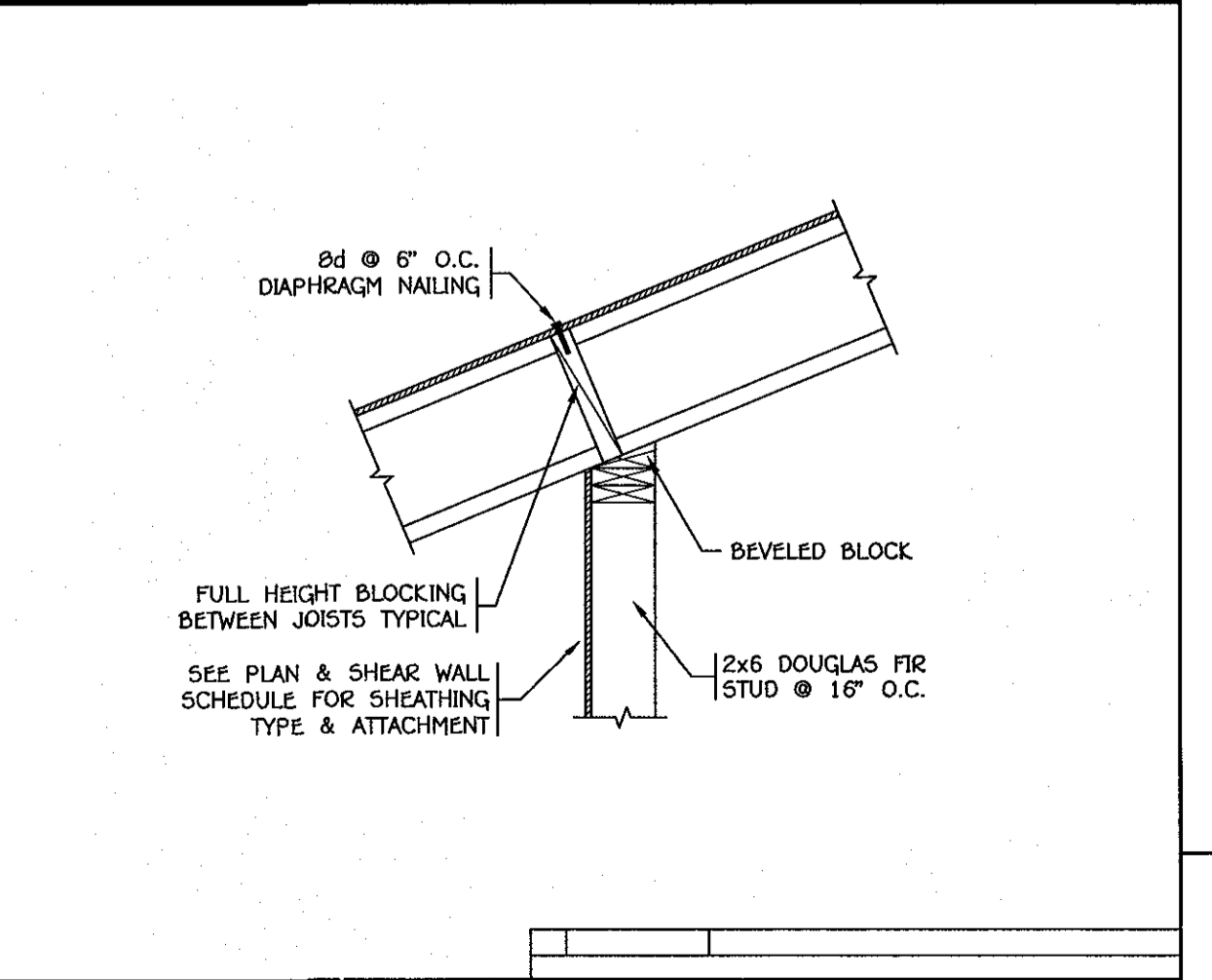
S SEISMIC DIAPHRAGM TRANSFER TO SHEAR WALL



T SEISMIC DIAPHRAGM & SHEAR WALL ANCHORAGE



U ROOF DIAPHRAGM ANCHORAGE TO SHEAR WALL



V ROOF DIAPHRAGM ANCHORAGE TO SHEAR WALL

5/12/2020
DATE:
JOB NUMBER:
N.T.S.
SCALE:
DRAWN:
J.H.C.
CHECKED:
J.H.C.
PROFESSIONAL SEAL
STATE OF UTAH
6/9/20

M
RW
DESIGN
ASSOCIATES INC.
ARCHITECTURE &
CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3560 fax
www.mrvdesign.com

STRUCTURAL DETAILS
THE VINEYARD TASTING ROOM
FIELD AVENUE & MAPLE STREET
HILLDALE UTAH, 84784



EXCEL DESIGN ASSOCIATES
"ENGINEERING EXCELLENCE"

DESIGN - ENGINEERING - LAND PLANNING
 321 NORTH MALL DRIVE, J101, ST. GEORGE, UTAH 84790
 TEL: (435) 679-4586 FAX: (435) 686-4586
 E-MAIL: Charles@ExcelDesign.us WEB SITE: www.exceldesign.us

PRELIMINARY
 NOT FOR
 CONSTRUCTION

WATER CANYON WINERY
MR. GARY TOOKE

FIELD AVENUE
HILDALE, UTAH

LOCATED IN THE S.E. 1/4 OF SEC. 33, T.43S, R.10W, S1&8M

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 06-100-05
 CAD DWG. FILE: 06-100-05_SITE
 DRAWN BY: CWH
 DESIGNED BY: CWH
 FIELD CREW:
 CHECKED BY:
 DATE: 9/3/20

SHEET TITLE:
**CONCEPT
 COVER
 SHEET**

C-1.1
 SHEET: 1 OF 4

CHAPTER 11 ZONES ESTABLISHED

[Sec 152-11-1 Establishment Of Zones](#)

[Sec 152-11-2 Zone Purposes](#)

[Sec 152-11-3 Official Zoning Map](#)

[Sec 152-11-4 Rules For Locating Zone Boundaries](#)

[Sec 152-11-5 Clarification Of Zoning](#)

[Sec 152-11-6 Newly Annexed Territories](#)

Sec 152-11-1 Establishment Of Zones

In order to accomplish the purposes of the Hildale general plan and this chapter, the following zones, along with their accompanying abbreviations, are hereby established as follows:

(a) Agricultural zones:

Agricultural 40 A-40

Agricultural 20 A-20

Agricultural 10 A-10

Agricultural 5 A-5

(b) Residential agriculture zones:

Residential-agricultural 1 RA-1

Residential-agricultural .5 RA-.5

(c) Residential zones:

Single-family residential 15 R1-15

Single-family residential 10 R1-10

Single-family residential 8 R1-8

Single-family residential 6 R1-6

Multiple-family residential 1 RM-1

Multiple-family residential 2 RM-2

Multiple-family residential 3 RM-3

Mobile home/RV park MH/RV

(d) Commercial zones:

Neighborhood commercial NC

General commercial GC

Highway commercial HC

Planned commercial PC

Pedestrian-oriented commercial POC

Mixed-Used MU

(e) Business and industrial zones:

Business/manufacturing park BMP

Professional office PO

Light industrial M-1

Heavy industrial M-2

(f) Open space and public facility zones:

Open space OS
Public facilities PF

(g) Special purpose and overlay zones:

Agriculture protection overlay APO
Historic district overlay HDO
Planned development overlay PDO
Sensitive lands overlay SLO
Runway protection RPZ
Recreation resort RR
Extraction industries overlay

Sec 152-11-2 Zone Purposes

In addition to the general purposes of this chapter as set forth in section 152-1-3 of this chapter, the various zones each serve more specific purposes as set forth below:

(a) Agricultural Zones:

Agricultural zones preserve and protect agricultural lands and related activities, permit activities normally and necessarily related to agricultural production, and prohibit land uses that may undermine continued agricultural activity.

(b) Residential Agriculture Zones:

Residential agriculture zones allow a mix of agricultural and residential uses on large lots. Limited agriculture activities, the keeping of limited numbers of animals, and the enjoyment of a "gentleman farmer" type neighborhood are the purpose of these zones.

- (1) The purpose of the RA-1 and RA-5 zones is to foster very low and low density development with little impact on its surroundings and municipal services; to preserve the character of the city's semi-rural areas; and to promote and preserve conditions favorable to large-lot family life, including the keeping of limited numbers of farm animals and fowl. The predominant use in these zones is intended to be large lot neighborhoods with detached single-family dwellings, protected from encroachment by commercial and industrial uses. Other major uses in these zones are small farms, hobby farms and agricultural developments. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

(c) Residential Zones:

Residential zones allow a wide range of residential land uses at various densities. These zones protect the stability of neighborhoods and encourage, collectively, diverse types of desirable new residential development and protect existing residential uses.

- (1) The purpose of the R1-15, R1-10, R1-8 and R1-6 zones is to permit development of detached single-family homes on individual lots at medium to high densities. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
- (2) The purpose of the RM-1, RM-2, and RM-3 zones is to permit well designed apartments, townhomes, twin homes, and condominiums at medium to high density that are appropriately buffered from and compatible with surrounding land uses. Ancillary uses include churches, schools, and parks to serve neighborhood areas.
- (3) The purpose of the MH/RV zone is to provide locations where neighborhoods consisting of manufactured/mobile homes and recreational vehicle parks and subdivisions may be created, maintained, and preserved. Ancillary uses include churches, schools, and parks to serve neighborhood areas.

(d) Commercial Zones:

Commercial zones provide areas where a combination of business, commercial, entertainment, office, and related activities may be established, maintained and protected. Commercial zones are intended to provide a suitable environment for those commercial and service uses vital to the economic base of the city.

- (1) The purpose of the NC zone is to provide areas where convenience buying outlets, having small trade areas, may be established to serve surrounding residential neighborhoods. This zone is intended to promote a combination of retail and service facilities that meet day to day needs of nearby residents and which are compatible in character and scale with adjacent development.
- (2) The purpose of the GC 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.
- (3) The purpose of the HC zone is to provide commercial areas with visibility and access from SR-59 and major arterial roads for the convenience of commuters and the traveling public. Typical uses include lodging facilities, personal services, travel plazas, restaurants and fast food facilities, and commuter parking.
- (4) The purpose of the PC zone is to provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.
- (5) The purpose of the POC zone is to provide walkable commercial areas which are generally oriented toward local residents rather than out of town patrons. Uses typical of this zone include planned retail and office development and limited medium to high density residential uses that can be harmoniously mixed with commercial development.

(e) Business And Industrial Zones:

Business and industrial zones provide areas for conducting business, manufacturing and industrial activities.

- (1) The purpose of the BMP zone is to provide aesthetically attractive planned developments having a mix of office, research and development, light manufacturing, and limited retail uses. Typical uses in this zone include offices, clean indoor manufacturing facilities, service retail, restaurants, athletic clubs, personal service shops, medical offices, office/warehouse buildings, and research facilities.
- (2) The purpose of the PO zone is to provide locations primarily along arterial or major collector streets which will accommodate offices or laboratories for professional persons and other related uses. The zone is intended to provide availability of professional services conveniently to all neighborhoods in the city. Typical uses in this zone include offices for doctors, dentists, accountants, and other similar professions, medical and dental laboratories, and pharmacies.
- (3) The purpose of the M-1 zone is to provide areas for uses involving processing and assembly of manufactured goods, warehousing, and material storage. Uses which generate excessive noise, vibration, odor, dust, and fumes are excluded from this zone.

- (4) The purpose of the M-2 zone is to provide areas where uses involving ²³ industrial processes and natural resource extraction may be permitted without negatively impacting other areas of the city, especially when undertaken on a large scale.

(f) Open Space And Public Facility Zones:

Open space and public facility zones allow public or quasi-public uses.

- (1) The purpose of the OS zone is to recognize on the official zoning map areas which are open and generally undevelopable due to government ownership, their sensitive environmental nature and/or the unavailability of adequate public facilities, such as conservation areas and national park land.
- (2) The purpose of the PF zone is to provide areas for facilities owned by public and quasi-public entities and which utilize relatively large areas of land. This zone is intended to provide immediate recognition of such areas on the official zoning map. Typical uses in this zone are cemeteries, hospitals, open air theaters, public parks, public schools, and public utility facilities.

(g) Special Purpose And Overlay Zones:

Special purpose zones are intended to accomplish objectives unique to the particular zone. Overlay zones implement supplemental regulations that apply geographically, regardless of the underlying base zone. Whenever the regulations of a base zone and an overlay zone conflict, overlay zone regulations apply.

- (1) The purpose of the APO zone is to protect and preserve existing agricultural areas from encroachment of development and to allow ongoing agricultural operations to continue without unreasonable regulations, except for those needed to protect public health and safety.
- (2) The purpose of the HDO zone is to implement regulations designed to promote the preservation of structures and sites having historical, cultural, or architectural significance, and to foster economic development consistent with historic preservation plans adopted by the city.
- (3) The purpose of the PDO zone is to permit a compatible, master planned mix of various uses in combination with open space components on land that has unique or unusual characteristics that warrant customized development requirements. Although development size may vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.
- (4) The SLO zone provides regulations to protect sensitive land areas such as hillsides, floodplains, and river parkway areas.
- (5) The RPZ zone provides regulations to promote and protect the Hildale City airport.
- (6) The recreation resort zone is established to designate certain areas within the city of Hildale where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.
- (7) The general purpose of the extraction industries overlay zone is to provide for the operation of extraction industries in Hildale City, while regulating the operation of such industrial uses particularly on properties in close proximity to residential districts and to

provide regulatory standards and procedures to ensure the reclamation of the extraction industry sites upon completion of the extraction processes. 24

Sec 152-11-3 Official Zoning Map

(a) Zones:

The location and boundaries of the zones described in this chapter, including subsequent amendments, shall be shown on an official zoning map, entitled the Hildale City official zoning map, as provided in this section.

- (1) The zones established by this chapter are intended to further the goals and policies of the Hildale general plan. Accordingly, not every zone established by this chapter need be included on the official zoning map unless and until the Hildale City council, in the exercise of its legislative discretion, determines that placing a particular property in a particular zone will further the goals and policies of the general plan.
- (2) Each lot within the city shall be subject to the requirements of the zone, or zones, in which the lot is located as shown on the official zoning map.
- (3) The official zoning map, including all boundaries, notations, and other data shown thereon, is hereby adopted by this reference.

(b) Amendments:

Amendments to the boundaries of a specific zone shown on the official zoning map shall be accomplished in accordance with the provisions set forth in section 152-7-7 of this chapter.

(c) Map Updates:

The zoning administrator shall update the official zoning map as soon as possible after amendments are adopted by the city council. Upon entering any such amendment on the map, the zoning administrator shall note on the map the date of the revision.

(d) Filing Of Ordinance And Map:

The ordinance codified herein and official zoning map shall be filed in the custody of the city recorder/clerk and may be examined by the public subject to any reasonable regulations established by the city council.

HISTORY

Amended by Ord. [2019-001](#) on 3/6/2019

Amended by Ord. [2019-004](#) on 5/1/2019

Amended by Ord. [2019-005](#) on 6/5/2019

Amended by Ord. [2019-006](#) on 6/5/2019

Amended by Ord. [2019-010](#) on 8/7/2019

Amended by Ord. [2019-011](#) on 8/7/2019

Amended by Ord. [2019-012](#) on 9/4/2019

Amended by Ord. [2019-013](#) on 10/2/2019

Amended by Ord. [2019-014](#) on 10/2/2019

Amended by Ord. [2019-015](#) on 10/2/2019

Adopted by Ord. [2020-001](#) on 9/22/2020

Adopted by Ord. [2020-008](#) on 9/22/2020

Adopted by Ord. [2020-007](#) on 9/22/2020

Adopted by Ord. [2020-004](#) on 9/22/2020

Adopted by Ord. [2020-003](#) on 9/22/2020

Sec 152-11-4 Rules For Locating Zone Boundaries

(a) Applicability:

Where uncertainty exists as to the boundary of any zone shown on the official zoning map, the provisions of this section shall apply to determine the location of such Boundary.

(b) Centerlines And Property Lines:

When a zone boundary is indicated as being approximately upon the centerline of a street, alley or block, or along a property line, then, unless otherwise definitely indicated on the official zoning map, the centerline of such street, alley or block or such property line, shall be construed to be the boundary of such zone.

(c) Waterways, Park And Public Land:

When a zone boundary is indicated as being approximately at the line of any river, irrigation canal or other waterway, public park or other public land, or any section line, then the center of the stream, canal or waterway, or the railroad right of way, or the boundary line of the public land or section line shall be deemed to be the boundary of the zone.

(d) Lot, Block, And Tract Lines:

Zone boundaries indicated as approximately following platted lot lines, or block or parcel tract boundaries shall be interpreted as following such lines.

(e) Street Vacations:

When a public road, street, or alley is officially vacated, such property shall have the same zoning as the adjacent property. In the event vacated property is adjacent to two (2) zones, each zone shall extend to the centerline of the vacated right of way.

(f) Uncertainties:

When a physical or cultural feature existing on the ground is at variance with one shown on the official zoning map, or in case any other uncertainty exists with respect to a zone boundary, the zoning administrator shall determine the boundary location, subject to appeal in accordance with the provisions of section 152-7-19 of this chapter.

(g) Zoning Administrator To Make Determination:

The zoning administrator shall have the authority to make all zone boundary clarifications and determinations subject to the rules above and appeal in accordance with the provisions of section 152-7-19 of this chapter .

Sec 152-11-5 Clarification Of Zoning

(a) Ambiguous Zone:

Any property which is not clearly zoned on the city's official zoning map shall be deemed to be in the most restrictive adjacent zone.

(b) Ambiguous Use:

(1) If ambiguity arises concerning the classification of a particular use within the meaning and intent of this chapter, the zoning administrator shall determine the proper use or development standard. The zoning administrator may refer the matter to the planning commission for a final determination, if the zoning administrator deems the use unusual enough to require special consideration. The planning commission's determination shall be final and is subject to appeal in accordance with the provisions of section 152-7-19 of this chapter.

(2) If a particular use does not appear in the permitted and conditional uses table for a given zone, the use shall be deemed not permitted in that zone.

Sec 152-11-6 Newly Annexed Territories

Territory which is annexed shall be deemed to be zoned A-20 immediately upon annexation or as otherwise expressly provided in an annexation agreement. This zoning shall be considered a holding zone and no zone change will be considered until a plan for development is presented.

CHAPTER 12 AGRICULTURAL ZONES

[Sec 152-12-1 Purpose](#)

[Sec 152-12-2 Scope](#)

[Sec 152-12-4 Development Standards](#)

[Sec 152-12-5 Regulations Of General Applicability](#)

[Sec 152-12-6 Regulations For Specific Uses](#)

[Sec 152-12-7 Special Regulations](#)

Sec 152-12-1 Purpose

See section 152-11-2 of this chapter.

Sec 152-12-2 Scope

The provisions of this chapter shall apply to any real property located in an agricultural zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws. 152-12-3: USES ALLOWED:

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within agricultural zones shall be as set forth in table 152-12-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-12-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-12-1 PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Agricultural Permitted Uses				
Use	Zones			
	A-40	A-20	A-10	A-5
Agricultural uses:				
Accessory building	P	P	P	P
Agricultural business	P	P	P	P
Agricultural industry	P	P	P	P
Agriculture	P	P	P	P
Animal specialties	P	P	P	P
Animals and fowl for recreation and family food production	P	P	P	P
Stable, private	P	P	P	P
Residential uses:				
Assisted living facility	P	P	P	P
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Building, accessory	P	P	P	28
Dwelling, earth sheltered	P	P	P	P
Dwelling, single-family	P	P	P	P
Dwelling, single-family with accessory dwelling unit	P	P	P	P
Dwelling, temporary	P	P	P	P
Guesthouse	P	P	P	P
Manufactured home	P	P	P	P
Residential facility for elderly persons ¹	P	P	P	P
Residential facility for persons with a disability ¹	P	P	P	P
Residential facility for troubled youth	N	N	N	N
Short term rental	N	N	N	N
Public and civic uses:				
Auditorium or stadium	N	N	N	N
Cemetery	P	P	P	P
Church or place of worship	P	P	P	P
Club or service organization	P	P	P	P
Convalescent care facility	N	N	N	N
Cultural service	P	P	P	P
Golf course	N	N	N	N
Hospital	N	N	N	N
Park	P	P	P	P
Protective service	P	P	P	P
Reception center	C	C	C	C
Stable, public	P	P	P	P
Utility, minor	P	P	P	P
Utility substation	P	P	P	P
Commercial uses:				
Agricultural sales and service	P	P	C	C
Animal hospital	P	P	P	P
Bed and breakfast, INN	C	C	C	C
Bed and breakfast, home	C	C	C	C
Camping Hosting Facility	C	C	C	C
Family child daycare facility ²	P	P	P	P
Licensed family child care ²	C	C	C	C

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Residential certificate child care ²	P	P	P	29 P
Garden center	P	P	P	P
Kennel, residential	P	P	P	P
Media service	N	N	N	N
Off-Road Recreational Vehicle Rental	C	C	C	C
Personal care service, home based ²	P	P	P	P
Personal instruction service, home based ²	P	P	P	P
Produce stand	P	P	P	P
Recreation and entertainment, outdoor	C	C	C	C
Vehicle repair, limited	N	N	N	N
Veterinary service	P	P	P	P
Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-12-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
- (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
- (3) Accessory uses in agricultural zones shall include, but are not limited to, the following:
 Garage sales, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter. Garages, carports, and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any applicable provision of this code.
 Home based businesses, subject to applicable standards of chapter 42, "Home Based Businesses", of this chapter. Household pets. Keeping of machinery, livestock, and farming equipment as needed for agricultural use. Nurseries and greenhouses. Playhouses, patios, porches, gazebos, and incidental storage buildings. Produce stands. Swimming pools and hot tubs for use by residents and their guests.
 Temporary real estate offices, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.

Sec 152-12-4 Development Standards

Development standards within agricultural zones shall be as set forth in table 152-12-2 of this section.

TABLE 152-12-2 DEVELOPMENT STANDARDS IN AGRICULTURAL ZONES

Agricultural Development Standards	
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Development Standard	A-40	A-20	A-10	A-10
Lot standards:				
Minimum lot area	40 acres	20 acres	10 acres	5 acres
Minimum lot width	400 feet	400 feet	300 feet	300 feet
Building standards:				
Maximum height, main building ¹	35 feet	35 feet	35 feet	35 feet
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet
Setback standards - front yard:				
Any building ²	30 feet	30 feet	30 feet	30 feet
Setback standards - rear yard:				
Main building	30 feet	30 feet	30 feet	30 feet
Accessory building	No requirement	No requirement	No requirement	No requirement
Setback standards - interior side yard:				
Main building	15 feet	15 feet	15 feet	15 feet
Accessory building of 100 square feet or less	No requirement	No requirement	No requirement	No requirement
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet
Setback standards - street side yard:				
Main building	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side yard of another lot	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted

Sec 152-12-5 Regulations Of General Applicability

The use and development of real property in agricultural zones shall conform to regulations of general applicability as set forth in the following chapters of this chapter:

- (a) Design and compatibility standards: See chapter 33 of this chapter.
- (b) Landscaping and screening: See chapter 32 of this chapter.
- (c) Motor vehicle access: See chapter 35 of this chapter.
- (d) Natural resource inventory: See chapter 31 of this chapter.
- (e) Off street parking: See chapter 34 of this chapter.
- (f) Signs: See chapter 36 of this chapter.
- (g) Supplementary development standards: See chapter 37 of this chapter.

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Sec 152-12-6 Regulations For Specific Uses

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

Sec 152-12-7 Special Regulations

(a) Increased Height:

Notwithstanding the height limitations shown on table 152-12-2 in section 152-12-4 of this chapter a greater building height may be allowed in all agricultural zones pursuant to a conditional use permit.

CHAPTER 15 COMMERCIAL ZONES

[Sec 152-15-1 Purpose](#)

[Sec 152-15-2 Scope](#)

[Sec 152-15-3 Uses Allowed In Commercial Zones](#)

[Sec 152-15-4 Development Standards In Commercial Zones](#)

[Sec 152-15-5 Regulations Of General Applicability](#)

[Sec 152-15-6 Regulations For Specific Uses](#)

[Sec 152-15-7 Special Regulations](#)

Sec 152-15-1 Purpose

See section 152-11-2 of this chapter.

Sec 152-15-2 Scope

The provisions of this chapter shall apply to any real property located in a commercial zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this Code, or other laws.

Sec 152-15-3 Uses Allowed In Commercial Zones

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within commercial zones shall be as set forth in table 152-15-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-15-1 of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-15-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES						
		Zones				
		NC	GC	HC	PC	POC
Residential uses:						
	Building, accessory	P	N	N	P	P
	Dwelling, multiple-family ⁴	C	N	N	P	P
	Dwelling, single-family ⁴	C	N	N	P	N
	Dwelling, temporary	C	N	N	N	N
	Dwelling, two-family ⁴	C	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

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	Rehabilitation/treatment facility	N	P	P	P	P
	Residential facility for elderly persons ¹	P	N	N	P	P
	Residential facility for persons with a disability ¹	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
	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 ³	N	N	N	C	C
	Utility, minor ³	P	P	P	P	P
	Utility substation ³	P	P	P	P	P
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	C	N	N	N	N
	Bed and breakfast inn	C	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 ²	P	N	N	N	N
Licensed family child care ²	P	N	N	N	N
Residential certificate child care ²	P	N	N	N	N
Child care center	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	N	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel, commercial	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
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	N	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	P	N
Repair service	P	P	P	P	P

Research service	N	P	P	P	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
Tattoo establishment	P	P	P	N	N
Tavern	P	P	P	P	P
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	P	N
Vehicle and equipment rental or sale	N	P	P	P	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	P	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	P	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

- (1) See chapter 46 of this chapter.
- (2) See chapter 42 of this chapter.
- (3) See chapter 45 of this chapter.
- (4) In the area designated as Downtown District on the General Plan map, existing single family residential uses may continue as permitted residential uses. Use and development standards for an R-1-8 Zone shall apply. Existing approved multi-family and two family uses may continue as permitted residential uses. Use and development standards for an RM-2 Zone would apply. No new residential uses are permitted.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-15-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
- (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
- (3) Accessory uses in commercial zones shall include, but not be limited to, the following: Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure. Accessory dwelling units for security and maintenance personnel. Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Recreational areas and facilities for the use of employees. Recycling collection stations. Refreshment stands and food and beverage sales located in uses involving public assembly. Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.

Sec 152-15-4 Development Standards In Commercial Zones

Development standards within commercial zones shall be as set forth in table 152-15-2 of this section.

TABLE 152-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES					
Development	Zones				
Standard	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - front yard:					
All buildings ²	20 feet	20 feet	20 feet	20 feet	20 feet
Setback standards - rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				
Accessory building	Otherwise: No requirement				
Setback standards - interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet				

Accessory building	Otherwise: No requirement				
Setback standards - street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

- 1.Except as otherwise permitted by subsection 152-15-7A of this chapter.
- 2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

Sec 152-15-5 Regulations Of General Applicability

The use and development of real property in commercial zones shall conform to regulations of general applicability as set forth in the following chapters of this chapter:

- (a) Design and compatibility standards: See chapter 33 of this chapter.
- (b) Landscaping and screening: See chapter 32 of this chapter.
- (c) Motor vehicle access: See chapter 35 of this chapter.
- (d) Natural resource inventory: See chapter 31 of this chapter.
- (e) Off street parking: See chapter 34 of this chapter.
- (f) Signs: See chapter 36 of this chapter.
- (g) Supplementary development standards: See chapter 37 of this chapter.

Sec 152-15-6 Regulations For Specific Uses

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

Sec 152-15-7 Special Regulations

- (a) Increased Height:
Notwithstanding the height limitations shown in section 152-15-4, table 152-15-2 of this chapter a greater building height may be allowed in a commercial zone for a commercial use pursuant to a conditional use permit.
- (b) Use Within An Enclosed Building:
Each use specified in section 152-15-3, table 152-15-1 of this chapter shall be conducted completely within a completely enclosed building, except for the parking of motor vehicles and services to persons therein.
- (c) Dust, Odor, Smoke, Noise, And Vibration:
Each use specified in section 152-15-3, table 152-15-1 of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.
- (d) Highway Commercial Zone Location:

For property abutting SR-59, the Highway Commercial Zone shall begin at the highway³⁸ right-of-way line and shall extend a distance of five hundred feet (500') from the State highway right-of-way line, except as otherwise depicted by the zoning map.

(e) Vendor Carts:

Vendor carts are subject to the following definitions, rules and limitations:

(1) Definitions:

- a. LONG TERM VENDOR CART: A vendor cart that is not removed from its site and is properly stored when not in use.

NEXT QUALIFIED APPLICANT: An applicant for a vendor cart business license who has submitted a complete application for a specific location and paid the applicable application fee based on the date application fee was paid and determination of a complete application made, whichever shall be last.

SEASONAL VENDOR CART: A vendor cart meeting all the requirements of this section which is permitted for a specific season, either summer or winter. Summer seasonal permits allow operation from April 1 to September 30 and winter seasonal permits allow operation from October 1 to March 31. The holder of a seasonal vendor cart permit may renew up to thirty (30) days prior to the first date of the season if the location where the permit is sought is not occupied by another seasonal vendor cart and the seasonal vendor cart business license has been renewed.

SHORT TERM VENDOR CART: A vendor cart that is removed from its site and properly stored out of public view each day.

SPECIAL EVENT CART: A wagon, cart, booth, or similar temporary structure designed and used for the sale of goods and services at a special event for which the City has issued a special event permit pursuant to title 11, chapter 112 of this Code.

VENDOR CART: A temporary structure in the form of a wagon, cart trailer, truck, or other mobile structure designed and intended for the sale of goods and services. The term "vendor cart" includes a long term vendor cart, or a short term vendor cart.

(2) Rules And Limitations:

- a. Vendor Cart Locations:

Long term vendor carts and short term vendor carts are permitted only in those land use zones where commercial uses are an allowed or conditional land use. Special event vendor carts are permitted anywhere within the City if authorized by a special event permit issued by the City or at a special event sponsored by the City.

- b. Vendor Cart General Design Standards: Long term vendor carts and short term vendor carts are subject to the following general design standards:

1. All long term vendor carts and short term vendor carts must be constructed of a professional quality for use as a vending cart.
2. All long term vendor carts and short term vendor carts must be in good working condition, with no broken or rusty parts. All exterior materials must be kept clean and in neat appearance. Metal and/or wood may be used as

exterior finishes. Metal surfaces shall be suitable for long term use in an exterior location. Metal vendor cart exteriors must have finished edges, concealed seams, and overlapping joints. Wood details and finishes must be suitable for long wear in an exterior location and finished in a craftsmanlike manner.

3. Siding and other compatible materials used on a vendor cart must wrap all sides of the vendor cart.
4. Long term vendor carts must be windproof, waterproof and locked when not in operation.
5. Vendor cart must be on wheels.

c. Additional Requirements For All Vendor Carts:

1. Vendor carts must be located on private property except food vendors granted space by permit at city owned recreation sites if such permit is established.
2. Vendor cart owners shall improve the immediate area around their business through the installation of pavers, landscaping, awnings, and/or short term decks to help the vendor carts to look less temporary, and to blend into the surrounding character.
3. When a vendor cart is independently connected to the city's culinary or irrigation water systems, power system or the sewer system, all applicable fees must be paid.
4. Generators are prohibited for vendor carts, except for use as an emergency source of power when the permanent source of power to the vendor cart is temporarily unavailable.
5. Property owner and/or vendor shall maintain the premises and the cart in a clean, safe, and orderly condition at all times.
6. Operators of vendor carts must obtain and maintain in full force and effect throughout the permit a valid city of Hildale business license.
7. Customer seating for a vendor cart is limited to a maximum of either four (4) seats or one picnic table not to exceed eight feet (8') in length or diameter. Additionally, vendor carts may have one condiment table.
8. The operator of a vendor cart shall comply with all applicable health regulations.
9. All storage boxes, cartons, and coolers used in connection with the operation of a vendor cart shall be hidden from public view.
10. Short term vendor carts must be removed from the site and properly stored out of public view each day.
11. Umbrellas or shade structures may be used on a vendor cart. Tents on or at vendor carts are prohibited.
12. All signage must be attached to a vendor cart. Freestanding signage on or for a short term vendor cart is prohibited except for one two foot by three foot (2' x 3') A-frame sign that may be displayed when the vendor cart is in operation. Said sign may not be located on a public sidewalk.
13. A vendor cart site must not create a public safety hazard. Accordingly, no

aboveground pipes are permitted. Extension cords may be used ⁴⁰only if the cord is located outside an area where the public has access.

14. Vendor carts must comply with regulations for grease traps and waste disposal must be at an approved facility.

d. Special Event Carts:

Special event carts may be approved only in connection with and pursuant to the procedures for the review and approval of an event permit issued by the city pursuant to title 11, chapter 112 of this code or at a special event sponsored by the city or at an event held at Maxwell Park. Special event carts are subject to the applicable terms and conditions of the event permit. The provisions of this chapter do not apply to special event vendor carts.

e. Limitation On Number Of Vendor Cart Permits:

1. The total number of vendor carts permits that may be issued by the city under this chapter are seven (7) for all areas of the city, limited to four (4) year round permits and three (3) seasonal permits for each season. Two (2) additional full time permits may be issued in the gateway industrial area.
2. The limitations of subsection E2e(1) of this section do not require the closure or removal of any vendor cart operating within the city as of the effective date of this section, pursuant to a valid business license.
3. If the holder of a vendor cart business license is not operating the vendor cart at the licensed location such that the vendor cart is not open for business for at least fifty percent (50%) of the normal operating hours for a continuous period of ninety (90) days, the license shall be revoked and the next qualified applicant for a vendor cart business license shall be issued a permit. Use of the cart at special events does not constitute operation of a vendor cart.
4. If the total number of vendor carts permitted by the city ever drops below the cap number established in subsection E2e(1) of this section, the zoning administrator shall authorize a new vendor cart permit submitted by the next qualified applicant to be processed. A qualified applicant must have: a) submitted a completed application; and b) paid the required application fee. If the next qualified applicant is not issued a business license within thirty (30) days of notice they are eligible for a vendor cart permit, the applicant will be moved to the bottom of the list and the next qualified applicant notified.

(f) Right To Continue:

On the effective date of this section, all vendor carts for which a valid business license exists may continue to be operated under the terms and conditions of their existing approved site plan and business license until the first to occur of:

- (1) the business license is revoked by city in accordance with its procedures;
- (2) the business license is voluntarily surrendered or expires;
- (3) the lease on the property is not renewed by the landowner; or
- (4) the vendor cart is otherwise required to be closed or removed for any lawful reason. Upon the occurrence of any event described in the preceding section, the owner or operator of

the vendor cart that was previously permitted must obtain a new approval⁴¹ and in connection therewith must be brought into compliance with the requirements of this section.

(g) Conditions Of Approval:

The zoning administrator may impose reasonable conditions when approving a vendor cart permit under this section. Such conditions may include, if appropriate, the requirement that the permittee provide a monetary guarantee to the city, in a form acceptable to the city attorney, ensuring the complete removal of the vendor cart, site cleanup, and site revegetation, when the vendor cart license expires without being renewed, or is revoked.

CHAPTER 16 BUSINESS AND INDUSTRIAL ZONES

[Sec 152-16-1 Purpose](#)

[Sec 152-16-2 Scope](#)

[Sec 152-16-3 Uses Allowed In Commercial Zones](#)

[Sec 152-16-4 Development Standards In Commercial Zones](#)

[Sec 152-16-5 Regulations Of General Applicability](#)

[Sec 152-16-6 Regulations For Specific Uses](#)

[Sec 152-16-7 Special Regulations](#)

Sec 152-16-1 Purpose

See section 152-11-2 of this chapter.

Sec 152-16-2 Scope

The provisions of this chapter shall apply to any real property located in a business or industrial zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this chapter, this code, or other laws.

Sec 152-16-3 Uses Allowed In Commercial Zones

(a) Permitted And Conditional Uses:

Permitted and conditional uses allowed within business and industrial zones shall be as set forth in table 152-16-1 of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on table 152-16-1 of this section shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

TABLE 152-16-1

PERMITTED AND CONDITIONAL USES ALLOWED IN BUSINESS AND INDUSTRIAL ZONES					
		Zones			
		BMP	PO	M-1	M-2
Agricultural uses:					
	Accessory building	P	P	P	P
	Agricultural business	N	N	N	N
	Agricultural industry	N	N	P	N
	Agriculture	N	N	N	N
	Agriculture residential	N	N	N	N
	Animal specialties	N	N	P	N
	Animals and fowl for recreation and family food production	N	N	N	N
	Stable, private	N	N	N	N
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Residential uses:					43
	Accessory building	P	P	P	P
	Assisted living facility	N	N	N	N
	Boarding house	N	N	N	N
	Dwelling, earth sheltered	N	N	N	N
	Dwelling, multiple-family	N	N	N	N
	Dwelling, single-family	N	N	N	N
	Dwelling, single-family with accessory apartment	N	N	N	N
	Dwelling, two-family	N	N	N	N
	Guesthouse	N	N	N	N
	Manufactured and mobile home park	N	N	N	N
	Manufactured and mobile home subdivision	N	N	N	N
	Manufactured home	N	N	N	N
	Protective housing facility	N	N	N	N
	Rehabilitation/treatment facility	P	P	P	P
	Residential facility for elderly persons ¹	P	P	N	N
	Residential facility for persons with a disability ¹	P	N	N	N
	Residential facility for troubled youth	N	N	P	N
	Transitional housing facility	N	N	P	N
Public and civic uses:					
	Airport	N	N	N	N
	Auditorium or stadium	N	N	N	N
	Bus terminal	P	N	N	N
	Cemetery	N	N	N	N
	Church or place of worship	P	P	N	N
	Club or service organization	P	P	N	N
	College or university	P	P	N	N
	Convalescent care facility	P	N	N	N
	Correctional facility	N	N	N	N
	Cultural service	P	P	N	N
	Golf course	N	N	N	N
	Government service	P	P	N	N
	Hospital	P	P	N	N
	Operations center	P	N	P	P
	Park	P	P	P	P
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	Post office	P	P	P	44
	Protective service	P	P	P	P
	Reception center	P	P	N	N
	School, elementary, middle, or high	N	N	N	N
	School, vocational	P	P	P	P
	Stable, public	N	N	N	N
	Utility, major ³	N	N	P	P
	Utility, minor ³	P	P	P	P
Commercial uses:					
	Agricultural sales and service	P	N	P	P
	Animal hospital	P	P	N	N
	Bail bond service	P	P	P	P
	Bank or financial institution	P	P	N	N
	Bed and breakfast, home	N	N	N	N
	Bed and breakfast inn	N	N	N	N
	Business equipment rental, services, and supplies	P	N	P	N
	Club, private	P	N	N	N
	Construction sales and service	P	N	P	P
	Convenience store	P	N	P	P
	Family child daycare facility ²	N	N	N	N
	Licensed family child care ²	N	N	N	N
	Residential certificate child care ²	N	N	N	N
	Child care center	P	N	P	N
	Funeral home	P	N	N	N
	Garden center	P	N	N	N
	Gas and fuel, storage and sales	N	N	P	P
	Gasoline service station	P	N	P	P
	Hostel	P	N	N	N
	Hotel	P	N	N	N
	Kennel, commercial	P	P	P	P
	Kennel, residential	N	N	N	N
	Laundry or dry cleaning, limited	P	N	N	N
	Liquor store	P	P	P	P
	Media service	P	P	P	P
	Medical or dental laboratory	P	P	P	P
	Medical service	P	P	N	N
	Motel	P	N	N	N

	Office, general	P	P	N	45
	Parking garage, public	P	P	P	P
	Parking lot, public	P	P	P	P
	Pawnshop	P	N	N	N
	Personal care service	P	P	N	N
	Personal instruction service	P	P	N	N
	Printing and copying, limited	P	P	P	N
	Printing, general	P	N	P	P
	Produce stand	N	N	N	N
	Recreation and entertainment, indoor	P	N	N	N
	Recreation and entertainment, outdoor	P	N	N	N
	Recreational vehicle park	N	N	N	N
	Repair service	P	N	P	N
	Research service	P	P	P	P
	Restaurant, fast food	P	N	N	N
	Restaurant, general	P	P	N	N
	Retail, general	P	N	N	N
	Secondhand store	P	N	N	N
	Shopping center	P	N	N	N
	Tattoo establishment	P	N	N	N
	Tavern	P	P	P	P
	Temporary trailer	P	P	P	P
	Transportation service	P	N	P	P
	Vehicle and equipment rental or sale	P	N	N	N
	Vehicle and equipment repair, general	P	N	P	P
	Vehicle repair, limited	P	N	P	P
	Vehicle wash	P	N	P	P
	Veterinary service	P	N	N	N
	Warehouse, self-service storage	P	N	P	P
	Wireless telecommunication facility	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:					
	Automobile wrecking yard	N	N	C	C
	Freight terminal	N	N	P	P
	Heavy industry	N	N	N	P
	Junk or salvage yard	N	N	N	N
	Laundry services	P	N	P	P
	Manufacturing, general	P	N	P	P
	Manufacturing, limited	P	N	P	P
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	Mineral extraction	N	N	N	P
	Wholesale and warehousing, general	P	N	P	P
	Wholesale and warehousing, limited	P	N	P	P

Notes:

- (1) See chapter 46 of this chapter.
- (2) See chapter 42 of this chapter.
- (3) See chapter 45 of this chapter.

(b) Accessory Uses:

Permitted and conditional uses set forth in table 152-16-1 of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
- (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
- (3) Accessory uses in business and industrial zones shall include, but not be limited to, the following: Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use. Dwelling units for security and maintenance personnel. Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this chapter. Recreational areas and facilities for the use of employees. Recycling collection stations. Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this chapter.

Sec 152-16-4 Development Standards In Commercial Zones

Development standards within business and industrial zones shall be as set forth in table 152-16-2 of this section.

TABLE 152-16-2

DEVELOPMENT STANDARDS IN BUSINESS AND INDUSTRIAL ZONES				
Development	Zones			
Standard	BMP	PO	M-1	M-2
Lot standards:				
Minimum lot area	2 acres	2 acres	No requirement	No requirement
Minimum lot width	No requirement	No requirement	No requirement	No requirement
Building standards:				
Maximum height, main building ¹	35 feet	35 feet	60 feet	60 feet
Maximum height, accessory building	20 feet	20 feet	No requirement	No requirement

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Setback standards front yard: -				
All buildings ²	20 feet	20 feet	Building on lot abutting nonindustrial zone: Same setback as abutting zone	
			Otherwise: No requirement	
Setback standards rear yard: -				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
Accessory building	Otherwise: No requirement			
Setback standards interior side yard: -				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
Accessory building	Otherwise: No requirement			
Setback standards street side yard: -				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
	Otherwise: No requirement			
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

- 1.Except as otherwise permitted by subsection 152-16-7A of this chapter.
- 2.Except as modified by the provisions of subsection 152-37-12F, "Setback Measurement", of this chapter.

Sec 152-16-5 Regulations Of General Applicability

The use and development of real property in business and industrial zones shall conform to regulations of general applicability as set forth in the following chapters of this chapter:

- (a) Design and compatibility standards: See chapter 33 of this chapter.
- (b) Landscaping and screening: See chapter 32 of this chapter.
- (c) Motor vehicle access: See chapter 35 of this chapter.
- (d) Natural resource inventory: See chapter 31 of this chapter.
- (e) Off street parking: See chapter 34 of this chapter.
- (f) Signs: See chapter 36 of this chapter.
- (g) Supplementary development standards: See chapter 37 of this chapter.

Sec 152-16-6 Regulations For Specific Uses

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in Article VI of this chapter, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter.

Sec 152-16-7 Special Regulations

(a) Increased Height:

Notwithstanding the height limitations shown in section 152-16-4, table 152-16-2 of this chapter a greater building height may be allowed in a business or industrial zone pursuant to a conditional use permit. Provided, however, that within one hundred feet (100') of the boundary of an adjoining agricultural, residential, or commercial zone, no building shall exceed the greater of:

- (1) The height limit established by such zone; or
- (2) The height limit permitted by a conditional use permit for a building on an abutting lot within such zone.

(b) Processing Within An Enclosed Building:

All processing and/or assembly of goods shall be conducted completely within a completely enclosed building, unless otherwise specified in section 152-16-3, table 152-16-1 of this chapter.

(c) Outdoor Storage:

Outdoor storage of materials, or finished or semifinished goods shall be located at least one hundred feet (100') from any residential zone boundary.

CHAPTER 26 RECREATION RESORT ZONE

[Sec 152-26-1 Purpose And Objectives](#)

[Sec 152-26-2 Scope](#)

[Sec 152-26-3 Minimum Acreage](#)

[Sec 152-26-4 Site Location](#)

[Sec 152-26-5 Uses Allowed](#)

[Sec 152-26-6 Development Standards For Recreational Resort](#)

[Sec 152-26-7 Regulations Of General Applicability](#)

Sec 152-26-1 Purpose And Objectives

(a) Purpose:

The recreation resort zone is established to designate certain areas within the city of Hildale where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of residential units on an overnight or short term (30 days or less) basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.

(b) Objective:

The objective of the recreation resort zone is to allow full service resort developments with short and long term residential use combined with those commercial and public facilities necessary to create a desirable resort atmosphere.

Sec 152-26-2 Scope

The requirements of this chapter shall apply to any recreation resort zone within the city. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this code, or other laws except to the extent such provisions are provided by this chapter.

Sec 152-26-3 Minimum Acreage

The recreation resort zone shall be applied only to projects consisting of at least five (5) acres.

Sec 152-26-4 Site Location

The recreation resort zone shall only be allowed on collector or higher street classification. However a lower street classification may be considered if the applicant can demonstrate that the development would have no negative affect to adjoining properties.

Sec 152-26-5 Uses Allowed

All uses must be shown on a preliminary site plan presented with the application to change an area on the zoning map to recreation resort.

(a) Permitted Uses:

Permitted uses allowed within the recreation resort zone are as follows:

- (1) Single and multiple dwelling unit residential, including condominium and townhouse complexes. Unit and/or complex owners may reside in the dwelling units or offer them for rent or lease either long term or short term.

(2) Any commercial use related to the support or servicing of those uses referred to in

subsection A1 of this section and the facilities related thereto including, but not limited to:

- Childcare facilities.
- Indoor and outdoor recreation facilities.
- On site property management.
- Personal care services.
- Professional office space related to property management.
- Restaurant and outdoor dining.
- Retail stores.
- Sales and rental offices.

(3) Motel, hotel, bed and breakfast inn, or boarding house.

(b) Prohibited Uses:

Any use not listed shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection 152-7-18E4 of this chapter.

(c) Accessory Uses:

Permitted and conditional uses set forth above shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this chapter.
- (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
- (3) Accessory uses in residential zones shall include, but not be limited to, the following:
 - Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement, or recreation and which does not conflict with any other city ordinance.
 - Household pets.
 - Nurseries and greenhouses, when used for resort landscape or food production.
 - Playgrounds, patios, porches, gazebos, and incidental storage buildings in accordance with the approved site plan for the zone.
 - Short term storage and parking areas and facilities for recreational vehicles, boats, and trailers which are incidental and otherwise related to other approved uses.
 - Swimming pools and hot tubs; tennis and other sport courts; clubhouses; and other common recreation or sport facilities for use by residents and their guests.

Sec 152-26-6 Development Standards For Recreational Resort

(a) Recreation resort zones shall be established on the city zoning map and may be amended from time to time by ordinance. The recreation resort zone is intended only for resort development directly providing the following minimum facilities and services:

- (1) a swimming pool and clubhouse and
- (2) an on site rental or property manager. Those resort developments in which full time/permanent residential use is authorized or contemplated shall be subject to covenants, conditions, and restrictions and governed by a property owners' association or other similar governing body.

(b) Development standards within the recreational resort shall be set forth in table 152-26-1 of this section.

TABLE 152-26-1

Lot standards:		
	Average lot area	n/a
	Minimum lot area or acreage	
	Minimum lot width and/or project frontage	300 feet project 30 feet unit
	Maximum density per acre	15 units or lots
Building standards:		
	Maximum height, main building ¹	35 feet
	Maximum height, accessory building ¹	20 feet
	Building coverage	50 percent per site plan
	Distance between buildings	20 feet
Setback standards - front:		
	Any building - pedestrian entrance	15 feet from back of sidewalk
	Garage or parking building ³	25 feet from back of sidewalk
Setbacks - rear:		
	Main building	10 feet
	Accessory building, including private garage ²	10 feet
Setback standards - interior side yard:		
	Main building	10 feet
	Accessory building, including private garage ²	10 feet
Setback standards - street side yard:		
	Main building	20 feet
	Accessory building	Not permitted
	Parking	See note 3

Notes:

- (1) Except a greater height may be approved subject to a conditional use permit.
 - (2) If located at least 10 feet from main building, 2 feet.
 - (3) If alternate parking, such as underground parking facilities or parking structure is provided, garage setbacks may be altered by the planning commission.
- (c) An application for a zone map change to recreation resort zone shall be accompanied by a completed preliminary site plan application as set forth in section 152-7-10 of this chapter. An approved final site plan shall be required before construction or site work in a recreation resort zone.

Sec 152-26-7 Regulations Of General Applicability.

The use and development of real property in the recreation resort zone shall conform at a minimum to regulations of general applicability as set forth in the following chapters of this chapter:

- (a) Design and compatibility standards:
See chapter 33 of this chapter.
- (b) Landscaping and screening:
See chapter 32 of this chapter.
- (c) Motor vehicle access:
See chapter 35 of this chapter.
- (d) Natural resource inventory:
See chapter 31 of this chapter.
- (e) Off street parking:
See chapter 34 of this chapter.
- (f) Signs:
See chapter 36 of this chapter.
- (g) Supplementary development standards:
See chapter 37 of this chapter.