HURRICANE CITY
UTAH

Mayor Nanette Billings

City Manager Kaden DeMille

City Council

Joseph Prete
Dave Sanders
David Hirschi
Kevin Thomas
Doug Heideman

Hurricane City Council Meeting
Agenda

April 21, 2022
4:00 PM
City Council Chambers 147 N 870 W, Hurricane

Notice is hereby given that the City Council will hold a Regular Meeting in the City Council Chambers 147 N 870 W, Hurricane, UT. Meeting Link on Webex Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376.
A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation.
THOSE WISHING TO SPEAK DURING PUBLIC FORUM MUST SIGN IN WITH THE RECORDER BY 6:00 P.M.

4:00 p.m. Discussion regarding 2022-23 budget

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Minutes of the Special City Council Meeting for March 23, 2022, April 5, 2022 and April 13, 2022.

Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 2 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Cindy Beteag in writing before 5:00 p.m. the Wednesday one week before the Council meeting.

OLD BUSINESS

1. Ordinance 2022-12: Consideration and possible approval of a **Land Use Code Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards**
2. Ordinance 2022-08: Consideration and possible approval of a proposed **Zone Change Amendment request located at approx. 3150 South 1100 West to contain a PDO, planned development overlay with the currently underlying zone of RM-2, multifamily 10 units per acre**. Parcel numbers H-3394-H, H-3394-J-1, and H-3394-B-1-B. Blue Mountain Property Enterprises LLC Applicant. Scott Stratton Agent.

3. Ordinance 2022-09: Consideration and possible approval of a proposed **Zone Change Amendment request located at 284 W 1080 S from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet** to allow for a lot split. Parcel number H-3-2-3-2126. Michelle Stratton Shumway Applicant
4. Consideration and possible approval of an **amended final plat for Pecan Valley Phase 3 located at 5200 W 2500 S**. Chris Wyler Applicant. Civil Science Agent
5. Consideration and possible approval of a **development agreement with LaRae Ellsworth Stout Revocable Trust** regarding 11.95 acres of parcel H-3350-A- Karl Rasmussen
6. Consideration and possible approval of a r**eimbursement agreement for the Cordero Development**, to provide impact fee vouchers for reimbursement for master plan roadways and waterlines.
7. Ordinance 2022-10: Consideration and possible approval of a proposed **Land Code Use Amendment to Title 10, Chapter 3, Chapter 7, Chapter 41, and Chapter 51 - all regarding ADU's, accessory dwelling units. Hurricane City Planning Applicant**
8. Consideration and possible approval of **Resolution 2022- updating various power related fees-**Scott Hughes
9. Consideration and possible approval for a **preliminary plat for Gateway at Sand Hollow Commercial, a 6 lot commercial subdivision**, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.

NEW BUSINESS

1. Resolution 2022-19: Discussion and consideration of **approval to appoint Brad Winder to the Planning Commission** to fulfill the remaining term of former Planning Commissioner Dayton Hall.
2. Discussion of an **ordinance updating code 7-1-8 Off Highway vehicles**
3. Public Hearing to take comments on the following:
   a. Title 3, Chapter 10, Section 11 **Short term vacation rentals**
4. Ordinance 2022-14: Consideration and possible approval of an **ordinance updating changes to the short term rental ordinance**-Fred Resch III
5. Public Hearing to take comments on the following:
   a. A **sensitive land application** for Hideaway Ridge Phase 1 and 2, a 22-lot subdivision, located at approximately 1150 S Angell Heights Dr.
6. Consideration and possible approval of a **preliminary plat for Hideaway Ridge Phase 2, a three lot single family subdivision located at 1150 S Angell Heights Dr. and sensitive lands updated application for Hideaway Ridge Phase 1 and 2**. Tim & Kris Eden and Todd Trane-Millhaven Development Applicant Todd Trane-Millhaven Development Agent.
7. Consideration and possible approval of a **grading permit for Balance of Nature**-Bruce Waldron

8. **Ordinance 2022-15:** Consideration and possible approval of a **Zone Change Amendment request located at approx.. 1250 South and 1150 West from RA-1, residential one unit per acre, with an Agriculture Overlay Protection Zone, to PF,** public facility for a power substation. Parcel number H-3-2-3-3319. Hurricane City Power Applicant. Jared Ross Agent
9. Consideration and possible **approval of the bid award for the 3 Falls Substation site** and site access - Jared Ross
10. **Ordinance 2022-16:** Consideration and possible approval of a **Zone Change Amendment request located at approx.. 27 North 2800 West from R1- 8, residential one unit per 8,000 square feet, to HC, highway commercial**. Parcel number H-3-1-32-440112. Swiss Seven LLC Applicant. Kent Frei Agent.
11. **Ordinance 2022-17:** Consideration and possible approval of a **Zone Change Amendment request on a portion of 5584 West 720 South from M-1, light industrial, to HC, highway commercial, to match the adjacent property to allow an RV park.** Parcel number H-QCIP-3-16. Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
12. **Ordinance 2022-18:** Consideration and possible approval of a **Zone Change Amendment request located at 208 South Main Street from R1-10, residential one unit per 10,000 square feet, to GC, general commercial,** for the property to be used as a vacation rental or a commercial retail or restaurant space. Parcel number H-55. Jeremy and Laurie Scholzen Applicant.
13. **Ordinance 2022-19:** Consideration and possible approval of a proposed **Zone Change Amendment request located at approx. 465 North 2800 West from RA-1, residential agriculture one unit per acre, to R1-8**, residential one unit per 8,000 square feet, containing a PDO, planned development overlay, to match the adjacent zones. Parcel number H-3-1-31-1104. Swiss Seven LLC Applicant. Kent Frei Agent.
14. Consideration and possible approval of a **preliminary plat for Desert Bloom, a 576 lot subdivision, located at 600 S and 3500 W.** DR Horton (Don Beam) Applicant. Adam Allen Agent
15. Consideration and possible approval of a **preliminary plat for Quail Creek Industrial Phase 5-8, a 63 lot industrial subdivision located at Regional Park Road and 1000 S.** Dennett Construction Applicant. Civil Science-Brandee Walker Agent.
16. Consideration and possible approval of a **preliminary plat for Sky Valley West, a 24 lot single family subdivision**, located at 600 N and 3400 W. Frank Lindhardt/Shoshone Land Company Applicant.
17. Consideration and possible approval of a **preliminary plat for Cordero Phase 2, a 40 lot subdivision,** located at 2100 W 3900 S. Brant Tuttle, Northern Engineering Applicant.
18. Consideration and possible approval of a **preliminary plat for Horseman's Edge, a 40 lot single family subdivision**, located at 3053 S 1100 W. Diamond Edge Construction Applicant. Scott Stratton Agent.

19. Ordinance 2022-20: Consideration and possible approval of a **proposed Land Code Use Amendment to Title 10, a section of Chapter 7 - regarding conditional use permits and Chapter 15 regarding Highway Commercial building standards**. Ishraj Singh Applicant. Steve Beesley Agent.
20. Consideration and possible approval a **Proclamation regarding the discharge of fireworks**-Cindy Beteag

Adjournment

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:
1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT

_____ for the City Recorder

Minutes of the Hurricane City Council special meeting held on April 5, 2022, at the Power Department 526 W 600 North, Hurricane, Utah at 3 p.m.

Members Present: Mayor Nanette Billings and **Council Members**: Joseph Prete, Dave Sanders, David Hirschi, and Kevin Thomas

Also Present: City Manager Kaden DeMille, City Accountant Paige Chapman

AGENDA

3:00 p.m. Discussion regarding the 2022-2023 budget

The City Council met with various Department Heads to discuss the upcoming budget requests.

Adjournment: 11:30 p.m.

DRAFT

Minutes of the Hurricane City Council special meeting held on April 13, 2022, at the Power Department 526 W 600 North, Hurricane, Utah at 3:30 p.m.

Members Present: Mayor Nanette Billings and **Council Members**: Joseph Prete, Dave Sanders, David Hirschi, and Kevin Thomas

Also Present: City Manager Kaden DeMille, City Accountant Paige Chapman

AGENDA

3:00 p.m. Discussion regarding the 2022-2023 budget

The City Council met to discuss the upcoming budget requests.

Adjournment: 5:30 p.m.

DRAFT

Minutes of the Hurricane City Council special meeting held on February 2, 2022, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 6 p.m.

6:00 p.m. -Call to Order
Mayor Nanette Billings welcomed everyone to the meeting.

City Council Members Present: Mayor Nanette Billings and **Council Members:** Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas.

Staff Present: Planning Director Stephen Nelson, Assistant Planner Fred Resch, City Manager Kaden DeMille, City Recorder Cindy Beteag, Public Works Director Mike Vercimack, Ash Creek Sewer District Superintendent Mike Chandler, Water Superintendent Ken Richins, Dallon Wadsworth, Street Superintendent Weston Walker, Power Superintendent Scott Hughes, Parks Superintendent Darren Barney, and Chief Lynn Excell.

Prayer
Led by Liz Cummings

Historical Thought and Pledge
Albert Gilman

Public Forum – Comments from Public

Jason Ballard quoted 2019 Senate Bill 228**.**

Michael Hirschi has researched PIDs extensively in the past weeks. Mr. Hirschi believes the PID will be a burden to the citizens. When the City approves a PID, the City must secure the bonding and financing, which should be the developer's cost. Mr. Hirschi reported that some cities are increasing the bid fee to over $100,000.

Richard Hirschi feels that if California or the Federal Government is doing this, then Hurricane City should not be doing it. Mr. Hirschi expressed concern about the drought and how this will increase water use.

Darin Larson discussed what he thinks are the pros of the PID. The PID helps the City plan infrastructure responsibly. Two of the PID's on the agenda tonight include water tanks for the city. We are not going to stabilize housing costs without more supply. The PID will not slow down the growth, but it will properly manage it.

OLD BUSINESS

1. Consideration and possible approval of awarding the **bid to purchase and install bleachers at the Hurricane Equestrian Park** - Darren Barney

Mayor Billings reported that this item was approved during the City Council meeting held on March 3, 2022. However, the quoted amount was incorrect. Darren Barney reported that the initial bid was requested for two sets of bleachers, and the quote received was for only one. The company did offer an additional discount for the second set of bleachers. The proposed amount for two sets of bleachers is $345,650.

Doug Heideman motioned to approve $345,650 for the bid to purchase and install bleachers at the Hurricane Equestrian Park. Seconded by Dave Sanders. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.
Mayor Billings discussed the challenges the City Council is facing. It is essential to recognize the needs of the community. There is not enough housing inventory in Hurricane City, which can only be addressed by having more available housing. Water is another issue that the City Council is consistently reviewing. It is important to note that the zoning and density for this project are already approved. This discussion is about funding the PID's.

2. Consideration for adoption of a **resolution of the City Council of Hurricane City, Utah, providing for the creation of Sand Hollow Mesa Public Infrastructure District No. 1** as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters

Karl Rasmussen with Pro Value Engineering presented Sand Hollow Mesa PID 1. All three of the Sand Hollow Mesa PID's on the agenda are funding the interchange and the master-planned roads, and they have increased the funding amount for the public safety buildings. Josh Romney with the Romney Group reported that when the zoning and density were approved for development in this area, the Public Works Department initiated the PID discussion. The Public Works department requested improvements for the entire bench area. These improvements are a substantial financial burden for the developer. If the PID is not approved, the developer will need to sell to a public company. Public companies develop as fast as possible, and the PID will build slowly. Brennan Brown reported that extensive effort and several revisions took place to create a governing document that benefits all involved parties. The PID funds the interchanges, regional roads, trails, and parks.

Kevin Thomas reported that PIDs had weighed heavenly on his mind since his election. Initially, he feared PID's because he did not understand them. The City Council has spent a significant amount of time researching PID's and reviewing the documents. He has read all the provisions listing what the PID will provide and does not have any problems with it.

Joseph Prete has several concerns. He questions whether PID's are necessary. He does not feel that this will solve the housing shortage. Is this a good policy, and is it good for the city? Inevitably this increases growth, adding more strain to the water supply. He likes the concept previously presented by Balance of Nature and the Romney Group. Initially, there was an

understanding that these groups had the money to complete this project. Now the costs are being shifted to the taxpayer. Mr.Romney reported that the initial offsite cost was three million dollars. The Public Works Department initiated the PID discussion. The offsite cost to increase the project to a regional size is over thirty million dollars. The Romney Group does have the three million for the original offsite price. People that purchase a home in a PID pay higher taxes. These are the taxes used to build public safety buildings. Citizens that do not live in the PID do not pay taxes for the public safety buildings in the PID.

David Hirschi is concerned that the taxation is not fair to future homeowners. It is unclear how this will or will not affect the growth rate. Mr. Hirschi is worried that approving the PID's will open the door for more zoning change requests from other developers. Mr. Brown stated that people are not forced to live in the development. They will live here because they want to, and the taxes are disclosed to the prospective buyers.

Dave Sanders questioned what happens with excess money after completing the project. Mr. Brown explained that the governing documents state that any surplus money remaining after all the improvements are achieved will go back to the Council City to determine where that money goes.

Councilman Prete asked what happens if the funding is insufficient to complete the project. Randy Larson with Gilmore Bell stated that the PID must build the minimum amount of infrastructure required by zoning for their density, and any other shortfalls are at the developer’s expense.

Doug Heideman has also spent much time studying this. Citizens have asked him why taxes are increasing to pay for the PID. It seems there is much misinformation about PID’s. We are not out of water, and we can do a better job conserving water. We are only using 53% of the underground water. There is a housing shortage, and we need more housing supply. We should not pass by this opportunity.

Kaden DeMille reported that staff had spent a tremendous amount of time reviewing the documents. Mr. DeMille is concerned because this is an unproven financing tool for Utah. It is essential to take extra caution when considering this. The PID will expedite the development process, and the City will have to increase staff. If there is not enough revenue to pay for additional employees, raising property taxes for all the residents could be necessary. Mr. Rasmussen proposed working with the City to establish a fee schedule to cover the cost of additional employees. Mr. Romney stated that there is no affordability mechanism in the City. They would like to contribute to the solution of affordable housing and proposed adding 100 units of attainable housing.

Dusty Wright is a real-estate agent living in Hurricane. The price to live in Hurricane needs to be more affordable, and we need more housing to make prices more affordable.

Michael Hirschi reported that the citizens are not against growth, but we are against government involvement. The developers should pay for the development and take on the risk. Kelby Iverson thanked everyone for their excellent work. Mr. Iverson believes that there are too many unknowns. The City Council represents the citizens, and the citizens do not want this. The City has grown as a rural community, and this will bring urban growth, which is not what the citizens want.

David Hirschi feels that there are too many unknowns, which is a considerable risk.

Councilman Thomas agrees that there are unknowns both ways. He is against the growth, but the zone changes are already approved. Growth is coming no matter what. Denying the PID will not stop or slow growth. This is a discussion about the best way to fund this, and it is an opportunity to bring developers together with a standard set of goals and regulations. The developers are offering affordable homes, which the City needs. We will get better infrastructure with the PID. Councilman Prete likes the Balance of Nature and Romney Group concept. He appreciates the attainable housing offer. The PID transfers control to the government body and could tie our hands. Councilman Sanders feels that if these developments are sold to bigger inventors, the problem will worsen.

Kevin Thomas motioned to approve, pending the developer agreeing to provide affordable housing as defined by the City and PID written in an amended development agreement across the project, a resolution of the City Council of Hurricane City, Utah, providing for the creation of Sand Hollow Mesa Public Infrastructure District No. 1 as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters. Seconded by Dave Sanders. Motion carried with Dave Sanders, Kevin Thomas, and Doug Heideman voting aye. David Hirschi and Joseph Prete voted nay.

3. Consideration for adoption of a **resolution of the City Council of Hurricane City, Utah, providing for the creation of Sand Hollow Mesa Public Infrastructure District No. 2** as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters

Randy Larson explained that District No. 1 includes the Utah Department of Transportation (UDOT) interchange and safety buildings. Districts 2 and 3 include the UDOT interchange but do not include the public safety buildings.

Joseph Prete motioned to approve, subject to the City and Developer amending the development agreement to accommodate at least 100 attainable homes as part of the rollout of the Sand Hollow Mesa project, a resolution of the City Council of Hurricane City, Utah, providing for the creation of Sand Hollow Mesa Public Infrastructure District No. 2 as an

independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters. Seconded by Kevin Thomas. Motion carried with Dave Sanders, Kevin Thomas, and Doug Heideman voting aye. David Hirschi and Joseph Prete voted nay.

4. Consideration for adoption of a **resolution of the City Council of Hurricane City, Utah, providing for the creation of Sand Hollow Mesa Public Infrastructure District No. 3** as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters

This PID is the same as No 1. Except for the public safety building and the UDOT interchange.

Joseph Prete motioned to approve, subject to a cap of 28 million, a resolution of the City Council of Hurricane City, Utah, providing for the creation of Sand Hollow Mesa Public Infrastructure District No. 4 as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters. Seconded by Kevin Thomas. Motion carried with Dave Sanders, Kevin Thomas, and Doug Heideman voting aye. David Hirschi and Joseph Prete voted nay.

5. Consideration for adoption of a **resolution of the City Council of Hurricane City, Utah, providing for the creation of Bench Lake Public Infrastructure District** as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters

The red lines show where the water will run down to the tank on the map. The Romney Group development overlaps both PID's. Based on the language in the governing documents, this is capped at 4.5 million. Matt Ence read the names of property owners currently part of this PID. There is a larger annexation area property owners could petition to be in. The Council can choose not to approve that annexation area, which will require property owners to come to the City Council to request joining the annexation. The water tanks are eight million gallons. The water lines vary from 14 to 18-inch iron pipes.

Councilman Prete asked why Balance of Nature wants to participate in this PID. Karl Rasmussen explained the master-planned roads on both sides and the water line coming down 2600 west. Balance of Nature and the Romney Group saw an opportunity to work with all the developers to have a standardized process. Councilman Prete has concerns about the size of the annexation. Randy Larson explained that the annexation area allows property owners to join the PID without coming to the City Council. However, they won't have access to services without annexing into the PID. The annexation also affects the taxes and impact fees for future property owners.

Mayor Billings asked Kaden DeMille if the staff had concerns about the annexation areas. Mr. DeMille stated that the staff had focused primarily on the finances. Marcus Keller with Zions Public Finance reported that the staff's primary goal is to ensure that everyone benefiting from the PID pays their fair share. We want to make sure that the money is paying down the bond and reducing the burden on the people who are initially paying for the upfront cost.

Kevin Thomas motioned to approve, including the modification of the storm drainage system and the definition that if there is excess dollars it is brought back to the City Council, a resolution of the City Council of Hurricane City, Utah, providing for the creation of Bench Lake Public Infrastructure District as an independent body corporate and politic; authorizing and approving a governing document, an interlocal agreement, and a notice of boundary action; and related matters. Seconded by Dave Sanders. Motion carried with Dave Sanders, Kevin Thomas, and Doug Heideman voting aye. David Hirschi and Joseph Prete voted nay.

NEW BUSINESS

1. Consideration and possible approval of **awarding the bid for the Sand Hollow well**

Joseph Prete made the motion to continue to the next City Council meeting. Seconded by Dave Sanders. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

2. Consideration and possible approval of a **resolution appointing Nanette Billings to the Hurricane Valley Fire District Board**

Mayor Billings explained the County Commissioners changed the bylaws of the Fire District so it now reads there will be five elected officials on the board, and the board will report to the City Council.

Joseph Prete motioned to approve a resolution appointing Nannete Billings to the Hurricane Valley Fire District Board. Seconded by Kevin Thomas. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

3. **Executive Session**

Joseph Prete motioned to go into an Executive Session**.** Seconded by Kevin Thomas. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

Adjournment: 10:17 p.m.

HURRICANE CITY
UTAH

STAFF COMMENTS

Ordinance 2022-12: Consideration and possible approval of a **Land Use Code Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards**

Discussion:
Hurricane City's General Plan recommends that City update the Planned Commercial code to encourage mixed-use developments, and provide greater regulations to ensure the City accomplishes the goals listed within the General Plan with the ordinance (see attached presentation for more information). There are two versions that have been uploaded for the City Council to review. Planned Commercial A was recommended by the Planning Commission and breaks down the mix by the square foot of the building, while Planned Commercial B, recommended by a few property owners in town, which breaks down the mix-use by total area. Staff included both to allow the Council to fully review both options. The Planning Commission's recommendation reflects the desire to have more substantial commercial footprint on the property.

Staff will give a full review of the ordinance and the proposed changes within the meeting.

Findings:

Recommendation:
Staff recommends that the City Council continue the item to allow for time for each City Councilmember to review the ordinance before approval.

Attachments:
1. PC Picture 1
2. Public Comment Picture 2
3. Public Comment Picture 4
4. Public Comment Picture 5
5. Commercial Use Table
6. JUC Summary
7. Mix Use Sheet
8. Planned Commercial (1)
9. Planned Commercial Zone A- Planning Commission Recomdation
10. Planned Commercial Zone B- Property Owner Recomendation
11. Planned Commercial
12. Commercial Use Table(1)
13. Hurricane PC Zone Amendment
14. PC Picture 1

15. Public Comment Picture 2
16. Public Comment Picture 3
17. Public Comment Picture 4
18. Public Comment Picture 5
19. Public Comment
20. 2021-12-01_Altitude Lofts Condominiums_LIP
21. Objections and concerns for proposed plan commercial Restructure
22. Sky Mtn_Prelim Site Plan App 4.1.22
23. Sky Mtn_Zone Change App 4.1.22
24. Sky Mtn_Zoning Map
25. 2022-04-01-UTILITY PLAN-pdf
26. Hurricane Sky Mountain Townhomes Site Plan 220229

GOOD
BURGER
Royal Thai
Cuisine
Tropical CAFE
RISE
DESERT
HILLS
CRUX

4.78 acres = 208,216 sq ft
30,614 sq ft buildings 14.7%
E BRIGHAM RD
E THUNDER RD
922 E 3A
922 E Unit 3B
922 E 3A
922 E Suite 2B
922 E 2C
922 E 4D
922 E 4C
922 E 4A
922 E 5B
922 E 5A
922 E 6A
930 E
951 E
3239 S Unit 19
3239 S Unit 21
3239 S Unit 23
3239 S Unit 16
3239 S Unit 18
3239 S Unit 25
3239 S Unit 27
3239 S Unit 30
3239 S Unit 31
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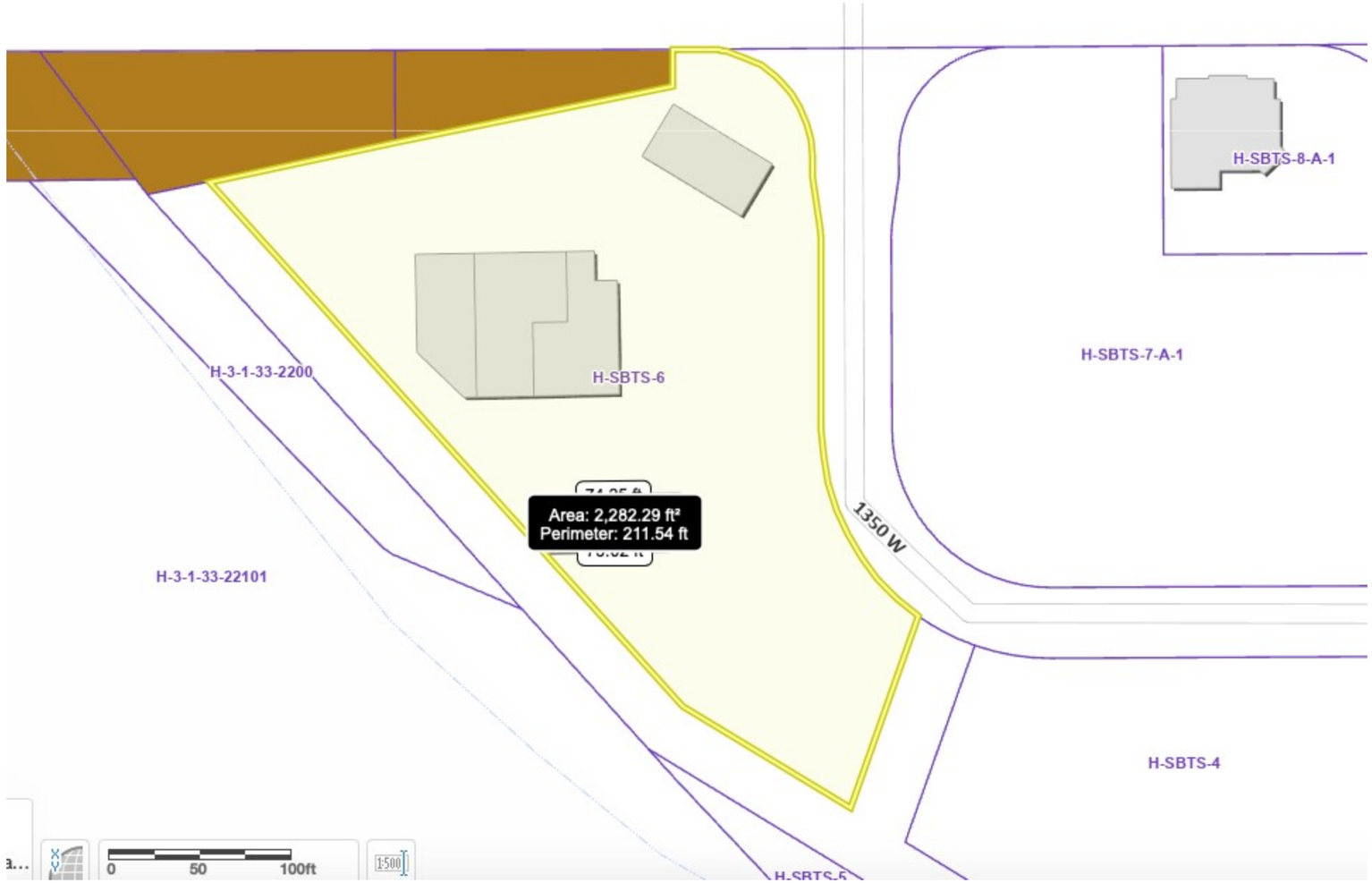
H-SBTS-8-A-1
H-SBTS-7-A-1
H-3-1-33-2200
H-SBTS-6
Area: 2,282.29 ft²
Perimeter: 211.54 ft
1350 W
H-3-1-33-22101
H-SBTS-4
0
50
100ft
1:500

Tropical CAFE
DRIVE THRU
MY COUTURE
NAIL SALON
SPA
BEDS 4 LESS
PEDICURE
MANICURE

	Zones			
Use	NC	GC	HC	PC
Residential uses:				
Building, accessory	P	N	N	P
Dwelling, multiple-family4	N	N	N	P
Dwelling, single-family4	N	N	N	P
Dwelling, temporary	N	N	N	N
Dwelling, two-family4	N	N	N	P
Manufactured home	N	N	N	N
Manufactured/mobile home	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P
Residential facility for elderly	P	N	N	P
Residential facility for persons	P	N	N	P
Residential facility for troubled	N	N	N	N
Transitional housing facility	N	N	N	N
Public and civic uses:				
Auditorium or stadium	N	P	P	P
Bus terminal	N	P	P	P
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	P	P	P
Cultural service	P	P	P	P
Golf course	P	P	P	P
Government service	N	P	P	P
Hospital	N	P	P	P
Operations center	N	P	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	C	P	P	P
Utility, major3	N	N	N	C
Utility, minor3	P	P	P	P
Utility substation3	P	P	P	P
Commercial uses:				
Agricultural sales and service	N	P	P	P
Animal hospital	P	P	P	P
Bail bond service	N	P	P	P
Bank or financial institution	P	P	P	P
Bed and breakfast, home	N	N	N	N

Bed and breakfast inn	P	P	P	P
Business equipment rental,	P	P	P	P
Car wash	P	P	P	P
Club, private	N	P	P	P
Construction sales and service	N	P	P	N
Convenience store	P	P	P	P
Family child daycare facility2	P	N	N	N
Family child group daycare	P	N	N	N
Family child residential	P	N	N	N
Family childcare center	P	P	P	P
Funeral home	N	P	P	P
Garden center	P	P	P	P
Gas and fuel, storage and	N	N	C	N
Gasoline service station	P	P	P	P
Hostel	N	P	P	P
Hotel	N	P	P	P
Kennel	C	P	C	C
Kennel, residential	P	N	N	N
Laundry or dry cleaning, limited	P	P	P	P
Liquor store	N	P	P	P
Media service	P	P	P	P
Medical or dental laboratory	N	P	P	P
Medical service	P	P	P	P
Motel	N	P	P	P
Office, general	P	P	P	P
Parking garage, public	N	P	P	P
Parking lot, public	N	P	P	P
Pawnshop	N	N	P	P
Personal care service	P	P	P	P
Personal instruction service	P	P	P	P
Printing and copying, limited	P	P	P	P
Printing, general	N	P	P	P
Produce stand	P	P	P	N
Recreation and entertainment,	P	P	P	P
Recreation and entertainment,	N	P	P	P
Recreational vehicle park	N	N	P	N
Repair service	P	P	P	C
Research service	N	P	P	N
Restaurant, fast food	P	P	P	P
Restaurant, general	P	P	P	P
Retail, general	P	P	P	P
Secondhand store	P	P	P	P

Shopping center	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N
Tattoo establishment	P	P	P	N
Tavern	N	P	P	P
Temporary trailer	P	P	P	P
Transportation service	N	P	P	C
Vehicle and equipment rental	N	P	P	C
Vehicle and equipment repair,	N	P	P	N
Vehicle repair, limited	N	P	P	N
Veterinary service	P	P	P	N
Warehouse, self-service	P	P	N	N
Wireless telecommunication	See section 10-50-5, table 10-50-1 of this title			
Industrial uses:				
Laundry services	N	N	N	P
Wholesale and warehousing,	N	N	N	P
Wholesale and warehousing,	N	N	N	N

POC

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N	Look at what condtions may be needed
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Big Changes to Planned Commercial

Front Setback: Changed from 20’ to 10’

Now requires a mix use (a minimum of 20% Commercial and 20% Residential)

New Density: 15 Units an acre, but could be up to 20 units with density bonus

New Site Standards:

D. Landscaping: Landscaping within a Planned Commercial development shall follow the following standards:

1. Street trees are required for every 50’ of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.
2. The applicant shall comply with Hurricane City Standards for landscaping.
3. In lieu of a 10’ landscaping buffer along the right-of-way frontage, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood’s walkability.
4. Parking lots and parking courts shall remain buffered by a 10’ landscape area with one tree and three shrubs for every 35’ linear feet.

E. Off Street Parking: Parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lot located to the side or behind buildings that front the right-of-way. Buildings may be located behind parking lots if other buildings are fronting onto the right-of-way, and a pedestrian path can be used to access the building from the right-of-way.

F. Street Design: A Developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may approve a different street cross-section with a recommendation from the Planning Commission.

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
17	740,520.00	255	340
18	784,080.00	270	360
19	827,640.00	285	380
20	871,200.00	300	400

Commercial Building Size	Sq. ft.	Lot Size	SQ FT
Rooster Run	5,362.00		
Lonny Boys Complex	10,930.00	1.9	82756.5
Abry	3,573.00	0.7	30492
1000 W 100 N	7,280.00	1.02	44431
1000 W 100 N	4,784.00	1.02	44431
Wendy's	3,350.00	0.78	33976
Cedar Post Pawn	3,200.00	0.1	4356
Maverik	3,940.00	1.44	62726
21 E State	4,284.00	0.19	8276.4
Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	
4,356.00	N/A	1,089.00
8,712.00	N/A	2,178.00
13,068.00	N/A	3,267.00
17,424.00	N/A	4,356.00
21,780.00	10,890.00	5,445.00
26,136.00	13,068.00	6,534.00
30,492.00	15,246.00	7,623.00
34,848.00	17,424.00	8,712.00
39,204.00	19,602.00	9,801.00
43,560.00	21,780.00	10,890.00
47,916.00	23,958.00	11,979.00
52,272.00	26,136.00	13,068.00
56,628.00	28,314.00	14,157.00
60,984.00	30,492.00	15,246.00
65,340.00	32,670.00	16,335.00
69,696.00	34,848.00	17,424.00
74,052.00	37,026.00	18,513.00
78,408.00	39,204.00	19,602.00
82,764.00	41,382.00	20,691.00
87,120.00	43,560.00	21,780.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

		Net Units An Acre 15	Net Units An Acre 20
17,424.00	8,712.00	13.50	18
34,848.00	17,424.00	27.00	36
52,272.00	26,136.00	40.50	54
69,696.00	34,848.00	54.00	72
87,120.00	43,560.00	67.50	90
104,544.00	52,272.00	81.00	108
121,968.00	60,984.00	94.50	126
139,392.00	69,696.00	108.00	144
156,816.00	78,408.00	121.50	162
174,240.00	87,120.00	135.00	180
191,664.00	95,832.00	148.50	198
209,088.00	104,544.00	162.00	216
226,512.00	113,256.00	175.50	234
243,936.00	121,968.00	189.00	252
261,360.00	130,680.00	202.50	270
278,784.00	139,392.00	216.00	288
296,208.00	148,104.00	229.50	306
313,632.00	156,816.00	243.00	324
331,056.00	165,528.00	256.50	342
348,480.00	174,240.00	270.00	360

Units a Sq. ft. 15	Units a Sq. ft. 20
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00
0.00	0.00

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
17	740,520.00	255	340
18	784,080.00	270	360
19	827,640.00	285	380
20	871,200.00	300	400

Commercial Building Size	Sq. ft.	Lot Size	SQ FT
Rooster Run	5,362.00		
Lonny Boys Complex	10,930.00	1.9	82756.5
Abry	3,573.00	0.7	30492
1000 W 100 N	7,280.00	1.02	44431
1000 W 100 N	4,784.00	1.02	44431
Wendy's	3,350.00	0.78	33976
Cedar Post Pawn	3,200.00	0.1	4356
Maverik	3,940.00	1.44	62726
21 E State	4,284.00	0.19	8276.4
Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	Net Units An Acre 15
6,534.00	N/A	12.75
13,068.00	N/A	25.50
19,602.00	N/A	38.25
26,136.00	N/A	51.00
32,670.00	16,335.00	63.75
39,204.00	19,602.00	76.50
45,738.00	22,869.00	89.25
52,272.00	26,136.00	102.00
58,806.00	29,403.00	114.75
65,340.00	32,670.00	127.50
71,874.00	35,937.00	140.25
78,408.00	39,204.00	153.00
84,942.00	42,471.00	165.75
91,476.00	45,738.00	178.50
98,010.00	49,005.00	191.25
104,544.00	52,272.00	204.00
111,078.00	55,539.00	216.75
117,612.00	58,806.00	229.50
124,146.00	62,073.00	242.25
130,680.00	65,340.00	255.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

Net Units An Acre 20	Units a Sq. ft. 15	Units a Sq. ft. 20
17	0.00	0.00
34	0.00	0.00
51	0.00	0.00
68	0.00	0.00
85	0.00	0.00
102	0.00	0.00
119	0.00	0.00
136	0.00	0.00
153	0.00	0.00
170	0.00	0.00
187	0.00	0.00
204	0.00	0.00
221	0.00	0.00
238	0.00	0.00
255	0.00	0.00
272	0.00	0.00
289	0.00	0.00
306	0.00	0.00
323	0.00	0.00
340	0.00	0.00

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
17	740,520.00	255	340
18	784,080.00	270	360
19	827,640.00	285	380
20	871,200.00	300	400

Commercial Building Size	Sq. ft.	Lot Size	SQ FT
Rooster Run	5,362.00		
Lonny Boys Complex	10,930.00	1.9	82756.5
Abry	3,573.00	0.7	30492
1000 W 100 N	7,280.00	1.02	44431
1000 W 100 N	4,784.00	1.02	44431
Wendy's	3,350.00	0.78	33976
Cedar Post Pawn	3,200.00	0.1	4356
Maverik	3,940.00	1.44	62726
21 E State	4,284.00	0.19	8276.4
Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	
8,712.00	N/A	13,068.00
17,424.00	N/A	26,136.00
26,136.00	N/A	39,204.00
34,848.00	N/A	52,272.00
43,560.00	21,780.00	65,340.00
52,272.00	26,136.00	78,408.00
60,984.00	30,492.00	91,476.00
69,696.00	34,848.00	104,544.00
78,408.00	39,204.00	117,612.00
87,120.00	43,560.00	130,680.00
95,832.00	47,916.00	143,748.00
104,544.00	52,272.00	156,816.00
113,256.00	56,628.00	169,884.00
121,968.00	60,984.00	182,952.00
130,680.00	65,340.00	196,020.00
139,392.00	69,696.00	209,088.00
148,104.00	74,052.00	222,156.00
156,816.00	78,408.00	235,224.00
165,528.00	82,764.00	248,292.00
174,240.00	87,120.00	261,360.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

Net Units An Acre 15	Net Units An Acre 20	Units a Sq. ft. 15	Units a Sq. ft. 20
12.00	16	0.00	0.00
24.00	32	0.00	0.00
36.00	48	0.00	0.00
48.00	64	0.00	0.00
60.00	80	0.00	0.00
72.00	96	0.00	0.00
84.00	112	0.00	0.00
96.00	128	0.00	0.00
108.00	144	0.00	0.00
120.00	160	0.00	0.00
132.00	176	0.00	0.00
144.00	192	0.00	0.00
156.00	208	0.00	0.00
168.00	224	0.00	0.00
180.00	240	0.00	0.00
192.00	256	0.00	0.00
204.00	272	0.00	0.00
216.00	288	0.00	0.00
228.00	304	0.00	0.00
240.00	320	0.00	0.00

Acre	Sq ft	GrossUnits An Acr	Gross Units An Acre at 20	Min Commercial Space

Commercial Building sq. ft.	Net Units An Acre	Net Units An Acre	Units a Sq. ft. 15

Units a Sq. ft. 20

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
8.5	370,260.00	127.5	170
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
11.8	514,008.00	177	236
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
17	740,520.00	255	340
18	784,080.00	270	360
19	827,640.00	285	380
20	871,200.00	300	400

Commercial Building Size	Sq. ft.	Lot Size	SQ FT
Rooster Run	5,362.00		
Lonny Boys Complex	10,930.00	1.9	82756.5
Abry	3,573.00	0.7	30492
1000 W 100 N	7,280.00	1.02	44431
1000 W 100 N	4,784.00	1.02	44431
Wendy's	3,350.00	0.78	33976
Cedar Post Pawn	3,200.00	0.1	4356
Maverik	3,940.00	1.44	62726
21 E State	4,284.00	0.19	8276.4
Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

Min Commercial Space	Commercial Building sq. ft.	Net Units An Acre 15
8,712.00	N/A	12.00
17,424.00	N/A	24.00
26,136.00	N/A	36.00
34,848.00	N/A	48.00
43,560.00	21,780.00	60.00
52,272.00	26,136.00	72.00
60,984.00	30,492.00	84.00
69,696.00	34,848.00	96.00
74,052.00	37,026.00	102.00
78,408.00	39,204.00	108.00
87,120.00	43,560.00	120.00
95,832.00	47,916.00	132.00
102,801.60	51,400.80	141.60
104,544.00	52,272.00	144.00
113,256.00	56,628.00	156.00
121,968.00	60,984.00	168.00
130,680.00	65,340.00	180.00
139,392.00	69,696.00	192.00
148,104.00	74,052.00	204.00
156,816.00	78,408.00	216.00
165,528.00	82,764.00	228.00
174,240.00	87,120.00	240.00

Percentage	Number of Bussiness
	1
13%	3
12%	1
27%	6
	2
10%	1
73%	1
6%	1
52%	2
21%	1
26%	1
9%	1

Net Units An Acre 20	Units a Sq. ft. 15	Units a Sq. ft. 20
16	0.00	0.00
32	0.00	0.00
48	0.00	0.00
64	0.00	0.00
80	0.00	0.00
96	0.00	0.00
112	0.00	0.00
128	0.00	0.00
136	0.00	0.00
144	0.00	0.00
160	0.00	0.00
176	0.00	0.00
188.8	0.00	0.00
192	0.00	0.00
208	0.00	0.00
224	0.00	0.00
240	0.00	0.00
256	0.00	0.00
272	0.00	0.00
288	0.00	0.00
304	0.00	0.00
320	0.00	0.00

Planned Commercial

Mixed-Use Development in Hurricane

PLANNING & ZONING
HURRICANE CITY
UTAH

Planned Commercial Purpose

The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and non-residents 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.

Likely Use: Create walkable and complete neighborhood, provided commercial and residential development in key areas of town.

These zones likely should be limited in size to address key areas. Larger and master-planned communities should be encouraged to use a PDO process to ensure a variety of housing options are allowed. PC zoning is also a high-impact zone and PDOs are typically have less impact.

Current Concerns

- No Density Limit
  - Right now, any density that could reasonably be supported by surrounding services and meet building height and setback requirements would be entitled.
- Mixed Use Not Required
  - A project could be 100% residential or 100% commercial
- Five Acre Minimum
  - The City Council wanted the flexibility to allow for smaller areas that were integrated into neighborhoods or commercial areas to be eligible for a zone change.

Planned Commercial Update

General Plan Recommends the City

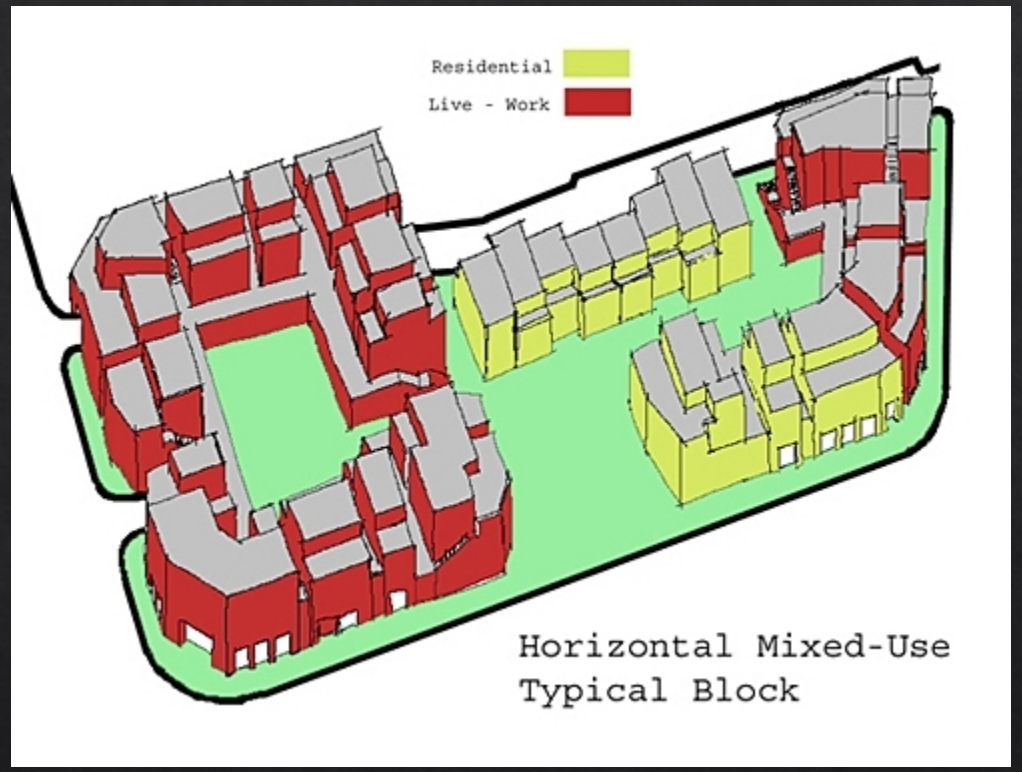
- *Support mix uses developments in key areas to support future commercial growth. Require a minimum percentage of those developments be retained as commercial space.* (Economy 1.8)
- *Consider revising the land use code for mixed use and planned commercial zones to set specific densities and percentages of residential uses in commercial zones, with density bonuses available for deed restricted rent and sales prices. p 43*
- *Support mixed use developments in key areas to support future commercial growth. Require a minimum percentage of those developments be retained as commercial space.*

City Council has recommended to eliminate the five acre requirement if there is supporting commercial or residential in the area

Horizontal Mixed Use

Horizontal Mix Use: Development that combines single-use buildings on district parcels in a range of land uses in a planned development project.

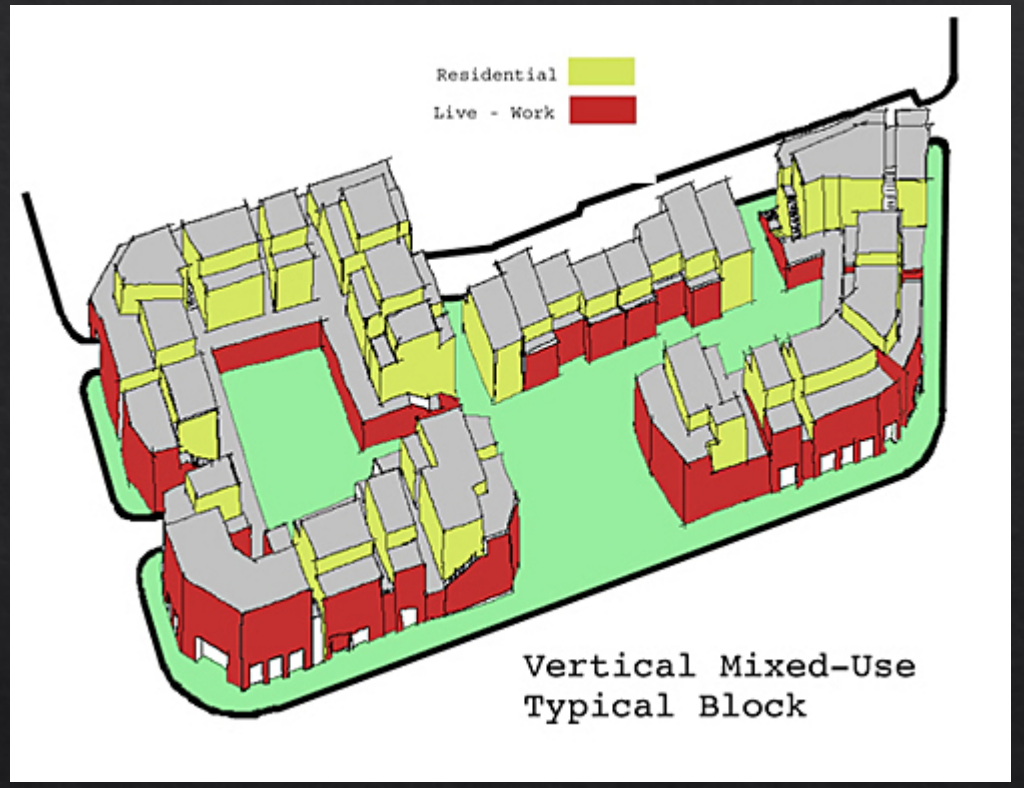
Buildings may be mixed-use but are not stacked and are placed side by side.



Vertical Mixed Use

Vertical Mixed Use: Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.

This is your typical traditional mixed use type of development, with commercial and other public, uses occupying lower levels, and residential on the floors above.



Live-Work Units

Live/work Units: A live/work unit is defined as a single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant. Live-work units must be deed-restricted that these units may only be owner-occupied and can not be sublet to long-term or short-term renters.

These units are gaining popularity. It allows a homeowner to have part of their home as their office space.

Mixed Use Requirements

- Options
  - Require a certain percentage area of the project contain commercial or residential
    - Pros: Sets a clear standard and would get consistent results, site plan will have more details.
    - Cons: Difficult to define, requires more upfront from applicants.
  - Require commercial sq ft or area minimums
    - Pros: Sets a clear standard that would be easy to follow. Easier to define
    - Cons: Mixture will likely vary from development to development, City deciding what area would work best.
  - Require a Site Plan to be submitted with a zone change
    - Pros: Allows flexibility and creativity by the applicant and city.
    - Cons: Does not apply to PC property already zoned, may be arbitrary in decision making

Mixture Requirements

- Current Recommendation
  - A minimum of 20% of floor area shall be used for commercial uses listed within table 10-15-1. A minimum of 20% of floor area shall be used for long-term residential use as listed within table 10-15-1.
  - Floor area may be difficult to calculate in preliminary stages.
  - After a review of a few commercial properties in Hurricane, about 25% of their commercial area is used for building, the remainder serves as driveways, parking, and landscaping. Residential normally requires less parking and driveways and utilizes more property.
  - It may be easier to base it on 20% (or 30%) commercial and 20% residential acres of use.
    - These calculations should be shown on both the preliminary and final site plans.
    - Shared amenities, such as parking, will need to be factored into consideration.

Density

Staff has reviewed several codes. Densities range from 12 units to 50 units in smaller cities. The average range is from 20-30 units an acre. A lot of mix use zones are also overlay based similar to the PDO with ranging densities. Staff would recommend 15-20 an acre for planned commercial areas in Hurricane:

Arcs of PC	15 units (80% of Development)	20 units (80% of Development)
5	67.50	90
10	135.00	180
15	202.50	270
20	270.00	360

Destiny Calculation

- Current proposal is 20 units an acre for residential areas. This area is defined as
  - Residential Buildings or section of mix-use buildings foot-print
  - Residential amenities including roadways, open space, parking, landscape
  - Shared Use Areas
  - Work-live units do not count toward overall residential density.
- These standards lean towards counting more area towards counting residential uses.

Questions?

Update

- Staff Proposal
  - 20% Residential with 20% Commercial sq. ft. 15 Units an Acre Max
  - Density Bonus: 40% Commercial, 20% Residential sq. ft. 20 units an Acre Max
- Reason
  - Provide an incentive to provide additional commercial space
  - Allow development flexibility.
  - Provide housing and commercial in key areas

Example

5 Acres

Commercial %	Commercial Sq Ft	Residential Sq Ft.	Density	Max Number of Units	Likely Units (Average 800 sq ft)
20 %	21,780	87,120	15 Units	67.5	67.5
40%	43,560	65,340	20 Units	80	80
20%	10,890	43,560	15 Units	67.5	54.45
40%	21,780	32,670	20 Units	80	40.83

10-11-2: ZONE PURPOSES:

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.

4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented~~destination oriented~~ business, retail commercial, entertainment, high density housing, 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.

10-15-1: PURPOSE:
See section 10-11-2 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-2: SC10-15-1: PURPOSE:
See section 10-11-2 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

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 title, this Code, or other laws. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-3: USES ALLOWED:
A. Permitted And Conditional Uses: Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 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 10-15-1 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 10-7-18E4 of this title.

TABLE 10-15-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

	Zones				
Use	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family[4]	N	N	N	P	P
Dwelling, single-family[4]	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family[4]	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons[1]	P	N	N	P	P
Residential facility for persons with a disability[1]	P	N	N	P	P

2

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	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P

Family child daycare facility[2]	P	N	N	PN	N
Family child group daycare facility[2]	P	N	N	PN	N
Family child residential certificate care facility[2]	P	N	N	PN	N
Family childcare 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	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N

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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	PN	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	NP	N
Repair service	P	P	P	NCP	P
Research service	N	P	P	NP	N
Restaurant, fast food	P	P	P	P	P

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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	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	NCP	N
Vehicle and equipment rental or sale	N	P	P	NCP	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	NCP	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

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Wholesale and warehousing, general	N	N	N	NP	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.

2. See chapter 42 of this title.

3. See chapter 45 of this title.

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.

(Ord. 2016-11, 11-17-2016; amd. Ord. 2017-14, 8-17-2017)

B. Accessory Uses: Permitted and conditional uses set forth in table 10-15-1 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 title.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established. (Ord. 2017-14, 8-17-2017)

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 title.

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 title. (Ord. 2012-8, 10-18-2012; amd. Ord. 2017-14, 8-17-2017)

~~C. Conditional Uses~~

1. ~~Conditional uses may be considered by the Planning Commission if the use fits with the surrounding uses and will not cause any objectionable conditions as laid out in 10-15-7~~
2. ~~For a repair service, transportation service, or vehicle and equipment rental or sale these uses should be near major roadways and have sufficient setback from residential parts of the development~~

Commented [1]: Probably need an exact number but no idea what that should be

Commented [2]: Should be moved to 10-15-7

Commented [3R3]: But leave cross-reference in the footnote so it is clear where to go to look for the standards.

10-15-4: DEVELOPMENT STANDARDS:
Development standards within commercial zones shall be as set forth in table 10-15-2 of this section.

TABLE 10-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development Standard	Zones				
	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres

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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	10', corner lots 20' ~~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:					

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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 10-15-7A of this chapter.

2. Except as modified by the provisions of subsection 10-37-12F, "Setback Measurement", of this title.

3. An area less than five acres may be zoned for Planned CommercialCommerical use if the City Council finds that the zoning meets the following:

a. The zone change meets the standards within Hurricane City Code 10-7-7.

b. The property is sufciently incorporatedincoperated into an existingexcisting commercial or multi-family development, and the proposed change will further the purpose of the Planneding CommercialCommerical Zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-5: 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 title:

A. Design and compatibility standards: See chapter 33 of this title.

B. Landscaping and screening: See chapter 32 of this title.

C. Motor vehicle access: See chapter 35 of this title.

D. Natural resource inventory: See chapter 31 of this title.

E. Off street parking: See chapter 34 of this title.

F. Signs: See chapter 36 of this title.

G. Supplementary development standards: See chapter 37 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-6: 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 division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-7: SPECIAL REGULATIONS:

A. Increased Height: Notwithstanding the height limitations shown in section 10-15-4, table 10-15-2 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 10-15-3, table 10-15-1 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 10-15-3, table 10-15-1 of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.

D. Highway Commercial Zone Location: For property abutting SR-9, the Highway Commercial Zone shall begin at the highway right-of-way line and shall extend a distance of five hundred feet (500') from the State highway right-of-way line.

E. Vendor Carts: Vendor carts, as defined below, are subject to the following definitions, rules and limitations:

10-15-8: Planned Commercial Standards

A. Planned Commercial Developments shall incorporate elements of commercial and residential within each zoned area and development.
B. Mix Use Types: Planned Commercial Developments shall incorporate both commercial and residential uses.
   a. Horizontal Mix Use: Development that combines single-use buildings on distinctrict parcels oin a range of land uses in a planned development project.
   b. Vertical Mixed Use: Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.
   A.c. Live/work Units: A live/work unit is defined as a single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant. Livework units must be deed-restricted that these units may only be owner-occupied and can not be sublet to long-term or short-term renters.

Commented [4]: Limit the size of live work to single bed room at most.

Commented [5]: Allow for long term renter for the full unit or owner occupied.

C. A preliminary site plan shall be submitted with every zone change to Planned Commercial.

D. Planned Commercial Development ~~Site Pplan~~ shall have:

a. A minimum of 20% of floor area shall be used for commercial uses listed within table 10-15-1. A minimum of 20% of floor area shall be used for long-term residential use as listed within table 10-15-1.

1. The Planning Commission may approve a lower percentage of housing for developments that are adjacent to multi-family development.
2. The Planning Commission may approve a lower percentage for commercial development if the project is located within or adjacent to existing commercial property.
~~1.~~3. Each project shall have a mixture of use, including commercial and housing.
4. Residential Density: Projects that contain 20%-39% floor area as Commercial space shall not exceed 15 units an acre for residential areas. Projects that contain a minimum of 40% floor area as Commercial space shall not exceed 20 units an acre for residential areas.
    a. Horizontal Mix Use: Residential areas shall be calculated based on the footprint of residential buildings and sections of buildings, parking, amenities, and roadways that primarily serve residential areas.
    b. Vertical Mix Use: Buildings shall be measured by the percentage of space within the building that is used to occupy commercial vs residential. Then the percentage of each use shall apply to the footprint of the building to calculate density, including residential parking, amenities, and roadways that primarily serve residential areas.
        i. Example: If a two-story building has a building footprint of 10,000 sq. ft. and the first floor is completely commercial use and the second floor is residential use, then 5,000 sq. ft. shall count towards the density of residential use.
    c. Live/work Units: Units that meet the definition contained within the chapter shall be considered commercial use and shall not count toward the overall density of the project.
    d. Shared Uses: Amenities and parking shall be designed with both commercial and residential uses in mind. Amenities that

both serve residential and commercial uses shall count toward residential density area.

i. Parking: Shared Parking must comply with Hurricane City Code 10-34-9.

b. A development agreement between the city and the applicant may be required by the city council and executed before the zoning designation shall be effective.

~~C. Each Planned Commercial development shall provide a preliminary site and final site plan as required in Hurricane City Code 10-7.~~

D. Landscaping: Landscaping within a Planned Commercial development shall comply with ~~follow~~ the following standards:

1. Street trees are required for every 50' of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.
2. The applicant shall comply with Hurricane City Standards for landscaping.
3. In lieu of a 10' landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood's walkability. Street trees shall still be required.
4. Parking lots and parking courts shall remain buffered by a 10' landscape area with one tree and three shrubs for every 35' linear feet.

Commented [6]: Buffered from what? From the street?

E. Off Street Parking: Parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Buildings may be located behind parking lots if other buildings are fronting onto the right-of-way, and a pedestrian path can be used to access the building from the right-of-way.

F. Street Design: A Developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may~~must~~ approve a different street~~new~~ cross-section with a recommendation from the Planning Commission.

10-11-2: ZONE PURPOSES:

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.

4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented~~destination oriented~~ business, retail commercial, entertainment, high density housing, 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.

10-15-1: PURPOSE:
See section 10-11-2 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-2: SC10-15-1: PURPOSE:
See section 10-11-2 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

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 title, this Code, or other laws. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-3: USES ALLOWED:
A. Permitted And Conditional Uses: Permitted and conditional uses allowed within commercial zones shall be as set forth in table 10-15-1 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 10-15-1 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 10-7-18E4 of this title.

TABLE 10-15-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

	Zones				
Use	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family[4]	N	N	N	P	P
Dwelling, single-family[4]	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family[4]	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons[1]	P	N	N	P	P
Residential facility for persons with a disability[1]	P	N	N	P	P

2

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	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P

4

Family child daycare facility[2]	P	N	N	PN	N
Family child group daycare facility[2]	P	N	N	PN	N
Family child residential certificate care facility[2]	P	N	N	PN	N
Family childcare 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	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N

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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	PN	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	NP	N
Repair service	P	P	P	NCP	P
Research service	N	P	P	NP	N
Restaurant, fast food	P	P	P	P	P

6

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	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	NC~~P~~	N
Vehicle and equipment rental or sale	N	P	P	NC~~P~~	N
Vehicle and equipment repair, general	N	P	P	N	N
Vehicle repair, limited	N	P	P	NC~~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

7

Wholesale and warehousing, general	N	N	N	NP	N
Wholesale and warehousing, limited	N	N	N	N	N

Notes:

1. See chapter 46 of this title.

2. See chapter 42 of this title.

3. See chapter 45 of this title.

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.

(Ord. 2016-11, 11-17-2016; amd. Ord. 2017-14, 8-17-2017)

B. Accessory Uses: Permitted and conditional uses set forth in table 10-15-1 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 title.

2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established. (Ord. 2017-14, 8-17-2017)

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 title.

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 title. (Ord. 2012-8, 10-18-2012; amd. Ord. 2017-14, 8-17-2017)

~~C. Conditional Uses~~

1. ~~Conditional uses may be considered by the Planning Commission if the use fits with the surrounding uses and will not cause any objectionable conditions as laid out in 10-15-7~~
2. ~~For a repair service, transportation service, or vehicle and equipment rental or sale these uses should be near major roadways and have sufficient setback from residential parts of the development~~

Commented [1]: Probably need an exact number but no idea what that should be

Commented [2]: Should be moved to 10-15-7

Commented [3R3]: But leave cross-reference in the footnote so it is clear where to go to look for the standards.

10-15-4: DEVELOPMENT STANDARDS:
Development standards within commercial zones shall be as set forth in table 10-15-2 of this section.

TABLE 10-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development Standard	**Zones**				
	NC	**GC**	**HC**	**PC**	**POC**
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres

9

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	10', corner lots 20' ~~20~~ feet	20 feet
Setback standards - rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Accessory building					
Setback standards - interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Accessory building					
Setback standards - street side yard:					

10

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 10-15-7A of this chapter.

2. Except as modified by the provisions of subsection 10-37-12F, "Setback Measurement", of this title.

3. An area less than five acres may be zoned for Planned CommercialCommerical use if the City Council finds that the zoning meets the following:

a. The zone change meets the standards within Hurricane City Code 10-7-7.

b. The property is sufciently incorporatedincoperated into an existingexcisting commercial or multi-family development, and the proposed change will further the purpose of the Planneding CommercialCommerical Zone.

(Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-5: 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 title:

A. Design and compatibility standards: See chapter 33 of this title.

B. Landscaping and screening: See chapter 32 of this title.

C. Motor vehicle access: See chapter 35 of this title.

D. Natural resource inventory: See chapter 31 of this title.

E. Off street parking: See chapter 34 of this title.

F. Signs: See chapter 36 of this title.

G. Supplementary development standards: See chapter 37 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-6: 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 division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-7: SPECIAL REGULATIONS:

A. Increased Height: Notwithstanding the height limitations shown in section 10-15-4, table 10-15-2 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 10-15-3, table 10-15-1 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 10-15-3, table 10-15-1 of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.

D. Highway Commercial Zone Location: For property abutting SR-9, the Highway Commercial Zone shall begin at the highway right-of-way line and shall extend a distance of five hundred feet (500') from the State highway right-of-way line.

E. Vendor Carts: Vendor carts, as defined below, are subject to the following definitions, rules and limitations:

10-15-8: Planned Commercial Standards

A. Planned Commercial Developments shall incorporate elements of commercial and residential within each zoned area and development.
B. Mix Use Types: Planning Commercial Developments shall incorporate both commercial and residential uses.
   a. Horizontal Mix Use: Development that combines single-use buildings on distinctrict parcels oin a range of land uses in a planned development project.
   b. Vertical Mixed Use: Development that combines different uses in the same building. Commercial or public uses shall only occupy lower levels.
   A.c. Live/work Units: A live/work unit is defined as a single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant. Livework units must be deed-restricted that these units may only be owner-occupied and can not be sublet to long-term or short-term renters.

Commented [4]: Limit the size of live work to single bed room at most.

Commented [5]: Allow for long term renter for the full unit or owner occupied.

C. A preliminary site plan shall be submitted with every zone change to Planned Commercial.

D. Planned Commercial Development ~~Site Plans~~ shall have:

a. A minimum of 20% of the development ~~floor~~ area shall be used for commercial uses listed within table 10-15-1. A minimum of 20% of the development ~~floor~~ area shall be used for long-term residential use as listed within table 10-15-1.

i. The residential vs commercial area shall be calculated based on the intended use of improvements such as buildings, features, amenities, and infrastructure for either commercial or residential needs. Improvements intended to support both residential and commercial shall be calculated based on the percentage of the improvements that will be impacted either by commercial or residential needs. Mix Use Buildings use percentage shall be calculated in the same manner as calculating area for density.

ii. The Preliminary Site Plan shall show general areas and proposed percentages of use. Applicants shall provide final percentages of uses within the final site plan application. Percentage calculations shall be approved by the Planning Commission.

b. The Planning Commission may approve a lower percentage of housing for developments that are adjacent to multi-family development.

c. The Planning Commission may approve a lower percentage for commercial development if the project is located within or adjacent to existing commercial property.

d. Each project shall have a mixture of residential and commercial use.

e. Residential Density: Projects that contain 20%-39% area as Commercial space shall not exceed 15 units an acre for residential areas. Projects that contain a minimum of 40% area as Commercial space shall not exceed 20 units an acre for residential areas.

1. Horizontal Mix Use: Residential areas shall be calculated based on the footprint of residential buildings and sections of buildings, parking, amenities, and roadways that primarily serve residential areas.
2. Vertical Mix Use: Buildings shall be measured by the percentage of space within the building that is used to occupy commercial vs residential. Then the percentage of each use shall apply to the footprint of the building to calculate density, including residential parking, amenities, and roadways that primarily serve residential areas.

3. Example: If a two-story building has a building footprint of 10,000 sq. ft. and the first floor is completely commercial use and the second floor is residential use, then 5,000 sq. ft. shall count towards the density of residential use.
4. Live/work Units: Units that meet the definition contained within the chapter shall be considered commercial use and shall not count toward the overall density of the project.
5. Shared Uses: Amenities and parking shall be designed with both commercial and residential uses in mind. Amenities that both serve residential and commercial uses shall count toward residential density areas.
6. Parking: Shared Parking must comply with Hurricane City Code 10-34-9.

f. A development agreement between the city and the applicant may be required by the city council and executed before the zoning designation shall be effective.

~~The area use shall be calculated based on the intended use of improvements such as buildings, features, amenities, and infrastructure for either commercial or residential needs. Improvements intended to support both residential and commercial shall be calculated based on the percentage of the improvements that will be impacted either by commercial or residential needs. Mix Use Buildings use percentage shall be calculated in the same manner as calculating area for density.~~

~~The Planning Commission may approve a lower percentage of housing for developments that are adjacent to multi-family development.~~

~~The Planning Commission may approve a lower percentage for commercial development if the project is located within or adjacent to existing commercial property.~~

~~1. Each project shall have a mixture of use, including commercial and housing.~~

1. ~~gb.~~ A development agreement between the city and the applicant may be required by the city council and executed before the zoning designation shall be effective.

~~C. Each Planned Commercial development shall provide a preliminary site and final site plan as required in Hurricane City Code 10-7.~~

D. Landscaping: Landscaping within a Planned Commercial development shall comply with follow the following standards:

1. Street trees are required for every 50’ of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way. The placement of street trees must be approved by the City.
2. The applicant shall comply with Hurricane City Standards for landscaping.
3. In lieu of a 10’ landscaping buffer along the right-of-way frontage for commercial uses, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood’s walkability. Street trees shall still be required.
4. Parking lots and parking courts shall remain buffered by a 10’ landscape area with one tree and three shrubs for every 35’ linear feet.

E. Off Street Parking: Parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Buildings may be located behind parking lots if other buildings are fronting onto the right-of-way, and a pedestrian path can be used to access the building from the right-of-way.

F. Street Design: A Developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking, and beautification. The City Council may approve a different street cross-section with a recommendation from the Planning Commission. ~~D. Landscaping: Landscaping within a Planned Commercial development shall follow the following standards:~~

~~Street trees are required for every 50’ of frontage. These trees may be incorporated within park strips, landscape buffers, or planter boxes within the right-of-way.~~

~~The applicant shall comply with Hurricane City Standards for landscaping.~~

~~In lieu of a 10’ landscaping buffer along the right-of-way frontage, an applicant can provide that space for sidewalks, outdoor dining, and retail space that enhances the neighborhood’s walkability.~~

~~Parking lots and parking courts shall remain buffered by a 10’ landscape area with one tree and three shrubs for every 35’ linear feet.~~

Commented [6]: Buffered from what? From the street?

~~E. Off Street Parking: Parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking courts located to the side or behind buildings that front the right-of-way. Buildings may be located behind parking lots if other buildings are fronting onto the right-of-way, and a pedestrian path can be used to access the building from the right-of-way.~~

~~F. Street Design: A Developer or the City may propose different street cross-sections that enhance walkability, street life, outdoor gathering, traffic calming, street parking,~~

~~and beautification. The City Council maymust approve a different streetnew cross-section with a recommendation from the Planning Commission.~~

Planned Commercial

PLANNING COMMISSION

Goal of Planned Commercial Zone

10-11-2 Zone Purpose:

(D)(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.

City Council Ask For Review

The City Council ask for the Planning Commission Review

Moderate Income Housing Plans States:

Allow for moderate income residential development in mixed use zones and planned commercial and neighborhood commercial zones based on guaranteed low to moderate income rental or ownership rates for the next 15 years. (p. 6)

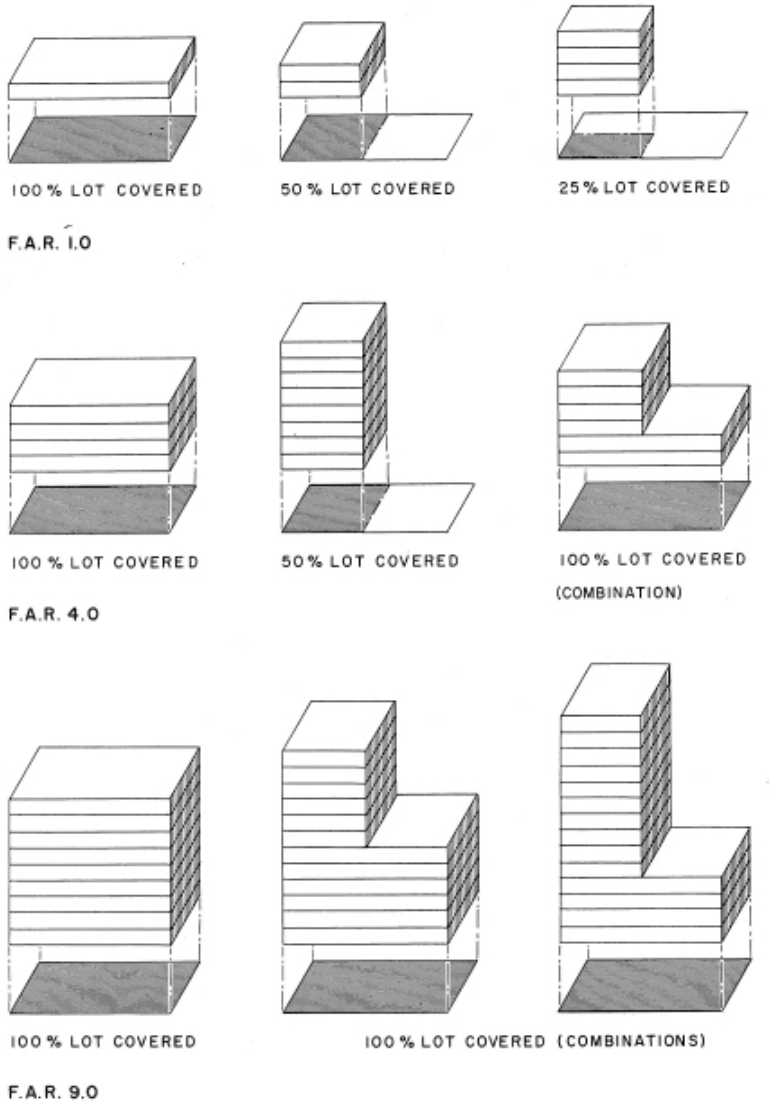
Rewrite sections of the land use code for mixed use and planned commercial zones setting specific densities and percentages of residential uses in commercial zones with density bonuses available for deed restricted rent and sales prices. The City will start work on this re-write in January of 2020 and intends to adopt changes by May of 2020 (p. 6)

Ideas

1. Use a hybrid Floor Area Ratio for commercial to residential.
    1. These type of standards can help control densities and building size
2. Require certain percentage of development be commercial.
    1. Could do 50%
3. Look at adding Inclusive Zoning Standards
    1. Require a developer to have a certain percentage of affordable housing within a development.
4. Review the Land Use Table for proper uses.

Floor Area Ratio

Controls building size on a parcel of land based on the size of parcel.



Control where Commercial is Located

The City Could Create standards for how commercial is placed within a development

- Example: The bottom floor could be required to be a commercial use.

	Zones				
Use	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family4	N	N	N	P	P
Dwelling, single-family4	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family4	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment	N	P	P	P	P
Residential facility for	P	N	N	P	P
Residential facility for	P	N	N	P	P
Residential facility for	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	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, major3	N	N	N	C	C
Utility, minor3	P	P	P	P	P
Utility substation3	P	P	P	P	P
Commercial uses:					
Agricultural sales and	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N

Bed and breakfast inn	P	P	P	P	N
Business equipment rental,	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare	P	N	N	N	N
Family child group daycare	P	N	N	N	N
Family child residential	P	N	N	N	N
Family childcare 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	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning,	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental	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	P	P	P	P	P
Printing and copying,	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	N	P
Recreation and	P	P	P	P	P
Recreation and	N	P	P	P	N
Recreational vehicle park	N	N	P	N	N
Repair service	P	P	P	C	P
Research service	N	P	P	N	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P
Retail, general	P	P	P	P	P
Secondhand store	P	P	P	P	P

Shopping center	P	P	P	P	P
Takeoff and landing of	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	C	N
Vehicle and equipment	N	P	P	C	N
Vehicle and equipment	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse, self-service	P	P	N	N	N
Wireless	See section 10-50-5, table 10-50-1 of this title				
Industrial uses:					
Laundry services	N	N	N	P	N
Wholesale and	N	N	N	P	N
Wholesale and	N	N	N	N	N

Look at what coindtions should apply

Look at what condtions may be needed
Look at what condtions may be needed

From: Personal Email <sjamespark@gmail.com>
Sent: Thursday, March 17, 2022 11:45 AM
To: Stephen Nelson
Subject: Hurricane PC Zone Amendment

Stephen,

I am a land owner with PC zoning in Hurricane City. I've been closely following the ideas and concepts desired with the PC Zone amendment, and I think I understand where the City wants to go, and why. I appreciate all the time and effort you have put into this and am excited to see where how this eventually lands.

That being said, I would be remiss if I didn't add my thoughts for your consideration on the practical application of the amendment. I am sure that it is nothing you are not already aware of.

As everyone understands, a commercial venture must have a customer base to draw from, and must either be a destination or simply convenient. In any event, it requires people.

As a result, timing for residential and commercial improvements rarely coincide, particularly off of a main thoroughfare. Most of the time the residential portion will happen first and the commercial fills in as the business(s) can be financially viable and supported by the base.

When identifying the best course of implementation, I encourage the City to make this change based on **acreage percentage** and not on building square footage. It sounds like the current proposals are 80/20, which I feel works great as long as it's based on % of acreage of a parcel zoned PC.

Thank you for your time and consideration of this matter.

Warmest regards,
Steven Park

GOOD
BURGER
Royal Thai
Cuisine
Tropical CAFE
RISE
DESERT
HILLS
CRUX

4.78 acres = 208,216 sq ft
30,614 sq ft buildings 14.7%
E BRIGHAM RD
E THUNDER RD
922 E 3A
922 E Unit 3B
922 E 3A
922 E Suite 2B
922 E 2C
922 E 4D
922 E 4C
922 E 4A
922 E 5B
922 E 5A
922 E 6A
930 E
951 E
3239 S Unit 19
3239 S Unit 21
3239 S Unit 23
3239 S Unit 16
3239 S Unit 18
3239 S Unit 25
3239 S Unit 27
3239 S Unit 30
3239 S Unit 31
3239 S Unit 34
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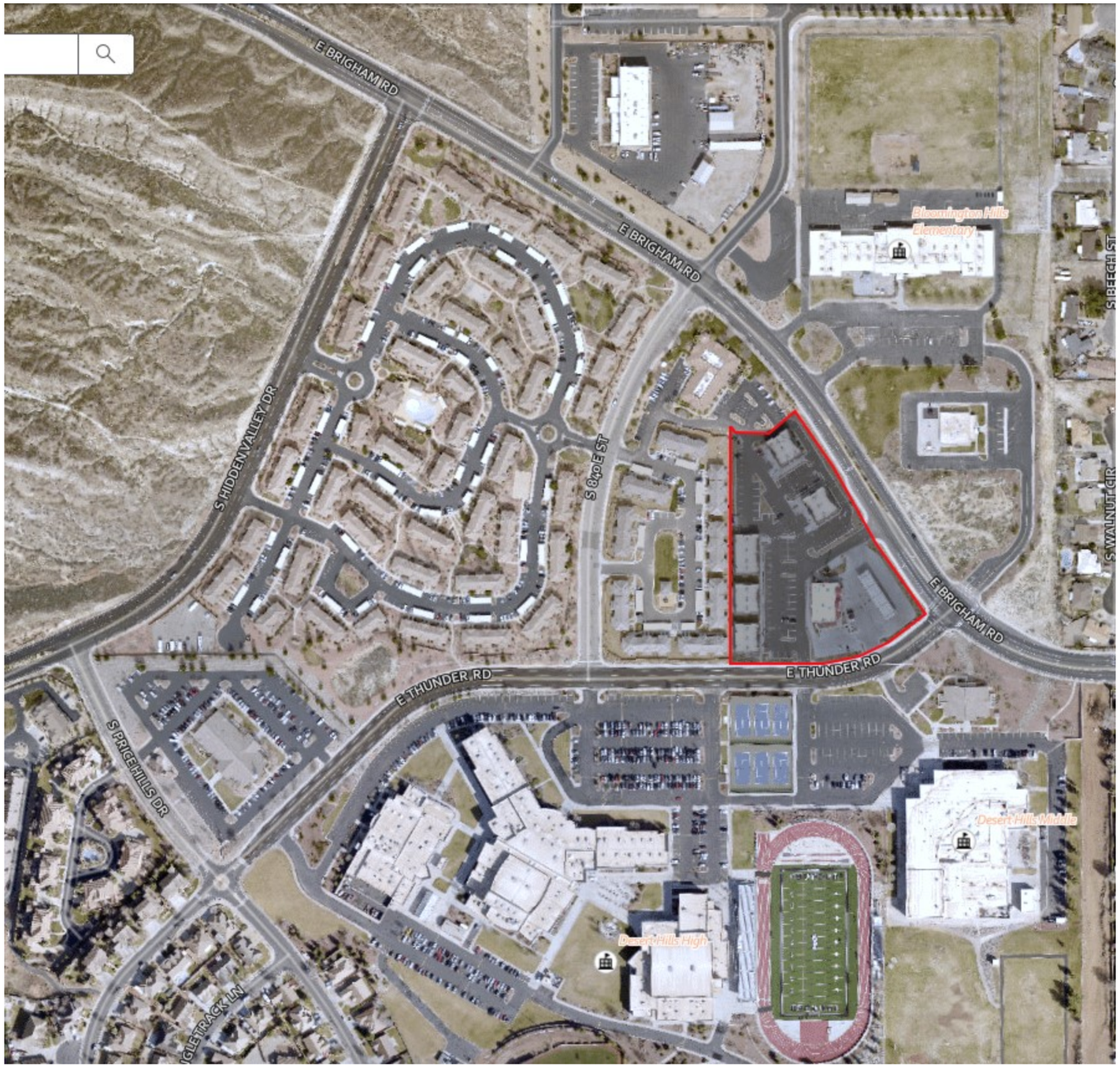
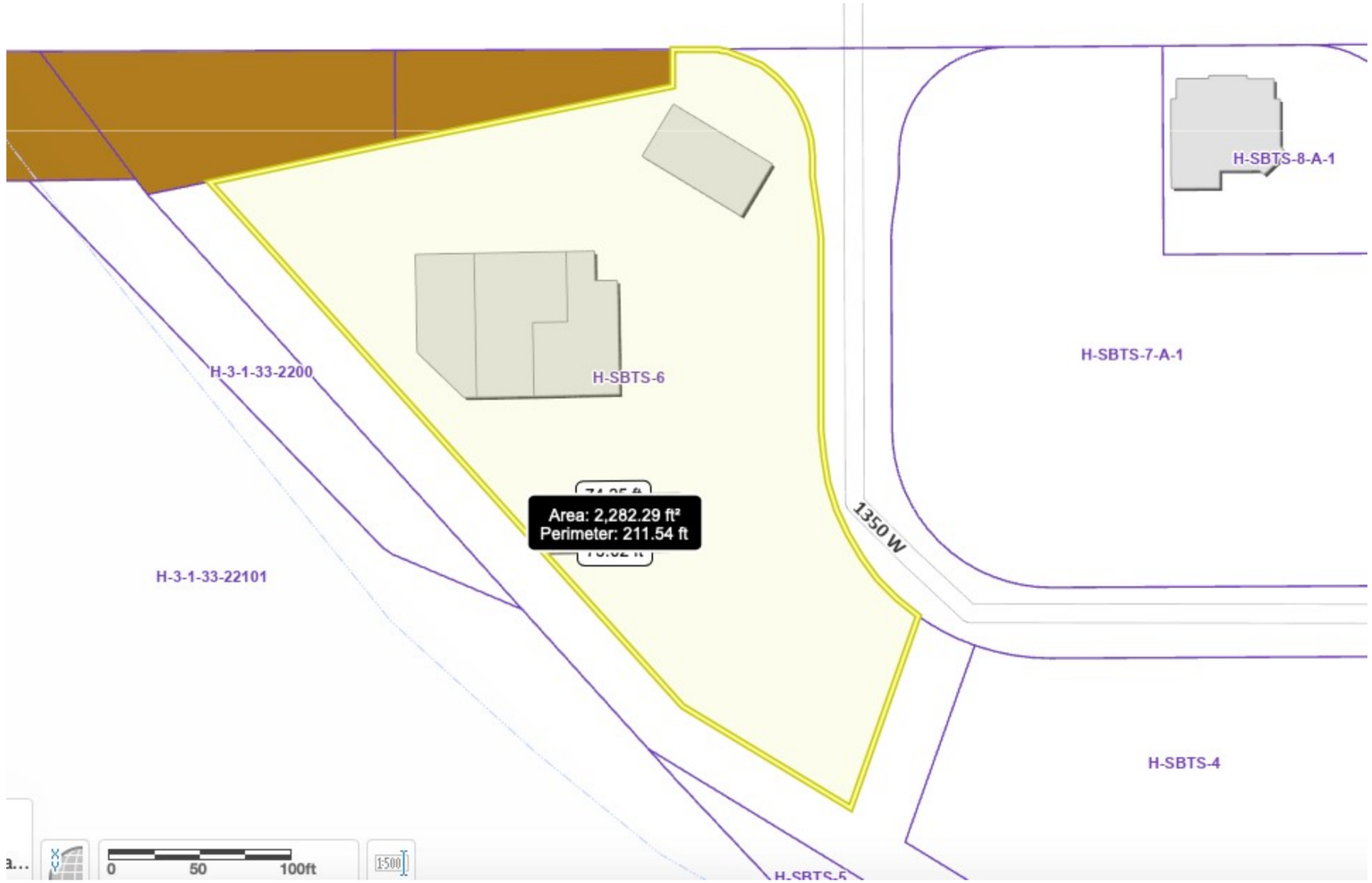
3239 S Unit 51
3239 S


E BRIGHAM RD
E BRIGHAM RD
Bloomington Hills Elementary
S HIDDEN VALLEY DR
S 640 E ST
S BEECH ST
S WALNUT CIR
E BRIGHAM RD
E THUNDER RD
E THUNDER RD
S PRICE HILLS DR
Desert Hills High
Desert Hills Middle


H-SBTS-8-A-1
H-SBTS-7-A-1
H-3-1-33-2200
H-SBTS-6
Area: 2,282.29 ft²
Perimeter: 211.54 ft
1350 W
H-3-1-33-22101
H-SBTS-4
0
50
100ft
1:500

Tropical CAFE
DRIVE THRU
Tropical CAFE
MY COUTURE
NAIL SALON
&
SPA
BEDS 4 LESS
PEDICURE
MANICURE
© 2021 Google

From: Stephen Nelson
Sent: Wednesday, February 23, 2022 5:40 PM
To: Brienna Spencer; Darrin LeFevre; 'Dayton Hall'; 'Fay Reber'; Fred Resch; Kevin Thomas; 'Mark Sampson'; 'Mark Sampson.1'; 'Michelle Cloud'; Nanette Billings; 'Paul Farthing'; Penny James Garcia; 'pennyjamesgarcia25@gmail.com'; 'Ralph Ballard'; 'Rebecca Bronemann'; 'Shelley Goodfellow'; 'Stephen Nelson'
Subject: FW: PC
Attachments: Desert Hills Commercial Zoomed ut.png; Desert Hills commercial elevations.png; Desert Hills commercial size.png; Hurricane Stone Brook Town Square aerial.png; Hurricane Stone Brook Town Square elevation.png

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From: David N <davenasal@gmail.com>
Sent: Wednesday, February 23, 2022 3:09 PM
To: Stephen Nelson <stephen@cityofhurricane.com>; Dwain Schallenberger <dwain@investsouthernutah.com>
Subject: PC

Stephen-

Thanks for your time last week. We really appreciate the dialogue and open door policy provided. I had promised I would do some homework and send over some examples and I'm keeping my word with you with this email.

This is a recently completed commercial project in front of Desert Hills high school. It is in close proximity and walkable, with the small shop space that I think would do well in Hurricane, be attractive and provide the services that people are looking for. Architecture could obviously be different. This is smaller than what Hurricane would be but I think gives an idea.

There are also townhomes behind this that have done well.

This shows a c-store, restaurants/fast food, and other shops. Building sizes are as follows:
Gas Station- 6,925
DHP 2 - 4,462
DHP 3, - 4,462
DHP 4, - 5,933
DHP 5, - 4,416
DHP 6, - 4,416
Total of 30,614 sq ft utilizing 14.8% of the 4.78 acres of land that the project sits on. Ours in Hurricane is more than double that and can benefit from much more commercial square footage.

These share parking which I think helps maximize the commercial and has so far worked well. From our conversation and some people on the planning commission, it seemed like this sharing is part of the goal.

I have also attached an aerial of Stone Brook Town Square in Hurricane and the elevations. The county shows three buildings:
1- 8,345
2- 2,049
3. 2,282
Total 12,676 sq ft on 1.81 acres for 16.07% building usage on grounds, including grass strip.

We think planning the parcels based off of acreage instead of square footage will make planning and construction smoother for both the city and developer. Otherwise, I think one could impede the other.

Thanks again,

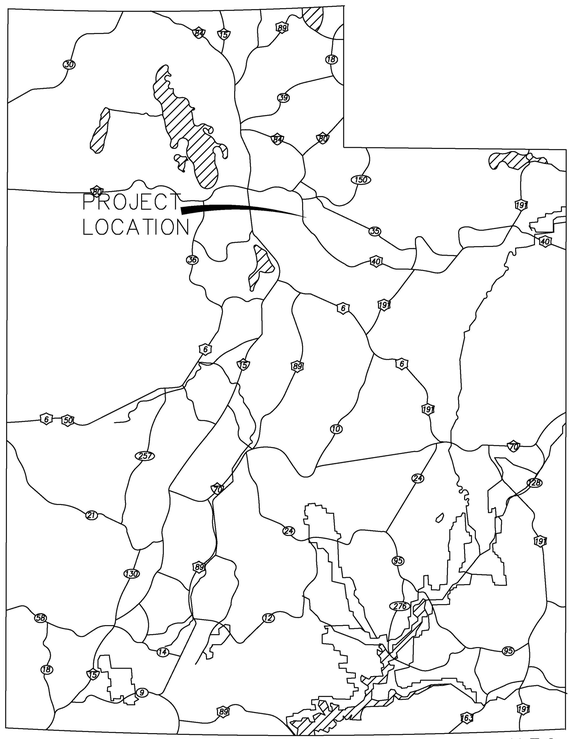
Dave Nasal
435-705-4474

SITE DEVELOPMENT CONSTRUCTION PLANS

ALTITUDE LOFT CONDOMINIUMS

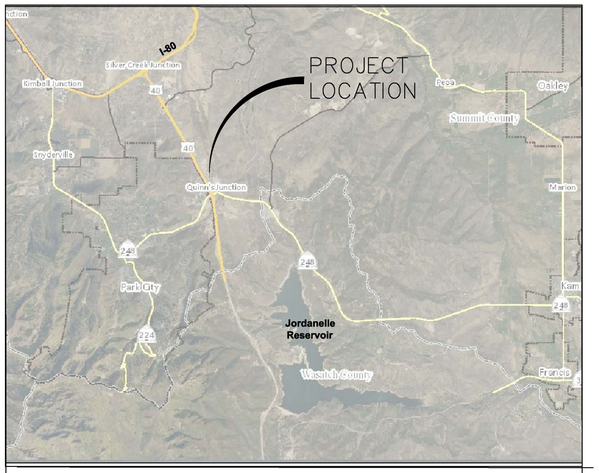
SOUTH HALF OF SECTION 35, TOWNSHIP 1 SOUTH
RANGE 4 EAST SUMMIT COUNTY, SALT LAKE BASE AND MERIDIAN

PRELIMINARY



VICINITY MAP

N.T.S.



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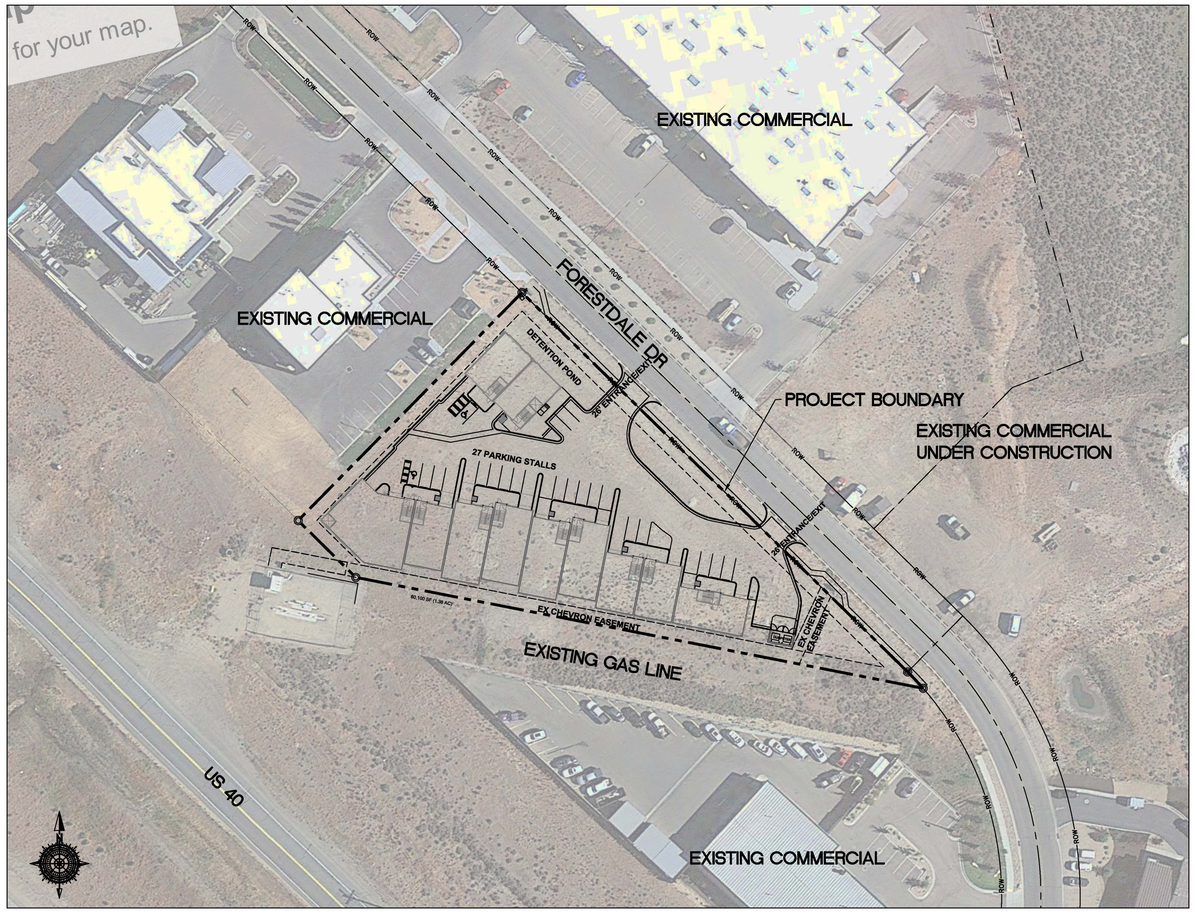


VICINITY MAP
N.T.S.

OCTOBER 20, 2021

REVISIONS

#	DESCRIPTION	DATE	SHEETS AFFECTED
		7-6-16	ER3

INDEX OF SHEETS

1	TITLE SHEET
1A	PROJECT NOTES
N/A	PLATS
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	OVERALL SITE PLAN
G	GRADING SHEETS
U1	WATER UTILITY SHEET
U2	SEWER UTILITY SHEET
U3	STORM UTILITY SHEET
PP1	PLAN AND PROFILE
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
D1	STREET DETAILS
D2	SANITARY SEWER DETAILS
D3	CULINARY WATER DETAILS
D4	STORM WATER DETAILS
LS	LANDSCAPING LS SHEETS
IR	LANDSCAPING IRRIGATION SHEETS

REVIEW ONLY
NOT FOR
CONSTRUCTION

CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

DATE:	PROJECT:	FILE:	SHEET NO.
10-20-2021	YANCEY PARK CITY	1-TITLE	1

ALTITUDE LOFT CONDOMINIUMS

CONSTRUCTION NOTES

1. All work to be done in conformity to SUMMIT County standards and specification and as directed by the Snyderville Basin Water Reclamation District engineer or his representatives.

2. All sewer and water system construction shall be in accordance with Snyderville Basin Water Reclamation District standards and specifications. Contractor to obtain current standards from the Snyderville Basin Water Reclamation District

3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.

4. Contractor responsible for protection of all utilities shown or not shown.

5. Contractor shall be responsible to obtain and pay for necessary permits.

6. Contractors shall attend all pre-construction conferences.

7. Contractor shall be responsible for all public safety and OSHA standards.

8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines.

9. Location and installation of gas, power, telephone, and cable lines to be done in accordance with SUMMIT County standards.

10. All culinary water lines shall be ductile iron rated PC350 minimum. The pipe shall be standard coal tar coated on the outside and shall be lined on the inside cement mortar lining conforming to ANSO A21.4 (AWWA C104).

11. Minimum depth for culinary waterlines from the final grade to the top of the pipe is 7 feet, unless otherwise noted on the plan and profile sheets.

12. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 18 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 12 inches from the waterline.

13. All ductile iron valves, hydrants, and buried fittings shall be wrapped with 8 mil thick polyethylene film tube or sheet. The film shall be held in place by and approved adhesive tape, equal to scotchrap no. 50. Al fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.

14. Sanitary sewer laterals shall extend into each lot 10' and be marked with a 2" galvanized pipe with the top 12" painted green.

15. Culinary water main line stubs shall extend into each lot 10' and be marked with a 2" galvanized pipe with the top 12" painted blue.

16. Contractor to verity as build sewer laterals for building FF design. Existing sewer lateral to govern.

MISC CONSTRUCTION NOTES

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING; SUMMIT COUNTY STANDARD SPECIFICATIONS, UNLESS OTHERWISE STATED. SUMMIT COUNTY SEWER DISTRICT STANDARD SPECIFICATIONS, LATEST EDITION, AND ALL AMENDMENTS THERETO TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), THE M.U.T.C.D. MANUAL FOR STRIPING AND LAND DISTURBANCE, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.

2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT SUMMIT COUNTY FOR A PRE-CONSTRUCTION CONFERENCE.

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM SUMMIT COUNTY AND UDOT CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITES ON AND IN THE WCINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14) THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

16) DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.

17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS MAY BE DONE BY AWARDED SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

MISC CONSTRUCTION NOTES

18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

21) WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

24) BENCHMARK:

ELEVATION: 6608.42
DESCRIPTION: FRONT LOT CORNER LOT 2/3 REBAR (BENCHMARK ENGR)

CLEARING AND GRADING NOTES:

1) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH SUMMIT COUNTY STANDARD SPECIFICATIONS, AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION.

2) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.

3) THE OWNER SHALL PROVIDE A TEMPORARY EROSION CONTROL PLAN AND OBTAIN ALL PERMITS REQUIRED BY SUMMIT COUNTY CITY, AND THE STATE OF UTAH FOR TEMPORARY EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION, SEE "EROSION CONTROL, SWPPP AND REVEGETATION PLAN" SHEETS AND REPORTS.

4) SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF xxxxxxxx ENGR. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

DEWATERING NOTES:

1) THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

2) THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

3) SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

UNDERGROUND UTILITIES:

1) THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

MISC CONSTRUCTION NOTES

3) THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 – EXCAVATIONS, AND SECTION 69 – TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.

4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:

* TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS
* TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS

7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF SUMMIT COUNTY FOR H-20 LOAD REQUIREMENTS.

8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE SUMMIT COUNTY DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN.

9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF SUMMIT COUNTY PERSONNEL ONLY.

10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.

11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

SURFACE IMPROVEMENTS:

1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 96 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.

2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS, PROVIDE A 1 FOOT BY 1/2 FOOT CONCRETE COLLAR. SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER SUMMIT COUNTY STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH SUMMIT COUNTY DEVELOPMENT GUIDELINES.

5) PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY OF SUMMIT COUNTY, AND UTAH POWER TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.

7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY:
CHECKED BY: GPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5845 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

CONSTRUCTION NOTES

10-20-2021

SUMMIT COUNTY

REVIEWED FOR CODE COMPLIANCE NOT FOR CONSTRUCTION

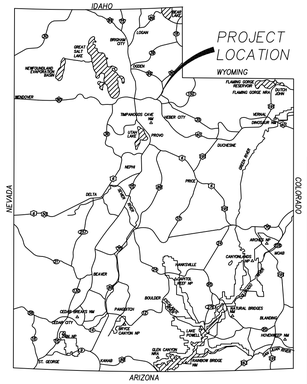
SHEET NO. 1A

ALTITUDE LOFT CONDOMINIUMS

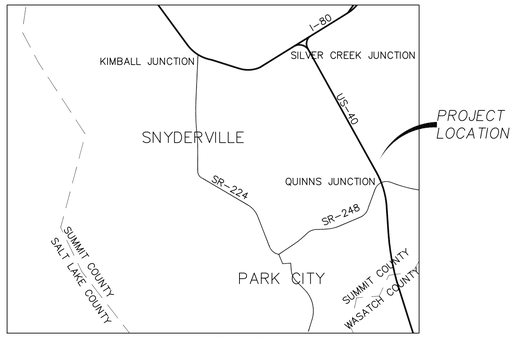
(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

NOTES:

1) AT THE TIME OF ANY RESURFACING OF THE COMMON AREA, THE ALTITUDE LOFT CONDOMINIUMS LLC SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED.
2) SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ALTITUDE LOFT CONDOMINIUMS LLC, AS AMENDED FROM TIME TO TIME, EACH UNIT MAY BE USED FOR SUCH USES AS ALLOWED IN ACCORDANCE WITH THE ZONING AND RELATED ORDINANCES OF SUMMIT COUNTY SET FORTH IN THE USE TABLE IN TITLE 10 CHAPTER 2 SECTION 10-2-10 OF THE SUMMIT COUNTY CODE. UP TO ONE ACCESSORY DWELLING UNIT IS ALLOWED PER UNIT AS AN INCIDENTAL USE WHICH IS AN ACCESSORY USE TO THE PRIMARY USE OF EACH UNIT. A BUILDING PERMIT SHALL BE REQUIRED FOR AN ACCESSORY DWELLING UNIT. AN ACCESSORY DWELLING UNIT MAY NOT BE SOLD SEPARATELY FROM THE ENTIRE UNIT. A CERTIFICATE OF OCCUPANCY FOR AN ACCESSORY DWELLING UNIT SHALL ONLY BE GRANTED CONCURRENT WITH OR SUBSEQUENT TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PRIMARY USE OF THE UNIT.
3) ANY SQUARE FOOTAGE OF ACREAGE REFERENCED OR LISTED HEREON WITH RESPECT TO ANY UNIT RELATES SOLELY TO SUCH UNIT'S MAXIMUM FOOTPRINT. THE ACTUAL TOTAL SQUARE FOOTAGE FOR ANY UNIT MAY VARY WITHIN SUCH UNIT'S BUILDING ENVELOPE SUBJECT TO FLOOR AREA AND HEIGHT LIMITATIONS SET FORTH IN THE ZONING AND RELATED ORDINANCES OF SUMMIT COUNTY IN TITLE 10 CHAPTER 2 SECTION 10-2-8 OF THE SUMMIT COUNTY CODE, AS AMENDED FROM TIME TO TIME.
4) ALTITUDE LOFT CONDOMINIUMS CCR'S RECORDED _____, AS ENTRY NO. XXXXXXXX, BOOK XXXX, PAGE XXX, AT THE SUMMIT COUNTY RECORDER.
5) ALL COMMON AREAS ARE ALSO PUBLIC UTILITY EASEMENTS.

NOTE: ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENT (P.U.E.)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT WAS ESTABLISHED AS SOUTH 63°56'04" EAST, 463.03 FEET MEASURED BETWEEN A FOUND REBAR ON THE WEST LINE OF LOT 2 AND A BRASS PLUG IN CURB AT THE PROPERTY LINE EXTENDED FOR SAID LOT 2. IN CONFORMANCE WITH THE OFFICIAL ALTA/NSPS LAND TITLE SURVEY FOR LOT 2 OF PARK CITY BUSINESS CENTER SUBDIVISION.

DEVELOPER/OWNER

NAME: GOLIATH Partners, LLC
CONTACT: Bill Turoczy
ADDRESS: 4554 Forestdale Dr D-25, Park City, Utah 84098
PHONE: 702-379-7600
EMAIL: scott@scottyancey@gmail.com

SUMMIT WATER DISTRIBUTION COMPANY

SUMMIT WATER DISTRIBUTION COMPANY WILL DELIVER WATER TO ALTITUDE LOFT CONDOMINIUMS CONSISTENT WITH SUMMIT WATER'S ARTICLE OF INCORPORATION , RULES AND REGULATIONS, BYLAWS, AND OTHER CORPORATIONS DOCUMENTS, AND PURSUANT TO THE DEVELOPMENT AGREEMENT BETWEEN SUMMIT WATER AND DEVELOPER.

APPROVED THIS _____ DAY OF _____, 20___

S.W.D.C AUTHORIZED REPRESENTATIVE

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED THIS _____ DAY OF _____, 20___

AUTHORIZED REPRESENTATIVE

COUNTY ASSESSOR

APPROVED THIS _____ DAY OF _____, 20___

COUNTY ASSESSOR

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____, 20___

BY: JEFF WARD, GIS DIRECTOR
SUMMIT COUNTY PUBLIC SAFETY ANSWERING POINT

PARK CITY FIRE SERVICE DISTRICT

THIS PLAT HAS BEEN APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT.

DATE *PARK CITY FIRE MARSHAL*

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATIONS DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20___

S.B.W.R.D. AUTHORIZED REPRESENTATIVE

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20___

AUTHORIZED REPRESENTATIVE

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20___

AUTHORIZED REPRESENTATIVE

COUNTY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE SNYDERVILLE BASIN PLANNING COMMISSION THIS _____ DAY OF _____, 20___

CHAIR OF SNYDERVILLE BASIN PLANNING COMMISSION

COUNTY ATTORNEY

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20___

COUNTY ATTORNEY

COUNTY ENGINEER

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE *COUNTY ENGINEER*

GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20___

SUMMIT COUNTY MANAGER
LAND USE AUTHORITY

SHEET NO
1
6

11-24-21

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. _____ as prescribed under the laws of the State of Utah, I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be know as:
ALTITUDE LOFT CONDOMINIUMS
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS WEST 400.57 FEET AND SOUTH 0°03'42" EAST 2,507.74 FEET ALONG THE QUARTER SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND COMMENCING; THENCE SOUTH 30°30'21" EAST, 413.04 FEET TO A POINT ON A 240.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 17.24 FEET THROUGH A CENTRAL ANGLE OF 4°06'53" (CHORD BEARING SOUTH 28°26'55" EAST, 17.23 FEET); THENCE NORTH 63°56'04" WEST, 441.59 FEET; THENCE NORTH 30°24'42" WEST, 61.72 FEET; THENCE NORTH 59°29'39" EAST, 243.79 FEET BACK TO THE POINT OF BEGINNING.
PARCEL CONTAINING 60,102 SF OR 1.38 AC.

FORMERLY KNOWN AS PARK CITY BUSINESS CENTER LOT 2 AS RECORDED.

_____ _____
DATE:

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE OWNER OF THE TRACT OF LAND DESCRIBED HERE IN AS THE "ALTITUDE LOFT CONDOMINIUMS" LOCATED ON SAID TRACT OF LAND, DO HEREBY CERTIFY THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND HAS THIS RECORD OF SURVEY MAP CONSISTING OF 6 SHEETS; AND DO HEREBY CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE UTAH "CONDOMINIUM OWNERSHIP ACT", AND THAT THEY HAVE CAUSED THIS INSTRUMENT TO BE KNOWN AS:

ALTITUDE LOFT CONDOMINIUMS

LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

In witness whereof _____ have hereunto set _____ hand(s) this _____ day of _____ A.D., 20___.

ALTITUDE LOFT CONDOMINIUMS

_____
BY: GOLIATH PARTNERS LLC
ITS: MANAGER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake } S.S.

ON THE _____DAY OF_____A.D., 2021, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITIES ARE PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGER OF GOLIATH PARTNERS LLC AND THAT OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER _____
DATE

_____ _____
PRINT NAME NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:

GATEWAY CONSULTING, inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

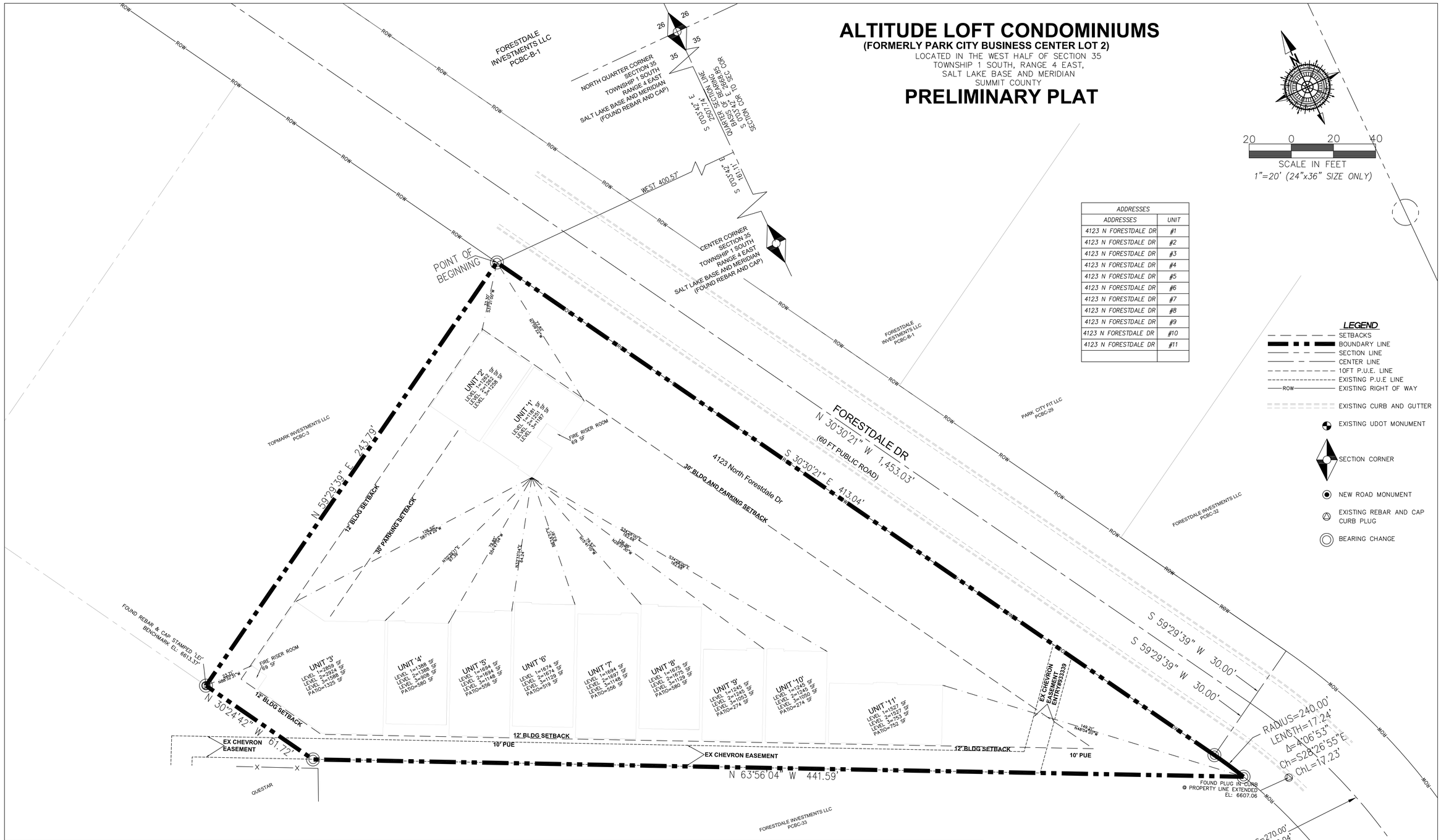
_____ _____
FEE $ SUMMIT COUNTY RECORDER

ALTITUDE LOFT CONDOMINIUMS

(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

PRELIMINARY PLAT



ADDRESSES	
ADDRESSES	UNIT
4123 N FORESTDALE DR	#1
4123 N FORESTDALE DR	#2
4123 N FORESTDALE DR	#3
4123 N FORESTDALE DR	#4
4123 N FORESTDALE DR	#5
4123 N FORESTDALE DR	#6
4123 N FORESTDALE DR	#7
4123 N FORESTDALE DR	#8
4123 N FORESTDALE DR	#9
4123 N FORESTDALE DR	#10
4123 N FORESTDALE DR	#11

20 0 20 40
SCALE IN FEET
1"=20' (24"x36" SIZE ONLY)

LEGEND

- SETBACKS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10FT P.U.E. LINE
- EXISTING P.U.E LINE
- ROW — EXISTING RIGHT OF WAY
- EXISTING CURB AND GUTTER
- EXISTING UDOT MONUMENT
- SECTION CORNER
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP CURB PLUG
- BEARING CHANGE

SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:

GATEWAY CONSULTING, inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

SHEET NO 2 / 6

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE $ _____ SUMMIT COUNTY RECORDER

ALTITUDE LOFT CONDOMINIUMS

(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

PRELIMINARY PLAT

15 0 15 30
SCALE IN FEET
1"=15' (24"x36" SIZE ONLY)

LEGEND

- SETBACKS
- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10FT P.U.E. LINE
- EXISTING P.U.E LINE
- ROW — EXISTING RIGHT OF WAY
- EXISTING UDOT MONUMENT
- NEW ROAD MONUMENT
- EXISTING REBAR AND CAP CURB PLUG
- BEARING CHANGE
- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

NOTE: ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENT (P.U.E.)

FORESTDALE DR
(60 FT PUBLIC ROAD)

4123 North Forestdale Dr

TOPMARK INVESTMENTS LLC
PCBC-3

FORESTDALE INVESTMENTS LLC
PCBC-B-1

PARK CITY FIT LLC
PCBC-29

FORESTDALE INVESTMENTS LLC
PCBC-32

QUESTAR

FORESTDALE INVESTMENTS LLC
PCBC-33

UNIT '1'
LEVEL 1=1187 SF
LEVEL 2=1187 SF
LEVEL 3=1187 SF

UNIT '2'
LEVEL 1=1262 SF
LEVEL 2=1262 SF
LEVEL 3=1238 SF

UNIT '3'
LEVEL 1=2859 SF
LEVEL 2=2924 SF
LEVEL 3=1588 SF
PATIO=1325 SF

UNIT '4'
LEVEL 1=1388 SF
LEVEL 2=1388 SF
LEVEL 3=908 SF
PATIO=580 SF

UNIT '5'
LEVEL 1=1694 SF
LEVEL 2=1694 SF
LEVEL 3=1148 SF
PATIO=556 SF

UNIT '6'
LEVEL 1=1674 SF
LEVEL 2=1674 SF
LEVEL 3=1129 SF
PATIO=519 SF

UNIT '7'
LEVEL 1=1694 SF
LEVEL 2=1697 SF
LEVEL 3=1148 SF
PATIO=556 SF

UNIT '8'
LEVEL 1=1675 SF
LEVEL 2=1675 SF
LEVEL 3=1129 SF
PATIO=580 SF

UNIT '9'
LEVEL 1=1245 SF
LEVEL 2=1245 SF
LEVEL 3=1053 SF
PATIO=274 SF

UNIT '10'
LEVEL 1=1245 SF
LEVEL 2=1245 SF
LEVEL 3=1050 SF
PATIO=274 SF

UNIT '11'
LEVEL 1=1527 SF
LEVEL 2=1527 SF
LEVEL 3=753 SF
PATIO=752 SF

GARAGE DOOR
FIRE RISER ROOM 69 SF

SURVEYOR OF RECORD:	PROJECT ENGINEER:	SHEET NO
SURVEYOR LOGO HERE	GATEWAY CONSULTING, inc P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 paul@gatewayconsultingllc.com	3 / 6

RECORDED # _____

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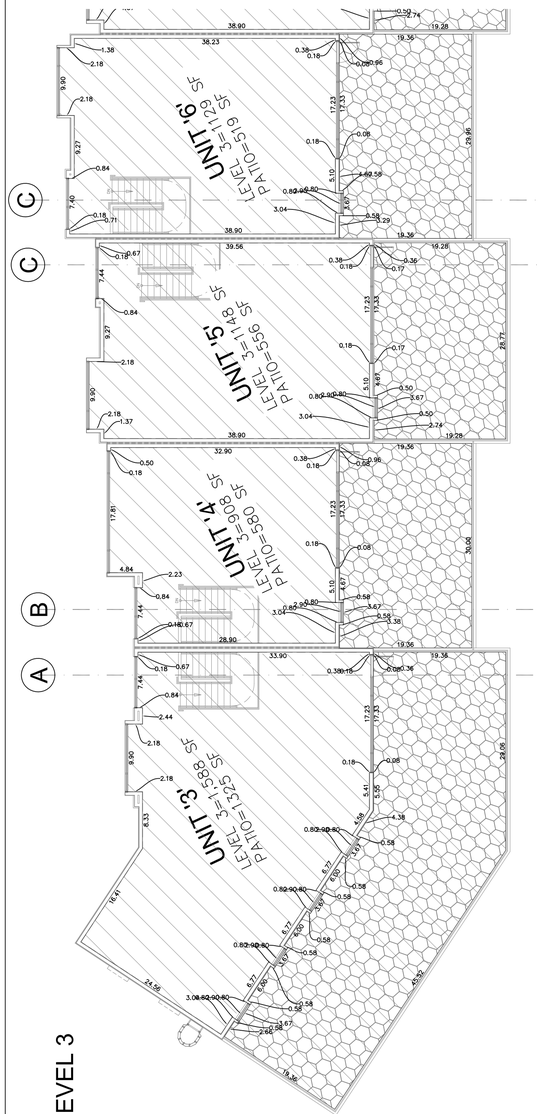
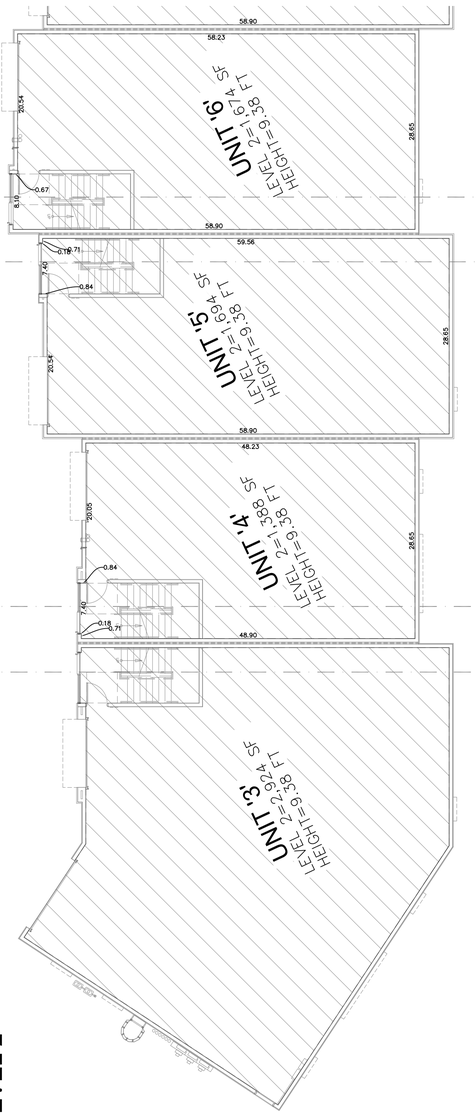
ALTITUDE LOFT CONDOMINIUMS

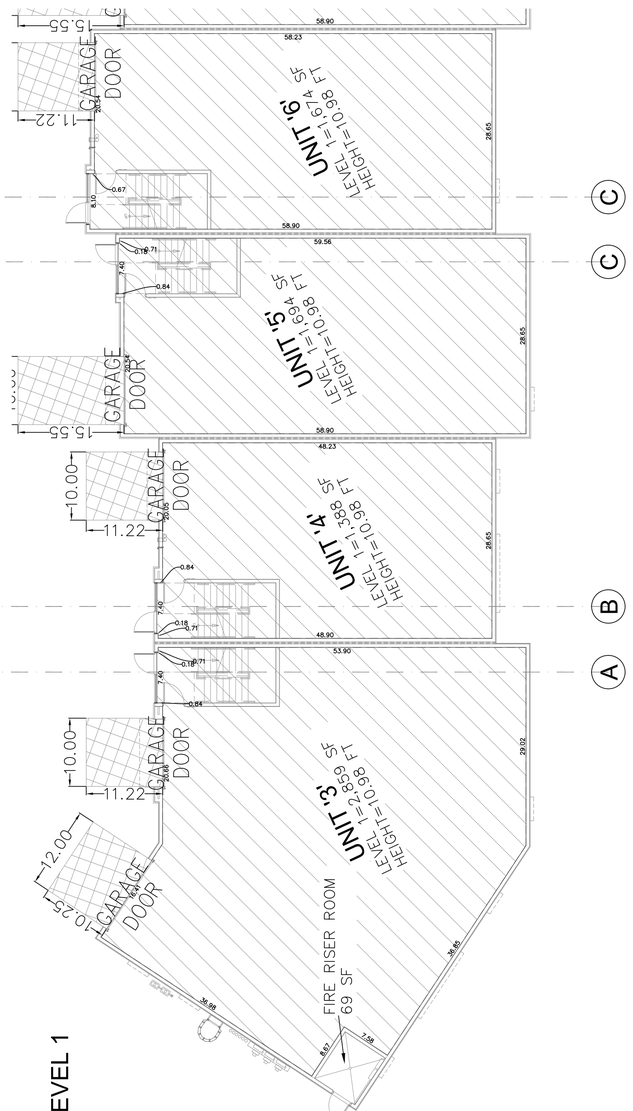
(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

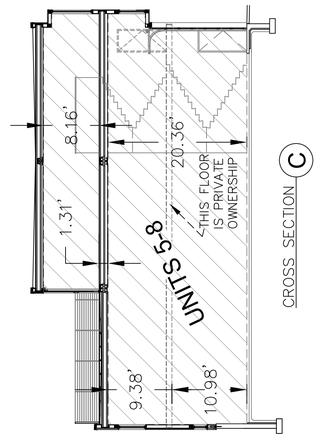
LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

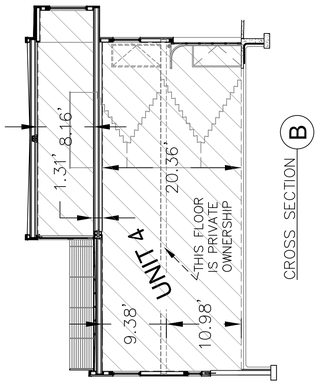
PRELIMINARY PLAT

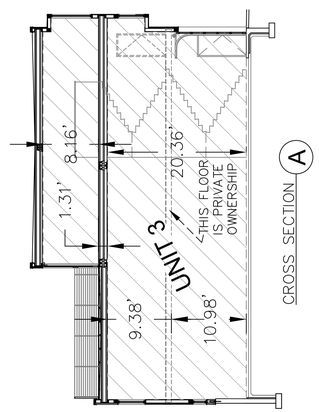












SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:

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PH: (801) 694-5848
paul@gatewayconsultingllc.com

SHEET NO
4
6

RECORDED # _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE $ _____ SUMMIT COUNTY RECORDER

10 0 10 20
SCALE IN FEET
1"=10' (24"x36" SIZE ONLY)

NOTE: ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENT (P.U.E.)

LEGEND

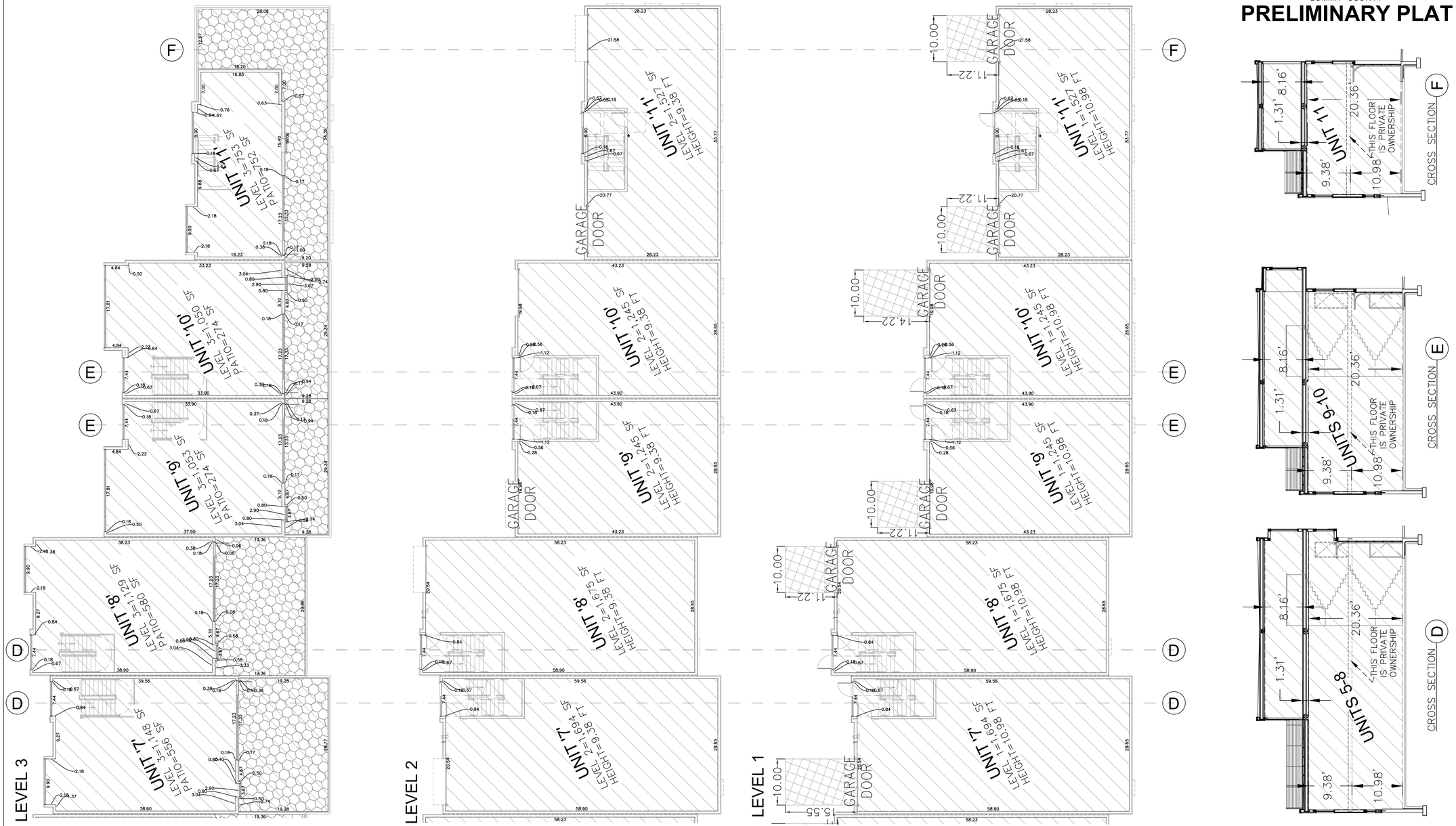
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- PATIO AREA (LIMITED COMMON AREA)
- CROSS SECTION LINE

ALTITUDE LOFT CONDOMINIUMS

(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

PRELIMINARY PLAT



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PROJECT ENGINEER:

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paul@gatewayconsultingllc.com

SHEET NO
5 / 6

RECORDED # _____

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DATE _____ TIME _____ BOOK _____ PAGE _____

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10 0 10 20
SCALE IN FEET
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NOTE: ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENT (P.U.E.)

LEGEND

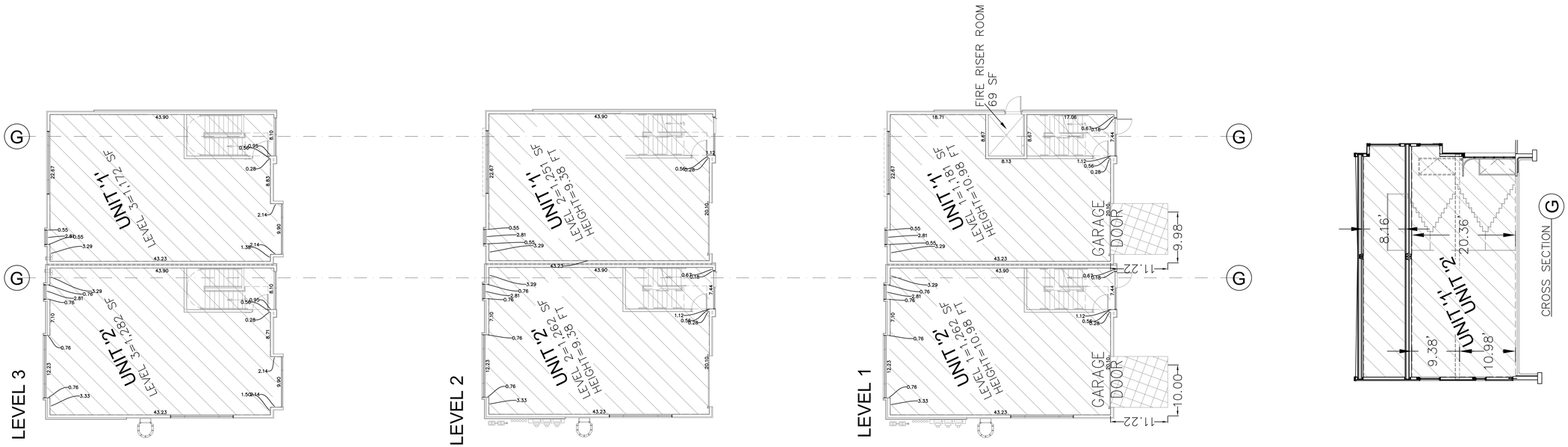
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- PATIO AREA (LIMITED COMMON AREA)
- CROSS SECTION LINE

ALTITUDE LOFT CONDOMINIUMS

(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

PRELIMINARY PLAT



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PROJECT ENGINEER:

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PH: (801) 694-5848
paul@gatewayconsultingllc.com

SHEET NO
6/6

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NOTE: ALL COMMON AREAS AND LIMITED COMMON AREAS ARE PUBLIC UTILITY EASEMENT (P.U.E.)

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- PATIO AREA (LIMITED COMMON AREA)
- CROSS SECTION LINE

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE WEST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

THE TITLE COMMITMENT WAS ISSUED BY US TITLE INSURANCE AGENCY,
AS COMMITMENT NO. 038523 WITH AN EFFECTIVE DATE OF MARCH 3, 2021 AT 8:00 AM.

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

NUMBER CORRESPONDS TO ITEM NUMBER SHOWN ON TITLE COMMITMENT UNDER SCHEDULE B-2 EXCEPTIONS AND SHOWN ON THIS SURVEY.

1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICE OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR THE PUBLIC RECORD. SURVEY FINDINGS: NOTHING TO PLOT.

2. ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.

3. EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: ALL KNOWN EASEMENTS OR ENCUMBRANCES ARE AS SHOWN ON SHEET 2.

4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: NOTHING TO PLOT.

5. UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER. SURVEY FINDINGS: NOTHING TO PLOT.

6. ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: NOTHING TO PLOT.

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF SCHEDULE B, PART I – REQUIREMENTS ARE MET. SURVEY FINDINGS: NOTHING TO PLOT.

8. GENERAL PROPERTY TAXES FOR THE YEAR 2021 ARE NOW A LIEN, NOT YET DUE. TAX ID NO. PCBC-2. SURVEY FINDINGS: NOTHING TO PLOT.

9. GENERAL PROPERTY TAXES FOR THE YEAR 2020 AS OF THE DATE OF THIS REPORT ARE NOT PAID, AND ARE IN THE AMOUNT OF $7,959.26, PLUS PENALTIES AND INTEREST. TAX ID NO. PCBC-2. SURVEY FINDINGS: NOTHING TO PLOT.

10. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF WEBER BASIN WATER CONSERVANCY DISTRICT, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.

11. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.

12. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.

13. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SUMMIT COUNTY SPECIAL SERVICE DISTRICT NO. 1, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.

14. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF PARK CITY FIRE PROTECTION SPECIAL SERVICE DISTRICT AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.

15. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SUMMIT COUNTY SERVICE AREA 3, AND IS SUBJECT TO THE CHARGES AND ASSESSMENT THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.

16. THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.

17. RESERVATIONS CONTAINED IN THAT CERTAIN PATENT, ISSUED BY THE UNITED STATES OF AMERICA, AND RECORDED MAY 19, 1897 AS ENTRY NO. 5832 IN BOOK I OF MISCELLANEOUS RECORDS AT PAGE 533 OF OFFICIAL RECORDS.

    "YET EXCLUDING FROM THE TRANSFERS BY THESE PRESENTS, ALL MINERAL LANDS SHOULD ANY BE FOUND TO EXIST IN THE TRACT DESCRIBED IN THE FOREGOING, BUT THE EXCLUSION AND EXCEPTION, ACCORDING TO THE TERMS OF THE STATUTE, SHALL NOT BE CONSTRUED TO INCLUDE COAL AND IRON." SURVEY FINDINGS: NOTHING TO PLOT.

18. RESERVATIONS CONTAINED IN THAT CERTAIN WARRANTY DEED EXECUTED BY THE UNION PACIFIC RAILROAD COMPANY, AND RECORDED NOVEMBER 16, 1911 AS ENTRY NO. 21551 IN BOOK J OF WARRANTY DEED AT PAGE 484, OF OFFICIAL RECORDS, SAID RESERVATIONS BEING SET FORTH AS FOLLOWS:

    EXCEPTING AND RESERVING TO THE UNION PACIFIC RAILROAD COMPANY, ITS SUCCESSORS AND/OR ASSIGNS:

    FIRST: ALL COAL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LANDS

    SECOND: THE EXCLUSIVE RIGHT TO PROSPECT IN AND UPON SAID LAND FOR COAL AND OTHER MINERALS THEREIN, OR WHICH MAYBE SUPPOSED TO BE THEREIN, AND TO MINE FOR AND REMOVE, FROM SAID LAND, ALL COAL AND OTHER MINERALS WHICH MAY BE FOUND BY ANYONE.

    THIRD: THE RIGHT OF INGRESS, EGRESS AND REGRESS UPON SAID LAND TO PROSPECT FOR, MINE AND REMOVE ANY AND ALL SUCH COAL AND OTHER MINREALS, AND THE RIGHT TO USE SO MUCH OF SAID LAND AS MAY BE CONVENIENT OR NECESSARY FOR THE REGHT OF WAY TO AND FROM SUCH PROSPECT PLACES, MINES AND FOR ROADS AND APPROACHES THERETO OR FOR REMOVAL THEREFROM OF COAL, MINERAL, MACHINERY OR OTHER MATERIAL.

    FORTH: THE RIGHT TO SAID UNION PACIFIC RAILROAD COMPANY TO MAINTAIN AND OPERATE ITS RAILROAD IN ITS PRESENT FORM OF CONSTRUCTION, AND TO MAKE ANY CHANGES IN THE FORM OF CONSTRUCTION OF METHOD OF OPERATION OF SAID RAILROAD

    THE COMPANY MAKES NO ASSURANCES AS TO THE CURRENT OWNERSHIP AND/OR STATUS OF ANY MINERAL RIGHTS RESERVED THEREIN. SURVEY FINDINGS: NOTHING TO PLOT.

19. THE TERMS AND CONDITIONS, INCLUDING LIEN RIGHTS, CONTAINED IN THAT CERTAIN PETITION TO WEBER BASIN WATER CONSERVANCY DISTRICT FOR THE ALLOTMENT OF WATER, WHEREIN BURTON-BURBAGE ENTERPRISES APPLIED FOR THE ALLOTMENT AND BENEFICIAL USE OF 1.0 ACRE FEET OF WATER ANNUALLY AND RECORDED FEBRUARY 12, 2001 AS ENTRY NO. 582205 IN BOOK 1353 AT PAGE 593 OF OFFICIAL RECORDS.

    THE COMPANY MAKES NO ASSURANCES AS TO THE CURRENT OWNERSHIP AND/OR STATUS OF ANY WATER AND/OR WATER RIGHTS REFERRED TO THEREIN. SURVEY FINDINGS: NOTHING TO PLOT.

20. SAID PROPERTY IS SUBJECT TO SUMMIT COUNTY ORDINANCE NO. 692, AN ORDINANCE REQUIRING ESTABLISHING THE LOWER SILVER CREEK SOILS TEMPORARY OVERLAY ZONE TO INFORM THE CITIZENS AND PROPERTY OWNERS OF THE PRESENCE OF IMPAIRED SOILS AND WATER AND TO REQUIRE SOILS STUDY AND REMEDIATION, RECORDED APRIL 1, 2008 AS ENTRY NO. 841135 IN BOOK 1922 AT PAGE 1243 OF OFFICIAL RECORDS.

    A CERTIFICATE OF COMPLETION WAS RECORDED DECEMBER 10, 2013 AS ENTRY NO. 985627 IN BOOK 2220 AT PAGE 187 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOTHING TO PLOT.

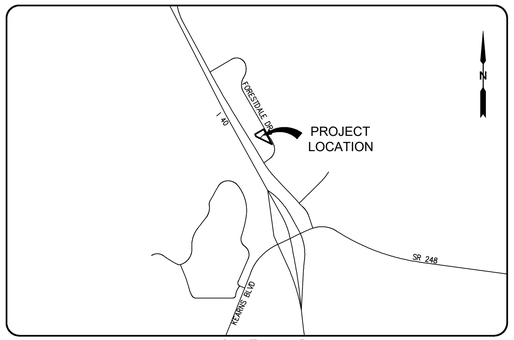
21. THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT FOR THE SUMMIT BUSINESS PARK, SUMMIT COUNTY, UTAH, BY AND BETWEEN THE BURBS, L.L.C.,A UTAH LIMITED LIABILITY COMPANY AND SUMMIT COUNTY, A BODY CORPORATE AND POLITIC OF STATE OF UTAH; AND RECORDED JULY 28, 2005 AS ENTRY NO. 744847 IN BOOK 1719 AT PAGE 1576 OF OFFICIAL RECORDS. SEE SAID DOCUMENT FOR FULL PARTICULARS.

    SUMMIT COUNTY, UTAH, ORDINANCE NO. 743, AMENDING THE SUMMIT BUSINESS PARK (PARK CITY BUSINESS CENTER) DEVELOPMENT AGREEMENT WAS RECORDED JULY 15, 2010 AS ENTRY NO. 902921 IN BOOK 2040 AT PAGE 85 OF OFFICIAL RECORDS.

    AN ADMINISTRATIVE AMENDMENT TO DEVELOPMENT AGREEMENT FOR THE SUMMIT BUSINESS PARK, SUMMIT COUNTY, UTAH WAS RECORDED NOVEMBER 18, 2013 AS ENTRY NO. 983978 IN BOOK 2216 AT PAGE 1780 OF OFFICIAL RECORDS. SURVEY FINDINGS: DEVELOPEMENT AGREEMENT AFFECTING FUTURE DEVELOPMENT. NOTHING TO PLOT.

22. ALL EASEMENTS, NOTES AND RECITALS SET FORTH AND SHOWN ON THE RECORDED PLAT. SURVEY FINDINGS: SEE PLAT FOR NOTES. ALL EASEMENTS PERTAINING TO LOT 2 ARE AS SHOWN ON SHEET 2.

23. THE LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EXCEPTIONS, EASEMENTS, TERMS AND LIENS CONTAINED WITHIN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATION OF EASEMENT, AND BYLAWS FOR PARK RECORDED JULY 1, 2009 AS ENTRY NO. 876701 IN BOOK 1990 AT PAGE 1604 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE: BUT DELETING ANY COVENANT, CONDITIONS OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C). SURVEY FINDINGS: NOTHING TO PLOT.



VICINITY MAP

THE TITLE COMMITMENT WAS ISSUED BY US TITLE INSURANCE AGENCY,
AS COMMITMENT NO. 038523 WITH AN EFFECTIVE DATE OF MARCH 3, 2021 AT 8:00 AM.

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

24. THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT IMPROVEMENTS AGREEMENT, BY AND BETWEEN SUMMIT COUNTY AND DRY POWDER LLC; AND RECORDED JUNE 9, 2016 AS ENTRY NO. 1047333 IN BOOK 2356 AT PAGE 1841 OF OFFICIAL RECORDS. SEE SAID DOCUMENT FOR FULL PARTICULARS. SURVEY FINDINGS: DEVELOPMENT AGREEMENT AFFECTING LOT 21. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

25. AN EASEMENT, WHICH AFFECTS SAID LAND, FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, IN THE DOCUMENT RECORDED NOVEMBER 2, 2011 AS ENTRY NO. 933339 IN BOOK 2102 AT PAGE 374 OF OFFICIAL RECORDS. SURVEY FINDINGS: 10' UTILITY EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE. SHOWN ON SHEET 2.

26. THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT IMPROVEMENTS AGREEMENT, BY AND BETWEEN SUMMIT COUNTY ENGINEERING AND TOPMARK INVESTMENTS, LLC; AND RECORDED JANUARY 23, 2019 AS ENTRY NO. 1104978 IN BOOK 2494 AT PAGE 392 OF OFFICIAL RECORDS. SEE SAID DOCUMENT FOR FULL PARTICULARS. SURVEY FINDINGS: DEVELOPMENT AGREEMENT AFFECTING LOT 3. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

27. MINERAL AND OTHER RESERVATIONS IN THAT CERTAIN SPECIAL WARRANTY DEED, ISSUED BY THE THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS AND RECORDED AUGUST 6, 2018 AS 1096328 IN BOOK 2473 AT PAGE 1608 OF OFFICIAL RECORDS

    THE COMPANY MAKES NO ASSURANCES AS TO THE CURRENT OWNERSHIP AND/OR STATUS OF ANY MINERAL RIGHTS RESERVED THEREIN. SURVEY FINDINGS: NOTHING TO PLOT.

28. A DEED OF TRUST BY AND BETWEEN STERLING HOLDINGS, LLC, AS TRUSTOR IN FAVOR OF BARRY JOHNSON AS TRUSTEE AND HOC LOAN PARTNERS, LLC, A UTAH LIMITED LIBILITY COMPANY AS BENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF $450,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, DATED APRIL 21, 2020 AND RECORDED APRIL 23, 2020 AS ENTRY NO. 1131136, IN BOOK 2567, AT PAGE 588 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOTHING TO PLOT.

TITLE DESCRIPTION

VERBATIM FROM THAT CERTAIN TITLE COMMITMENT PREPARED BY US TITLE INSURANCE AGENCY,
AS COMMITMENT NO. 038523 WITH AN EFFECTIVE DATE OF MARCH 3, 2021 AT 8:00 AM.

LOT 2, PARK CITY BUSINESS CENTER SUBDIVISION, PARK CITY, SUMMIT COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED BY THE SUMMIT COUNTY, UTAH RECORDER AS ENTRY NO. 819783.

SURVEYOR'S CERTIFICATE

TO: GOLIATH PARTNERS, LLC., US TITLE INSURANCE AGENCY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY, 2021.

KEVIN M. BALLS – PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER – 11207308
55 WEST CENTER STREET
HEBER CITY, UTAH 84032
435-654-9229

SURVEYOR'S SEAL

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 63°56'04" EAST 463.03 FEET MEASURED BETWEEN A FOUND REBAR ON THE WEST LINE OF LOT 2 AND A BRASS PLUG IN CURB AT THE PROPERTY LINE EXTENDED FOR SAID LOT 2. IN CONFORMANCE WITH THE OFFICIAL PLAT FOR PARK CITY BUSINESS CENTER SUBDIVISION.

SURVEY NARRATIVE

PURPOSE:
AT THE INSTANCE OF THE CLIENT, THIS ALTA/NSPS SURVEY WAS PERFORMED FOR THE PURPOSE OF DETERMINING THE PHYSICAL LOCATION OF THE SUBJECT PROPERTY'S BOUNDARY IN ANTICIPATION OF FUTURE DEVELOPMENT. MONUMENTS WERE FOUND AT THE PROPERTY CORNERS AS SHOWN HEREON AND CONFORM WITH THE OFFICIAL SUBDIVISON PLAT. T-POSTS WERE SET NEXT TO CORNERS.

SITE CONDITIONS:
NO ENCROACHEMENTS WERE OBSERVED ON SUBJECT PROPERTY. SUBJECT PROPERTY ACCESS LOCATIONS ARE FROM FORESTDALE DRIVE.

GENERAL NOTES

1. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS. THE GENERAL INTENT OF THIS SURVEY IS TO PORTRAY WHERE POSSIBLE THE RECORD TITLE LINES OF THE SUBJECT PROPERTY AND TO SHOW THEIR RELATIONSHIP TO ANY EVIDENCE OF USE AND/OR POSSESSION.

2. IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.

3. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.

4. THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).

PROJECT L21-117	PREPARED FOR: GOLIATH PARTNERS, LLC	ALTA/NSPS LAND TITLE SURVEY	LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SLB&M	DRAWN BY: KMB	Summit Engineering Group Inc.
SHEET 1 OF 2	PROJECT: LOT 2 - PARK CITY BUSINESS CENTER SUB.		SUMMIT COUNTY, UTAH	REVIEWED BY: DMK	Structural • Civil • Surveying
				SCALE: 1" = 20' / ISSUE DATE: 05/21/2021	55 WEST CENTER • P.O. BOX 176 HEBER CITY, UTAH 84032 P: 435-654-9229 • F: 435-654-9231

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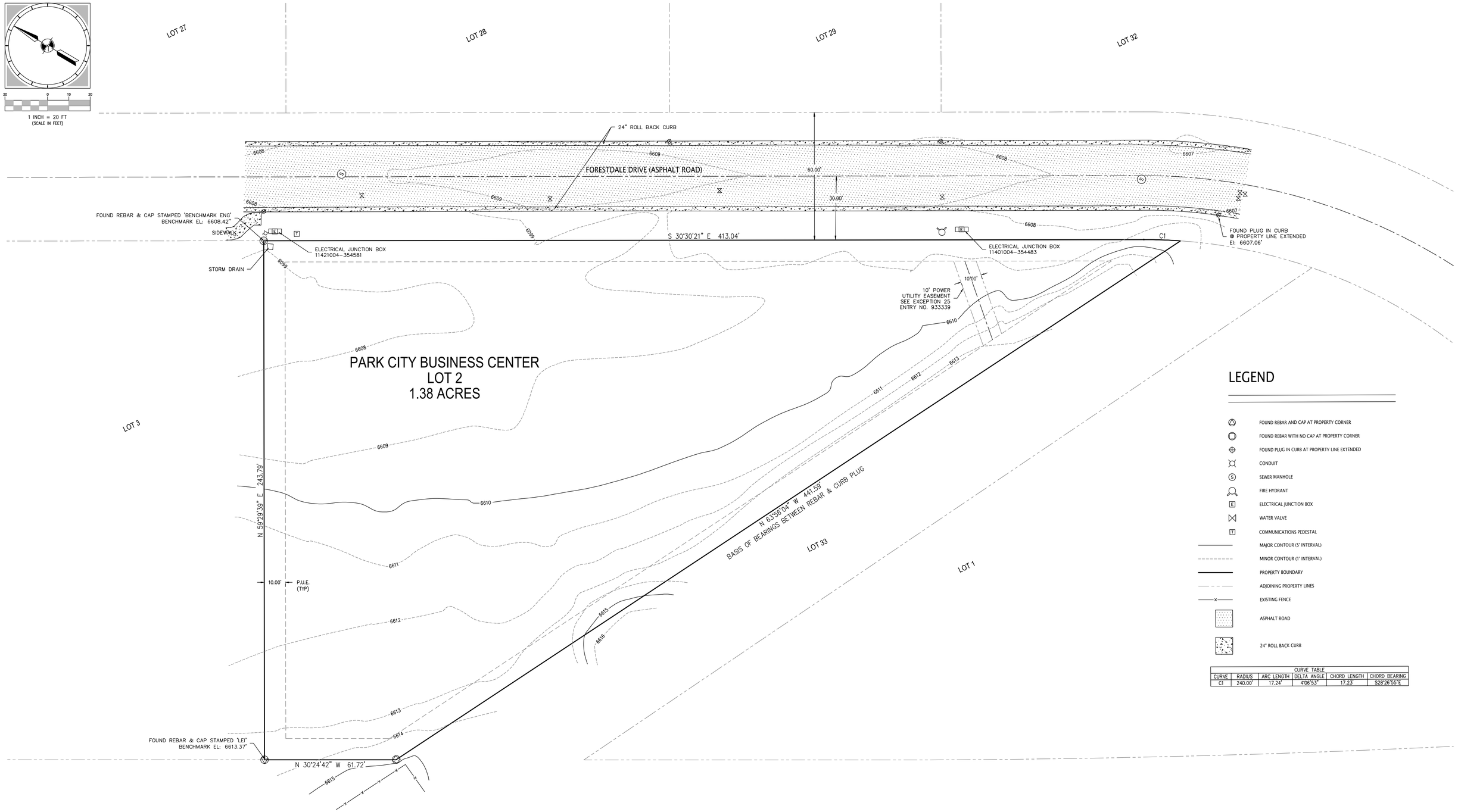
SUMMIT ENGINEERING GROUP, INC.

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	240.00'	17.24'	4°06'53"	17.23'	S28°26'55"E

PROJECT L21-117	PREPARED FOR GOLIATH PARTNERS, LLC	ALTA/NSPS LAND TITLE SURVEY	LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SLB&M
SHEET 2 OF 2	PROJECT LOT 2 - PARK CITY BUSINESS CENTER SUB.		SUMMIT COUNTY, UTAH

DRAWN BY: KMB
REVIEWED BY: DMK
SCALE: 1" = 20'
ISSUE DATE: 05/21/2021

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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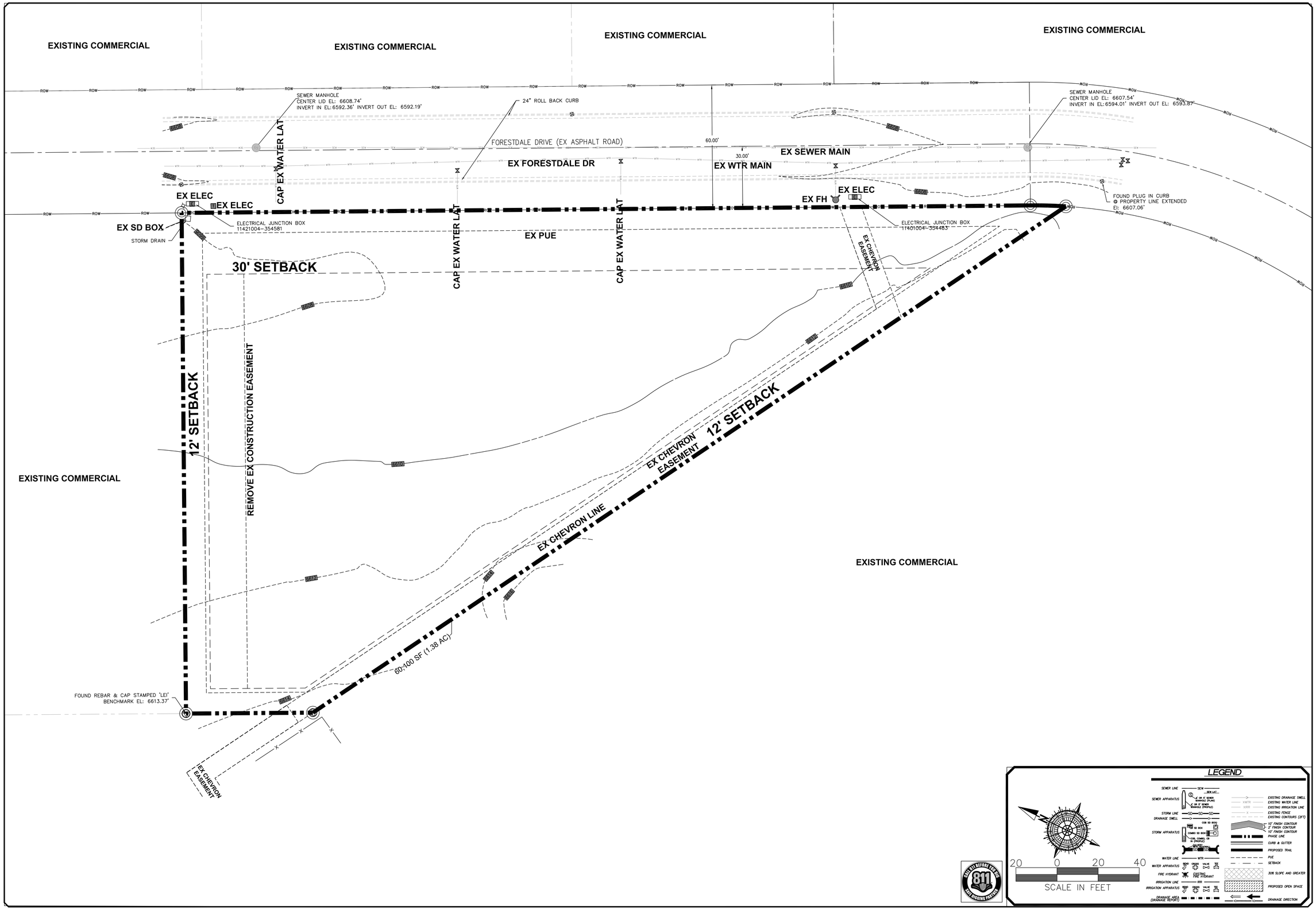


NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=20'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

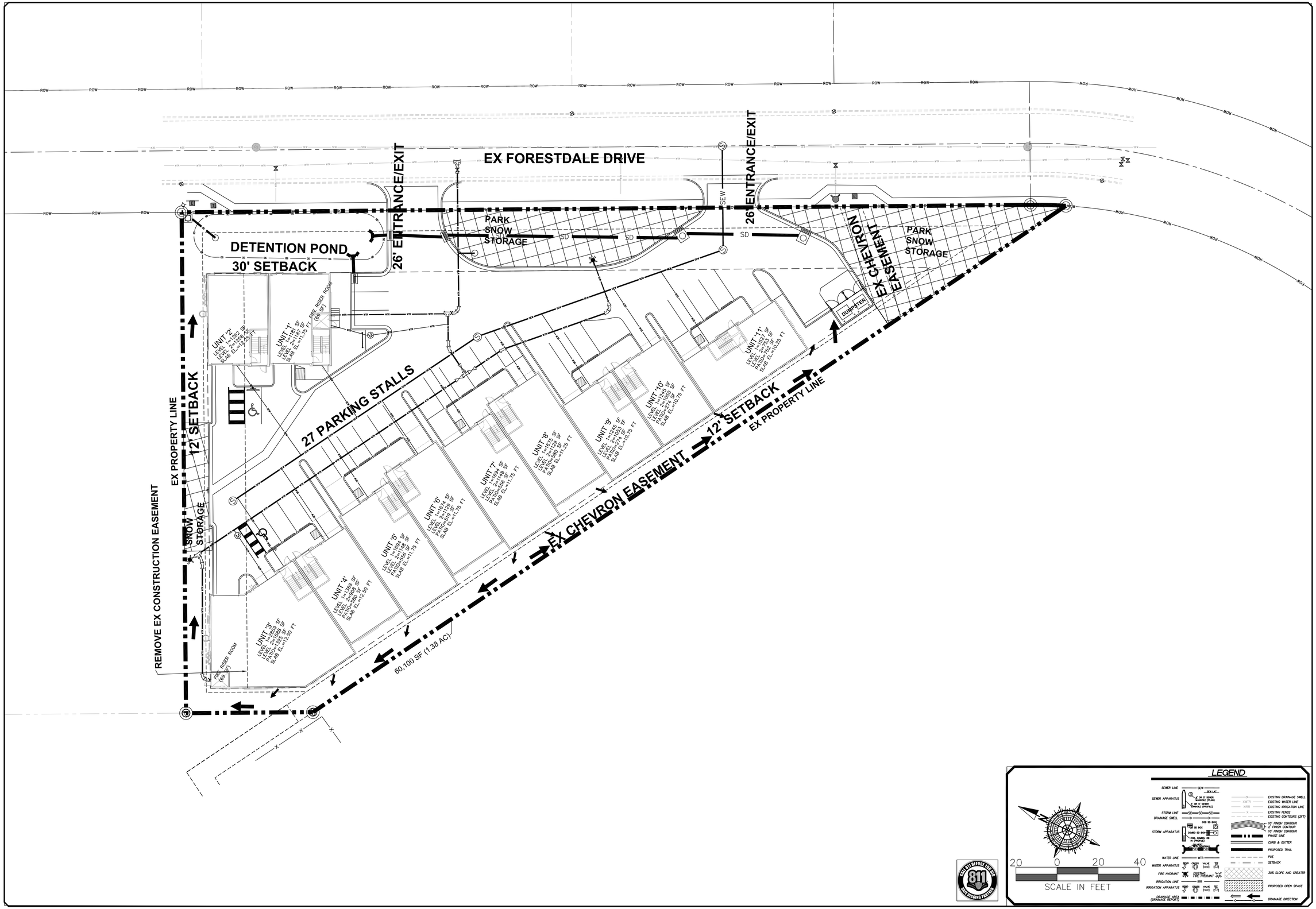
EXISTING SITE DEMOLITION PLAN

10-20-2021

SUMMIT COUNTY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. 2



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
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DRAWN BY : GPW
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SCALE : 1"=20'

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paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

OVERALL SITE

10-20-2021

SUMMIT COUNTY

REVIEWED FOR CONSTRUCTION

SHEET NO. 3

DETENTION POND

26' ENTRANCE/EXIT

EXISTING GRADE CONTOURS (TYP)

FINISH GRADE CONTOURS (TYP)

DRAINAGE CHANNEL

27 PARKING STALLS

UNIT '1'
LEVEL 1=1118 SF
LEVEL 2=1187 SF
SLAB EL=11.75 FT

UNIT '2'
LEVEL 1=1262 SF
LEVEL 2=1258 SF
SLAB EL=12.25 FT

UNIT '3'
LEVEL 1=2469 SF
LEVEL 2=1588 SF
PATIO=1325 SF
SLAB EL=12.50 FT

UNIT '4'
LEVEL 1=1398 SF
LEVEL 2=808 SF
PATIO=580 SF
SLAB EL=12.50 FT

UNIT '5'
LEVEL 1=1694 SF
LEVEL 2=1148 SF
PATIO=556 SF
SLAB EL=11.75 FT

UNIT '6'
LEVEL 1=1674 SF
LEVEL 2=1129 SF
PATIO=519 SF
SLAB EL=11.75 FT

UNIT '7'
LEVEL 1=1694 SF
LEVEL 2=1148 SF
PATIO=556 SF
SLAB EL=11.75 FT

UNIT '8'
LEVEL 1=1675 SF
LEVEL 2=1129 SF
PATIO=580 SF
SLAB EL=11.25 FT

UNIT '9'
LEVEL 1=1245 SF
LEVEL 2=1053 SF
PATIO=274 SF
SLAB EL=10.75 FT

UNIT '10'
LEVEL 1=1245 SF
LEVEL 2=1350 SF
PATIO=274 SF
SLAB EL=10.75 FT

UNIT '14'
LEVEL 1=1527 SF
LEVEL 2=753 SF
PATIO=753 SF
SLAB EL=10.25 FT

EX CHEVRON EASEMENT

DRAINAGE CHANNEL

DRAINAGE CHANNELS

60,100 SF (1.38 AC)

DUMPSTER

EX CHEVRON EASEMENT

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWALE
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)

EXISTING DRAINAGE SWALE
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (3FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

30 0 30 60
SCALE IN FEET

811 BLUE STAKES OF UTAH

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: 1"=20'

GATEWAY CONSULTING, Inc.
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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

GRADING SHEET

10-20-2021

SUMMIT COUNTY

REVIEWED PROFESSIONAL ENGINEER
REVIEWED FOR CODE COMPLIANCE
NOT FOR CONSTRUCTION
STATE OF UTAH

SHEET NO. G

CAP EX WATERLINE

EX FORESTDALE DRIVE

CAP EX WATERLINE

10"HOT TAP TEE W/ 1 VALVE

TIE TO EXISTING WATERLINE

26' ENTRANCE/EXIT

26' ENTRANCE/EXIT

EX FIRE HYD

LANDSCAPE MTR

2" WAT LAT W/ METER

DETENTION POND

FIRE HYD

10" WTR LINE

10"TEE

10"x4" TEE 4"x11.25" 4"x22.50" BENDS

10"x11.25° BENDS 10"x22.50° BENDS

4" FIRE LAT

4" WAT LAT W/ METER

2@10"x45° BENDS 6" REDUCER AND VALVE

10" WTR LINE

10"TEE W/3 VALVES

10"x4" BENDS

DUMPSTER

EX CHEVRON EASEMENT

UNIT '2' LEVEL 1=1295 SF LEVEL 2=1458 SF SLAB EL.=12.25 FT

UNIT '1' LEVEL 1=1180 SF LEVEL 2=1181 SF SLAB EL.=11.75 FT

FIRE RISER ROOM (69 SF)

27 PARKING STALLS

10" WTR LINE

UNIT '8' LEVEL 1=1125 SF LEVEL 2=1125 SF PATIO=380 SF SLAB EL.=11.75 FT

UNIT '9' LEVEL 1=1243 SF LEVEL 2=1053 SF PATIO=274 SF SLAB EL.=10.75 FT

UNIT '10' LEVEL 1=1305 SF LEVEL 2=1053 SF PATIO=274 SF SLAB EL.=10.75 FT

UNIT '11' LEVEL 1=1527 SF LEVEL 2=1053 SF PATIO=274 SF SLAB EL.=10.25 FT

EX PROPERTY LINE

EX CHEVRON EASEMENT

UNIT '7' LEVEL 1=1694 SF LEVEL 2=1418 SF PATIO=298 SF SLAB EL.=11.75 FT

UNIT '6' LEVEL 1=1674 SF LEVEL 2=1418 SF PATIO=298 SF SLAB EL.=11.75 FT

UNIT '15' LEVEL 1=1848 SF LEVEL 2=1418 SF PATIO=298 SF SLAB EL.=11.75 FT

UNIT '14' LEVEL 1=1398 SF LEVEL 2=1059 SF PATIO=380 SF SLAB EL.=12.50 FT

UNIT '13' LEVEL 1=2659 SF LEVEL 2=1846 SF PATIO=123 SF SLAB EL.=12.50 FT

4" FIRE LAT

4"x11.25° 4"x22.50° BENDS

FIRE HYD

WATER LAT

2@10"x45° BENDS

FIRE RISER ROOM (69 SF)

60,100 SF (1.38 AC)

LEGEND

SEWER LINE — SEW — SEW LAT

SEWER APPARATUS — 4" OR 6" SEWER MANHOLE (PLAN) — 4" OR 6" SEWER MANHOLE (PROFILE)

STORM LINE — CUR SD BOX

DRAINAGE SWELL — SD BOX — COMBO SD BOX — CURB CHANNEL OR GUTTER DRAIN — GRATED SD BOX

STORM APPARATUS

WATER LINE — WTR

WATER APPARATUS — GATE VALVE — V.A.E. — TEE — GATE VALVE — V.A.F. — 45° BEND

FIRE HYDRANT — EXISTING FIRE HYDRANT

IRRIGATION LINE — IRR

IRRIGATION APPARATUS — GATE VALVE — V.A.E. — TEE — GATE VALVE — V.A.F. — 45° BEND

DRAINAGE AREA (DRAINAGE REPORT)

EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

20 0 20 40

SCALE IN FEET

811 BLUE STAKES OF UTAH — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: 1"=20'

GATEWAY CONSULTING, Inc.
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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

WATER UTILITY SHEET

10-20-2021

SUMMIT COUNTY

PRELIMINARY PROPOSED CONDITIONS NOT FOR CONSTRUCTION

SHEET NO. U1

TIE INTO EXISTING W/ 4' SMH

INSTALL 4' SMH
DROP MANHOLE
STA: 2+04.52
RIM=98.77
FL IN=98.46
FL OUT=93.27

EX XX SEWERLINE

EX FORESTDALE DRIVE

47'---8" PVC SDR-35 @ 1.0% REQ'D

SAWCUT ASPHALT

EX 4' SMH

26' ENTRANCE/EXIT

26' ENTRANCE/EXIT

DETENTION POND

EX CHEVRON EASEMENT

EX PROPERTY LINE

27 PARKING STALLS

123'---8" PVC SDR-35 @ 1.0% REQ'D

INSTALL 4' SMH
STA: 1+54.89
RIM=98.43
FL IN=89.43
FL OUT=89.33

INSTALL 4' SMH
STA: 0+97.16
RIM=94.06
FL IN=90.66
FL OUT=90.56

INSTALL 4' SMH
STA: 0+00.00
RIM=94.55
FL OUT=92.55

139'---8" PVC SDR-35 @ 1.0% REQ'D

UNIT '2'
LEVEL 1=1265 SF
LEVEL 2=1248 SF
SLAB EL.=12.25 FT

UNIT '1'
LEVEL 1=1180 SF
LEVEL 2=1187 SF
SLAB EL.=11.75 FT

FIRE RISER ROOM (65 SF)

UNIT '11'
LEVEL 1=1527 SF
LEVEL 2=1052 SF
PATIO=274 SF
SLAB EL.=10.25 FT

UNIT '10'
LEVEL 1=1265 SF
LEVEL 2=1052 SF
PATIO=274 SF
SLAB EL.=10.75 FT

UNIT '9'
LEVEL 1=1243 SF
LEVEL 2=1053 SF
PATIO=274 SF
SLAB EL.=10.75 FT

UNIT '8'
LEVEL 1=1265 SF
LEVEL 2=1125 SF
PATIO=580 SF
SLAB EL.=11.75 FT

UNIT '7'
LEVEL 1=1694 SF
LEVEL 2=1125 SF
PATIO=298 SF
SLAB EL.=11.75 FT

UNIT '6'
LEVEL 1=1674 SF
LEVEL 2=1129 SF
PATIO=298 SF
SLAB EL.=11.75 FT

UNIT '5'
LEVEL 1=1648 SF
LEVEL 2=1129 SF
PATIO=298 SF
SLAB EL.=11.75 FT

UNIT '4'
LEVEL 1=1398 SF
LEVEL 2=1039 SF
PATIO=580 SF
SLAB EL.=12.50 FT

UNIT '3'
LEVEL 1=2659 SF
LEVEL 2=1896 SF
PATIO=120 SF
SLAB EL.=12.50 FT

FIRE RISER ROOM (65 SF)

DUMPSTER

EX PROPERTY LINE

EX CHEVRON EASEMENT

60,100 SF (1.38 AC)

20 0 20 40
SCALE IN FEET

LEGEND

- SEWER LINE — SEW / SEW LAT.
- SEWER APPARATUS — 4' OR 5' SEWER MANHOLE (PLAN); 4' OR 5' SEWER MANHOLE (PROFILE)
- STORM LINE — CMP
- DRAINAGE SWELL — CMP
- STORM APPARATUS — CMP SD BOX; CONC SD BOX; COMBO SD BOX; CURB INLET OR SD BOX; GRATED INLET OR SD BOX
- WATER LINE — WTR
- WATER APPARATUS — GATE VALVE; VALVE IN VAULT; FIRE HYDRANT; EXISTING FIRE HYDRANT
- IRRIGATION LINE — IRR
- IRRIGATION APPARATUS — GATE VALVE; VALVE IN VAULT
- DRAINAGE AREA (DRAINAGE REPORT)
- EXISTING DRAINAGE SWELL
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING FENCE
- EXISTING CONTOURS (2FT)
- 10' FINISH CONTOUR
- 2' FINISH CONTOUR
- 10' FINISH CONTOUR
- PHASE LINE
- CURB & GUTTER
- PROPOSED TRAIL
- PUE
- SETBACK
- 30% SLOPE AND GREATER
- PROPOSED OPEN SPACE
- DRAINAGE DIRECTION

CALL BEFORE YOU DIG 811 BLUE STAKES, INC. UTAH

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: 1"=20'

GATEWAY CONSULTING, Inc.
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CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

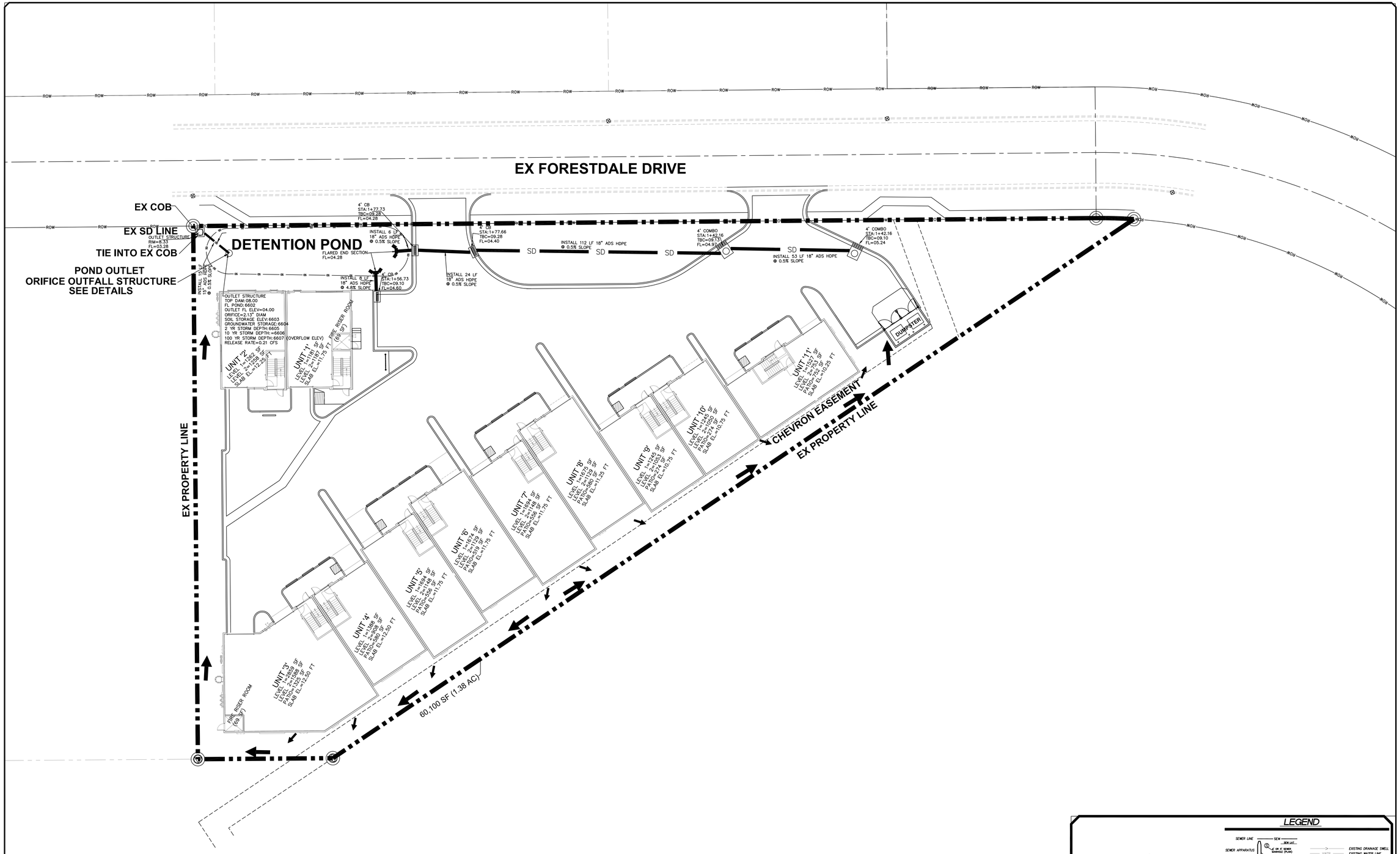
SEWER UTILITY SHEET

10-20-2021

SUMMIT COUNTY

REVIEWED FOR CODE COMPLIANCE — NOT FOR CONSTRUCTION — SUMMIT COUNTY, UTAH

SHEET NO. U2



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ALTITUDE LOFT CONDOMINIUMS

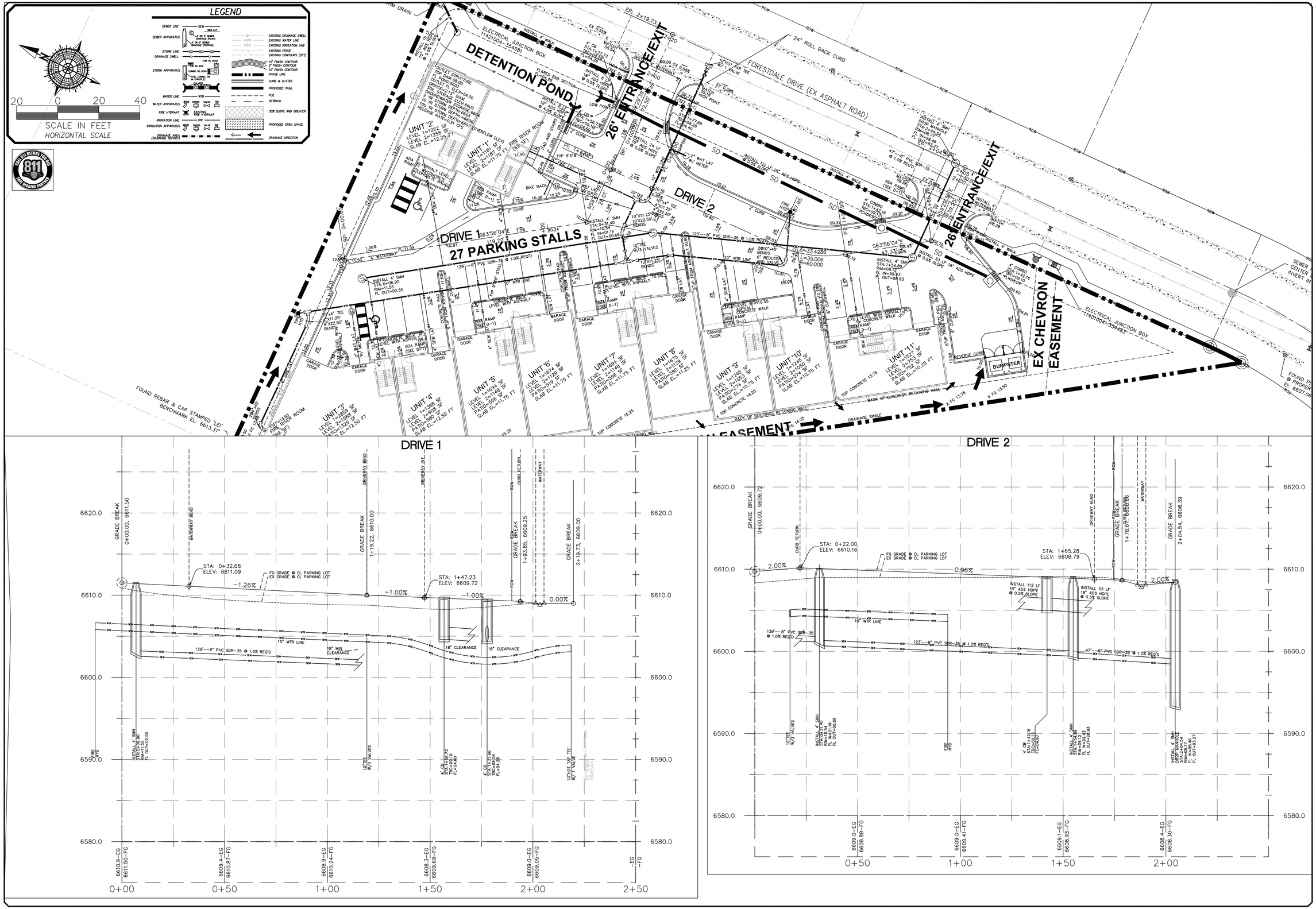
STORM UTILITY SHEET

10-20-2021

SUMMIT COUNTY

REVIEWED FOR CONSTRUCTION

SHEET NO. U3



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
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ALTITUDE LOFT CONDOMINIUMS

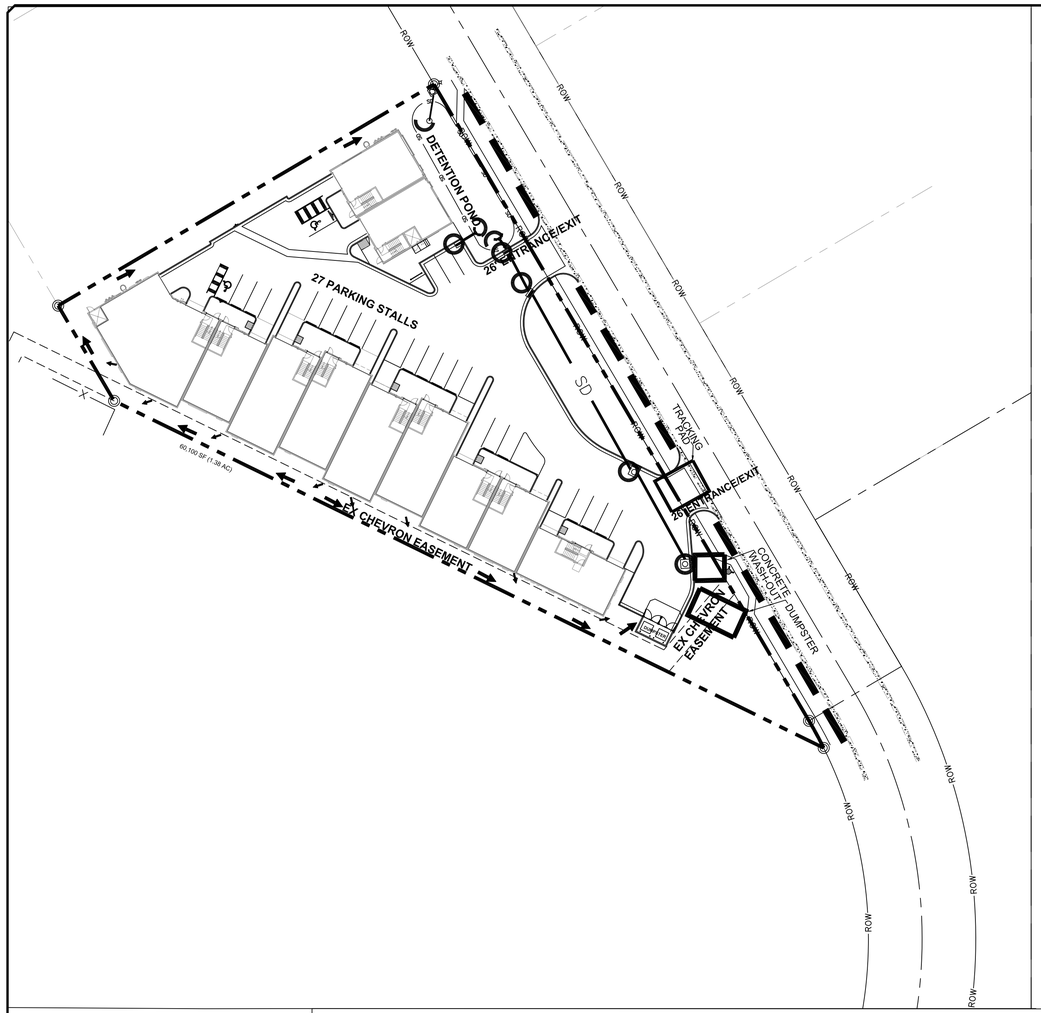
PLAN AND PROFILE

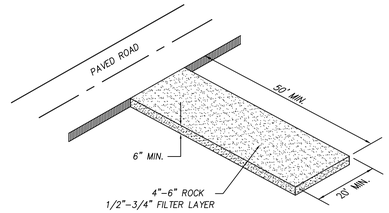
10-20-2021

SUMMIT COUNTY

REVIEW COPY NOT FOR CONSTRUCTION

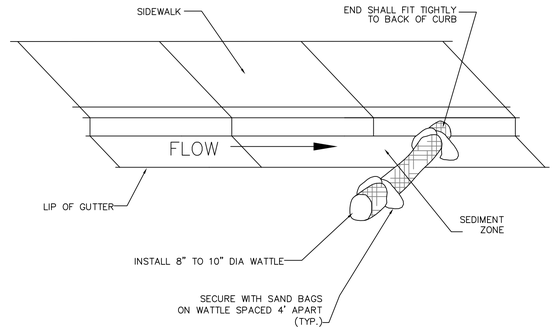
SHEET NO. PP1





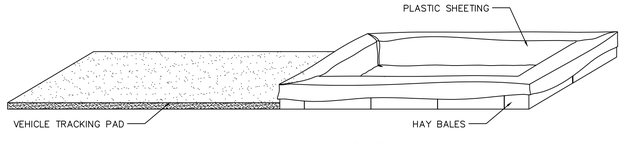
NOTES:
1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)
3-PLACE COURSE AGGREGATE 1 TO 2-1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES.
4-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

VEHICLE TRACKING DETAIL
NOT TO SCALE

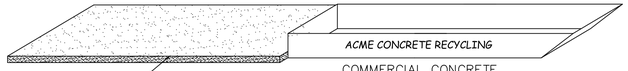


NOTE:
INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP



CONCRETE WASHOUT PIT
OPTION 1



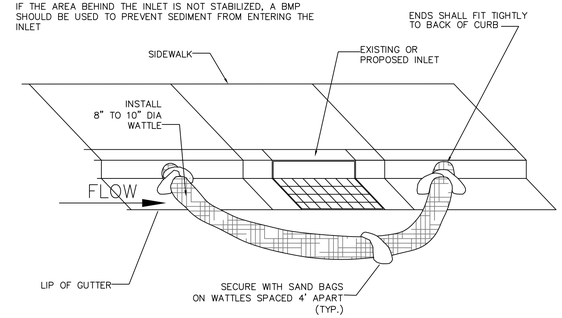
COMMERCIAL CONCRETE WASHOUT BIN
OPTION 2

BMP
1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

USE OF CONCRETE WASHOUT
1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE END OF EACH WORK DAY.
4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

CONCRETE WASHOUT AREA

IF THE AREA BEHIND THE INLET IS NOT STABILIZED, A BMP SHOULD BE USED TO PREVENT SEDIMENT FROM ENTERING THE INLET



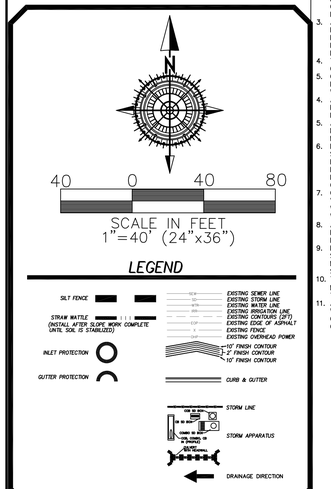
INLET PROTECTION BARRIERS
NOT TO SCALE

NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



GENERAL EROSION CONTROL NOTES

GENERAL EROSION CONTROL NOTES:
1. SWPPP AND NOI REQUIRED TO BE FILED AND APPROVED WITH TOWN OF SUMMIT COUNTY PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE SUMMIT COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE OF DEBRIS FROM TRAFFIC AND THE SITE.
5. CONTRACTOR WILL DISPOSAL OF BUILDING MATERIAL WASTE PROPERLY TO PREVENT POLLUTANTS AND DEBRIS FROM BEING CARRIED OFF-SITE BY WIND OR WATER
6. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
7. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
8. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERAGE OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN N PLACE UNTIL PAVEMENT IS COMPLETE.
9. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
10. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
11. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN TO BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE AREAS THEY ARE PROTECTING. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.
13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.
14. ALL DISTURBED AREAS AND SOIL PILES LEFT INACTIVE FOR AN EXTENDED PERIOD OF TIME WILL BE STABILIZED BY SEEDING (BETWEEN APRIL 1 AND SEPTEMBER 15) OR BY OTHER COVER SUCH AS TARPING OR MULCHING.
15. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
16. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE NEXT WORKDAY.

ADDITIONAL EROSION CONTROL NOTES

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 2:1 CUT THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.
2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, SUMMIT COUNTY REVIEW ENGINEER AND SUMMIT COUNTY INSPECTOR. NO EXCAVATED MATERIAL WILL BE STORED IN ANY ROADWAY OR PROTECTED AREA AND WETLANDS.
3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS, CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE SUMMIT COUNTY ENGINEER.
4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.
5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.
6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, SUMMIT COUNTY REVIEW ENGINEER AND SUMMIT COUNTY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.
7. NO BRUSH, TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.
8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO SUMMIT COUNTY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.
9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRASSES % Pure	Grass Type
20.00	Hard fescue
15.00	Pubescent wheat grass
15.00	Orchard grass (sod forming)
15.00	smooth brom grass
20.00	Stream bank wheat grass (sod forming)
15.00	Western wheat grass

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 2:1 OR FLATTER WITHOUT RETENTION. REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.
10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.
11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.
12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.
13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.
14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.
15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:
- INTERNATIONAL BUILDING CODE 2015, APPENDIX J, GRADING
- SUMMIT COUNTY CODE
- UNIFORM FIRE CODE
17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.
18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.
19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.
20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNER'S QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.
21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND SUMMIT COUNTY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.
22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.
23. CONTRACTOR WILL PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.
24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.
25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

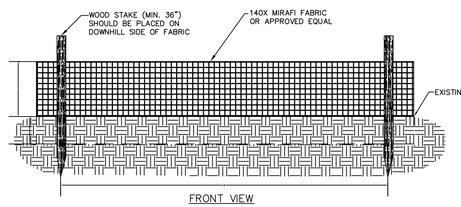
EROSION CONTROL BLANKET -
1 - ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL - PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

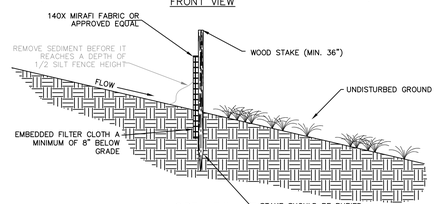
SEEDING WINDOW - COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

ELEVATION	SEEDING WINDOW
4000 TO 8000 FT	SEPT. 15 TO DEC. 1
ABOVE 8000 FT	SEPT. 1 TO NOV 15

RIPRAP - PLACE STONES TO SECURE A ROCK MASS, CONFORMING TO THE GRADES AND DIMENSIONS SHOWN ON THE PLANS. DISTRIBUTE AND MANIPULATE THE STONES IN A MANNER THAT THE LARGER ROCK FRAGMENTS ARE UNIFORMLY DISTRIBUTED AND THE SMALLER ROCK FRAGMENTS SERVE TO FILL THE SPACE BETWEEN THE LARGER FRAGMENTS. PLACE IN A MANNER THAT RESULTS IN UNSEGREGATED, DENSELY PLACED, UNIFORM LAYERS OF RIPRAP OF THE THICKNESS INDICATED ON THE PLANS. EXCAVATE AT THE TOE OF THE SLOPE AND EMBED RIPRAP TO PROTECT AGAINST UNDERCUTTING. COMPACT PROPERLY PLACED LOOSE RIPRAP SO THAT IT IS FREE FROM ANY IRREGULAR SURFACE PROTRUSIONS OVER 3 INCHES IN HEIGHT.



FRONT VIEW



SILT FENCE DETAIL
NOT TO SCALE

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ALTITUDE LOFT CONDOMINIUMS

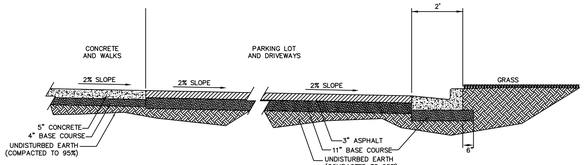
STORM WATER POLLUTION PREVENTION

PRINT DATE: 10-20-2021

SUMMIT COUNTY

PROFESSIONAL ENGINEER REVIEW COPY NOT FOR CONSTRUCTION STATE OF UTAH

SHEET NO. SWPPP



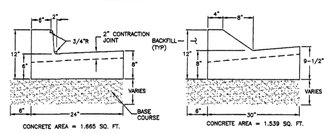
PARKING LOT ASPHALT AND CONCRETE CROSS SECTIONS

Curb and gutter

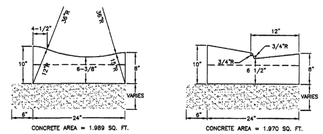
1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

205.2

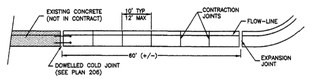
BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER



Type E **Type F**



Type G **Type H**



JOINT DETAIL

APWA Utah Chapter

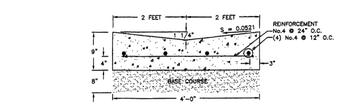
Curb and gutter

Plan **205.2** April 2011

Waterway

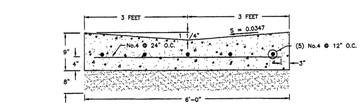
1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Unless indicated otherwise, width of waterway as follows.
     1) 4 feet for a residential street.
     2) 6 feet for a non-residential street.
     3) If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
   - C. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

211



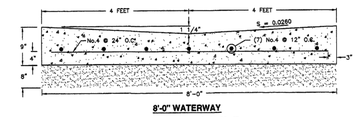
4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY

CONCRETE AREA = 3.675 SQ. FT.



8'-0" WATERWAY

CONCRETE AREA = 5.166 SQ. FT.

APWA Utah Chapter

Waterway

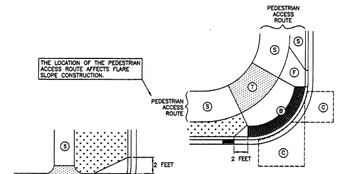
Plan **211** July 2011

Corner curb cut assembly

1. **GENERAL**
   - A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
   - B. Installation of flares or curb returns is ENGINEER's choice.
   - C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
   - D. Concrete: Class 4000, APWA Section 03 30 04.
   - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Curb Modifications:
     1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
     2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
   - C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
   - D. Concrete Placement: APWA Section 03 30 10.
     1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
     2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - E. Clear Space: No trip hazards in the clear space.

235.1

TURNING SPACE AT SIDEWALK LEVEL

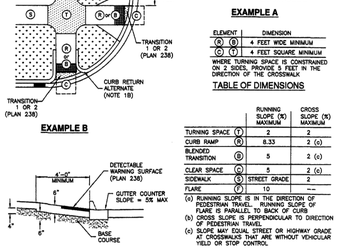


EXAMPLE A **EXAMPLE B**

ELEMENT	DIMENSION
A & B	4 FEET WIDE MINIMUM
C & D	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (a)
BLENDED TRANSITION	(B)	5	2 (a)
CLEAR SPACE	(C)	5	2 (a)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

APWA Utah Chapter

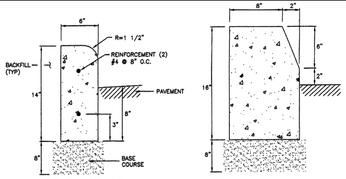
Corner curb cut assembly

Plan **235.1** September 2011

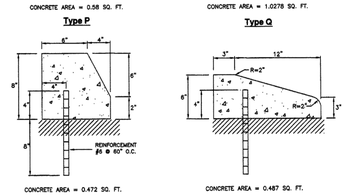
Curbs

1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
   - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

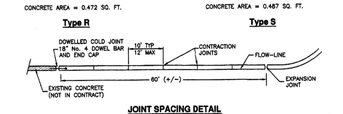
209



Type P **Type Q**



Type R **Type S**



JOINT SPACING DETAIL

APWA Utah Chapter

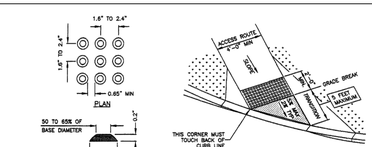
Curbs

Plan **209** November 2009

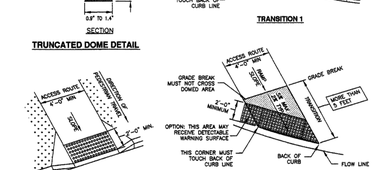
Detectable warning surface

1. **GENERAL**
   - A. Detectable warnings consist of a surface of truncated domes aligned in a square or radial grid pattern with dome size, dome spacing, contrast and panel size as indicated.
   - C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
2. **PRODUCTS**
   - A. Pavers:
     1) Concrete, APWA Section 32 14 13.
     2) Brick and Mortar, APWA Section 32 14 16.
   - B. Tile: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   - C. Ribbed Composite Panel: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
   - D. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.
3. **EXECUTION**
   - A. Layout:
     1) Joints Between Units: 3/16 inch maximum or manufacturer's recommendation.
     2) Flares: Do not install detectable warning units on flared surfaces.
     3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously around a corner, align the vertical rows of truncated domes to be perpendicular or radial to the grade break between the ramp and the street for a 4 feet minimum width for each crosswalk served.
     4) Transition 1 or 2: Selection is by ENGINEER unless indicated elsewhere.
     5) At Rail Crossings: The edge of the detectable warning surface nearest the rail crossing is 6 feet minimum and 15 feet maximum from the centerline of the nearest rail.
   - B. Paver Installation: APWA Section 32 14 13. If paver must be cut, minimum paver cut length is 3/4 paver, or 1/2 paver length providing the adjacent paver is also reduced no more than 1/2 its original length. Do not cut pavers longitudinally. Remove domes that were cut.
   - C. Tile Installation: Install according to manufacturer's recommendations. Remove domes that were cut.
   - D. Ribbed Composite Panel Installation: Install according to manufacturer's recommendation. Remove domes that were cut. Seal cuts to prevent water intrusion.

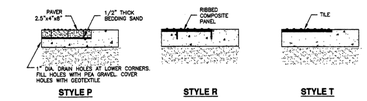
238



TRUNCATED DOME DETAIL



PERPENDICULAR ASSEMBLY **NON-PERPENDICULAR ASSEMBLY**



STYLE P **STYLE R** **STYLE T**

APWA Utah Chapter

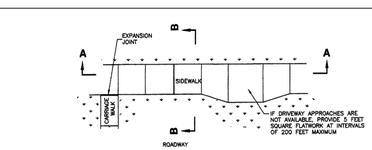
Detectable warning surface

Plan **238** July 2011

Sidewalk

1. **GENERAL**
   - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   - B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
   - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
   - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   - B. Concrete Placement: APWA Section 03 30 10.
     1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
     2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
     3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

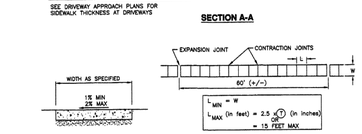
231



STREET TYPE	(T)
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B **SIDEWALK JOINT DETAIL**

APWA Utah Chapter

Sidewalk

Plan **231** March 2009

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
SURVEY BY:
DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5648
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

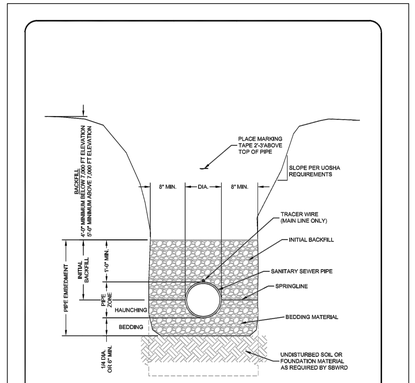
STREET DETAILS

PRINT DATE: 10-20-2021

SUMMIT COUNTY

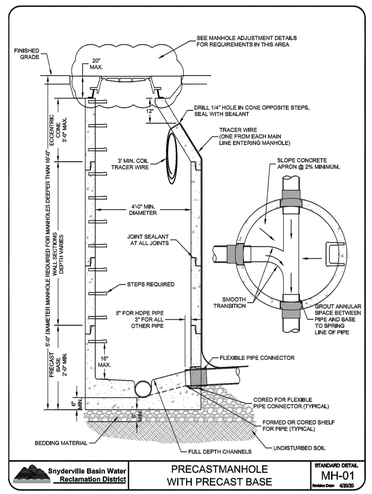
REVIEWED FOR CONFORMANCE WITH APPROVED PROPOSAL DRAWINGS AND SPECIFICATIONS ISSUED 2021 STATE OF UTAH

SHEET NO. D1

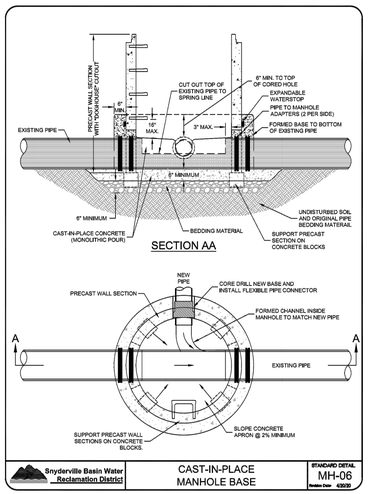


NOTES:
1. TRENCH BACKFILL SHALL BE PLACED SUCH THAT SETTLEMENT OF PAVED AREAS DOES NOT OCCUR.
2. BACKFILL IN ROADS, STREETS OR RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY OR STATE STANDARDS.
3. COMPACTION TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR.
4. BACKFILL IN OFF-ROAD AREAS SHALL BE IN ACCORDANCE WITH THE OFF ROAD SEWER LINE TRENCH DETAIL.
5. ATTACH TRACER WIRE TO TOP OF PIPE AT MAXIMUM 8' SPACING WITH DUCT TAPE OR ZIP TIES.
6. BEDDING AND INITIAL BACKFILL SHALL BE IN ACCORDANCE WITH SBWRD SPEC. BOOK SECTION 408.1 (¾" MINUS FOR PIPE DIAMETERS 4" AND LARGER, ¾" MINUS FOR PIPE DIAMETERS LESS THAN 4").

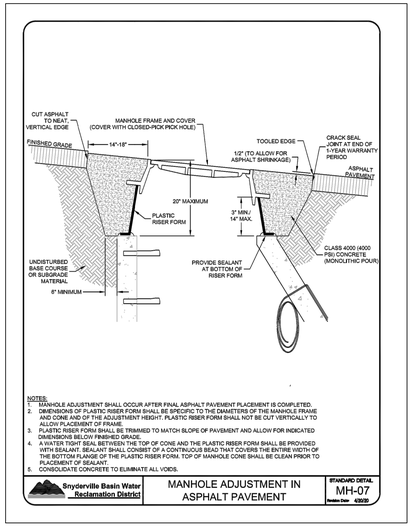
Snyderville Basin Water Reclamation District	PIPE TRENCH	STANDARD DETAIL PI-01 Revision Date 4/30/20



Snyderville Basin Water Reclamation District	PRECASTMANHOLE WITH PRECAST BASE	STANDARD DETAIL MH-01 Revision Date 4/30/20

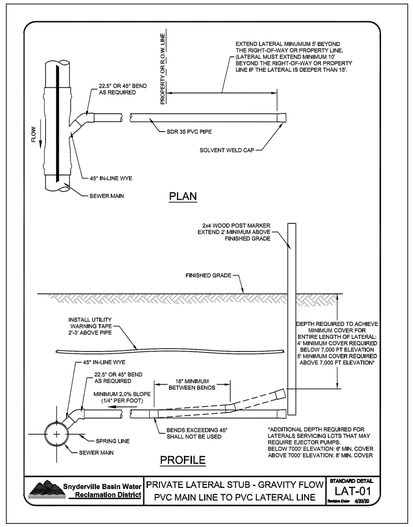


Snyderville Basin Water Reclamation District	CAST-IN-PLACE MANHOLE BASE	STANDARD DETAIL MH-06 Revision Date 4/30/20

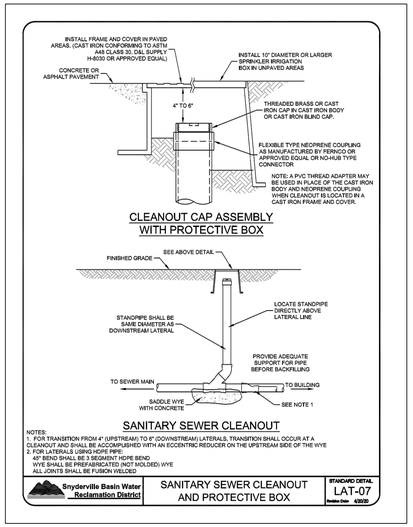


NOTES:
1. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL ASPHALT PAVEMENT PLACEMENT IS COMPLETED.
2. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND CONE AND OF THE ADJUSTMENT HEIGHT. PLASTIC RISER FORM SHALL NOT BE CUT VERTICALLY TO ACCOMMODATE SLOPE.
3. PLASTIC RISER FORM SHALL BE TRIMMED TO MATCH SLOPE OF PAVEMENT AND ALLOW FOR INDICATED DIMENSIONS BELOW FINISHED GRADE.
4. A WATER TIGHT SEAL BETWEEN THE TOP OF CONE AND THE PLASTIC RISER FORM SHALL BE PROVIDED WITH SEALANT. SEALANT SHALL CONSIST OF A CONTINUOUS BEAD THAT COVERS THE ENTIRE WIDTH OF THE BOTTOM FLANGE OF THE PLASTIC RISER FORM. TOP OF MANHOLE CONE SHALL BE CLEAN PRIOR TO PLACEMENT OF SEALANT.
5. CONSOLIDATE CONCRETE TO ELIMINATE ALL VOIDS.

Snyderville Basin Water Reclamation District	MANHOLE ADJUSTMENT IN ASPHALT PAVEMENT	STANDARD DETAIL MH-07 Revision Date 4/30/20



Snyderville Basin Water Reclamation District	PRIVATE LATERAL STUB - GRAVITY FLOW PVC MAIN LINE TO PVC LATERAL LINE	STANDARD DETAIL LAT-01 Revision Date 4/30/20



NOTES:
1. FOR TRANSITION FROM 4" (UPSTREAM) TO 6" (DOWNSTREAM) LATERALS, TRANSITION SHALL OCCUR AT A CLEANOUT AND SHALL BE ACCOMPLISHED WITH AN ECCENTRIC REDUCER ON THE UPSTREAM SIDE OF THE WYE
2. FOR LATERALS USING HDPE PIPE:
   45° BEND SHALL BE 5 SEGMENT HDPE BEND
   WYE SHALL BE PREFABRICATED (NOT MOLDED) WYE
   ALL JOINTS SHALL BE FUSION WELDED

Snyderville Basin Water Reclamation District	SANITARY SEWER CLEANOUT AND PROTECTIVE BOX	STANDARD DETAIL LAT-07 Revision Date 4/30/20

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
SURVEY BY:
DRAWN BY: CPW
DESIGNED BY: CPW
CHECKED BY: CPW
SCALE: N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5645
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

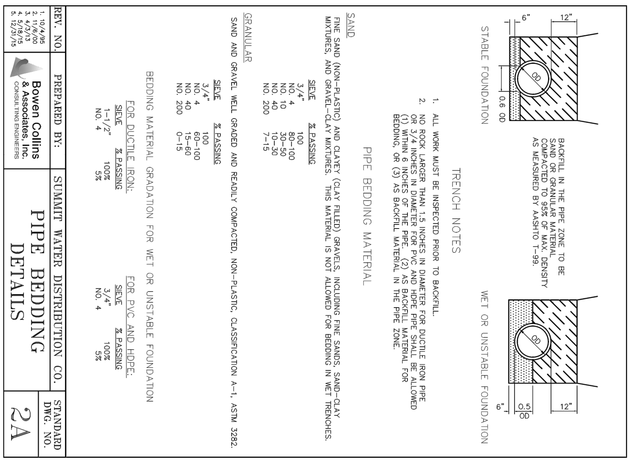
ALTITUDE LOFT CONDOMINIUMS

SEWER DETAILS

10-20-2021

SUMMIT
COUNTY

SHEET NO. D2



REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1: 10/4/95 2: 9/99 3: 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	PIPE BEDDING DETAILS	2A

TRENCH NOTES

1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL
2. NO ROCK LARGER THAN 1.5 INCHES IN DIAMETER FOR DUCTILE IRON PIPE.
   NO ROCK LARGER THAN 3/4 INCH IN DIAMETER FOR PVC PIPE.
   (1) WITHIN 6 INCHES OF THE PIPE, (2) AS BACKFILL MATERIAL FOR BEDDING, OR (3) AS BACKFILL MATERIAL IN THE PIPE ZONE.

PIPE BEDDING MATERIAL

SAND
(NON-PLASTIC MINERAL SOIL WITH PLASTICITY GRAVELS, INCLUSIVE FINE SANDS, MICACEOUS MATERIALS, AND GRAVEL-CLAY MIXTURES. THIS MATERIAL IS NOT ALLOWED FOR BEDDING IN WET TRENCHES.

SIEVE	% PASSING
3/4"	100
NO. 4	95-100
NO. 10	55-80
NO. 200	10-30

GRANULAR
SAND AND GRAVEL WELL GRADED AND READILY COMPACTED, NON-PLASTIC CLASSIFICATION A-1, ASTM 3282

SIEVE	% PASSING
3/4"	100
NO. 4	60-100
NO. 200	0-15

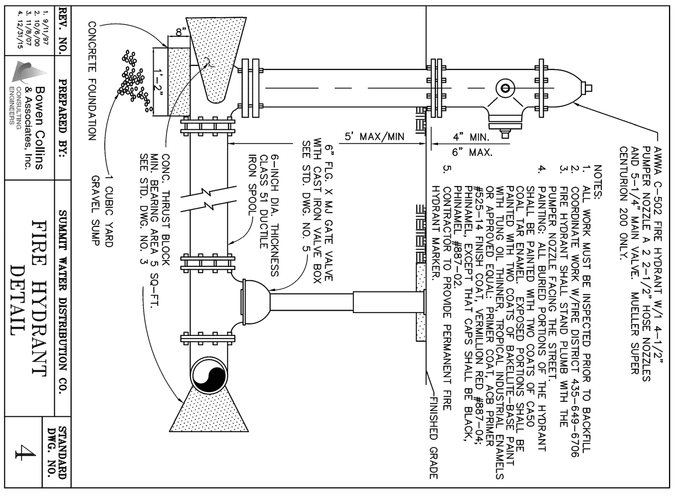
BEDDING MATERIAL GRADATION FOR WET OR UNSTABLE FOUNDATION

FOR DUCTILE IRON:

SIEVE	% PASSING
1"	100%
NO. 4	0%

FOR PVC AND HDPE:

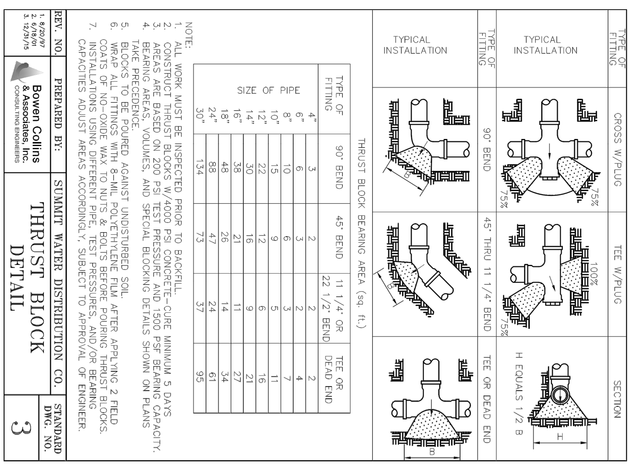
SIEVE	% PASSING
1"	100%
NO. 4	0%



ARROW C-502 FIRE HYDRANT W/(1) 4-1/2" PUMPER NOZZLE & (2) 2-1/2" HOSE NOZZLES AND 5-1/4" MAIN VALVE. MUELLER SUPER CENTURION 200 ONLY.

NOTES:
1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL
2. COORDINATE WORK W/FIRE DISTRICT 435-649-6706
3. FIRE HYDRANT SHALL STAND PLUMB WITH THE HYDRANT NOZZLE PERPENDICULAR TO THE CURB.
4. PAINTING: ALL BURIED PORTIONS OF THE HYDRANT SHALL BE PAINTED WITH TWO COATS OF CASO PAINTED WITH TWO COATS OF BAKELITE BASE PAINT WITH TUNG OIL THINNER, TROPICAL INDUSTRIAL ENAMELS #525-14 FINISH COAT, VERMILION RED #887-04. PHINAMEL EXCEPT THAT CAPS SHALL BE BLACK.
5. CONTRACTOR TO PROVIDE PERMANENT FIRE HYDRANT MARKER.

REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1: 10/4/95 2: 9/99 3: 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	FIRE HYDRANT DETAIL	4

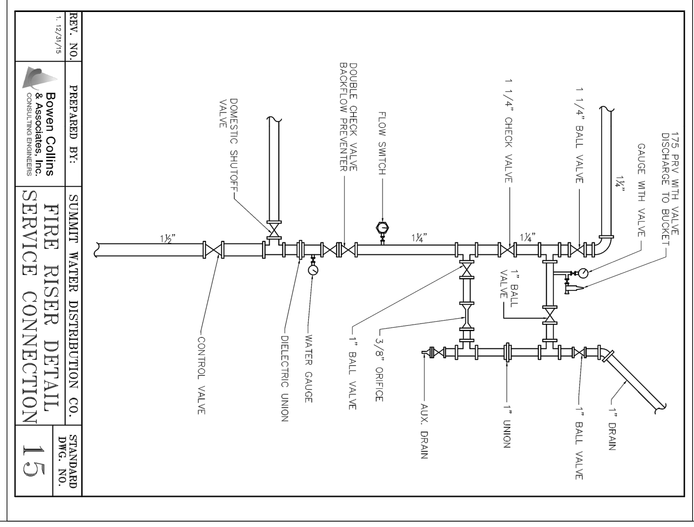


THRUST BLOCK BEARING AREA (sq. ft.)

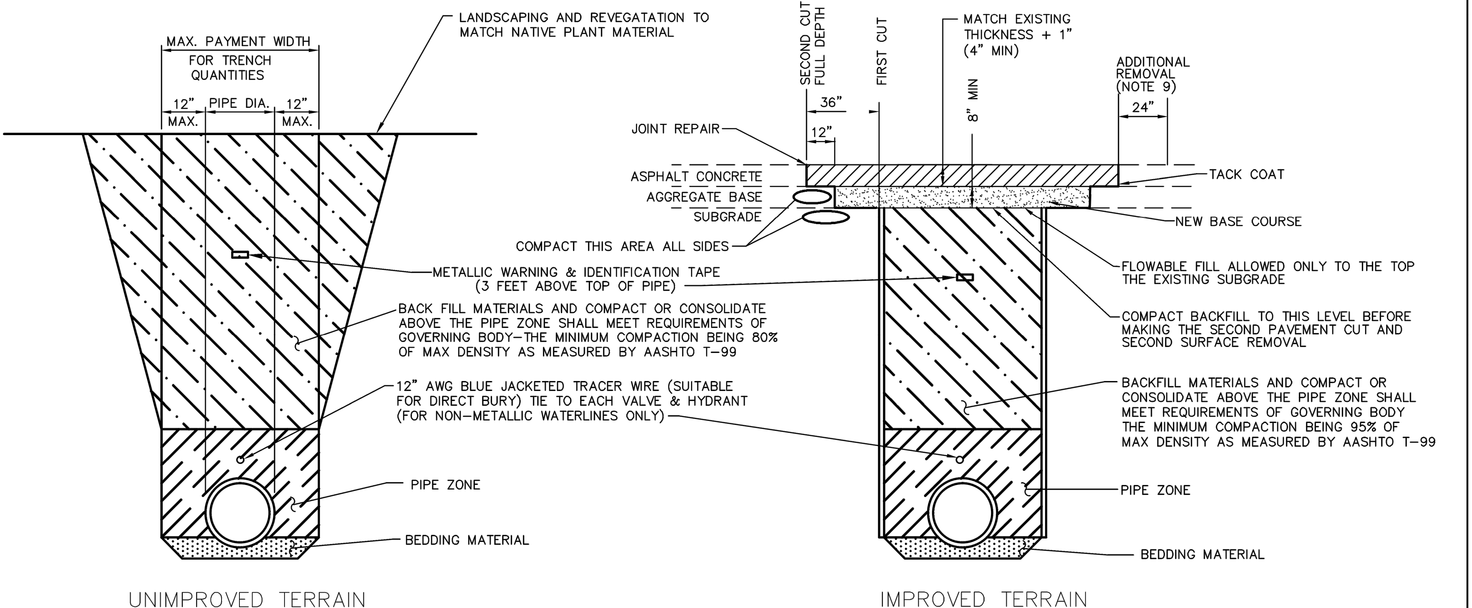
SIZE OF PIPE	TYPE OF FITTING	90° BEND	45° BEND	22 1/2° BEND	TEE OR DEAD END
4"		3	2	1	2
6"		6	3	2	4
8"		10	6	3	7
10"		15	9	5	11
12"		22	13	7	16
14"		30	18	9	21
16"		38	21	11	27
18"		48	26	14	34
24"		88	47	24	61
30"		134	73	37	95

NOTE:
1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL.
2. CONSTRUCT THRUST BLOCKS W/ 4000 PSI CONCRETE-CURE MINIMUM 5 DAYS.
3. THRUST BLOCKING SHALL BE PLACED AGAINST UNDISTURBED SOIL TO PROVIDE BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE.
4. THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED SOIL TO PROVIDE BEARING CAPACITY.
5. BOLTS SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE FILM AFTER APPLYING 2 FIELD COATS OF NO-OXIDE WAX TO NUTS & BOLTS BEFORE POURING THRUST BLOCKS.
6. WRAP ALL FITTINGS WITH 8-MIL POLYETHYLENE FILM AFTER APPLYING 2 FIELD COATS OF NO-OXIDE WAX TO NUTS & BOLTS BEFORE POURING THRUST BLOCKS.
7. INSTALLATIONS WITH DIFFERENT PIPE MATERIALS, DIFFERENT BEARING CAPACITIES, ADJUST AREAS ACCORDINGLY, SUBJECT TO APPROVAL OF ENGINEER.

REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1: 5/22/97 2: 9/99 3: 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	THRUST BLOCK DETAIL	3



REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1: 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	FIRE RISER DETAIL SERVICE CONNECTION	15



TRENCH SECTIONS

NOTES:

1. THE CONTRACTOR SHALL LOCATE, HORIZONTALLY AND VERTICALLY, ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSING OR PIPE CONNECTION BY POT HOLING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING.
3. PAYMENT FOR TRENCH QUANTITIES SHALL BE FOR ACTUAL AMOUNTS, BUT NOT TO EXCEED MAXIMUM SHOWN FOR IMPROVED TERRAIN.
4. CONTRACTORS MAY USE SLOPING WALLS IN IMPROVED TERRAIN, BUT PAYMENT SHALL BE AS STATED IN NOTE NO. 3.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND THEIR SERVICES, AND HE SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES.
6. THE CONTRACTOR SHALL PLACE TEMPORARY AND PERMANENT SURFACES TO CONFORM TO THE REQUIREMENTS OF THE AGENCY ISSUING THE PERMIT.
7. THE CONTRACTOR SHALL RESTORE ALL EXISTING IMPROVEMENTS TO THEIR ORIGINAL CONDITION OR BETTER. ALL COSTS FOR RESTORATION OF IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
8. TRACER WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPE.
9. IF A SAW CUT IN THE DIRECTION OF VEHICULAR TRAVEL IS WITHIN A WHEEL PATH, SWDC MAY ORDER ADDITIONAL PAVEMENT REMOVAL SO SAW CUT IS FALLS OUTSIDE A WHEEL PATH.

REV.	DATE	BY	DESCRIPTION
3	12/31/15	TSC	UPDATE PER SWDC
2	9/99	DW	ADDED NOTES
1	10/95	RB	ADDED NOTES

Bowen Collins & Associates, Inc. CONSULTING ENGINEERS

SUMMIT WATER DISTRIBUTION COMPANY

TRENCH DETAILS

STD. DWG. NO. 2

SHEET NO. D3

SUMMIT COUNTY

ALTITUDE LOFT CONDOMINIUMS

WATER DETAIL

10-20-2021

GATEWAY CONSULTING, Inc.
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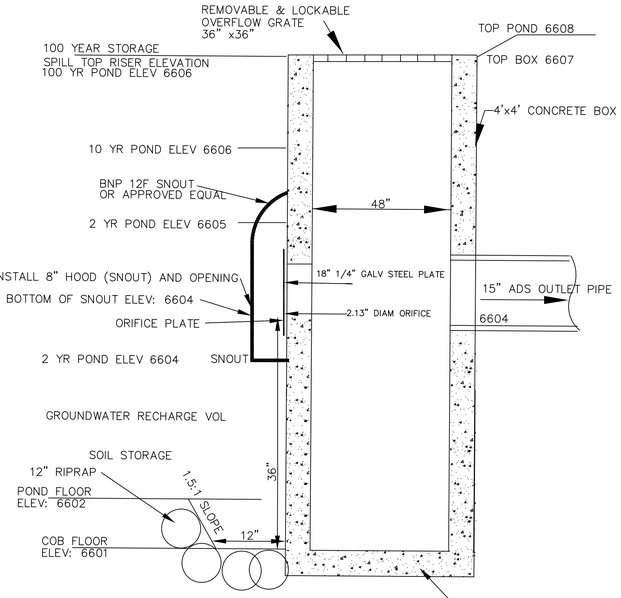
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORIG. DATE:	3-8-21
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	N/A

NO.	DESCRIPTION	DATE	APP'D



POND OUTFALL RISER
NOT TO SCALE

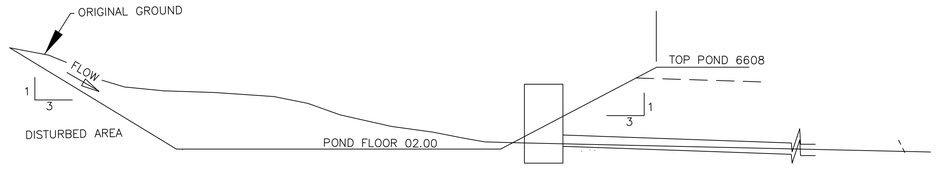
RISER NOTES

A. PROVIDE AN ANTI VORTEX DEVICE
   1–VERTICAL PLATE NORMAL TO CENTER LINE OF DAM.
   2–BOLT OR WELD TO RISER

B. CONCRETE BASE:
   1–CONCRETE
   THICKNESS = 18"
   WIDTH = RISER DIAMETER + 18"
   LENGTH = RISER DIAMETER + 18"
   IMBED RISER = 6" INTO THE BASE.

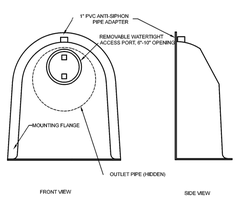
C. ATTACH TRASH RACK TO TOP OF RISER. OPENINGS REQUIRED BETWEEN 4" AND 3/4 OF THE CONDUIT DIAMETER.

D. COVER LOWER 1/3 OF RISER WITH FREE DRAINING GRANULAR BACKFILL MATERIAL

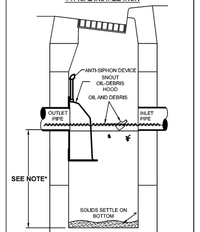


POND X–SECTION

CONFIGURATION DETAIL



TYPICAL INSTALLATION



*NOTE - SUMP DEPTH OF 30" MIN. FOR UP TO 12" ID PIPE OUTLET. FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED. (I.E. 5' DEEP for 24" PIPE)

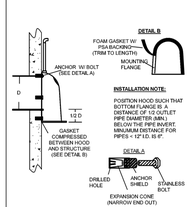
SNOUT OIL-WATER-DEBRIS SEPARATOR

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   NYLOPLAST MANAGEMENT PRODUCTS, INC.
   9 MATHEWS DRIVE, UNIT A-1-A2
   EAST HADDAM, CT 06423
   TOLL FREE: (800) 694-8008 OR (888) 434-0277, FAX: (877) 434-3197
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO-GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES =12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 2" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. 4" ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

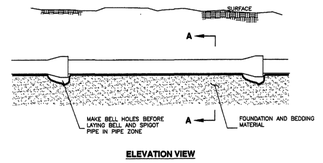
US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690156 others pending

INSTALLATION DETAIL

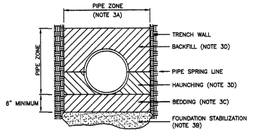


HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
	DRAWING NUMBER	SP-SN



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS."

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS."

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

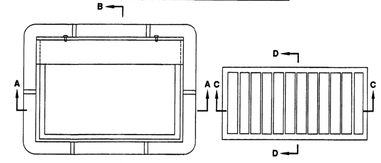
APWA Utah Chapter — *Pipe zone backfill* — Plan 382 January 2011

Pipe zone backfill

1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 80 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches.
      3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.

382

CURB OPENING FRAME AND GRATE



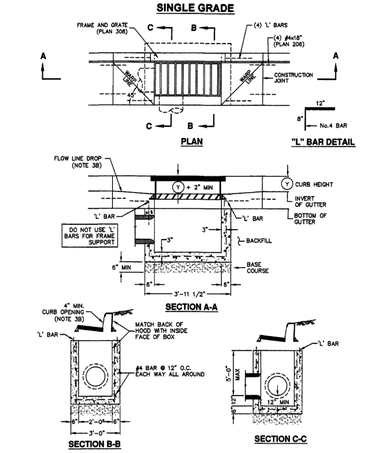
APWA Utah Chapter — *35 1/2" Grate and frame* — Plan 308 January 1999

35 1/2" Grate and frame

1. **GENERAL**
   A. The grate and frame fits concrete boxes in Plan 315.
2. **PRODUCTS**
   A. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.
   B. Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.
3. **EXECUTION** (Not used)

308

SINGLE GRADE



APWA Utah Chapter — *Catch basin* — Plan 315.1 September 2010

Catch basin

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

315.1

CAST IN PLACE BASE

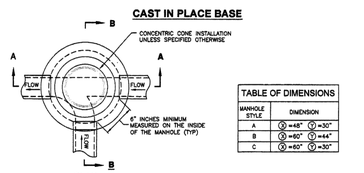
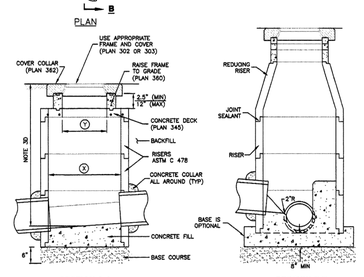


TABLE OF DIMENSIONS	
MANHOLE STYLE	DIMENSION
A	Ⓧ=48" Ⓨ=30"
B	Ⓧ=60" Ⓨ=44"
C	Ⓧ=60" Ⓨ=30"

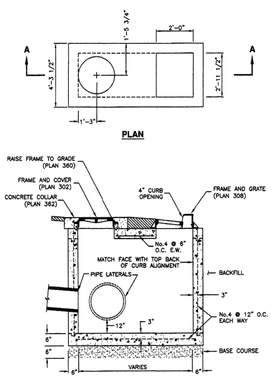


APWA Utah Chapter — *Precast manhole* — Plan 341.1 November 2010

Precast manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

341.1



APWA Utah Chapter — *Combination catch basin and cleanout box* — Plan 316 March 2011

Combination catch basin and cleanout box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.
3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

316

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 3-8-21
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

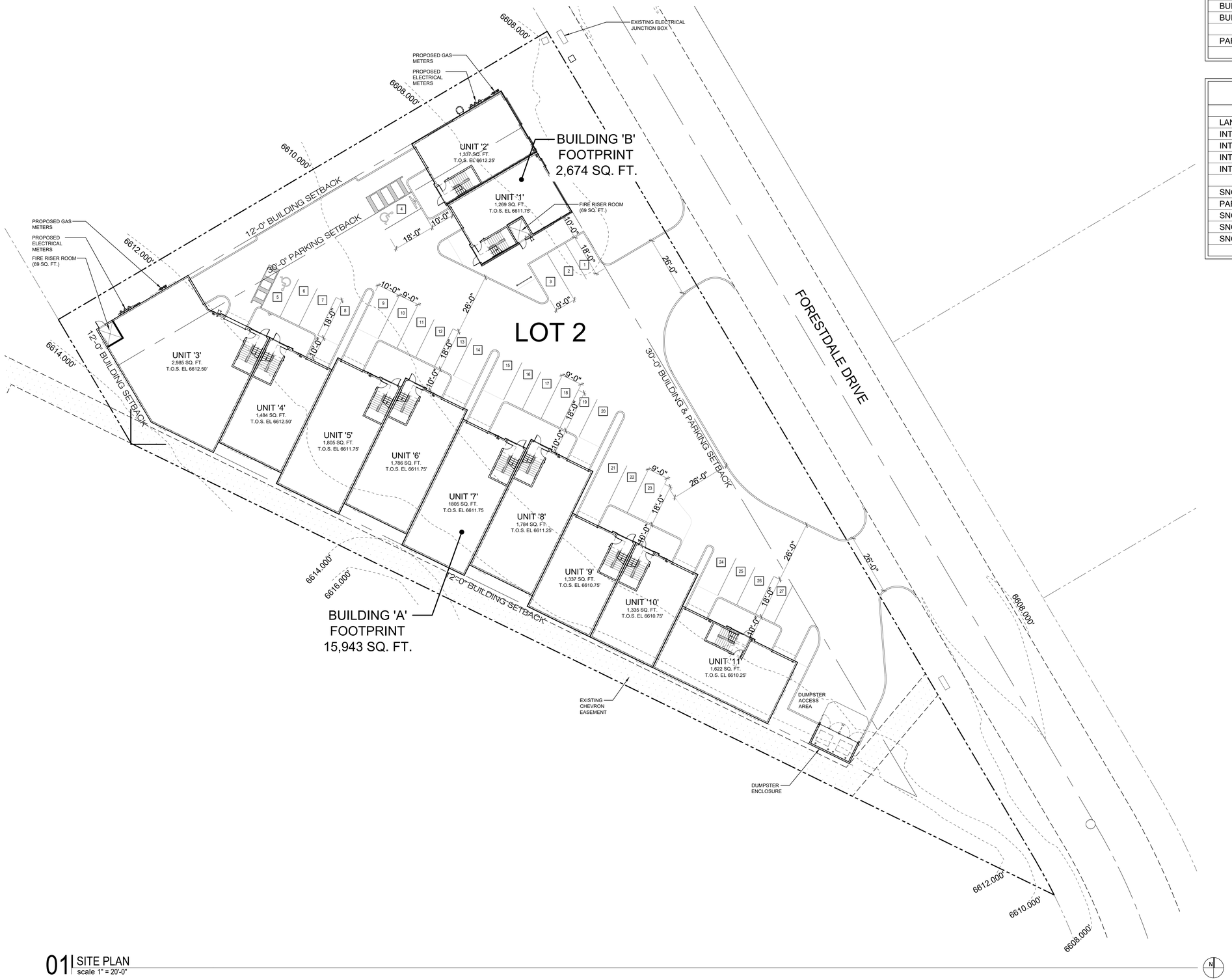
STORM DETAIL

10-20-2021

SUMMIT COUNTY

REGISTERED PROFESSIONAL ENGINEER — STATE OF UTAH — 10-20-2021

SHEET NO. D4



01 SITE PLAN
scale 1" = 20'-0"

SITE INFORMATION

SITE / BUILDING	
SITE AREA:	1.379 ACRES
BUILDING HEIGHT:	32'-0" MAX. HEIGHT
BUILDING USE:	BUSINESS / STORAGE
PARKING:	27 TOTAL SPACES (2 ACCESSIBLE)

PARKING AREA

PARKING	
LANDSCAPING:	15% OF INTERNAL PARKING LOT AREA REQUIRED
INTERNAL PARKING LOT AREA:	24,179 SQ. FT.
INTERNAL LANDSCAPE REQUIRED:	3,627 SQ. FT.
INTERNAL LANDSCAPE AREA PROVIDED:	4,409 SQ. FT. > 15%
INTERNAL LANDSCAPE AREA PROVIDED:	18.23% PROVIDED
SNOW STORAGE:	10% OF PARKING LOT SURFACE AREA REQUIRED
PARKING LOT SURFACE AREA:	19,415 SQ. FT.
SNOW STORAGE AREA REQUIRED:	1,942 SQ. FT.
SNOW STORAGE AREA PROVIDED:	3,382 SQ. FT. > 10%
SNOW STORAGE AREA PROVIDED:	17.42% PROVIDED

Scale: PER TITLE
Date: 10-20-2021
Job No: -
Revision:

Project:
Altitude Lofts Condominiums
Park City, Utah

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OVERALL SITE PLAN

Sheet Title:

AS1.0

Sheet No.

CAD File No.

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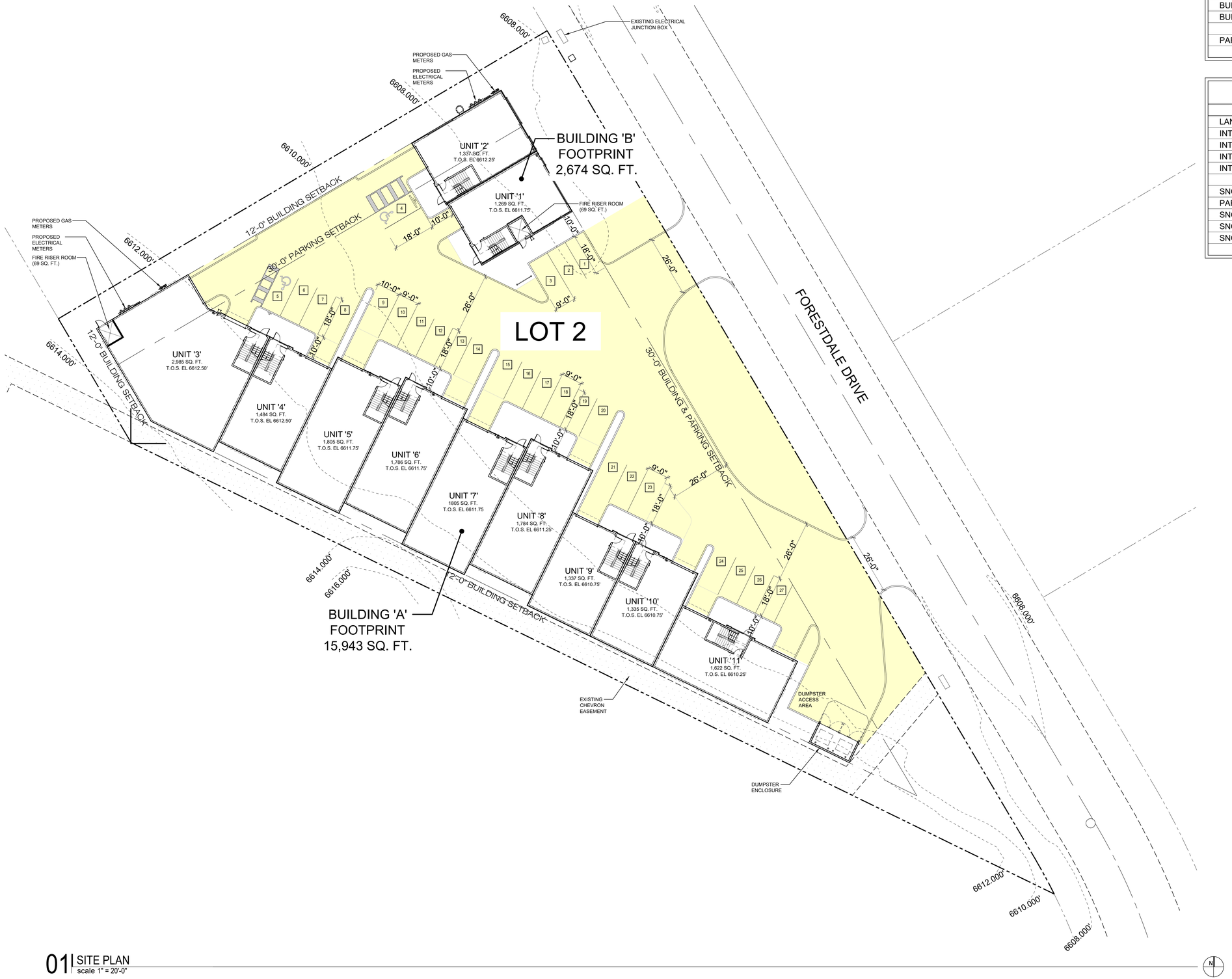

01 SITE PLAN
scale 1" = 20'-0"

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SNOW STORAGE AREA PROVIDED:	17.42% PROVIDED

AREA KEY

- INTERNAL PARKING LOT AREA
- LANDSCAPE AREA
- PARKING LOT SURFACE AREA
- SNOW STORAGE AREA

Scale: PER TITLE
Date: 10-20-2021
Job No: -
Revision:

Project:
Altitude Lofts Condominiums
Park City, Utah

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INTERNAL PARKING AREA

Sheet Title:

AS1.1

Sheet No.

CAD File No.

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01 SITE PLAN
scale 1" = 20'-0"

SITE INFORMATION

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BUILDING USE:	BUSINESS / STORAGE
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AREA KEY

- INTERNAL PARKING LOT AREA
- LANDSCAPE AREA
- PARKING LOT SURFACE AREA
- SNOW STORAGE AREA

Scale: PER TITLE
Date: 10-20-2021
Job No: -
Revision:

Project:
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Park City, Utah

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LANDSCAPE AREA

Sheet Title:

AS1.2

Sheet No.

CAD File No.

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01 SITE PLAN
scale 1" = 20'-0"

SITE INFORMATION

SITE / BUILDING	
SITE AREA:	1.379 ACRES
BUILDING HEIGHT:	32'-0" MAX. HEIGHT
BUILDING USE:	BUSINESS / STORAGE
PARKING:	27 TOTAL SPACES (2 ACCESSIBLE)

PARKING AREA

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AREA KEY

- INTERNAL PARKING LOT AREA
- LANDSCAPE AREA
- PARKING LOT SURFACE AREA
- SNOW STORAGE AREA

Scale: PER TITLE
Date: 10-20-2021
Job No: -
Revision:

Project:
Altitude Lofts Condominiums
Park City, Utah

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PARKING LOT SURFACE AREA AND SNOW STORAGE

Sheet Title:

AS1.3

Sheet No.

CAD File No.

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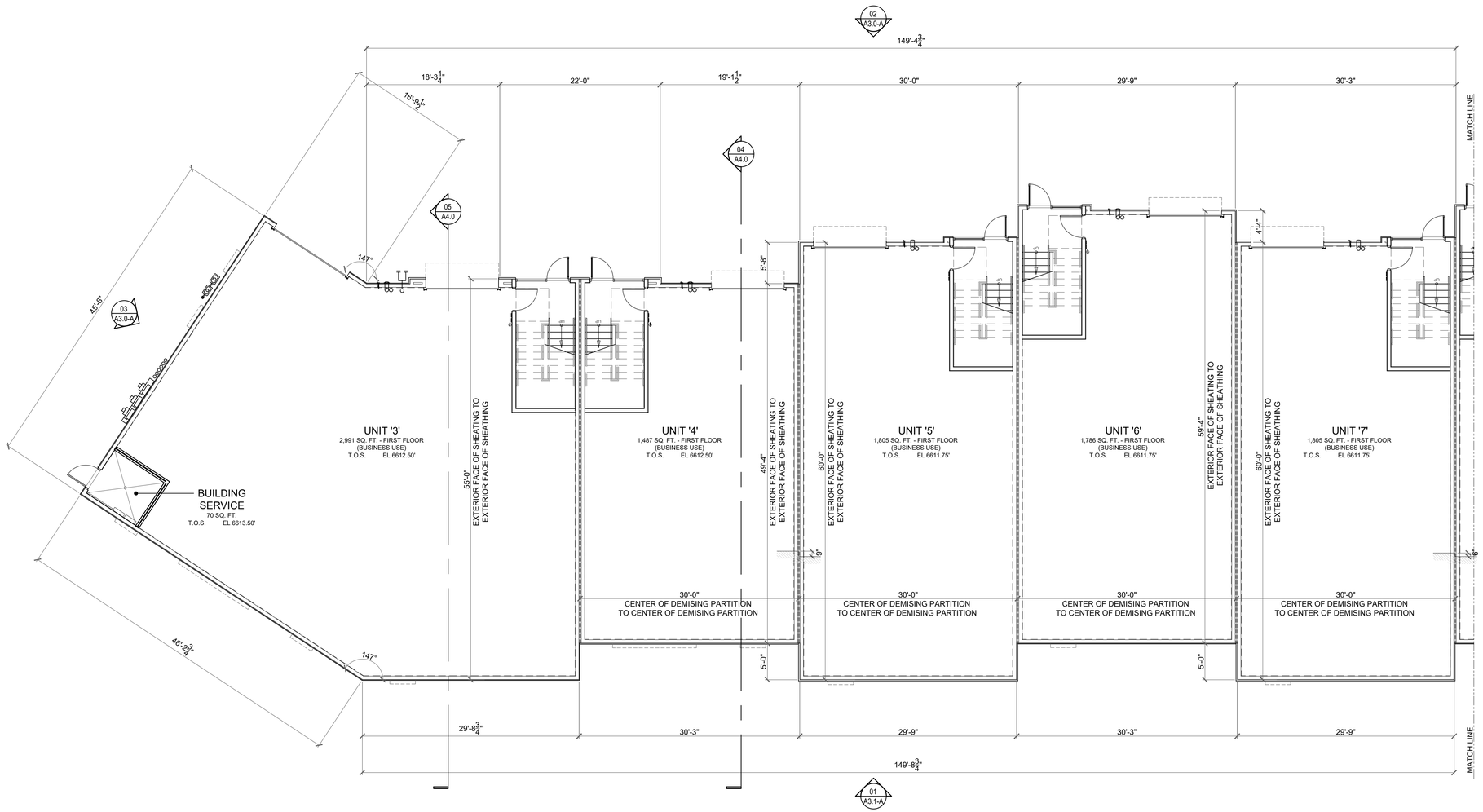

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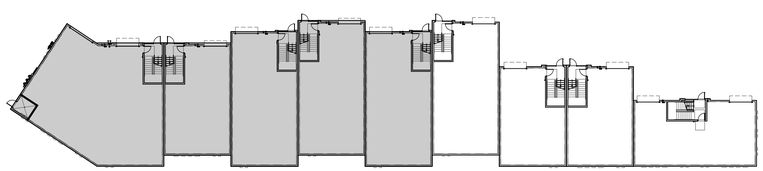

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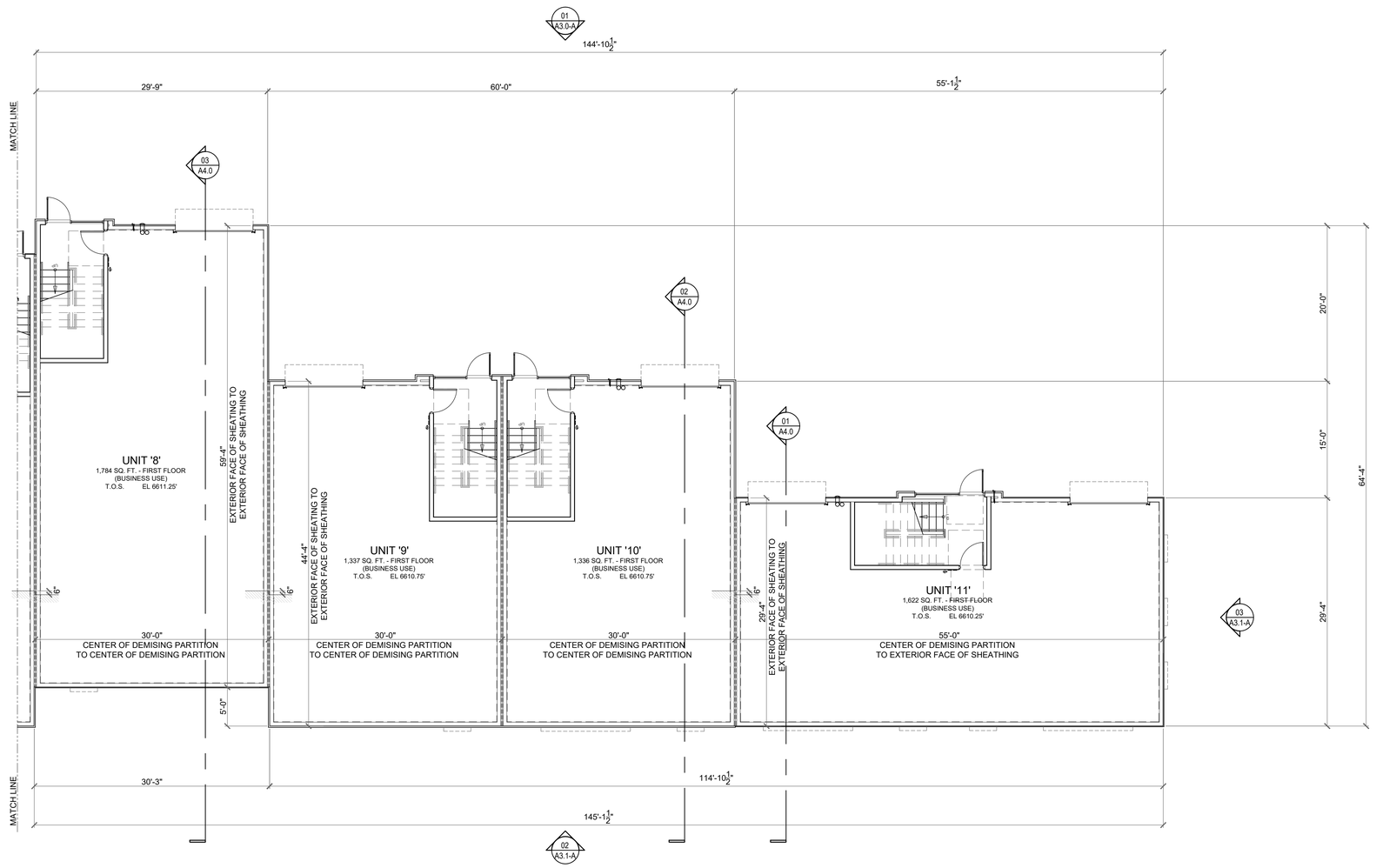

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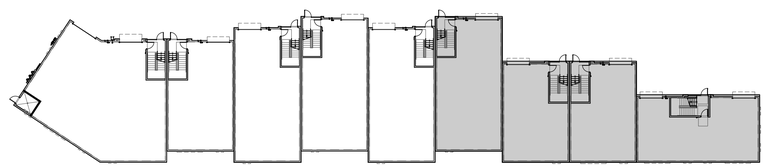

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Revision:

Project:
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Sheet No.

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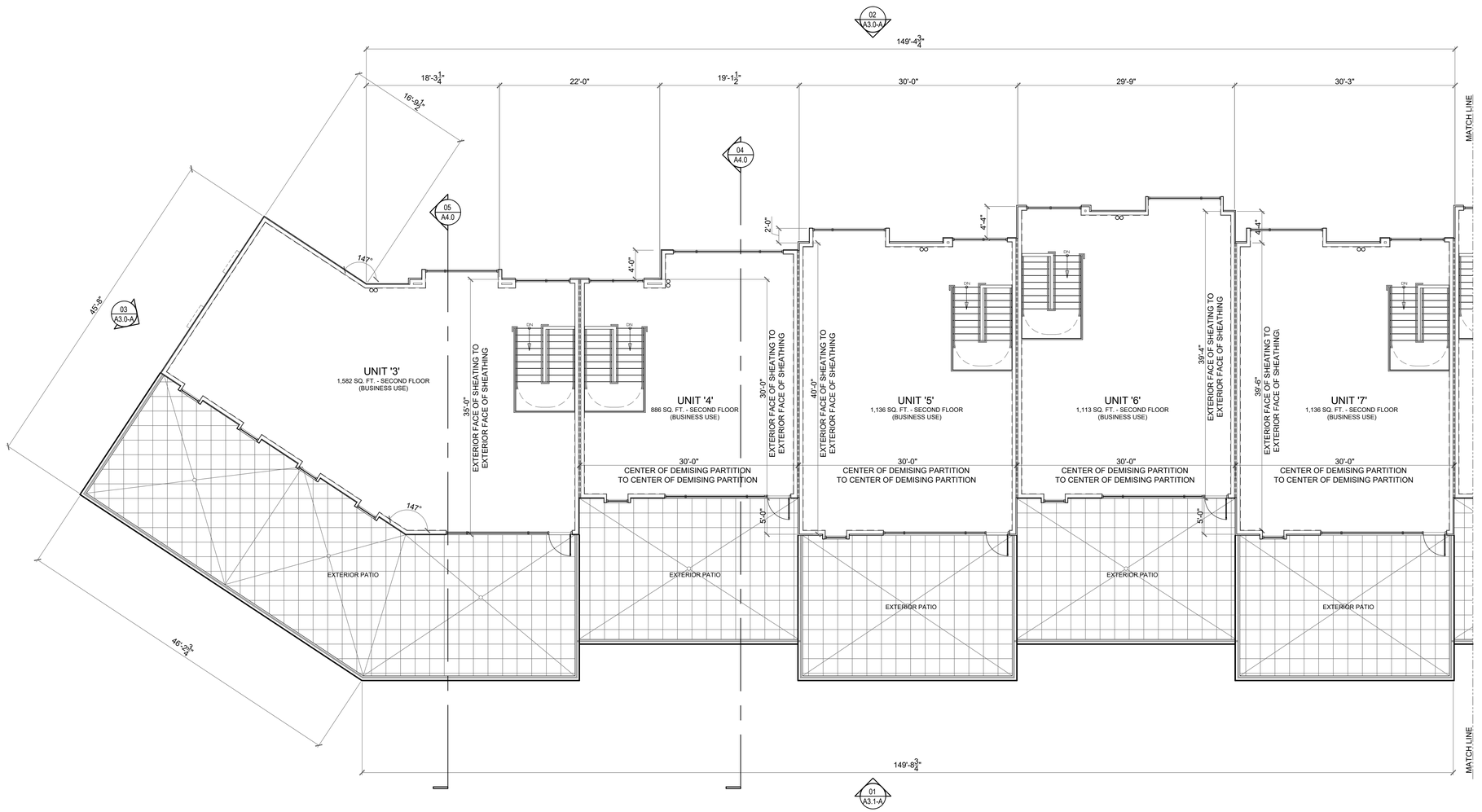

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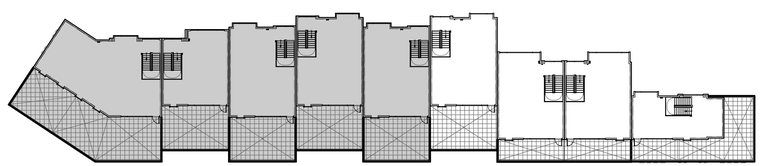

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Revision:

Project:
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Sheet No.

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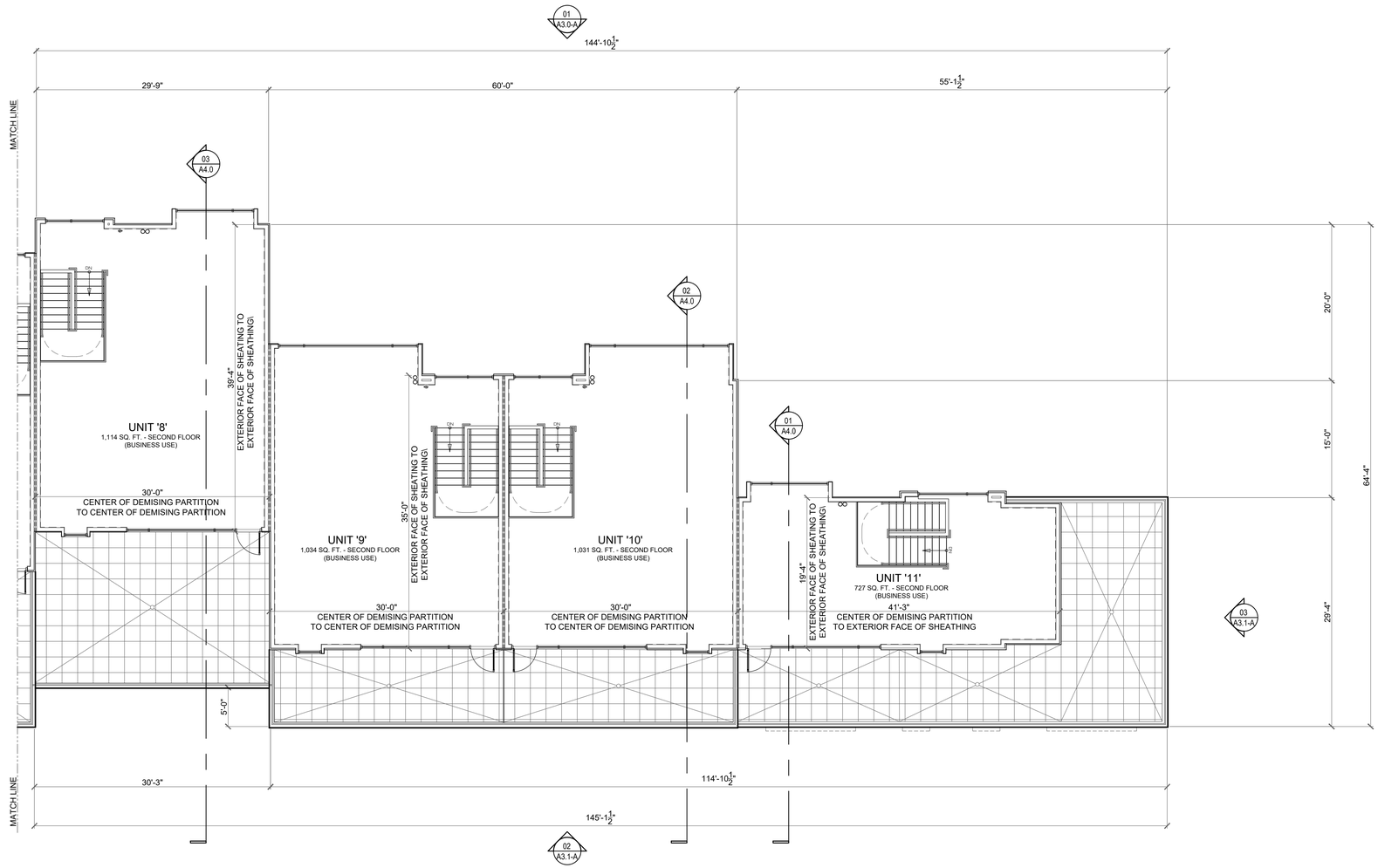

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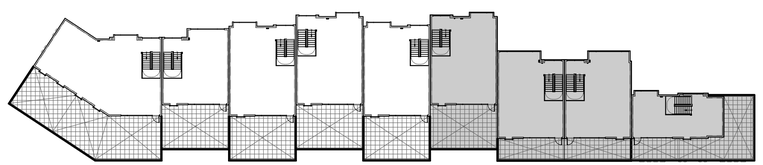

KEY PLAN

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Date: 10-13-2021
Job No: -
Revision:

Project:
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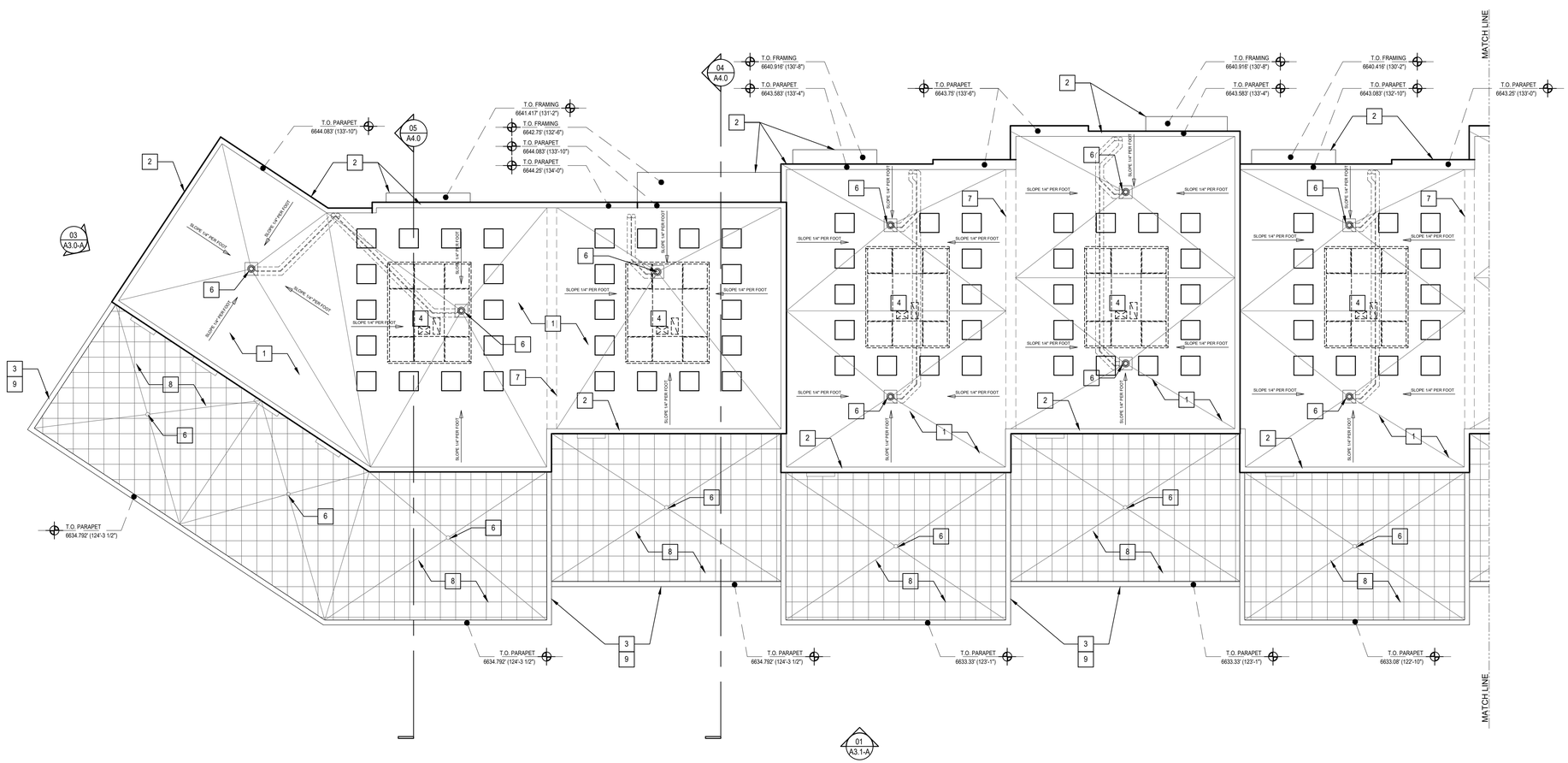
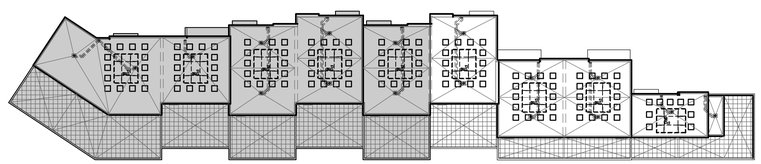


01 BUILDING 'A' - PARTIAL FIRST FLOOR PLAN
scale 1/8" = 1'-0"

ROOF PLAN CODED NOTES

1	.045" REINFORCED MECHANICALLY FASTENED TPO ROOFING SYSTEM o/ R-30 POLYISOCYANURATE ROOF INSULATION o/ 3/4" APA RATED SHEATHING o/ WOOD TRUSS SYSTEM (SLOPE 1/4" PER FOOT MIN. TOWARDS INTERNAL ROOF DRAINS).
2	PREFINISHED METAL (24 GA.) EDGE FLASHING. PROVIDE CONTINUOUS SEALANT PER MANUFACTURERS SPECIFICATIONS.
3	PREFINISHED METAL (24 GA.) COPING. PROVIDE CONTINUOUS SEALANT PER MANUFACTURERS SPECIFICATIONS.
4	FUTURE ROOF TOP MECHANICAL UNIT AND / OR INSULATED CURB. COORDINATE WITH TENANT REPRESENTATIVE FOR ADDITIONAL INFORMATION AND SCOPE OF WORK.
5	STEEL ROOF ACCESS LADDER WITH FALL PROTECTION CAGE AND SECURITY GATE CAGE.
6	COMBINATION PRIMARY AND SECONDARY OVERFLOW DRAIN (SEE PLUMBING DRAWINGS).
7	WALL CONSTRUCTION BELOW (SHOWN DASHED).
8	PATIO PAVERS ON TOP OF ADJUSTABLE PEDESTALS.
9	42" HIGH GUARDRAIL AT ROOF TOP PATIO.



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BUILDING 'A' - PARTIAL ROOF PLAN

Sheet Title:

A2.1

Sheet No.

CAD File No.

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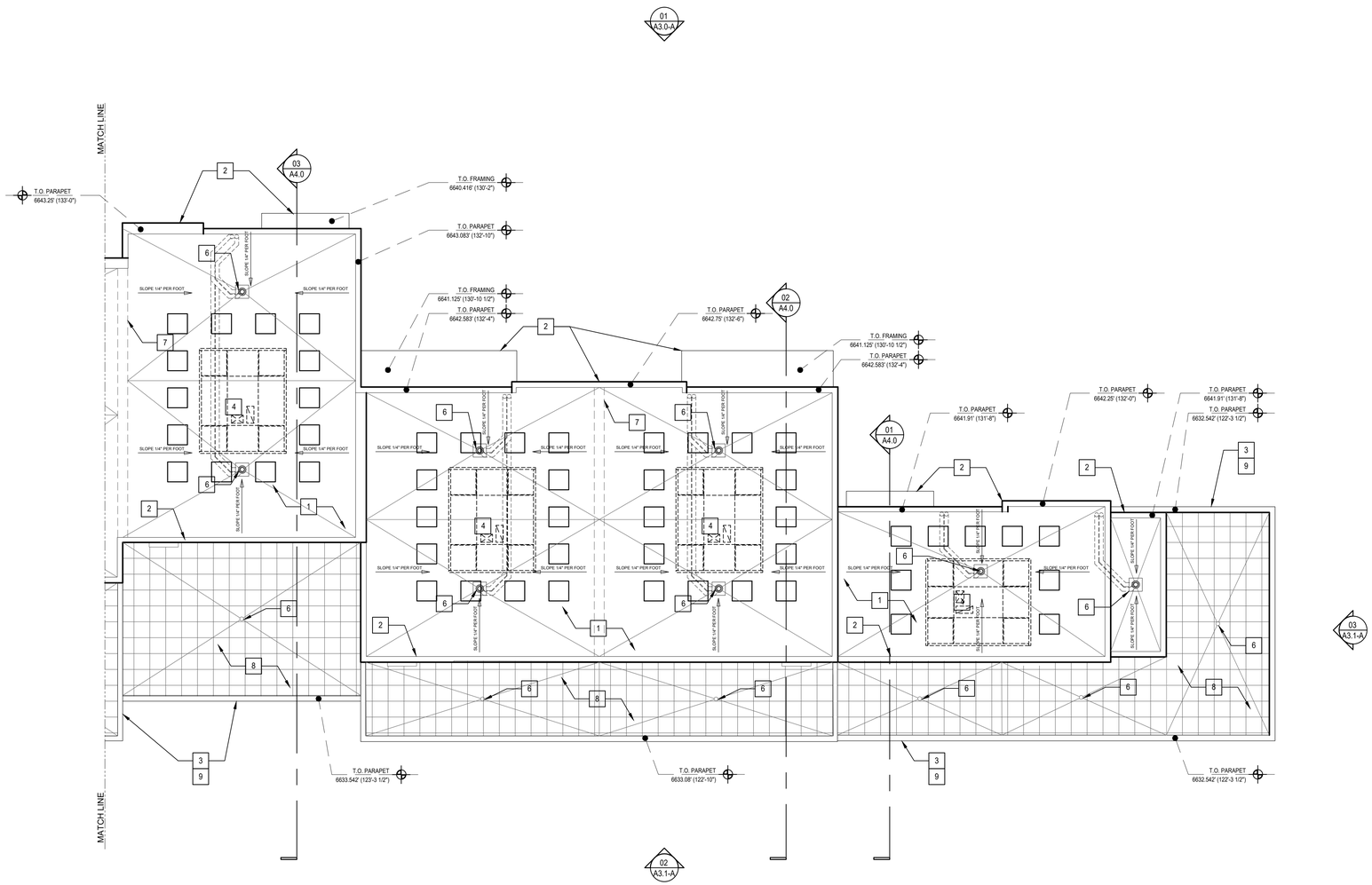

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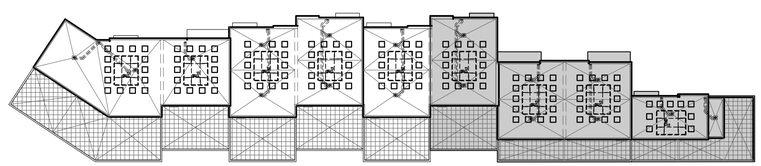

KEY PLAN

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Project:
Altitude Lofts Condominiums
Park City, Utah

Scale: PER TITLE
Date: 10-13-2021
Job No: -
Revision:

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BUILDING 'A' - PARTIAL ROOF PLAN

Sheet Title:

A2.2

Sheet No.

CAD File No.

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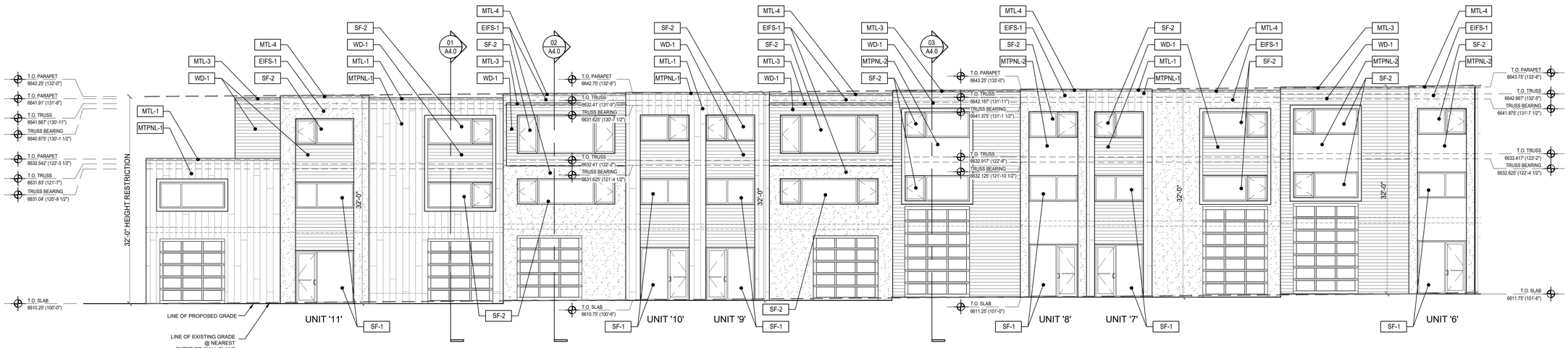

01 BUILDING 'A' - PARTIAL NORTH ELEVATION
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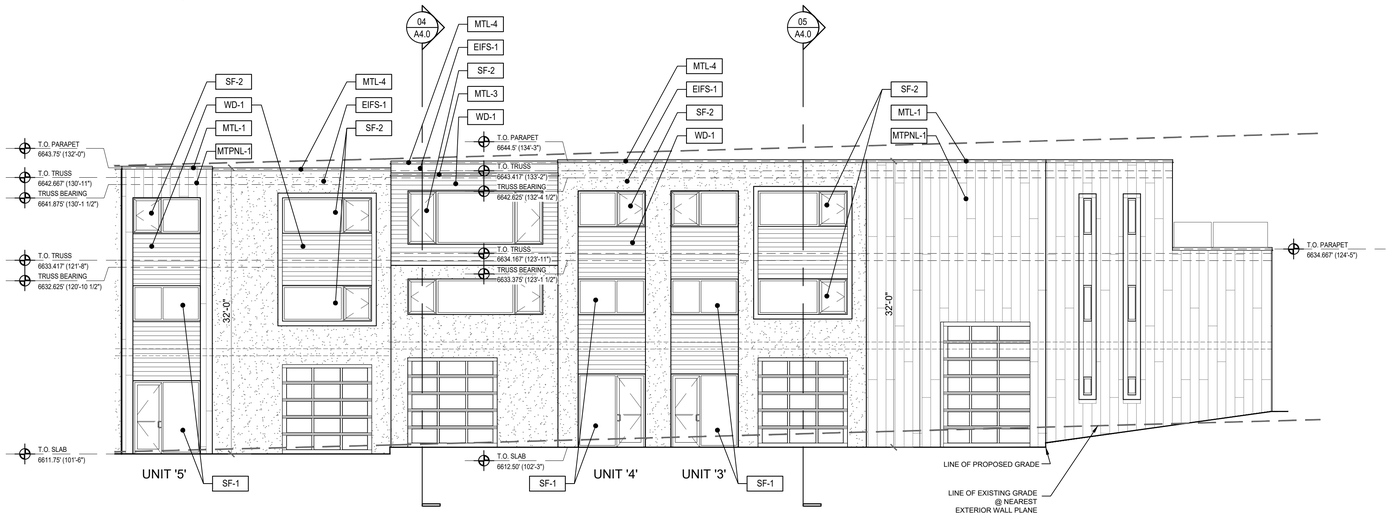
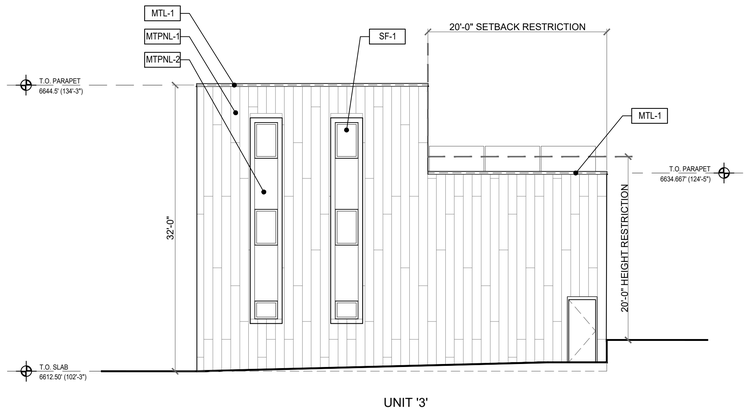


02 BUILDING 'A' - PARTIAL NORTH ELEVATION
scale 1/8" = 1'-0"



03 BUILDING 'A' - WEST ELEVATION
scale 1/8" = 1'-0"

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	NOTES
EXTERIOR INSULATION FINISH SYSTEM (EIFS)			
EIFS-1	SYNERGY	COLOR - "TO BE DETERMINED" TO MATCH XXXXXX	EIFS MUST BE DRAINABLE SYSTEM o/ WEATHER BARRIER STUCCO WRAP
PREFINISHED METAL			
MTL-1	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-1'	PREFINISHED FASCIA EDGE FLASHING, COPINGS, GUTTERS & DOWNSPOUTS
MTL-2	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-2'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
MTL-3	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'WD-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
MTL-4	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'STN-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
WOOD SIDING			
WD-1	PRODEMA	PRODEX WOOD SIDING	8" x 8'-0" PLANKS w/ EXPOSED FASTENERS o/ PAINTED VERTICAL FURRING STRIPS AT 16" O.C. o/ BLACK WEATHER BARRIER

MARK	MANUFACTURER	DESCRIPTION	NOTES
STOREFRONT AND WINDOW SYSTEMS			
SF-1	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3000. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
SF-2	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3375. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
PAINT			
PT-1	BENJAMIN MOORE	COLOR - TO BE DETERMINED (MATCH SF-1)	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS)
METAL PANELS			
MTPNL-1	FLAT LOCK	COLOR - IRON MOUNTAIN	STYLE: LATITUDE
MTPNL-2	XXXX	COLOR - DUSTY CHARCOAL	--

KEY ELEVATION

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BUILDING 'A' ELEVATIONS

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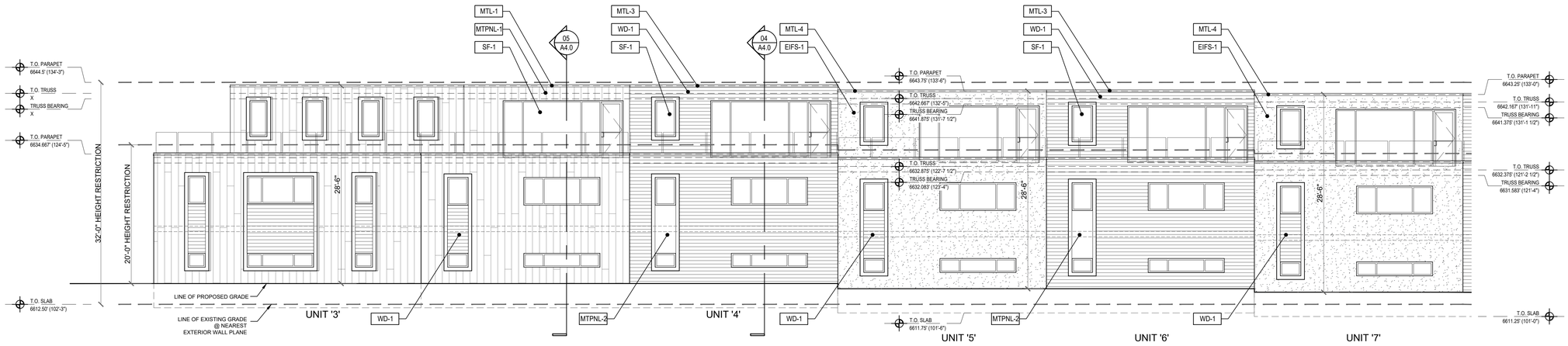

01 BUILDING 'A' - PARTIAL SOUTH ELEVATION
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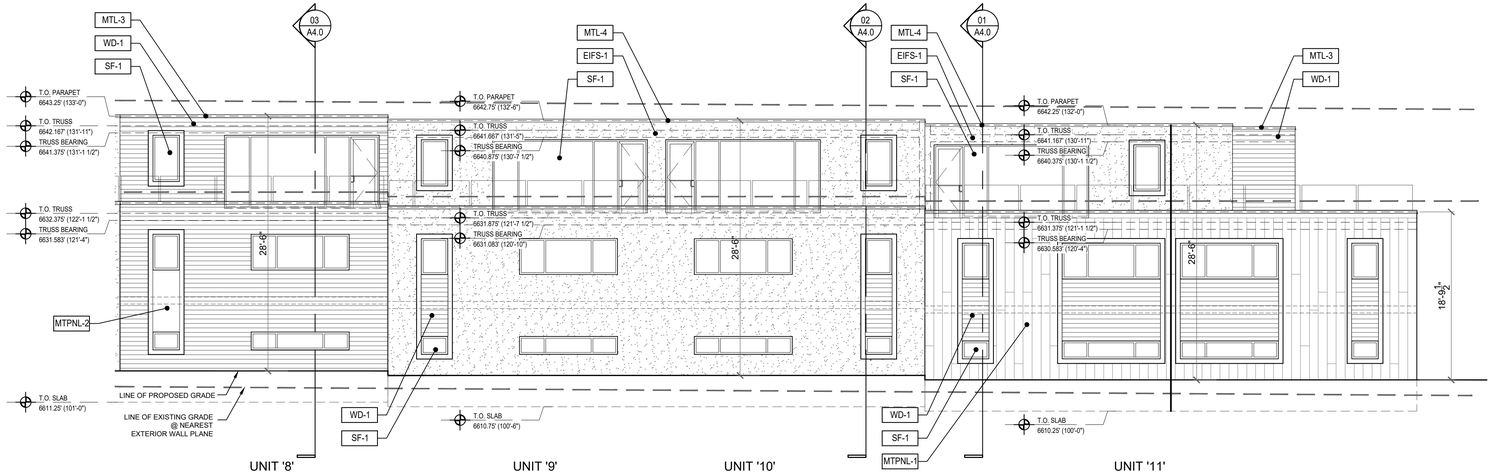

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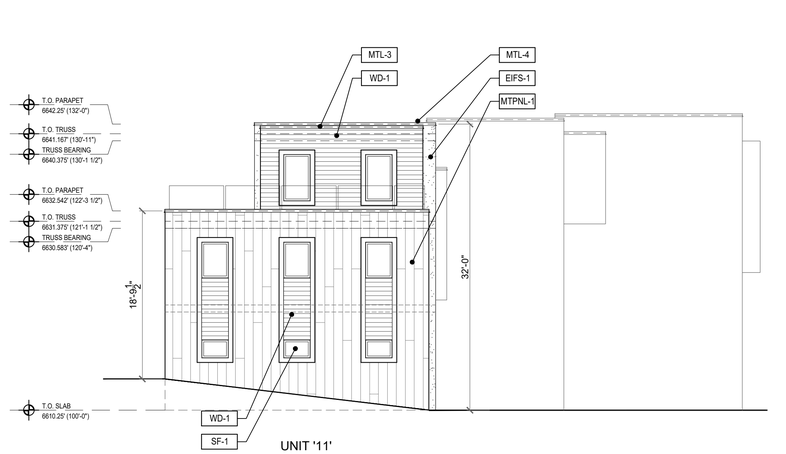
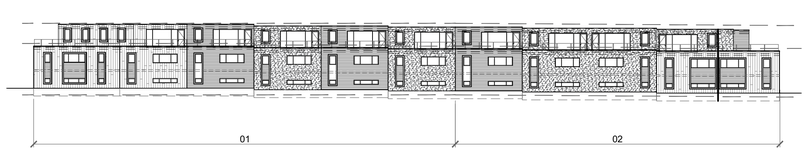


03 BUILDING 'A' - EAST ELEVATION
scale 1/8" = 1'-0"

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	NOTES
EXTERIOR INSULATION FINISH SYSTEM (EIFS)			
EIFS-1	SYNERGY	COLOR - "TO BE DETERMINED" TO MATCH XXXXXX	EIFS MUST BE DRAINABLE SYSTEM o/ WEATHER BARRIER STUCCO WRAP
PREFINISHED METAL			
MTL-1	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-1'	PREFINISHED FASCIA EDGE FLASHING, COPINGS, GUTTERS & DOWNSPOUTS
MTL-2	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-2'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
MTL-3	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'WD-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
MTL-4	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'STN-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
WOOD SIDING			
WD-1	PRODEMA	PRODEX WOOD SIDING	8" x 8'-0" PLANKS w/ EXPOSED FASTENERS o/ PAINTED VERTICAL FURRING STRIPS AT 16" O.C. o/ BLACK WEATHER BARRIER

MARK	MANUFACTURER	DESCRIPTION	NOTES
STOREFRONT AND WINDOW SYSTEMS			
SF-1	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3000. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
SF-2	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3375. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
PAINT			
PT-1	BENJAMIN MOORE	COLOR - TO BE DETERMINED (MATCH SF-1)	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS)
METAL PANELS			
MTPNL-1	FLAT LOCK	COLOR - IRON MOUNTAIN	STYLE: LATITUDE
MTPNL-2	XXXX	COLOR - DUSTY CHARCOAL	--



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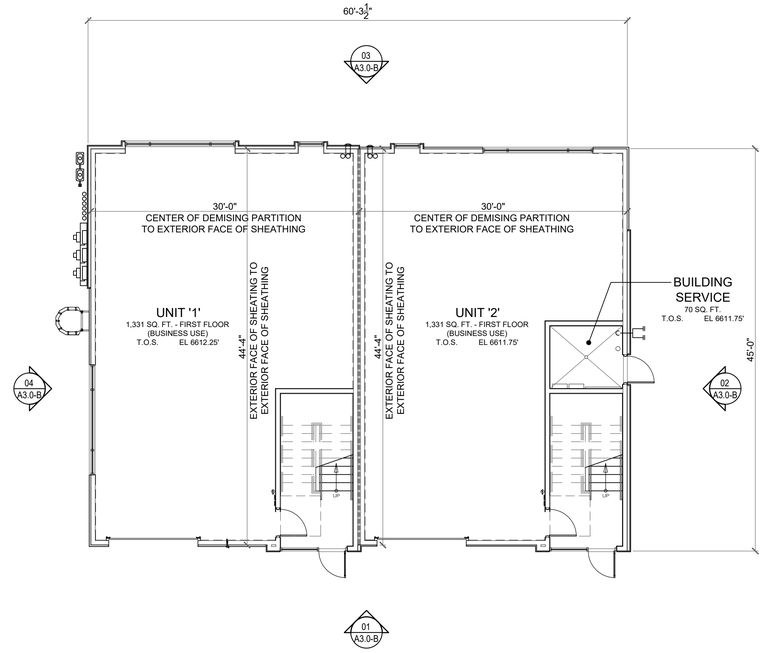

01 BUILDING 'B' - FIRST FLOOR PLAN
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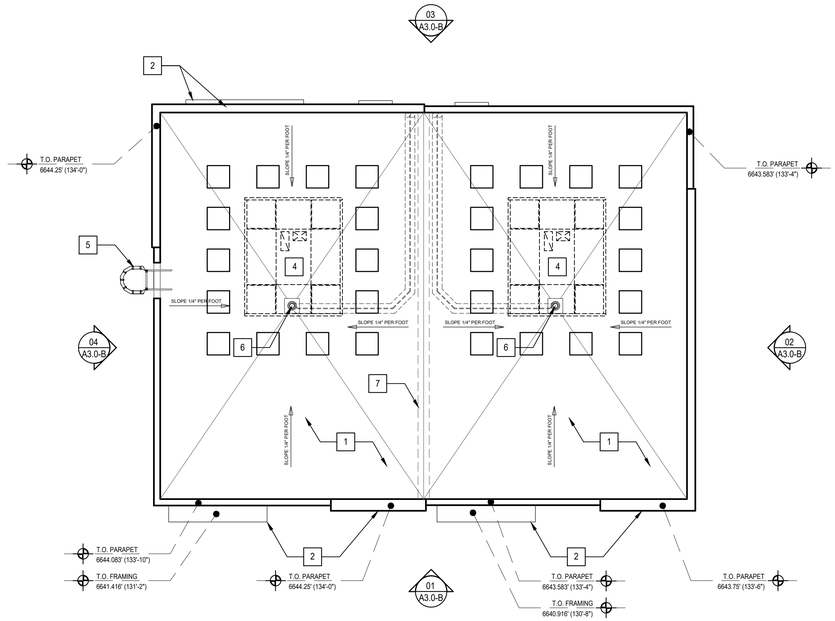

03 BUILDING 'B' - ROOF PLAN
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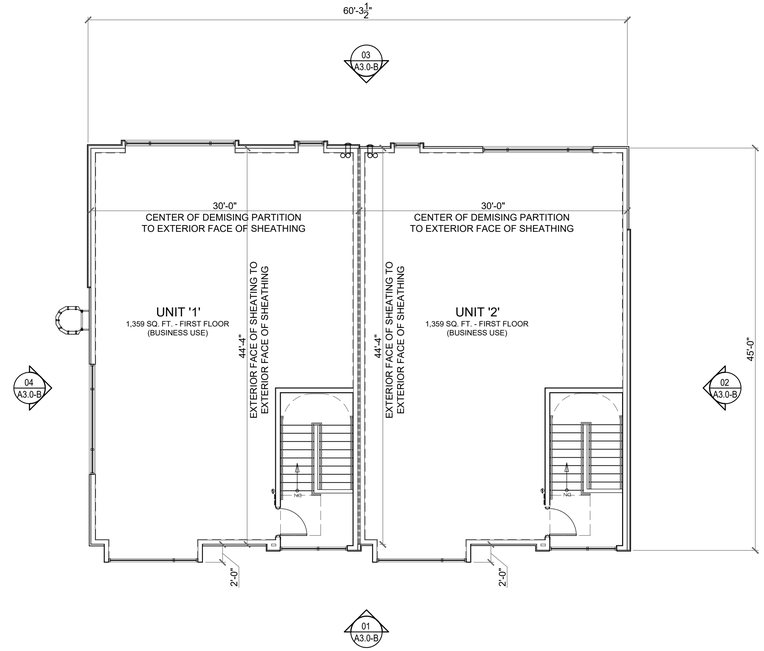

02 BUILDING 'B' - SECOND FLOOR PLAN
scale 1/8" = 1'-0"

ROOF PLAN CODED NOTES

1	.045" REINFORCED MECHANICALLY FASTENED TPO ROOFING SYSTEM o/ R-30 POLYISOCYANURATE ROOF INSULATION o/ 3/4" APA RATED SHEATHING o/ WOOD TRUSS SYSTEM (SLOPE 1/4" PER FOOT MIN. TOWARDS INTERNAL ROOF DRAINS).
2	PREFINISHED METAL (24 GA.) EDGE FLASHING. PROVIDE CONTINUOUS SEALANT PER MANUFACTURER'S SPECIFICATIONS.
3	PREFINISHED METAL (24 GA.) COPING. PROVIDE CONTINUOUS SEALANT PER MANUFACTURER'S SPECIFICATIONS.
4	FUTURE ROOF TOP MECHANICAL UNIT AND / OR INSULATED CURB. COORDINATE WITH TENANT REPRESENTATIVE FOR ADDITIONAL INFORMATION AND SCOPE OF WORK.
5	STEEL ROOF ACCESS LADDER WITH FALL PROTECTION CAGE AND SECURITY GATE CAGE.
6	COMBINATION PRIMARY AND SECONDARY OVERFLOW DRAIN (SEE PLUMBING DRAWINGS).
7	WALL CONSTRUCTION BELOW (SHOWN DASHED).
8	PATIO PAVERS ON TOP OF ADJUSTABLE PEDESTALS.
9	42" HIGH GUARDRAIL AT ROOF TOP PATIO.

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BUILDING 'B' - FLOOR PLANS AND ROOF PLAN
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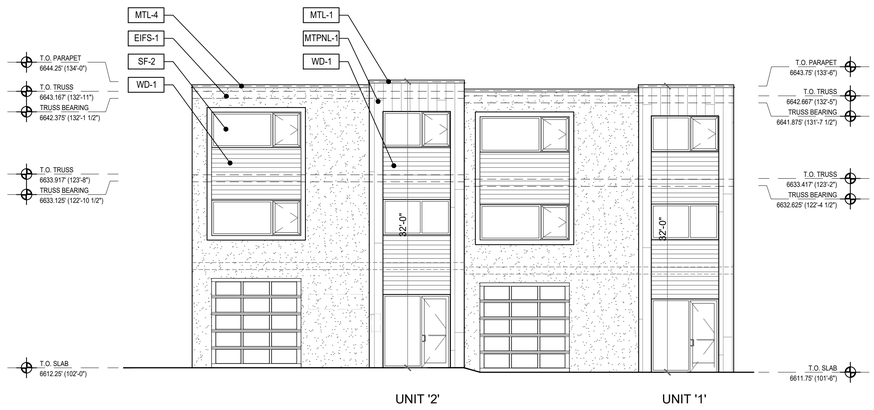

01 BUILDING 'B' - WEST ELEVATION
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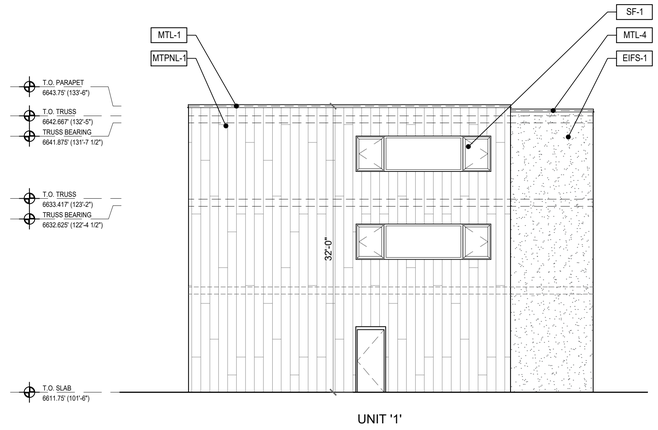

02 BUILDING 'B' - SOUTH ELEVATION
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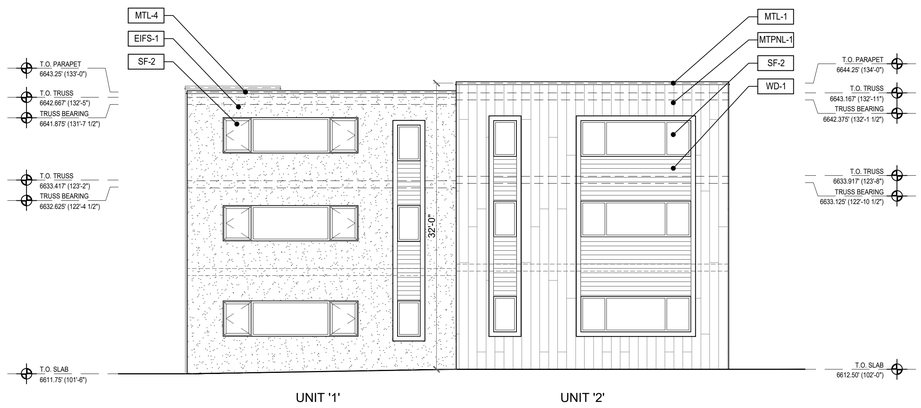

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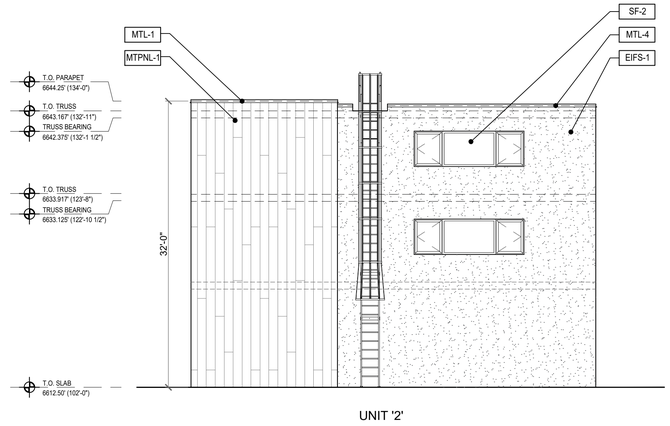

04 BUILDING 'B' - NORTH ELEVATION
scale 1/8" = 1'-0"

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	NOTES
EXTERIOR INSULATION FINISH SYSTEM (EIFS)			
EIFS-1	SYNERGY	COLOR - "TO BE DETERMINED" TO MATCH XXXXXX	EIFS MUST BE DRAINABLE SYSTEM o/ WEATHER BARRIER STUCCO WRAP
PREFINISHED METAL			
MTL-1	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-1'	PREFINISHED FASCIA EDGE FLASHING, COPINGS, GUTTERS & DOWNSPOUTS
MTL-2	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-2'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
MTL-3	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'WD-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
MTL-4	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'STN-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS
WOOD SIDING			
WD-1	PRODEMA	PRODEX WOOD SIDING	8" x 8'-0" PLANKS w/ EXPOSED FASTENERS o/ PAINTED VERTICAL FURRING STRIPS AT 16" O.C. o/ BLACK WEATHER BARRIER

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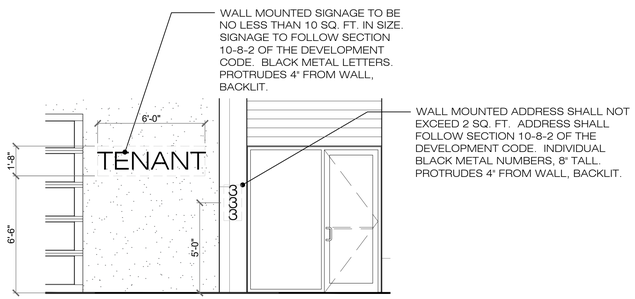
SF-2	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3375. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
PAINT			
PT-1	BENJAMIN MOORE	COLOR - TO BE DETERMINED (MATCH SF-1)	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS)
METAL PANELS			
MTPNL-1	FLAT LOCK	COLOR - IRON MOUNTAIN	STYLE: LATITUDE
MTPNL-2	--	COLOR - DUSTY CHARCOAL	--



05 TYPICAL TENANT SIGNAGE
scale 1/4" = 1'-0"

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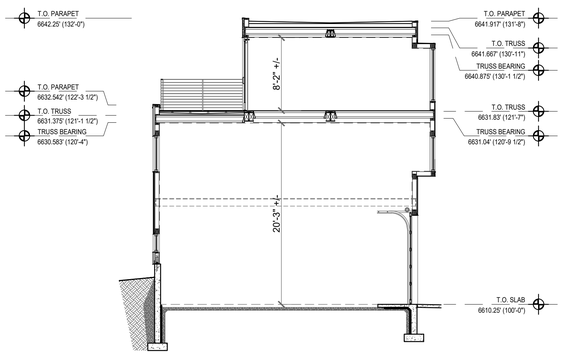

01 BUILDING SECTION
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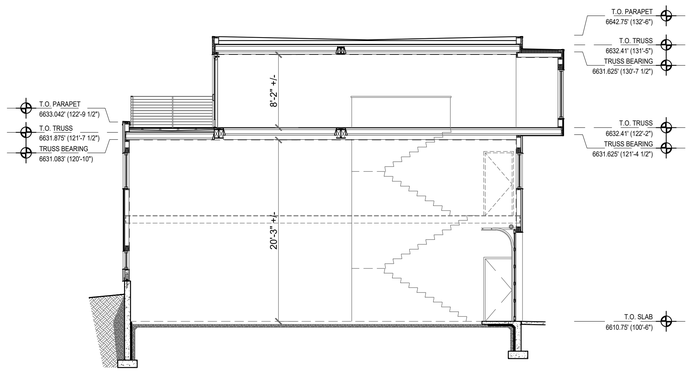

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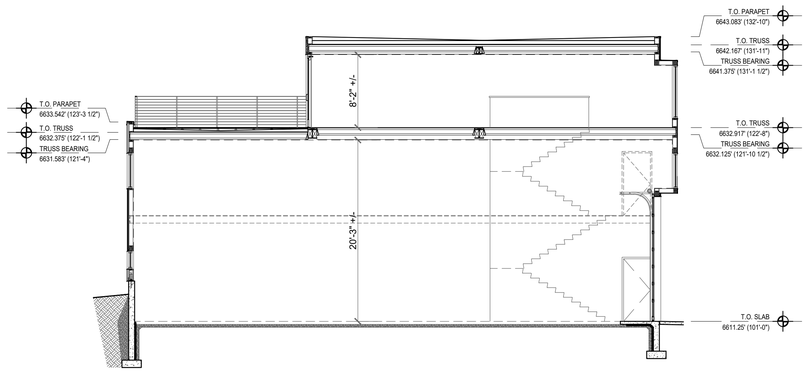

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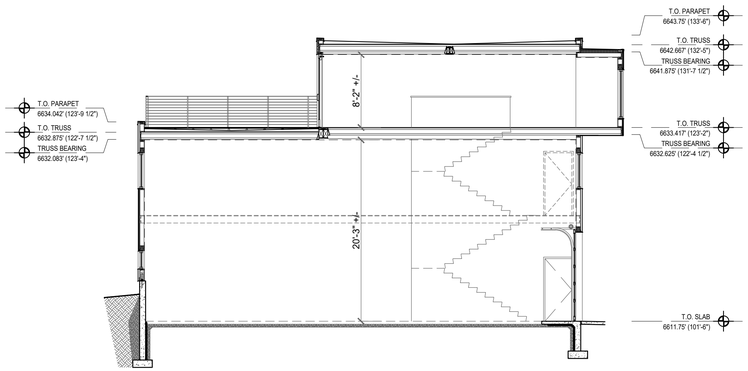

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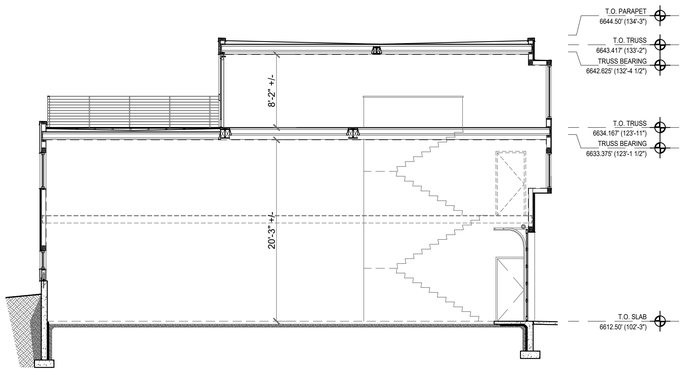

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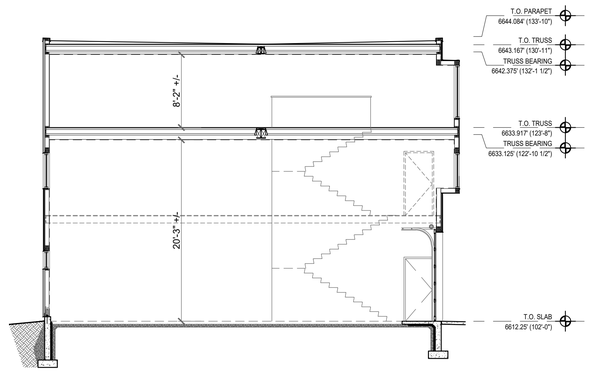

06 BUILDING SECTION
scale 1/8" = 1'-0"

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LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

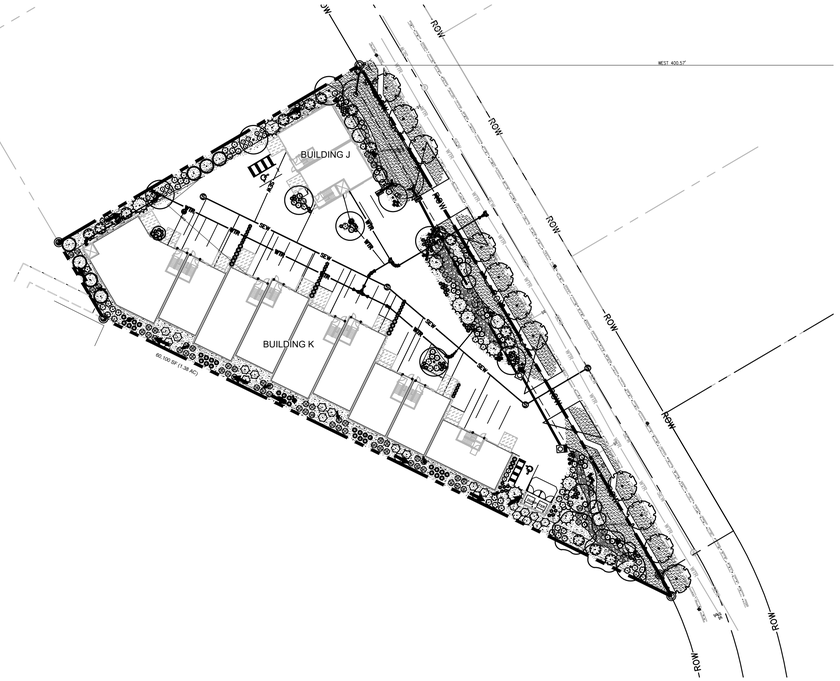
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHTECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE TILLED INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER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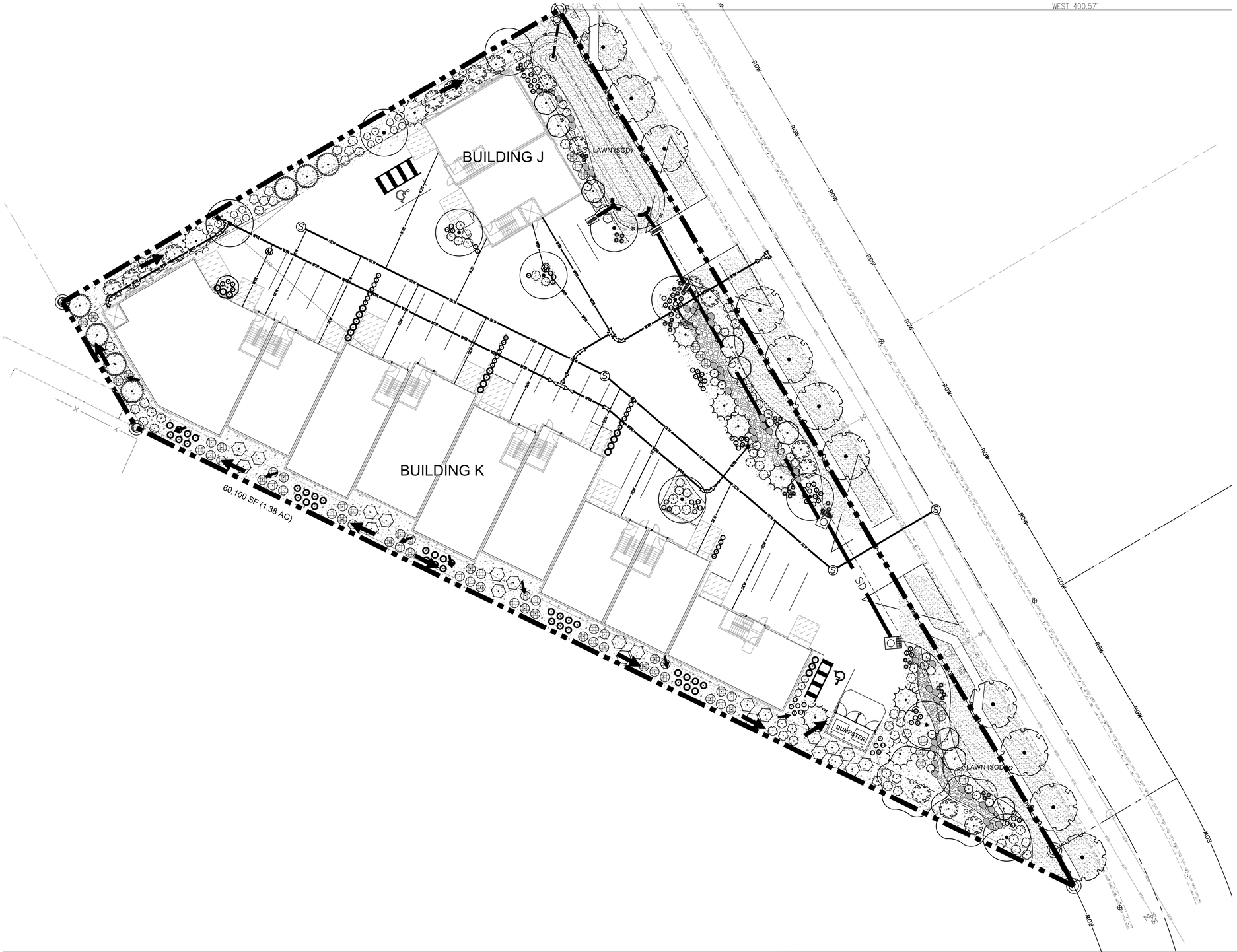

PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Gs	2	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honey Locust	2.5" Cal
	Pe	11	Populus tremuloides 'Erecta' Columnar Quaking Aspen	1" Cal.
	Qs	10	Quercus robur 'Fastigiata' TM Skyrocket English Oak	2.5" Cal
	Sd	11	Sorbus decora Showy Mountain Ash	2.5" Cal

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Pp	9	Picea abies 'Pendula' Weeping Norway Spruce	8` Tall
	Pf	7	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	8` Tall

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ck	25	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red Twig Dogwood	5 gal
	Pg	61	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	5 gal
	Rg	17	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal
	Rc	22	Ribes rubrum 'Perfection' Perfection Red Currant	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ck2	66	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal
	Fc	114	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal
	Ms2	36	Miscanthus sinensis 'Strictus' Porcupine Eulalia Grass	1 gal
	Ps	55	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Sb	42	Salvia x sylvestris 'Blue Hill' Blue Hill Sage	1 gal

SITE MATERIALS LEGEND

SYMBOL	L LANDSCAPE DESCRIPTION	QTY
L01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	7,590 sf
L03	OQUIRRH GRAVEL STONE MULCH PLANTING AREAS TO RECEIVE MIN.6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	13,910 sf
L03	4"-7" STONE MULCH PROVIDE 7" DEPTH OF STONE MULCH TOP DRESSING.	950 sf

SYMBOL	L LANDSCAPE DESCRIPTION	QTY
L07	BOULDERS - DECORATIVE	41
L08	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	344 lf

ISSUE DATE: 10/18/2021 | PROJECT NUMBER: UT21107

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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5		
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PLAN INFORMATION

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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

ALTITUDE LOFTS CONDOMINIUMS

PARK CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

4C ARCHITECTRE
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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
10/18/2021
REGISTERED
STATE OF UTAH

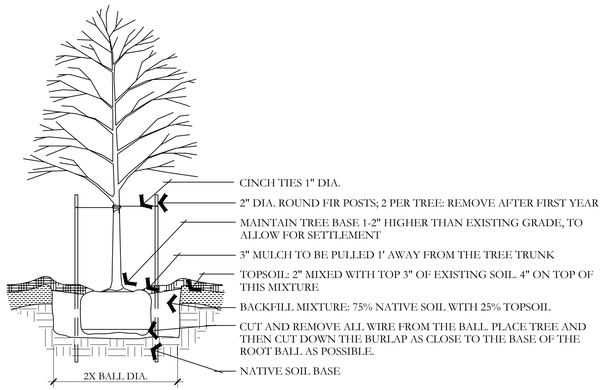
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/18/2021

LANDSCAPE PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

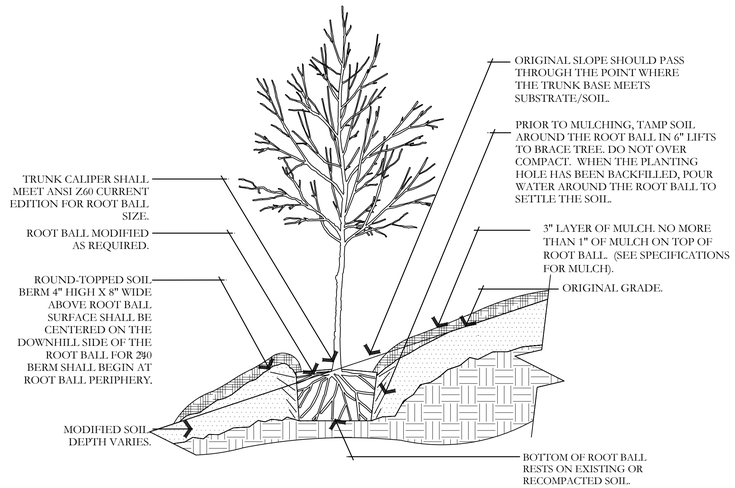
LP-101



A DECIDUOUS TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

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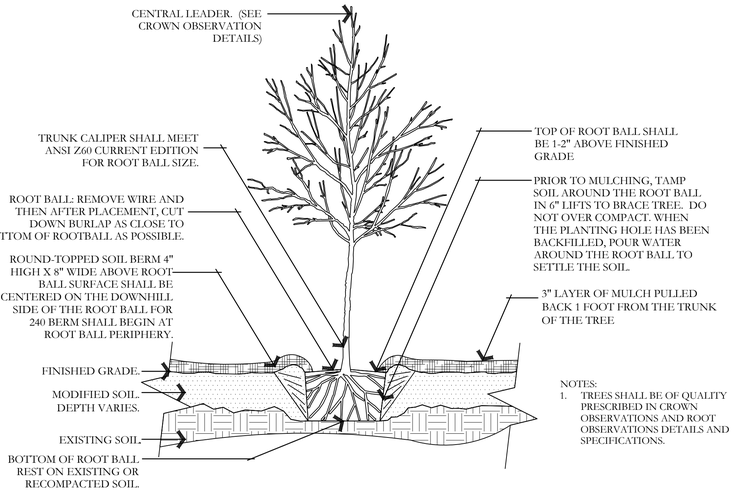

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

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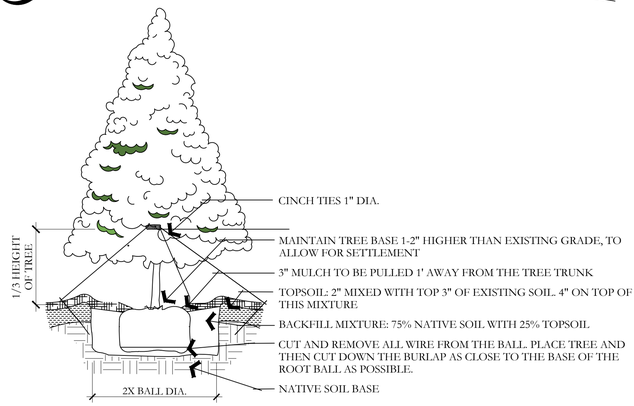

D EVERGREEN TREE PLANTING

NOT TO SCALE

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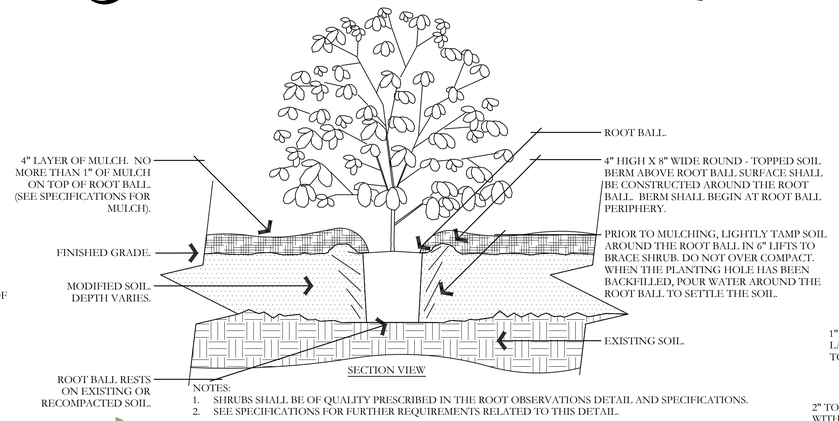

E SHRUB - MODIFIED SOIL

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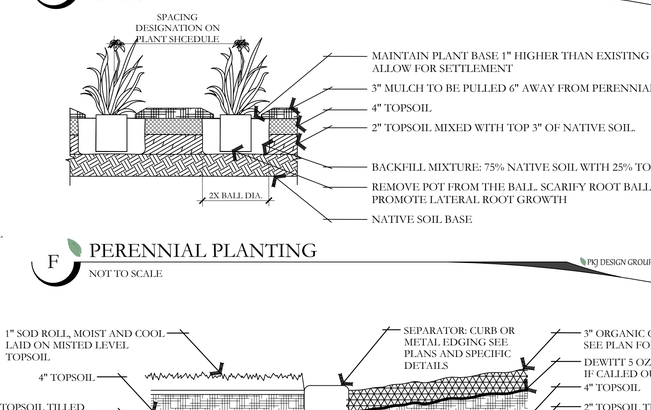

F PERENNIAL PLANTING

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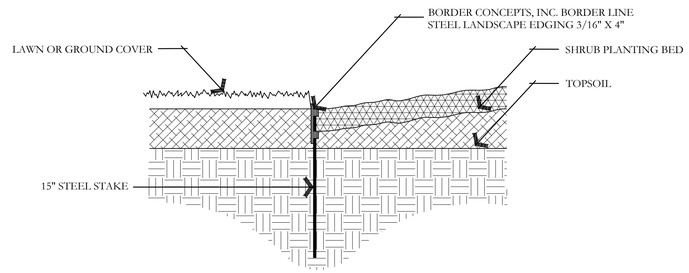
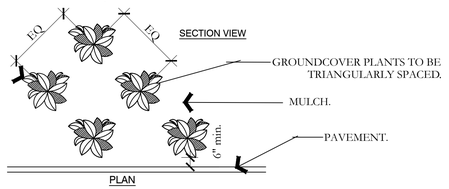


G METAL EDGING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



H PERENNIAL/GROUNDCOVER PLANTING

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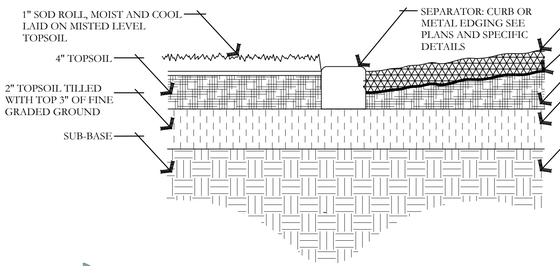
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

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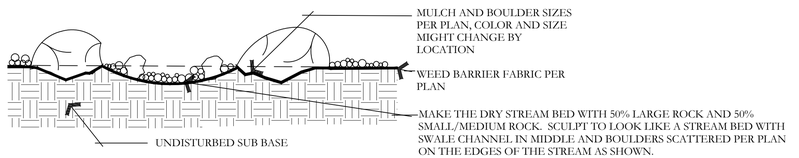

J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER
10/18/2021	UT21107

NO.	REVISION	DATE
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PLAN INFORMATION

PROJECT INFORMATION

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LANDSCAPE ARCHITECT / PLANNER

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Landscape Architecture / Planning & Visualization
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LICENSE STAMP

COMMONWEALTH OF UTAH LANDSCAPE ARCHITECT JEREMY AINSWORTH 8728127-5301 10/18/2021 REGISTERED LA STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/18/2021

LANDSCAPE DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-501

ALTITUDE LOFTS CONDOMINIUMS

PARK CITY, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of popc and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.

2.3 CONNECTION ASSEMBLY

A. Secondary water shall be used on this Project. Install filter and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¼", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall eure a minimum of 24 hours prior to being energized. Lateral lines shall eure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

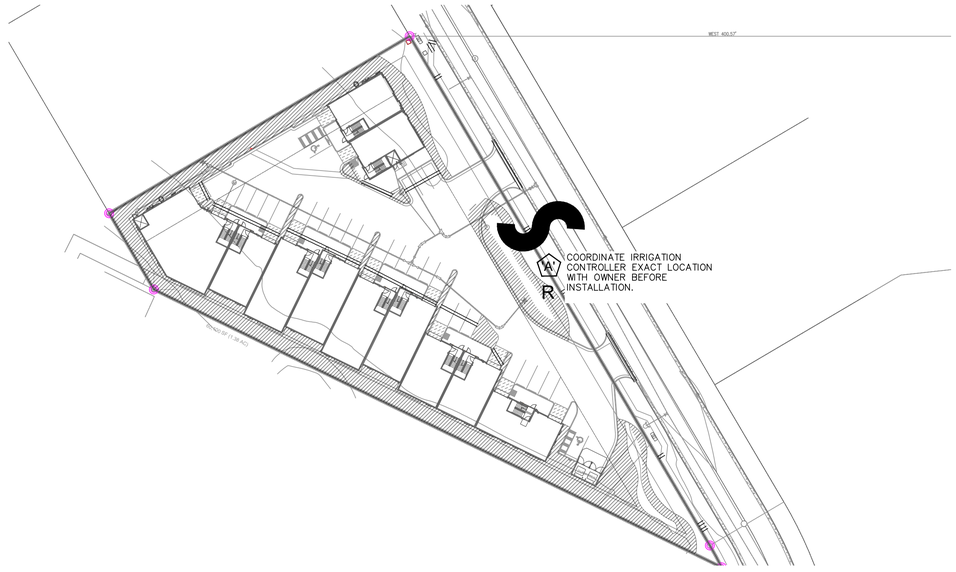
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
10/18/2021	UT21107

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

PROJECT INFORMATION

ALTITUDE LOFTS CONDOMINIUMS

PARK CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

4C ARCHITECTRE
ATT: BILL TUROCZY
614-353-9929
BILLTUROCZY4C@GMAIL.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning &Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
812812 - 5301
10/18/2021
ELECTRONIC SEAL
STATE OF UTAH

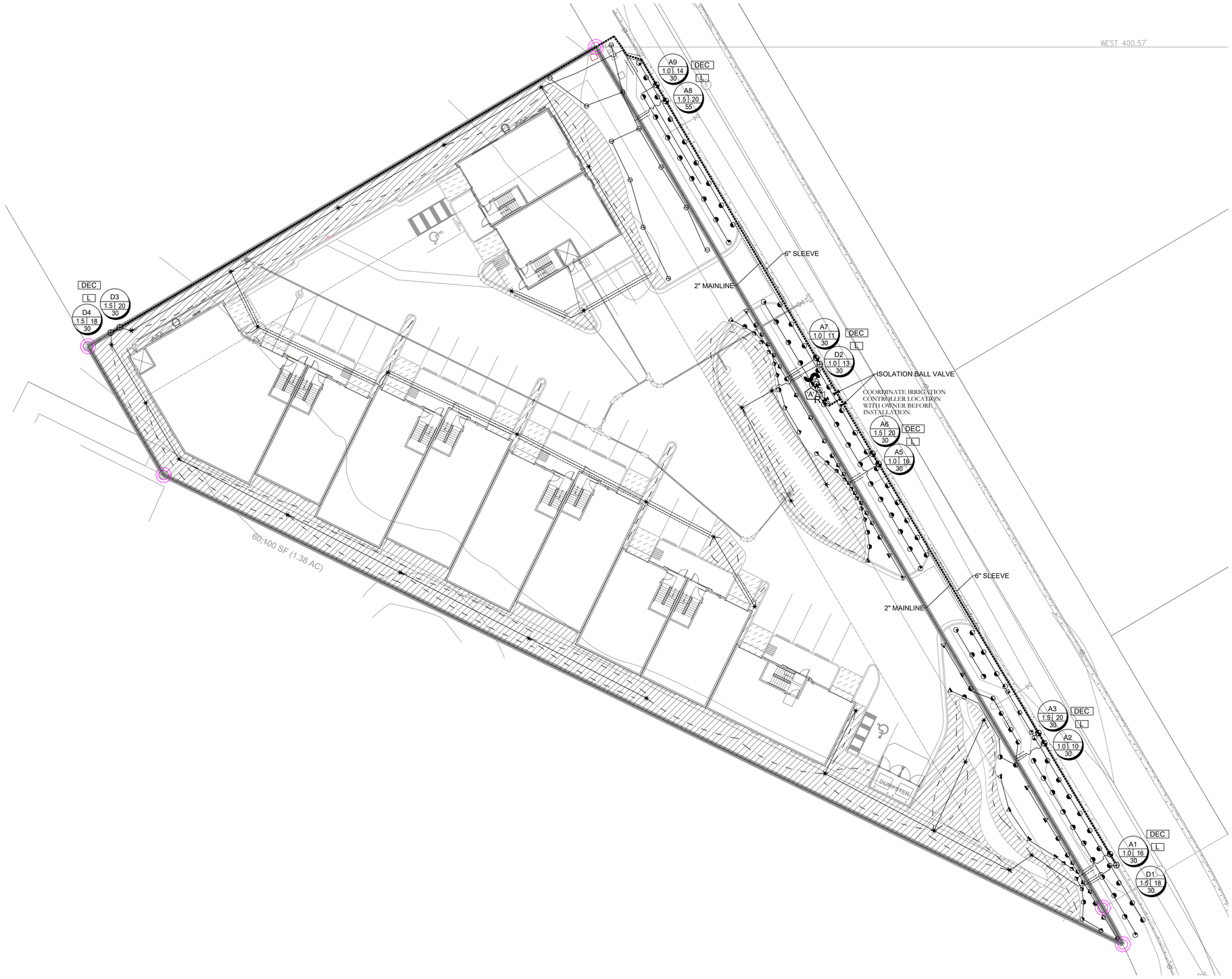
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/18/2021

IRRIGATION PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-100



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER:RAINBIRD ESP-LXIVM WITH LIMR REMOTE KIT, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S. RECOMMENDATIONS (130 MICRON)
M	MASTER VALVE
F	FLOW SENSOR
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC L	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
	REMOTE CONTROL VALVE: RAINBIRD 1VMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS,AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFSP-09-18-100 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE: INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW		
XFS DRIPLINE	XFSP-09-18	.9 GPH		
TOTAL DRIP ZONE FLOW	20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM		
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER	23	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN				

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER.USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 | 18 — VALVE SIZE / GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE: 10/18/2021 | PROJECT NUMBER: UT21107

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1	XXXX	XX-XX-XX
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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

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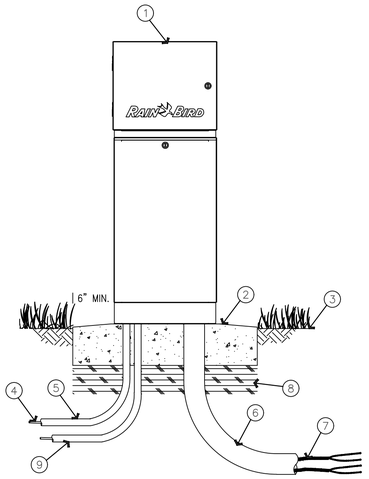
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 812917-5301 — REGISTERED — 10/18/2021 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 10/18/2021

IRRIGATION PLAN

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-101



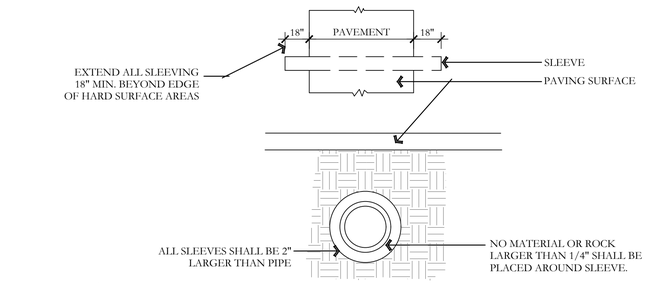
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

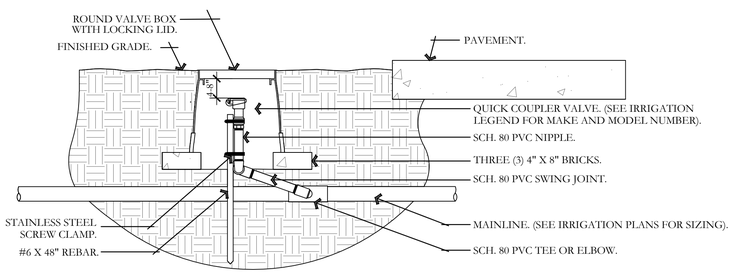
KEY SPECIFICATIONS

FEATURE / MODEL	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
NOT TO SCALE

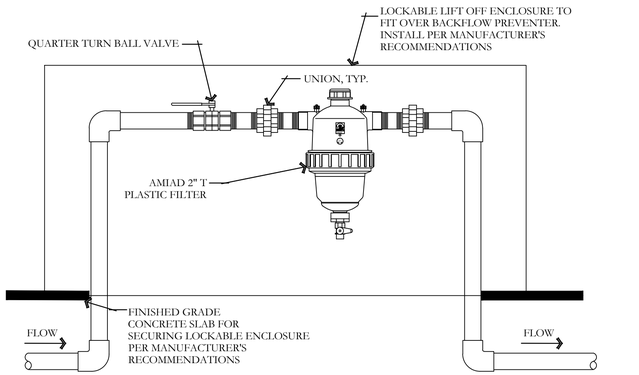


D TYPICAL SLEEVING DETAIL
NOT TO SCALE

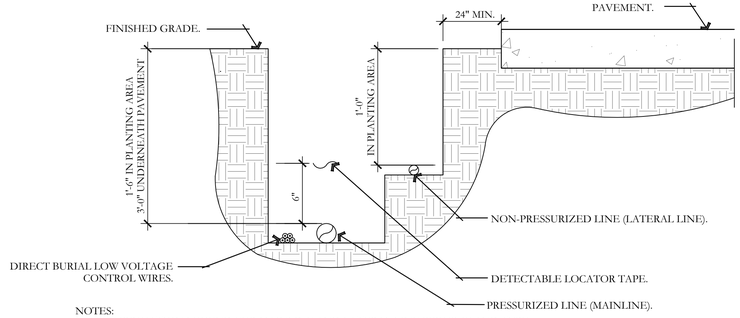


NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE

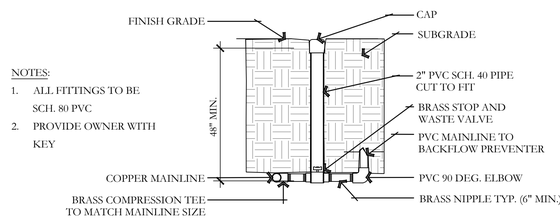


B 2" PLASTIC FILTER DETAIL
NOT TO SCALE



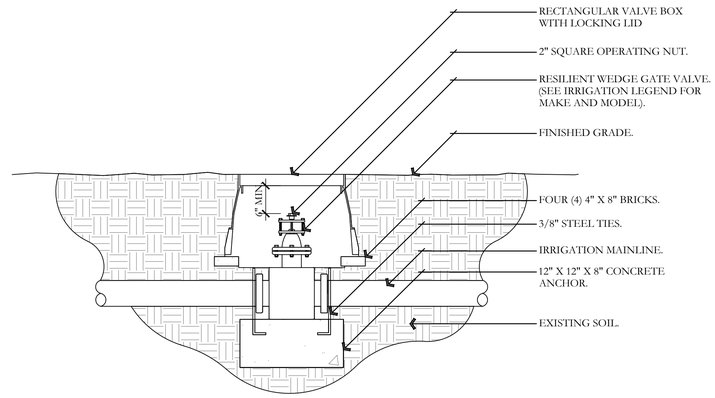
NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL
NOT TO SCALE



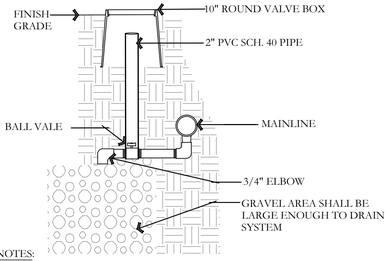
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

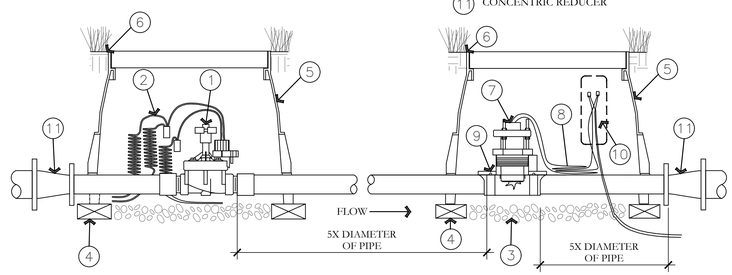
C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE

1. NORMALLY OPEN MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER - 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 350 FLOW SENSOR(S)
8. 36-INCH LENGTH OF COILED PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLIT CONTROLLER ASSEMBLY
9. DOUBLE-STRAP SADDLE
10. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR DETAIL FOR WIRING DIAGRAM.
11. CONCENTRIC REDUCER



I MASTER VALVE AND FLOW SENSOR DETAIL
NOT TO SCALE

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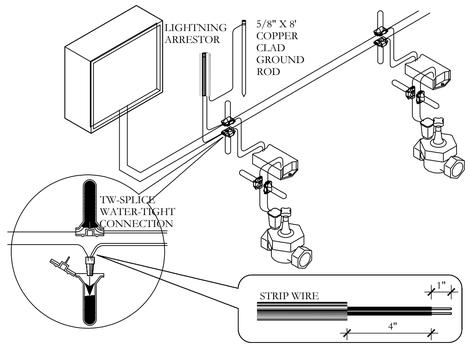
PLOT DATE: 10/18/2021

IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-501



J 2-WIRE CONNECTION DETAIL

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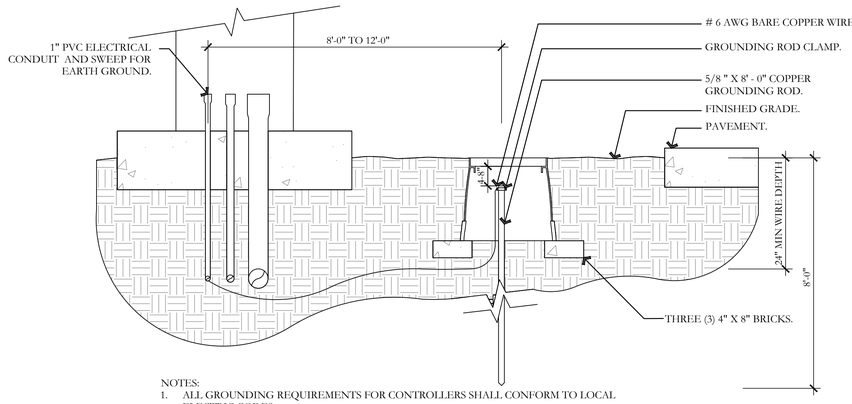

NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

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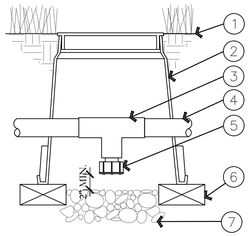
NOT TO SCALE



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L LATERAL LINE DRAIN VALVE DETAIL

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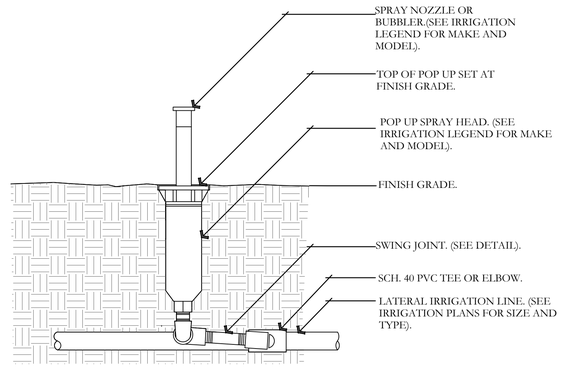
NOT TO SCALE

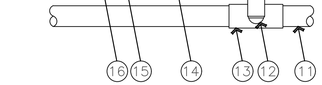


NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM

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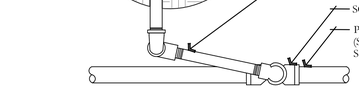

NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR SPRAYHEAD DETAIL

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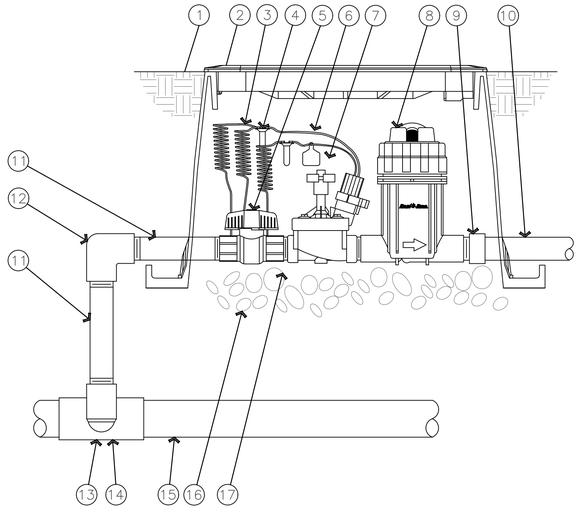
IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-502



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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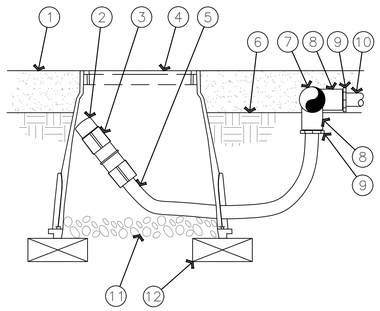

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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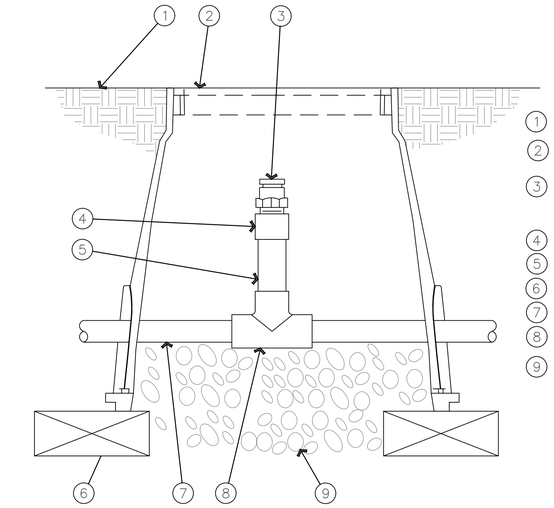

1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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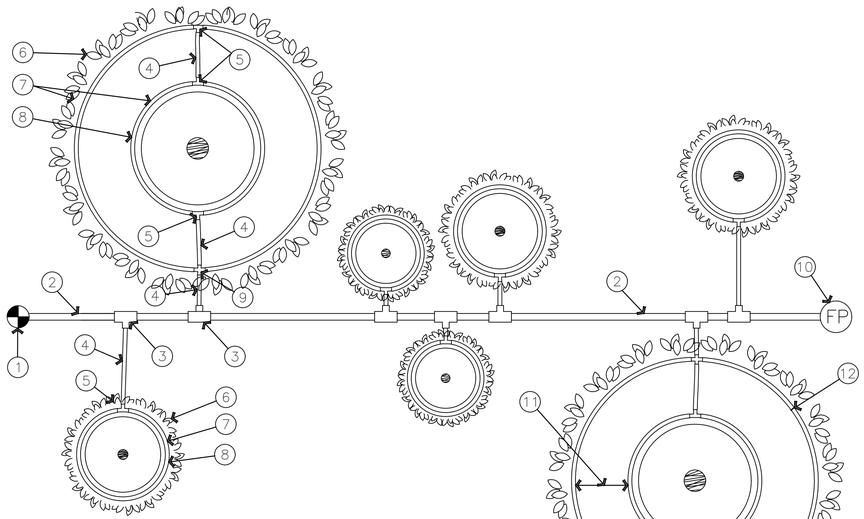

1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP MANIFOLD PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES BLANK TUBING (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
JEREMY ANDREW AINSWORTH
8728121-5301
10/18/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

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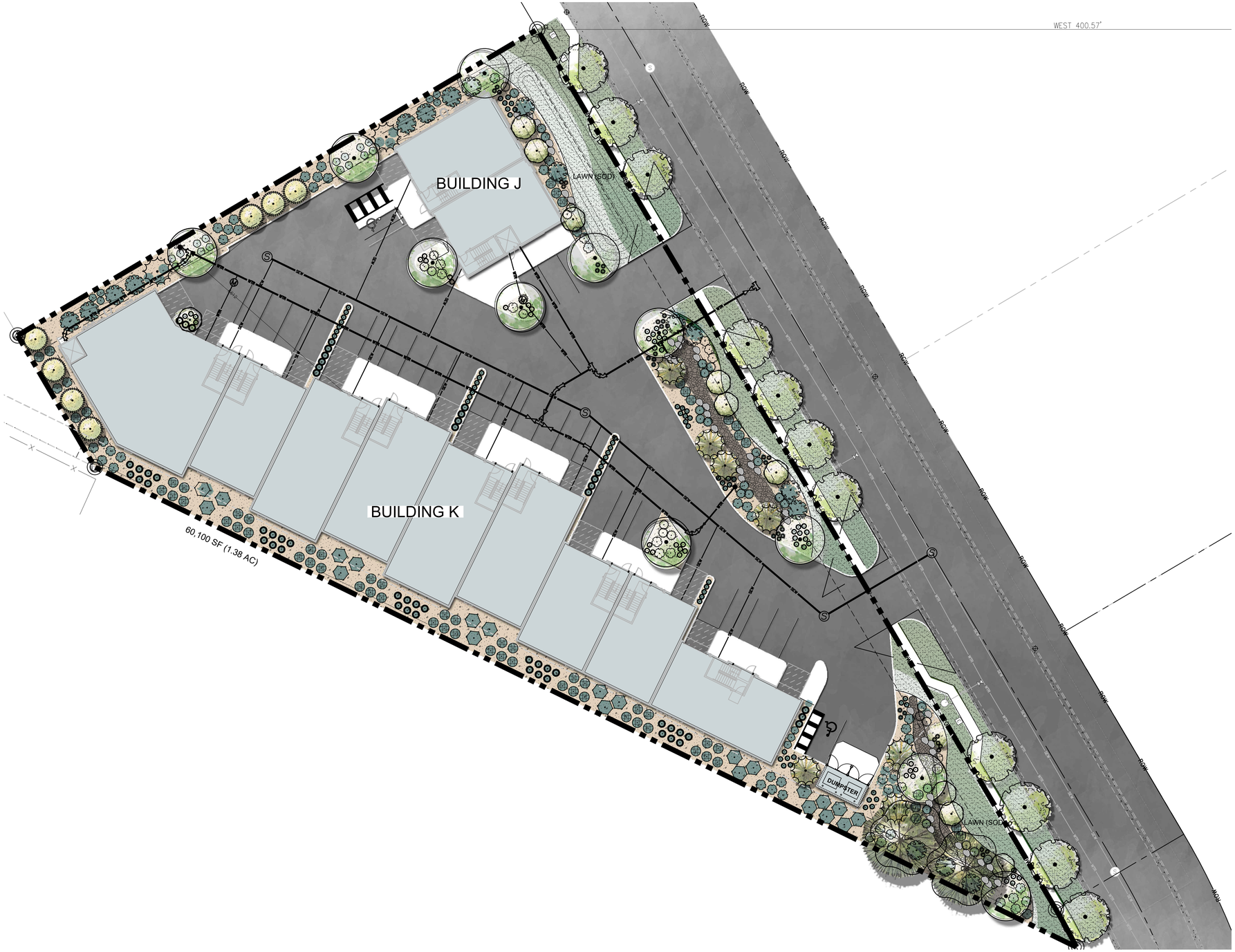
IRRIGATION DETAILS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-503



PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Gs	2	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honey Locust	2.5" Cal
	Pe	11	Populus tremuloides 'Erecta' Columnar Quaking Aspen	1" Cal.
	Qs	10	Quercus robur 'Fastigiata' TM Skyrocket English Oak	2.5" Cal
	Sd	11	Sorbus decora Showy Mountain Ash	2.5" Cal

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Pp	9	Picea abies 'Pendula' Weeping Norway Spruce	8` Tall
	Pf	7	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	8` Tall

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ck	25	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red Twig Dogwood	5 gal
	Pg	60	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	5 gal
	Rg	17	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal
	Rc	22	Ribes rubrum 'Perfection' Perfection Red Currant	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ck2	66	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal
	Fc	113	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal
	Ms2	36	Miscanthus sinensis 'Strictus' Porcupine Eulalia Grass	1 gal
	Ps	55	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Sb	38	Salvia x sylvestris 'Blue Hill' Blue Hill Sage	1 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	7,590 sf
1-03	OQUIRRH GRAVEL STONE MULCH PLANTING AREAS TO RECEIVE MIN.6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	13,910 sf
1-05	4"-7" STONE MULCH PROVIDE 7" DEPTH OF STONE MULCH TOP DRESSING.	950 sf

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-07	BOULDERS - DECORATIVE	41
1-08	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	344 lf

ISSUE DATE	PROJECT NUMBER
10/18/2021	UT21107

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

ALTITUDE LOFTS CONDOMINIUMS

PARK CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

4C ARCHITECTRE
ATT: BILL TUROCZY
614-353-9929
BILLTUROCZY4C@GMAIL.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128127-5301
10/18/2021
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/18/2021

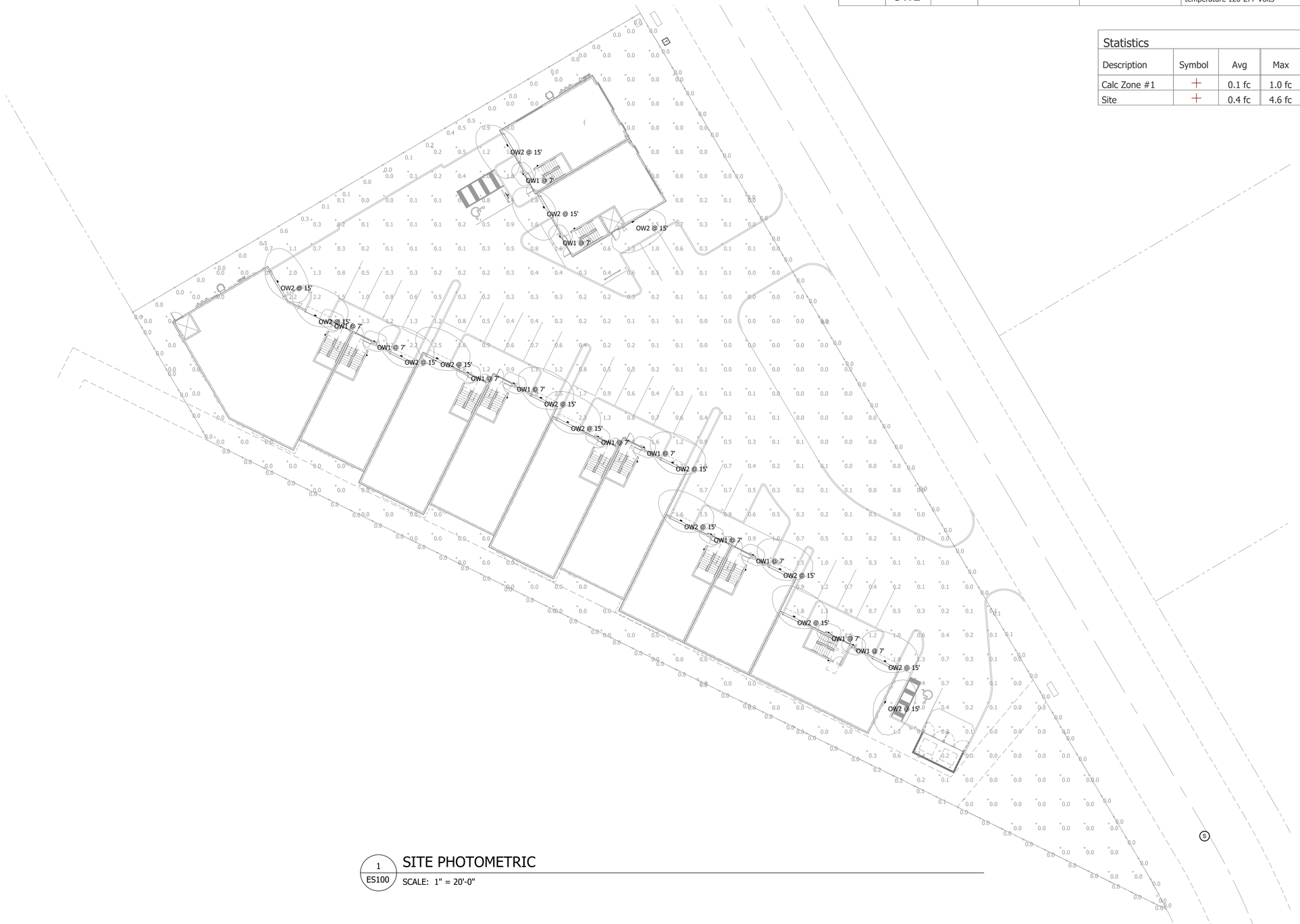
LANDSCAPE PLAN COLOR

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-COLOR

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	OW1	11		CRT1510261101-025(003A), Model: 1648TT-LED	1648xx-LED	241	10.2
	OW2	17	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1537	11.49

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A
Site	+	0.4 fc	4.6 fc	0.0 fc	N/A	N/A



1 ES100 SITE PHOTOMETRIC

SCALE: 1" = 20'-0"

ALTITUDE LOFTS CONDOMINIUMS

SUMMIT COUNTY, UT

STAMP

REVISIONS

ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com

PROJECT #: 21304
DRAWN BY: ES
CHECKED BY: MM/NF
DATE: 08/03/2021

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2021

SHEET TITLE:

PHOTOMETRIC PLAN

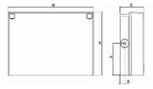
ES100

WPX LED
Wall Packs

Catalog Number
Notes
Type OW2

*For DLC 5.0 qualification this page is for all 3 luminaire wattages.

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W [1]	30K	3000K	MVOLT	120V – 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V [1]	E4WH	Emergency battery backup, CEC compliant (4W, 0 C min) [2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20 C min) [2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell [3]	Note : For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package, which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40 C to 40 C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and L70 lumen maintenance of L70/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.lithonia.acuitybrands.com/CustomerResources/Terms_and_conditions.asp

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

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ATLANTIS OW1

1648BZ-LED
MEDIUM WALL MOUNT LANTERN

Atlantis features a minimalist design for the ultimate in urban sophistication. Constructed of solid aluminum and Dark Sky compliant, Atlantis provides a chic solution to eco-conscious homeowners.

DETAILS	
FINISH:	Bronze
MATERIAL:	Extruded Aluminum Body
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6"
HEIGHT:	16"
WEIGHT:	4 lbs.
BACK PLATE:	4.5" Sq.
EXTENSION:	3.5"
TOP TO OUTLET:	13.75"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-30 & LC2-60
WATTAGE:	15w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	1200
CRI:	96
INCANDESCENT EQUIVALENCY:	2 x 60w
DIMMABLE:	Yes - 0-10V Type Dimmer Only

SHIPPING	
CARTON LENGTH:	9"
CARTON WIDTH:	19"
CARTON HEIGHT:	6"
CARTON WEIGHT:	6 lbs.

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Meets California Energy Commission 2016 Title regulations/JA8
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky.
- Fixture is ADA compliant and adheres to the standards and guidelines listed by the Americans with Disabilities Act.
- Equipped with a 120/277 universal driver. 0-10 dimming.
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

HINKLEY

ALTITUDE LOFTS CONDOMINIUMS

SUMMIT COUNTY, UT

STAMP

REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com

PROJECT #:	21304
DRAWN BY:	ES
CHECKED BY:	MM/NF
DATE:	08/03/2021

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2021

SHEET TITLE:

PHOTOMETRIC PLAN DETAILS

ES101

Proposed Development of

Park City Business Center (Lot 2) - Altitude Lofts Condominiums

Park City, Utah

10.14.2021

Goliath Partners, LLC

Proposed Development of

Park City Business Center (Lot 2) - Altitude Lofts Condominiums

Park City, Utah

10.14.2021

Goliath Partners, LLC

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Proposed Development of

Park City Business Center (Lot 2) - Altitude Lofts Condominiums

Park City, Utah

10.14.2021

Goliath Partners, LLC

From: Duane Fielding <duanefielding@gmail.com>
Sent: Friday, April 1, 2022 10:45 AM
To: Stephen Nelson
Cc: Darwin Fielding; Brady Matheson
Subject: Objections and concerns for proposed plan commercial Restructure

Stephen
These are our concerns regarding the changes that the city is currently proposing for playing commercial zoning in reference to our piece of ground, 12 acres across the street from the new hospital just east.

Currently this piece is zoned mobile home Park on the north and planned commercial on the south. Together they have been approved by the city and engineered for an RV park.
Shortly after getting approval for an RV park the city also approved many other parcels within the city for RV park. This was concerning to us because it obviously makes it a saturated market for us.
The city has also requested us to put in a road through the property.
In January we started looking into other options for this property. We have established a new vision along with partners to fund the project based on The original 80-20% commercial requirement for the townhomes we want to build. We are prepared to submit a zone change for the north portion along with a Preliminary plat for townhomes, 20 townhomes per acre and 20% commercial. However, it is come to our attention that this change is in process and it is once again, making it difficult for the project to make financial sense.

We would propose;
as the city is requesting us to put in a road and Road placement is a natural 25%/75% split of the property, we would propose a variance or a condition where the city will allow a 25% commercial to 75% homes on this particular project. We feel like this is much better flow and a better fit for what is happening on that street.
This would alleviate the problem of yet another RV park being built within the city limits.
2.9 acres work/live commercial warehouse and 8.6 acres townhomes at 20 units per acre. Thanks for your time and consideration and let us know if you have any more questions.

Thanks,
Duane

Sent from my iPhone

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY SITE PLAN APPLICATION

For office use only: $200.00 Fee
File No. _____
Receipt No. _____

Name: Sky Mountain Properties Telephone: 435-668-0346

Address: 1173 S 250 W # 204 SAINT GEORGE, UT 84770 Fax No. _____

Email: darwinf08@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 200 N 2260 W Hurricane, UT

Tax ID of Subject Property: Parcel #: H-3-1-32-1102 Zone District: _____

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

2.9 acres of commercial as Live/Work units and 8.6 acres of residential as 172 Townhomes

This application shall be accompanied by the following:

_x_ 1. A vicinity map showing the general location of the project.
____ 2. Three (3) copies of a site plan showing:
- ____ Topography showing 2' contours, identification of 30% or greater slopes:
- _x_ The layout of proposed uses.
- _x_ Location of open space when applicable.
- _x_ Proposed access to the property and traffic circulation patterns.
- ____ Adjoining properties and uses:
- ____ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.

_x_ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
_x_ 4. Tables showing the number of acres in the proposed development and a land use summary; and
____ 5. A phased development plan if applicable.
_x_ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Received by: _____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

a. Any multiple-family residential use.
b. Any public or civic use.
c. Any commercial use; or
d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

ZONE CHANGE APPLICATION

For office use only: $500.00 Fee
File No. _____
Receipt No. _____

Name: Sky Mountain Properties Telephone: 435-668-0346

Address: 1173 S 250 W # 204 SAINT GEORGE, UT 84770 Fax No. _____

Email: darwinf08@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 200 N 2260 W Hurricane, UT

Tax ID of Subject Property: Parcel #: H-3-1-32-1102 Existing Zone District: Mobile Home RV

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

Planned Commercial. Too many RV parks in the market.

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

____a. The name and address of every person or company the applicant represents.
____b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
____c. All abutting properties showing present zoning classifications.
____d. An accurate legal description of the property to be rezoned.
____e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
____f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the 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.

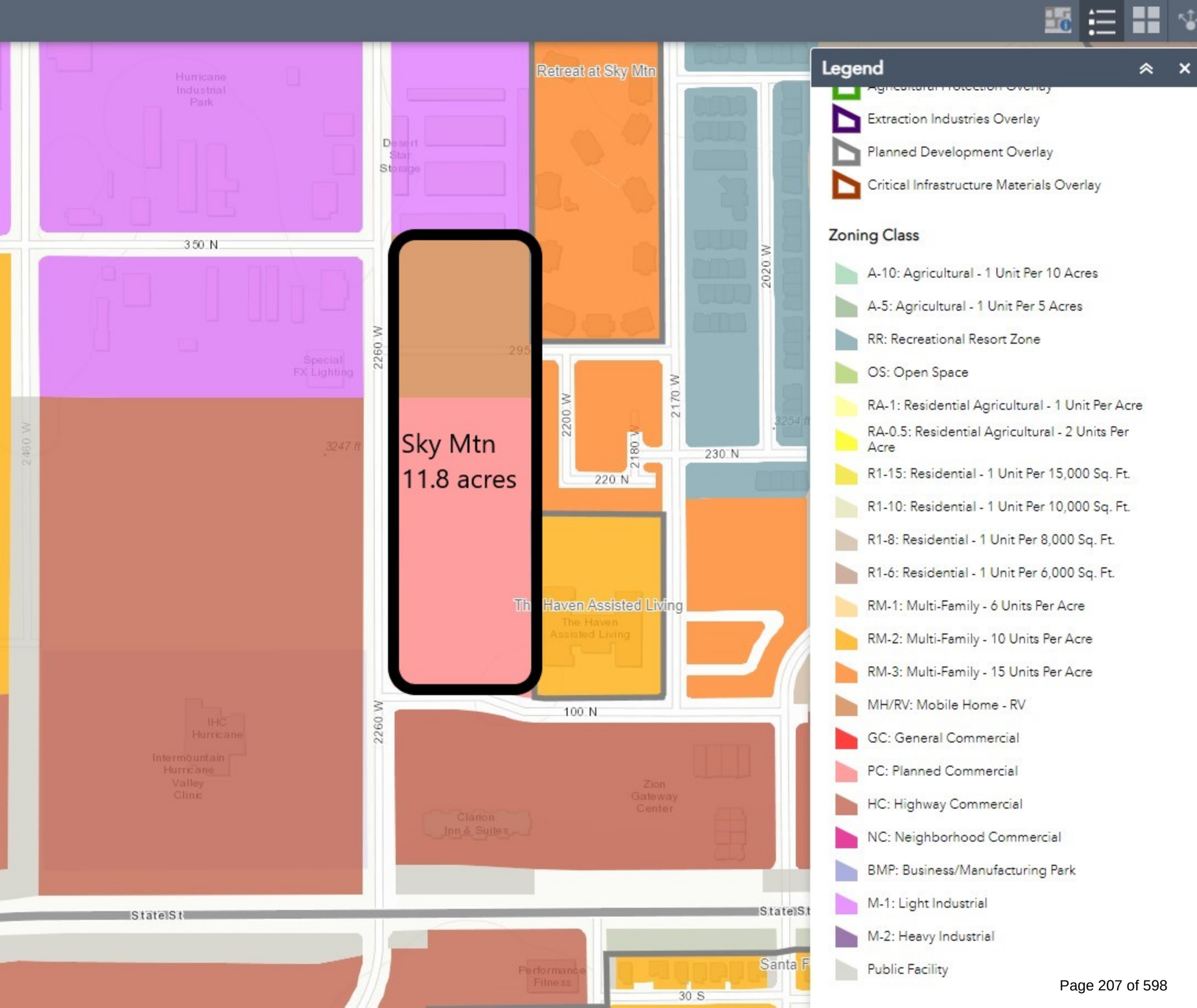
3. The extent to which the proposed amendment may adversely affect adjacent property; and

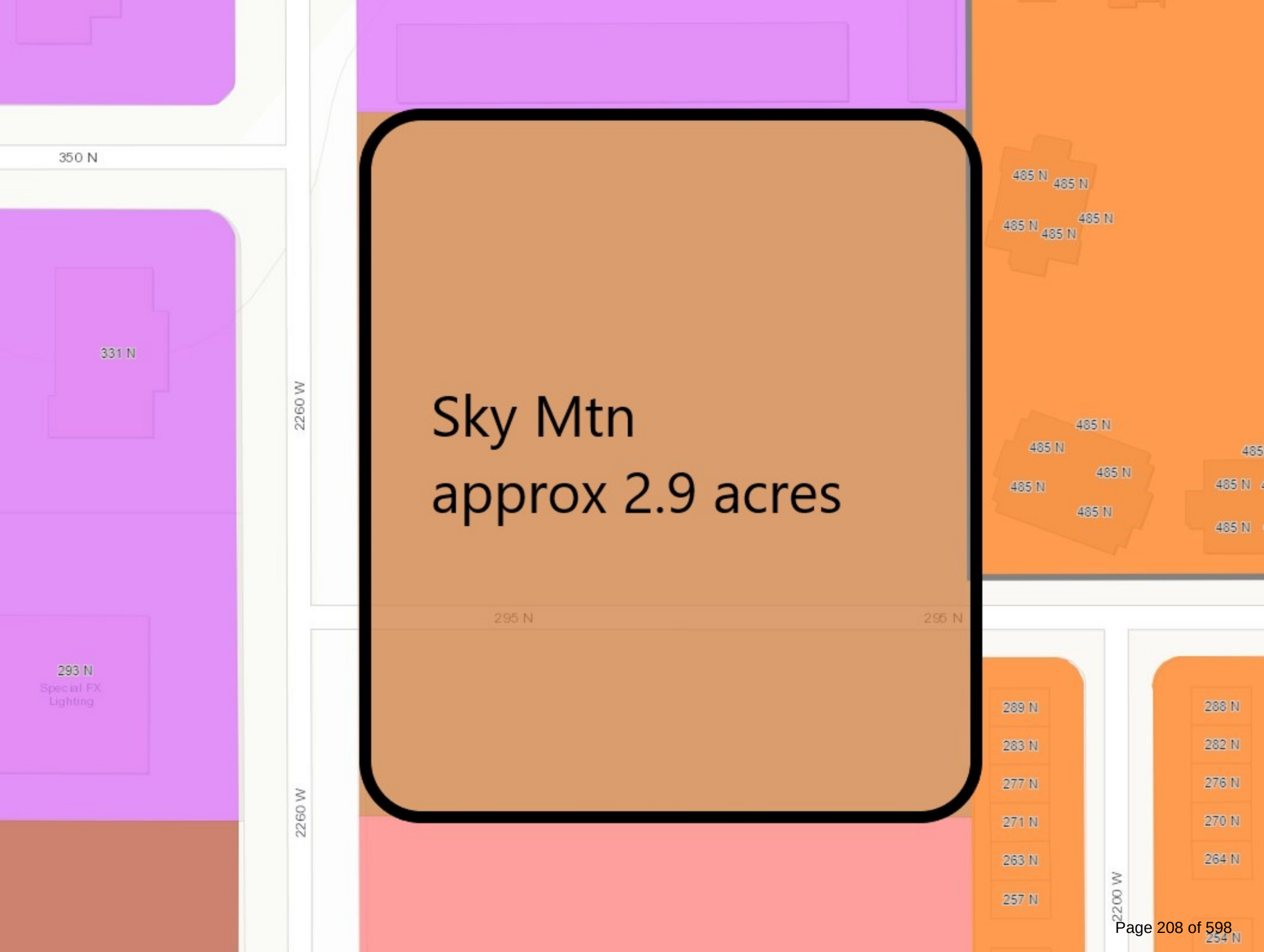
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

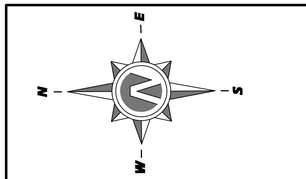
PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.


Legend
Extraction Industries Overlay
Planned Development Overlay
Critical Infrastructure Materials Overlay
Zoning Class
A-10: Agricultural - 1 Unit Per 10 Acres
A-5: Agricultural - 1 Unit Per 5 Acres
RR: Recreational Resort Zone
OS: Open Space
RA-1: Residential Agricultural - 1 Unit Per Acre
RA-0.5: Residential Agricultural - 2 Units Per Acre
R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
RM-1: Multi-Family - 6 Units Per Acre
RM-2: Multi-Family - 10 Units Per Acre
RM-3: Multi-Family - 15 Units Per Acre
MH/RV: Mobile Home - RV
GC: General Commercial
PC: Planned Commercial
HC: Highway Commercial
NC: Neighborhood Commercial
BMP: Business/Manufacturing Park
M-1: Light Industrial
M-2: Heavy Industrial
Public Facility
Sky Mtn
11.8 acres
Retreat at Sky Mtn
Hurricane Industrial Park
Desert Star Storage
350 N
2260 W
2200 W
2180 W
2170 W
2020 W
2460 W
230 N
220 N
100 N
3247 ft
3254 ft
Special FX Lighting
The Haven Assisted Living
IHC Hurricane
Intermountain Hurricane Valley Clinic
Zion Gateway Center
Clarion Inn & Suites
State St
Performance Fitness
30 S


Sky Mtn
approx 2.9 acres
350 N
331 N
293 N
Special FX
Lighting
2260 W
2260 W
295 N
296 N
485 N
485 N
485 N
485 N
485 N
485 N
485 N
485 N
485 N
485 N
485 N
289 N
283 N
277 N
271 N
263 N
257 N
288 N
282 N
276 N
270 N
264 N
2200 W



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

NOTE:
-NEW WATER SERVICE: 1 1/2"
-NEW SEWER LATERAL: 4"

H-HIP-25-RD
ZONED: M-1

H-HIP-26-RD
ZONED: M-1

H-3-1-32-1103
ZONED: M-1

ZONED: HC

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-22-013-00 SKY MOUNTAIN TOWNHOMES\CAD\CONCEPT\UTILITY PLAN.DWG 4/1/2022 1:48 PM

Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

HURRICANE SKY MOUNTAIN

UTILITY PLAN

HURRICANE, UTAH

JOB NO. 3-22-013

SHEET NO. UT-01

COMMERCIAL
2.9 ACRES

2260 WEST

295 NORTH

POOL

SPA

CLUBHOUSE

2260 WEST

100 NORTH

MAR. 29, 2022

HURRICANE SKY MOUNTAIN
SITE PLAN

8.6 ACRES FOR TOWNHOMES

172 TOTAL TOWNHOME UNITS
(20 UNITS PER ACRE)

344 GARAGE PARKING STALLS
58 SURFACE PARKING STALLS
402 TOTAL PARKING STALLS
(2.3 STALLS PER UNIT)

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-2C-09
Receipt No. 8-156905

Name: Blue Mountain Property Enterprises LLC 256 N 200 W Blanding, UT 84511-3618 + Diamond Edge Construction LLC **Telephone:** _____

Address: 256 N 200 W Blanding, UT 84511 **Fax No.** _____

Agent (If Applicable): Scott Stratton **Telephone:** 435-467-4966

Email: scottstratton4966@gmail.com **Agent Email:** same

Address/Location of Subject Property: Approx. 3150 S. 1100 W

Tax ID of Subject Property: H-3394-J-1 H-3394-H, H-3394-B-1-B **Existing Zone District:** RM-2 + Public Facility

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

Rezone to PDO

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the 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, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-10
Receipt No. 8.156905

Name: Blue Mountain Property Enterprise LLC 25 S N 200 W Blanding, UT 84511 & Diamond Edge Construction LLC **Telephone:** _____

Address: 25 S N 200 W Blanding, UT 84511 **Fax No.** _____

Agent (If applicable): Scott Stratton **Agent's Phone:** 435-467-4966

Email: _____ **Agent Email:** scottstratton4966@gmail.com

Address/Location of Subject Property: Approx. 3150 S. 1100 W

Tax ID of Subject Property: ~~H-3394-H, H-3394-B-1-B~~ H-3394-J-1 **Zone District:** RM-2 & Public Facility

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

This application shall be accompanied by the following:

✓ 1. A vicinity map showing the general location of the project.

_____ 2. Three (3) copies of a site plan showing:

- ✓ Topography showing 2' contours, identification of 30% or greater slopes:
- ✓ The layout of proposed uses;
- ✓ Location of open space when applicable;
- ✓ Proposed access to the property and traffic circulation patterns;
- ✓ Adjoining properties and uses:
- ✓ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;

✓ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;

✓ 4. Tables showing the number of acres in the proposed development and a land use summary; and

✓ 5. A phased development plan if applicable.

✓ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

****

(Office Use Only)

Date Received: _____ Received by: _____

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

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

a. Any multiple-family residential use;
b. Any public or civic use;
c. Any commercial use; or
d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan, but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department, and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Unofficial Copy

DOC ID 20210031032

Gary Christensen Washington County Recorder
04/29/2021 03:02:18 PM Fee $40.00 By AMERICAN SECURE TITLE ST. GEORGE

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
DIAMOND EDGE LLC
256 N. 200 W.
BLANDING UT. 84511

WARRANTY DEED

SCOTT STRATTON

Grantor,

of HURRICANE, County of WASHINGTON, State of UT
hereby CONVEY and WARRANT to

DIAMOND EDGE CONSTRUCTION, LLC. A UTA HIMITED LIAIBLITY COMPANY

Grantee,

of BLANDING, County of SAN JUAN, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in county, State of , to-wit

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 28 day of April, 2021.

SCOTT STRATTON

COURTESY

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. American Secure Title hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

STATE OF UTAH
COUNTY OF Washington §

On the 28 day of April, 2021, personally appeared before me SCOTT STRATTON, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

M. TODD SPRIGGS
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702577

Notary Public
Residing at: Washington UT
My commission expires: 10/21/22

Unofficial Copy

Attachment to that certain Warranty Deed

Tax I.D. No. H-3394-B-1

EXHIBIT "A"

PARCEL 4: ADJUSTED PARCEL H-3394-B-1(Labeled as such for reference only)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°07'41"E ALONG THE EAST SECTION LINE 1977.02 FEET; THENCE WEST 385.60 FEET TO THE POINT OF BEGINNING;
THENCE S24°27'44"W, ALONG THE WEST RIGHT-OF-WAY LINE OF 1100 WEST, 82.79 FEET;
THENCE N89°52'34"W 382.35 FEET; THENCE N00°07'41"W 100.00 FEET; THENCE S89°52'34"E 335.50 FEET; THENCE EASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT 53.56 FEET THROUGH THE CENTRAL ANGLE OF 24°33'02" (CHORD BEARS: S77°36'11"E 53.15 FEET); THENCE S65°38'28"E 32.32 FEET TO THE POINT OF BEGINNING.

PARCEL 5: A PORTION OF PARCEL H-3394-B-1(Labeled as such for reference only)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST SALT LAKE BASE & MERIDIAN; THENCE S00°07'11"E ALONG THE EAST SECTION LINE 1311.78 FEET TO THE POINT OF BEGINNING; THENCE S00°07'41"E, ALONG
SAID LINE, 264.02 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 635.21 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 200.74 FEET THROUGH THE CENTRAL ANGLE OF 18°06'24", RADIAL BEARING: N71°35'25"W (CHORD BEARS: S27°27'47"W 199.90
FEET); THENCE S36°30'57"W 400.11 FEET; THENCE N24°27'30"E 633.35 FEET; THENCE NORTHERLY ALONG THE ARC OF A 1245.00 FOOT RADIUS CURVE TO THE LEFT 198.49 FEET THROUGH THE CENTRAL ANGLE OF 09°08'04", RADIAL BEARING: N65°32'30"W (CHORD BEARS: N19°53'28"E 198.28 FEET) TO THE POINT OF BEGINNING.

***

DOC ID 20200016004

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
04/01/2020 11:54:17 AM Fee $40.00 By AMERICAN SECURE TITLE ST. GEORGE

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
1041 N. 400 W.
BLANDING UT. 84511

WARRANTY DEED

SCOTT STRATTON

of LAVERKIN, County of WASHINGTON, State of UT
hereby CONVEY and WARRANT to

Grantor,

BLUE MOUNTAINS PROPERTY ENTERPRISES, LLC, A UTAH LIMITED LIABILITY COMPANY

Grantee,

of BLANDING, County of SAN JUAN, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON county, State of UTAH, to-wit

TAX I.D. H-3394-H AND H-3394-J-1

SEE EXHIBIT "A" ATTACHED HERETO

COURTESY
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. American Secure Title hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 27th day of March, 2020.

SCOTT STRATTON

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

On the 27th day of March, 2020, personally appeared before me SCOTT STRATTON, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

M. TODD SPRIGGS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702577

Notary Public
Residing at: Washington
My commission expires: 10/21/22

Unofficial Copy

Tax I.D. No. H-3394-H and H-3394-J-1

EXHIBIT "A"

Parcel 1:
Beginning at the East Quarter Corner of Section 21, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running North 89°51'57" West, 601.56 feet along the center section line to a point on the proposed East right of way of a 66.00 foot wide public street; thence departing said Section line and running Northeasterly along said proposed right of way the following four (4) courses, (1) North 24°33'46" East, 530.62 feet to the point of curvature of a 467.00 foot radius curve to the right; thence (2) 97.51 feet along the arc of said curve through a central angle of 11°57'50"; thence (3) North 36°31'36" East, 398.37 feet to the point of curvature of a 635.21 foot radius curve to the left; thence (4) 200.62 feet along the arc of said curve through a central angle of 18°05'46" to a point on the East Section line of the aforementioned Section 21; thence departing said proposed right of way South 00°07'09" East 1065.22 feet to the Point of Beginning.

Parcel 2:
Beginning at a point North 89°51'57" West and 674.05 feet along the center section line from the East Quarter Corner of Section 21, Township 42 South, Range 13 West, Salt Lake Base and Meridian and running thence North 89°51'57" West along said center section line 648.38 feet thence departing said section line North 21°45'36" West, 633.52 feet; thence South 89°51'57" East, 1159.73 feet to a point on the West proposed right of way of a 66.00 foot wide public street said point being on the curvature of a 533.00 foot radius curve, the center of which bears South 56°53'32" East; thence Southwesterly along said proposed right of way the following Two (2) courses, (1) Southwesterly 88.79 feet along the arc of said curve through a central angle of 09°32'42"; thence South 24°33'46" West, 560.60 feet to the Point of Beginning.

***

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

B&W DEV LLC
H-3394-A-7
150 W HILTON DR
SAINT GEORGE, UT 84770

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

STRATTON TODD C TR
H-3395-B-P-SA
3125 S 1100 W
HURRICANE, UT 84737-2528

GGTT I L C
H-3394-A-8
4750 COPPER SAGE ST
LAS VEGAS, NV 89115

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

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

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

BLUE MOUNTAINS PROPERTY ENTERPRISES LI
H-3394-H
256 N 200 W
BLANDING, UT 84511-3618

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

DIAMOND EDGE CONSTRUCTION LLC
H-3394-B-1-B
256 N 200 W
BLANDING, UT 84511

BLUE MOUNTAINS PROPERTY ENTERPRISES LI
H-3394-J-1
256 N 200 W
BLANDING, UT 84511-3618

B&W DEV LLC
H-3394-A-9
150 W HILTON DR
SAINT GEORGE, UT 84770

MUNOZ INV LLC LANDS OF SOUTHERN UTAH
H-3395-D-P
99 W SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

NORTH

CATTOOR H-3343-A-1

GARY DOTSON TR. H-3396-A

RUSSELL E. & JUDITH A. MOSES H-3396-C

RUSSELL E. & JUDITH A. MOSES H-3396-D

CACTUS CREEK INVESTMENTS, LLC H-3396-B

TODD C. STRATTON TR. H-3395-B-P-SA

MUNOZ INVESTMENTS LLC
DOC #20160005135

CORBIN W. WADE H-3394-A-7

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC H-3394-H

JOHN M. BRAMALL, LLC H-3394-B-1

JOHN M. BRAMALL, LLC H-3394-B-1

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC H-3394-J-1

GGT I, LC H-3394-A-8

3000 SOUTH

S00°43'07"W
40.00'

S88°59'28"E
45.00'

S00°43'07"W 1271.78'

1100 WEST

N00°43'07"E 940.31'

45.00'

33.00'

S00°43'07"W
1311.78'

PRESCRIPTIVE ROAD EASEMENT
NO DOCUMENT

L=198.49' R=1245.00
Δ=9°08'04" T=99.45
CH=S20°44'15"W L=198.28'

S00°43'07"W
263.54'

L=201.33' R=635.21
Δ=18°09'35" T=101.52
CH=S28°16'23"W L=200.49'

S25°18'17"W
633.35'

S37°21'08"W
399.94'

L=95.94' R=468.32
Δ=11°44'15" T=48.14
CH=S31°16'57"W L=95.77'

E 1/4 COR. SEC. 21
T42S R13W S.L.B.&M.
FOUND 2" US GLO
1909 BRASS CAP

NE COR.SEC. 21
T42S R13W S.L.B.&M.
FOUND 3" BRASS CAP
IN RING AND LID
MONUMENT
STAMPED LS #4804865

L=495.62' R=1155.00
Δ=24°35'10" T=251.69
CH=N13°00'42"E L=491.83'

1100 WEST
PROPOSED
RIGHT OF WAY

1100 WEST
PROPOSED
CENTERLINE

N73°49'47"W(R)

N70°48'24"W(R)

N25°18'17"E 649.63'

S52°50'26"E(R)

S64°36'38"E(R)

EXISTING 20' WIDE
OVERHEAD
POWER LINE
EASEMENT

N89°01'52"W
23.70'

L=89.06' R=533.00
Δ=9°34'26" T=44.63
CH=N30°10'35"E L=88.96'

S25°23'20"W 530.34'

66.00'

PRESCRIPTIVE ROAD EASEMENT
R.O.S. DOC. #RS007509-19

N89°01'52"W
72.48'

N25°23'22"E
560.31'

LEGEND

BRAMALL PARCEL TO BE DEDICATED FOR 1100 WEST (4.09 ACRES)

BRAMALL OVERALL EXCHANGE PARCEL (1.05 ACRES)

DATE:	11/25/20
JOB NUMBER:	4387
SCALE:	1" = 200'
DRAWN BY:	JHC
CHECKED BY:	M.W.B

ALLIANCE CONSULTING
A Planning and Engineering Firm
Suite 201
2303 N Coral Canyon Blvd
Washington, Utah 84780-0577
Tel (435) 673-8060
Fax (435) 673-8065

RIGHT OF WAY ACQUISITION EXHIBIT
FOR
1100 WEST RIGHT OF WAY
LOCATED IN SECTION 21,28,33, TOWNSHIP 43 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN CITY OF HURRICANE, WASH. CO., UTAH

DRAWING NAME: 1100 W Acquisition Legals

SHEET 1 OF 1 SHEETS

PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

ADDITIONAL NOTES

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

THERE ARE NO IRRIGATION FACILITIES.

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

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

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

PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10 UNITS PER ACRE

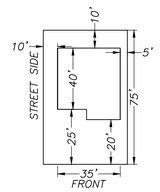
OWNER:

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
256 N 200 W
BLANDING, UT 84511-3618

LEGEND

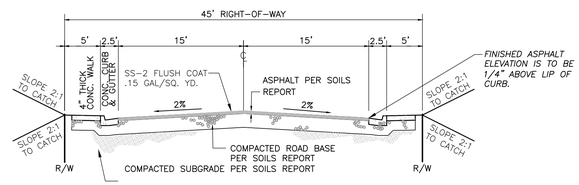
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- SECTION CORNER AS DESCRIBED
- PORTION TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT-OF-WAY
- PROPOSED PUBLIC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

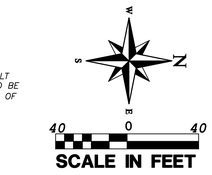
TYPICAL UNIT & SETBACKS

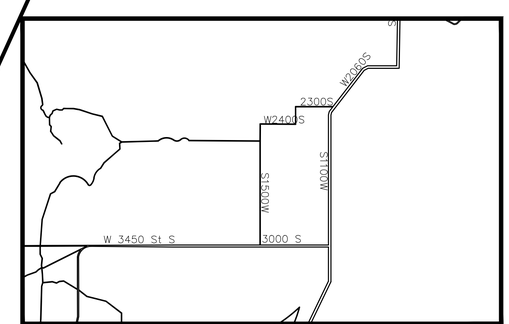


FRONT SETBACK TO HOUSE	20'
FRONT SETBACK TO GARAGE	25'
STREET SIDE SETBACK	10'
SIDE SETBACK	5'
REAR SETBACK	10'

TYPICAL SECTION







PROJECT LOCATION

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES
HURRICANE, UTAH 84737
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

DATE: 4/14/2022
SCALE: 1"=40'

JOB NO.
335-010

SHEET NO:
2 OF 2

335-010

PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

ADDITIONAL NOTES

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

THERE ARE NO IRRIGATION FACILITIES.

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

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

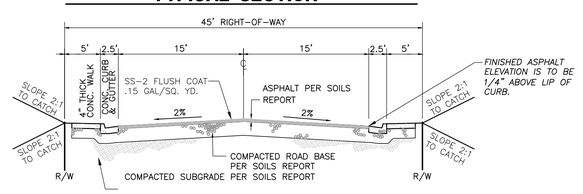
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

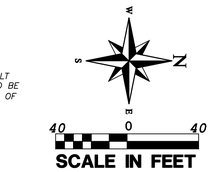
PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10 UNITS PER ACRE

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SS 8" SS 8" PROPOSED SEWER MAIN
- PROPOSED WATER MAIN
- SECTION CORNER AS DESCRIBED
- PORTION TO BE DEDICATED TO THE CITY FOR PUBLIC RIGHT-OF-WAY
- PROPOSED PUBLIC ROW

TYPICAL SECTION





SITE DATA

	SQ. FT	ACRES
AREA	941,474	21.61
TOTAL AREA	63,984	1.47
TOTAL STORM BASIN	640,476	14.70
TOTAL HOUSING AREA	236,874	5.44
TOTAL DEDICATED ROW		

DESCRIPTION	QUANTITY
TOTAL UNITS	176
UNITS PER ACRE	8.14

TYPICAL UNIT & SETBACKS

FRONT SETBACK TO HOUSE	20'
FRONT SETBACK TO GARAGE	25'
STREET SIDE SETBACK	10'
SIDE SETBACK	5'
REAR SETBACK	10'

LEGAL DESCRIPTION FOR WEST LOTS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S.L.B.&M.; THENCE N 89°52'35" W 688.47 FEET TO THE POINT OF BEGINNING; THENCE N 89°52'33" W 708.99 FEET; THENCE N 08°13'09" W 594.11 FEET; THENCE S 89°52'34" E 670.85 FEET; THENCE S 89°52'34" E 7.83 FEET; THENCE N 00°00'00" E 100.00 FEET; THENCE S 89°52'34" E 335.28 FEET; THENCE IN A EASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 125.02 FEET, HAVING A CHORD BEARING OF S 77°36'11" E AND A CHORD DISTANCE OF 53.15, HAVING A CENTRAL ANGLE OF 24°32'47" AND AN ARC LENGTH OF 53.56; THENCE S 65°38'28" E 32.32 FEET; THENCE S 24°27'30" W 727.93 FEET TO THE POINT OF BEGINNING.
AREA: 559884 SQUARE FEET OR 12.85 ACRES

LEGAL DESCRIPTION FOR EAST LOTS:

STARTING AT EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S.L.B.&M., THE POINT OF BEGINNING; THENCE N 89°52'34" W 589.69 FEET; THENCE N 24°27'30" E 687.23 FEET; THENCE N 24°27'30" E 399.83 FEET; THENCE N 24°27'30" E 167.09 FEET; THENCE IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1245.00 FEET, HAVING A CHORD BEARING OF N 19°53'28" E AND A CHORD DISTANCE OF 198.28, HAVING A CENTRAL ANGLE OF 09°08'04" AND AN ARC LENGTH OF 198.49; THENCE S 00°07'41" E 1329.34 FEET TO THE POINT OF BEGINNING.
AREA: 381521 SQUARE FEET OR 8.76 ACRES

LEGAL DESCRIPTION FOR ROAD DEDICATION WEST:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S.L.B.&M.; THENCE N89°52'34"W 674.04 FEET; THE POINT OF BEGINNING; THENCE N89°53'20"W 14.42 FEET; THENCE N24°27'30"E 645.15 FEET; THENCE S89°52'34"E 23.69 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 533.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 88.79 FEET THROUGH THE CENTRAL ANGLE OF 09°32'42", RADIAL BEARING: S55°54'09"E (CHORD BEARS: S29°19'30"W 88.69 FEET); THENCE S24°33'09"W 560.59 FEET TO THE POINT OF BEGINNING.
AREA: 9025 SQUARE FEET OR 0.21 ACRES.

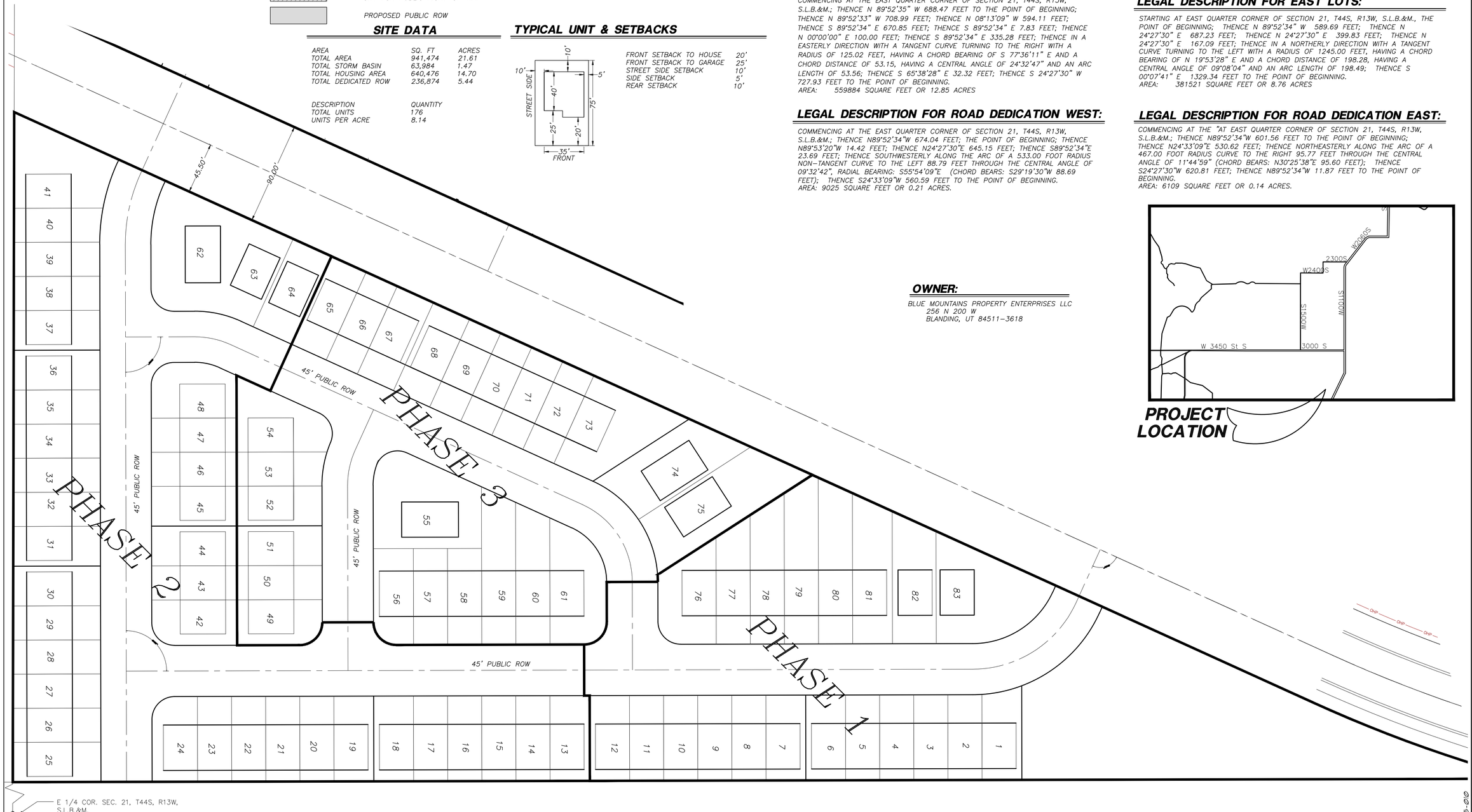
LEGAL DESCRIPTION FOR ROAD DEDICATION EAST:

COMMENCING AT THE "AT EAST QUARTER CORNER OF SECTION 21, T44S, R13W, S.L.B.&M.; THENCE N89°52'34"W 601.56 FEET TO THE POINT OF BEGINNING; THENCE N24°33'09"E 530.62 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 467.00 FOOT RADIUS CURVE TO THE RIGHT 95.77 FEET THROUGH THE CENTRAL ANGLE OF 11°44'59" (CHORD BEARS: N30°25'38"E 95.60 FEET); THENCE S24°27'30"W 620.81 FEET; THENCE N89°52'34"W 11.87 FEET TO THE POINT OF BEGINNING.
AREA: 6109 SQUARE FEET OR 0.14 ACRES.

OWNER:

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
256 N 200 W
BLANDING, UT 84511-3618

PROJECT LOCATION



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES
HURRICANE, UTAH 84737
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

DATE: 4/14/2022
SCALE: 1"=40'

JOB NO.
335-010

SHEET NO:
1 OF 2

335-010

3166

5988
5984
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PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/21/2022**
Application Number:	2022-ZC-09 2022-PSP-10
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Blue Mountain Property Enterprises LLC
Agent:	Scott Stratton
Request:	A zone change from RM-2 to RM-2 with a PDO
Location:	Approximately 3150 S 1100 W
Zoning:	RM-2 with a small section of PF
General Plan Map:	Planned Community and Rural Residential

PLANNING COMMISSION UPDATED RECOMMENDATION
The Planning Commission gave a positive recommendation on the proposed deviation requested by the applicant to be able to have buildings within 10' of each other as shown on the updated application.

Update 4/14/2022
The applicant is proposing what can be described as effectively separated townhomes, with about 3.5 feet between buildings as opposed to the 10 feet as prescribed in code. The Hurricane Valley Fire District has preliminarily signed off on the idea. The City Council can approve a variation of the PDO standards but only after a recommendation from the Planning Commission. Staff would recommend approval of the variations of PDO standards. The City Council generally liked this change but needs a recommendation from the Planning Commission before approval.
The Planning Commission needs to recommend a variation of the PDO development standards to allow for buildings to be closer together. According to section 10-23-6 of the Hurricane City Code:

10-23-6. - Variations from development standards.

A.Variations from applicable development standards of an underlying zone and chapter 39 of this title may be approved as part of a preliminary site plan for a planned development pursuant to the provisions of this chapter.
B. A variation from the yard requirements set forth in subsection 10-23-9D of this chapter may be approved if the City Council, after receiving a recommendation from the Planning Commission, finds such variation meets the approval criteria set forth in subsection 10-23-7B of this chapter and as set forth below. Any such variation shall be explicitly noted in the approval of a preliminary site plan and shall be shown on the approved plan.
1.Variations from the development standards set forth in this chapter are intended to be rare and shall be approved by at least four members of the City Council.
2.The applicant shall bear the burden of persuasion with regard to any request for a variation under this subsection B. Such burden shall include demonstrating that:
a.A proposed project which includes a variation is the result of a substantial amount of advanced planning;
b.Any adverse conditions which may result from the variation will be mitigated; and
c.The variation will result in a substantial benefit not only to persons who will live or work within the project, but also to the City and its citizens generally.

The applicant has also provided a connection to the south as requested by staff in exchange for a few additional units (has committed to keep the number under 200 units).

Discussion:
This subdivision received a positive recommendation for preliminary plat approval by the Planning Commission in June of 2021 and received approval from the City Council in August of 2021. As they have continued their planning process they have decided to come in for a PDO zone change to allow for buildings to be placed closer together. They are proposing 176 units on about 22 acres for a total of 8.14 units per acre.

	Zoning	Adjacent Land Use
North	R1-10 and RA-1	Undeveloped property and approved single family subdivision
East	RA-1 CIMPO	Ready-Mix property
South	RA-1 and RA-0.5	Undeveloped property and future Cliff View Estates
West	RA-1 and R1-10 PDO	Undeveloped property and Copper Rock

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

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

Response: The General Plan Map shows this area as split between Planned Community on the western half and Rural Residential on the eastern half:

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

RURAL RESIDENTIAL: Serves as a transition from agricultural to traditional neighborhoods or commercial uses. Appropriate densities for this land use include from one unit/40 acres to RA-.5 and RA-1

While preserving agriculture in the appropriate areas is a worthy goal, one endorsed by the General Plan, this property is currently zoned RM-2 and thus it is probably prudent to treat this whole property as Planned Community

The Planned Development Overlay allows for a variety of housing types but the applicant wants to continue with only townhomes. The RM-2 PDO zoning complies with the General Plan map for Planned Communities.

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

Response: Most of the surrounding area is currently undeveloped but there are several single family developments planned in the area.

3. Will the proposed amendment affect the adjacent property?

Response: The applicant has said that they only want a PDO to reduce the setbacks. This change from the previously approved plan would have no further effect on neighboring properties.

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

Response: Utilities are currently not adequate for this project but the applicant is currently working to get utilities to this site. This zone change will not exacerbate any further the utility issues in this area.

JUC Comments

1. **Power:** Limited capacity in the area but this is not a big problem.
2. **Water:** Need full water model. Water line in 1100 W needs to be relocated.
3. **Streets:** Improvements on 1100 W.
4. **Sewer:** 10" line in 1100 W

5. **Engineering:** Connectivity issue to the south. Need a bigger picture. Road realignment should be fine but needs city council approval. No drainage in the area, not sure where the drainage basin shown goes to. Traffic impact study needed.
6. **Fire:** Sprinkled buildings. Need a new code review
7. **Gas:** Not in area
8. **Phone:** Need to relocate line
9. **WCWCD:** No comments

Items to Consider

The following are key items to consider:

- Setbacks:

	RM-2	**RM-2 PDO**
Front	25’	20’ from house 25’ from garage
Rear	10’	10’
Interior Side	10’	5-10’ for 15’ total
Street Side	20’	10’
Distance between buildings	20’	

- The applicant is proposing a realignment of 1100 W that complies with Hurricane City Plans. 1100 W is a dedicated city road and thus a roadway abandonment will be needed to complete this change.The city finds this realignment generally acceptable as long as the applicant agrees to all necessary improvements on 1100 W
- Density: RM-2 zoning would allow up to 220 units and is only proposing 176 units. The applicant was previously approved for 172. No density bonus or increase is being sought as part of the PDO request
- The 2021 General Plan suggests that “*1.1. Consider amending the City code to require that all new developments larger than 20 acres be master planned to protect natural features and farmlands; provide open space; and utilize efficient development patterns.*”
- The site plan shows some steep slopes on the property. The sensitive lands application requirement was waived with the preliminary plat that went through last year. An updated preliminary plat will need to be submitted.
- There is no open space or any other amenities provided on the site plan. Right now the Hurricane City Code would not require any. There is currently a proposal to require open space within multifamily developments before the Planning Commission

Findings:

Staff makes the following findings:

1. The proposed zone change is generally compatible with the current General Plan Map and goals.
2. The proposed zone change is not in harmony with the surrounding development, however the existing zoning is also that way.
3. The proposed zone change will not have an additional impact on the area if this current plan is followed.
4. The services are currently inadequate for development; however, the applicant is currently working to get services to the property.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff recommends approval of this zone change subject to staff and JUC comments and the resolution of the 1100 W alignment.

ORDINANCE NO 2022-08

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

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

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

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

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

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

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

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

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

Hurricane City

_____
Mayor

Attest:

_____
Cindy Beteag, City Recorder

ORDINANCE NO 2022-09

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-3-2-3-2126 FROM RA-1 TO R1-15

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

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

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

WHEREAS, the proposed amendment does have adequate services to the property; and

WHEREAS, the Planning Commission gave a positive recommendation to change to zoning from RA-1 to R1-15; and

WHEREAS, the applicant has a future master-planned roadway that is planned to run along their western property boundary. The intent of the zone change is not to change the character of the surrounding neighborhood, but to help compensate the property owner for future roadway dedication.

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

1. The proposed zone change for H-3-2-3-2126 from RA-1 to R1-15 is approved.

PASSED AND APPROVED on this 7th day of April 2022.

Hurricane City

_____
Mayor

Attest:

_____
Cindy Beteag, City Recorder

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-06
Receipt No. 8.155470

Name: Michelle Stratton Shumway **Telephone:** 435-680-1968

Address: 284 West 1080 South **Fax No.** _____

Agent (If Applicable): _____ **Telephone:** _____

Email: shumlady77@gmail.com **Agent Email:** _____

Address/Location of Subject Property: 284 W. 1080 S. Hurricane, Ut

Tax ID of Subject Property: H-3-2-3-2126 **Existing Zone District:** 03

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

I would like to change my zoning on my RA-1 lot to RA-0.5.

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the 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, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

Michelle S. Shumway
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 7th day of Feb 2022

Brienna Spencer
(Notary Public)

NOTARY PUBLIC
Brienna Spencer
714562
COMMISSION EXPIRES
October 7, 2024
State of Utah

Residing in: Washington County

My Commission Expires: 10-7-2024

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Special Warranty Deed - 20190035295

Entry Number20190035295 Book Page Recording Date08/30/2019 04:17:27 PM

Fee$40.00 Consideration$10.00 Instrument Date08/30/2019

From	To
STRATTON MICHELLE S	STRATTON MICHELLE S TR

Legal Information

Subdivision	Lot	Block	Unit	Building
HURRICANE FIELD SUR BLK 8 (H)	10			

Section	Township	Range

Legal Description

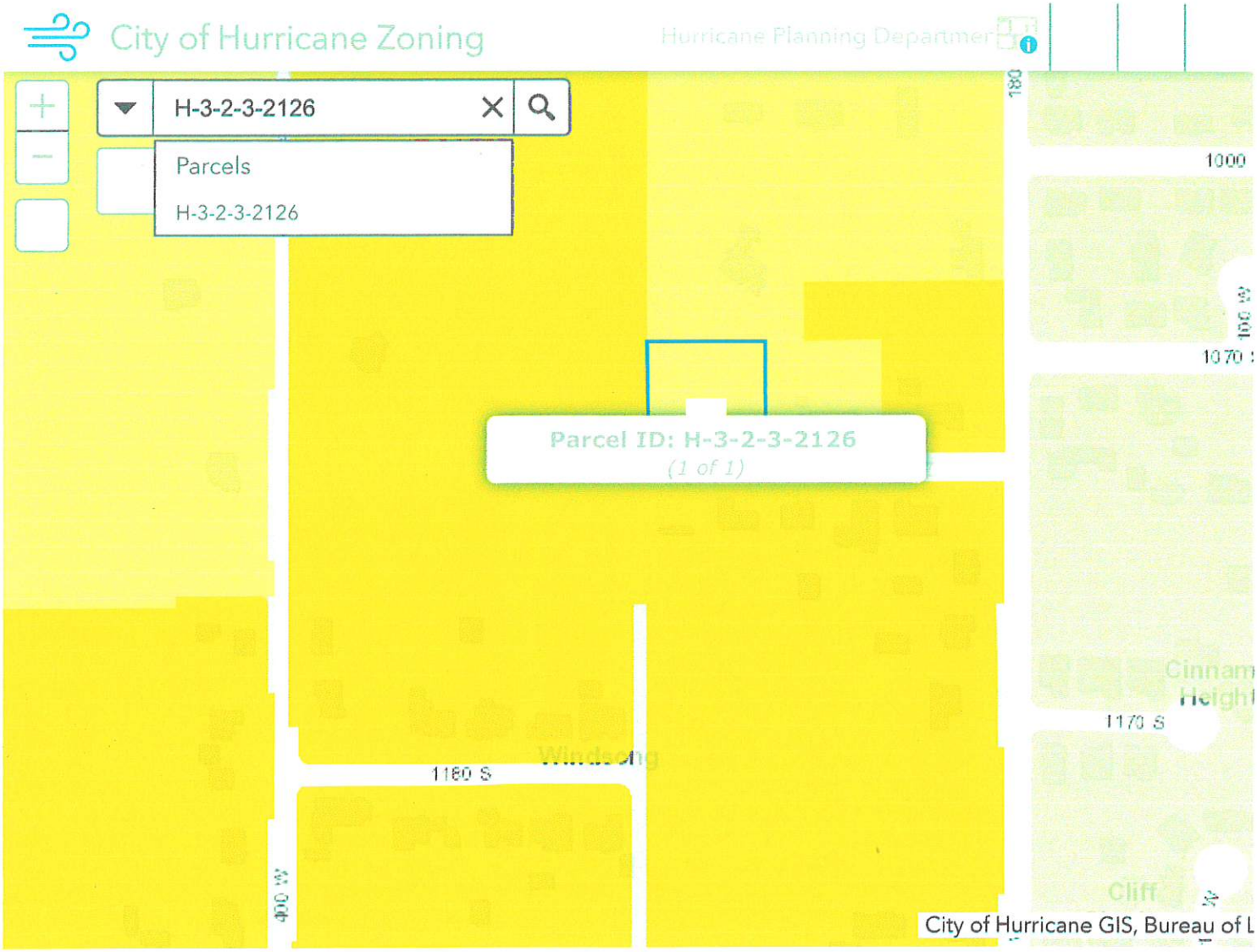
BEGINNING AT THE POINT NORTH 0*14'54" EAST, ALONG THE LOT LINE, 269.50 FEET FROM THE SOUTHWEST CORNER OF LOT 10, BLOCK 8, HURRICANE FIELD SURVEY, AND RUNNING THENCE NORTH 0*14'54" EAST, ALONG THE LOT LINE, 211.50 FEET; THENCE NORTH 89*48'13" EAST 216.92 FEET; THENCE SOUTH O'15'20" WEST 211.50 FEET; THENCE SOUTH 89.48'13" WEST 216.89 FEET TO THE POINT OF BEGINNING.

Parcel Number	Account Number	Vesting Deed
H-3-2-3-2126	0391915 Account	

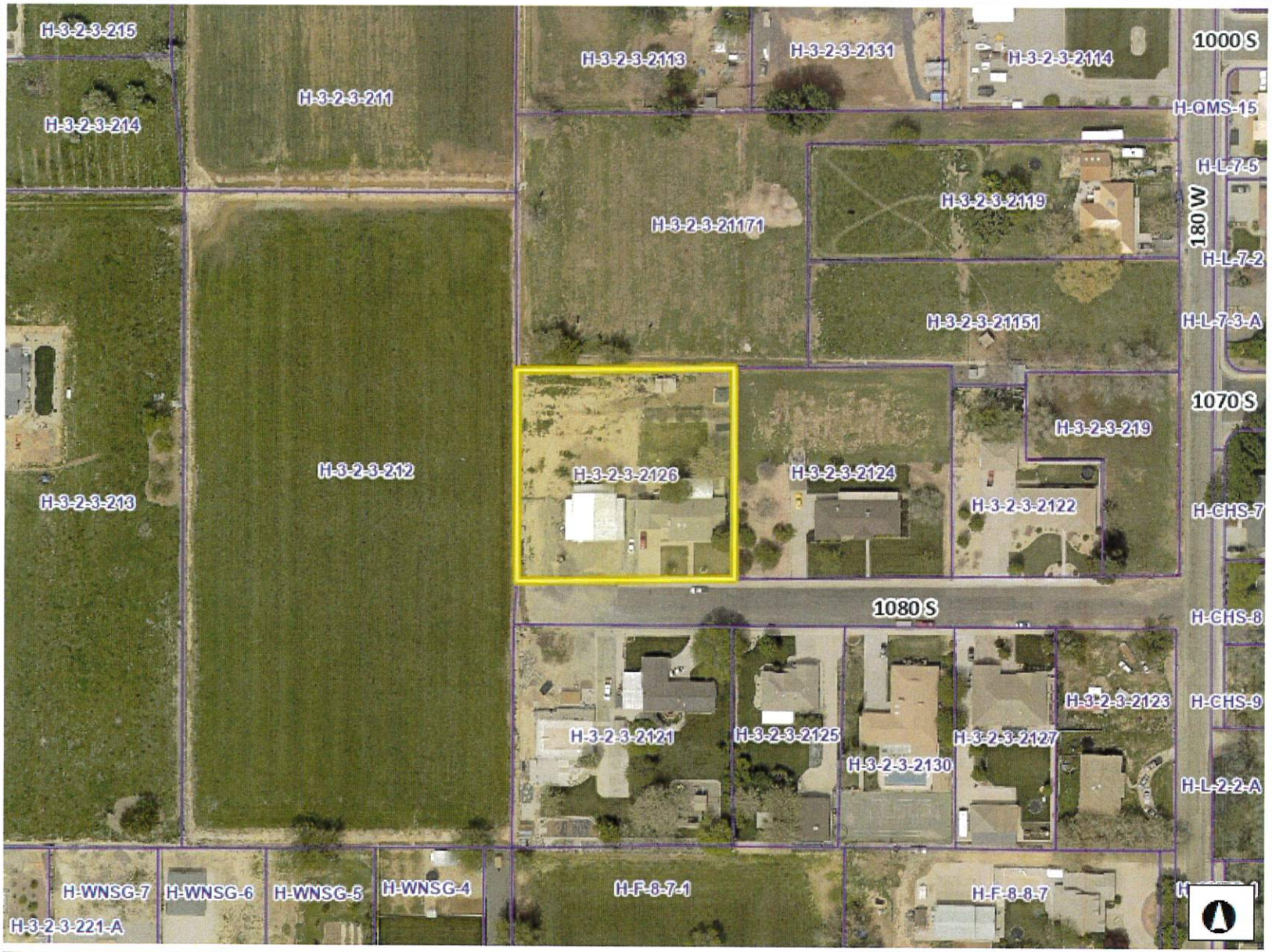
This document references more accounts than can be displayed. The number of accounts on this document is 1

Related Information

Entry Number	Book	Page


City of Hurricane Zoning
Hurricane Planning Department
H-3-2-3-2126
Parcels
H-3-2-3-2126
Parcel ID: H-3-2-3-2126
(1 of 1)
1000
1070
1170 S
1160 S
Cliff
City of Hurricane GIS, Bureau of L
300ft
-113.292 37.160 Degrees

Stratton Shumway Zone Change



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

Zone change from RA-1 to RA-0.5

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

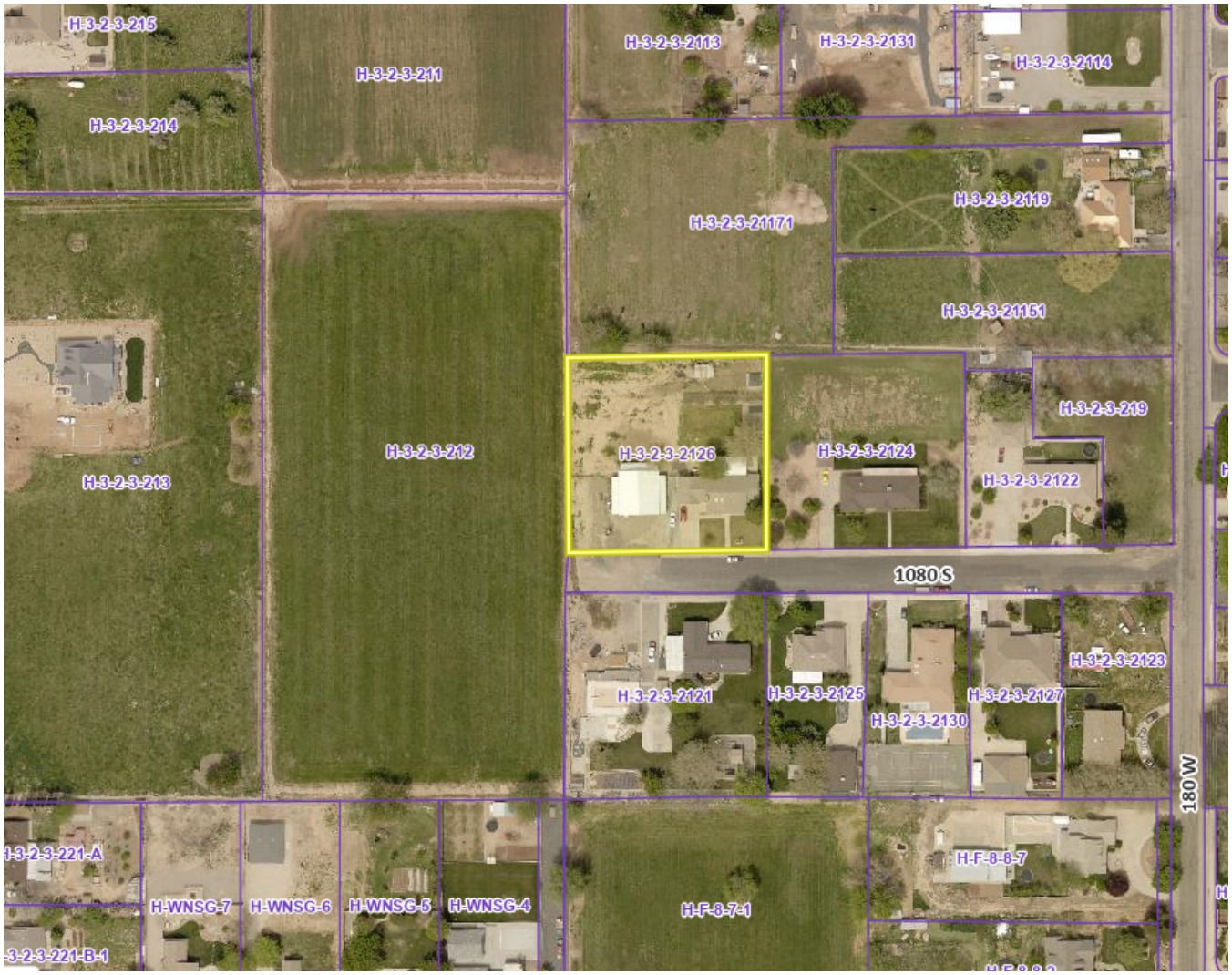
Agenda Date:	**04/07/2022**
Application Number:	2022-ZC-06
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Michelle Stratton Shumway
Agent:	
Request:	A Zone Change from RA-1 to RA-0.5
Location:	284 W 1080 S
Zoning:	RA-1
General Plan Map:	Single Family

Planning Commission
The Planning Commission gave a positive recommendation on the proposed zone change stating that the intent is not to change the character of the areas, but to help compensate the owner for the roadway dedication.

Update:
The Planning Commission continued this application on February 23, 2022 to allow the property owner to consider applying for an R1-15 Zoning. This would ensure the applicant would be able to subdivide her lot into two lots, which the initial request at RA-0.5 may not allow because of future roadway dedication. The following is an updated report for that request.

Discussion:
The applicant is seeking a zone change from RA-1 to R1-15 in order to facilitate a future lot split on the property for another home.

	Zoning	Adjacent Land Use
North	RA-1	Single Family Homes and some agriculture
East	RA-1, RA-0.5, R1-10	Single Family Homes
South	RA-0.5	Single Family Homes
West	RA-0.5	Single Family Homes, some agriculture



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

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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

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

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

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

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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

Response: The General Plan Map shows this area as a Single Family. The 2021 General Plan defines Single Family as follows:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

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

Response: Most of the surrounding properties are either RA-1 or RA-0.5 and consist of large lots and limited agricultural uses. There are areas of R1-10 in the surrounding area. A zone change to allow an additional single-family home would not have a major impact

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will allow the addition of one new residential unit to the property. Staff does not believe that the added residents will affect adjacent properties assuming the property is developed smartly.

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

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability.

Other Considerations

Is this a Spot Zone?
Spot zoning is a factor that the Planning Commission should consider for smaller zone changes. However, spot zoning has become less critical in the past few years as cities have embraced various uses within single areas; it is still important to avoid creating small pockets of land use that may conflict with the area as a whole. Therefore, when considering if an item is a spot zone, there are few items to consider.

1. Is this zoning different from the surrounding property and limited in scope?
2. Does the zone comply with the General Plan Map?
3. Is the proposed zoning and permitted use different in character?
4. Is the zoning requested different from trends and zoning requested and approved in other sections of the City?
5. What type of uses are anticipated in the surrounding area?

Though the zone change is limited based on the size of the parcel, staff does not believe this would meet the legal criteria for it to be considered a spot zone for the following reasons:

1. It complies with the General Plan Map
2. The change requested is consistent with development trends across the City
3. The uses will not differ between the two zones

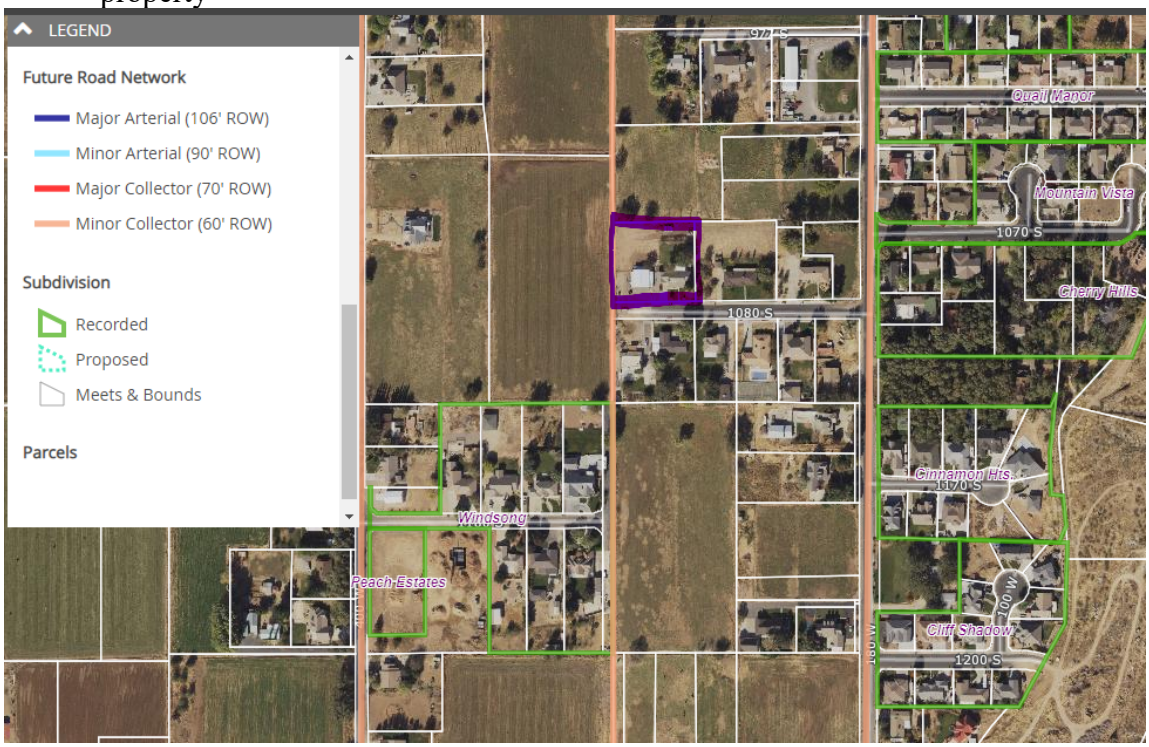
There is some good additional information about spot zones at the following link: PlannersWeb: Understanding Spot Zoning.

JUC Comments:

1. **Power:** No concerns
2. **Sewer:** No issues
3. **Streets:** No issues, may need to continue the street slightly
4. **Public Works:** Will need to see site plan to ensure access is done correctly
5. **Water:** No concerns, water line in 1080 S.
6. **Engineering:** Master planned roadway on western boundary, need to dedicate 30 feet along the entire boundary, may need smaller zoning. Road improvements needed on 1080 S.
7. **Fire:** No issues with zone change, need fire turnaround
8. **Cable/Phone/Gas/WCWCD:** Good

Staff Comments:

1. There is a 60'' master planned roadway (Future 300 W) that needs to be dedicated on the property



2. The lot area is 1.05 acres. Dedicating the required 30 feet of roadway would take approximately .16 acres, making it impossible to divide the property into two at least half acre lots. As such, the applicant has asked for next zoning that would allow subdividing the property. Complicating matters further is that the second lot would have to be a flag lot and the flag lot code (HCC 10-37-10) states: *"The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located. Sufficient turnaround space per the fire code shall be provided."* The staff portion of the flag lot wouldn't even count towards the density
3. It is important to note that this is only a zone change application, and no subdivision plat has been submitted to the City.

Findings:
Staff makes the following findings:

1. The application meets the standards within the General Plan and General Plan Map.
2. Most of the surrounding development is large lot single family homes
3. The proposed amendment will impact the area, but the limited number of units would mitigate the impact.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the City Council review this application and the zone change based on standards and consider residents' comments. Staff recommends approval of the proposed zone change.

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of an **amended final plat for Pecan Valley Phase 3 located at 5200 W 2500 S**. Chris Wyler Applicant. Civil Science Agent

Discussion:

Findings:

Recommendation:

Attachments:

1. 2022-AFP-04 App
2. 2022-AFP-04 Map
3. PECAN_VALLEY
4. 2022-AFP-04 Pecan Valley Phase 3

AMENDED FINAL PLAT APPLICATION

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

Fee: $150

For Office Use Only:
File No. 2022-AFP-04
Receipt No. 8-156718

Name: Chris Wyler **Telephone:** 435-467-2216

Address: 444 E Tabernacle Bld B Ste 201, St George, UT 84770 **Fax No.** _____

Email: wyltile@gmail.com **Agent Email:** bwalker@civilscience.com

Agent (If Applicable): Civil Science **Telephone:** 435-668-4023

Address/Location of Subject Property: 5200 West 2500 South Pecan Valley

Tax ID of Subject Property: H-PEV-3 **Number of Lots:** NA (roadway amend)

Subdivision Name: Pecan Valley **Phase:** 3

Submittal Requirements: 1-large paper copy, 1-11 X 17, and 1 disk in 2004 or newer Auto-Cad format

1. The final plat shall show:

✓ a. The name or designation of the subdivision that is distinct from any plat already recorded in the County Recorder's office, as approved by the Planning Commission.

✓ b. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.

✓ c. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.

✓ d. Every existing right-of-way and easement grant of record for communications infrastructure, for underground facilities as defined in Section 54-8a-2 of the Utah Code and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.

✓ e. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.

✓ f. All street center line data must be shown, together with its relationship to the property lines, corners, etc.

✓ g. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, State, County or other official monuments.

✓ h. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).

✓ i. Street monuments shall be installed by the subdivider in accordance with the requirements of City Standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.

✓ j. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.

✓ k. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the City Attorney.

2. Required Forms & Certificates: In addition the final plat shall contain the standard forms for the following:

✓ a. A registered professional land surveyor's certificate of survey, together with a statement that: (a) the surveyor holds a license in accordance with Title 58, Chapter 22 of the Utah Code, Professional Engineers and Professional Land Surveyor's Licensing Act; (b) the surveyor has completed a survey of the property described on the plat in accordance with Section 17-23-17 of the Utah Code and has verified all measurements; (c) has placed monuments as represented on the plat. **Plat must signed and stamped by the licensed surveyor prior to final plat submittal.**

✓ b. The owner's certificate of dedication of all streets, roads, rights-of-way or other parcels intended for the use and benefit of the general public.

✓ c. Mortgagee or other lien holder's Consent to Record, if applicable.

✓ d. A notary public's acknowledgement space for the signature of the mortgagee and/or each owner signing the plat.

✓ e. Certificate of approval of Ash Creek Special Service District.

✓ f. Certificate of approval of the City Engineer.

✓ g. Certificate of approval of the City Council, as evidenced by the signature of the Mayor

✓ h. Certificate of approval as to form executed by the City Attorney.

✓ i. A one and one-half inch by five inch (1 ½" x 5") space in the lower right-hand corner of the drawing for the use of the County Recorder.

3. **Other Information Required**: The following information or documentation shall be submitted:

✓ a. A completed form from the Washington County Treasurer's office (see attached copy of form) for property located within the subdivision verifying that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full

✓ b. An original copy for Staff review of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the County Recorder along with the final plat.

____ c. Title report for the property being subdivided.

____ d. A disk of the final plat prepared in 'Auto-Cad 2004' (or newer format)

Application Process: The following steps occur:

- A completed application with all required documents and fee payment as outlined above is submitted to the Planning Department along with the paper copy of the amended plat.

- A paper copy of the amended plat is submitted to the City Engineer for review. The City Engineer will red line the plat and email the subdivision engineer of required changes that need to be made. If a plat is still not ready for the City Engineers signature after the second submittal, an additional fee must be paid before the Engineer performs another review. An approved mylar of the final plat must

be signed by the City Engineer before the City Council meeting at which the amendment is to be submitted

- A plat amendment without the notarized signatures of all the owners of record on the mylar or on consent to record forms will require a public hearing. The applicant will be required to pay all notification and/or publication costs for notice of the hearing.

Requirements for recordation:

1. Amended plat approval by the City Council

4. Two disks of the final plat provided in 'Auto Cad 2004' format – one for the City, and one for the County Recorder.

5. Review of the title report by the City Attorney.

7. All signatures must be on the mylar, including property owners of record according to the title report, City officials and Ash Creek Special Service District Superintendent. The City Attorney is the last signer of the mylar just prior to recordation.

8. Someone from the City Attorney's office will accompany the developer's representative to the County Recorder's office for recordation. The developer pays recording fees.

A development with CC&R's should submit a copy of the CC&R's to the Planning Staff and one to the City Attorney for review at the time the plat amendment is submitted.

Note: An amended plat that includes the abandonment of a dedicated road or for a subdivision that is not fully improved requires a different application and procedure

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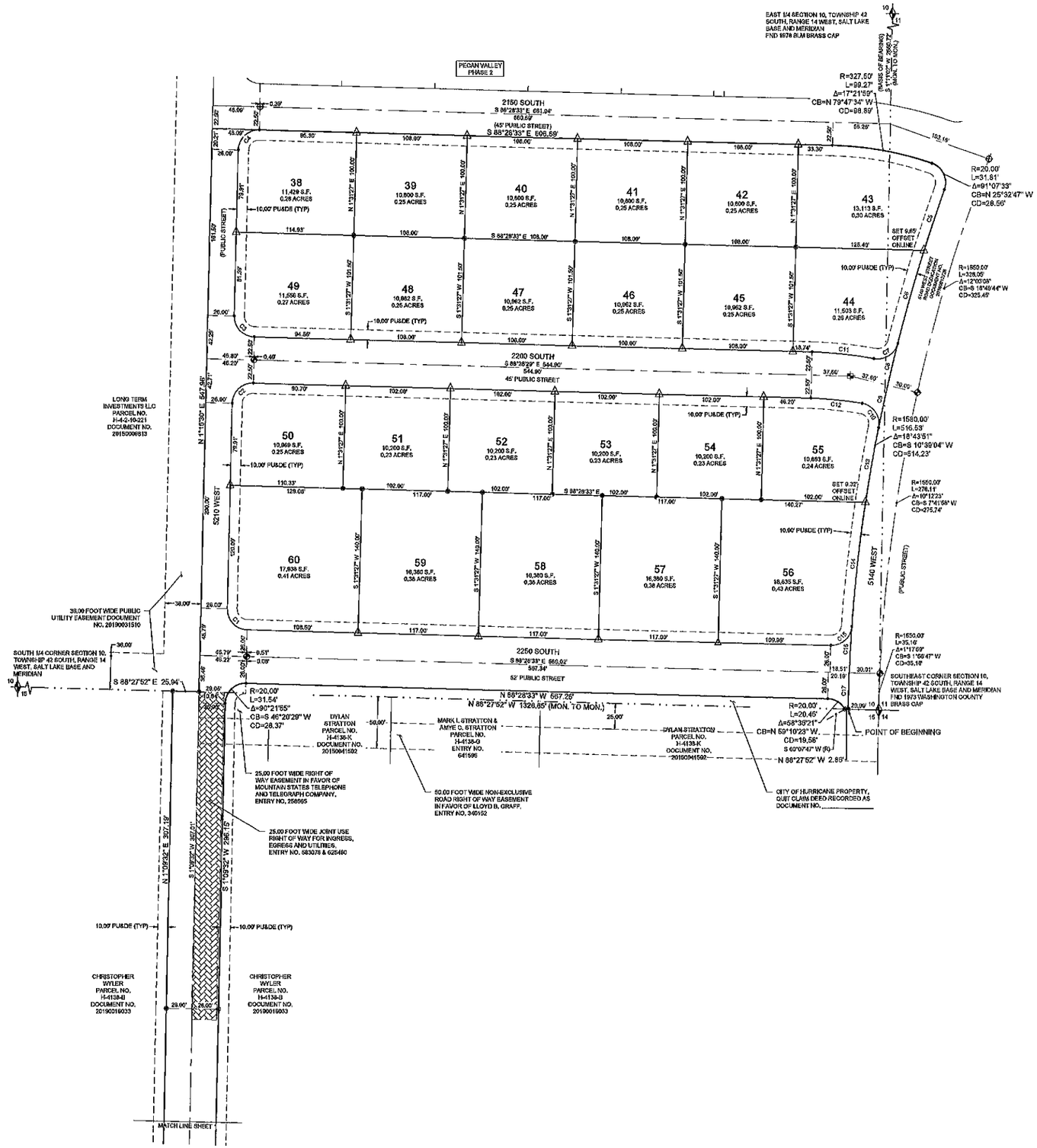
(Office Use Only)

Date Received: _____ Application Complete: ☐ YES ☐ NO

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



DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
5479810
TRAVIS W. SANDERS
STATE OF UTAH

CURVE TABLE					
CURVE TABLE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.32	20.00	89°4704"	S 43°36'31" E	28.22'
C2	31.51	20.00	90°1956"	S 46°23'26" W	28.35'
C3	31.32	20.00	89°4704"	S 43°36'31" E	28.22'
C4	31.51	20.00	90°1956"	S 46°23'26" W	28.35'
C5	62.49	1560.00	2°1556"	S 16°53'01" W	62.49'
C6	94.14	1560.00	3°2449"	S 16°00'37" W	94.12'
C7	30.20	20.00	86°3026"	N 57°35'29" E	27.41'
C8	41.79	1560.00	1°3056"	S 13°34'45" W	41.79'
C9	42.22	1560.00	1°3152"	S 12°03'21" W	42.22'
C10	31.76	20.00	90°5929"	N 54°12'20" W	28.53'
C11	60.59	372.50	9°1911"	N 83°45'58" W	60.52'
C12	50.16	327.50	8°4625"	N 84°05'19" W	50.11'
C13	73.61	1560.00	2°4636"	S 9°57'07" W	73.61'
C14	121.41	1560.00	4°2410"	S 8°24'44" W	121.36'
C15	30.48	20.00	87°1847"	N 47°52'03" E	27.61'
C16	45.09	1560.00	1°3806"	S 3°23'35" W	45.09'
C17	35.55	1560.00	1°1725"	S 1°55'51" W	35.55'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS I, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- HORIZONTAL GEOMETRY POINT, NOTHING SET.

BOUNDARY LINE
LOT LINE
EXISTING RIGHT OF WAY LINE
EXISTING LOT LINE
EASEMENT LINE (SEE NOTES)
CENTERLINE
SECTION LINE
PUBLIC TRAIL / RIGHT OF WAY

0 50 25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

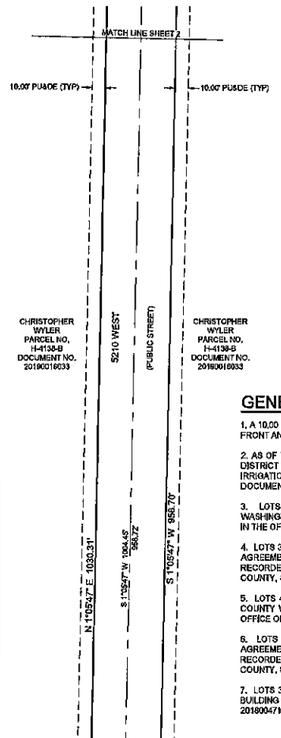
PECAN VALLEY PHASE 3 AMENDED

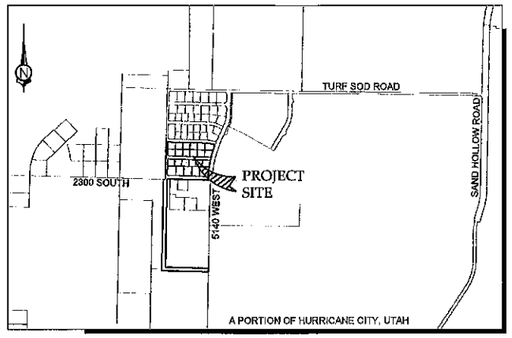
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PECAN VALLEY PHASE 3 AMENDED
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20177
DRAWN BY: PJW
DATE: 3-10-2022
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'
SHEET 2 OF 2





VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

2. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENTS AS RECORDED IN DOCUMENTS 20160012316 AND 20180000055, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.

3. LOTS 38-41, 46-53 AND 58-60 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED APRIL 8, 2016 AS ENTRY NO. 20160012316, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

4. LOTS 38-41, 46-53 AND 58-60 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED JULY 5, 2016 AS ENTRY NO. 20160023605, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

5. LOTS 41-49 AND 53-57 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED JANUARY 2, 2018 AS ENTRY NO. 20180000055, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

6. LOTS 41-49 AND 53-57 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED OCTOBER 2, 2018 AS ENTRY NO. 20180039962, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

7. LOTS 35-60 ARE AFFECTED BY TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF RESTRICTION FOR BUILDING ANY STRUCTURE IN A UTILITY EASEMENT, RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 20180047130.

AMENDMENT NOTE

THE ALIGNMENT OF 5210 WEST STREET SOUTH OF 2250 SOUTH STREET HAS BEEN ADJUSTED TO BEST FIT FUTURE PHASES, NO OTHER CHANGES WERE MADE OR INTENDED WITH THIS AMENDMENT.

SURVEYOR'S CERTIFICATE

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

PECAN VALLEY PHASE 3 AMENDED

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

DATE

TRAVIS W. SANDERS, PLS

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR — 9481170 — TRAVIS W. SANDERS — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 88°27'52" W 29.99 FEET ALONG THE SOUTH LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST,SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE N 88°27'52" W 2.86 FEET CONTINUING ALONG SAID SOUTH LINE, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 60°07'47" W; THENCE ALONG THE ARC OF SAID CURVE 20.49 FEET THROUGH A CENTRAL ANGLE OF 58°39'21"; THENCE N 88°28'33" W 567.26 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.54 FEET THROUGH A CENTRAL ANGLE OF 90°21'55"; THENCE S 1°09'32" W 295.15 FEET; THENCE S 1°05'47" W 958.70 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.30 FEET THROUGH A CENTRAL ANGLE OF 89°39'53"; THENCE S 88°34'06" E 617.06 FEET, TO A POINT ON THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 1°07'30" W 52.00 FEET ALONG SAID LINE; THENCE N 88°34'06" W 688.92 FEET; THENCE N 1°05'47" E 1030.31 FEET; THENCE N 1°09'32" E 307.19 FEET, TO A POINT ON THE SAID SOUTH LINE OF SAID SECTION 10; THENCE S 88°27'52" E 25.84 FEET ALONG SAID LINE, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20180009813, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 1°16'30" E 647.96 FEET, TO THE SOUTHWEST CORNER OF PECAN VALLEY PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 88°28'33" E 606.69 FEET, TO THE POINT OF CURVATURE OF A 327.50 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 99.27 FEET THROUGH A CENTRAL ANGLE OF 17°21'59", TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 31.81 FEET THROUGH A CENTRAL ANGLE OF 91°07'33", TO A POINT ON A 1560.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, POINT ALSO BEING ON THE WEST RIGHT OF WAY OF 5140 WEST STREET AS DESCRIBED ON ROAD DEDICATION AS RECORDED IN DOCUMENT NO. 20160012726 IN SAID OFFICE OF THE RECORDER; THENCE ALONG SAID RIGHT OF WAY AND ARC OF SAID CURVE 516.63 FEET THROUGH A CENTRAL ANGLE OF 18°43'51", TO THE POINT OF BEGINNING.

CONTAINING 460,951 SQ FT OR 10.58 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

PECAN VALLEY PHASE 3 AMENDED

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

PECAN VALLEY HOLDINGS, LLC
(LIMITED LIABILITY COMPANY)

MANAGING MEMBER: CHRISTOPHER WYLER

CITY OF HURRICANE
(MUNICIPAL CORPORATION)

MAYOR: NANETTE BILLINGS

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____ }

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

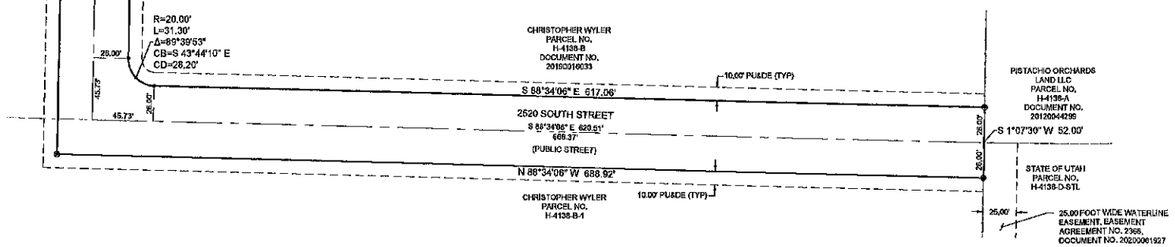
NOTARY PUBLIC — COMMISSION NUMBER: _____
NOTARY PUBLIC FULL NAME: _____ — MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

CORPORATION ACKNOWLEDGMENT

STATE OF _____ }S.S.
COUNTY OF _____ }

ON THE ____ DAY OF _____ 20___ PERSONALLY APPEARED BEFORE ME, CITY OF HURRICANE, A MUNICIPAL CORPORATION, WHO BEING BY ME DULY SWORN DID SAY THAT SHE IS THE MAYOR OF THE CITY OF HURRICANE, A MUNICIPAL CORPORATION, AND THAT SHE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES STATED THEREIN.

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



PECAN VALLEY PHASE 3 AMENDED

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

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

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

PECAN VALLEY PHASE 3 AMENDED
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20177
DRAWN BY: PJW
DATE: 3-10-2022
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'
SHEET 1 OF 2

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 23 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME, CHRISTOPHER WYLER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNERS' DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Brandi Walker
COMMISSION NUMBER: 699696
MY COMMISSION EXPIRES: 3/26/2022
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Academy Mortgage Corp. A MORTGAGEE FOR CHRISTOPHER WYLER, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: Ellen Briggs

MORTGAGEE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Washington } S.S.

ON THE 24 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Ellen Briggs, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT SHE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Amy DeVore
COMMISSION NUMBER: 704949
MY COMMISSION EXPIRES: 3/4/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 25 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME, GUY L. BARLOW, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNERS' DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Julia Gee
COMMISSION NUMBER: 706861
MY COMMISSION EXPIRES: 6/18/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 25 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME, MICKALA J BARLOW, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNERS' DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Julia Gee
COMMISSION NUMBER: ~~6/18/2023~~ 706861
MY COMMISSION EXPIRES: 6/18/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, People's Town & Country Bank A MORTGAGEE FOR GUY L. BARLOW AND MICKALA J. BARLOW, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

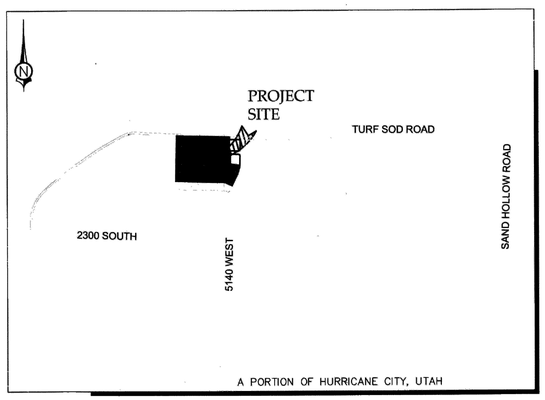
REPRESENTATIVE: H. Bradley Stucki

MORTGAGEE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 23 DAY OF September 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, H. Bradley Stucki, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: MICHAEL DARRAH
COMMISSION NUMBER: 687551
MY COMMISSION EXPIRES: 3-5-2020
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)



VICINITY MAP
(N.T.S.)

SURVEYOR'S CERTIFICATE

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

PECAN VALLEY PHASE 1

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

DATE: SEPTEMBER 19, 2019

TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR — NO. 9481170 — TRAVIS W. SANDERS — 9.19.19 — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°11'02" W 1365.20 FEET ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION. SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY OF TURF SOD ROAD, AS SHOWN ON DOCUMENT NO. 20160012726, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE S 89°18'23" E 197.78 FEET ALONG THE SAID RIGHT OF WAY, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE ALSO BEING ON THE WESTERLY RIGHT OF WAY OF 5140 WEST AS SHOWN ON SAID DOCUMENT, AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'12", (2) THENCE S 0°41'49" W 117.36 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF BERNIE LANE AS SHOWN ON SAID DOCUMENT, AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES; (1) THENCE ALONG THE ARC OF SAID CURVE 31.68 FEET THROUGH A CENTRAL ANGLE OF 90°45'00", (2) THENCE N 88°33'11" W 129.95 FEET, (3) THENCE S 1°26'49" W 45.00 FEET, (4) THENCE S 88°33'11" E 131.06 FEET, TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (5) THENCE ALONG THE ARC OF SAID CURVE 31.15 FEET THROUGH A CENTRAL ANGLE OF 89°15'00", TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID 5140 WEST STREET, AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES; (1) THENCE S 0°41'49" W 99.83 FEET, TO THE BEGINNING OF A 345.00 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 145.46 FEET THROUGH A CENTRAL ANGLE OF 24°09'27", (3) THENCE S 24°51'18" W 188.38 FEET; THENCE N 65°08'42" W 104.02 FEET; THENCE N 88°26'33" W 556.89 FEET; THENCE N 1°26'49" E 110.00 FEET; THENCE N 88°28'33" W 126.48 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150009813, RECORDED AND ON FILE AT SAID OFFICE OF THE RECORDER; THENCE N 1°15'30" E 481.52 FEET, TO A POINT ON THE SAID SOUTH RIGHT OF WAY OF TURF SOD ROAD AS SHOWN ON SAID DOCUMENT; THENCE S 88°33'11" E 661.63 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 494,907 SQ FT OR 11.36 ACRES MORE OR LESS

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, TRAILS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

PECAN VALLEY PHASE 1

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, THE OWNERS DO HEREBY DEDICATE AND CONVEY TO THE CITY OF HURRICANE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS, TRAILS AND EASEMENTS. ALL LOTS, STREETS, TRAILS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF HURRICANE AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THIS ___ DAY OF _____ 20__, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

CHRISTOPHER WYLER
(AN INDIVIDUAL)

CHRISTOPHER WYLER

GUY L. BARLOW AND MICKALA J BARLOW
(HUSBAND AND WIFE AS JOINT TENANTS)

GUY L. BARLOW

MICKALA J BARLOW

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

2. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENTS AS RECORDED IN DOCUMENTS 20160012316 AND 20180000055, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.

PECAN VALLEY PHASE 1

LOCATED IN

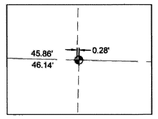
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH	TREASURER APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 7 DAY OF Nov A.D. 20 19.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 1st DAY OF October A.D. 2019	APPROVED AS TO FORM, THIS THE 2nd DAY OF October, A.D. 2019	WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS 7th DAY OF Oct 2019	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 7th DAY OF November A.D. 2019 THAT ALL TAXES, SPECIAL ASSESSMENTS, INTEREST, AND OWING ON THIS FINAL PLAT HAVE BEEN PAID IN FULL.	DOC # 20190047318 Map (Conveying Property) Page 1 of 3 Russell Shirts Washington County Recorder 11/13/2019 04:13:53 PM Fee $ 108.00 By: D T TITLE
SUPERINTENDENT, SSD	ENGINEER, CITY OF HURRICANE	CITY ATTORNEY, CITY OF HURRICANE	ATTEST: CITY RECORDER HURRICANE UTAH — JOHN W. BRAMALL MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

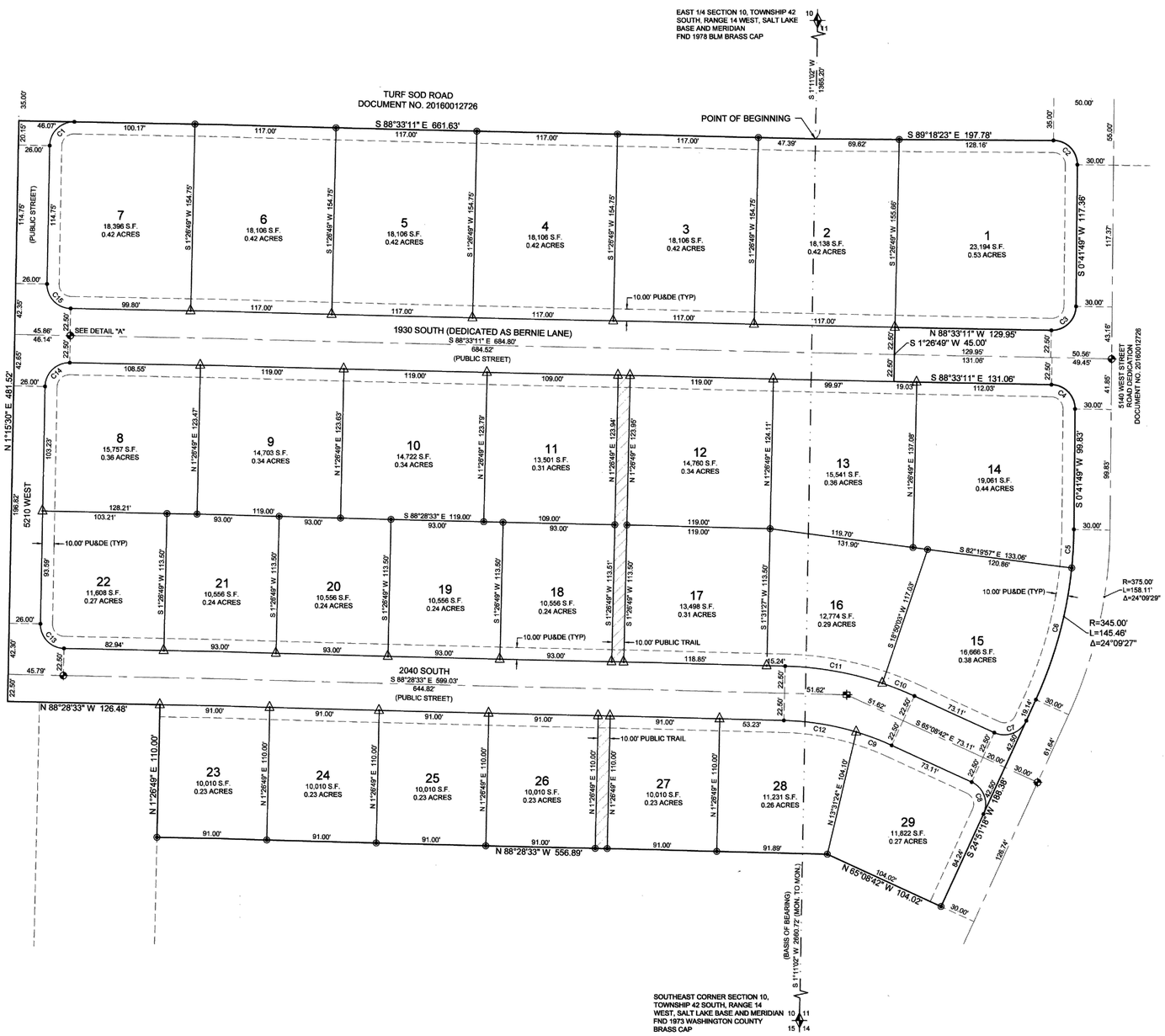
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

PECAN VALLEY PHASE 1
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF19129 FP1
DRAWN BY: PJW
DATE: 8-6-2019
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'
SHEET 1 OF 2



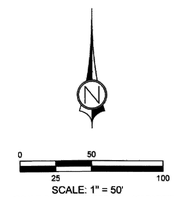
DETAIL "A"
1" = 10'



CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.48'	90°11'18"	S 46°21'09" W	28.33'
C2	20.00'	31.42'	90°00'12"	N 44°18'17" W	28.29'
C3	20.00'	31.68'	90°45'00"	N 46°04'19" E	28.47'
C4	20.00'	31.15'	89°15'00"	N 43°55'41" W	28.10'
C5	328.13'	31.97'	5°34'56"	N 3°21'05" E	31.96'
C6	345.00'	113.49'	18°50'54"	N 15°25'48" E	112.98'
C7	20.00'	31.42'	90°00'00"	N 69°51'18" E	28.28'
C8	20.00'	31.42'	90°00'00"	N 20°08'42" W	28.28'
C9	227.50'	31.46'	7°55'22"	N 69°06'23" W	31.43'
C10	272.50'	28.64'	6°01'15"	N 68°09'20" W	28.62'
C11	272.50'	82.33'	17°18'36"	N 79°49'15" W	82.01'
C12	227.50'	61.18'	15°24'29"	N 80°46'19" W	61.00'
C13	20.00'	31.32'	89°44'04"	S 43°36'31" E	28.22'
C14	20.00'	31.48'	90°11'18"	S 46°21'09" W	28.33'
C15	20.00'	31.35'	89°48'42"	S 43°38'51" E	28.24'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- HORIZONTAL GEOMETRY POINT. NOTHING SET.
- EASEMENT LINE (SEE NOTES)
- PUBLIC TRAIL / RIGHT OF WAY



SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PECAN VALLEY PHASE 1

LOCATED IN

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

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PECAN VALLEY PHASE 1
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	FF19129 FP1
DRAWN BY:	PJW
DATE:	8-6-2019
CHECKED BY:	TWS
SCALE OF SHEET HOR SCALE:	1" = 50'
SHEET	2 OF 2

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Rock Canyon Bank, A MORTGAGEE FOR CHRISTOPHER WYLER, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: Monty Bundy

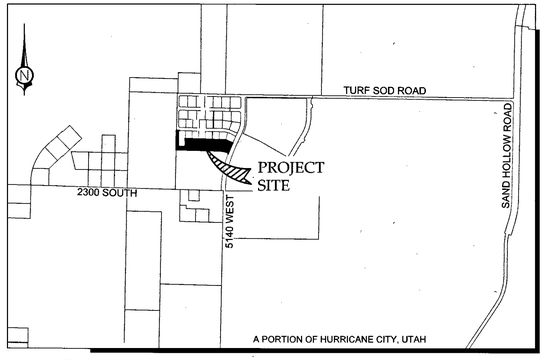
MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 12 DAY OF November 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Monty Bundy, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT he SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Tashina Foki
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

COMMISSION NUMBER: 709012
MY COMMISSION EXPIRES: 10·30·2023



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

2. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENTS AS RECORDED IN DOCUMENTS 20160012316 AND 20180000055, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.

3. LOTS 34-36 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED APRIL 8, 2016 AS ENTRY NO. 20160012316, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

4. LOTS 34-36 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED JULY 5, 2016 AS ENTRY NO. 20160023805, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

5. LOTS 31-34 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED JANUARY 2, 2018 AS ENTRY NO. 20180000055, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

6. LOTS 31-34 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED OCTOBER 2, 2018 AS ENTRY NO. 20180039962, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

7. LOTS 31-36 ARE AFFECTED BY TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF RESTRICTION FOR BUILDING ANY STRUCTURE IN A UTILITY EASEMENT, RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 20180047130.

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARINGS	CHORD LENGTH
C1	372.50'	116.64'	17°56'26"	N 79°30'20" W	116.16'
C2	20.00'	30.16'	86°24'05"	N 66°15'50" E	27.38'
C3	1580.00'	49.41'	1°47'30"	S 23°57'33" W	49.40'
C4	1580.00'	41.30'	1°29'51"	S 22°18'52" W	41.30'
C5	1580.00'	42.72'	1°32'57"	S 20°47'28" W	42.72'

N
0 40
20 80
SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

SURVEYOR'S CERTIFICATE

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

PECAN VALLEY PHASE 2

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

DATE: NOVEMBER 11, 2020

TRAVIS V. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR — NO. 9481170 — TRAVIS V. SANDERS — 11-11-20 — STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 1°11'02" W 1957.62 FEET ALONG THE EAST LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF PECAN VALLEY PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND RUNNING THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES, (1) S 88°28'33" E 20.60 FEET, (2) THENCE S 65°08'42" E 104.02 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF 5140 WEST DOCUMENT NO. 20160012726, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER, AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, (1) THENCE S 24°51'18" W 32.20 FEET, TO THE POINT OF CURVATURE OF A 1580.00 FOOT RADIUS CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 133.42 FEET THROUGH A CENTRAL ANGLE OF 4°50'18", TO A POINT OF CUSP WITH A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 69°59'01" W; THENCE ALONG THE ARC OF SAID CURVE 31.81 FEET THROUGH A CENTRAL ANGLE OF 91°07'33", TO THE POINT OF CURVATURE OF A 327.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 99.27 FEET THROUGH A CENTRAL ANGLE OF 17°21'59"; THENCE N 88°28'33" W 606.69 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150009813, ON FILE AND OF RECORD IN THE OFFICE OF SAID RECORDER; THENCE N 1°15'30" E 265.00 FEET ALONG SAID LINE, TO THE SOUTHWEST CORNER OF SAID PECAN VALLEY PHASE 1 SUBDIVISION; THENCE S 88°28'33" E 46.09 FEET ALONG SAID BOUNDARY, TO A POINT OF CUSP WITH A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 1°31'27" W; THENCE ALONG THE ARC OF SAID CURVE 31.51 FEET THROUGH A CENTRAL ANGLE OF 90°15'56"; THENCE S 1°15'30" W 180.00 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.32 FEET THROUGH A CENTRAL ANGLE OF 89°44'04"; THENCE S 88°28'33" E 79.85 FEET, THENCE N 1°26'49" E 110.00 FEET, TO THE SOUTHWEST CORNER OF LOT 24 OF SAID PECAN VALLEY PHASE 1 SUBDIVISION; THENCE S 88°28'33" E 536.29 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINS 108,976 SQ FT OR 2.50 ACRES MORE OR LESS

OWNER'S DEDICATION

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

PECAN VALLEY PHASE 2

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

CHRISTOPHER WYLER
(AN INDIVIDUAL)

CHRISTOPHER WYLER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 12 DAY OF November 2020 PERSONALLY APPEARED BEFORE ME, CHRISTOPHER WYLER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: Tashina Foki
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

COMMISSION NUMBER: 709012
MY COMMISSION EXPIRES: 10·30·2023

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- HORIZONTAL GEOMETRY POINT. NOTHING SET.

BOUNDARY LINE
LOT LINE
EXISTING RIGHT OF WAY LINE
EXISTING LOT LINE
EASEMENT LINE (SEE NOTES)
CENTERLINE
SECTION LINE
PUBLIC TRAIL / RIGHT OF WAY

PECAN VALLEY PHASE 2

LOCATED IN

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

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH	TREASURER APPROVAL
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 19 DAY OF November A.D. 20 20.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 13th DAY OF November, A.D. 20 20	APPROVED AS TO FORM, THIS THE 30 DAY OF November, A.D. 20 20	WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS 25 DAY OF November 20 20	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 13 DAY OF December A.D. 2020 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND INTEREST DUE AND OWING ON THIS PLAT HAVE BEEN PAID IN FULL.
SUPERINTENDENT, SSD	ENGINEER, CITY OF HURRICANE	CITY ATTORNEY, CITY OF HURRICANE	ATTEST: CITY RECORDER, HURRICANE UTAH; JOHN W. BRAMALL MAYOR, HURRICANE, UTAH	WASHINGTON COUNTY TREASURER

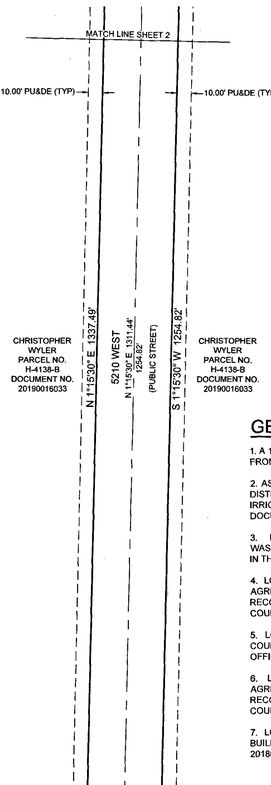
RECORDED No. DOC # 20200070138
Map (Conveying Property) Page 1 of 2
Russell Shirts Washington County Recorder
12/07/2020 11:58:07 AM Fee $ 114.00
By WYLER CHRISTOPHER

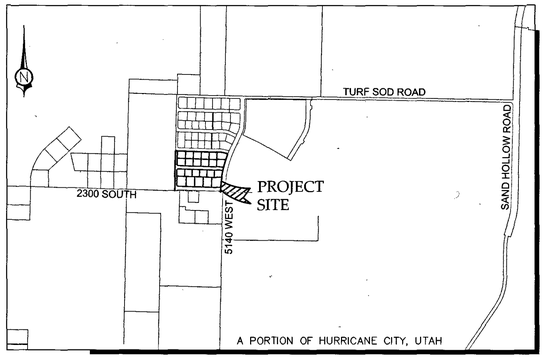
WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

PECAN VALLEY PHASE 2
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20177 FP2
DRAWN BY: PJW
DATE: 11-6-2020
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 40'
SHEET 1 OF 1





VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

2. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENTS AS RECORDED IN DOCUMENTS 20160012316 AND 20180000055, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.

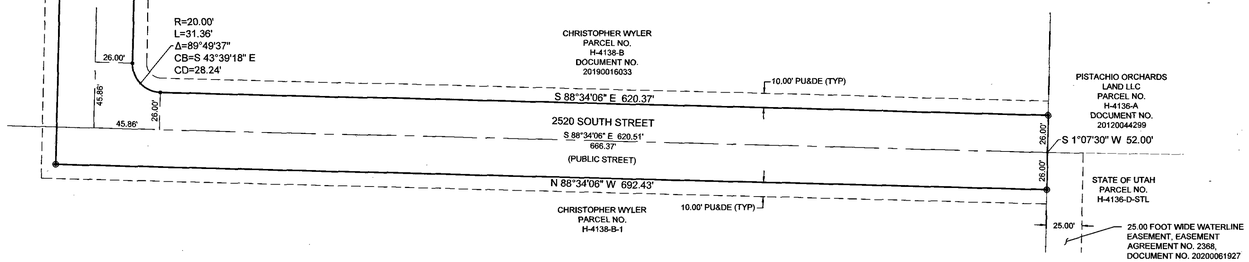
3. LOTS 38-41, 46-53 AND 58-60 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED APRIL 8, 2016 AS ENTRY NO. 20160012316, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

4. LOTS 38-41, 46-53 AND 58-60 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED JULY 5, 2016 AS ENTRY NO. 20160023805, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

5. LOTS 41-46 AND 53-57 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED JANUARY 2, 2018 AS ENTRY NO. 20180000055, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

6. LOTS 41-46 AND 53-57 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED OCTOBER 2, 2018 AS ENTRY NO. 20180039962, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

7. LOTS 38-60 ARE AFFECTED BY TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF RESTRICTION FOR BUILDING ANY STRUCTURE IN A UTILITY EASEMENT, RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 20180047130.



SURVEYOR'S CERTIFICATE

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

PECAN VALLEY PHASE 3

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

November 11, 2020
DATE

TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR
No. 9481170
TRAVIS W. SANDERS
11-11-20
STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 88°27'52" W 29.99 FEET ALONG THE SOUTH LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST,SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE N 88°27'52" W 2.86 FEET CONTINUING ALONG SAID SOUTH LINE, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 60°07'47" W; THENCE ALONG THE ARC OF SAID CURVE 20.46 FEET THROUGH A CENTRAL ANGLE OF 58°36'21"; THENCE N 88°28'33" W 567.34 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.51 FEET THROUGH A CENTRAL ANGLE OF 90°15'56"; THENCE S 1°15'30" W 1254.82 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.36 FEET THROUGH A CENTRAL ANGLE OF 89°49'37"; THENCE S 88°34'06" E 620.37 FEET, TO A POINT ON THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 1°07'30" W 52.00 FEET ALONG SAID LINE; THENCE N 88°34'06" W 692.43 FEET; THENCE N 1°15'30" E 1337.49 FEET, TO A POINT ON THE SAID SOUTH LINE OF SAID SECTION 10; THENCE S 88°27'52" E 26.00 FEET ALONG SAID LINE, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150009813, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 1°15'30" E 547.96 FEET, TO THE SOUTHWEST CORNER OF PROPOSED PECAN VALLEY PHASE 2; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 88°28'33" E 606.69 FEET, TO THE POINT OF CURVATURE OF A 327.50 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 99.27 FEET THROUGH A CENTRAL ANGLE OF 17°21'59", TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 31.81 FEET THROUGH A CENTRAL ANGLE OF 91°07'33", TO A POINT ON A 1580.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, POINT ALSO BEING ON THE WEST RIGHT OF WAY OF 5140 WEST STREET AS DESCRIBED ON ROAD DEDICATION AS RECORDED IN DOCUMENT NO. 20160012726 IN THE SAID OFFICE OF THE RECORDER; THENCE ALONG SAID RIGHT OF WAY AND ARC OF SAID CURVE 516.53 FEET THROUGH A CENTRAL ANGLE OF 18°43'51", TO THE POINT OF BEGINNING.

CONTAINING 461,300 SQ FT OR 10.59 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

PECAN VALLEY PHASE 3

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

CHRISTOPHER WYLER
(AN INDIVIDUAL)

CHRISTOPHER WYLER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 12 DAY OF November 2020 PERSONALLY APPEARED BEFORE ME, CHRISTOPHER WYLER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

Tashina Foki
NOTARY PUBLIC
COMMISSION NUMBER: 709012
NOTARY PUBLIC FULL NAME: Tashina Foki
MY COMMISSION EXPIRES: 10-30-2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Rock Canyon Bank, A MORTGAGEE FOR CHRISTOPHER WYLER, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: Monty Bundy

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 12 DAY OF November 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Monty Bundy, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

Tashina Foki
NOTARY PUBLIC
COMMISSION NUMBER: 709012
NOTARY PUBLIC FULL NAME: Tashina Foki
MY COMMISSION EXPIRES: 10-30-2023
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

PECAN VALLEY PHASE 3

LOCATED IN

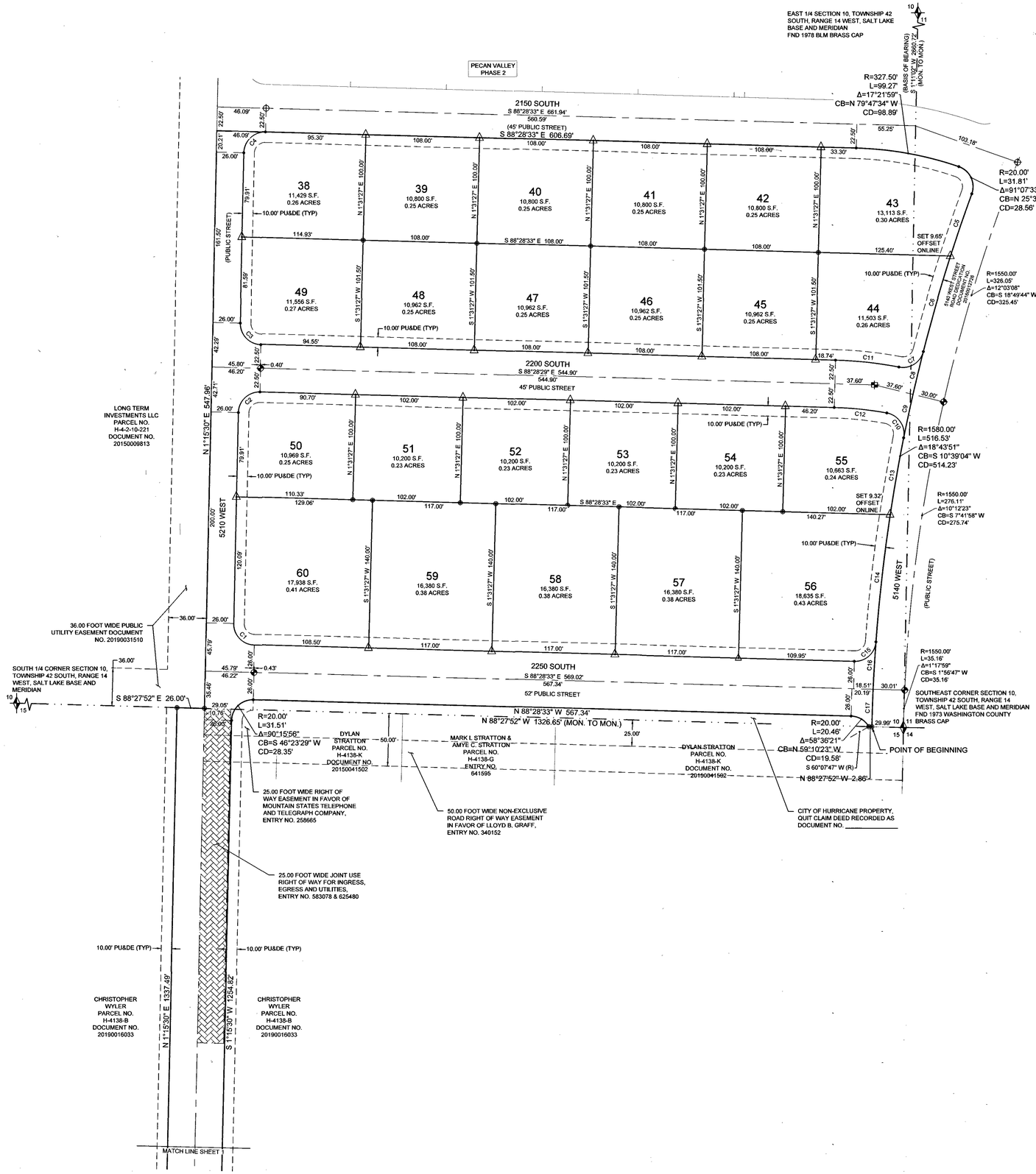
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH	TREASURER'S APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 19th DAY OF November A.D. 2020.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 18th DAY OF November, A.D. 2020	APPROVED AS TO FORM, THIS THE 30 DAY OF Nov., A.D. 2020	WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS 25 DAY OF November 2020	I, WASHINGTON COUNTY TREASURER, CERTIFY THIS OFFICE HAS NO OUTSTANDING SPECIAL ASSESSMENTS, ALL TAXES DUE AND OWING ON THIS PLAT HAVE BEEN PAID IN FULL.	DOC # 20210001403 Page 1 of 3 Fee (Conveying Property) Gary Christensen Washington County Recorder 01/07/2021 01:46:51 PM Fee $ 140.00 By WYLER CHRISTOPHER
SUPERINTENDENT, SSD	ENGINEER, CITY OF HURRICANE	CITY ATTORNEY, CITY OF HURRICANE	ATTEST: CITY RECORDER HURRICANE UTAH / JOHN W. BRAMALL MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	Deputy Recorder Kari Nochi / WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

PECAN VALLEY PHASE 3
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20177.FP3
DRAWN BY: PJW
DATE: 11-9-2020
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'
SHEET 1 OF 2



CURVE TABLE					
CURVE TABLE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.32	20.00	89°44'04"	S 43°36'31" E	28.22'
C2	31.51	20.00	90°15'56"	S 46°23'29" W	28.35'
C3	31.32	20.00	89°44'04"	S 43°36'31" E	28.22'
C4	31.51	20.00	90°15'56"	S 46°23'29" W	28.35'
C5	62.49	1580.00	2°15'58"	S 18°53'01" W	62.49'
C6	94.14	1580.00	3°24'49"	S 16°02'37" W	94.12'
C7	30.20	20.00	86°30'25"	N 57°35'25" E	27.41'
C8	41.79	1580.00	1°30'56"	S 13°34'45" W	41.79'
C9	42.22	1580.00	1°31'52"	S 12°03'21" W	42.22'
C10	31.76	20.00	90°59'29"	N 34°12'20" W	28.53'
C11	60.59	372.50	9°19'11"	N 83°48'58" W	60.52'
C12	50.16	327.50	8°46'29"	N 84°05'19" W	50.11'
C13	73.81	1580.00	2°40'36"	S 9°57'07" W	73.81'
C14	121.41	1580.00	4°24'10"	S 6°24'44" W	121.38'
C15	30.48	20.00	87°18'47"	N 47°52'03" E	27.61'
C16	45.09	1580.00	1°38'06"	S 3°23'36" W	45.09'
C17	35.58	1580.00	1°17'25"	S 1°55'51" W	35.58'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- HORIZONTAL GEOMETRY POINT. NOTHING SET.

- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE
- PUBLIC TRAIL / RIGHT OF WAY

0 50 25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PECAN VALLEY PHASE 3

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

PROFESSIONAL LAND SURVEYOR
No. 9481178
TRAVIS W. SANDERS
11-12-20
STATE OF UTAH

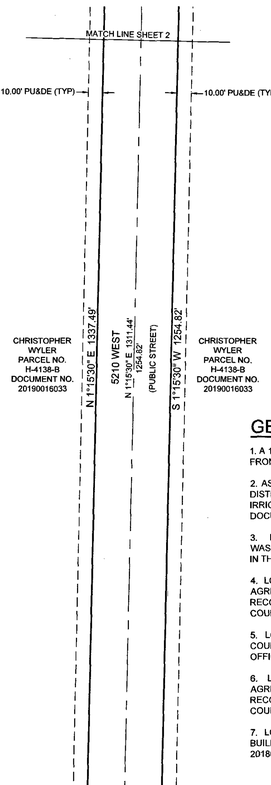
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

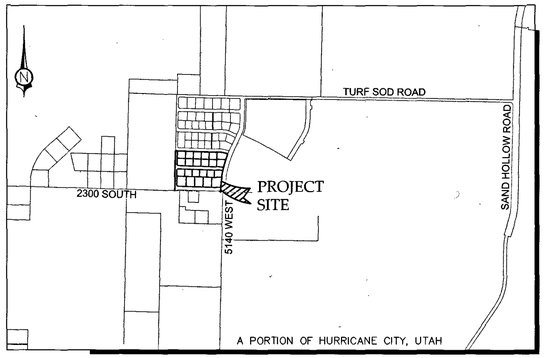
CivilScience

PECAN VALLEY PHASE 3
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20177 FP3
DRAWN BY: PJW
DATE: 11-9-2020
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'

SHEET 2 OF 2





VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, SIDEWALKS, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.

2. AS OF THE RECORDING DATE ON THIS PLAT THERE EXIST WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EASEMENTS AS RECORDED IN DOCUMENTS 20160012316 AND 20180000055, THAT OUTLINE IRRIGATION USE AND COLLECTION. OWNERS AND DEVELOPERS SHOULD BECOME FAMILIAR WITH SAID DOCUMENTS.

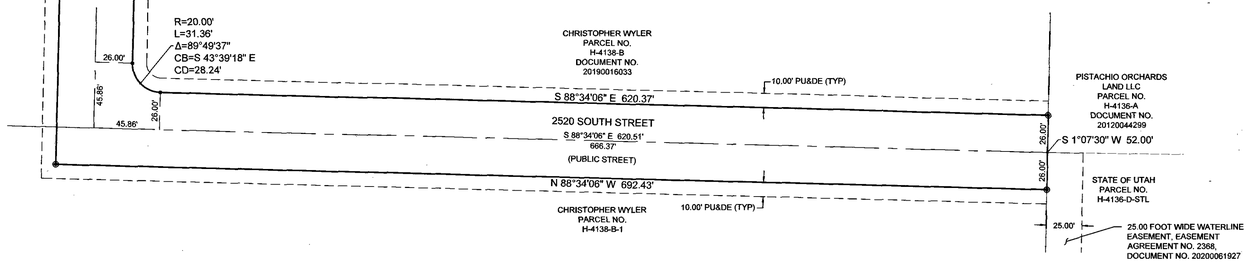
3. LOTS 38-41, 46-53 AND 58-60 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED APRIL 8, 2016 AS ENTRY NO. 20160012316, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

4. LOTS 38-41, 46-53 AND 58-60 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED JULY 5, 2016 AS ENTRY NO. 20160023805, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

5. LOTS 41-46 AND 53-57 ARE AFFECTED BY WATER CONSERVANCY EASEMENT IN FAVOR OF WASHINGTON COUNTY WATER CONSERVANCY DISTRICT RECORDED JANUARY 2, 2018 AS ENTRY NO. 20180000055, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

6. LOTS 41-46 AND 53-57 ARE AFFECTED BY THE TERMS, CONDITIONS AND EFFECTS OF THAT CERTAIN AGREEMENT BY AND BETWEEN ASH CREEK SPECIAL SERVICE DISTRICT AND CHRISTOPHER WYLER, RECORDED OCTOBER 2, 2018 AS ENTRY NO. 20180039962, IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

7. LOTS 38-60 ARE AFFECTED BY TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF RESTRICTION FOR BUILDING ANY STRUCTURE IN A UTILITY EASEMENT, RECORDED NOVEMBER 28, 2018 AS ENTRY NO. 20180047130.



SURVEYOR'S CERTIFICATE

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

PECAN VALLEY PHASE 3

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

NOVEMBER 11, 2020
DATE

TRAVIS W. SANDERS, PLS

PROFESSIONAL LAND SURVEYOR
NO. 9481170
TRAVIS W. SANDERS
11-11-20
STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 88°27'52" W 29.99 FEET ALONG THE SOUTH LINE OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST,SALT LAKE BASE AND MERIDIAN, FROM THE SOUTHEAST CORNER OF SAID SECTION 10, AND RUNNING THENCE N 88°27'52" W 2.86 FEET CONTINUING ALONG SAID SOUTH LINE, TO A POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 60°07'47" W; THENCE ALONG THE ARC OF SAID CURVE 20.46 FEET THROUGH A CENTRAL ANGLE OF 58°36'21"; THENCE N 88°28'33" W 567.34 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.51 FEET THROUGH A CENTRAL ANGLE OF 90°15'56"; THENCE S 1°15'30" W 1254.82 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.36 FEET THROUGH A CENTRAL ANGLE OF 89°49'37"; THENCE S 88°34'06" E 620.37 FEET, TO A POINT ON THE EAST LINE OF SECTION 15, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 1°07'30" W 52.00 FEET ALONG SAID LINE; THENCE N 88°34'06" W 692.43 FEET; THENCE N 1°15'30" E 1337.49 FEET, TO A POINT ON THE SAID SOUTH LINE OF SAID SECTION 10; THENCE S 88°27'52" E 26.00 FEET ALONG SAID LINE, TO THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20150009813, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE N 1°15'30" E 547.96 FEET, TO THE SOUTHWEST CORNER OF PROPOSED PECAN VALLEY PHASE 2; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 88°28'33" E 606.69 FEET, TO THE POINT OF CURVATURE OF A 327.50 FOOT RADIUS CURVE TO THE RIGHT, (2) THENCE ALONG THE ARC OF SAID CURVE 99.27 FEET THROUGH A CENTRAL ANGLE OF 17°21'59", TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 31.81 FEET THROUGH A CENTRAL ANGLE OF 91°07'33", TO A POINT ON A 1580.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, POINT ALSO BEING ON THE WEST RIGHT OF WAY OF 5140 WEST STREET AS DESCRIBED ON ROAD DEDICATION AS RECORDED IN DOCUMENT NO. 20160012726 IN THE SAID OFFICE OF THE RECORDER; THENCE ALONG SAID RIGHT OF WAY AND ARC OF SAID CURVE 516.53 FEET THROUGH A CENTRAL ANGLE OF 18°43'51", TO THE POINT OF BEGINNING.

CONTAINING 461,300 SQ FT OR 10.59 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

PECAN VALLEY PHASE 3

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

CHRISTOPHER WYLER
(AN INDIVIDUAL)

CHRISTOPHER WYLER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 12 DAY OF November 2020 PERSONALLY APPEARED BEFORE ME, CHRISTOPHER WYLER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING OWNER DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

Tashina Foki
NOTARY PUBLIC
COMMISSION NUMBER: 709012

NOTARY PUBLIC FULL NAME: Tashina Foki
MY COMMISSION EXPIRES: 10-30-2023

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, Rock Canyon Bank, A MORTGAGEE FOR CHRISTOPHER WYLER, DOES HEREBY GIVE CONSENT TO THE RECORDATION OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, TO RECORDING PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

REPRESENTATIVE: Monty Bundy

MORTGAGEE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Washington } S.S.

ON THE 12 DAY OF November 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, Monty Bundy, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT HE SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

Tashina Foki
NOTARY PUBLIC
COMMISSION NUMBER: 709012

NOTARY PUBLIC FULL NAME: Tashina Foki
MY COMMISSION EXPIRES: 10-30-2023

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

PECAN VALLEY PHASE 3

LOCATED IN

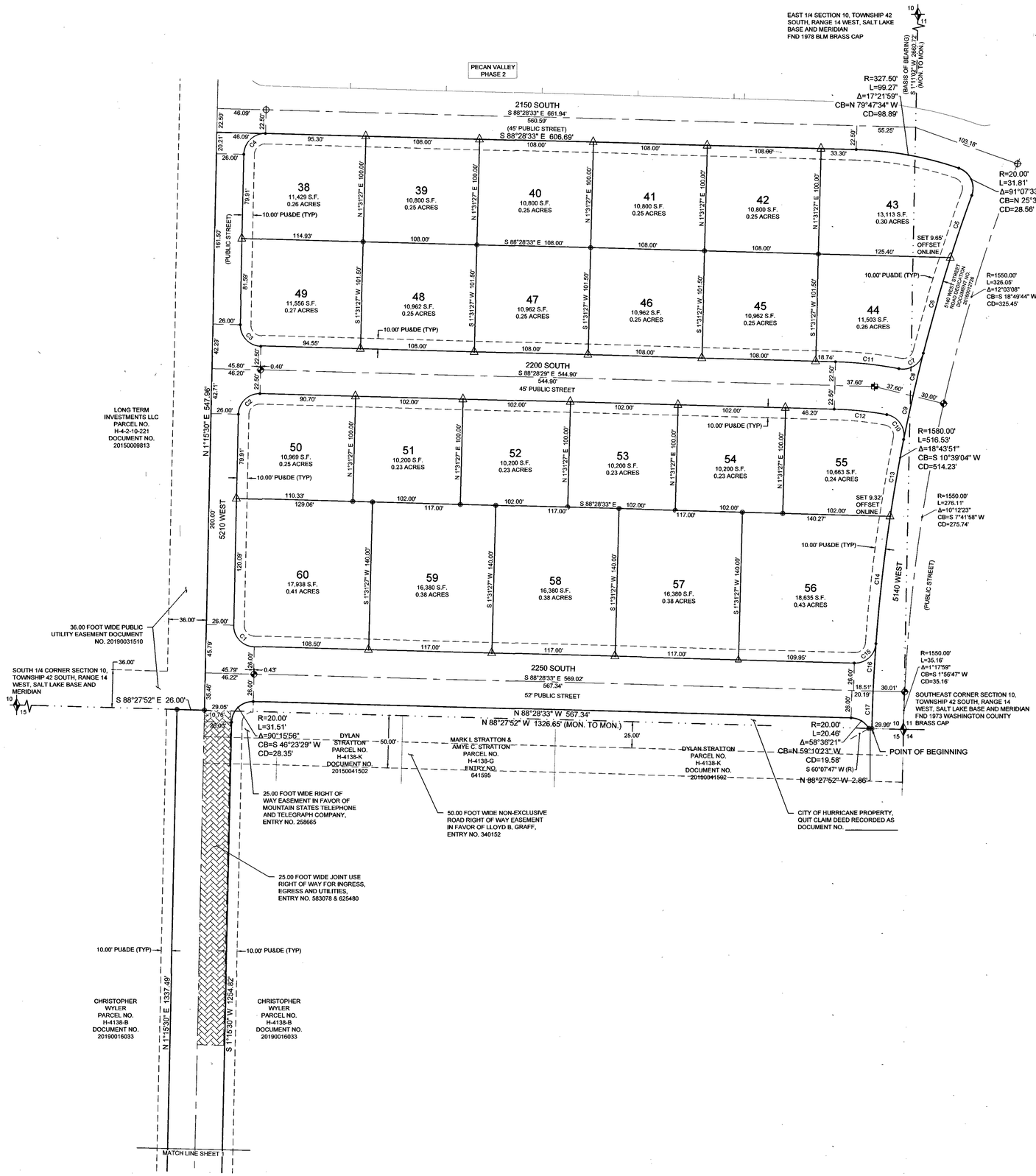
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - HURRICANE, UTAH

APPROVAL ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY THE CITY OF HURRICANE, UTAH	TREASURER'S APPROVAL	RECORDED No.
I, HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE ABOVE FINAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS 19th DAY OF November A.D. 2020.	THE HEREON FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS 18th DAY OF November, A.D. 2020	APPROVED AS TO FORM, THIS THE 30 DAY OF Nov., A.D. 2020	WE, THE CITY OF HURRICANE, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO, THIS 25 DAY OF November 2020	I, WASHINGTON COUNTY TREASURER, CERTIFY THIS PLAT WITHIN THE BOUNDARY OF SPECIAL ASSESSMENTS. ALL CHARGES DUE AND OWING ON THIS PLAT HAVE BEEN PAID IN FULL.	DOC # 20210001403 Page 1 of 3 Rec (Conveying Property) Gary Christensen Washington County Recorder 01/07/2021 01:46:51 PM Fee $ 148.00 By WYLER CHRISTOPHER
SUPERINTENDENT, SSD	ENGINEER, CITY OF HURRICANE	CITY ATTORNEY, CITY OF HURRICANE	ATTEST: CITY RECORDER HURRICANE UTAH / JOHN W. BRAMALL MAYOR HURRICANE, UTAH	WASHINGTON COUNTY TREASURER	Deputy Recorder Kari Nochi / WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

PECAN VALLEY PHASE 3
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20177.FP3
DRAWN BY: PJW
DATE: 11-9-2020
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'
SHEET 1 OF 2



CURVE TABLE					
CURVE TABLE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.32	20.00	89°44'04"	S 43°36'31" E	28.22'
C2	31.51	20.00	90°15'56"	S 46°23'29" W	28.35'
C3	31.32	20.00	89°44'04"	S 43°36'31" E	28.22'
C4	31.51	20.00	90°15'56"	S 46°23'29" W	28.35'
C5	62.49	1580.00	2°15'58"	S 18°53'01" W	62.49'
C6	94.14	1580.00	3°24'49"	S 16°02'37" W	94.12'
C7	30.20	20.00	86°30'25"	N 57°35'25" E	27.41'
C8	41.79	1580.00	1°30'56"	S 13°34'45" W	41.79'
C9	42.22	1580.00	1°31'52"	S 12°03'21" W	42.22'
C10	31.76	20.00	90°59'29"	N 34°12'20" W	28.53'
C11	60.59	372.50	9°19'11"	N 83°48'58" W	60.52'
C12	50.16	327.50	8°46'29"	N 84°05'19" W	50.11'
C13	73.81	1580.00	2°40'36"	S 9°57'07" W	73.81'
C14	121.41	1580.00	4°24'10"	S 6°24'44" W	121.38'
C15	30.48	20.00	87°18'47"	N 47°52'03" E	27.61'
C16	45.09	1580.00	1°38'06"	S 3°23'36" W	45.09'
C17	35.58	1580.00	1°17'25"	S 1°55'51" W	35.58'

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- HORIZONTAL GEOMETRY POINT. NOTHING SET.

- BOUNDARY LINE
- LOT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE (SEE NOTES)
- CENTERLINE
- SECTION LINE
- PUBLIC TRAIL / RIGHT OF WAY

0 50 25 100
SCALE: 1" = 50'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

PECAN VALLEY PHASE 3

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

PROFESSIONAL LAND SURVEYOR
10948178
TRAVIS W. SANDERS
11-12-20
STATE OF UTAH

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

PECAN VALLEY PHASE 3
LOCATED IN
SE 1/4 OF SECTION 10 & SW 1/4 OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF20177 FP3
DRAWN BY: PJW
DATE: 11-9-2020
CHECKED BY: TWS
SCALE OF SHEET HOR SCALE: 1" = 50'

SHEET 2 OF 2

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/07/2022**
Application Number:	2022-AFP-04
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Chris Wyler
Agent:	Civil Science
Request:	Approval of an Amended Final Plat
Location:	5200 W 2500 S
Zoning:	RR
General Plan Map:	Planned Community

Planning Commission
Planning Commission gave a positive recommendation on the proposed amended final plat.

Discussion: The applicant has applied to amend the final plat for Pecan Valley Resort Phase 3 to change some of the roadway alignments in order to fit with their planned future phases. The roadway was shortened from 1250" to about 950"

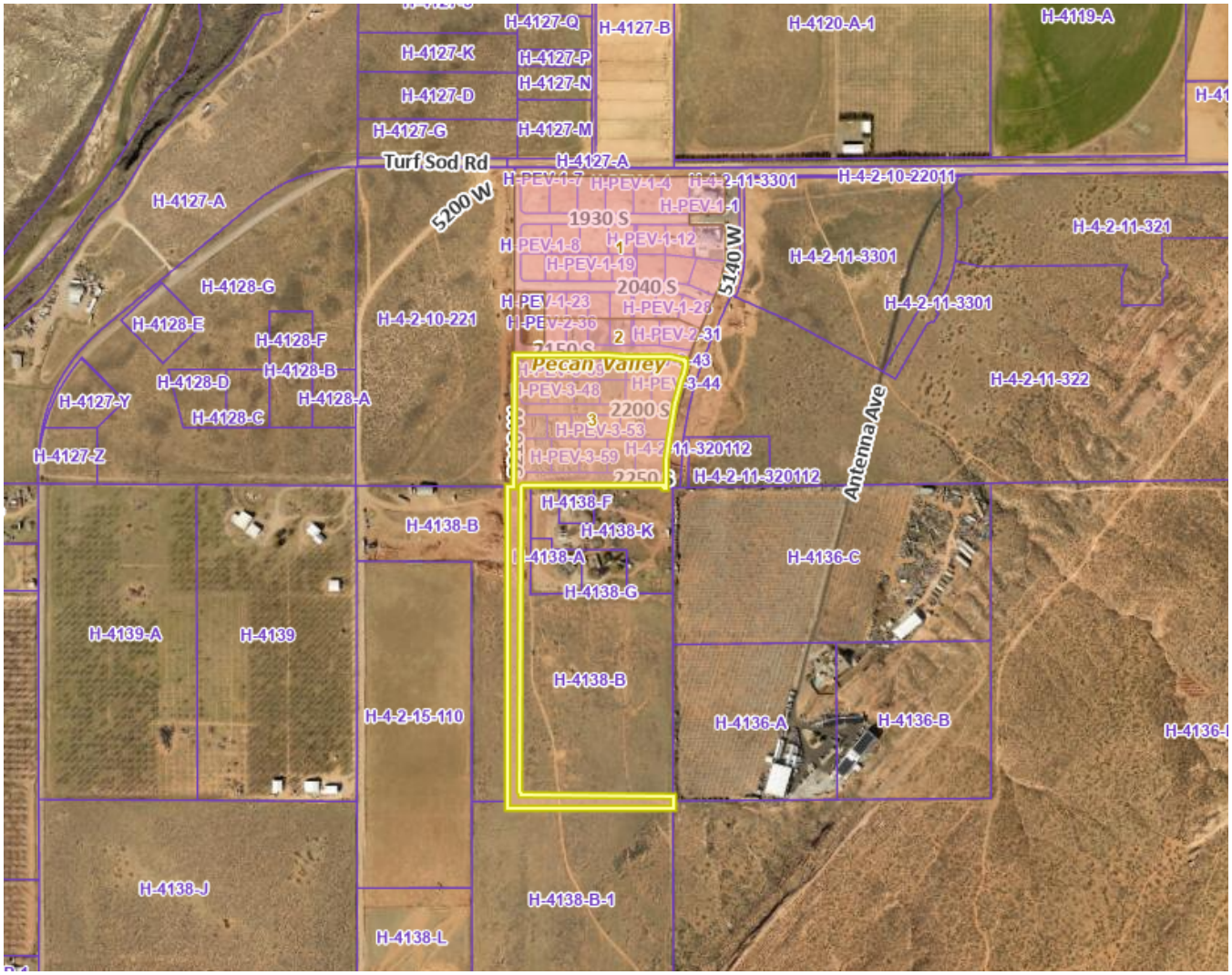
JUC Comments

1. **Power:** Dixie Power area. No representative was present at JUC but they will need to sign off on any change to the construction drawings
2. **Water:** No issues, may need to check that this will not mess with current water line alignment
3. **Streets:** No issues
4. **Sewer:** No improvements have been completed to this section
5. **Engineering:** Need to check and compare this to the original

Staff Comments

1. The plat meets amended final plat standards contained in Utah Code 10-9a-608. Subdivision Amendments, updated in 2020. The following are the key items:
    a. Depicts only the portion of the subdivision that is proposed to be amended
    b. Includes a plat name distinguishing the amended plat from the original plat
    c. The submitted plat describes the differences between the amended plat and the original plat
    d. Includes references to the original plat
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. 2520 S as indicated on the plat is almost certainly a different numbered roadway now

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



DEVELOPMENT AGREEMENT
FOR
STUART & HEIDI STOUT HOUSE

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2021 (the "Effective Date"), by and between the CITY OF HURRICANE, a Utah municipal corporation, hereinafter referred to as "City," and _LaRae Ellsworth Stout, Trustee, or successor trustee, of the LaRae Ellsworth Stout Revocable Trust dated June 13, 2019_____, hereinafter referred to as "Developer." The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately __11.95____acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On _some date_ 2019___, the City Council approved a zone change as shown in Exhibit C.

C. On some date in the future 2022, the City Council will consider approval of a preliminary plat incorporated herein as EXHIBIT A.

D. Developer is willing to design and construct the Project in accordance with the preliminary site plan and in a manner that is in harmony with and intended to promote the long-range policies, goals, and objectives of the City's general plan, zoning and development regulations in order to receive the benefit of vesting for certain uses and zoning designations under the terms of this Agreement as more fully set forth below.

E. The City and Developer are willing to enter into this agreement in order to take care of items in the order presented in EXHIBIT B and that said agreement is handled in a responsible manner.

F. The City Council have further authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

G. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

H. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

DRAFT

I. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

J. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

K. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. General Terms:

3. Nothing in this Agreement shall amend or replace any requirements by City, State, Federal, Fire, other local development agreements or restrictions, or other applicable regulations.

4. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: LaRae Ellsworth Stout, Trustee, or successor trustee, of the LaRae Ellsworth Stout Revocable Trust dated June 13, 2019
2350 South 1500 West
Hurricane, UT 84737

To the City: City of Hurricane
Attention: Fay Reber, City Attorney
68 S. 700 W.
Hurricane, UT 84737

5. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

DRAFT

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance of final plats, certificates of occupancy or other approvals associated therewith.

DRAFT

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

6. Amendment. This Agreement may be amended only in writing signed by the Parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:

CITY OF HURRICANE

ATTEST:

By: _____
City Recorder

By: _____
Mayor

DEVELOPER:

By: _____
Name: LaRae Ellsworth Stout
Title: Trustee

DRAFT

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the ____ day of _____, 202_, personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of_____, a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority and duly acknowledged to me that he executed the same.

_____
Notary Public
Residing at:

DRAFT

EXHIBIT A

Legal Description Parcel:

Legal **S: 16 T: 42S R: 13W BEGINNING AT A POINT N 89°48'57" W 30.00 FEET ALONG THE NORTH LINE OF SECTION 16, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND S 0°16'11" W 16.50 FEET FROM NORTH QUARTER OF SAID SECTION 16, AND RUNNING THENCE S 0°16'11" W 213.64 FEET, THENCE N 89° 49'04" W 275.00 FEET, THENCE S 0°16'11" W 113.89 FEET, THENCE N 89°49'04" W 1017.42 FEET TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 16, THENCE N 0°13'41" E 327.57 FEET ALONG SAID LINE TO A POINT S 0°13'41" W 16.50 FEET FROM THE WEST 1/16TH CORNER OF SECTIONS 16 AND 9, THENCE S 89°48'57" E 1292.65 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 16, TO THE POINT OF BEGINNING. SUBJECT TO BOUNDARY LINE AGREEMENT DOCUMENT # 20190002584.**

DRAFT

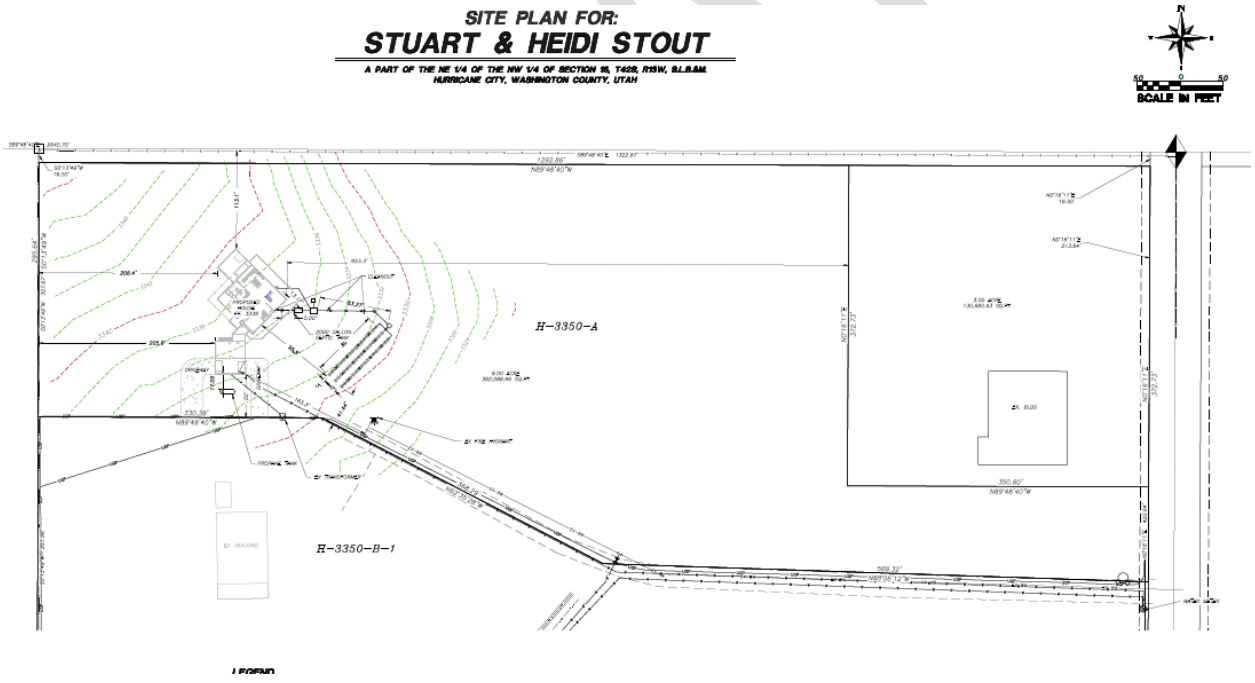
EXHIBIT B
Items in their Order to be completed:

1. Stuart and Heidi Stout will be allowed to obtain a building permit for Parcel H-3350-A of 11.95 acres once the Building, Planning & JUC Departments have approved their constructions drawings for the site plan of their house.
2. Stuart and Heidi Stout will be given a certificate of occupancy once the following conditions have been met:

- A subdivision needs to be created to subdivide out the M-1 (light industrial) property that was zoned in 2019.
- The subdivision needs to have completed construction drawings and improvements completed for said subdivision.
- Neighboring properties that wish to be part of the subdivision may be included in said subdivision.
- Master planned roadways that are dedicated in said subdivision may receive reimbursement monies from the City through the Cog Fund.
- A box culvert will be installed by the City in the main drainage that will run under the future master planned roadway of 2300 South Street.
-

DRAFT

EXHIBIT C
Site Plan



WHEN RECORDED RETURN TO:
Hurricane City
147 N. 870 West
Hurricane, UT 84737

Parcel ID# H- 3350-A

Legal Description: ____

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into on _____ _____, 2020, by and between the Hurricane City Corporation, a Utah municipal corporation, hereinafter referred to as "City", and Adam Bennett Stout and Larae E Stout, hereinafter referred to as "Developers".

Recitals

A. Developer is the owner of certain property located on 1500 West Street in Hurricane, Utah (the "Property"), which is more fully described in Exhibit "A". Developer desires to have the Property placed in the Light Industrial ("M-1") zone, as provided in Title 10 of the Hurricane City Code, as amended, (the "Rezoning Request") in order to develop and use the existing building for a roofing business(the - "Project").

B. Notwithstanding that the M-1 zone permits a wide range of light industrial and other uses, Developer is willing to limit the use of the Property as provided in this Agreement.

C. To assist City in its review of the Rezoning Request and to assure development of the Project in accordance with Developer's representations to City; Developer and City desire to enter into this Agreement which sets forth the process and standards whereby Developer may develop the Project and use the Property.

D. Acting pursuant to its authority under Utah Code Annotated, §§ 10-9-101, et seq., and after all required public notice and hearings, City, in the exercise of its legislative discretion, (i) has elected to process the proposed Project in a manner resulting in the negotiation, consideration, and approval of this Agreement and (ii) has concluded that the terms and conditions set forth herein serve a public purpose and promote the health, safety, prosperity, security, and general welfare of the inhabitants and taxpayers of City.

E. On _____the Hurricane City Planning Commission held a duly noticed public hearing to consider Developer's application to rezone the subject property and duly considered (i) comments from the public, neighborhood representatives, Developer, and city officials and (ii) recommendations of the General Plan regarding the Property and recommended approval of Developer's application to rezone the Property subject to certain findings and conditions as set forth in Exhibit "B", attached hereto and incorporated herein, and forwarded such application to the City Council for its consideration.

G. On _____the City Council held a duly noticed public meeting and considered Developer's application to rezone the subject property and duly considered the findings and conditions recommended by the Planning Commission.

H. To allow development of the Property for the benefit of Developer, to ensure City that the development of the Property will conform to applicable policies set forth in the General Plan, and address concerns of property owners in proximity to the Property, Developer and City desire to enter into this Agreement and are each willing to abide by the terms and conditions set forth herein.

I. Acting pursuant to its legislative authority under Utah Code Annotated § 10-9¬102 and 10-9-401, et seq., and after (i) all required public notice and hearings and (ii) execution of this Agreement by Developer, the City Council of City, in exercising its legislative discretion, has determined that entering into this Agreement furthers the purposes of the (i) Utah Municipal Land Development and Management Act, (ii) City's General Plan, and (iii) Chapter 10 of the Hurricane City Code (collectively, the "Public Purposes"). As a result of such determination, the City has elected to process the rezoning request and the subsequent development authorized thereunder in accordance with the provisions of this Agreement and has concluded that the terms and conditions set forth in this Agreement accomplish the Public Purposes referenced above and promote the health, safety, prosperity, security and general welfare of the inhabitants and taxpayers of Hurricane City.

Agreement:

Now, therefore, in consideration of the premises recited above and the terms and conditions set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1. **Development.** Development of the Property shall he subject to the terms and conditions of this Agreement.

2. **Zone Change and Permitted Uses**. Subject to the terms of this Agreement, the zoning classification on the Property shall be the M-1 zone. Land uses allowed pursuant to such zoning designation shall limited to that use designated in the attached Exhibit "C".

3. **Applicable Code Provisions**. All provisions of the Hurricane City Code as constituted on the effective date of this Agreement shall be applicable to the Project proposed on the Property except to the extent this Agreement is more restrictive. The parties acknowledge that in order to proceed with development of the Property, Developer shall comply with the requirements of this Agreement, Title 10 of the Hurricane City Code, and other City requirements generally applicable to development in Hurricane City.

4. **Reserved Legislative Powers**. Nothing in this Agreement shall limit the future exercise of the police powers of City in enacting zoning, subdivision, development, growth management, platting, environmental, open space, transportation and other land use plans, policies, ordinances and

regulations after the date of this Agreement. Notwithstanding the retained power of City to enact such legislation under its police power, such legislation shall not modify Developer's rights as set forth herein unless facts and circumstances are present which meet the compelling, countervailing public interest exception to the vested rights doctrine as set forth in Western Land Equities, Inc. v. City of Logan, 617 P.2d 388 (Utah, 1988), or successor case law. Any such proposed change affecting Developer's rights shall be of general application to all development activity in city. Unless City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project.

5. **Changes to Project**. No material modifications to the Plans shall be made after approval by City without City's written approval of such modification. Developer may request approval of material modifications to the Plans from time to time as Developer may determine necessary or appropriate. For purposes of this Agreement, a material modification shall mean any modification which (i) increases the total perimeter size (footprint) of building area to be constructed on the Property by more than ten (10) percent, (ii) substantially changes the exterior appearance of the Project, or (iii) changes the functional design of the Project in such a way that materially affects building use, traffic, drainage, or other design characteristics of the Project. Modifications to the Plans which do not constitute material modifications may be made without the consent of City. In the event of a dispute between Developer and City as to the meaning of "material modification," no modification shall be made without express City approval. Modifications shall be approved by City if such proposed modifications are consistent with City's then applicable rules and regulations for projects in the zone where the Property is located, and are otherwise consistent with the standard for approval set forth in Paragraph 6 hereof.

6. **Time of Approval.** Any approval required by this Agreement shall not be unreasonably withheld or delayed and shall be made in accordance with procedures applicable to the M-1 zone. This agreement shall be recorded at the office of the County Recorder at such time that a plat creating the 3 acre M-1 subdivision is recorded.

7. **Term**. The term of this Agreement shall commence on, and the effective date of this Agreement shall be such time that the subdivision creating the three acre parcel is recorded in the office of the Washington County Recorder. This Agreement shall limit the use of the Property to the terms set forth in Exhibit "C" of this Agreement and is intended as a covenant running with the land and shall survive this Agreement.

8. **Successors and Assigns**. This Agreement shall be binding on the successors and assigns of Developer. Notwithstanding the foregoing, a purchaser of the property must abide by the conditions set in Exhibit "C of this Agreement. Prior to such sale or transfer, Developer may obtain from the buyer or transferee a letter (i) acknowledging the existence of this Agreement and (ii) agreeing to bound thereby. Said letter shall be signed by the buyer or transferee, notarized, and delivered to City prior to the transfer or sale. In such event, the buyer or transferee of the parcel so transferred shall be fully substituted as Developer under this Agreement and Developer executing this Agreement shall be released from any further obligations under this Agreement as to the parcel so transferred.

Exhibit "C"

Special Conditions

The following requirements shall apply to use of the Property which is the subject of the within Agreement. Capitalized terms shall have the meaning set forth in the Agreement.

1. Except as provided in Paragraph 2 of this Exhibit "C", use of the Property shall be limited to the following uses and conditions and no others: Use of the existing building for a roofing business including storage of materials and a business office and for agricultural equipment and materials storage and repair

2. The parties to the within Agreement may elect to modify or remove the foregoing use limitation on the Property. Such modification or removal shall be in written form mutually agreed to and signed by each of the parties and formally approved at a public meeting of the City Council.

9. **Default.**

A. Events of Default. Upon the happening of one or more of the following events or conditions Developer or City, as applicable, shall be in default ("Default") under this Agreement:

(1) A warranty, representation or statement made or furnished by Developer under this Agreement is intentionally false or misleading in any material respect when it was made.

(2) A determination by City made upon the basis of substantial evidence that Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement.

(3) Any other event, condition, act or omission, either by City or Developer, (i) violates the terms of, or (ii) materially interferes with the intent and objectives of this Agreement.

B. Procedure Upon Default.

(I) Upon the occurrence of Default, the non-defaulting party shall give the other party thirty (30) days written notice specifying the nature of the alleged default and, when appropriate, the manner in which said Default must be satisfactorily cured. In the event the Default cannot reasonably be cured within thirty (30) days, the defaulting party shall have such additional time as may be necessary to cure such Default so long as the defaulting party takes action to begin curing such Default with such thirty (30) day period and thereafter proceeds diligently to cure the Default. After proper notice and expiration of said thirty (30) day or other appropriate cure period without cure, the non-defaulting party may declare the other party to be in breach of this Agreement and may take the action specified in Paragraph C herein. Failure or delay in giving notice of Default shall not constitute a waiver of any Default.

(2) Any Default or inability to cure a Default caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefor, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental action, civil commotion, fire or other casualty, and other similar causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to the period during which any such event prevented, delayed or stopped any required performance or effort to cure a Default.

C. Breach of Agreement. Upon Default as set forth in Paragraphs A and B above, City may declare Developer to be in breach of this Agreement and City (i) may withhold approval of any or all business licenses, building permits, or certificates of occupancy applied for in the Project, but not yet issued; and (ii) shall be under no obligation to approve or to issue any additional business licenses, building permits or certificates of occupancy for any building within the Project until the breach has been corrected by Developer. In addition to such remedies, either City or Developer (in the case of a default by the City) may pursue whatever additional remedies it may have at law or in equity, including injunctive and other equitable relief, including taking action to rezone the property to Light Industrial zoning

10. **General Terms and Conditions.**

Exhibit "B"

Planning Commission and City Council Approvals

A. Recording of Agreement. In the event City approves the Rezoning Request, and after execution of this Agreement, the Agreement shall be recorded in the office of the Washington County Recorder to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

B. Severability. Each and every provision of this Agreement shall be separate, several and distinct from each other provision hereof, and the invalidity, unenforceability, or illegality of any such provision shall not affect the enforceability of any other provision hereof.

C. Time of Performance. Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

D. Construction of Agreement. This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed and used as set forth herein to protect health, safety, and welfare of the citizens of City.

E. State and Federal Law; Invalidity. The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void.

F. Enforcement. The parties to this Agreement recognize that City has the right to enforce its rules, policies, regulations, ordinances, and the terms of this Agreement by seeking an injunction to compel compliance. In the event Developer violates the rules, policies, regulations or ordinances of City or violates the terms of this Agreement, City may, without declaring a Default hereunder or electing to seek an injunction, and after thirty (30) days written notice to correct the violation (or such longer period as maybe established in the discretion of City or a court of competent jurisdiction if Developer has used its reasonable best efforts to cure such violation within such thirty (30) days and is continuing to use its reasonable best efforts to cure such violation), take such actions as shall be deemed appropriate under law until such conditions have been rectified by Developer. City shall be free from any liability arising out of the exercise of its rights under this paragraph.

G No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the City Council taken with the same formality as the vote approving this Agreement, no officer, official or agent of City has the power to amend, modify or alter this Agreement or waive any of its conditions as to hind City by making any promise or representation not contained herein.

H. Entire Agreement. This Agreement shall supersede all prior agreements with respect to the subject matter hereof; not incorporated herein, and all prior agreements and understandings are merged herein.

I. Amendment of Agreement. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties. No change shall be made to any provision of this Agreement or any special condition set forth in Exhibit "D" hereof unless this Agreement is amended pursuant to a vote of the City Council taken with the same formality as the vote approving this Agreement.

J. Attorneys' Fees. Should any party hereto employ an attorney for the purpose of enforcing this Agreement, or any judgment based on this Agreement, for any reason or in any legal proceeding whatsoever, including insolvency, bankruptcy, arbitration, declaratory relief or other litigation, including appeals or re-hearings, and whether or not an action has actually commenced, the prevailing party shall be entitled to receive from the other party thereto reimbursement for all attorneys' fees and all costs and expenses. Should any judgment or final order be issued in any proceeding, said reimbursement shall be specified therein.

K. Notices. Any notices required or permitted to be given pursuant to this Agreement shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four days after being sent by registered or certified mail, properly addressed to the parties as follows (or to such other address as the receiving party shall have notified the sending party in accordance with the provisions hereof):

To Developer:

To City: City Recorder
147 N. 870 West
Hurricane, UT 84737

With copy to: City Attorney
147 North 870 West
Hurricane, Utah 84737

L. Applicable Law. This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder are to be construed and enforced in accordance with the laws of the State of Utah.

M. Execution of Agreement. This Agreement maybe executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven days of receipt of said facsimile copy.

Exhibit "A"

Legal Description of Property

All of Lot 1 of the Stout Industrial Subdivision

N. Hold Harmless. Developer agrees to and shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages, just compensation restitution, judicial or equitable relief arising out of claims for personal injury, including health, and claims for property damage which may arise from the direct or indirect operations of Developer or its contractors, subcontractors, agents, employees or other persons acting on its behalf which relates to the Project.

(1) The agreements of Developer in this Paragraph N shall not be applicable to (i) any claim arising by reason of the negligence or intentional actions of City, or (ii) attorneys' fees under Paragraph 1 herein.

(2) City shall give written notice of any claim, demand, action or proceeding which is the subject of Developer's hold harmless agreement as soon as practicable but not later than thirty (30) days after the assertion or commencement of the claim, demand, action or proceeding. If any such notice is given, Developer shall be entitled to participate in the defense of such claim. Each party agrees to cooperate with the other in the defense of any claim and to minimize duplicative costs and expenses.

O. Relationship of Parties. This Agreement does not create any third party beneficiary rights. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Developer, (ii) the Project is a private development; (iii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iv) Developer shall have the full power and exclusive control of the Property subject to the obligations of Developer set forth in this Agreement.

P. Annual Review. City may review progress pursuant to this Agreement at least once every twelve {12) months to determine if Developer has complied with the terms of this Agreement. If City finds, on the basis of substantial evidence, that Developer has failed to comply with the terms hereof, City may declare Developer to be in Default as provided in Paragraph 13 herein.

Q. Institution of Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any default or breach, to specifically enforce any covenants or agreements set forth in this Agreement or to enjoin any threatened or attempted violation of this Agreement; or to obtain any remedies consistent with the purpose of this Agreement. Legal actions shall be instituted in the Second District Court, State of Utah, or in the Federal District Court for the District of Utah.

R. Title and Authority. Developer expressly warrants and represents to City that Developer owns or controls all right, title and interest in and to the Property and that no portion of the Property, or any right, title or interest therein has been sold, assigned or otherwise transferred to any entity or individual. Developer further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Developer warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Developer. Developer understands that City is relying on such representations and warranties in executing this Agreement.

S. Headings for Convenience. All headings and captions used herein are for convenience only and

Exhibit "A"

Legal Description of Property

All of Lot 1 of the Stout Industrial Subdivision

Exhibit "C"

Special Conditions

The following requirements shall apply to use of the Property which is the subject of the within Agreement. Capitalized terms shall have the meaning set forth in the Agreement.

1. Except as provided in Paragraph 2 of this Exhibit "C", use of the Property shall be limited to the following uses and conditions and no others: Use of the existing building for a roofing business including storage of materials and a business office and for agricultural equipment and materials storage and repair

2. The parties to the within Agreement may elect to modify or remove the foregoing use limitation on the Property. Such modification or removal shall be in written form mutually agreed to and signed by each of the parties and formally approved at a public meeting of the City Council.

Exhibit "B"

Planning Commission and City Council Approvals

S. Headings for Convenience. All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Agreement.

IN WITNESS WHEREOF, this Development Agreement has been executed by City and by a duly authorized representative of Developer as of the date first written above.

Hurricane City _____

Mayor

Attest: _____

Hurricane City Recorder

_____

Adam Stout

_____

Larae Stout

STATE OF UTAH)
)ss:
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 10th day of Jan., 2020 by Adam Stout, and Larae Stout, owners of the described property.

JANELLE JONES
Notary Public - State of Utah
Comm. No. 696419
My Commission Expires on
Sep 5, 2021

SEAL:

_____
NOTARY PUBLIC

Residing At: 720 W. State St. Hurricane UT 84737

ON NOVEMBER 8, 2018 AT 6:00 P.M., THE HURRICANE CITY PLANNING COMMISSION MET IN THE CITY COUNCIL CHAMBERS LOCATED AT 147 N 870 WEST HURRICANE, UT.

Members Present: Mark Borowiak, Bob Petersen, Yovonda Hall, Michelle Cloud, Ralph Ballard, Chris Christensen and Rebecca Bronemann

Members Excused: Paul Farthing

Staff Present: Planning Director Toni Foran, Planning Assistant Cindy Beteag, City Attorney Fay Reber and City Council Representative Darin Larson

Chairman Ballard called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Bob Petersen and Darin Larson offered the prayer. Roll call was taken.

Bob Petersen motioned to approve the agenda as posted, seconded by Mark Borowiak. Motion passed unanimously.

Chairman Ballard opened the Public Hearing at 6:04 p.m. to take comments on the following;

1. A Zoning Map amendment request for 3 acres located at approximately 2350 S. 1500 West from RA-1, Residential Agricultural one acre, to M-1, Light Industrial
   No comments were made.
2. Proposed impact fees for power, water, and parks
   No comments were made.

Chairman Ballard closed the Public Hearing at 6:06 p.m. and the public meeting continued.

New Business:

2018-ZC-14 Consideration and possible recommendation to the City Council on proposed A Zoning Map amendment request for 3 acres located at approximately 2350 S. 1500 West from RA-1, Residential Agricultural one acre, to M-1, Light Industrial – Adam Stout applicant

Adam Stout was present to represent the application. Mr. Stout explained this is the next step after the General Plan Amendment. Chairman Ballard mentioned the Planning Commission recommended denial of the General Plan change but the City Council approved it. Mr. Stout explained they have a three acre parcel with a barn on it that they want to rezone as light industrial so he can utilize it as agriculture and his roofing business. Chairman Ballard asked if the City Council put any stipulations on their approval. Darin Larson stated they talked about putting a restriction on it that if the property sold then it could only be used for what they are currently doing. City Attorney Reber explained the applicant would need to present a development agreement with the zone change if that is how the City wants to approve it. Chairman Ballard mentioned City Councilmember Humphries wanted to require road improvements if the zone was changed. Ms. Hall stated in the City Council minutes it mentioned there are employees for the roofing business. She stated she was not aware there were employees outside of the applicant's family. She stated the aerial shows a lot of vehicles around the building. Mark Borowiak pointed out this is currently an illegal operation. He asked if the business has ceased since this application was presented. Mr. Larson stated no. Ms. Hall explained what was discussed at the last meeting regarding the illegal business use and that is why the Commissioners recommended denial of the General Plan Amendment. She stated her concern with putting industrial next to the large agriculture uses is it doesn't match the purpose of zones. She read the purpose statements for Residential Agriculture pointing out the clause *single-family dwellings protected from encroachment by commercial and industrial uses*. She said zones are established to protect residential uses from commercial and industrial uses. She stated industrial is

usually put near corridors. She still feels it is cart before horse. Mr. Stout stated he sees her concerns but he disagrees with her assessment. They do a lot of agriculture work and they work on all the farm equipment in this barn. He stated the neighboring farmers come in and use his shop. Ms. Hall asked if the agriculture use would have to cease if it becomes industrial. Mr. Stout stated he wants it for both. He doesn't understand how the City can dictate how he uses his barn.

Mr. Borowiak stated staff has provided four requirements to consider when looking at a zone change. He suggested going through them. Mr. Reber said those are the four factors that the Council and Commissioners are supposed to review when considering a zone change. Mr. Borowiak pointed out the staff comments were negative on each factor. He asked the applicant to give them a reason why it would be a positive change. Rebecca Bronemann asked who owned the property to the north. Mr. Stout stated it is owned by family. Ms. Bronemann stated there is already light industrial in the area with the airport, ready mix plant and the green houses. She asked what all the vehicles were on the property. Mr. Stout stated some are broken down and some are employee cars. Mr. Larson commented this isn't a manufacturing plant it is staging area for the roofing business and a place to do mechanical work on the vehicles as well as other agriculture uses. He stated Industrial zoning made the most sense but if it is approved then the City Council wanted a development agreement attached to it. He mentioned there are no objections from the adjacent property owners. Ms. Bronemann mentioned there are probably people out there operating illegally and he is trying to make it right. She doesn't see a problem with the zone change if a development agreement is put in place. Mr. Borowiak asked if a neighbor wanted to do this would the City allow it. Mr. Larson stated this does set a precedent but he thinks there is a need for this use in this area.

Karl Rasmussen stated there are always special cases like this but he thinks there is always a way to make everyone happy. He stated he would like to go through the four factors the Commissioners are supposed to look at to show them the positive outlook of this change. 1. The lay of the land helps out and the two master roads in front of him will create a buffer between Mr. Stout and whatever is developed north of him. 2. The shop looks like a barn which is agriculture. 3. He stated he doesn't know how it would negatively affect other property owners. 4. The public utilities are there and he will put in a septic system. Ms. Foran asked why they are requesting three acres if they are only talking about the building. Mr. Rasmussen explained three acres is the minimum acreage allowed for a septic system. Ms. Foran asked if part of their proposal for the development agreement would be no new buildings. Mr. Stout stated they would probably only construct parking structures. Ms. Foran pointed out a conditional use permit is required for agriculture use but they can name what uses are allowed in a development agreement.

Chris Christensen stated he is opposed to spot zoning. He questioned why have a master plan if it doesn't mean anything. When does the City say no? Bob Petersen stated his concern would be answered by a development agreement. Michelle Cloud stated she is still having a hard time getting past the fact they are already doing what they said they wouldn't do. She feels the agreement and his word should mean something. She also feels it sets a precedent for the area. Mr. Rasmussen stated for the first year it was used as agriculture but as the years went on the roofing business slowly came there too.

Ms. Hall stated zones are established to further the goals and policies of the General Plan. She doesn't feel like the framework for an Industrial zone is there. She said if someone came in with plans for industrial use the City would require parking and landscaping. She doesn't feel like this is well thought out planning for Industrial use. They determined the parcel size by the residential use surrounding it. She feels that if there is a need for industrial in this area then it shouldn't go away if the property changes hands. She agrees they are setting precedent that anyone can do whatever they want and then ask for the City Council to change the ordinance to meet their needs. Mr. Stout stated the surrounding property owners are not opposed to this. Chairman Ballard asked how long Stout's Roofing been operating this area. Mr. Stout stated twenty four years. Chairman Ballard clarified the barn was built from an airport hanger. He stated he is not here to punish anyone for trying to do the right thing. He feels there is a shortage on industrial zones. He agrees with not leapfrogging but they have already done that with

Copper Rock. He stated they need a central place for people to work. He mentioned there are master planned roads in the area that will affect Mr. Stout's property. He feels the City is naive to keep everything agriculture if we are planning for growth. He questioned why require road improvements and parking if he has tear it out when he sells the property. Ms. Hall stated if they are going through the process of changing the General Plan and the zoning then the property should be improved. Mr. Borowiak stated there was a point made that there isn't enough industrial property in the area but staff comment says *approximately 1/3 more than projected as needed by Washington County by the year 2020*. He asked if that number was accurate. Ms. Foran stated it was accurate when the General Plan was updated. Chairman Ballard pointed out that is County wide not just City. Mr. Borowiak asked how many employees are employed at his business. Mr. Stout stated about thirty to thirty-five. Ms. Bronemann stated she would hate to see a business leave just because they can't use their property how they need to. She thinks it fits with agriculture uses and won't have a negative effect on the surrounding property owners. Ms. Hall clarified the roads are not improved in front of the barn. Mr. Rasmussen stated they will have to do a subdivision and they will be required to make those improvements. Ms. Hall asked if the application is approved will they bring the property up to code for industrial. Mr. Rasmussen stated they will do whatever the City requires. *Yovonda Hall motioned to recommend denial of application 2018-ZC-14 to the City Council based on it is spot zoning, the surrounding properties don't support it, the corridors are not there yet to serve it, it sets a negative precedence, and it will negatively affect the surrounding properties. Chris Christensen seconded the motion. The vote was as follows; Mark Borowiak-nay, Bob Petersen-nay, Yovonda Hall-aye, Michelle Cloud-aye, Ralph Ballard-nay, Chris Christensen-aye and Rebecca Bronemann-nay. Motion failed.*
Bob Petersen motioned to recommend approval of application 2018-ZC-14 to the City Council with a development agreement that includes improvements before it takes affect and covers the long term use. Yovonda Hall asked if it had to meet the standards for the industrial code. Chairman Ballard pointed out they are only approving temporarily. Ms. Hall questioned how that meets the City's needs in the long run. Rebecca Bronemann seconded the motion. The vote was as follows; Mark Borowiak-aye, Bob Petersen-aye, Yovonda Hall-nay, Michelle Cloud-nay, Ralph Ballard-aye, Chris Christensen-nay and Rebecca Bronemann-aye. Motion carried.

Discussion on impact fees. Toni stated the City is proposing to change the water, power, and parks impact fees. She presented the proposed changes. She stated the commercial fees for power will also go up substantially. She explained the Planning Commission doesn't have to make a recommendation to the City Council but they have to hold a Public Hearing. Chris asked if fees are intended to be revenue neutral. Toni stated they are intended to cover the cost of improvements in the future to ensure future residents have the same level of service.

Planning Commission business:

1. Review of proposed accessory building setback changes. Commissioners discussed limiting the height of accessory buildings to fourteen feet in residential zones. Toni suggested requiring a conditional use permit if there is living area on the top with the condition it has to be set back further from the property line. Ralph stated requiring an additional two feet won't make much of a difference in the air. Toni stated it is also the feeling of having a structure so close. Ralph stated it is also for runoff water. Toni asked if they wanted to advertise for a Public Hearing or talk to the City Council first to get their feel for what they want. Chris asked if staff thought Council would support it. Toni stated a comment was made during the City Council meeting when the PDO setbacks were presented that they wanted the Commissioners to change the setback to two feet everywhere in the code.
2. Discussion on Title 10, Chapter 34 – Off Street Parking. Toni stated she thought they were proposing to change the City's motor vehicle parking but it is for bicycles. She doesn't know if they need to address bicycle parking with every use. She suggested maybe only requiring a

Dave Imlay will be hiring for a full time apprentice position within the next few weeks. This position requires at least one year experience. This is a great opportunity for a perspective employee.

Mike Vercimak attended a pre-construction meeting regarding the Cordero project. There are still a couple items that they need to finish before they can move forward. The 300 North project will be completed by the end of the month. The Slurry Seal project will go out for bid in January 2019. Kevin Thomas shared concerns regarding the approach to the new Maverick store. At night it is considerably dangerous as he and another citizen almost turned into the drainage basin. Mr. Vercimak stated that they are looking into a temporary solutions until they are able to fill the drainage basin.

Toni Foran discussed the changes in the Development Agreement for the zoning map amendment for Adam Stout. The language was added to Section 7 of the Agreement to read "...the effective date that such time the subdivision creating the three acre parcel is recorded with the County Recorder's office." In regards to the Canyons RV amended plat, Mr. Venuti will not be able to proceed with the project until he receives approval from the HOA.

Fay Reber updated Council that the Julie Judd condemnation has been officially dismissed.

6:00 p.m. - Call to Order –

Pledge: Darin Larson Prayer: Kevin Tervort

Approval of Minutes: 11/01/2018, 11/15/2018 Work Meeting, 11/15/2018 Regular Meeting

Kevin Tervort made a motion to approve the 11/01/2018, 11/15/2018 Work Meeting and 11/15/2018 Regular Meeting minutes. Seconded by Cheryl Reeve. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye.

6:15 p.m. – Public Forum – Comments From Public

Penny James-Garcia signed up to speak under the Public Forum. She was heard during the General Plan Amendment application outside the normal meetings and presentation of a development concept plan for *The Cove* item.

OLD BUSINESS

1. *Consideration and possible approval of a* **zoning map amendment and Development Agreement for 3 acres located at approximately 2350 S. 1500 West from RA-1, Residential Agricultural one acre, to M-1, Light Industrial** – *Adam Stout, applican*t

Adam Stout and Karl Rasmussen appeared before Council. Ms. Foran again reviewed the added language to Section 7 of the Development Agreement "...the effective date that such time the subdivision creating the three acre parcel is recorded with the County Recorder's office."

Darin Larson made a motion to approve the zoning map amendment and Development Agreement for 3 acres located at approximately 2350 South 1500 West from RA-1, Residential Agricultural one acre, to M-1, Light Industrial. Seconded by Cheryl Reeve. Motion approved with Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye. Pam Humphries voted no.

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of a r**eimbursement agreement for the Cordero Development**, to provide impact fee vouchers for reimbursement for master plan roadways and waterlines.

Discussion:

Findings:

Recommendation:

Attachments:

1. 2022.01.18 Addendum 1 DA Cordero v2
2. Combined Reimbursement Summary 4-14-22

ADDENDUM NO. 1
DEVELOPMENT AGREEMENT
FOR
CORDERO ZONE CHANGE

THIS ADDENDUM NO 1. (this "Addendum") is made and entered into effective as of _____, 2022, by and between the CITY OF HURRICANE, a Utah municipal corporation, hereinafter referred to as "City," and River Valley Development, LLC, a Utah limited liability company, hereinafter referred to as "Developer." This is an addendum to that certain Development Agreement For Cordero Zone Change dated as of January 21, 2021 (the "Development Agreement"), relating to the development of approximately 200 acres of land located within the City of Hurricane as more particularly described on EXHIBIT A of the Development Agreement (the "Project" as further outlined in the Development Agreement). All capitalized terms in this Addendum not defined in this Addendum have the meanings ascribed in the Development Agreement (including prior addenda, if any). The City and Developer agree as follows:

1. **Clarification of "Developer".** The opening paragraph of the Development Agreement referenced, incorrectly, "L. Boyd Cook, Cordero, a Utah limited liability company" as the Developer. However, L. Boyd Cook is merely the authorized signer for the actual Developer, which is River Valley Development, LLC, a Utah limited liability company. The "Developer" means River Valley Development, LLC, a Utah limited liability company for all purposes of the Development Agreement, as amended from time to time including, without limitation, by this Addendum.

2. **Electrical Power.** Electrical power to the Project will be provided solely along the 2600 West corridor as per the approved construction drawings.

3. **Secondary Access.** 2600 West, substantially as depicted on the plat attached hereto as Exhibit 1-A (the "Plat"), will serve as the secondary access to and from the Property. Developer will cause the Plat, substantially as attached hereto as Exhibit 1-A, to be fully and finally approved and recorded with the Washington County Recorder, which will result in 2600 West being dedicated to the County. Developer will improve 2600 West to an all-weather standard, which generally means the road will be built of suitable material and in such a way which allows for unrestricted and unaided vehicular movement in all forms of wet or dry weather reasonably anticipated and customary for the road's location, and the City acknowledges that improvement of 2600 West to that all-weather standard will be sufficient for all secondary access requirements for the Project.

4. **Water Lines.** The City has required an 18-inch water lines, and a water loop, as described in the attached Exhibit 1-B. However, the Developer maintains that the demand imposed by the Project does not exceed the service capacity provided by an 8-inch water lines. The Developer agrees to construct the 18-inch water lines, based on the City's agreement to provide reimbursement for the excess capacity in the amount described *below*. The City agrees that the water lines described in the attached Exhibit 1-B are the full and final requirements for any water lines in the Project, and the City will not impose any further or differing requirements relating to water lines in the Project.

5. **Reimbursement for Upsizing.** The City has required that Developer upsize various infrastructure improvements that will serve not only the Project but also additional surrounding property outside of the Project. The City agrees to reimburse the Developer for all costs attributable to excess capacity beyond the capacity needed for the Project, as follows:

    a. Generally. Developer agrees to install those improvements required in connection with the recording of the Plat (the "Improvements"), at Developer's sole cost and expense including, but not limited to, engineering, planning, surveying, design, materials, labor, easements, property and construction costs, which Improvements are also set forth in the public improvement drawings approved by the City for the Project. After Developer installs the Improvements, the City shall promptly approve the Improvements if, after an inspection by the City, the Improvements have been installed in accordance with all current ordinances, requirements, and standards and a warranty bond is posted in accordance with City ordinances. Upon successful completion, approval in writing by the City, and posting of the warranty bond (accompanied by a warranty bond agreement signed by the parties) by Developer, the City shall accept, own, operate, and maintain the Improvements.

    b. 2100 West. The City will reimburse the Developer for the actual cost of all road base and asphalt for the upsizing of 2100 West. The parties agree that the estimated cost for such upsizing of 2100 West, and therefore the reimbursement amount for 2100 West, is $126,644.00 (the "2100 West Reimbursement").

    c. Copper Rock Parkway. The City will reimburse the Developer for the upsizing of Copper Rock Parkway. The parties agree that the estimated cost for such upsizing of Copper Rock Parkway, and therefore the reimbursement amount for Copper Rock Parkway, is $305,367.00 (the "Copper Rock Parkway Reimbursement").

    d. Water Lines. The City will reimburse the Developer for the upsizing of water lines within the Project. The parties agree that the estimated cost for such upsizing of water lines, collectively for all water lines in the entire Project, and therefore the reimbursement amount for all water lines in the entire Project, is $342,600.00 (the "Water Line Reimbursement" and together with the 2100 West Reimbursement and the Copper Rock Parkway Reimbursement, the "Project Reimbursements").

6. **PID.** The City is considering creating a Public Infrastructure District ("PID") relating to the Project and other surrounding land, to finance, among other things, some or all of the Improvements. If a PID, the boundaries of which include some or all of the Project, is created, then the City agrees as follows:

    a. To the extent the City authorizes the PID to issue bonds to finance any infrastructure improvements, the City agrees to cause the PID to issue such bonds and then to use such bond proceeds to purchase all the Improvements from the Developer in exchange for fair value; and

b. To the extent the PID does not issue bonds to finance any infrastructure improvements, or if it does and the bonds are in an amount not sufficient to pay for the full cost of all of the Improvements, then the City agrees to cause the PID to levy a tax assessment to reimburse the Developer for the full cost of the Improvements or the full fair value of the Improvements, whichever is greater.

7. **No PID.** If a PID, the boundaries of which include some or all of the Project, has not been created by the time any of the respective Improvements described in subsections 5.b, 5.c or 5.d have been completed, then the City agrees to each respective Project Reimbursement within 30 days after the date of substantial completion of such Improvement.

8. **Miscellaneous.** All terms of the Development Agreement that conflict with the terms in this Addendum are superseded to the extent of the conflict. Except as expressly amended in this Addendum, the Development Agreement is reinstated, ratified and remains in full force and effect as written.

ACCEPTED AND AGREED TO BY:

CITY OF HURRICANE, a Utah municipal corporation,

_____ **Date Signed**_____
Mayor

ATTEST:

_____
City Recorder

RIVER VALLEY DEVELOPMENT, LLC

By: _____

Printed Name: L. Boyd Cook

Title: CFO and Authorized Signer

CORDERO REIMBURSEMENT SUMMARY

14-Apr-22

2100 WEST STREET

From North Slope Development to Copper Rock Parkway

Water Line Upsize from 8" to 12" =	$109,650
Roadway Upsize 26' to 32' Asphalt =	$84,718

From Copper Rock Parkway to South End Phase 1

Water Line Upsize from 8" to 12" =	$18,900

From South End Phase 1 to South End Project

Water Line Upsize from 8" to 12" =	$34,880
2100 West Total Water =	$163,430
2100 West Total Roadway =	$84,718
Total 2100 West Reimbursement =	**$248,148**

COPPER ROCK PARKWAY

From West Side Phase 1 to East Side Phase 2

Water Line Upsize from 8" to 12" =	$25,275
Roadway Upsize 26' to 38' Asphalt =	$36,027
Total Copper Rock Parkway Reimbursement =	**$61,302**

OFFSITE WATER LINE

From 3000 South Street to Copper Rock Parkway

Water Line Upsize from 12" to 18" =	**$316,600**
Total Water Line Reimbursement =	**$505,305**
Total Roadway Reimbursement =	**$120,745**
Total Cordero Project Reimbursement =	**$626,050**

Engineers Construction Cost Estimate
Cordero Subdivision, Hurricane Utah

14-Apr-22

Cordero 2100 West Water Line Reimbursement Summary

Prepared By: Brant Tuttle P.E. & Alexander Yanez EIT

12-INCH WATER LINE VERSUS 8-INCH WATER LINE

Quantities are Engineer's estimates only. Contractor and owner to use at own discretion.

Developer:	**River Valley Development, LLC**	Engineer:	**NORTHERN ENGINEERING INC.**
Contact Name:	**Dale Beddo**	Contact Name:	**Brant Tuttle P.E.**
Address		Address	**1040 E. 800 N.**
			OREM, UTAH 84097
Phone:	**435-669-8915**	Phone:	**(801) 802-8992**
email:	beddogolf@gmail.com	email:	btuttle@neiutah.com

400	**CULINARY WATER LINE 12-INCH VERSUS 8-INCH - 2100 W from NS to Copper Rock Parkway**	**Quantity**	**Unit**	**Unit Costs**		**Total**
001a-	12" DI CULINARY WATER MAIN	6650	LF	65.00	$	432,250.00
001b-	8" PVC CULINARY WATER MAIN	6650	LF	50.00	$	332,500.00
					$	***99,750.00***
004a-	12" BUTTERFLY VALVE	6	EA	3500.00	$	21,000.00
004b-	8" GATE VALVE	6	EA	2000.00	$	12,000.00
					$	***9,000.00***
007a-	12" CROSS	1	EA	1300.00	$	1,300.00
007b-	8" CROSS	1	EA	1000.00	$	1,000.00
					$	***300.00***
008a-	12" X 12" CROSS	1	EA	1300.00	$	1,300.00
008b-	12" X 8" CROSS	1	EA	1100.00	$	1,100.00
					$	***200.00***
009a-	12" X 8" TEE	1	EA	1200.00	$	1,200.00
009b-	8" TEE	1	EA	1000.00	$	1,000.00
					$	***200.00***
010a-	12" PLUG	1	EA	1200.00	$	1,200.00
010b-	8" PLUG	1	EA	1000.00	$	1,000.00
					$	***200.00***
		REIMBURSEMENT TOTAL			***$***	***109,650.00***

600	**ROADWAY 6 FT EXTRA FROM 26 TO 32 ASPAHLT-2100 W from NS to Copper Rock Parkway**					
001a-	12" LAYER STRUCTURAL FILL 32' WIDE	7940	CY	10.00	$	79,400.00
001b-	12" LAYER STRUCTURAL FILL 26' WIDE	6452	CY	10.00	$	64,520.00
					$	***14,880.00***
002a-	8" LAYER ROADBASE 32' WIDE	5254	CY	15.00	$	78,810.00
002b-	8" LAYER ROADBASE 26' WIDE	4269	CY	15.00	$	64,035.00
					$	***14,775.00***
003a-	3" ASPHALT LAYER 32' WIDE	212800	SF	1.37	$	291,536.00
003b-	3" ASPHALT LAYRE 26' WIDE	172900	SF	1.37	$	236,873.00
					$	***54,663.00***
		REIMBURSEMENT TOTAL			***$***	***84,718.00***

400	**CULINARY WATER LINE 12-INCH VS 8-INCH - 2100 W from Copper Rock Parkway to So Phse 1**	**Quantity**	**Unit**	**Unit Costs**		**Total**
001a-	12" DI CULINARY WATER MAIN	800	LF	65.00	$	52,000.00
001b-	8" PVC CULINARY WATER MAIN	800	LF	50.00	$	40,000.00
					$	***12,000.00***
004a-	12" BUTTERFLY VALVE	4	EA	3500.00	$	14,000.00
004b-	8" GATE VALVE	4	EA	2000.00	$	8,000.00
					$	***6,000.00***
007a-	12" CROSS	1	EA	1300.00	$	1,300.00
007b-	8" CROSS	1	EA	1000.00	$	1,000.00
					$	***300.00***
008a-	12" X 12" CROSS	1	EA	1300.00	$	1,300.00
008b-	12" X 8" CROSS	1	EA	1100.00	$	1,100.00
					$	***200.00***
009a-	12" X 8" TEE	1	EA	1200.00	$	1,200.00
009b-	8" TEE	1	EA	1000.00	$	1,000.00
					$	***200.00***
010a-	12" PLUG	1	EA	1200.00	$	1,200.00
010b-	8" PLUG	1	EA	1000.00	$	1,000.00
					$	***200.00***
		REIMBURSEMENT TOTAL			***$***	***18,900.00***

400	CULINARY WATER LINE 12-INCH VS 8-INCH - 2100 W from So Phse 1 to So End Property	Quantity	Unit	Unit Costs		Total
001a-	12" DI CULINARY WATER MAIN	1750	LF	65.00	$	113,750.00
001b-	8" PVC CULINARY WATER MAIN	1750	LF	50.00	$	87,500.00
					$	***26,250.00***
004a-	12" BUTTERFLY VALVE	5	EA	3500.00	$	17,500.00
004b-	8" GATE VALVE	5	EA	2000.00	$	10,000.00
					$	***7,500.00***
007a-	12" CROSS	1	EA	1300.00	$	1,300.00
007b-	8" CROSS	1	EA	1000.00	$	1,000.00
					$	***300.00***
008a-	12" X 12" CROSS	1	EA	1300.00	$	1,300.00
008b-	12" X 8" CROSS	1	EA	1100.00	$	1,100.00
					$	***200.00***
009a-	12" X 8" TEE	1	EA	1200.00	$	1,200.00
009b-	8" TEE	1	EA	1000.00	$	1,000.00
					$	***200.00***
010a-	12" PLUG	2	EA	1200.00	$	2,400.00
010b-	8" PLUG	2	EA	1000.00	$	2,000.00
					$	***400.00***
		REIMBURSEMENT TOTAL			***$***	***34,850.00***

TOTAL 2100 W REIMBURSEMENT	**$**	**213,668.00**

Engineers Construction Cost Estimate
Cordero Subdivision, Hurricane Utah

14-Apr-22

Cordero Copper Rock Parkway Water Line Reimbursement Summary

Prepared By: Brant Tuttle P.E. & Alexander Yanez EIT

12-INCH WATER LINE VERSUS 8-INCH WATER LINE

Quantities are Engineer's estimates only. Contractor and owner to use at own discretion.

Developer:	**River Valley Development, LLC**	Engineer:	**NORTHERN ENGINEERING INC.**
Contact Name:	**Dale Beddo**	Contact Name:	**Brant Tuttle P.E.**
Address		Address	**1040 E. 800 N.**
			OREM, UTAH 84097
Phone:	**435-669-8915**	Phone:	**(801) 802-8992**
email:	beddogolf@gmail.com	email:	btuttle@neiutah.com

400	**CULINARY WATER LINE 12-INCH VERSUS 8-INCH - Westside Phase 1 to Eastside Phase 2**	**Quantity**	**Unit**	**Unit Costs**		**Total**
001a-	12" DI CULINARY WATER MAIN	1425	LF	65.00	$	92,625.00
001b-	8" PVC CULINARY WATER MAIN	1425	LF	50.00	$	71,250.00
					$	***21,375.00***
004a-	12" BUTTERFLY VALVE	2	EA	3500.00	$	7,000.00
004b-	8" GATE VALVE	2	EA	2000.00	$	4,000.00
					$	***3,000.00***
007a-	12" CROSS	1	EA	1300.00	$	1,300.00
007b-	8" CROSS	1	EA	1000.00	$	1,000.00
					$	***300.00***
009a-	12" X 8" TEE	1	EA	1200.00	$	1,200.00
009b-	8" TEE	1	EA	1000.00	$	1,000.00
					$	***200.00***
010a-	12" PLUG	2	EA	1200.00	$	2,400.00
010b-	8" PLUG	2	EA	1000.00	$	2,000.00
					$	***400.00***
		REIMBURSEMENT TOTAL			***$***	***25,275.00***

600	**ROADWAY 12' EXTRA FROM 26' TO 38' ASPHALT - Westside Phase 1 to Eastside Phase 2**	**Quantity**	**Unit**	**Unit Costs**		**Total**
001a-	12" LAYER STRUCTURAL FILL 38' WIDE	2005	CY	10.00	$	20,050.00
001b-	12" LAYER STRUCTURAL FILL 26' WIDE	1372	CY	10.00	$	13,720.00
					$	***6,330.00***
002a-	8" LAYER ROAD BASE 38' WIDE	1337	CY	15.00	$	20,055.00
002b-	8" LAYER ROADBASE 26' WIDE	919	CY	15.00	$	13,785.00
					$	***6,270.00***
003a-	3" LAYER OF ASPHALT 38' WIDE	54150	SF	1.37	$	74,185.50
003b-	3" LAYER OF ASPHALT 26' WIDE	37050	SF	1.37	$	50,758.50
					$	***23,427.00***
		REIMBURSEMENT TOTAL			***$***	***36,027.00***

COPPER ROCK REIMBURSEMENT	***$***	***61,302.00***

Engineers Construction Cost Estimate
Cordero Subdivision, Hurricane Utah

27-Sep-21

Cordero Offsite Water Line Reimbursement Summary

Prepared By: Brant Tuttle P.E. & Alexander Yanez EIT

18-INCH WATER LINE VERSUS 8-INCH WATER LINE

Quantities are Engineer's estimates only. Contractor and owner to use at own discretion.

Developer:	**River Valley Development, LLC**	Engineer:	**NORTHERN ENGINEERING INC.**
Contact Name:	**Dale Beddo**	Contact Name:	**Brant Tuttle P.E.**
Address		Address	**1040 E. 800 N.**
			OREM, UTAH 84097
Phone:	**435-669-8915**	Phone:	**(801) 802-8992**
email:	beddogolf@gmail.com	email:	btuttle@neiutah.com

400	**OFFSITE CULINARY WATER LINE 18-INCH VERSUS 12-INCH**	**Quantity**	**Unit**	**Unit Costs**	**Total**
001a-	18" DI CULINARY WATER MAIN	7900	LF	85.00	$ 671,500.00
001b-	8" PVC CULINARY WATER MAIN	7900	LF	50.00	$ 395,000.00
					$ 276,500.00
004a-	18" BUTTERFLY VALVE	7	EA	4500.00	$ 31,500.00
004b-	8" GATE VALVE	7	EA	2000.00	$ 14,000.00
					$ 17,500.00
007a-	18" CROSS	1	EA	1500.00	$ 1,500.00
007b-	8" CROSS	1	EA	1000.00	$ 1,000.00
					$ 500.00
008a-	18" X 12" CROSS	1	EA	1500.00	$ 1,500.00
008b-	12" X 8" CROSS	1	EA	1100.00	$ 1,100.00
					$ 400.00
009a-	18" X 12" REDUCER	1	EA	1300.00	$ 1,300.00
009b-	12" X 8" REDUCER	1	EA	1000.00	$ 1,000.00
					$ 300.00
010a-	18" X 8" REDUCER	1	EA	1300.00	$ 1,300.00
010b-	12" X 8" REDUCER	1	EA	1000.00	$ 1,000.00
					$ 300.00
011a-	18" - 22.5 DEGREE BEND	2	EA	1500.00	$ 3,000.00
011b-	8" - 22.5 DEGREE BEND	2	EA	1000.00	$ 2,000.00
					$ 1,000.00
015a-	18" PLUG	2	EA	1500.00	$ 3,000.00
015b-	8" PLUG	2	EA	1200.00	$ 2,400.00
					$ 600.00
020a-	LOOPING 18" WATER LINE WITH 20 LF OF 30" CASING PIPE	1	LS	10500.00	$ 10,500.00
020b-	LOOPING 8" WATER LINE WITH 20 LF OF 18" CASING PIPE	1	LS	7000.00	$ 7,000.00
					$ 3,500.00
021a-	LOOPING 18" WATER LINE UNDER STORM DRAIN CULVERTS	4	EA	7500.00	$ 30,000.00
021b-	LOOPING 8" WATER LINE UNDER STORM DRAIN CULVERTS	4	EA	3500.00	$ 14,000.00
					$ 16,000.00
		REIMBURSEMENT TOTAL			***$ 316,600.00***

10-3-4 DEFINITIONS OF WORDS AND PHRASES

ACCESSORY DWELLING UNIT: A subordinate residential dwelling unit with a separate entrance, kitchen, and full bathroom facilities which is attached or detached to a single-family structure. All accessory dwelling units must meet the requirements of chapter 41 of this title. ~~A subordinate residential dwelling unitliving area created within a single-family dwelling or on the same residential lot as a single-family dwelling which meets the requirements of chapter 41 of this title.~~

10-41-1: PURPOSE:

The purpose of this chapter is to establish use and development regulations for accessory dwelling units. These regulations are intended to ensure that limited use of accessory dwelling units allowed in a residential zone do not disturb the single-family residential character of a neighborhood. (Ord. 2018-04, 4-5-2018)

10-41-2: SCOPE:

The requirements of this chapter shall apply to all accessory dwelling units in single-family zones. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws. (Ord. 2018-04, 4-5-2018)

10-41-3: PERMITTED USE:

The accessory dwelling units described below shall be allowed as permitted uses in any residential zone, or any other zone in which such uses are permitted uses, subject to the development standards of section 10-41-4 of this chapter. The definition of each use is set forth in chapter 3 of this title.

Accessory dwelling units.

Guesthouse or casita.

Kitchen. (Ord. 2018-04, 4-5-2018)

10-41-4: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any accessory unit allowed as a permitted use.

A. Definition; Setbacks And Size: An accessory dwelling unit is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each zone shall apply.

B. Egress And Life Safety Requirements: The dwelling unit must meet egress and life safety requirements of the International Residential Building Code.

C. Ownership: The owner or an immediate family member of the owner of the main dwelling unit shall reside on the property as their primary residence. For long term

occupancy, the property owner may live in the accessory building or the primary building. Only the accessory building may be used as a short-term rental pursuant to chapter 51 of this code. ~~occupy the main dwelling unit on the residential property as his/hers/their primary residence before an accessory dwelling unit may be rented~~.

D. Limit: ~~Only one accessory dwelling unit and/or casita shall be established on one residential property~~.Only one accessory dwelling unit~~uint~~ and/or casita shall be established on one residential property. Multiple accessory dwelling units shall be allowed by a conditional~~condtional~~ use permit.

E. Entrance: The accessory dwelling unit shall have its own outside entrance.

F. Landscaping: Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

G. Secondary Use: The accessory dwelling unit shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.

H. Maximum Size, Impervious Surface: The accessory dwelling unit, if it is detached, must meet the size limitations for the zone or have been granted a conditional use permit.

I. Residential Hosting: One~~An~~ detached accessory dwelling unit may be used per residential lot for residential hosting pursuant to the terms of licensing for residential hosting. (Ord. 2018-04, 4-5-2018)

10-41-5: COMPLIANCE WITH DEVELOPMENT STANDARDS:

A. Residential properties with accessory dwelling units found to be in violation of the development standards set forth in section 10-42-4 of this title shall be subject to all applicable remedies set forth in chapter 9 of this title to ensure compliance.

~~B. Residential properties with a restrictive easement that does not permit renting of an accessory dwelling unit must apply to the Planning Department to have that restrictive easement lifted before obtaining a rental permit.~~

C. In order to ensure accessory dwelling units meet the development standards, a permit must be issued by the Planning Department for the rental use of the unit. (Ord. 2017-03, 1-19-2017)

Sec. 10-51-4. Development standards; home bed and breakfast and residential hosting facilities.

The development standards set forth in this section shall apply to all home bed and breakfast and residential hosting facilities.

A. *Location.* home bed and breakfast or a residential hosting facility shall be located in a single family residential structure deemed suitable for habitation.

B. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms (not to be rented separately and individually), in the primary building or the entirety of a detached ADU for each home bed and breakfast or residential hosting facility in addition to the rooms occupied by the full time residents. Total number of people, including owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each room.

Commented [1]: These changes seem to conflict with the bed in breakfast idea.

C. *Current codes.* Guestrooms must meet current International Residential Code codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping room.

D. *Meals.* If meals are offered, meals shall be served only:

1. To overnight guests.

E. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

F. *Parking.* Nonfrontage, off street parking shall be provided as follows:

1. Two spaces for owner.

2. One space per guestroom.

3. Parking must be located on the same property as the guestrooms.

4. Tandem parking is permitted for one space only.

5. Off street parking may not be provided within the front yard setback other than the existing driveway. (?)

6. Landscaping is required between parking and adjoining residential properties. (?)

G. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a home bed and breakfast or residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.

H. *Street standards.* A home bed and breakfast or residential hosting facility shall be located on a street that meets fire code requirements.

I. *Structural modifications.* Structural modifications may not be made to separate sleeping rooms from the remainder of the house without a valid building permit.

J. *Other regulations.* A home bed and breakfast or residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

Sec. 10-7-9. Conditional use permit.

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses:

Agricultural industry.

Agritourism activities.

Animal specialties.

Assisted living facility.

Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.

Greater size than permitted by this Code in all zones except residential and residential agricultural zones.

Metal building in commercial and residential zones.

Multi family in commercial zones.

Public stable.

Reception center.

Recreation and entertainment, outdoor.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

Animals and fowl for recreation and family food production.

Greater size accessory buildings than permitted by this Code in residential zones.

Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

Multiple accessory dwelling units in residential and commercial zones

C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the applicant's agent, if any;

b. The address and parcel identification of the subject property;

c. The zone, zone boundaries and present use of the subject property;

d. A description of the proposed conditional use;

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

(4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and

(5) Adjoining property lines and uses within 100 feet of the subject property;

f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;

g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and

h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

E. *Approval standards.* The following standards shall apply to the issuance of a conditional use permit:

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

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2~~g~~lg of this section:

E2a-E2k removed for brevity

L. Standards for multiple accessory dwelling units in a residential or commercial zone

1. Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

Lot Area	Number of Accessory Dwelling Units
0-0.49 acres	1
0.5 acres and greater	2
~~1-1.49 acres~~	~~3~~
~~1.5 and more acres~~	~~4~~

2. Fifty percent (50%) of the land area on the lot must be free of building
3. A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom
4. ~~1.~~ A landscape plan must be provided that shows how buildings will be shielded from other residential lots
5. ~~2.~~ Occupancy plan: no more than ten (10) people can stay in one (1) building
6. Only one (1) accessory dwelling unit can be used as a short term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.

7. Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of 10-13-4

F. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

G. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

H. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

I. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

J. *Revocation.* A conditional use permit may be revoked as provided in section 10-9-6 of this title.

1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:

a. The use for which a permit was granted has ceased for one year or more;

b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;

c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or

d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

K. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

(Ord. No. 2021-05 , 6-3-2021)

Ordinance No. 2022-10

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING SECTION 10-3-4 CHAPTERS 10-41, 10-51 AND 10-7 OF THE HURRICANE CITY CODE.

WHEREAS, the City Council of Hurricane, Utah has previously approved accessory dwelling units in all residential zones throughout the city.

WHEREAS, Hurricane City is currently facing a shortage of affordable housing and accessory dwelling units are a way to alleviate some of the shortage

WHEREAS, the City Council now finds it necessary and desirable to amend said ordinances with regards to accessory dwelling units in order to provide for the health safety and welfare of the city residents

WHEREAS the Planning Commission of Hurricane Utah has recommended the following changes to the Hurricane City Code

BE IT HEREBY ORDAINED by the City Council of Hurricane Utah that Section 10-3-4 and Chapters 10-41, 10-51 and 10-7 of the Hurricane City Code be, and is hereby, amended to read as follows

10-3-4 DEFINITIONS OF WORDS AND PHRASES

ACCESSORY DWELLING UNIT: A subordinate residential dwelling unit with a separate entrance, kitchen, and full bathroom facilities which is attached or detached to a single-family structure. All accessory dwelling units must meet the requirements of chapter 41 of this title.

10-41-1: PURPOSE:

The purpose of this chapter is to establish use and development regulations for accessory dwelling units. These regulations are intended to ensure that limited use of accessory dwelling units allowed in a residential zone do not disturb the single-family residential character of a neighborhood. (Ord. 2018-04, 4-5-2018)

10-41-2: SCOPE:

The requirements of this chapter shall apply to all accessory dwelling units in single-family zones. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, and other laws. (Ord. 2018-04, 4-5-2018)

10-41-3: PERMITTED USE:

The accessory dwelling units described below shall be allowed as permitted uses in any residential zone, or any other zone in which such uses are permitted uses, subject to the development standards of section 10-41-4 of this chapter. The definition of each use is set forth in chapter 3 of this title.

Accessory dwelling units.

Guesthouse or casita.

Kitchen. (Ord. 2018-04, 4-5-2018)

10-41-4: DEVELOPMENT STANDARDS; PERMITTED USE:

The development standards set forth in this section shall apply to any accessory unit allowed as a permitted use.

A. Definition; Setbacks And Size: An accessory dwelling unit is an accessory use to the main residential dwelling unit. Setbacks and size and lot coverage limitations established for accessory buildings in each zone shall apply.

B. Egress And Life Safety Requirements: The dwelling unit must meet egress and life safety requirements of the International Residential Building Code.

C. Ownership: The owner or an immediate family member of the owner of the main dwelling unit shall reside on the property as their primary residence. For long term occupancy, the property owner may live in the accessory building or the primary building. Only the accessory building may be used as a short-term rental pursuant to chapter 51 of this code. .

D. Limit:.Only one accessory dwelling unit and/or casita shall be established on one residential property. Multiple accessory dwelling units shall be allowed by a conditional use permit.

E. Entrance: The accessory dwelling unit shall have its own outside entrance.

F. Landscaping: Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for onsite parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

G. Secondary Use: The accessory dwelling unit shall be clearly incidental and secondary to the primary use of the dwelling for residential purposes.

H. Maximum Size, Impervious Surface: The accessory dwelling unit, if it is detached, must meet the size limitations for the zone or have been granted a conditional use permit.

I. Residential Hosting: One detached accessory dwelling unit may be used per residential lot for residential hosting pursuant to the terms of licensing for residential hosting. (Ord. 2018-04, 4-5-2018)

10-41-5: COMPLIANCE WITH DEVELOPMENT STANDARDS:

A. Residential properties with accessory dwelling units found to be in violation of the development standards set forth in section 10-42-4 of this title shall be subject to all applicable remedies set forth in chapter 9 of this title to ensure compliance.

B. In order to ensure accessory dwelling units meet the development standards, a permit must be issued by the Planning Department for the rental use of the unit. (Ord. 2017-03, 1-19-2017)

Sec. 10-51-4. Development standards; home bed and breakfast and residential hosting facilities.

The development standards set forth in this section shall apply to all home bed and breakfast and residential hosting facilities.

A. *Location.* home bed and breakfast or a residential hosting facility shall be located in a single family residential structure deemed suitable for habitation.

B. *Guestrooms.* Rentable guestrooms shall be limited to not more than four bedrooms, in the primary building or the entirety of a detached ADU for each home bed and breakfast or residential hosting facility in addition to the rooms occupied by the full time residents. Total number of people, including owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each room.

C. *Current codes.* Guestrooms must meet current International Residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping room.

D. *Meals.* If meals are offered, meals shall be served only:

1. To overnight guests.

E. *Landscaping.* Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

F. *Parking.* Nonfrontage, off street parking shall be provided as follows:

1. Two spaces for owner.

2. One space per guestroom.

3. Parking must be located on the same property as the guestrooms.

4. Tandem parking is permitted for one space only.

5. Off street parking may not be provided within the front yard setback other than the existing driveway.

6. Landscaping is required between parking and adjoining residential properties.

G. *Signs.* Only one sign not larger than one foot by two foot in size may be used to advertise a home bed and breakfast or residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.

H. *Street standards.* A home bed and breakfast or residential hosting facility shall be located on a street that meets fire code requirements.

I. *Structural modifications.* Structural modifications may not be made to separate sleeping rooms from the remainder of the house without a valid building permit.

J. *Other regulations.* A home bed and breakfast or residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

Sec. 10-7-9. Conditional use permit.

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses:

Agricultural industry.

Agritourism activities.

Animal specialties.

Assisted living facility.

Greater heights than permitted by this Code in all zones except residential and residential agricultural zones.

Greater size than permitted by this Code in all zones except residential and residential agricultural zones.

Metal building in commercial and residential zones.

Multi family in commercial zones.

Public stable.

Reception center.

Recreation and entertainment, outdoor.

2. The Zoning Administrator is authorized to issue conditional use permits for the following uses:

Animals and fowl for recreation and family food production.

Greater size accessory buildings than permitted by this Code in residential zones.

Greater size accessory buildings than permitted by this Code in residential and residential agricultural zones.

Greater height accessory buildings than permitted by this Code in residential and residential agricultural zones.

Multiple accessory dwelling units in residential and commercial zones

C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the City's schedule of fees. The application shall include at least the following information:

a. The name, address and telephone number of the applicant and the applicant's agent, if any;

b. The address and parcel identification of the subject property;

c. The zone, zone boundaries and present use of the subject property;

d. A description of the proposed conditional use;

e. A plot plan showing the following:

(1) Applicant's name;

(2) Site address;

(3) Property boundaries and dimensions;

(4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and

(5) Adjoining property lines and uses within 100 feet of the subject property;

f. Traffic impact analysis, if required by the City Engineer or the Planning Commission;

g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and

h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.

2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in section 10-7-4 of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.

3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

E. *Approval standards.* The following standards shall apply to the issuance of a conditional use permit:

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

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section:

E2a-E2k removed for brevity

L. Standards for multiple accessory dwelling units in a residential or commercial zone

1. Multiple accessory dwelling units may be permitted based on the lot area of the property at a rate in the table below assuming all other conditions for an accessory dwelling unit are met.

Lot Area	Number of Accessory Dwelling Units
0-0.49 acres	1
0.5 acres and greater	2

2. Fifty percent (50%) of the land area on the lot must be free of building
3. A parking plan must be provided that shows adequate off street parking on the lot at a rate of one space per bedroom
4. A landscape plan must be provided that shows how buildings will be shielded from other residential lots
5. Occupancy plan: no more than ten (10) people can stay in one (1) building
6. Only one (1) accessory dwelling unit can be used as a short term rental. All others must be for long term occupancy or as a guesthouse for non-paying guests.

7. Separate conditional use permits must be received for every accessory building that does not meet the height or size requirements of 10-13-4

F. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

G. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

H. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.

2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

I. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

J. *Revocation.* A conditional use permit may be revoked as provided in section 10-9-6 of this title.

1. In addition to the grounds set forth in section 10-9-6 of this title, any of the following shall be grounds for revocation:

a. The use for which a permit was granted has ceased for one year or more;

b. The holder or user of a permit has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;

c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or

d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions

amended. Revocation of a permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

K. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

(Ord. No. 2021-05 , 6-3-2021)

	ITEMS FOR REVIEW	CURRENT	PROPOSED	NOTES
PRIMARY SERVICE (HIGH VOLTAGE)	APPLICATION DESIGN/REVIEW (PER DESIGN/REVIEW)	$0	$150	
SECONDARY SERVICE (LOW VOLTAGE)	APPLICATION DESIGN/REVIEW (PER DESIGN/REVIEW)	$0	$50	
SUBDIVISION DESIGN/REVIEW	DESIGN/REVIEW (PER LOT)	$0	$15	
DESIGN & ESTIMATE	DESIGN & ESTIMATES (i.e. LINE EXTENSIONS)	$0	$75/HOURLY FEE (UPFRONT)	
SOLAR	SOLAR APPLICATION REVIEW	$75	$200	
	SOLAR APPLICATION RE-REVIEW	$75	$75	
UTILITY	NON-PAYMENT RECONNECTS (NORMAL HOURS)	$25	$50	
	NON-PAYMENT RECONNECTS (AFTER HOURS)	$52.50	$120	
	TAMPER METER FEE	$25	$250	
SPECIAL EVENTS	SPECIAL EVENTS POWER (NON-CITY SPONSORED)	$0	$100	WILL METER TO COLLECT DATA. METERED POWER BILL TO RECREATION DEPT?
CONTRACTORS	PREQUALIFIED CONTRACTOR TESTING	$50	$100/COMPANY + $50/PERSON	

JUST FOR REFERENCE	Power Employee w/benefits	$65	$98	
	Power Administrative Assistant w/benefits	$27	$41	
	Small Service Bucket	$38.50	$38.50	
	City Office Personnel w/benefits	$25	$38	

PRELIMINARY PLAT APPLICATION

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

Fee: $150.00

For Office Use Only:
File No. 2022-PP-04
Receipt No. 8.154843

Name: Western MTG & Realty Co. **Telephone:** _____

Address: 6610 W Court St. Pasco, WA 99302 **Fax No.** _____

Email: tippett@westernmort.com **Agent Email:** enhancedhomesofutah@gmail.com

Agent (If Applicable): Brent Moser **Telephone:** 801-793-0346

Address/Location of Subject Property: Sand Hollow Rd.

Tax ID of Subject Property: See Attached **Zone District:** See Attached

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

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

_____1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

_____2. Existing Conditions: The preliminary plat shall show:
- _____ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

✓ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

✓ h. Contours at vertical intervals not greater than five (5) feet.

✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

✓ j. Information on whether property is located in desert tortoise take area

_____3. Proposed Plan: The subdivision plans shall show:

✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

✓ b. The layout, numbers and typical dimensions of lots.

✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.

✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

✓ g. Approximate radius of all center line curves on highways or streets.

N/A h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

N/A i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

N/A j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

NO l. Will this subdivision be phased? If yes show possible phasing lines.

✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:

✓ a. Three copies of all full scale drawings

✓ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required $150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

Western Mortgage + Realty Co.
(Property Owner)

Vice President
(Property Owner)

Subscribed and sworn to me this 13th day of May 2024.

(Notary Public)

ASHLEY BLACKNER
NOTARY PUBLIC
STATE OF UTAH
MY COMM. EXPIRES MAY. 07, 2024
711906

Residing in: Hurricane, UT

My Commission Expires: 5/7/2024

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 27 day of July, 2022

(Notary Public)

ILENE H. HILL
NOTARY PUBLIC- STATE OF UTAH
COMMISSION# 719356
COMM. EXP. 07-28-2025

Residing in: Salt Lake

My Commission Expires: 7/28/25

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

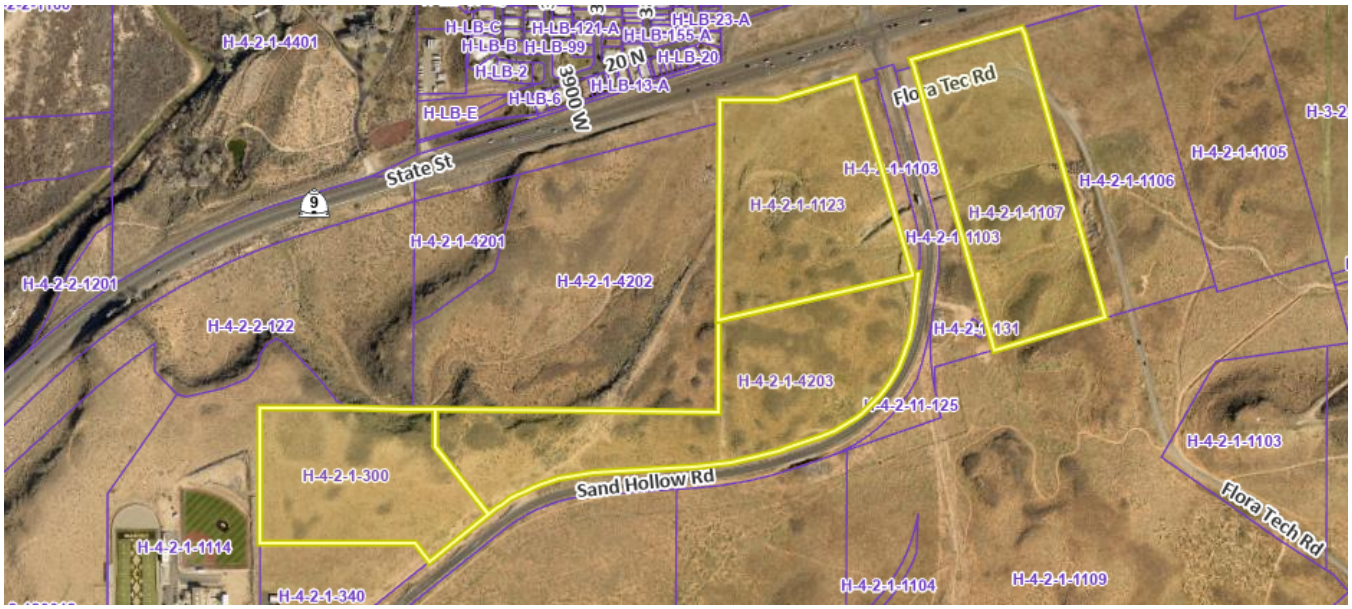
STAFF COMMENTS

Agenda Date:	**02/17/2022**
Application Number:	2022-PP-04
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western MTG & Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	Between SR-9 and Sand Hollow Road
Zoning:	HC and GC
General Plan Map:	General Commercial

Planning Commission Recommendation
The Planning Commission gave a positive recommendation based on staff and JUC comments.

Update 2/10/2022
The affidavit from the other property owner within this proposed subdivision has been provided by the applicant. Staff would recommend approval of this preliminary plat subject to staff and JUC comments and sufficient buildout of the Sand Hollow Gateway PID.

Discussion:
The applicant has filed a preliminary plat for the Gateway at Sand Hollow Commercial District. This area is currently proposed as six commercial lots all fronting Sand Hollow Road. A preliminary site plan for part of the property was approved in December and now the applicant is going to subdivide the property. This project will be highly dependent on utilities and road connections from the Gateway at Sand Hollow PID.



Map is approximate.

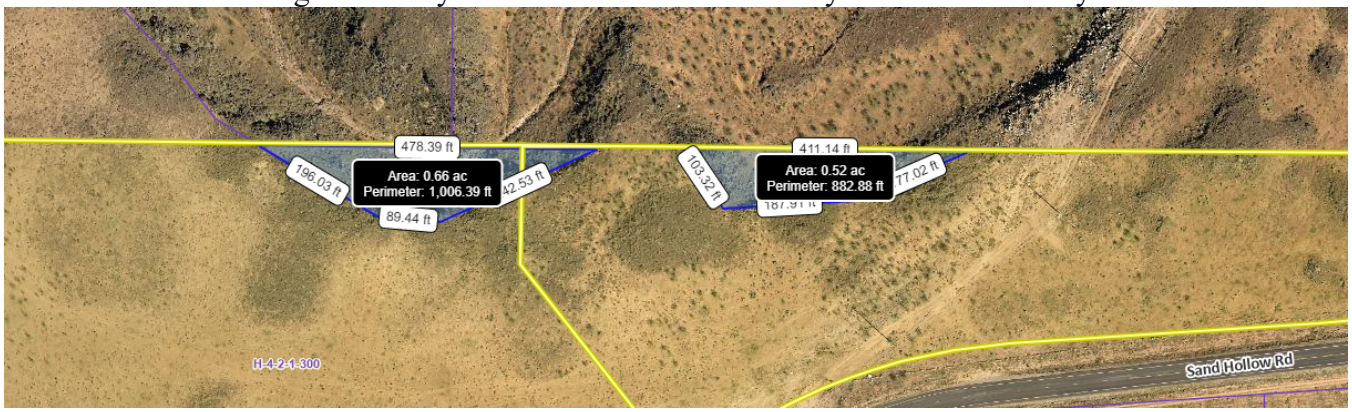
JUC Comments
The following items will need to be addressed:

1. **Power:** This area borders the line between Hurricane City Power and Dixie Power so both entities will have to work together. Overhead power lines are in the area. Will need a survey
2. **Sewer:** Need to build out a lot of sewer based on current PID sewer drawings prior to development.
3. **Street:** No comments
4. **Water:** Served off the Dixie Springs tank. Whole system will need a water loop for fire protection at least, likely through PID.
5. **Engineering:** Lot 3 and 4 abut property owned by UDOT. UDOT needs to be notified and review the plans.
6. **Fire:** Water needs to be there.
7. **Phone:** No comments
8. **Gas**: No comments
9. **WCWCD**: No comments

Staff Comments: Preliminary Plat

1. There is no proposed use yet for any lot except for Lot 3. Lots 5 and 6 are zoned Highway Commercial and Lots 1 through 4 are zoned General Commercial.
2. This property may be subdivided further and city staff would prefer that is indicated on the plat
3. A 10 foot setback is required for all properties bordering the UDOT owned parcel located to the north and west of this property
4. Lot 1, located on parcel H-4-2-1-300 is not owned by the applicant and the property owner has not signed off on the application. This will need to be resolved before this application can move forward.
5. Access points between Lots 1 and 2 will need to be properly spaced.

6. There are two cliffs on the property. The Sensitive Lands code states that sensitive lands are defined as:
    a. *Any area where there is a change in elevation which is equal to or greater than ten percent (10%) (1 foot of vertical grade change for every 10 feet of horizontal run) for a distance of one hundred feet (100') or more, and where said grade change covers an area of at least two (2) contiguous acres, or an entire parcel if said parcel is less than two (2) acres. (See section 10-24-9, appendix diagram A of this chapter.)*
    b. *Any area within one hundred feet (100') of the edge of a bluff. The "edge of a bluff" means an area where there is a substantial abrupt change in slope along the edge of a predominantly flat area of land. The slope of the land below the abrupt edge typically has a grade that is near or exceeds thirty percent (30%) or greater, and has a vertical elevation change of at least one hundred feet (100') or greater, and lies within sensitive lands described in subsection A of this section. (See section 10-24-9, appendix diagram B of this chapter.)*
    c. *The boundaries of all areas within one hundred (100) vertical feet of a ridgeline. A "ridgeline" means the junction of a rising steep slope on one side and a descending slope that may be gentle or steep on the opposite side. (See section 10-24-9, appendix diagram C of this chapter.)*
    d. From Washington County GIS it appears that less than 2 acres of the property are cliff face so no sensitive lands application is required. Applicant will need to keep all buildings at least 25 feet from the cliff face.
    e. The contours on the plat do not appear to fully match the contours shown on the Washington County GIS. Staff will use the county data for their analysis.

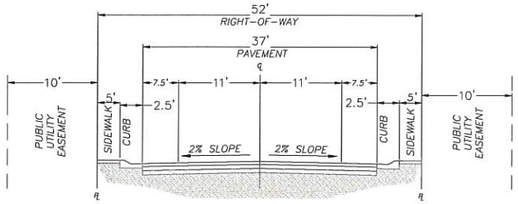


7. Utilities are not available to the property but will be with the PID buildout. Construction drawings will not be accepted for this property until PID construction drawings are approved.

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff recommends approval based on staff and JUC comments and sufficient build out of PID infrastructure.

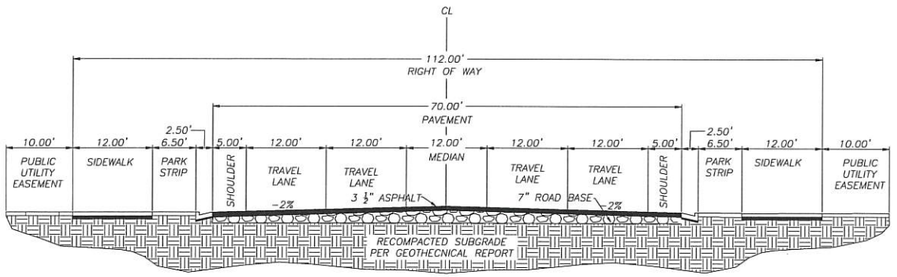
PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



52' R-O-W

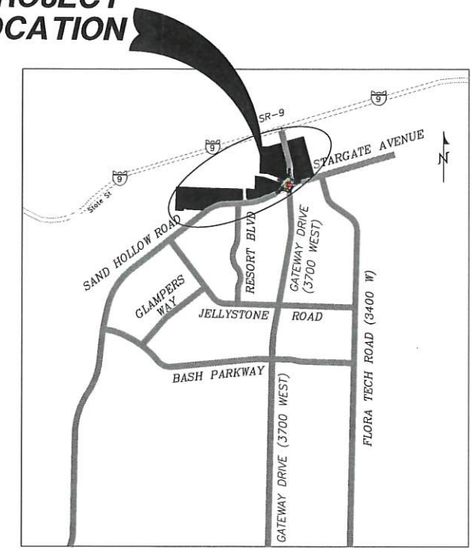
N.T.S



112' R-O-W

N.T.S

PROJECT LOCATION



VICINITY MAP

N. T. S.

GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Qbv. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Qbv) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (Qbvc) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BieK, 2003a, 2003b); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40Ar/39Ar AGES OF 0.289 ± 0.024 Ma AND 0.353 ± 0.045 Ma, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-Ar AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 m) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 km) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 m) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 m) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES, YOUNGER DEPOSITS (Qae) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Qaeo) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 m) THICK.

GEOLOGICAL HAZARDS

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

GATEWAY COMMERCIAL AT SAND HOLLOW DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N1°24'34"E 2310.43 FEET; THENCE N1°24'34"E 97.33 FEET TO THE POINT OF BEGINNING. THENCE S83°40'58"W 12.51 FEET; THENCE N89°25'51"W 22.89 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1616.32 FEET AND A RADIAL BEARING OF N05°17'42"W, A DISTANCE OF 72.41 FEET, THROUGH A CENTRAL ANGLE OF 02°34'01" (LONG CHORD BEARS: S85°59'19"W 72.41 FEET); THENCE S87°16'22"W 80.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N47°43'38"W 27.58 FEET); THENCE S84°31'13"W 52.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET AND A RADIAL BEARING OF S87°16'22"W, A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S42°16'22"W 27.58 FEET); THENCE S87°16'22"W 249.86 FEET; THENCE WESTERLY ALONG THE ARC OF A 826.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 501.64 FEET, THROUGH A CENTRAL ANGLE OF 34°46'31" (LONG CHORD BEARS: S69°53'07"W 493.97 FEET); THENCE S52°29'51"W 313.79 FEET; THENCE N37°19'49"W 33.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 208.67 FEET AND A RADIAL BEARING OF S47°15'52"W, A DISTANCE OF 168.22 FEET, THROUGH A CENTRAL ANGLE OF 46°11'20" (LONG CHORD BEARS: N65°49'48"W 163.70 FEET); THENCE N88°51'09"W 285.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.51 FEET, THROUGH A CENTRAL ANGLE OF 41°57'43" (LONG CHORD BEARS: N67°52'17"W 20.05 FEET); THENCE WESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N80°03'34"W 54.71 FEET), CENTER POINT LIES S43°06'34"W THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: S33°36'09"W 54.71 FEET), CENTER POINT LIES S23°13'43"E THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE N88°40'59"W 199.69 FEET; THENCE N01°31'31"E 591.26 FEET; THENCE S88°16'22"E 765.18 FEET; THENCE S88°27'47"E 947.23 FEET; THENCE S88°30'21"E 52.14 FEET; THENCE S88°27'11"E 224.48 FEET; THENCE N01°24'29"E 378.60 FEET; THENCE N02°17'47"E 90.13 FEET; THENCE N01°17'31"E 880.34 FEET; THENCE S88°43'14"E 254.45 FEET; THENCE N74°26'03"E 348.01 FEET; THENCE N74°35'29"E 248.68 FEET; THENCE N74°46'22"E 500.00 FEET; THENCE S15°13'38"E 1306.80 FEET; THENCE S74°46'24"W 476.08 FEET; THENCE S77°30'55"W 77.72 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND A RADIAL BEARING OF N17°28'13"W, A DISTANCE OF 24.40 FEET, THROUGH A CENTRAL ANGLE OF 15°31'55" (LONG CHORD BEARS: S80°17'45"W 24.32 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.91 FEET AND A RADIAL BEARING OF N01°53'21"W, A DISTANCE OF 20.25 FEET, THROUGH A CENTRAL ANGLE OF 12°54'20" (LONG CHORD BEARS: N85°26'11"W 20.21 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.92 FEET AND A RADIAL BEARING OF N11°00'04"E, A DISTANCE OF 29.91 FEET, THROUGH A CENTRAL ANGLE OF 19°03'40" (LONG CHORD BEARS: N69°28'06"W 29.78 FEET); THENCE N59°56'46"W 15.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.43 FEET AND A RADIAL BEARING OF N30°53'43"E, A DISTANCE OF 29.07 FEET, THROUGH A CENTRAL ANGLE OF 16°34'58" (LONG CHORD BEARS: N50°48'47"W 28.96 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 88.83 FEET AND A RADIAL BEARING OF N48°34'15"E, A DISTANCE OF 33.42 FEET, THROUGH A CENTRAL ANGLE OF 21°33'34" (LONG CHORD BEARS: N30°38'58"W 33.23 FEET); THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET AND A RADIAL BEARING OF N69°51'22"E, A DISTANCE OF 159.43 FEET, THROUGH A CENTRAL ANGLE OF 15°44'57" (LONG CHORD BEARS: N12°16'09"W 158.93 FEET); THENCE S87°08'40"W 96.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 378.12 FEET AND A RADIAL BEARING OF S89°56'48"E, A DISTANCE OF 42.34 FEET, THROUGH A CENTRAL ANGLE OF 06°24'55" (LONG CHORD BEARS: S03°09'16"E 42.32 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 105.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S18°04'24"W 86.87 FEET), CENTER POINT LIES S83°38'18"W THROUGH A CENTRAL ANGLE OF 48°52'14" A DISTANCE OF 89.56 FEET; THENCE S42°30'35"W 15.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.38 FEET, THROUGH A CENTRAL ANGLE OF 41°02'42" (LONG CHORD BEARS: S63°01'56"W 80.63 FEET); THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S88°18'00"W 47.15 FEET), CENTER POINT LIES N06°26'43"W THROUGH A CENTRAL ANGLE OF 09°29'25" A DISTANCE OF 47.21 FEET; THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N80°49'54"W 60.80 FEET), CENTER POINT LIES N03°02'42"E THROUGH A CENTRAL ANGLE OF 12°14'48" A DISTANCE OF 60.92 FEET; THENCE S17°13'22"W 72.11 FEET; THENCE S74°36'08"E 15.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 82.00 FEET AND A RADIAL BEARING OF S14°08'43"W, A DISTANCE OF 158.96 FEET, THROUGH A CENTRAL ANGLE OF 111°04'17" (LONG CHORD BEARS: S20°19'08"E 135.21 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 588.93 FEET AND A RADIAL BEARING OF N52°39'11"W, A DISTANCE OF 92.54 FEET, THROUGH A CENTRAL ANGLE OF 09°00'12" (LONG CHORD BEARS: S41°50'55"W 92.45 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 714.11 FEET AND A RADIAL BEARING OF N38°54'42"W, A DISTANCE OF 265.23 FEET, THROUGH A CENTRAL ANGLE OF 21°16'50" (LONG CHORD BEARS: S61°43'43"W 263.71 FEET); THENCE S72°04'43"W 22.72 FEET; THENCE S72°07'26"W 105.95 FEET; THENCE WESTERLY ALONG THE ARC OF A 1619.45 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 243.83 FEET, THROUGH A CENTRAL ANGLE OF 08°37'35" (LONG CHORD BEARS: S76°25'49"W 243.60 FEET); THENCE WESTERLY ALONG THE ARC OF A 1618.82 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S82°06'02"W 76.59 FEET), CENTER POINT LIES N09°15'18"W THROUGH A CENTRAL ANGLE OF 02°42'40" A DISTANCE OF 76.60 FEET TO THE POINT OF BEGINNING.

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK
THERE ARE NO IRRIGATION FACILITIES.

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

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

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

OWNER:

WESTERN MTG & REALTY CO
6610 WEST COURT STREET
PASCO, WASHINGTON 99302
(509) 521-9354

LAND USE SUMMARY

TOTAL LOTS: 6

AVERAGE LOT SIZE: 454,036 SQ FT (10.42 AC)

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NO	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/24/2022
SCALE: N/A

JOB NO.
336-002

SHEET NO:
1 OF 2

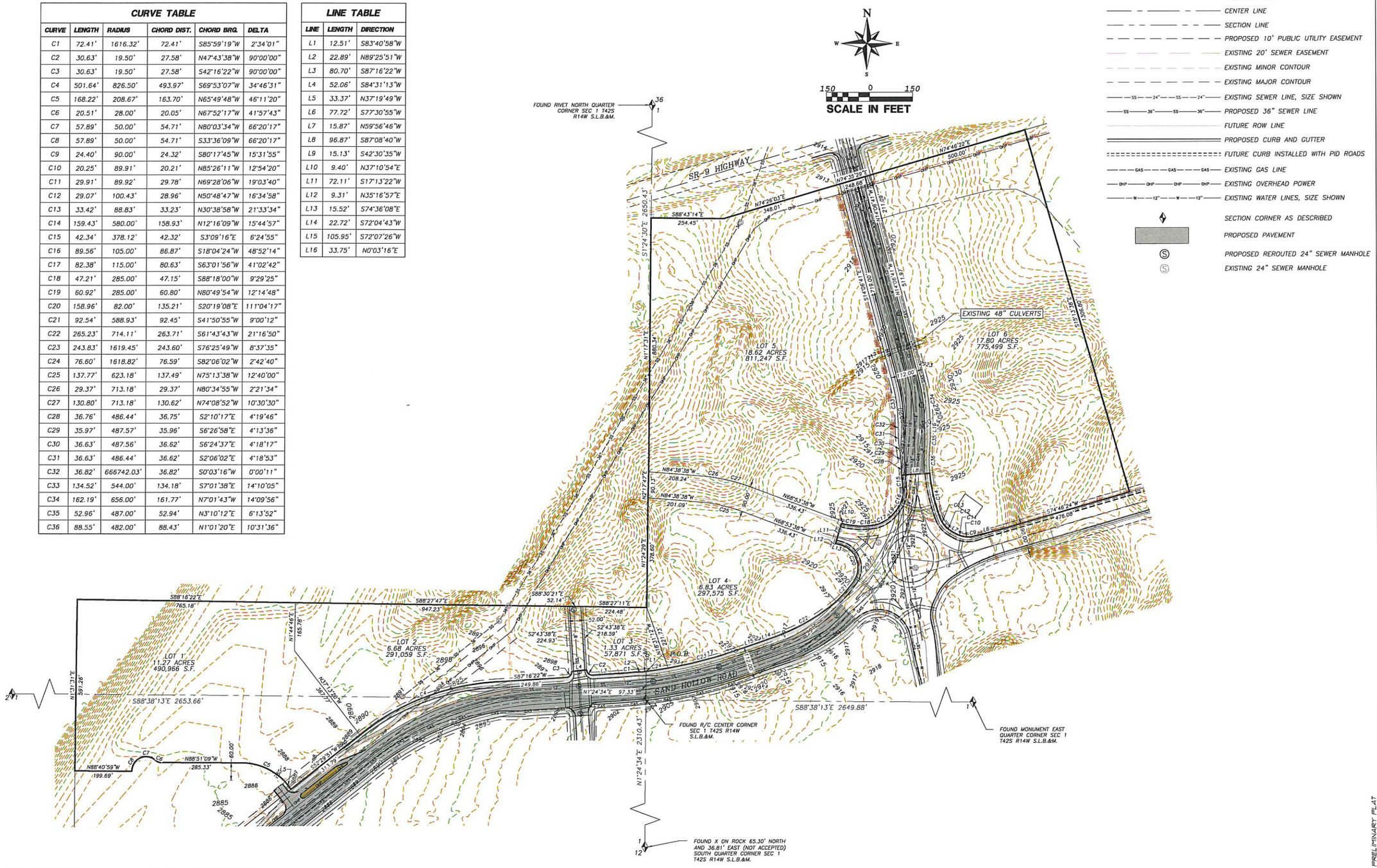
PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	72.41'	1616.32'	72.41'	S85°59'19"W	2°34'01"
C2	30.63'	19.50'	27.58'	N47°43'38"W	90°00'00"
C3	30.63'	19.50'	27.58'	S42°16'22"W	90°00'00"
C4	501.64'	826.50'	493.97'	S69°53'07"W	34°46'31"
C5	168.22'	208.67'	163.70'	N65°49'48"W	46°11'20"
C6	20.51'	28.00'	20.05'	N67°52'17"W	41°57'43"
C7	57.89'	50.00'	54.71'	N80°03'34"W	66°20'17"
C8	57.89'	50.00'	54.71'	S33°36'09"W	66°20'17"
C9	24.40'	90.00'	24.32'	S80°17'45"W	15°31'55"
C10	20.25'	89.91'	20.21'	N85°26'11"W	12°54'20"
C11	29.91'	89.92'	29.78'	N69°28'06"W	19°03'40"
C12	29.07'	100.43'	28.96'	N50°48'47"W	16°34'58"
C13	33.42'	88.83'	33.23'	N30°38'58"W	21°33'34"
C14	159.43'	580.00'	158.93'	N12°16'09"W	15°44'57"
C15	42.34'	378.12'	42.32'	S3°09'16"E	6°24'55"
C16	89.56'	105.00'	86.87'	S18°04'24"W	48°52'14"
C17	82.38'	115.00'	80.63'	S63°01'56"W	41°02'42"
C18	47.21'	285.00'	47.15'	S88°18'00"W	9°29'25"
C19	60.92'	285.00'	60.80'	N80°49'54"W	12°14'48"
C20	158.96'	82.00'	135.21'	S20°19'08"E	111°04'17"
C21	92.54'	588.93'	92.45'	S41°50'55"W	9°00'12"
C22	265.23'	714.11'	263.71'	S61°43'43"W	21°16'50"
C23	243.83'	1619.45'	243.60'	S76°25'49"W	8°37'35"
C24	76.60'	1618.82'	76.59'	S82°06'02"W	2°42'40"
C25	137.77'	623.18'	137.49'	N75°13'38"W	12°40'00"
C26	29.37'	713.18'	29.37'	N80°34'55"W	2°21'34"
C27	130.80'	713.18'	130.62'	N74°08'52"W	10°30'30"
C28	36.76'	486.44'	36.75'	S2°10'17"E	4°19'46"
C29	35.97'	487.57'	35.96'	S6°26'58"E	4°13'36"
C30	36.63'	487.56'	36.62'	S6°24'37"E	4°18'17"
C31	36.63'	486.44'	36.62'	S2°06'02"E	4°18'53"
C32	36.82'	666742.03'	36.82'	S0°03'16"W	0°00'11"
C33	134.52'	544.00'	134.18'	S7°01'38"E	14°10'05"
C34	162.19'	656.00'	161.77'	N7°01'43"W	14°09'56"
C35	52.96'	487.00'	52.94'	N3°10'12"E	6°13'52"
C36	88.55'	482.00'	88.43'	N1°01'20"E	10°31'36"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	12.51'	S83°40'58"W
L2	22.89'	N89°25'51"W
L3	80.70'	S87°16'22"W
L4	52.06'	S84°31'13"W
L5	33.37'	N37°19'49"W
L6	77.72'	S77°30'55"W
L7	15.87'	N59°56'46"W
L8	96.87'	S87°08'40"W
L9	15.13'	S42°30'35"W
L10	9.40'	N37°10'54"E
L11	72.11'	S17°13'22"W
L12	9.31'	N35°16'57"E
L13	15.52'	S74°36'08"E
L14	22.72'	S72°04'43"W
L15	105.95'	S72°07'26"W
L16	33.75'	N0°03'16"E



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING 20' SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SEWER LINE, SIZE SHOWN
- PROPOSED 36" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB INSTALLED WITH PID ROADS
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER
- EXISTING WATER LINES, SIZE SHOWN
- SECTION CORNER AS DESCRIBED
- PROPOSED PAVEMENT
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE

REVISIONS			
NO	DESCRIPTION	DATE	BY

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PROVALLUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/04/2022
SCALE: 1"=150'

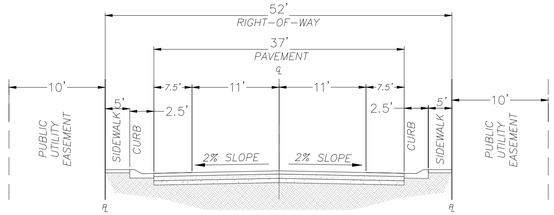
JOB NO.
336-002

SHEET NO:
2 OF 2

PRELIMINARY PLAT

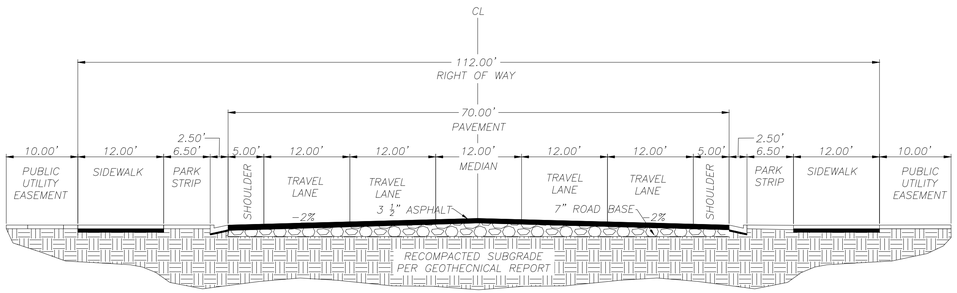
PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



52' R-O-W

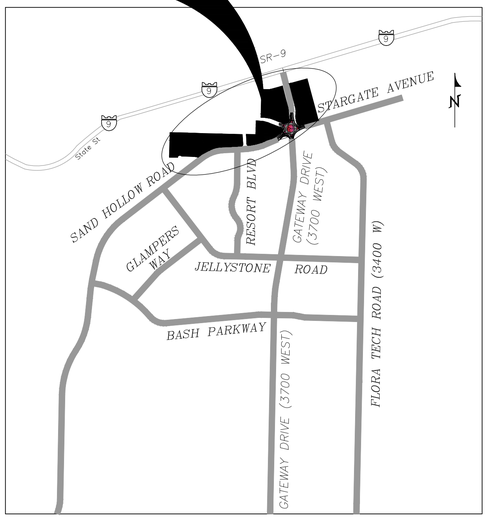
N.T.S



112' R-O-W

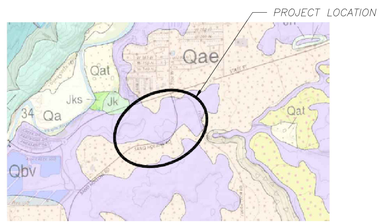
N.T.S

PROJECT LOCATION



VICINITY MAP

N.T.S.



GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Qbv. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Qbv) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (Qbvc) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BieK, 2003a, 2003b); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40Ar/39Ar AGES OF 0.289 ± 0.024 Ma AND 0.353 ± 0.045 Ma, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-Ar AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 m) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 km) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 m) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 m) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES, YOUNGER DEPOSITS (Qae) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Qaeo) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 m) THICK.

GEOLOGICAL HAZARDS

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

GATEWAY COMMERCIAL AT SAND HOLLOW DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N1°24'34"E 2310.43 FEET; THENCE N1°24'34"E 97.33 FEET TO THE POINT OF BEGINNING. THENCE S83°40'58"W 12.51 FEET; THENCE N89°25'51"W 22.89 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1616.32 FEET AND A RADIAL BEARING OF N05°17'42"W, A DISTANCE OF 72.41 FEET, THROUGH A CENTRAL ANGLE OF 02°34'01" (LONG CHORD BEARS: S85°59'19"W 72.41 FEET); THENCE S87°16'22"W 80.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N47°43'38"W 27.58 FEET); THENCE S84°31'13"W 52.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET AND A RADIAL BEARING OF S87°16'22"W, A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S42°16'22"W 27.58 FEET); THENCE S87°16'22"W 249.86 FEET; THENCE WESTERLY ALONG THE ARC OF A 826.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 501.64 FEET, THROUGH A CENTRAL ANGLE OF 34°46'31" (LONG CHORD BEARS: S69°53'07"W 493.97 FEET); THENCE S52°29'51"W 313.79 FEET; THENCE N37°19'49"W 33.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 208.67 FEET AND A RADIAL BEARING OF S47°15'52"W, A DISTANCE OF 168.22 FEET, THROUGH A CENTRAL ANGLE OF 46°11'20" (LONG CHORD BEARS: N65°49'48"W 163.70 FEET); THENCE N88°51'09"W 285.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.51 FEET, THROUGH A CENTRAL ANGLE OF 41°57'43" (LONG CHORD BEARS: N67°52'17"W 20.05 FEET); THENCE WESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N80°03'34"W 54.71 FEET), CENTER POINT LIES S43°06'34"W THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: S33°36'09"W 54.71 FEET), CENTER POINT LIES S23°13'43"E THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE N88°40'59"W 199.69 FEET; THENCE N01°31'31"E 591.26 FEET; THENCE S88°16'22"E 765.18 FEET; THENCE S88°27'47"E 947.23 FEET; THENCE S88°30'21"E 52.14 FEET; THENCE S88°27'11"E 224.48 FEET; THENCE N01°24'29"E 378.60 FEET; THENCE N02°17'47"E 90.13 FEET; THENCE N01°17'31"E 880.34 FEET; THENCE S88°43'14"E 254.45 FEET; THENCE N74°26'03"E 348.01 FEET; THENCE N74°35'29"E 248.68 FEET; THENCE N74°46'22"E 500.00 FEET; THENCE S15°13'38"E 1306.80 FEET; THENCE S74°46'24"W 476.08 FEET; THENCE S77°30'55"W 77.72 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND A RADIAL BEARING OF N17°28'13"W, A DISTANCE OF 24.40 FEET, THROUGH A CENTRAL ANGLE OF 15°31'55" (LONG CHORD BEARS: S80°17'45"W 24.32 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.91 FEET AND A RADIAL BEARING OF N01°53'21"W, A DISTANCE OF 20.25 FEET, THROUGH A CENTRAL ANGLE OF 12°54'20" (LONG CHORD BEARS: N85°26'11"W 20.21 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.92 FEET AND A RADIAL BEARING OF N11°00'04"E, A DISTANCE OF 29.91 FEET, THROUGH A CENTRAL ANGLE OF 19°03'40" (LONG CHORD BEARS: N69°28'06"W 29.78 FEET); THENCE N59°56'46"W 15.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.43 FEET AND A RADIAL BEARING OF N30°53'43"E, A DISTANCE OF 29.07 FEET, THROUGH A CENTRAL ANGLE OF 16°34'58" (LONG CHORD BEARS: N50°48'47"W 28.96 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 88.83 FEET AND A RADIAL BEARING OF N48°34'15"E, A DISTANCE OF 33.42 FEET, THROUGH A CENTRAL ANGLE OF 21°33'34" (LONG CHORD BEARS: N30°38'58"W 33.23 FEET); THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET AND A RADIAL BEARING OF N69°51'22"E, A DISTANCE OF 159.43 FEET, THROUGH A CENTRAL ANGLE OF 15°44'57" (LONG CHORD BEARS: N12°16'09"W 158.93 FEET); THENCE S87°08'40"W 96.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 378.12 FEET AND A RADIAL BEARING OF S89°56'48"E, A DISTANCE OF 42.34 FEET, THROUGH A CENTRAL ANGLE OF 06°24'55" (LONG CHORD BEARS: S03°09'16"E 42.32 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 105.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S18°04'24"W 86.87 FEET), CENTER POINT LIES S83°38'18"W THROUGH A CENTRAL ANGLE OF 48°52'14" A DISTANCE OF 89.56 FEET; THENCE S42°30'35"W 15.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.38 FEET, THROUGH A CENTRAL ANGLE OF 41°02'42" (LONG CHORD BEARS: S63°01'56"W 80.63 FEET); THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S88°18'00"W 47.15 FEET), CENTER POINT LIES N06°26'43"W THROUGH A CENTRAL ANGLE OF 09°29'25" A DISTANCE OF 47.21 FEET; THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N80°49'54"W 60.80 FEET), CENTER POINT LIES N03°02'42"E THROUGH A CENTRAL ANGLE OF 12°14'48" A DISTANCE OF 60.92 FEET; THENCE S17°13'22"W 72.11 FEET; THENCE S74°36'08"E 15.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 82.00 FEET AND A RADIAL BEARING OF S14°08'43"W, A DISTANCE OF 158.96 FEET, THROUGH A CENTRAL ANGLE OF 111°04'17" (LONG CHORD BEARS: S20°19'08"E 135.21 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 588.93 FEET AND A RADIAL BEARING OF N52°39'11"W, A DISTANCE OF 92.54 FEET, THROUGH A CENTRAL ANGLE OF 09°00'12" (LONG CHORD BEARS: S41°50'55"W 92.45 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 714.11 FEET AND A RADIAL BEARING OF N38°54'42"W, A DISTANCE OF 265.23 FEET, THROUGH A CENTRAL ANGLE OF 21°16'50" (LONG CHORD BEARS: S61°43'43"W 263.71 FEET); THENCE S72°04'43"W 22.72 FEET; THENCE S72°07'26"W 105.95 FEET; THENCE WESTERLY ALONG THE ARC OF A 1619.45 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 243.83 FEET, THROUGH A CENTRAL ANGLE OF 08°37'35" (LONG CHORD BEARS: S76°25'49"W 243.60 FEET); THENCE WESTERLY ALONG THE ARC OF A 1618.82 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S82°06'02"W 76.59 FEET), CENTER POINT LIES N09°15'18"W THROUGH A CENTRAL ANGLE OF 02°42'40" A DISTANCE OF 76.60 FEET TO THE POINT OF BEGINNING.

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK
THERE ARE NO IRRIGATION FACILITIES.

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

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

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

OWNER:

WESTERN MTG & REALTY CO
6610 WEST COURT STREET
PASCO, WASHINGTON 99302
(509) 521-9354

LAND USE SUMMARY

TOTAL LOTS: 6

AVERAGE LOT SIZE: 454,036 SQ FT (10.42 AC)

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8601

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 4/12/2022
SCALE: N/A

JOB NO.
336-002

SHEET NO:
1 OF 2

PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	72.41'	1616.32'	72.41'	S85°59'19"W	2°34'01"
C2	30.63'	19.50'	27.58'	N47°43'38"W	90°00'00"
C3	30.63'	19.50'	27.58'	S42°16'22"W	90°00'00"
C4	501.64'	826.50'	493.97'	S69°53'07"W	34°46'31"
C5	168.22'	208.67'	163.70'	N65°49'48"W	46°11'20"
C6	20.51'	28.00'	20.05'	N67°52'17"W	41°57'43"
C7	57.89'	50.00'	54.71'	N80°03'34"W	66°20'17"
C8	57.89'	50.00'	54.71'	S33°36'09"W	66°20'17"
C9	24.40'	90.00'	24.32'	S80°17'45"W	15°31'55"
C10	20.25'	89.91'	20.21'	N85°26'11"W	12°54'20"
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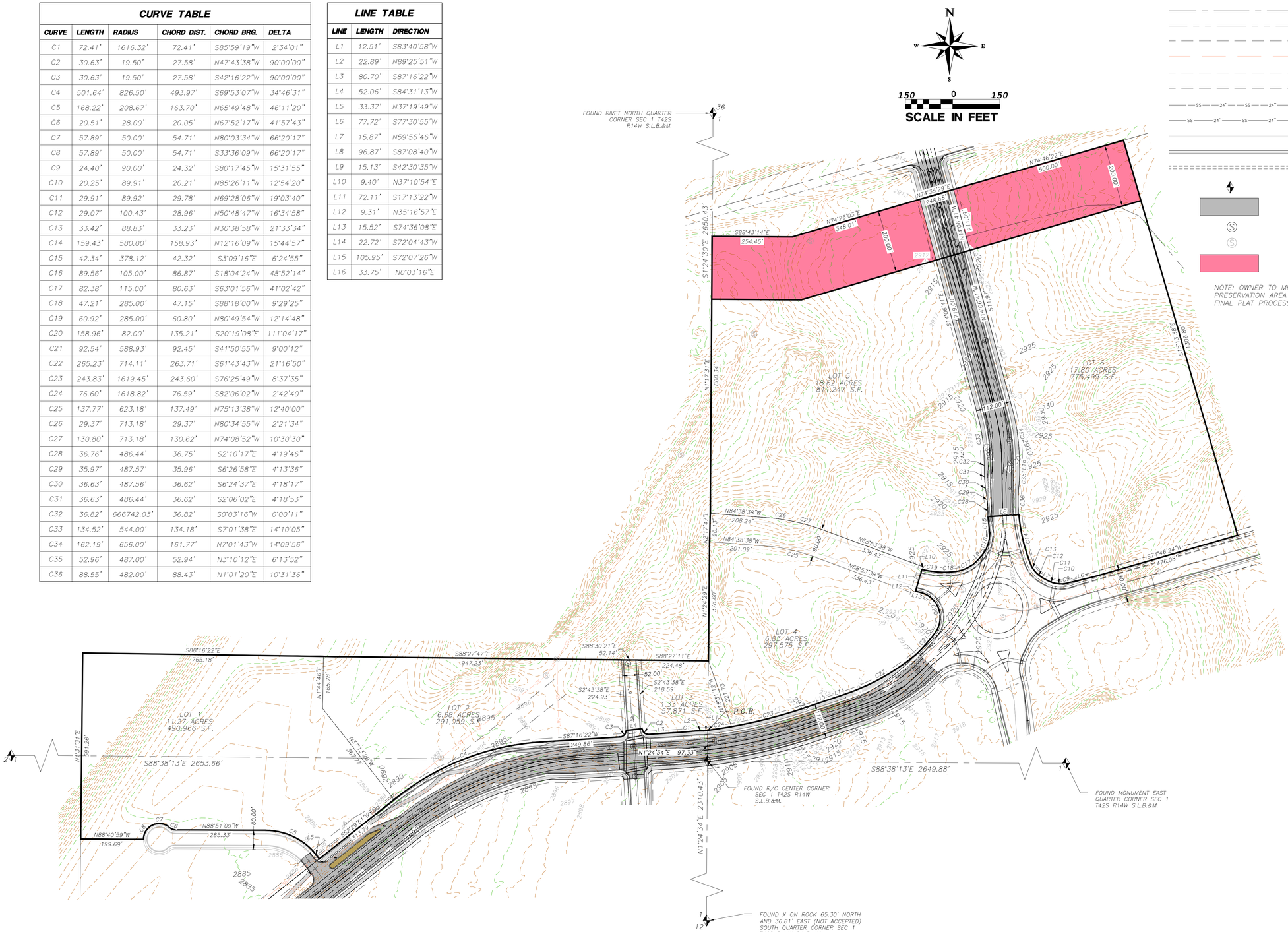
L1	12.51'	S83°40'58"W
L2	22.89'	N89°25'51"W
L3	80.70'	S87°16'22"W
L4	52.06'	S84°31'13"W
L5	33.37'	N37°19'49"W
L6	77.72'	S77°30'55"W
L7	15.87'	N59°56'46"W
L8	96.87'	S87°08'40"W
L9	15.13'	S42°30'35"W
L10	9.40'	N37°10'54"E
L11	72.11'	S17°13'22"W
L12	9.31'	N35°16'57"E
L13	15.52'	S74°36'08"E
L14	22.72'	S72°04'43"W
L15	105.95'	S72°07'26"W
L16	33.75'	N0°03'16"E



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING 20' SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- SECTION CORNER AS DESCRIBED
- PROPOSED PAVEMENT
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- UDOT CORRIDOR PRESERVATION AREA, 5.82 ACRES

NOTE: OWNER TO MEET UDOT TO ESTABLISH THE CORRIDOR PRESERVATION AREA NEEDED BEFORE THE CONSTRUCTION DRAWING AND FINAL PLAT PROCESS AND COORDINATE THIS WITH THE CITY ENGINEER.

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REVISIONS		
NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 4/12/2022
SCALE: 1"=150'

JOB NO.
336-002

SHEET NO.
2 OF 2

PRELIMINARY PLAT

Resolution No. 2022-__

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPOINTING BRAD WINDER TO THE PLANNING COMMISSION

WHEREAS, Utah Law 10-9a-301 requires that each municipality "shall enact an ordinance establishing a planning commission"; and

WHEREAS, Hurricane City has adopted Hurricane City Code 10-6-4: Planning Commission; and

WHEREAS, Hurricane City code requires the City Council to appoint a Planning Commission "consisting of eight members", and that each Planning Commissioner shall "serve for a term of four (4) years and until a successor is appointed; provided, that the term of the first members shall be such that the terms of two (2) members shall expire each year." (10-6-4 (B)); and

WHEREAS, Dayton Hall has resigned from the Planning Commission to serve as the City Attorney; and

WHEREAS, Mayor Billings has recommended Brad Winder to fullfill the vacant seat on the Planning Commission; and

BE IT HEREBY RESOLVED by the Hurricane City Council that the following table shall be adopted as the terms of each Planning Commission member:

Planning Commission Terms:

Name	**Term ends date**
Paul Farthing	February 6th, 2023
Shelley Goodfellow	February 6th, 2023
Mark Sampson	February 5th, 2024
Brad Winder	February 5th, 2024
Rebecca Broneman	February 3rd, 2025
Michelle Cloud	February 3rd, 2025
Ralph Ballard	February 7th, 2026
Penny James-Garcia	February 7th, 2026

BE IT HEREBY RESOLVED that Brad Winder shall be reappointed to fill the Planning Commission terms that expire on February 5, 2026.

PASSED AND APPROVED the 21st Day of April, 2022.

_____
Nanette Billings, Mayor

Attest:

_____
Cindy Beteag, City Recorder

Sec. 7-1-8. Off highway vehicles.

A. *Definitions.* For purposes of this section,

*"*Off highway vehicles" are defined pursuant to Utah Code Annotated 41-22-2

"Golf cart" is a device that Is designed for transportation by players on a golf course; has not less than three wheels in contact with the ground; has an unladen weight of less than 1,800 pounds; is designed to operate at low speeds; and is designed to carry not more than six persons including the driver.

"Golf cart" does not include a low-speed vehicle or an off-highway vehicle; a motorized wheelchair; An electric personal assistive mobility device; An electric assisted bicycle; a motor assisted scooter; a personal delivery device, as defined in Utah Code Annotated Section 41-6a-1119; or a mobile carrier, as defined in Utah Code Annotated Section 41-6a-1120.

Motorcycle means every motor vehicle having a saddle for the use of the operator and designed to travel on not more than two tires.

Street-legal all-terrain vehicle" or "street-legal ATV" means an all-terrain type I vehicle, all-terrain type II vehicle, or all-terrain type III vehicle, that is modified to meet the requirements of Utah Code Annotated section 41-6a-1509.

B. *Registration of vehicle.* Unless exempt under Utah Code Annotated section 41-22-9, a person may not operate or transport and an owner may not give another person permission to operate or transport, any off highway vehicle on any public land, trail, street, or highway within the City unless the off highway vehicle has been registered in accordance with the requirements of Utah Code Annotated title 41, chapter 22 for the current year.

C. *Equipment requirements.* All off highway vehicles, as defined herein,

1. Shall be equipped with:

   a. Brakes adequate to control the movement of and to stop and hold the vehicle under normal operating conditions; and

   b. A noise control device that conforms to U.S. Forest Service standards of 93 decibels or less.

2. Headlights and taillights shall be used when operated between sunset and sunrise.

D. *Protective headgear.*

1. A person under the age of 18 may not operate or ride on an all-terrain type I vehicle or motorcycle on any public land, trail, street, or highway within the City unless the person is wearing properly fitted and fastened, United States Department of Transportation safety rated protective headgear designed for motorized vehicle use.

2. The owner of an off highway vehicle or any other person may not give permission to a person who is under the age of 18 years to operate or ride on an off highway vehicle in violation of this subsection D.

E. *Restrictions on privately owned lands.*

1. No person shall operate or accompany a person operating an off highway vehicle upon privately owned land of any other person, firm or corporation without permission from the owner or person in charge.

2. It shall be unlawful for any person operating or accompanying a person operating an off highway vehicle to refuse to immediately leave private land upon request of the owner or person in charge of such land.

3. Subsections E1 and E2 of this section shall not apply to prescriptive easements on privately owned land.

4. No person operating or accompanying a person operating an off highway vehicle shall obstruct any entrance or exit to private property without the owner's permission.

5. It shall be unlawful for any person to tear down, mutilate, or destroy any sign, signboards, or other notice which regulates trespassing for purposes of operating an off highway vehicle on privately owned land, or to tear down, deface, or destroy any fence or other enclosure or any gate or bars belonging to any such fence or enclosure.

F. *Prohibited uses.* No person may operate an off highway vehicle in connection with acts of vandalism, harassment of wildlife or domestic animals, burglaries or other crimes, or damage to the environment which includes excessive pollution of air, water, or land, abuse of the watershed, impairment of plant or animal life, or excessive mechanical noise.

G. *Supervision, safety certificate or driver's license required.* A person may not operate and an owner may not give that person permission to operate an off highway vehicle on any public land, trail, street or highway within the City unless the person:

1. Is under the direct supervision of a certified off highway vehicle safety instructor during a scheduled safety course;

2. Has in his possession the appropriate safety certificate issued by the state; or

4. Is able to reach and operate each control necessary to safely operate the off-highway vehicle.

H. *Operation by minors.* A person must be under the direct supervision of a person who is at least 18 years old if the person operating the off-highway vehicle:

1. Is under 18 years old;

2. Does not possess a valid license to operate a motor vehicle issued in accordance with Title 53, Chapter 3, Uniform Driver License Act; and

3. Is operating the off-highway vehicle on a public highway that designated under Section I and not exclusively reserved for off-highway vehicle use.

I. *Designation of routes.*

1. Within the City, the following streets are designated as the only off highway vehicle routes within the City for the specific purpose of allowing off highway vehicle

operators to gain access to or from a private or public area open for off highway vehicle use:

a. 700 West/1100 W.

100 N south—to City limits.

b. 400 South.

300 W west—to 1150 W.

c. 1150 West.

400 S north—to 100 N.

d. 100 North.

1150 W west—to 200 W.

e. 300 West.

400 S north—to 100 N.

f. 600 North.

2260 W west—to 3700 W.

g. 2260 W.

State Street north—to 600 N.

h. 3700 West.

600 N south—to State Street.

i. Rlington Drive.

State Street south—to Valley View Drive.

j. Sand Hollow Road.

State Street around Sand Hollow State Park to 1100 W 3000 S.

k. Old Highway 91.

State Street north—to City limits.

2. Except for off highway implements of husbandry used only in agricultural operations, a person may not operate an off highway vehicle on any street within the City for any purpose other than to gain direct access to the streets designated as off highway vehicle routes in subsection I1 of this section for the specific purpose of using these routes to gain direct access to or from a private or public area open for off highway vehicles, or as required for fueling and/or maintenance.

J. *Speed/regulations.* Any person operating an off highway vehicle is subject to the provisions of the Utah Code Annotated, unless specifically excluded.

K. *Exemptions:* Street-legal all-terrain vehicles are exempt from the provisions of this section. Street-legal all-terrain vehicles shall comply with Utah Code section 41-6a-1509 or successor legislation.

l. Golf Carts

a. Traffic Regulations

1. Golf Carts are subject to alcohol, Driving Under the Influence, and open container laws of Utah Code Annotated section 41-6a-526 whenever the cart is moving, stopped, or parked on any highway.
2. Golf Carts shall comply with the same requirements as a bicycle for traffic rules under Utah Code Annotated Title 41, Chapter 6a, Traffic Code.

b. Restrictions on Operations

1. No person under the age of 14 shall operate a golf cart on any highway or city street.
    a. If a person under of the age of 16 operates a golf cart they must attend OHV Safety Course and be supervised by an adult at least the age of 18.
2. Golf Carts shall not be operated at a speed in excess of 15 miles per hour.
3. Golf Carts shall only be operated during daylight hours, unless equipped with head and taillights.
4. Golf Carts shall not carry any more than the number of individuals as originally manufactured with one person per seat.
5. Any person with a suspended drivers license shall not operate a golf cart.

c. Roadway Restrictions

1. Except to cross a highway at an intersection, a golf cart may not be operated on a highway or street with a posted speed limit of more than 35 miles per hour.

2. In addition to the roadway restriction in D1, the following roads or routes are prohibited or restricted in order to protect public safety:

    a. Utah State Road 7
    b. Utah Stated Road 9
    c. Utah State Road 318
    d. Utah State Road 59

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING SECTION 3-10-11 OF THE HURRICANE CITY CODE.

WHEREAS the City Council of Hurricane, Utah has previously approved and adopted Section 3-10-11 pertaining to the issuance of a business license for short term vacation rentals; and

WHEREAS, Hurricane City is currently facing a housing shortage within the area and has a desire to ensure Hurricane ordinance are followed to protect housing supply, and

WHEREAS said City Council deems it important to enforce the ordinances regarding short term rentals within Hurricane in order to protect the health and welfare of the community and protect the housing stock for future long term residents,

BE IT HEREBY ORDAINED by the Hurricane City Council Hurricane City Code 3-10-11 shall be, and is hereby, amended with the additional text as follows:

Sec. 3-10-11. Short term vacation rentals.

Regulations and restrictions imposed by this section are in recognition of the premise that a vacation rental provides lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Separation requirements listed in subsection B of this section and total license limits listed in subsection C of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.

A. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short term vacation rental until such time that the owner has obtained a short term vacation rental business license issued in accordance with the provisions of this section.

B. *Conditions for issuance of a business license for a short term vacation rental.* Issuance of a short term vacation rental business license by the Business License Officer shall be subject to the following:

1. A complete application for a short term vacation rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:

a. The name, address and phone number of the owner and other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section and shall be located within Hurricane City, and

b. A valid state tax number for remittance of transient lodging taxes.

2. The dwelling unit for which the business license is sought shall be a located in a permitted zone according to this title and that has been built to meet building and fire codes for transient occupancy and has been issued a certificate of occupancy.

3. Portions of a single-family dwelling may not be used as a short term vacation rental unless licensed as a bed and breakfast or residential hosting facility in accordance with the regulations for that use. A short term vacation rental and a bed and breakfast or residential hosting facility may not be located in the same single-family dwelling. Only one vacation rental is allowed per property.

4. In permitted single-family zones, the owner of a single-family dwelling for which a short term vacation business license is sought does not hold a business license to operate another short term vacation rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling, or any individual who has an ownership interest in any corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling.

5. In permitted single-family zones, the property line of another dwelling licensed as a short term vacation rental is not located within 300 feet, as measured along the same street or around the corner, of the front property line corners of the property where the proposed short term vacation rental license is being sought. This criterion does not apply to recreation resort zoning or motel type uses within commercial zoning.

C. *Limit on total number of short term vacation rental licenses within single-family zones as contained in title 10, chapter 13 of this Code.* The total number of short term vacation rental business licenses issued within single-family zones shall be limited to 68 total licenses.

1. If, after the maximum number of licenses has been issued, an application meeting all other requirements for issuance of a license is received, the application shall be placed on a waiting list in order of the date of receipt. No fees will be due until a license becomes available. When a license becomes available, the first applicant on the waiting list shall be notified of the license availability, and the applicant shall have 45 days from the date of such notice to file a complete application and pay the filing fee, and six months thereafter to complete the licensing process. In the event that the applicant fails to file a complete application and filing fee within said 45 days, or fails to complete the licensing process within said six months, the application shall be deemed to have expired, and the next applicant will be notified of the license availability, and the same procedure shall apply.

2. In the event of a sale or other transfer of any property containing a dwelling licensed as a short term vacation rental, the purchaser or transferee of the property shall be required to apply for a new license within 45 days of the date of purchase or transfer. In the event that the purchaser or transferee fails to apply for a new license within said 45 days, the license will be forfeited and the owner must reapply for any available license or be placed on the waiting list.

D. *Parking regulations.* The owner of any property licensed as a short term vacation rental shall provide off street parking for guests in accordance with the following:

1. Off street parking shall be provided on the same lot as the dwelling which is licensed as a short term vacation rental.

2. Parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.

3. No off street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.

4. The number of vehicles allowed by the occupants of a vacation rental home shall be restricted to the number of off street parking spaces provided by the owner.

5. On-street parking may be allowed in front of the vacation rental home only. No recreational vehicles, trucks pulling trailers, or other large vehicles may be parked on street.

E. *Maintenance standards.* Any property that contains a dwelling which is licensed as a short term vacation rental shall conform to the following standards:

1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood;

2. The use of a dwelling as a short term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and

3. Each sleeping room must meet current international residential code codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.

F. *Prevention of noise, nuisance or trespass.* The owner of any dwelling licensed as a short term vacation rental shall be responsible to ensure that guests or occupants of the short term rental do not:

1. Create noises that by reason of time, nature, intensity or duration are out of character with noises customarily heard in the surrounding residential neighborhood.

2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.

3. Interfere with the privacy of surrounding residents or trespass onto surrounding properties.

4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.

5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.

G. *Required posting.* The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short term vacation rental:

1. A copy of the vacation rental business license.

2. The name, address, and phone number of the owner or property manager.

3. The location of all fire extinguishers.

4. A list of all rules applicable for vacation rentals.

5. The maximum occupancy of the vacation rental and the maximum number of vehicles allowed.

H. *Miscellaneous rules and regulations.* The following rules and regulations shall apply to any dwelling for which a short term vacation rental business license has been issued:

1. Outdoor pools, hot tubs or spas shall not be used between the hours of 11:00 p.m. and 6:00 a.m.

2. Maximum occupancy in any dwelling licensed as a short term vacation rental shall be ten persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Hurricane Valley Fire District, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.

3. The owner of any property containing a dwelling licensed as a short term vacation rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short term vacation rental property.

4. The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.

5. The requirements of this section shall be in effect throughout the time a short term vacation rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short term vacation rental.

6. An inspection of a vacation rental property for compliance with these regulations will be performed at the time of business license review. Additional inspections may be performed with 24 hour notice to the license holder/property manager if deemed necessary by the City.

7. The owner of any dwelling licensed as a short term vacation rental shall be required to collect and remit on a timely basis transient lodging taxes.

I. *Enforcement provisions.*

1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short term vacation rental, as defined herein, without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be cited with a civil citation or guilty of an infraction, which shall be punishable by a fine of up to $750.00 for each day that they are found to be in violation. In addition, in the event that such dwelling is on the waiting list described in subsection C3 above at the time of such violation, the business license application for said dwelling shall be removed from said waiting list and the dwelling shall not be considered for a short term vacation rental business license unless a new application is submitted.

2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short term vacation rental, thereafter operates or permits operation of said short term vacation rental in violation of the terms and provisions of this section shall be cited with a civil citation or guilty of an infraction, and shall be punished by a fine of up to $750.00 for each such violation.

3. Any person who occupies a short term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other criminal process in accordance with all state, federal or local statutes, rules or ordinances.

4. Violation of any provision of this section regulating short term vacation rentals shall constitute a separate offense for each day said violation occurs or continues.

5. In the event of three or more confirmed and valid violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Council may, depending on the nature or extent of the violations, proceed with revocation of the business license for any short term vacation rental property in accordance with section 3-1-9 of this code.

A. In the event of a license being revoked the owner of the property in question shall not be issued a new vacation rental business license for a period of one year.

BE IT FURTHER ORDAINED that this ordinance shall be deemed to be of an urgent nature and shall take effect at the earliest possible time after publication and posting.

PASSED AND APPROVED this day of _____, 2022.

_____
Nanette Billings, Mayor

[Seal]
Attest:

_____
Cindy Beteag, City Recorder

~~Sec. 3-10-11. Short term vacation rentals.~~

~~Regulations and restrictions imposed by this section are in recognition of the premise that a vacation rental provides lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Separation requirements listed in subsection B of this section and total license limits listed in subsection C of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.~~

~~A. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short term vacation rental until such time that the owner has obtained a short term vacation rental business license issued in accordance with the provisions of this section.~~

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1. A complete application for a short term vacation rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:

a. The name, address and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and

b. A valid state tax number for remittance of transient lodging taxes.

2. The dwelling unit for which the business license is sought shall be a located in a permitted zone according to this title and that has been built to meet building and fire codes for transient occupancy and has been issued a certificate of occupancy.

3. Portions of a single-family dwelling may not be used as a short term vacation rental unless licensed as a bed and breakfast or residential hosting facility in accordance with the regulations for that use. A short term vacation rental and a bed and breakfast or residential hosting facility may not be located in the same single-family dwelling. Only one vacation rental is allowed per property.

4. In permitted single-family zones, the owner of a single-family dwelling for which a short term vacation business license is sought does not hold a business license to operate another short term vacation rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling, or any individual who has an ownership interest in any corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling.

5. In permitted single-family zones, the property line of another dwelling licensed as a short term vacation rental is not located within 300 feet, as measured along the same street or around the corner, of the front property line corners of the property where the proposed short term vacation rental license is being sought. This criterion does not apply to recreation resort zoning or motel type uses within commercial zoning.

C. *Limit on total number of short term vacation rental licenses within single-family zones as contained in title 10, chapter 13 of this Code.* The total number of short term vacation rental business licenses issued within single-family zones shall be limited in accordance with the following:

1. The maximum number of short term vacation rental business licenses for property in single-family zones to be issued shall be based on the total population of the City, allowing three licenses for every 1,000 of total population.

2. The total number of licenses available each year shall be recalculated based on an estimated population derived by adding the total number of new dwelling units times 2.9 residents per unit to the prior year's base population. The City shall readjust the population

numbers every ten years after the release of the census numbers. If the census numbers are lower than the City's projection, the City shall not revoke any issued license but shall not issue any additional licenses until City population justifies additional license availability.

3. If, after the maximum number of licenses has been issued, an application meeting all other requirements for issuance of a license is received, the application shall be placed on a waiting list in order of the date of receipt. No fees will be due until a license becomes available. When a license becomes available, the first applicant on the waiting list shall be notified of the license availability, and the applicant shall have 45 days from the date of such notice to file a complete application and pay the filing fee, and six months thereafter to complete the licensing process. In the event that the applicant fails to file a complete application and filing fee within said 45 days, or fails to complete the licensing process within said six months, the application shall be deemed to have expired, and the next applicant will be notified of the license availability, and the same procedure shall apply.

4. In the event of a sale or other transfer of any property containing a dwelling licensed as a short term vacation rental, the purchaser or transferee of the property shall be required to apply for a new license within 45 days of the date of purchase or transfer. In the event that the purchaser or transferee fails to apply for a new license within said 45 days, the license will be forfeited and the owner must reapply for any available license or be placed on the waiting list.

D. *Parking regulations.* The owner of any property licensed as a short term vacation rental shall provide off street parking for guests in accordance with the following:

1. Off street parking shall be provided on the same lot as the dwelling which is licensed as a short term vacation rental.

2. Parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.

3. All guest parking shall be contained on the site.

4. No off street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.

5. The number of vehicles allowed by the occupants of a vacation rental home shall be restricted to the number of off street parking spaces provided by the owner.

E. *Maintenance standards.* Any property that contains a dwelling which is licensed as a short term vacation rental shall conform to the following standards:

1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood;

2. The use of a dwelling as a short term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and

3. Each sleeping room must meet current international residential code codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.

F. *Prevention of noise, nuisance or trespass.* The owner of any dwelling licensed as a short term vacation rental shall be responsible to ensure that guests or occupants of the short term rental do not:

1. Create noises that by reason of time, nature, intensity or duration are out of character with noises customarily heard in the surrounding residential neighborhood.

2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.

3. Interfere with the privacy of surrounding residents or trespass onto surrounding properties.

4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.

5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.

G. *Required posting.* The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short term vacation rental:

1. A copy of the vacation rental business license.

2. The name, address, and phone number of the owner or property manager.

3. The location of all fire extinguishers.

4. A list of all rules applicable for vacation rentals.

5. The maximum occupancy of the vacation rental and the maximum number of vehicles allowed.

H. *Miscellaneous rules and regulations.* The following rules and regulations shall apply to any dwelling for which a short term vacation rental business license has been issued:

1. Outdoor pools, hot tubs or spas shall not be used between the hours of 11:00 p.m. and 6:00 a.m.

2. Maximum occupancy in any dwelling licensed as a short term vacation rental shall be ten persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Hurricane Valley Fire District, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.

3. The owner of any property containing a dwelling licensed as a short term vacation rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short term vacation rental property.

4. The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.

5. The requirements of this section shall be in effect throughout the time a short term vacation rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short term vacation rental.

6. An inspection of a vacation rental property for compliance with these regulations will be performed at the time of business license review. Additional inspections may be performed with 24 hour notice to the license holder/property manager if deemed necessary by the City.

7. The owner of any dwelling licensed as a short term vacation rental shall be required to collect and remit on a timely basis transient lodging taxes.

I. *Enforcement provisions.*

1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short term vacation rental, as defined herein, without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be cited with a civil citation or guilty of an infraction, which shall be punishable by a fine of up to $750.00 for each day that they are found to be in violation. In addition, in the event that such dwelling is on the waiting list described in subsection C3 above at the time of such violation, the business license application for said dwelling shall be removed from said

waiting list and the dwelling shall not be considered for a short term vacation rental business license unless a new application is submitted.

2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short term vacation rental, thereafter operates or permits operation of said short term vacation rental in violation of the terms and provisions of this section shall be cited with a civil citation or guilty of an infraction, and shall be punished by a fine of up to $750.00 for each such violation.

3. Any person who occupies a short term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other criminal process in accordance with all state, federal or local statutes, rules or ordinances.

4. Violation of any provision of this section regulating short term vacation rentals shall constitute a separate offense for each day said violation occurs or continues.

5. In the event of three or more violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Council may, depending on the nature or extent of the violations, proceed with revocation of the business license for any short term vacation rental property in accordance with the provisions of the general business license ordinance.

(Ord. No. 2021-06 , 7-1-2021)

THEREFORE, BE IT HEREBY ORDAINED that this ordinance shall be deemed to be of an urgent nature and shall take effect at the earliest possible time after publication and posting.

PASSED AND APPROVED this _____ day of _____, 2022.

_____

Nannette Billings, Mayor

[Seal]
Attest:

_____

Cindy Beteag, City Recorder

PRELIMINARY PLAT APPLICATION

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

Fee: $150.00

For Office Use Only:
File No. 2022-PP-06
Receipt No. 8.155131

Name: Tim & Kris Eden **Telephone:** _____

Address: 1863 James Ave State College, PA **Fax No.** _____

Email: _____ **Agent Email:** todd@millhavendevelopment.com

Agent (If Applicable): Todd Teane Millhaven Development **Telephone:** 801-369-4768

Address/Location of Subject Property: 1150 South Angel Heights Dr

_____

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

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

4.04 Acres into 3 Lots. Phase 2 of Hideaway Ridge Subd.

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

_____1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- _____a. The proposed name of the subdivision.
- _____b. The location of the subdivision, including the address and section, township and range.
- _____c. The names and addresses of the owner or subdivider, if other than the owner.
- _____d. Date of preparation, and north point.
- _____e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

_____2. Existing Conditions: The preliminary plat shall show:
- _____a. The location of the nearest monument.
- _____b. The boundary of the proposed subdivision and the acreage included.
- _____c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- _____d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- _____e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

_____g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

_____h. Contours at vertical intervals not greater than five (5) feet.

____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

____j. Information on whether property is located in desert tortoise take area

_____3. Proposed Plan: The subdivision plans shall show:

_____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

_____b. The layout, numbers and typical dimensions of lots.

_____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____d. Easements for water, sewers, drainage, utilities, lines and other purposes.

_____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

_____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

_____g. Approximate radius of all center line curves on highways or streets.

_____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

_____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

_____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

_____l. Will this subdivision be phased? If yes show possible phasing lines.

____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:

_____a. Three copies of all full scale drawings

_____b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

PURPOSE
The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED
The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required $150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS
The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.

DOC ID 20210000904

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/06/2021 10:24:26 AM Fee $40.00 By AMERICAN SECURE TITLE ST. GEORGE

ORDER NO. 167841/STG

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
TIMOTHY J. EDEN
1863 JAMES AVENUE
STATE COLLEGE, PA 16801

WARRANTY DEED

KAJ F. NIELSEN and SHIRLEY J. PROWELL-NEILSEN, Trustees of the K. AND S. NIELSEN TRUST UTD December 8, 1997

Grantor,

of HURRICANE, County of WASHINGTON, State of UT
hereby CONVEY and WARRANTS to

TIMOTHY J. EDEN and KRIS B. EDEN, husband and wife as joint tenants

Grantee,

of STATE COLLEGE County of CENTRE, State of PA, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON county, State of UT, to-wit

See Attached Exhibit "A"

H-L-1-B

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 4th day of January, 2021.

KAJ F. NIELSEN, Trustee

SHIRLEY J. PROWELL-NEILSEN, Trustee

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

On the 4th day of January, 2021, personally appeared before me KAJ F. NIELSEN and SHIRLEY J. PROWELL-NEILSEN, Trustee(s) of the K. AND S. NIELSEN TRUST UTD December 8, 1997, who subscribed the said Trust name to the foregoing instrument, who acknowledged to me that they executed the same in said Trust name and that the said Trust executed the same.

M. TODD SPRIGGS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702577

Notary Public
Residing at: Washington UT
My commission expires: 10/21/22

Unofficial Copy

File No. 167841

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point South 89°50'00" East along the lot line, 819.55 feet from the Northwest corner of Lot 2 of the HURRICANE LOCAL SURVEY of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 89°50'00" East along the lot line of said Lot 2, and Lot 1 of said HURRICANE LOCAL SURVEY, 366.47 feet to the Northeast corner of said Lot 1; thence South 0°15'14" West, along the lot line, 601.51 feet; thence North 89°50'00" West 101.23 feet; thence North 76°11'21" West 579.84 feet to a point on the arc of a 125.00 foot radius curve with radius line bearing South 50°41'40" East; thence Northeasterly, to the right, along the arc of said curve, 7.52 feet; thru a central angle of 3°26'42"; thence North 42°45'02" East 173.16 feet; thence North 89°44'46" East 46.40 feet; thence North 21°47'14" East 354.62 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress 7.5 feet in width described as follows: Beginning at the Northwesterly corner of Lot 2, CHERRY HILLS SUBDIVISION, and running thence South 89°50' East 7.5 feet; thence South 0°15'14" West 300.43 feet; thence South 45°00' East 75.5 feet more or less to the Northwest boundary of the property conveyed to Roy A. Mendoza, in Book 1232, at Page 26, as Entry No. 6038186, and running thence South 42°45'02" West 6 feet; thence North 45°00' West 80 feet; thence along the Westerly lot line of the said Lot 2; North 0°15'14" East 302.45 feet more or less to the point of beginning.

LESS Cherry Hills Subdivision Amendment: Beginning South 0°15'14" West 48.97 feet along the lot line, from the Northwest corner of Lot 2, HURRICANE LOCAL SURVEY, and running thence South 89°50' East 12.50 feet to the beginning of a 20.00 foot non-tangent radius curve to the right, with bearing to its center being South 89°44'46" East; thence Northeasterly 31.39 feet along the arc of said curve, thru a central angle of 89°54'46"; thence South 89°50' East 610.07 feet to the point of tangency with a 73.00 foot radius curve to the left; thence Northeasterly 67.44 feet along the arc of said curve thru a central angle of 52°56'00"; thence South 89°50' East 485.27 feet to the East boundary of HURRICANE LOCAL SURVEY, point being the Northeast corner of Lot 1; thence South 0°15'14" West 253.23 feet along the lot line; thence North 89°50'00" West 251.31 feet; thence North 68°12'46" West 200.00 feet; thence South 21°47'14" West 161.50 feet; thence North 89°44'46" West 689.39 feet to the West line of Lot 2 of HURRICANE LOCAL SURVEY; thence North 0°15'14" East 297.65 feet along said lot line to the point of beginning.

Located in Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian.

Basis of bearings: South 89°50' East along the centerline of 10070 South Street between two centerline monuments as shown on the plat.

H-L-I-B

PLANNING & ZONING
HURRICANE CITY
UTAH

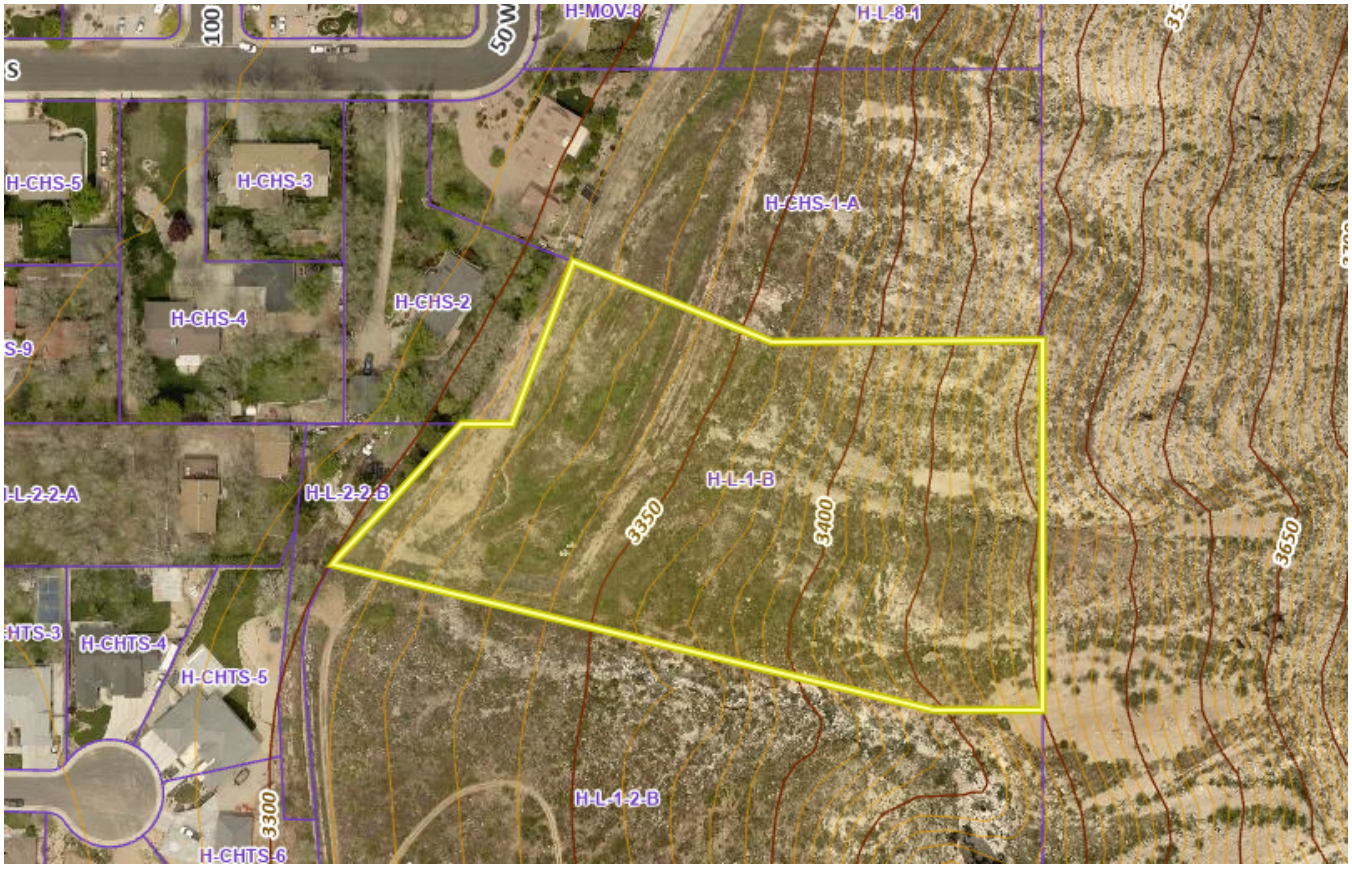
STAFF COMMENTS

Agenda Date:	**03/10/2022**
Application Number:	2022-PP-06 and 2022-HIL-03
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Tim and Kris Eden
Agent:	Todd Trane- MillHaven
Request:	Approval of a Preliminary Plat and Sensitive Lands
Location:	1150 S Angell Heights Dr
Zoning:	R1-15 PDO
General Plan Map:	Natural Open Space

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

JUC Comments
The following items will need to be addressed:

1. **Power:** Power is planned out for the area.
2. **Sewer:** Will be there with the other phases
3. **Streets**: No comments
4. **Water:** No problem
5. **Engineering**: Make sure cul-de-sac and water lines meet city standards on length. There is a fault line and geohazards that need to be noted on the plat. Need drainage plan.
6. **Fire:** Check the length of the cul-de-sac
7. **Cable/Phone/Gas:** No concerns.
8. **Water Conservancy:** No concerns.



Staff Comments: Preliminary Plat

1. Zoning is R1-15 . All proposed lots comply with zoning.
2. There is a canal located along the western boundary. They have proposed a 15’ drainage easement to go in its place.
3. This property runs along the old Hurricane Canal. The city has plans for a trail to go along the old Canal path but it would end north of this property.
4. The property is not in a desert tortoise take area as posted on the plat
5. A will serve letter from the culinary and sanitary water providers has not been provided.
6. According to the Hurricane City Design Standards:
    a. *3.2.4.5 CUL-DE-SAC STREETS A. Such streets shall not exceed six hundred (660') feet in length as measured from center of cross street to center of cul-de-sac. The turn-around pavement radius shall not be less than forty (40') (50 feet at property line). Commercial pavement radii shall be no less than fortyfive feet (45 ') (55 feet at property line). No road shall be ended without a properly designed cul-de-sac turnaround unless otherwise approved by the City Engineer. Major collectors and higher order roads shall not be permanently dead-ended.*
    b. Information has not been provided by the applicant on how long the overall cul-de-sac (coming in from phase 1) is. In previous iterations of this design, it was very close, however, it appears to be about 50’-150’ too long.

c. Staff is reviewing the application. Staff initially recommended that the road connects through to this property from the development to the south to allow the development of this property. Staff believes there are two conflicting codes at stake. One is cul-de-sac length as referenced above, the other within our subdivision code listed below. At the first review, we looked at the possibility of 160 W continuing north, but found that it was not likely feasible at the time with slopes, property lines, and current uses. Planning staff is discussing this conflict with engineering and fire to receive feedback.

10-39-11. - Subdivision streets and fencing.

A. Relation to adjoining street systems.

1. The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.

Sensitive Lands

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

10-24-5: HILLSIDES AND RIDGE AREAS:

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

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

a. Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two foot (2') contour interval accuracy; or

b. Established by profile lines drawn perpendicular to contour lines at intervals no greater than one hundred fifty feet (150') apart, when the slope, measured along any one hundred foot (100') segment of the profile line is ten percent (10%) or greater. (See section 10-24-9, appendix diagram A, of this chapter.)

c. A slope shall be subject to this chapter only when a contiguous identified area of ten percent (10%) or greater exceeds two (2) acres, or if the site is less than one acre and the entire site is ten percent (10%) or greater.

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

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

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

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

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

e. Slope stability.

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

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

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

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

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

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

(1) Rainfall depth, duration and distribution;

(2) Watershed slope and drainage area delineation;

(3) Land condition of watershed surface;

(4) Topography of drainage area; and

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

(A) Rainfall intensity and duration;

(B) Soil erodibility;

(C) Land slope and length of slope or topography;

(D) Condition of the soil surface and land management practices in use; and

(E) Surface cover, grass, pavements, etc.

2. All of the lots are located on property that is a 10%-30+% slope.

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

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

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

SENSITIVE LANDS APPLICATION

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

Fee: $

For Office Use Only:
File No. 2022-HIL-03
Receipt No. 8-155131

Name: TIM & KRIS EDEN **Telephone:** _____

Address: 1863 JAMES AVE COLLEGE, PA (STATE) **Fax No.** _____

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

Email: todd@millhavendevelopment.com **Agent Email:** _____

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

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

Proposed Use: (Describe, use extra sheet if necessary) SUBDIVIDE 1.04 ACRES INTO 3 LOTS. PHASE 2 OF HIDEAWAY RIDGE SUBD.

Other companion application submitted with the Development Plan:

- [X] **Preliminary Plat**
- [ ] **Site Plan Review**
- [ ] **Conditional Use Permit**
- [ ] **Rezone**
- [ ] **Other**

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

Development Plan Submittal: The following information shall be submitted with the application for Development Plan approval, and may be in addition to information required for a companion application being processed concurrently with the Development Plan:

_____1. Development plan: The development plan shall clearly show:

_____a. Two (2) foot contours. The contour map shall be prepared and certified by a licensed professional civil engineer or surveyor drawn at a scale no smaller than one (1) inch equals one hundred (100) feet. Contour maps based on interpolation of maps with larger contour intervals are not acceptable.

_____b. Field surveys may be required of the applicant by the City to verify the accuracy of the contour lines shown on the contour map.)

_____c. Slopes having grades of 10-29 percent and natural slopes of thirty (30) percent or greater shall be color shaded clearly showing the difference between the two categories. This contour information shall either be computer based, or based on profile lines drawn perpendicular to contours at intervals no less than one hundred fifty (150') feet apart, nor greater than seventy-five (75') feet from an existing or proposed property line. Grades shall then be determined by calculating the slope along one hundred (100) foot segments of the profile. (See Appendix Diagram-A of the Land Use Ordinance)

_____d. To determine required minimum lot size (Section 10-24-6B of the Sensitive Land Ordinance), the average natural grade on each proposed parcel shall be calculated and indicated on the development plan. The average grade is determined by calculating the grade of the natural slope between two opposing property lines, based on profiles taken perpendicular to the contours, no less than one hundred fifty (150) apart, nor greater than seventy-five (75) feet from an existing or proposed property line.

_____e. The proposed development layout of lots, roads, proposed road grades, open space, area of disturbances, and existing native vegetation.

_____2. Soils Investigation Report: A soils investigation report which contains the following information:

_____a. Nature, distribution and classification (Unified Soil Classification) of existing soils to the appropriate depth of influence by the proposed development, but not less than ten (10) feet deeper than the proposed excavations or to bedrock.

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

_____c. Ground water levels that may affect development and estimated elevation of high ground water levels.

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

_____e. Slope stability.

_____f. A written statement by the persons or firm preparing the soils report describing the general suitability of the site for the owner=s intended use.

_____3. Geotechnical Report: A geotechnical and geological report shall be prepared by a geologist licensed to practice in the State of Utah, whenever a proposed building permit or development project:

a. Is located within one thousand (1,000) feet of an identified fault; or
b. Is located on slopes estimated to be twenty (20) percent or greater; or
c. Is determined to have potential hazards by the City Engineer, County Geologist or State Geologist.

The geotechnical and geological report when required above shall include:

_____a. A geologic map showing topography, surface and subsurface geologic features and any geologic limitations to the proposed use;

_____b. Depth to bedrock;

_____c. Subsurface investigative logs and reports;

_____d. Identification of all geologic hazards; and

_____e. Measures to mitigate or eliminate geologic hazards and problems.

_____4. Grading and Drainage Plan: A grading and drainage plan report which includes storm water management, erosion, and grading plans describing the methods by which surface water, natural drainages, flooding (including identification of 100 year flood where applicable), erosion and sedimentation loss, and hydrologic hazards will be controlled during and after construction. The plan shall include the following information:

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

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

c. Preliminary street grades shall be identified on the plan.

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

(1) Rainfall depth, duration and distribution;
(2) Watershed slope and drainage area delineation;
(3) Land condition of watershed surface;
(4) Topography of drainage area; and
(5) Soil Descriptions in Watershed. Erosion calculations shall employ predictions of soil loss sheet erosion using the Universal Soil Loss Equation or equivalent. Data to be provided should include factors of:
    (a) Rainfall intensity and duration;
    (b) Soil erodability;
    (c) Land slope and length of slope or topography;
    (d) Condition the soil surface and land management practices in use; and
    (e) Surface cover, grass, pavements, etc.

5. License Required: All required reports shall be prepared by persons licensed to practice their specialty or expertise in the State of Utah, if such license for practice is required.

6. Expert Advice: In reviewing technical reports, calculations, and plans which may be required, the City staff or City Engineer may find it necessary to obtain the advice of other experts regarding the adequacy of the reports submitted, and the validity of the conclusions and recommendations reached in the reports. In such cases the City staff or City Engineer may consult with such experts, with the reasonable costs of these consultations to be borne by the developer prior to any public hearing. The Planning Commission or City Council may require payment by the developer of the costs of such consultations as a condition of preliminary or final plat approval.

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application could result in a month's delay. Call the Planning Department to determine the submittal deadline.

PROJECTS SUBJECT TO SENSITIVE LANDS REQUIREMENTS

The following projects are subject to Sensitive Land requirements:

1. All preliminary plats, planned developments, site plan reviews, conditional use permits and any other land use development permits authorized by City Codes when they are:
    (a) Located on lands defined in Section 10-24-2 of the Land Use Code or identified as sensitive lands on the General Plan Sensitive Lands Map;
    (b) Located within one thousand (1000) feet of a fault identified on a published geologic map.
    (c) Located within one hundred (100) feet, measured perpendicularly from a fault identified as a result of on-site investigation by a registered geologist.
    (d) Hillside and ridge and bluff areas (as set forth in section 10-24-5A of the Land Use Ordinance.).
2. Any grading on sensitive land not associated with an approved project of the types listed in subsection 1 above, when such grading will:
    a. Disturb ten thousand (10,000) square feet or more of land area;
    b. Create a cut or fill over three (3) feet in height; or
    c. Create trenching over two hundred (200) feet in length.

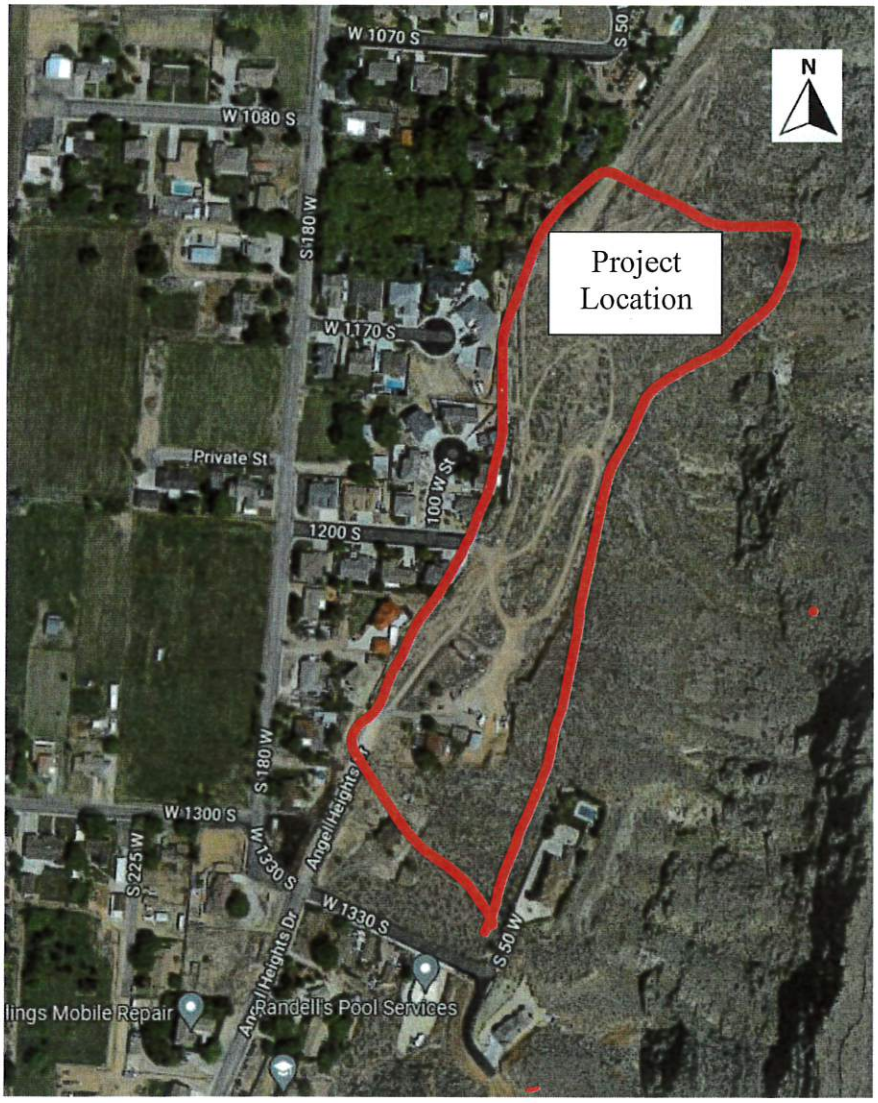
    (A development plan is not required, however sufficient information must be submitted to determine compliance with Chapter 24, Sensitive Lands)
3. All building permits, including grading on vacant lots or parcels not previously processed in accordance with the provisions of this Chapter 24 of the Land Use Ordinance. (A development plan is not required, however sufficient information must be submitted to determine compliance with Chapter 24, Sensitive Lands)

PROJECT REVIEW PROCEDURE

When a preliminary plat, site plan, planned development or conditional use permit or other application is located on sensitive lands, the Development Plan application is submitted as a companion application and processed concurrently. The Planning Commission will review the application(s) and on conditional use permits and site plan reviews they will approve, approve with conditions or deny the Development Plan application. On preliminary plats, or zone changes, the Planning Commission will forward a recommendation to the City Council. Following receipt of a recommendation from the Planning Commission, or on appeal, the City Council will hold a public hearing on the application and approve, approve with conditions, or deny the proposed Development Plan.

NOTE: To fully understand the requirements for projects on sensitive lands, you should request a copy of Chapter 24 of the Land Use Ordinance from the City of Hurricane Planning Department.

HIDEAWAY RIDGE
DRAINAGE REPORT
FEBUARY 22nd, 2022



OWNERS:

MILHAVEN DEV LLC
272 W 200 N,
SUITE 100, UT-84745
&
EDEN TIMOTHY J & KRIS B
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STATE COLLEGE. PA-16801

LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL B. RASMUSSEN
2/22
STATE OF UTAH

Prepared by:
ProValue Engineering, Inc.
20 South 850 West, Suite 1
Hurricane, UT 84737

PRO VALUE ENGINEERING

This report is for the Drainage Design of Hideaway Ridge Subdivision and was prepared by ProValue Engineering in accordance with the provisions of City of Hurricane Storm Drainage Design and Technical Criteria.

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I. INTRODUCTION

1.1 BACKGROUND

The Hideaway Ridge Subdivision will be located in Hurricane, UT to the east of the Cinnamon Height and Cliff Shadow subdivisions which lay east of 180 West. The main road going up through the subdivision will be a continuation of the existing Angel Heights Drive (160 West). This report contains hydrology information and hydraulic analysis for a 100-year flood that could affect this development.

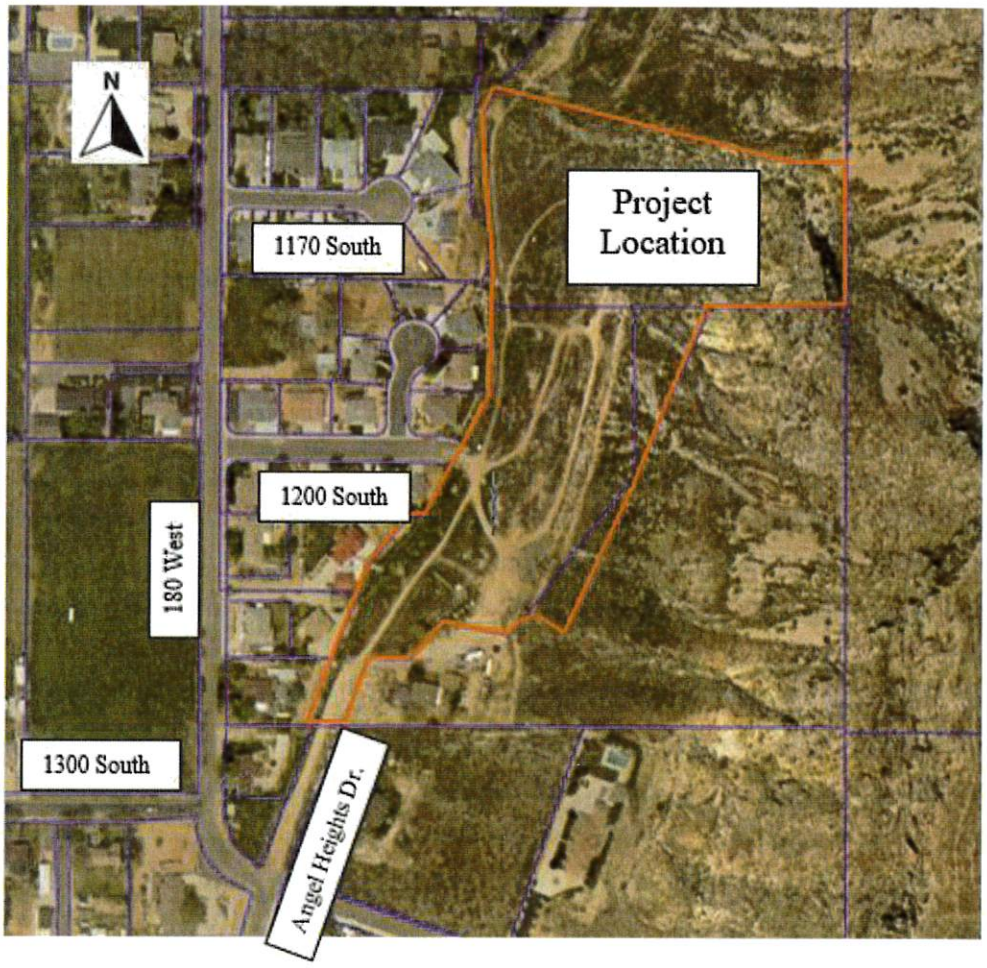


Figure 1.1 Project Vicinity Map

1.2 PURPOSE and NEED

This report has been prepared to advise the City and Developer of the flows and possible rainfall that could affect the Hideaway Ridge Subdivision. This report contains recommendations for drainage improvements, figures for peak runoff and the requirements for storm drainage pipe and detention.

1.3 REFERENCE MATERIALS

Please refer to the following figures in Appendix A & B, which contains maps of the project Location; they are the site's location map, Site's site plan, Drainage Delineation Plan, and a Floodplain Boundary Map. Materials used to prepare this report are local drainage manuals.

2. PROPERTY DESCRIPTION

2.1 EXISTING PROPERTY DESCRIPTION

This Site is located at approximately 1200 South Angel Height Drive (160 West). This site contains 12.12 acres that is usable for the future development of the parcel. This property of the 12.12 acres is defined by the following legal Description:

Legal Subdivision: COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN THENCE S89°51'12"E, ALONG THE NORTH SECTION LINE, 331.46 FEET TO THE POINT OF BEGINNING, THENCE N21°46'03"E 271.87 FEET; THENCE N89°42'09"W 4.14 FEET; THENCE N20°46'52"E 42.84 FEET; THENCE N39°07'36"E 131.19 FEET; THENCE S89°29'02"E 29.78 FEET; THENCE N28°51'51"E 252.46 FEET; THENCE N01°46'06"E 215.12 FEET; THENCE N04°23'38"W 273.38 FEET; THENCE NORTHERLY ALONG THE ARC OF A 125.30 FOOT RADIUS CURVE TO THE right 95.41 FEET THROUGH THE CENTRAL ANGLE OF 43°37'35" (CHORD BEARS: N17°25'09"E 93.12 FEET); THENCE S76°12'33"E 579.84 FEET; THENCE S89°51'12"E 101.23 FEET; THENCE S00°14'02"W 270.25 FEET; THENCE N89°51'11"W 263.01 FEET; THENCE S12°03'04"W 23.25 FEET; THENCE S23°41'31"W 450.36 FEET; THENCE S25°35'32"W 194.40 FEET; THENCE N57°14'08"W 70.48 FEET; THENCE S54°30'18"W 32.36 FEET; THENCE S38°18'26"W 28.10 FEET; THENCE N80°19'32"W 131.40 FEET; THENCE S42°02'19"W 91.09 FEET; THENCE N87°47'06"W 78.29 FEET; THENCE S23°44'55"W 21.82 FEET; THENCE S20°13'41"W 115.16 FEET; THENCE N89°51'12"W 69.95 FEET TO THE POINT OF BEGINNING.

Lot: 1 S: 2 T: 42S R: 13W BEG S89*50' E ALG L/L 819.55 FT FM NW COR LOT 2 HURRICANE LOCAL SUR SEC 2 , TH S89*50' E ALG L/L LOT 2 & LOT 1 HLS 366.47 FT TO NE COR LOT 1; TH S0*15'14 W ALG L/L 601.51 FT; TH N89*50' W 101.23 FT; TH N76*11'21 W 579.84 FT TO PT ON ARC 125 FT RAD CUR RAD LN BEARS S50*41'40 E; TH NELY RGT ALG ARC SD CUR 7.52 FT THRU CTL ANG 03*26'42; TH N42*45'02 E 173.16 FT; TH N89*44'46 E 46.40 FT; THN21*47'14 E 354.62 FT TO POB.

LESS: POR LYING WITHIN CHERRY HILLS SUB AMD DESC AS FOL: BEG S0*15'14" W 48.97 FT ALG L/L FM NW COR OF LOT 2 HLS; TH S89*50' E 12.50 FT TO BEG OF 20.00 FT NON-TNGT RAD CUR RGT, WITH BEARING TO ITS CTR BEING S89*44'46" E; TH NELY

31.39 FT ALG ARC OF SD, THRU CTL ANG OF 89*54'46"; TH S89*50' E 610.07 FT TO PT OF TNGY W/73.00 FT RAD CUR LFT: TH NELY 67.44 FT ALG ARC OF SD CUR THRU CTL ANG OF 52*56'00"; TH S89*50' E 485.27 FT TO E BDRY OF HLS PT BEING NE COR LOT 1; TH S0*15'14" W 253.23 FT ALG L/L; TH N89*50'00" W 251.31 FT; TH N68*12'46" W 200.00 FT; TH S21*47'14" W 161.50 FT; TH N89*44'46" W 689.39 FT TO W LN OF LOT 2 OF HLS; TH N0*15'14" E 279.65 FT ALG SD LN TO POB.

CONTAINS 12.12 ACRES.

2.2 PROPOSED IMPROVEMENTS

The property is zoned as a Planned Development Overlay and will contain up to 22 lots. See the map of this drainage area on Figure 2.1.1.

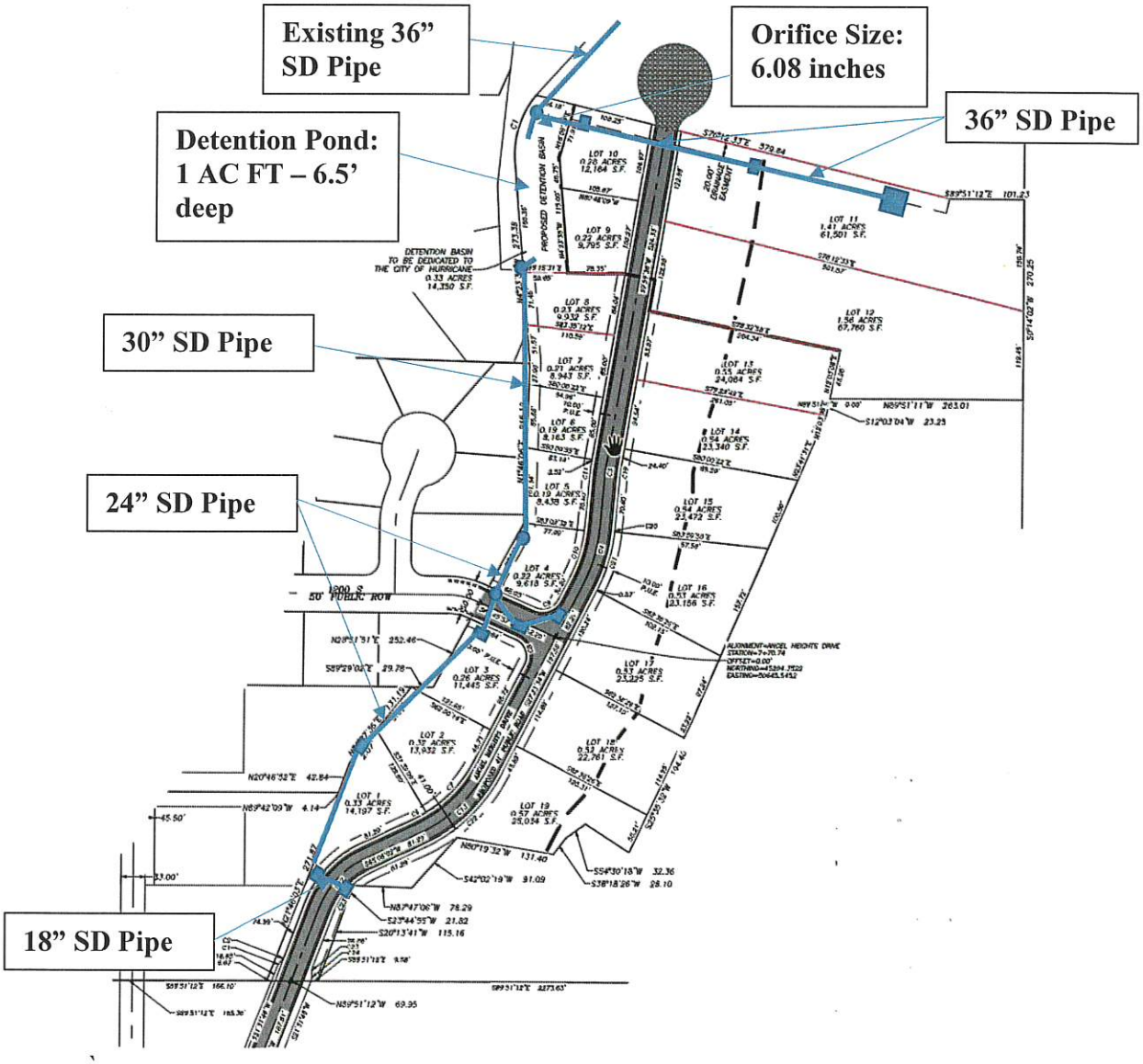


Figure 2.1.1 Proposed Improvement Plan of Property

3. OFF-SITE DRAINAGE

There is a total of 58.71 acres to the east of the property that drains at 5 separate spillways into the proposed 12.12-acre site. It is recommended that a 10-foot-wide and 3-foot -deep ditch run along the hillside to catch the drainage water and convey it northward to a point where it can then drop off the hillside. Catch basins and storm pipe will be used to drop off the wastewater off the hillside by. The pipe will then convey the storm water along the north property line and across the street and into an existing manhole and 36" diameter line that leads to Gould Wash. The following table describes the area and amount of drain water expected during a 24-hour 100-year, 3-hour 100-year, and the hurricane predevelopment flow standard of 0.2 CFS/AC. And the subsequent figures 3.1.1-3.1.5 visually depict the offsite drainage locations.

Table 3.1 Offsite Drainage Calculations

	Total Area (Sq Ft)	Total Area (ac)	3-HR 100-YR Total Volume (AC-FT)	24-HR 100 YR Total Volume (AC-FT)	3-HR 100-YR (CFS)	24-HR 100 YR (CFS)	Hurricane Standard 0.2 CFS/AC
Drainage 1	1,947,242	44.703	2.20	3.20	50.70	22.60	8.941
Total Drainage 1	**1,947,242**	**44.703**	**2.2**	**3.2**	**50.7**	**22.6**	**8.941**
Drainage 2	129,262	2.97	Modeled as one sub-basin see totals below	Modeled as one sub-basin see totals below	Modeled as one sub-basin see totals below	Modeled as one sub-basin see totals below	0.593
Drainage 3	162,137	3.72					0.744
Drainage 4	145,909	3.35					0.67
Drainage 5	151,361	3.48					0.695
Total Drainage 2-5	**588,669**	**13.52**	**0.70**	**1.00**	**19.80**	**6.80**	**2.70**

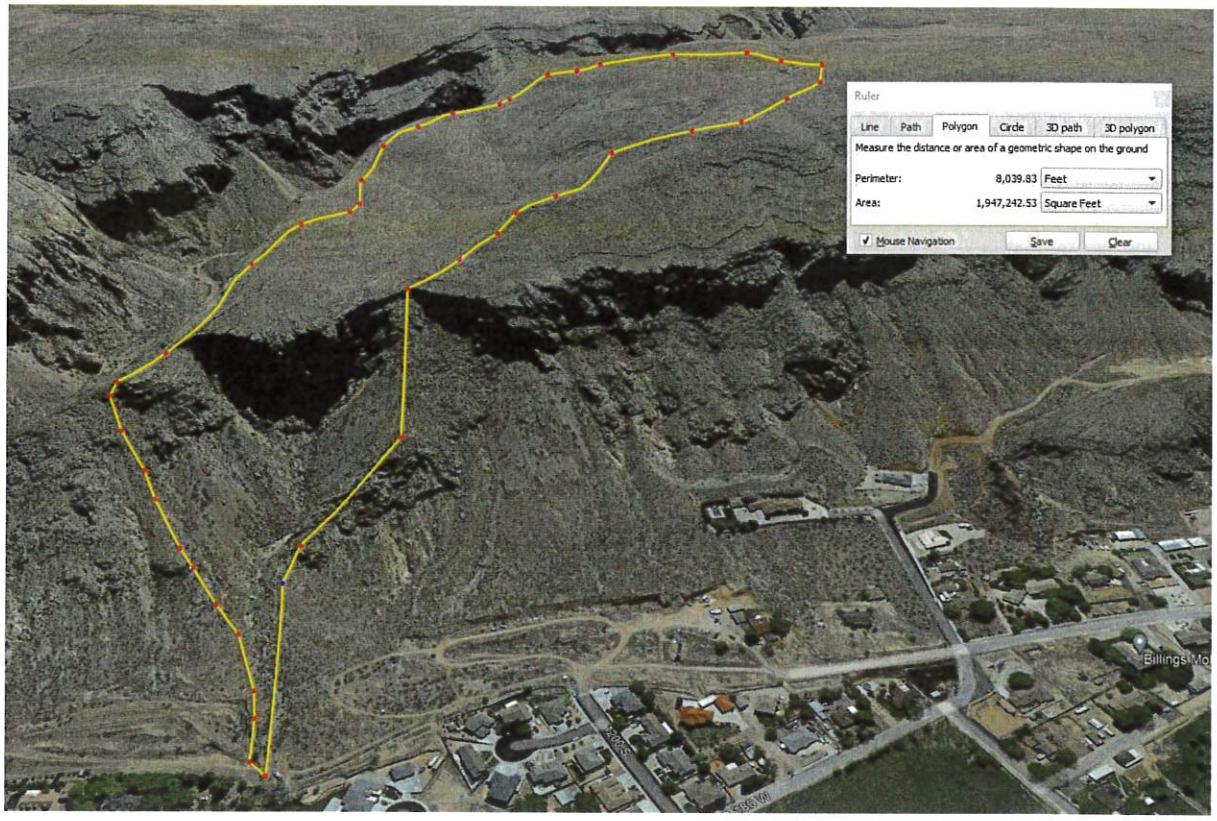


Figure 3.1.1 Offsite Drainage 1 Main Hillside Drainage to be Collected and Conveyed to Basin

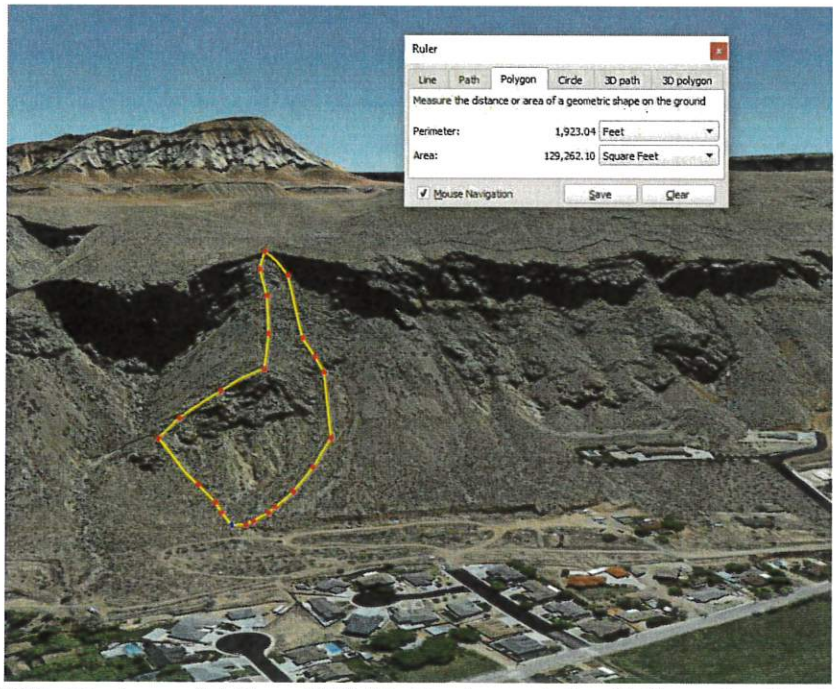


Figure 3.1.2 Offsite Drainage 2 Minor Hillside Drainage to be Collected at Residential Site and Conveyed to the Street Gutter

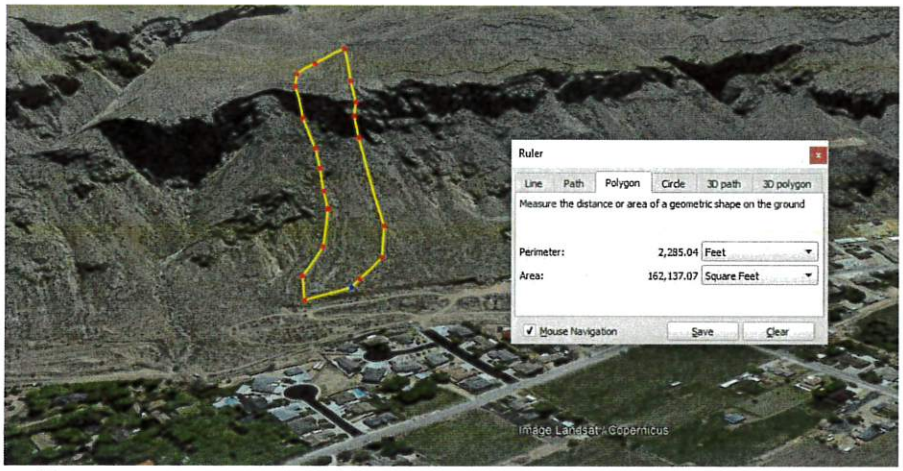


Figure 3.1.3 Offsite Drainage 3 Minor Hillside Drainage to be Collected at Residential Site and Conveyed to the Street Gutter

Figure 3.1.4 Offsite Drainage 4 Minor Hillside Drainage to be Collected at Residential Site and Conveyed to the Street Gutter

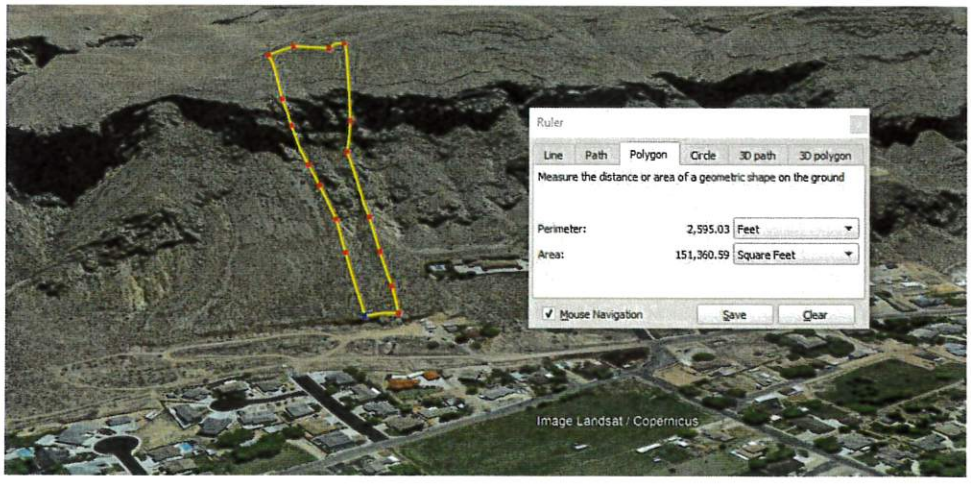


Figure 3.1.5 Offsite Drainage 5 Minor Hillside Drainage to be Collected at Residential Site and Conveyed to the Street Gutter

4. ON-SITE DRAINAGE DESCRIPTION

The average slope on the proposed site will be 3.5%. The site will be designed to contain the excess storm runoff within curb, catch basins, storm drainpipe and a detention basin at the northwest end of the site. The drainage from this detention basin will need to discharge into an existing 36" diameter pipe that runs along the route of the historic hurricane canal. The 36" diameter line will convey the water along this path northward to Goulds Wash.

5. FEMA FLOODPLAIN REQUIREMENTS

This property is not located within FEMA floodplains.

6. OTHER DRAINAGE STUDIES AFFECTING THIS PROPERTY

The storm drain studies affecting this property is the City of Hurricane Storm Drain Master Plan. The master plan recommends a 36" diameter pipe to convey water from the intersection of 1330 South and Angel Heights Drive through the subdivision where it will tie into the existing 36" diameter storm line and continue on to Gould Wash. Upon review of the existing topography, it would be impossible to install a 36" diameter pipe from the planned start location as the elevation is lower than the projected tie-in points at the north end of the property. It is rather recommended that a ditch run along the hillside to collect the offsite drainage and then be conveyed northward and the west to the existing 36" diameter pipe.

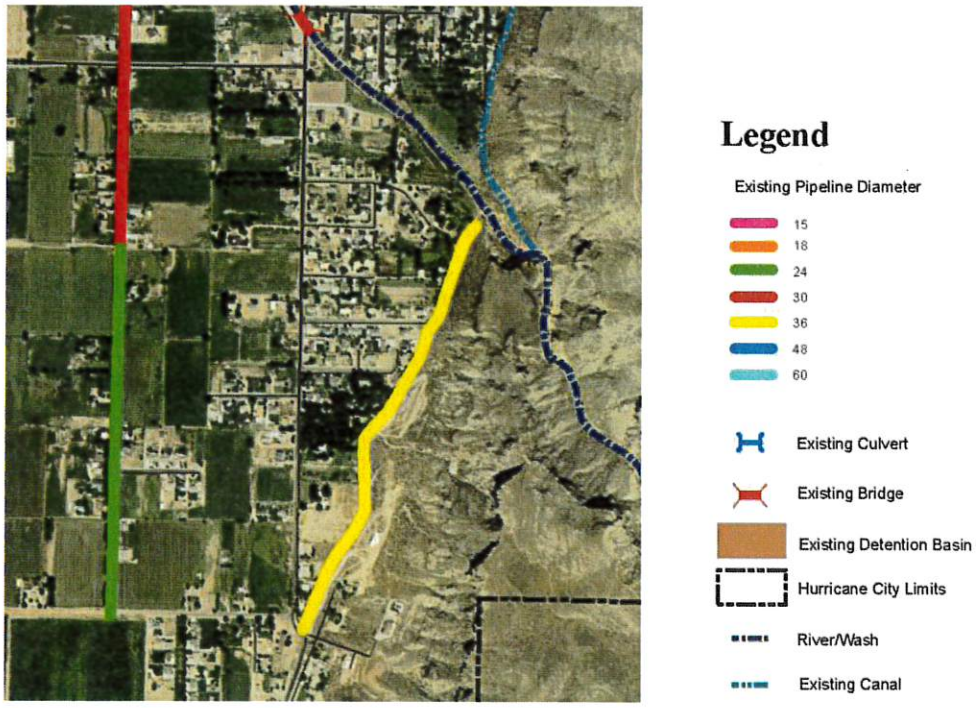


Figure 6.1 Cropped Section of Figure 3-1 from the City of Hurricane Storm Drain Master Plan Depicting the Planned Master Storm Drain Lines.

7. DESCRIPTION OF PROPOSED DRAINAGE FACILITIES

The proposed drainage improvements will include curb & gutter, drainage catch basins, storm drainpipe, inlet/outlet structures, and at least a 1.02 Acre-foot detention basin for the project. All proposed drainage improvements were designed using the 100-year, 3-hour storm for the pipes and boxes and the 100-year, 24-hour storm for the detention basin. These storm distributions helped to determine the storm drain capacity and the size of the storm drainage infrastructure. Appendix C contains the drainage analysis with figures, tables, and worksheets. The proposed site improvements needed are shown on the new site plan. See appendix B for this site plan.

7.1 GRADING

The proposed grading plans, shown below in figure 7.1 include the grades for the proposed site. The full set of details for the grading plan will be provided in the construction drawing plan set. The grade of the buildings will be approximately 2 feet higher than the street elevation.

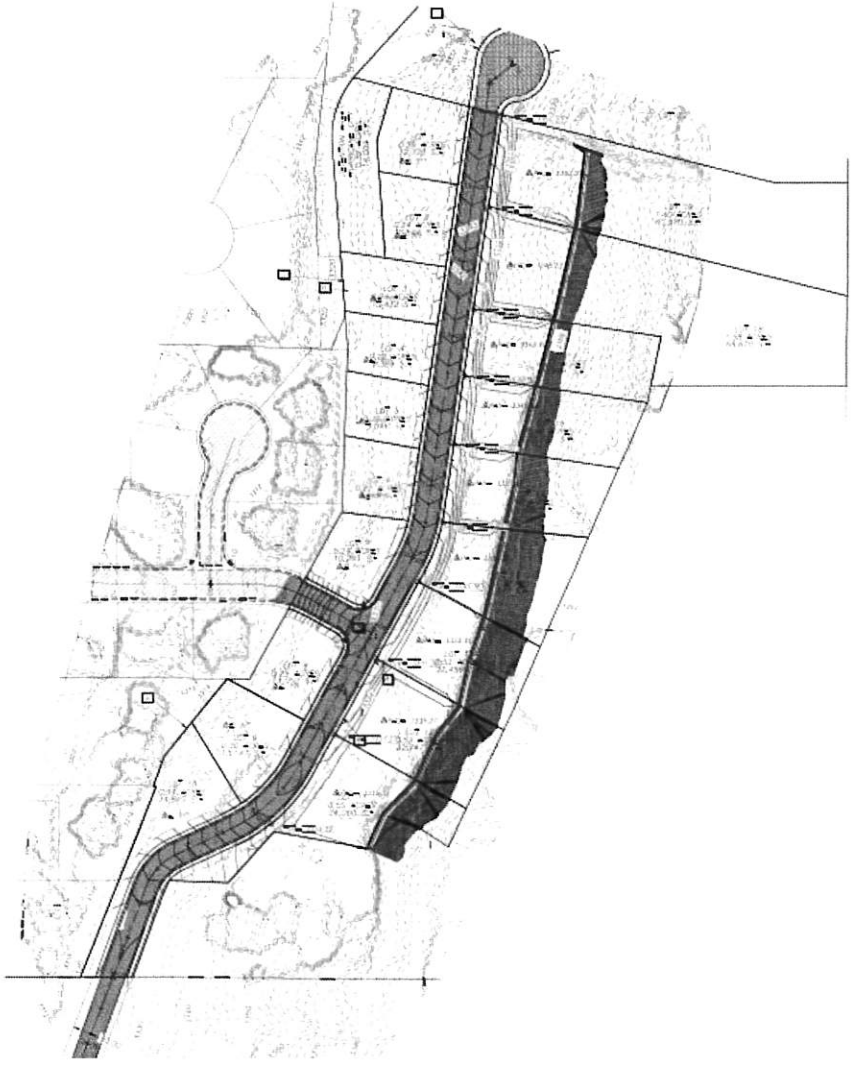


Figure 7.1 Proposed Grading Plan for Hideaway Ridge Subdivision

7.2 ROADWAY IMRPOVEMENTS

The storm drainage system and roadways will be designed to handle a 100-year, 3-hour and 24-hour storm event. Roadways will use curb & gutter, drainage catch basins, and storm drainpipe to handle the worst possible case between the two 100-year scenarios.

7.3 CONVEYANCE IMPROVEMENTS

We recommend a 24" Diameter pipe to be installed through 160 West and a 30" pipe from 1230 South to the existing 36" storm pipe. A 36" Diameter pipe is installed to catch the storm water from the West Side of the property.

8. COMPLIANCE WITH LOCAL & FEMA REQUIREMENTS

This study complies with the requirements set forth in the City of Hurricane and contains the hydrologic calculations, hydraulic design, and construction recommendations as presented herein. The project is located outside any FEMA designated Flood Zones. All calculations and methods used in the report come from area drainage manuals or were based on acceptable civil engineering practices. These are cited in this report.

9. DESIGN RUNOFF COMPUTATIONS

9.1 SELECTION OF HYRDROLOGIC MODEL

The hydrologic model used to simulate the runoff for this basin was HEC-HMS Hydrologic Modeling System, version 4.7.1, 14 January 2021 used by the US Army Corps of Engineers Hydrologic Engineering Center. This modeling software can represent the physical features of a basin. The hydrologic elements are connected in a dendritic network to simulate runoff processes. Available elements used for this basin are: sub-basin, reach, junction, and reservoir (detention pond). Computations are completed from upstream elements in a downstream direction. Modeling was completed using the SCS curve number for losses and lag times for routing. The transform method used was the SCS Unit Hydrograph. The surface method was the simple method used.

9.2 MODEL INPUT PARAMETERS

The input parameters that were used to put the Hydrologic Model together are:

1. An Auto-cad drawing of the watershed.
2. SCS Curve Numbers.
3. SCS Lag Times.
4. Rainfall depth over the 100-year period for a 3-hour storm and 24-hour storm
5. Time Distribution of rainfall in 5-minute increments for the 3-hour peak period and time distribution of rainfall in 30-minute increments for the 24-hour peak period.

9.3 WATERSHED AREA

The proposed watershed boundary is 80.70 acres and was analyzed as one basin within the model. The runoff will leave the development northwest of the property.

9.4 CURVE NUMBER

The CN of 98 was assigned to Basin 1 (Impervious area & Impervious Phase 2) because it is primarily all paved and is more impervious than sub basin 2 (Pervious & Pervious Phase 2). Basin 2 was assigned the CN number of 88. Basin 1 will be analyzed with an impervious percentage of 100% and basin 2 with 60%. The offsite drainage it was assigned a CN umber of 85. These values came from Table 6.3a from the City of Hurricane Drainage Design Manual shown below as Figure 9.4. USDA classifies the soil as combination of both class B and C soil. As a safety measure we assumed that the entire site is soil class C.

Table 6.3a Runoff Curve Numbers (Urban Areas)

Cover Description		Curve Numbers for Hydrologic Soil Group -			
Cover Type and Hydrologic Condition	Average Percent Impervious Area	A	B	C	D
Open Space (lawn, parks, golf courses, cemeteries, etc.):					
Poor condition (grass cover <50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover >75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved: curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved: open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only)		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential Districts by average lot size:					
Apartments/Condos	72	81	88	91	93
Townhouses/6,000 sq ft lots or less	69	80	87	90	92
7,000 sq ft lots	63	76	84	89	91
8,000 sq ft lots	58	73	82	88	90
10,000 sq ft lots	38	61	75	83	87
14,000 sq ft lots	30	57	72	81	86
20,000 sq ft lots	25	54	70	80	85
40,000 sq ft lots	20	51	68	79	84
80,000 sq ft lots	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation)		77	86	91	94

Figure 9.4.1 Table containing values used for the post development areas.

9.5 LAG TIME

The Lag time used in throughout the analysis varies for each sub-basin. Lag time (L) is the time it takes from the center of mass to the peak discharge. Lag time is determined using the SCS modified curve number equation as follows:

$$L = \frac{l^{0.8}\left(\frac{1000}{CN} - 9\right)^{0.7}}{1900(S)^{0.5}}$$

L	=	Lag Time (hour)
l	=	longest length of subarea (ft)
CN	=	SCS Curve Number
S	=	average slope along longest length (%)

Figure 9.5.1 Lag Time Equation from Hydrology Manual

The Lag Times calculated for the 6 subareas are in table 1 below bringing the total area to 80.70 acres.

Table 1. CN values and Lag Times

		Area						
Subbasin	Sq. Feet	Acres	Sq. Miles	Average Slope	CN	l	Lag, HR	Lag, Min
PERVIOUS	352808.65	8.0994	0.012655269	20.00%	88	600	0.0359	2.152336
IMPERVIOUIS	121398.62	2.7869	0.004354576	3.00%	98	600	0.0578	3.465909
OFFSITE MAJOR 1	1947242.53	44.703	0.069847715	35.00%	85	2000	0.0793	4.757096
OFFSTIE MINOR 2	588668.94	13.514	0.021115593	77.00%	85	600	0.0204	1.22413
OFFSITE PHASE-2	177724.80	4.08	0.006375	77.00%	85	600	0.0204	1.22413
PERVIOUS PHASE-2	117745.68	2.703	0.004223438	3.00%	88	800	0.1166	6.995447
IMPERVIOUS PHASE-2	20778.12	0.477	0.000745313	3.00%	98	800	0.0727	4.362829
Reach 1				5.00%	100	270	0.0207	1.244525
Reach 2				3.00%	100	200	0.0211	1.26375
Reach 3				4.00%	100	200	0.0182	1.094439
Reach 4				1.00%	100	450	0.0698	4.187624
Reach 5				4.00%	100	200	0.0182	1.094439
Reach 6				4.00%	100	15	0.0023	0.137797
TOTAL		80.70	0.2609373					

9.6 RAINFALL DEPTH

The rainfall depth of 1.89 inches was used for the 100-year, 3-hour storm event and 2.76 Inches for the 100-year, 24-hour storm event were used. This value comes from NOAA Atlas 14 Point Precipitation Frequency Estimates and is located on Table 2-1 of the City of Hurricane Drainage Manual. Table 2 contains the design rainfall requirements for the storm drainage systems.

Table 2. Rainfall Depth for this area in Hurricane City

Precipitation Depth-Frequency Estimates for Hurricane, Utah*

Estimated Precipitation Depth (inches)						
Duration	**Annual Exceedance Probability**					
	2-yr	**5-yr**	**10-yr**	**25-yr**	**50-yr**	**100-yr**
5 min	0.16	0.23	0.29	0.38	0.45	0.54
10 min	0.24	0.35	0.44	0.58	0.69	0.82
15 min	0.29	0.43	0.55	0.71	0.86	1.02
30 min	0.40	0.58	0.74	0.96	1.15	1.38
60 min	0.49	0.72	0.91	1.19	1.43	1.70
2 hr	0.58	0.83	1.03	1.32	1.56	1.84
3 hr	0.65	0.91	1.10	1.38	1.62	1.89
6 hr	0.80	1.11	1.33	1.63	1.87	2.14
12 hr	0.99	1.35	1.60	1.92	2.17	2.42
24 hr	1.16	1.57	1.85	2.21	2.48	2.76
2 day	1.31	1.77	2.08	2.48	2.79	3.10
4 day	1.52	2.04	2.40	2.86	3.21	3.56

* From NOAA Atlas 14, 2006 (see Appendix A).

9.7 TIME DISTRIBUTION OF RAINFALL

The HEC-HMS model requires a time distribution of the rainfall to be applied. This distribution is created by using an excel spreadsheet in Appendix C, which contains this time distribution. The distributions used are the Modified Type II Storm for 3 Hour rainfall in Hurricane City Areas. The 24-Hour rainfall utilizes the SCS Type II distribution.

9.8 MODEL OUTPUT

The model was analyzed for the post-development flow for the 100-Year, 3-hour storm & 100-year, 24-hoour storm which is used to determine the inflow into the retention area. The output for post-development maximum flow was 2.42 CFS (12.12 total acres/0.2 CFS per Acre) as is requested in the City of Hurricane Drainage Design Manual.

Table 9.8 HEC-HMS Results for Hideaway Ridge Subdivision

Scenarios	Post-Development, 24-Hour	Post-Development, 3-Hour
Peak Flow (CFS), 100 Year, Pervious	2.7	5.7
Peak Flow (CFS), 100 YR, Impervious	0.85	1.85
Peak Storage (AC-FT), 100 YR Storm, Reservoir-1	0.67	1.02

10. DRAINAGE FACILITY DESIGN CALCULATIONS

10.1 DRAINAGE IMPROVEMENTS

All drainage areas with storm drainpipes and catch basins will initially handle the design flows for their given sub-basins. The figure below, figure 10.1.1, shows the reach number of the storm drainpipe and the pipe size required downstream of these areas. This is for a minimum grade of 3.5 percent. The flows will require a minimum size of 12" to 36" pipe needed so that the flow rates can be carried by the pipes.

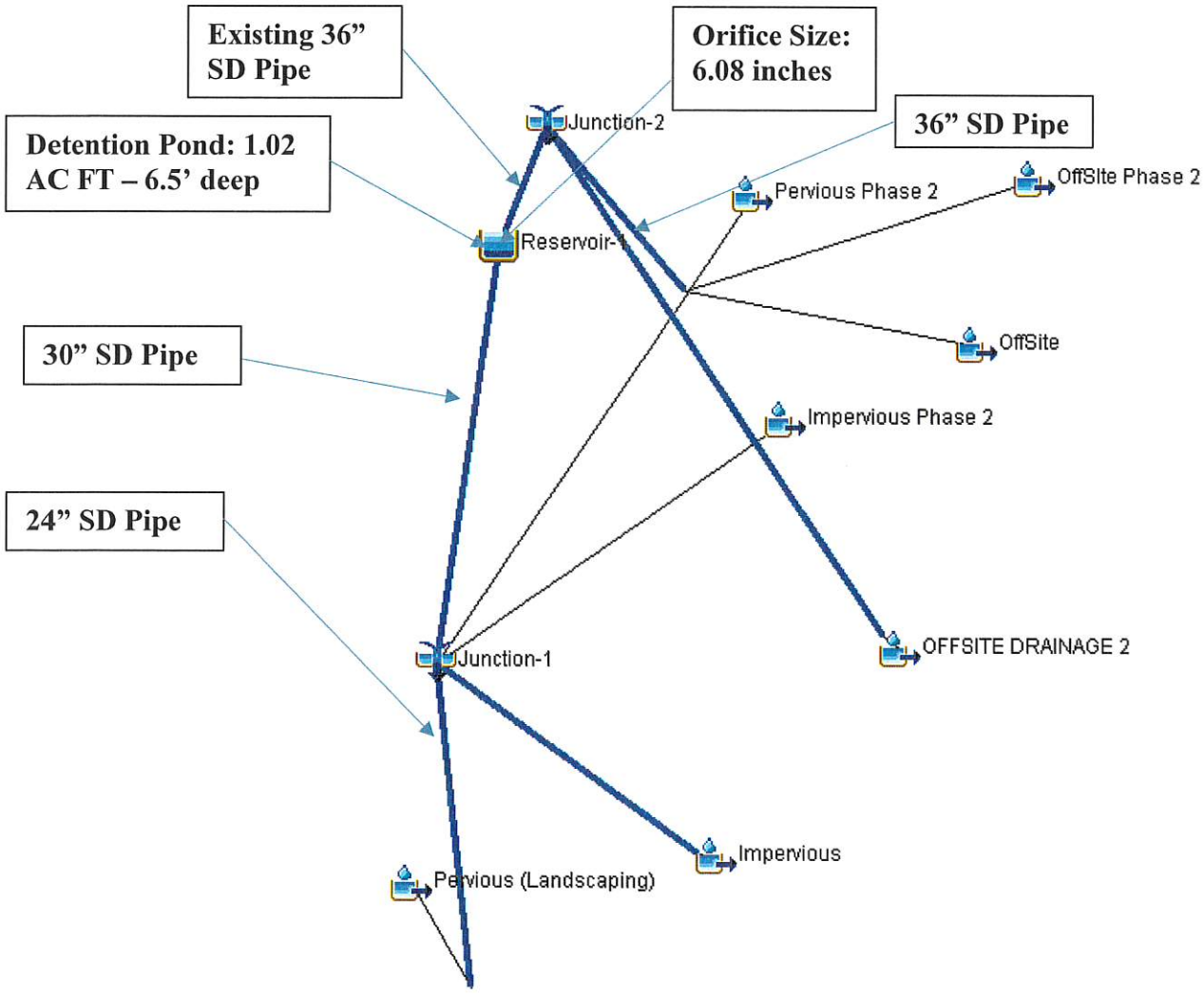


Figure 10.1.1 Basins and Reaches

10.2 DETENTION REQUIREMENTS

The method used to determine the required acre-feet of detention is a simulation of inflows and outflows with the HEC-HMS software. The software analyzes by using the pre-determined flow for the basin outflow, the 100 year- 24-hour flow that the software calculates and determines the acre-feet required to handle the 100-year flood. The 100 Pre-flow condition requires a maximum release of 2.4 C.F.S. from the basin. A flow versus time graph is generated by the software and can be used to interpret the capacity the detention basin needs. Figure 10.2.1 below shows this relationship. The peak inflow is shown with a blue dashed line. The outflow from the basin is shown with a solid blue line. The Red dotted line represents the need for nearly 1.02 acre-feet of capacity for this basin.

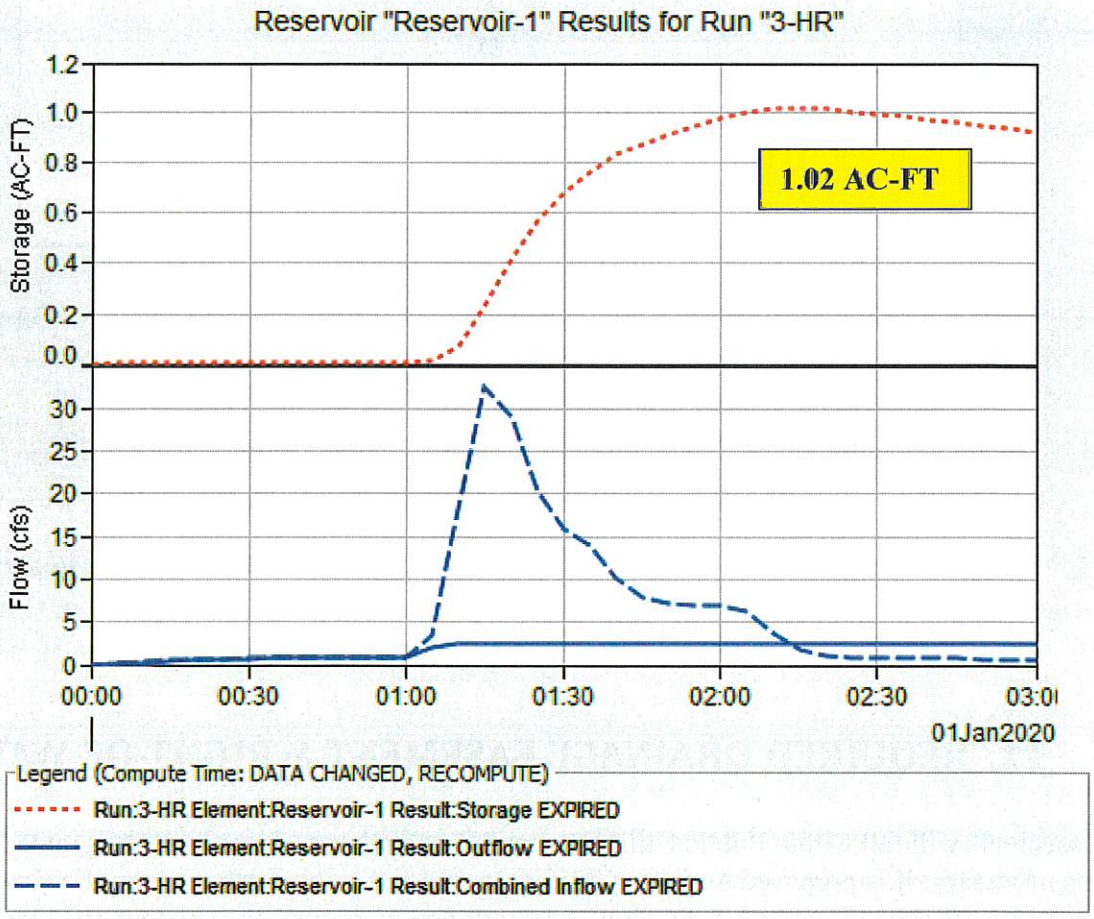


Figure 10.2.1 Detention Basin Versus Time Graph for the 3-hour storm event.

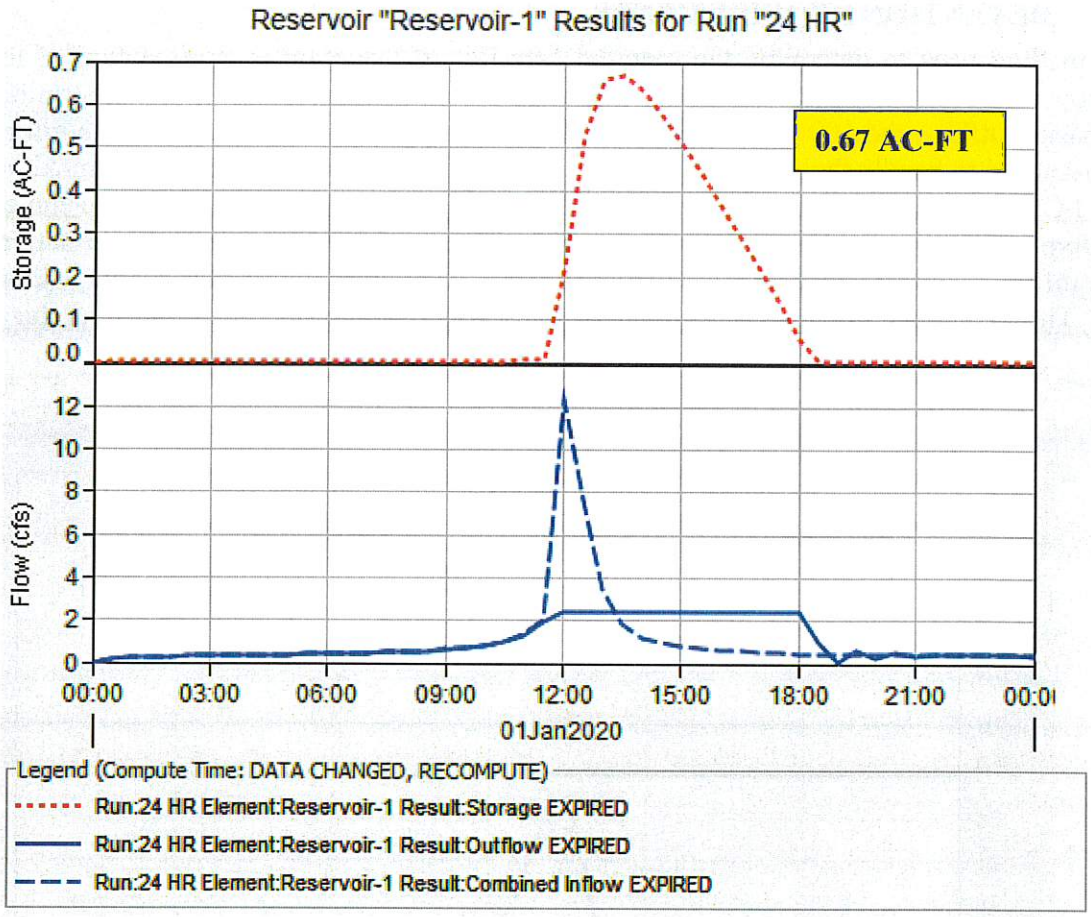


Figure 10.2.2 Detention Basin Versus Time graph for the 24-hour Storm Event

11. REQUIRED DRAINAGE EASEMENT & RIGHT-OF-WAYS

All easements will fall within Public Utility Easements and other easements can be granted as the city deems necessary. It is proposed to grant a 20-foot easement on the north property line and a 15-foot easement on the west property line to allow the storm line to drain to the existing 36" line location at the Northwest corner of the lot.

12. FEMA FLOODWAY and FLOODPLAIN CALCULATIONS

There are no floodway or floodplain calculations that are needed for this project.

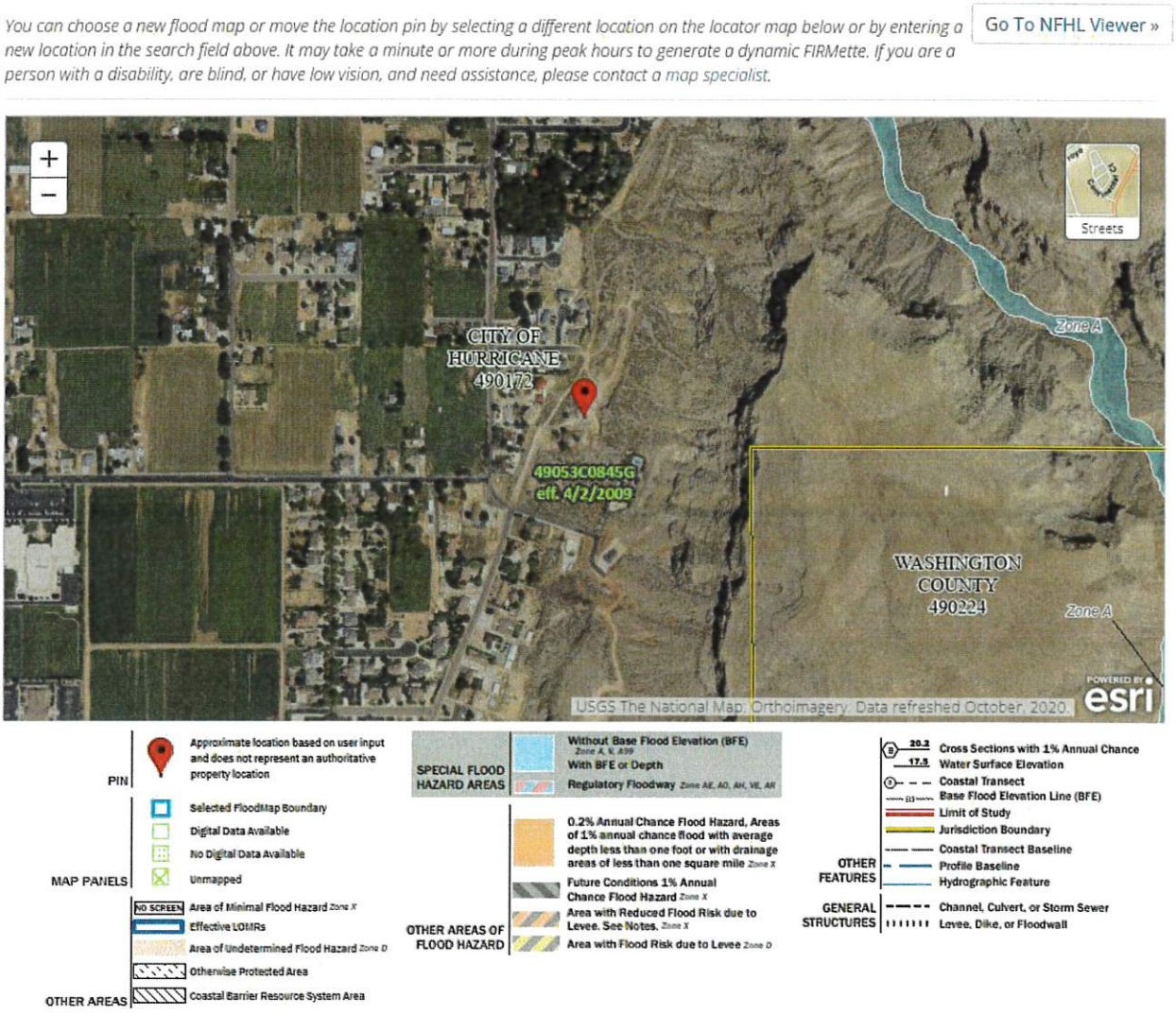


Figure 12.1 Flood Plain Map

13. CONCLUSIONS and STATEMENT OF COMPLIANCE

13.1 STATEMENT OF COMPLIANCE

This report and the information provided herein comply with the standards as set forth by Hurricane City. The criteria required in the Hydrology Manual was followed and provided great help as a guide. The recommendations within this report should be followed and become effective to control the runoff generated in this watershed.

13.2 CONCLUSION

The following conclusions summarize the recommendations set forth in this report for the Hideaway Ridge Subdivision.

1. Onsite Drainage: Install storm drainpipe as proposed on the storm drain site plan to capture and carry the storm drain water to the detention pond. The size and location of the pipes are provided on the proposed site plan. It will consist of 18", 24", 30", and 36" diameter storm drainpipes. See basin map with pipe sizes in Appendix B.

2. Detention Basin: The detention basin for the site will need to be a minimum of 1.02 acre-feet. This will be accomplished with this basin.

3. The size of discharge from the detention basin should be limited to 2.4 C.F.S. This can be accomplished by installing an Orifice pipe of 6.08" size. The peak input flow to the basin is 32.60 C.F.S. The inlet pipe should be a 36" diameter to the basin. See below for the Orifice size calculations and culvert design calculations.

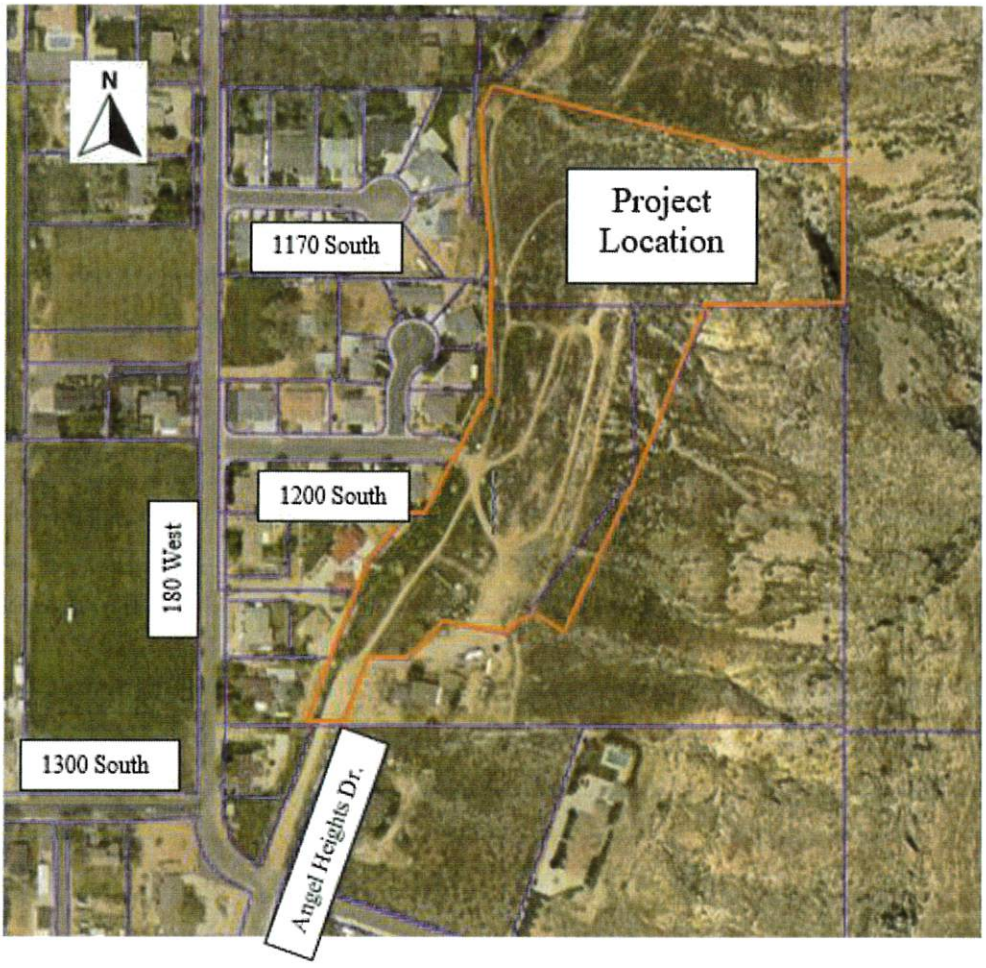
ORIFICE SIZE OF CONTRACTION ORIFICE					
A=Q/C/(SQRT(2*g*h))			0.20192	SF	
C=	0.61		D=	0.50704	FT
Q=	2.42	CFS	D=	6.08454	INCHES
g=	32.17	FT/S^2	USE	6.08	INCHES
h=	6	FT			

CULVERT DESIGN		
D, culvert =	[(2.16*Q*n)/(S)^.5]^3/8	
Q=	32.60	cfs
n=	0.012	mannings n
S=	0.005	ft/ft
D=	2.535203631	Feet
Area =	5.048289364	SF
Est .Pipe Size =	36	
Pipe Area =	7.065	SF

4. The Offsite Drainage: A ditch is required for all drainage that is running off the hill from the east of the subdivision. A 36" pipe and a series of boxes will convey the offsite drainage to the existing 36" drainage water line.

APPENDIX A

MAPS and FIGURES

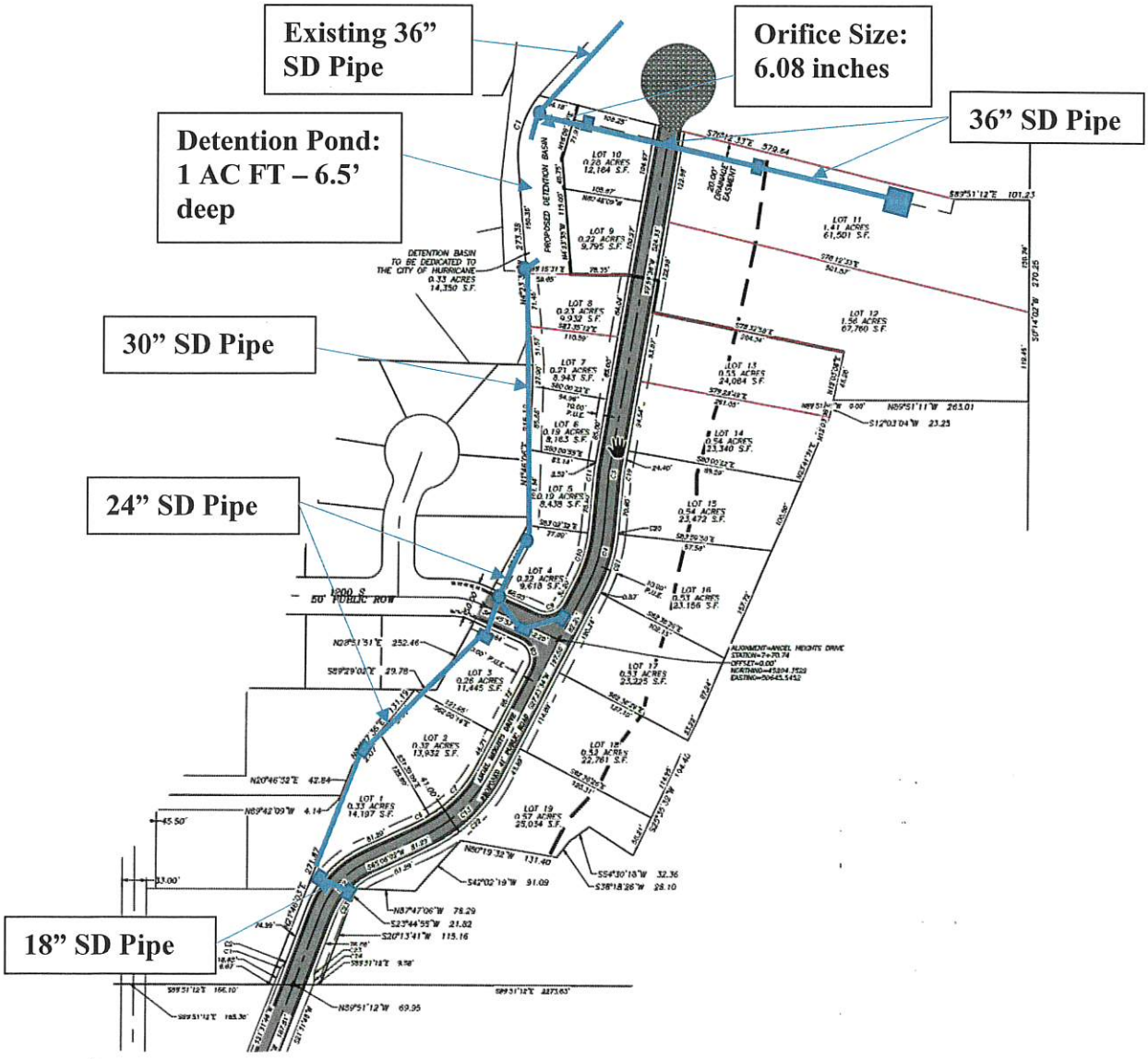


AERIAL VICINITY MAP

APPENDIX B

SITE PLAN

Map of Elements in Site Plan with Pipe Sizes



APPENDIX C

HIDEAWAY RIDGE DRAINAGE ANALYSIS

Hideaway Ridge Subdivision
24 Hour, 100 Year Post-Development Flow

Project: 413-002 Cliff Shadows Simulation Run: 24 HR
Reservoir: Reservoir-1

Start of Run:	01Jan2020, 00:00	Basin Model:	Basin 1
End of Run:	02Jan2020, 00:00	Meteorologic Model:	24-HR
Compute Time:	DATA CHANGED, RECOMPUTE	Control Specifications:	24-HR

Volume Units: (•) IN ( ) ACRE-FT

Computed Results

Peak Inflow:	12.4 (CFS)	Date/Time of Peak Inflow:	01Jan2020, 12:00
Peak Discharge:	2.4 (CFS)	Date/Time of Peak Discharge:	01Jan2020, 12:00
Inflow Volume:	2.01 (IN)	Peak Storage:	0.7 (ACRE-FT)
Discharge Volume:	2.01 (IN)		

Hideaway Ridge Subdivision
3-Hour, 100 Year Post-Development Flow

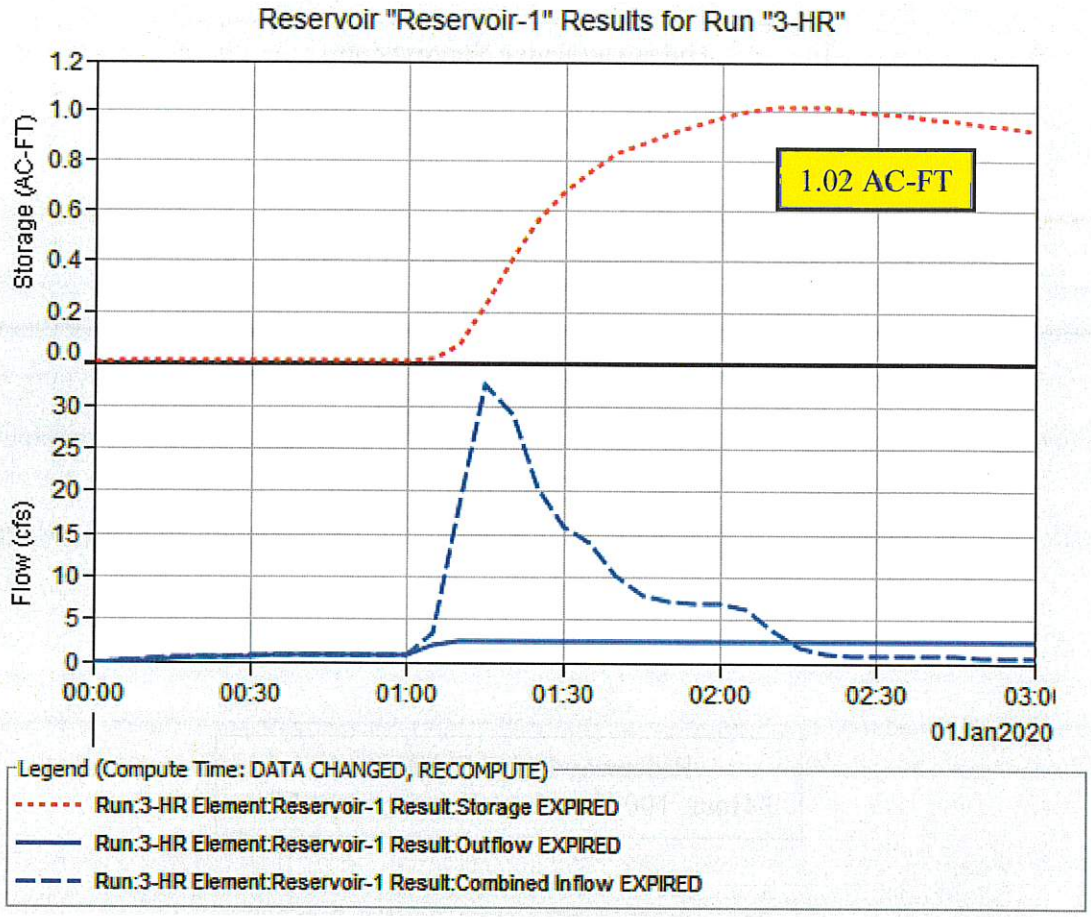
Project: 413-002 Cliff Shadows Simulation Run: 3-HR
Reservoir: Reservoir-1

Start of Run:	01Jan2020, 00:00	Basin Model:	Basin 1
End of Run:	01Jan2020, 03:00	Meteorologic Model:	3-HR
Compute Time:	DATA CHANGED, RECOMPUTE	Control Specifications:	3-HR

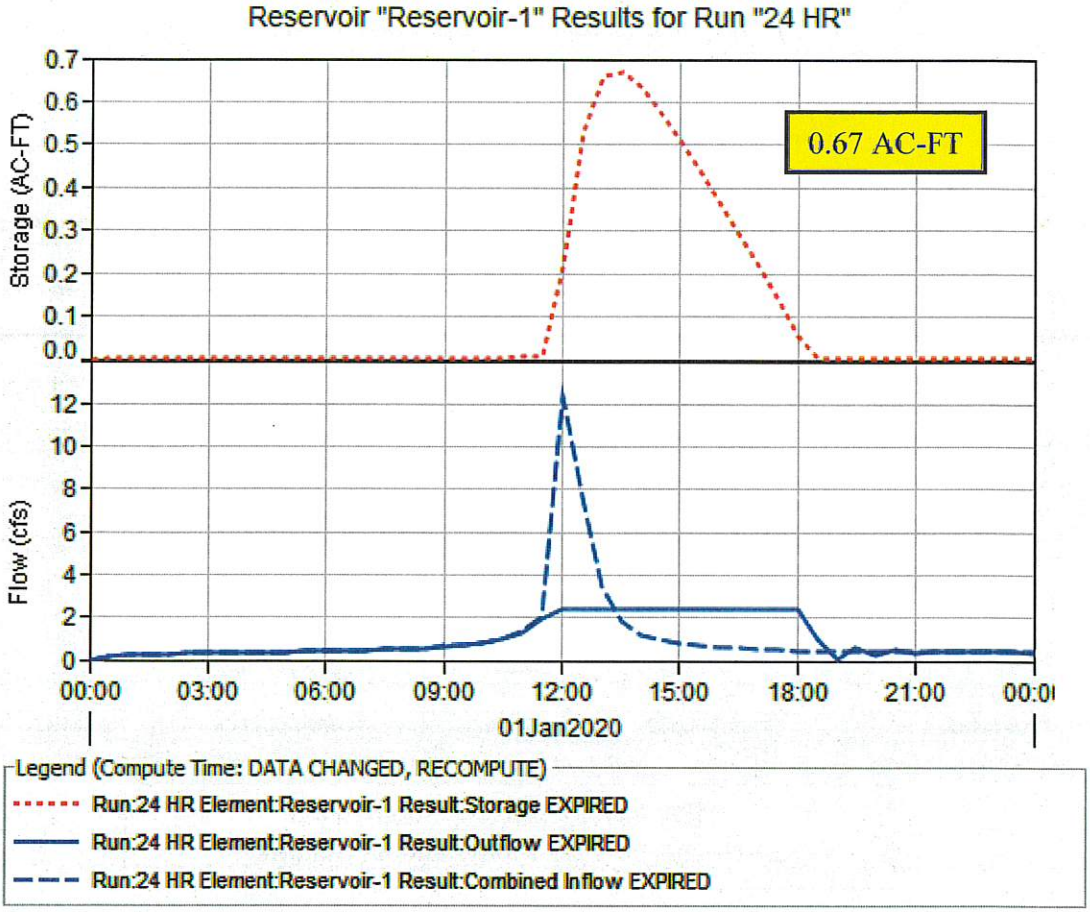
Volume Units: (•) IN ( ) ACRE-FT

Computed Results

Peak Inflow:	32.6 (CFS)	Date/Time of Peak Inflow:	01Jan2020, 01:15
Peak Discharge:	2.4 (CFS)	Date/Time of Peak Discharge:	01Jan2020, 01:10
Inflow Volume:	1.35 (IN)	Peak Storage:	1.0 (ACRE-FT)
Discharge Volume:	0.43 (IN)		



Hideaway Ridge
3-Hour, 100 Year Reservoir-1 Graph and Table



Hideaway Ridge
24-Hour, 100 Year Reservoir-1 Graph and Table

Project: 413-002 Cliff Shadows Simulation Run: 3-HR

Start of Run: 01Jan2020, 00:00
End of Run: 01Jan2020, 03:00
Compute Time:DATA CHANGED, RECOMPUTE

Basin Model: Basin 1
Meteorologic Model: 3-HR
Control Specifications:3-HR

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Impervious	0.0048891	13.4	01Jan2020, 01:10	1.89
Pervious (Landscaping)	0.0090797	16.6	01Jan2020, 01:10	1.13
Reach-3	0.0090797	15.1	01Jan2020, 01:10	1.13
Reach-2	0.0048891	12.1	01Jan2020, 01:10	1.88
Pervious Phase 2	0.0042234	5.7	01Jan2020, 01:15	1.13
Impervious Phase 2	.000745313	1.8	01Jan2020, 01:10	1.88
Junction-1	0.0189375	33.0	01Jan2020, 01:10	1.35
Reach-4	0.0189375	32.6	01Jan2020, 01:15	1.35
Reservoir-1	0.0189375	2.4	01Jan2020, 01:10	0.43
OffSite	0.0632812	44.7	01Jan2020, 01:15	0.56
OffSIte Phase 2	0.0063750	11.7	01Jan2020, 01:10	1.13
Reach-1	0.0696562	53.1	01Jan2020, 01:15	0.62
OFFSITE DRAINAGE 2	0.0375000	57.2	01Jan2020, 01:10	0.94
Reach-5	0.0375000	51.9	01Jan2020, 01:10	0.94
Reach-6	0.0189375	2.4	01Jan2020, 01:10	0.43
Junction-2	0.12609	103.4	01Jan2020, 01:10	0.69

HIDEAWAY RIDGE Subdivision
24-Hour, 100 Year Model Global Summary

Project: 413-002 Cliff Shadows Simulation Run: 24 HR

Start of Run: 01Jan2020, 00:00
End of Run: 02Jan2020, 00:00
Compute Time:DATA CHANGED, RECOMPUTE

Basin Model: Basin 1
Meteorologic Model: 24-HR
Control Specifications:24-HR

Show Elements: All Elements | Volume Units: (•) IN ( ) ACRE-FT | Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Impervious	0.0048891	5.1	01Jan2020, 12:00	2.74
Pervious (Landscaping)	0.0090797	5.7	01Jan2020, 12:00	1.70
Reach-3	0.0090797	5.5	01Jan2020, 12:00	1.70
Reach-2	0.0048891	5.0	01Jan2020, 12:00	2.74
Pervious Phase 2	0.0042234	2.7	01Jan2020, 12:00	1.70
Impervious Phase 2	.000745313	0.8	01Jan2020, 12:00	2.74
Junction-1	0.0189375	13.9	01Jan2020, 12:00	2.01
Reach-4	0.0189375	12.4	01Jan2020, 12:00	2.01
Reservoir-1	0.0189375	2.4	01Jan2020, 12:00	2.01
OffSite	0.0632812	19.9	01Jan2020, 12:00	0.82
OffSIte Phase 2	0.0063750	4.0	01Jan2020, 12:00	1.65
Reach-1	0.0696562	23.2	01Jan2020, 12:00	0.90
OFFSITE DRAINAGE 2	0.0375000	19.6	01Jan2020, 12:00	1.37
Reach-5	0.0375000	19.1	01Jan2020, 12:00	1.37
Reach-6	0.0189375	2.4	01Jan2020, 12:00	2.01
Junction-2	0.12609	44.7	01Jan2020, 12:00	1.20

HIDEAWAY RIDGE Subdivision
3-Hour, 100 Year Reservoir-1 Model Global Summary

CITY OF HURRICANE NOAA TABLE OF RAINFALL DATA FOR MAPPED AREA.

Estimated Precipitation Depth (inches)						
Duration	**Annual Exceedance Probability**					
	2-yr	**5-yr**	**10-yr**	**25-yr**	**50-yr**	**100-yr**
5 min	0.16	0.23	0.29	0.38	0.45	0.54
10 min	0.24	0.35	0.44	0.58	0.69	0.82
15 min	0.29	0.43	0.55	0.71	0.86	1.02
30 min	0.40	0.58	0.74	0.96	1.15	1.38
60 min	0.49	0.72	0.91	1.19	1.43	1.70
2 hr	0.58	0.83	1.03	1.32	1.56	1.84
3 hr	0.65	0.91	1.10	1.38	1.62	1.89
6 hr	0.80	1.11	1.33	1.63	1.87	2.14
12 hr	0.99	1.35	1.60	1.92	2.17	2.42
24 hr	1.16	1.57	1.85	2.21	2.48	2.76
2 day	1.31	1.77	2.08	2.48	2.79	3.10
4 day	1.52	2.04	2.40	2.86	3.21	3.56

* From NOAA Atlas 14, 2006 (see Appendix A).

HIDEAWAY RIDGE Subdivision
24-Hour and 3-Hour, 100-Year Rainfall Data

SCS Type II Storm 24 - Hour Rainfall Data for the Hurricane City Area		
Time (min)	Percentage of Distribution	Storm Event (yr)
		100
		2.76
0	0.00%	-
30	0.51%	0.0141
60	0.54%	0.0149
90	0.56%	0.0155
120	0.59%	0.0163
150	0.61%	0.0168
180	0.64%	0.0177
210	0.66%	0.0182
240	0.69%	0.0190
270	0.73%	0.0201
300	0.77%	0.0213
330	0.82%	0.0226
360	0.88%	0.0243
390	0.92%	0.0254
420	0.98%	0.0270
450	1.03%	0.0284
480	1.07%	0.0295
510	1.22%	0.0337
540	1.48%	0.0408
570	1.60%	0.0442
600	1.80%	0.0497
630	2.30%	0.0635
660	3.10%	0.0856
690	4.80%	0.1325
720	38.00%	1.0488
750	7.20%	0.1987
780	3.70%	0.1021
810	2.70%	0.0745
840	2.10%	0.0580
870	1.76%	0.0486
900	1.59%	0.0439
930	1.41%	0.0389
960	1.24%	0.0342
990	1.12%	0.0309
1020	1.06%	0.0293
1050	0.99%	0.0273
1080	0.93%	0.0257
1110	0.87%	0.0240
1140	0.80%	0.0221
1170	0.75%	0.0207
1200	0.68%	0.0188
1230	0.64%	0.0177
1260	0.63%	0.0174
1290	0.62%	0.0171
1320	0.61%	0.0168
1350	0.59%	0.0163
1380	0.58%	0.0160
1410	0.57%	0.0157
1440	0.56%	0.0155
	100.00%	2.7600

Modified Type II Storm 3 - Hour Rainfall Data for the Hurricane City Area

Time (min)	Percentage of Distribution	Storm Event (yr)				
		2	5	10	25	100
	100%	0.65	0.893	1.1	1.33	1.89
0	0	0	0	0	0	0
5	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
10	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
15	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
20	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
25	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
30	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
35	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
40	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
45	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
50	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
55	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
60	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
65	14.8%	0.0962	0.1322	0.1628	0.1968	0.2797
70	23.9%	0.1554	0.2134	0.2629	0.3179	0.4517
75	11.1%	0.0722	0.0991	0.1221	0.1476	0.2098
80	7.0%	0.0455	0.0625	0.0770	0.0931	0.1323
85	7.0%	0.0455	0.0625	0.0770	0.0931	0.1323
90	7.0%	0.0455	0.0625	0.0770	0.0931	0.1323
95	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
100	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
105	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
110	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
115	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
120	3.4%	0.0221	0.0304	0.0374	0.0452	0.0643
125	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
130	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
135	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
140	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
145	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
150	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
155	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
160	0.4%	0.0026	0.0036	0.0044	0.0053	0.0076
165	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
170	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
175	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
180	0.3%	0.0020	0.0027	0.0033	0.0040	0.0057
TOTALS	**100.00%**	**0.6500**	**0.8930**	**1.1000**	**1.3300**	**1.8900**

PRELIMINARY PLAT FOR:
HIDEAWAY RIDGE PHASE 2

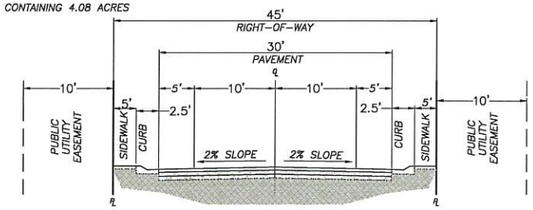
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

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

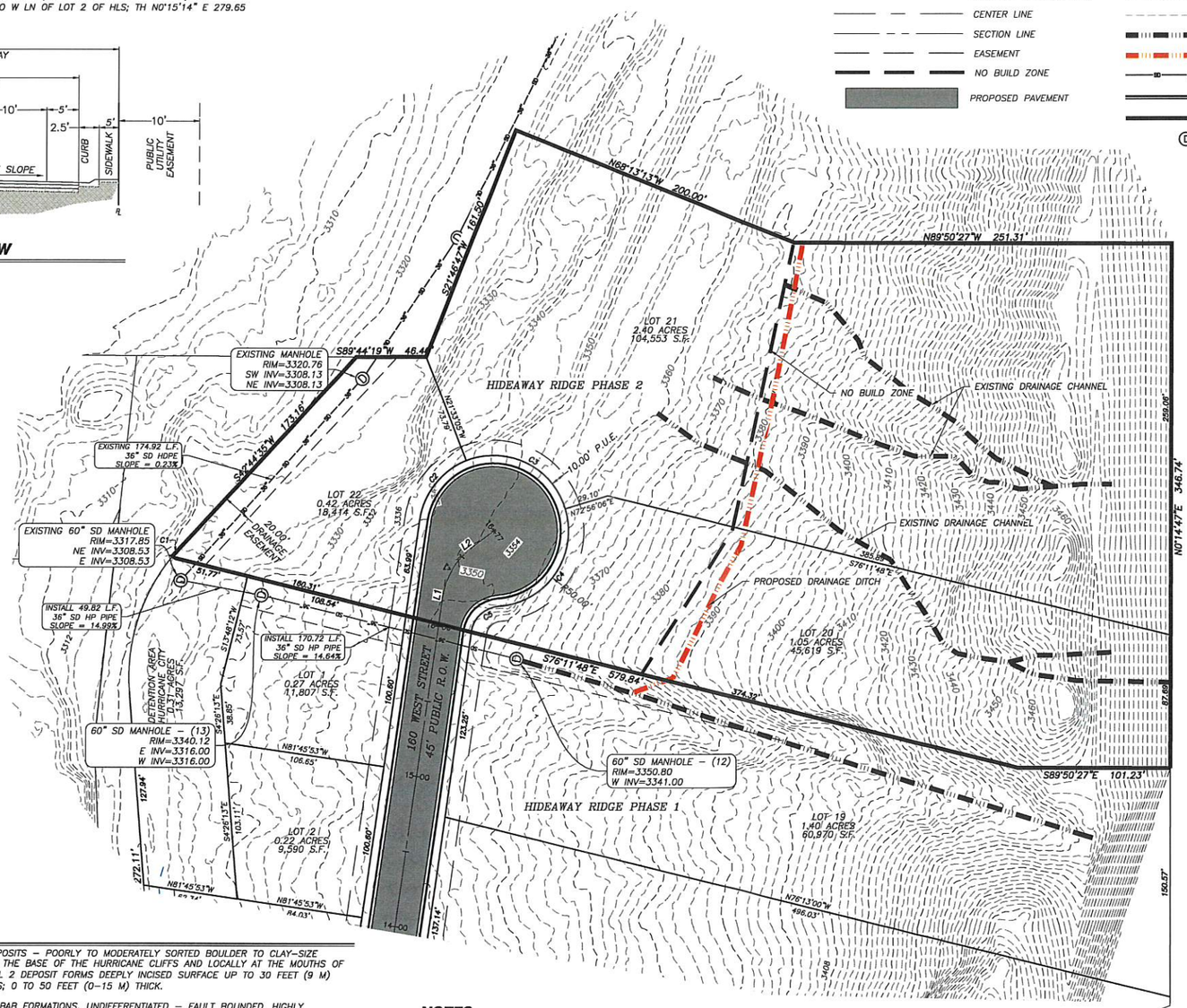
HURRICANE LOCAL SUR (H) Lot: 1 S: 2 T: 42S R: 13W BEG S89°50' E ALG L/L 819.55 FT FM NW COR LOT 2 HURRICANE LOCAL SUR SEC 2 , TH S89°50' E ALG L/L LOT 2 & LOT 1 HLS 366.47 FT TO NE COR LOT 1; TH S0°15'14 W ALG L/L 601.51 FT; TH N89°50' W 101.23 FT; TH N76°11'21 W 579.84 FT TO PT ON ARC 125 FT RAD CUR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

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

CONTAINING 4.08 ACRES



45' R-O-W
N.T.S



LEGEND

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

40 0 40
SCALE IN FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	7.52'	125.00'	7.51'	S41°01'14"W	3°26'42"
C2	52.55'	50.00'	50.16'	N38°20'31"E	60°12'48"
C3	82.45'	50.00'	73.42'	S64°18'29"E	94°29'11"
C4	89.82'	50.00'	78.22'	S34°23'54"W	102°55'36"
C5	27.10'	20.00'	25.07'	S47°02'55"W	77°37'35"

LINE TABLE

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

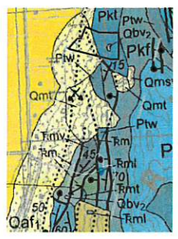
LAND USE SUMMARY

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

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA, HOLOCENE APPROX/BUR
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	MC - MODERATE C: AREAS WHERE CATEGORY C GEOLOGIC UNITS CROP OUT ON SLOPES GREATER THAN 20 PERCENT (11.3°)
ROCKFALL HAZARD	H - HIGH ROCK FALL-HAZARD AREA
BRECCIA PIPES AND PALEOKARST	BK/PK (OUTSIDE OF DEVELOPMENT)
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS CSB-STREAM/TERRACE ALLUVIUM, NO DATA
EXPANSIVE SOIL	ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	GRA - BEDROCK UNITS ABUNDANT WITH GYPSUM (OUTSIDE OF DEVELOPMENT) GRC - BEDROCK UNITS WITH GYPSUM, UNDIFFERENTIATED (OUTSIDE OF DEVELOPMENT)
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER BRS/BRH-SOFT/HARD: AREAS WITH LESS RESISTANT BEDROCK, AND AREAS WITH HARD BEDROCK VISIBLE AT GROUND SURFACE (OUTSIDE OF DEVELOPMENT)
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW2-POORLY DRAINED OR SLOW DRAINING GENERALLY FINE-GRAINED SOILS

GEOLOGICAL REPORT



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

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

QBV2: VOLCANO MOUNTAIN FLOWS AND ASSOCIATED DEPOSITS - DARK-GRAY TO GRAYISH-BLACK, VERY FINE-GRAINED, ALKALI OLIVINE BASALT WITH SPARSE OLIVINE PHENOCRYSTS; SUBSCRIPT DENOTES RELATIVE ELEVATION AND AGE, WITH 3 LOWER AND OLDER AND 2 HIGHER AND YOUNGER; SOURCE WAS VOLCANO MOUNTAIN (SECTION 5, T. 42 S., R.13 W.), THE YOUNGEST FLOW OF WHICH YIELDED AN 40AR/39AR AGE OF 258 ± 24 KA (SANCHEZ, 1995); QBV3 IS ABOUT 40 FEET (12 M) THICK, EXCEPT WHERE IT THINS AT ITS SOUTHERN MARGIN; QBV2 IS 30 TO 45 FEET (9-14 M) THICK. QEC/QBV2 DENOTES PARTIAL COVER OF EOLIAN SAND AND PEDOGENIC CARBONATE UP TO ABOUT 3 FEET (1M) THICK. QAGV DENOTES MODERATELY SORTED, MODERATELY TO WELL CEMENTED, PEBBLE TO COBBLE GRAVEL OF THE ANCESTRAL VIRGIN RIVER THAT CONTAINS ROUNDED QUARTZITE, LIMESTONE, AND BASALT CLASTS AND WHICH BOTH OVERLIES AND UNDERLIES THE QBV3 FLOW; 0 TO 20 FEET (0-6 M) THICK.

NOTES

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

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

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

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

DESERT TORTOISE TAKE AREA

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

OWNER

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

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALLUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8367

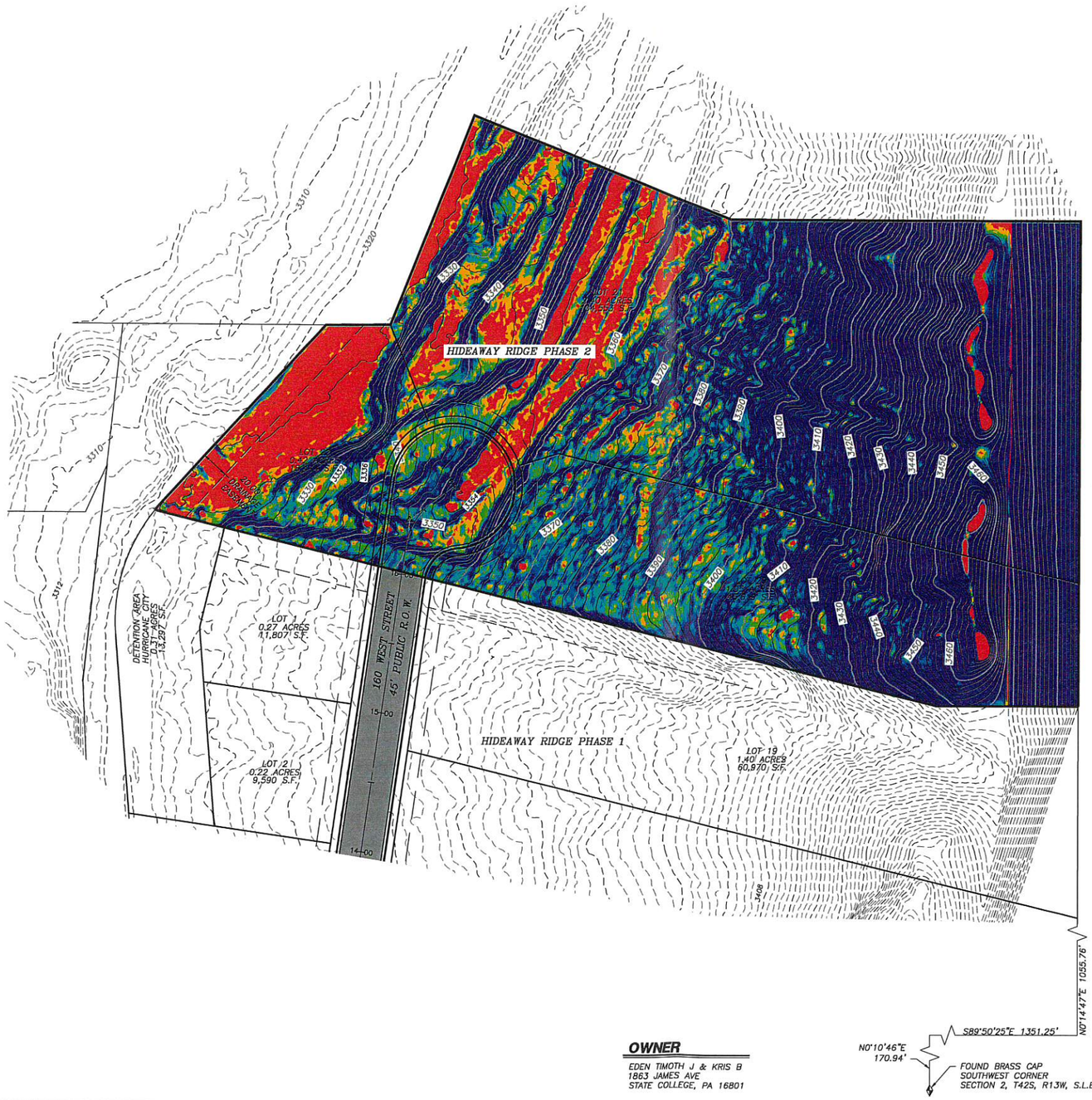
PRELIMINARY PLAT FOR:
HIDEAWAY RIDGE PHASE 2
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE: 2/22/2022
SCALE: 1"=40'
JOB NO. 432-002
SHEET NO. **1 OF 3**

PRELIMINARY PLAT

SLOPE MAP FOR:
HIDEAWAY RIDGE PHASE 2

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



N

W E

S

40 0 40

SCALE IN FEET

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

LOT CALCULATIONS						
NUMBER	MIN SLOPE	MAX SLOPE	MAX LOT SIZE	AREA	% OF TOTAL	TOTAL POSSIBLE UNITS
1	0	10	15000	21301.52	11.98	1.14
2	10.01	15	15000	8724.86	4.91	0.58
3	15.01	20	22500	10986.24	6.18	0.49
4	20.01	25	30000	14358.68	8.08	0.48
5	25.01	30	37500	15410.78	8.67	0.41
6	30.01	99999	43500	106985.78	60.18	2.46
			TOTAL AREA SF	177,768		5.56
			TOTAL AREA AC	4.080988522		

AVERAGE LOT SLOPE		
LOT #	AVERAGE SLOPE	LOT SIZE
LOT 20	43.35%	45,619 S.F.
LOT 21	45.06%	104,555 S.F.
LOT 22	24.63%	18,414 S.F.

OWNER

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

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone (435) 668-8367

PROVALUE ENGINEERING

NO 191090
KARL BRADLEY RASMUSSEN
2/22/22
STATE OF UTAH

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

DATE: 2/22/2022
SCALE: 1"=40'

JOB NO.
432-002

SHEET NO.
2 OF 3

SLOPE MAP

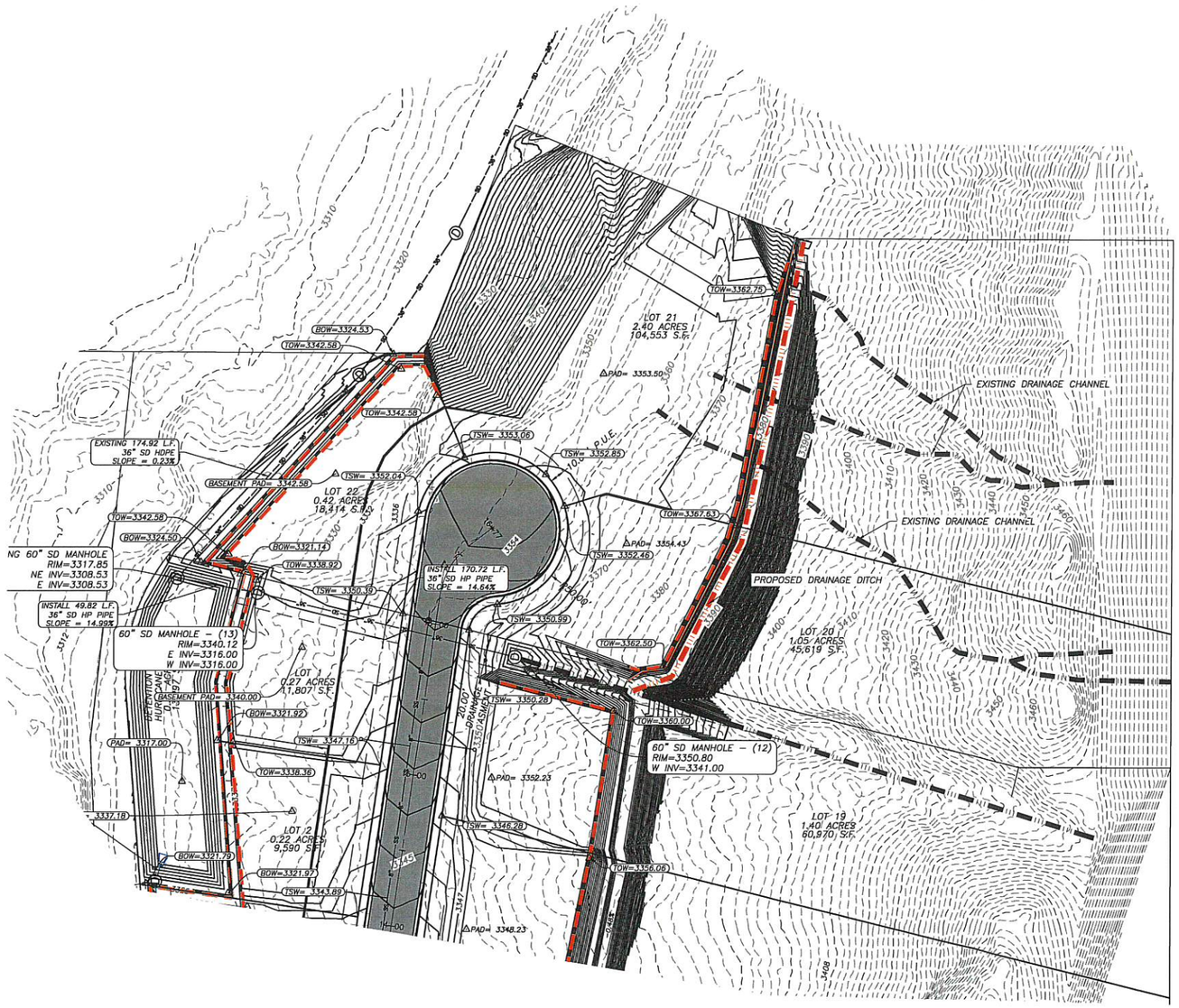
Know what's below. Call 811 before you dig.

NOTICE!

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

GRADING PLAN FOR:
HIDEAWAY RIDGE PHASE 2

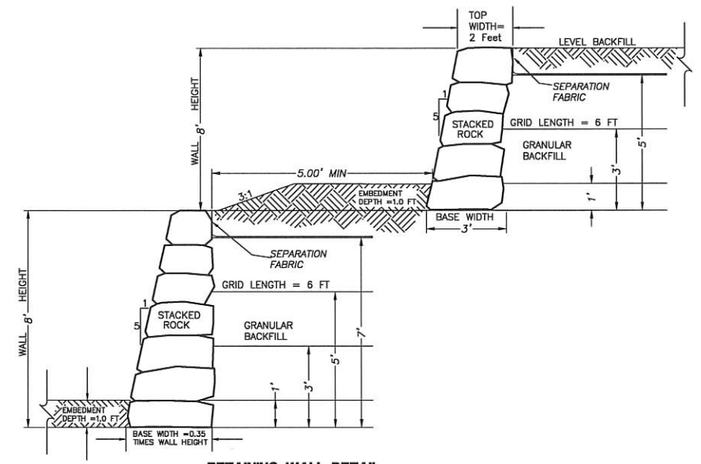
LOCATED IN SECTION 02, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



40 0 40
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- PROPOSED 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED WALL
- PROPOSED STORM DRAIN LINE
- PROPOSED PAVEMENT
- TOW=3302.22 — TOP OF RETAINING WALL
- BOW=3302.22 — BOTTOM OF RETAINING WALL
- TSW=3302.22 — TOP ELEVATION OF SIDEWALK
- 3255 — CONTOUR ELEVATION LABEL
- EXISTING DRAINAGE CHANNEL
- PROPOSED DRAINAGE DITCH
- PROPOSED SD (SIZE SHOWN)
- CURB/GUTTER & SIDEWALK
- Ⓓ EXISTING STORM DRAIN MANHOLE



RETAINING WALL DETAIL

NOT TO SCALE

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

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane, UT 84737
Phone (435) 668-8367

PROVALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
2/22/22
STATE OF UTAH

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

DATE: 2/22/2022
SCALE: 1"=40'

JOB NO.
413-002

SHEET NO:
3 OF 3

GRADING PLAN

ORDINANCE NO 2022-15

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-3-2-3-3319 FROM RA-1 WITH AN AGRICULTURE OVERLAY PROTECTION ZONE TO PUBLIC FACILITIES

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

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

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

WHEREAS, the proposed amendment does have adequate services to the property; and

WHEREAS, the Planning Commission gave a positive recommendation to change to zoning from RA-1 with an Agriculture Protection Zone to Public Facilities; and

WHEREAS, the proposed zone change will help further the goals of the City to provide power service to those within Hurricane City limits, and

WHEREAS, the remaining area agriculture overlay area will still exceeds five acres.

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

1. The proposed zone change for H-3-2-3-3319 from RA-1 with an Agriculture Overlay Protection Zone to Public Facilities is approved.

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

Hurricane City

_____
Mayor

Attest:

_____
Cindy Beteag, City Recorder

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-11
Receipt No. No charge

Name: City of Hurricane **Telephone:** 435 635 5536

Address: 526 W 600 N Hurricane UT **Fax No.** 435 635 4127

Agent (If Applicable): Jared Ross **Telephone:** 435-669-5262

Email: powerjared@cityofhurricane.com **Agent Email:** powerjared@cityofhurricane.com

Address/Location of Subject Property: Approx 1250 S 1150 W

Tax ID of Subject Property: H-3-2-33319 **Existing Zone District:** RA-1

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

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

_____a. The name and address of every person or company the applicant represents;
_____b. An accurate property map showing the existing and proposed zoning classifications;
_____c. All abutting properties showing present zoning classifications;
__✓__d. An accurate legal description of the property to be rezoned;
_____e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
__✓__f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____20___.

_____
(Notary Public)

Residing in:_____

My Commission Expires:_____

Agent Authorization

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

_____
(Property Owner)

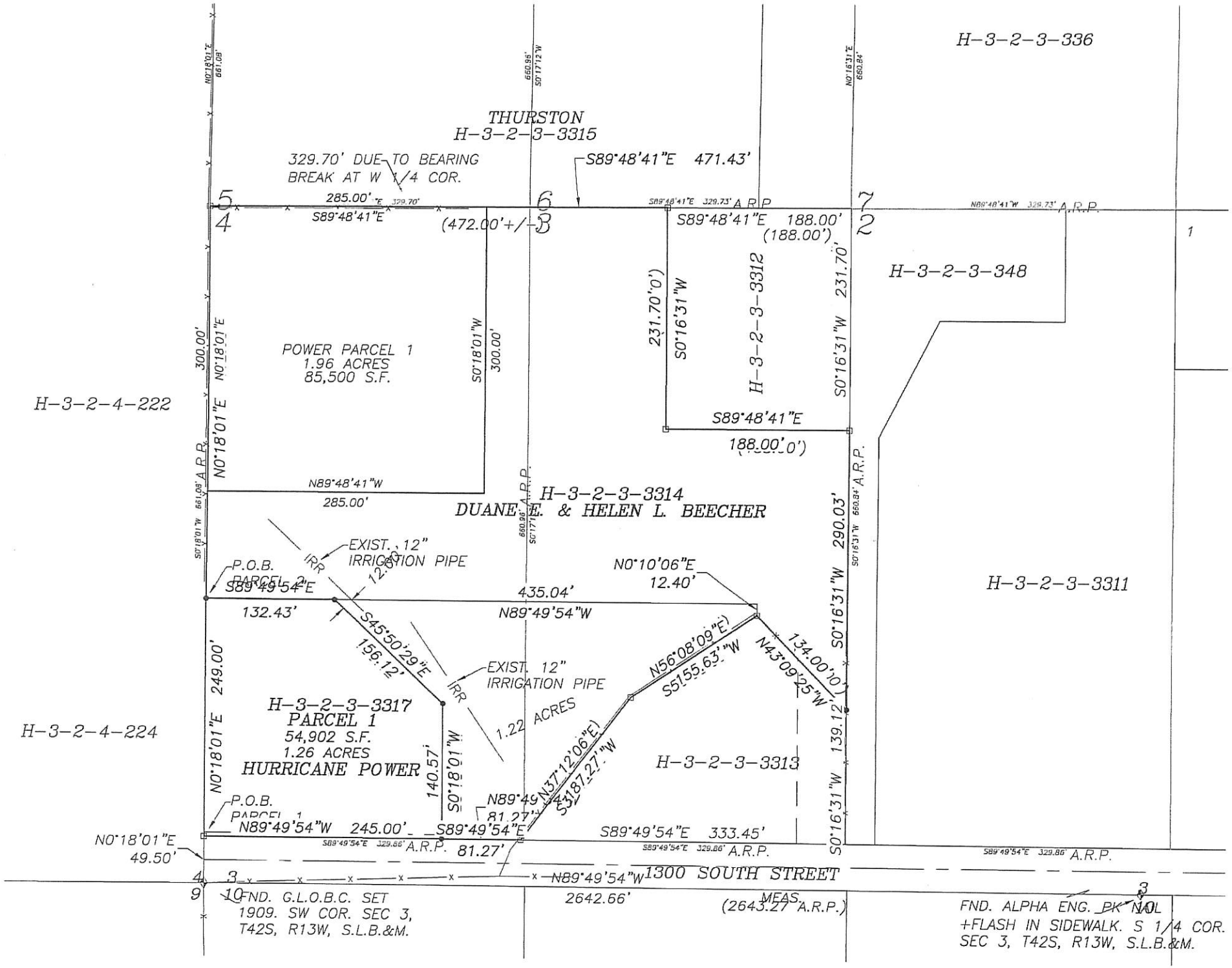
_____
(Property Owner)

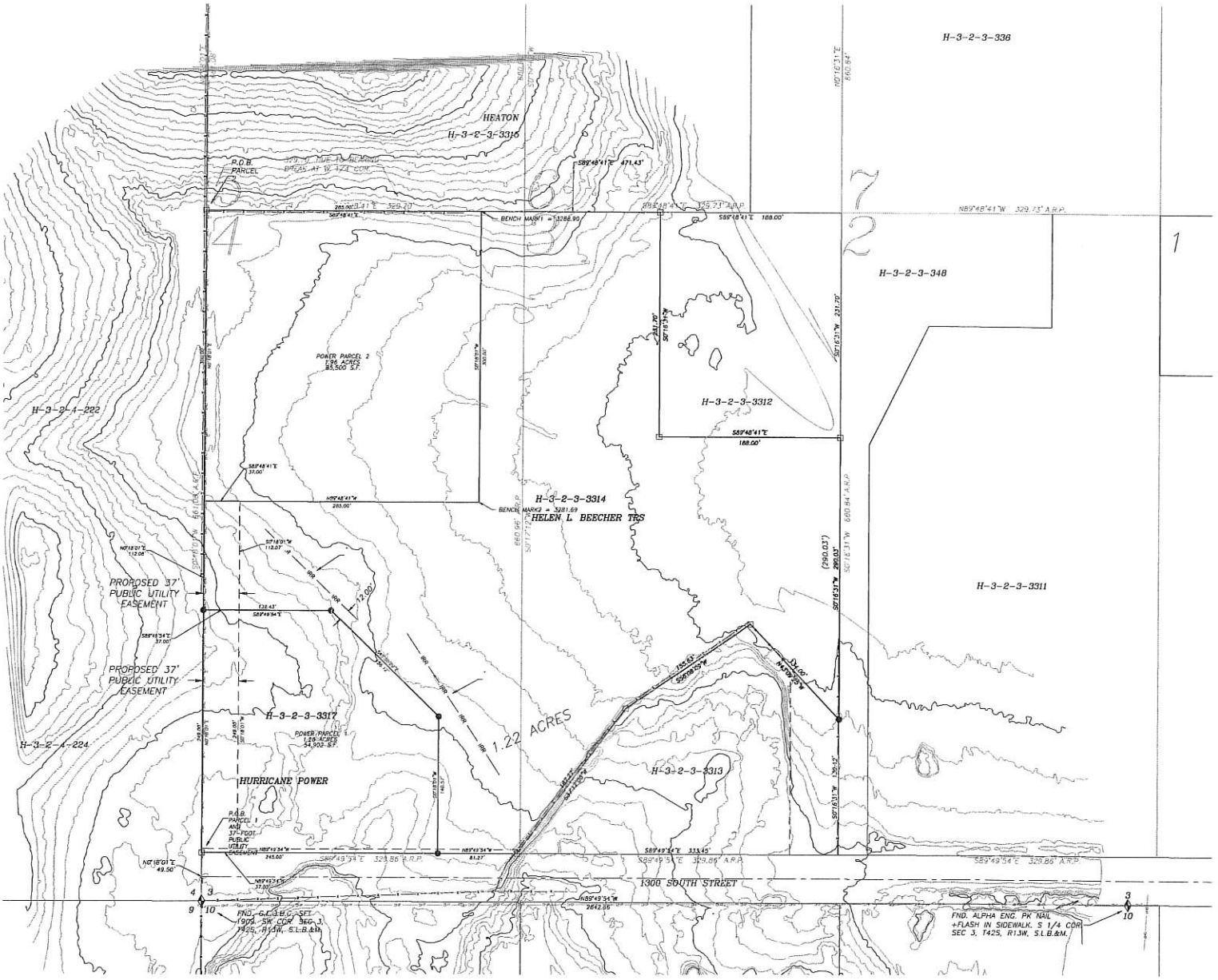
Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in:_____

My Commission Expires:_____


H-3-2-3-336
THURSTON
H-3-2-3-3315
329.70' DUE TO BEARING
BREAK AT W 1/4 COR.
S89°48'41"E 471.43'
285.00'
S89°48'41"E
(472.00'+/-)
S89°48'41"E 188.00'
(188.00')
H-3-2-3-348
231.70'(0')
S0°16'31"W
H-3-2-3-3312
231.70'
S0°16'31"W
POWER PARCEL 1
1.96 ACRES
85,500 S.F.
300.00'
N0°18'01"E
S0°18'01"W
300.00'
H-3-2-4-222
N89°48'41"W
285.00'
S89°48'41"E
188.00'(0')
H-3-2-3-3314
DUANE E. & HELEN L. BEECHER
EXIST. 12"
IRRIGATION PIPE
P.O.B.
PARCEL 2
S89°49'54"E
132.43'
435.04'
N89°49'54"W
N0°10'06"E
12.40'
290.03'
S0°16'31"W
H-3-2-3-3311
S45°50'29"E
156.12'
EXIST. 12"
IRRIGATION PIPE
N56°08'09"E)
S5155.63'"W
N43°09'25"W
134.00'(0')
139.12'
S0°16'31"W
H-3-2-3-3317
PARCEL 1
54,902 S.F.
1.26 ACRES
HURRICANE POWER
1.22 ACRES
H-3-2-4-224
N0°18'01"E
249.00'
140.57'
S0°18'01"W
H-3-2-3-3313
N37°12'06"E)
S3187.27'"W
P.O.B.
PARCEL 1
N89°49'54"W 245.00'
S89°49'54"E
81.27'
S89°49'54"E 333.45'
N0°18'01"E
49.50'
1300 SOUTH STREET
N89°49'54"W
2642.66'
MEAS.
(2643.27' A.R.P.)
FND. G.L.O.B.C. SET
1909. SW COR. SEC 3,
T42S, R13W, S.L.B.&M.
FND. ALPHA ENG. PK NAIL
+FLASH IN SIDEWALK. S 1/4 COR.
SEC 3, T42S, R13W, S.L.B.&M.


H-3-2-3-336
HEATON
H-3-2-3-3316
P.O.B. PARCEL
H-3-2-3-348
POWER PARCEL 2
7.96 ACRES
83,500 S.F.
H-3-2-4-222
H-3-2-3-3312
H-3-2-3-3314
BENCH MARK2 = 5281.69
HELEN L BEECHER TRS
PROPOSED 37' PUBLIC UTILITY EASEMENT
PROPOSED 37' PUBLIC UTILITY EASEMENT
H-3-2-3-3311
H-3-2-3-3317
1.22 ACRES
H-3-2-4-224
POWER PARCEL 1
1.26 ACRES
54,903 S.F.
HURRICANE POWER
H-3-2-3-3313
P.O.B. PARCEL 1 AND 37' FOOT PUBLIC UTILITY EASEMENT
1300 SOUTH STREET
FND. G.L.O. B.C. SET 1909 SW COR SEC 3, T42S, R13W, S.L.B.&M.
FND. ALPHA ENG. PK NAIL +FLASH IN SIDEWALK. S 1/4 COR SEC 3, T42S, R13W, S.L.B.&M.

DOC ID 20220001253

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
01/07/2022 02:01:16 PM Fee $40.00 By AMERICAN SECURE TITLE ST. GEORGE

ORDER NO. 174913/STG

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
HURRICANE CITY CORPORATION
147 N. 870 W.
HURRICANE UT. 84737

WARRANTY DEED

STEPHEN L. BEECHER, Successor Trustees of the THE BEECHER FAMILY TRUST dated the 14th day of February, 2015

Grantor,

of Washington, County of Washington, State of Utah
hereby CONVEY and WARRANTS to

CITY OF HURRICANE, A UTAH MUNICIPAL CORPORATION

Grantee,

of HURRICANE, County of WASHINGTON, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land In WASHINGTON county, State of UT, to-wit

Beginning at the Northwest corner of Lot 4, Block 5, HURRICANE FIELD SURVEY, said point being North 00°18'01" East. along the section line, 710.58 feet from the Southwest corner of Section 3, Township 42 South, Range 13 West, of the Salt Lake Base and Meridian; running thence South 89°48'41" East, along the North line of said Lot 4, 285.00 feet; thence departing said line and running South 00°18'01" West 300.00 feet; thence North 89°48'41" West 285.00 feet to a point located on the West line of said Lot 4; thence North 00°18'01" East, along said line, 300.00 feet to the point of beginning.

PART OF TAX I.D.
H-3-2-3-3314

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 7TH day of January, 2022.

THE BEECHER FAMILY TRUST
dated the 14th day of February, 2015

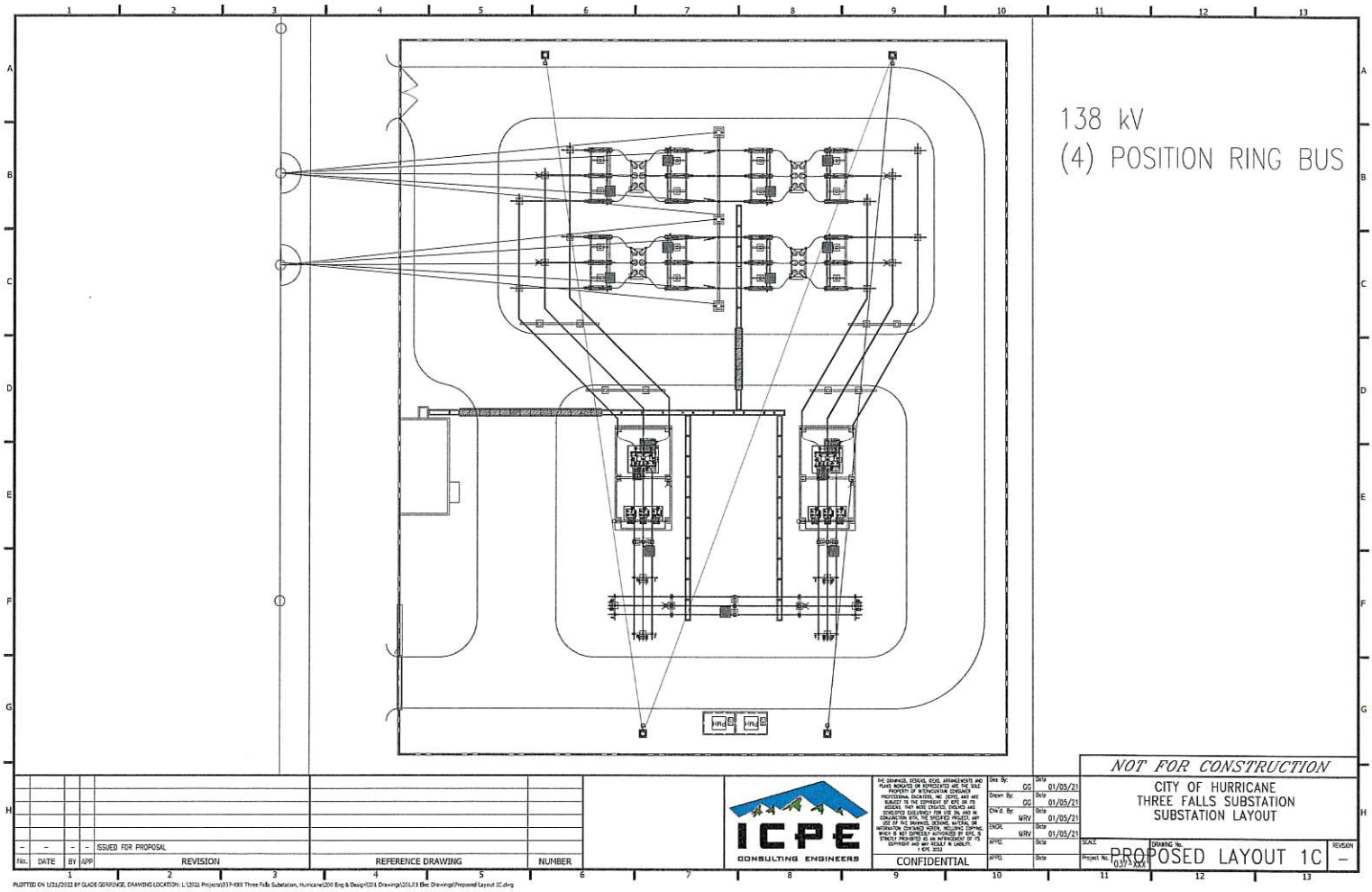
STEPHEN L. BEECHER, Successor Trustee

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

On the 7TH day of January, 2022, personally appeared before me STEPHEN L. BEECHER, Successor Trustee(s) of the THE BEECHER FAMILY TRUST dated the 14th day of February, 2015 , who subscribed the said Trust name to the foregoing Instrument, who acknowledged to me that he executed the same in said Trust name and that the said Trust executed the same.

M. TODD SPRIGGS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702577

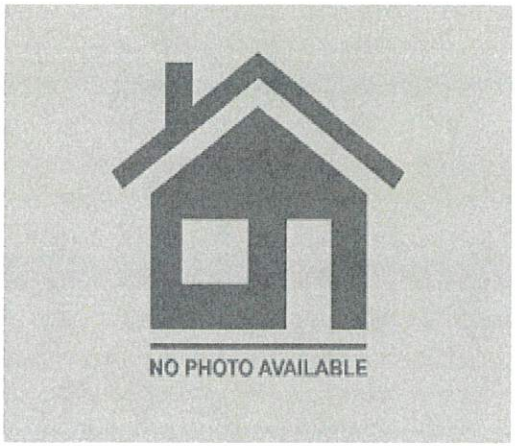
Notary Public
Residing at: Washington UT
My commission expires: 10/21/22

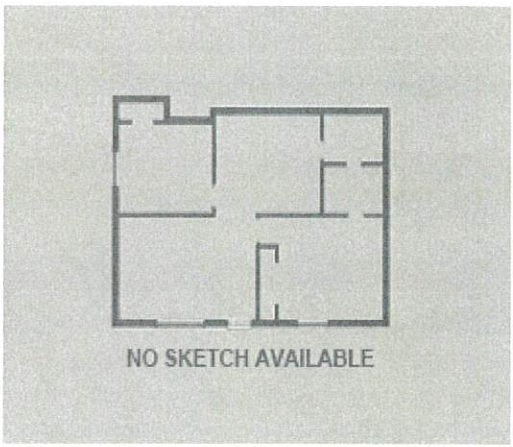

138 kV
(4) POSITION RING BUS
NOT FOR CONSTRUCTION
CITY OF HURRICANE
THREE FALLS SUBSTATION
SUBSTATION LAYOUT
ICPE
CONSULTING ENGINEERS
CONFIDENTIAL
PROPOSED LAYOUT 1C
ISSUED FOR PROPOSAL
REVISION
REFERENCE DRAWING
NUMBER

Substation Property

Property Report for Parcel H-3-2-3-3319

Selected Assessor CAMA data below updated weekly.





Account Summary

Account Number: 1127808
Parcel ID: H-3-2-3-3319
Account Type:
Owner Name: Hurricane City

Subdivision: N/A
Situs Address: N/A
Hurricane, UT 84737

Building Characteristics

Building Number:
Property Type:
Year Built:
Square Feet:

Occupancy Type:
Built-As Description:
Units:
Stories:
Percent Complete:
Exterior:

Roof Type:
Roof Cover:
HVAC Desc:
Bedrooms:
Bathrooms:
Garage Square Feet:
Basement Sq. Ft.:
Basement Sq. Ft. Finished:
Swimming Pool:
Fireplaces:
Finished Attic:

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Report Generated 3/22/2022 by Washington County GIS

Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel H-3-2-3-3319

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 1.96
Zoning: RA-1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Hurricane City
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20220001253

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verificaton letter. For more information, please visit the FEMA Flood Map Service Center website https://msc.fema.gov/portal/home or contact your municipal Engineering department.*
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Voting Districts

Washington County Precinct: HUR08
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

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Community/Public Services

Law Enforcement: Hurricane East
Fire Protection: Hurricane Fire
** In an emergency, ALWAYS dial **9-1-1!***

Schools:
Three Falls Elementary
Hurricane Middle
Hurricane Intermediate
Hurricane High

** For more information, including bus routes, visit the Washington Co. School District at https://www.washk12.org/ or Iron Co. School District at https://irondistrict.org/*

Utilities

Culinary Water: Hurricane City
Sewer: Hurricane City
Electricity: Hurricane City
Natural Gas: Dominion Energy (Questar Gas)
Internet Service Providers (Cable): TDS

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Solid Waste Collection Day: Thursday

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Property Report for Parcel H-3-2-3-3319

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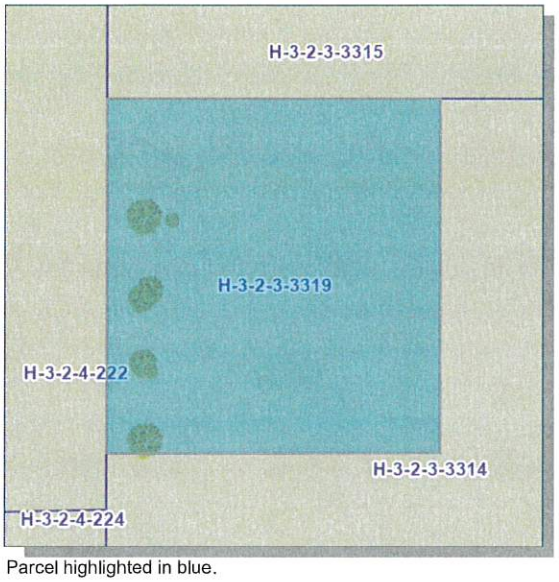
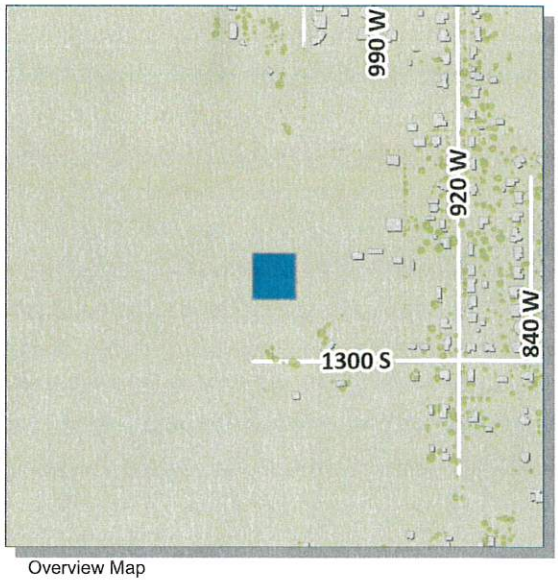


Parcel highlighted in blue.



Overview Map

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Washington County, Utah
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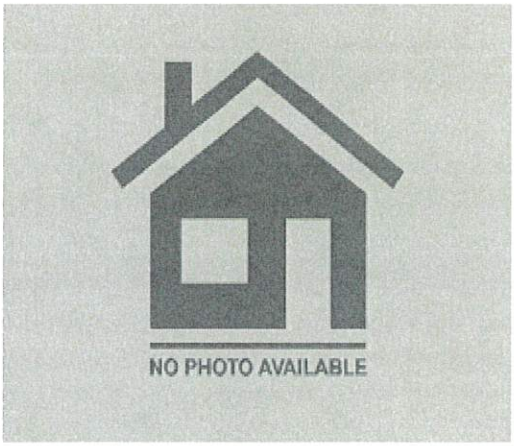
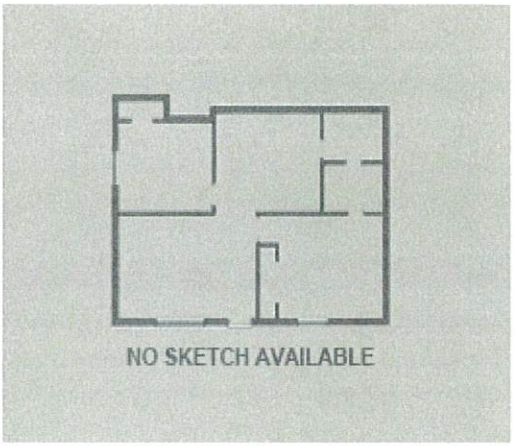
www.washco.utah.gov

Substation Property sold or traded for H-3-2-3-3319

Property Report for Parcel H-3-2-3-3317

Selected Assessor CAMA data below updated weekly.





Account Summary

Account Number: 0932249
Parcel ID: H-3-2-3-3317
Account Type: Vacant Land
Owner Name: Beecher Stephen L Tr

Subdivision: N/A
Situs Address: N/A
Hurricane, UT 84737

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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Washington County, Utah
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St. George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel H-3-2-3-3317

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 1.26
Zoning: PF
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Hurricane City
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20220001251

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Community/Public Services

Law Enforcement: Hurricane East
Fire Protection: Hurricane Fire
** In an emergency, ALWAYS dial **9-1-1!***

Schools:
Three Falls Elementary
Hurricane Middle
Hurricane Intermediate
Hurricane High

** For more information, including bus routes, visit the Washington Co. School District at https://www.washk12.org/ or Iron Co. School District at https://irondistrict.org/*

Utilities

Culinary Water: Hurricane City
Sewer: Hurricane City
Electricity: Hurricane City
Natural Gas: Dominion Energy (Questar Gas)
Internet Service Providers (Cable): TDS

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Property Report for Parcel H-3-2-3-3317

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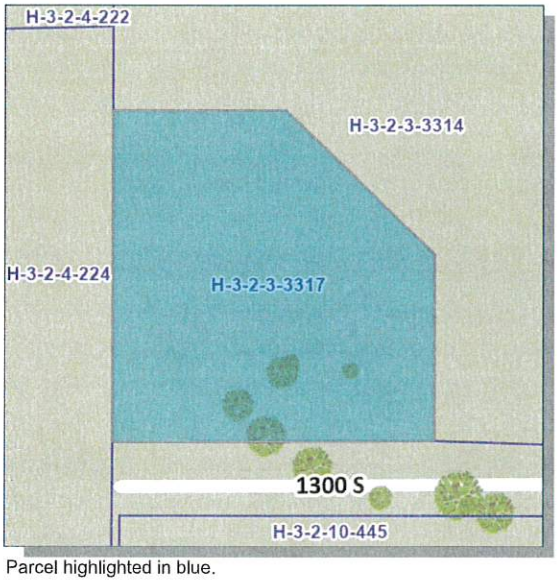
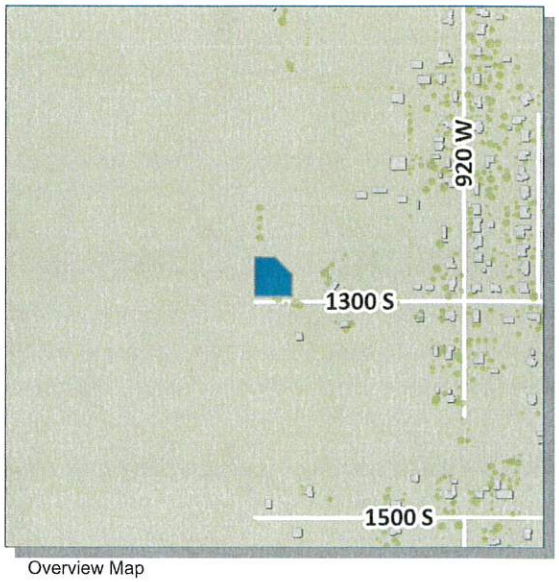


Parcel highlighted in blue.



Overview Map

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Washington County, Utah
County Administration Building
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www.washco.utah.gov

East and South

Property Report for Parcel H-3-2-3-3314

Selected Assessor CAMA data below updated weekly.

Account Summary

Account Number: 0164700
Parcel ID: H-3-2-3-3314
Account Type: Residential
Owner Name: Beecher Stephen L Tr

Subdivision: N/A
Situs Address: N/A
Hurricane, UT 84737

Building Characteristics

Building Number: 1
Property Type: Out Building
Year Built: 1987
Square Feet: 2000

Occupancy Type: Shed - Hay
Built-As Description: Shed - Hay
Units: 1
Stories: 1
Percent Complete: 100
Exterior: N/A

Roof Type: Flat
Roof Cover: N/A
HVAC Desc: None
Bedrooms: 0
Bathrooms: 0
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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Property Report for Parcel H-3-2-3-3314

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 4.62
Zoning: RA-1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Hurricane City
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20220001252

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Community/Public Services

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Fire Protection: Hurricane Fire
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Schools:
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Hurricane Middle
Hurricane Intermediate
Hurricane High

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Utilities

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Sewer: Hurricane City
Electricity: Hurricane City
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Property Report for Parcel H-3-2-3-3314

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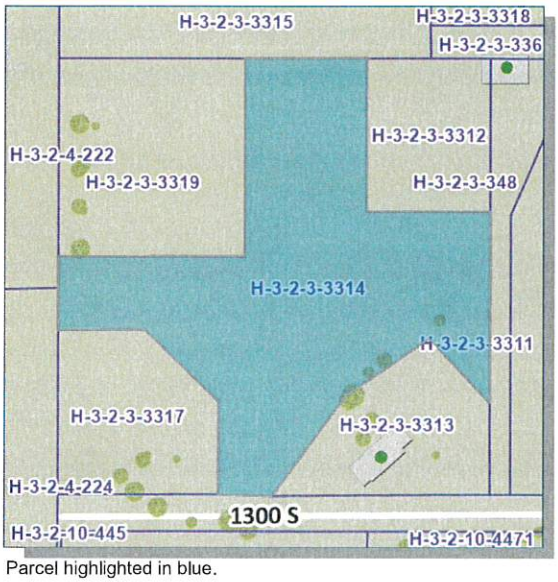
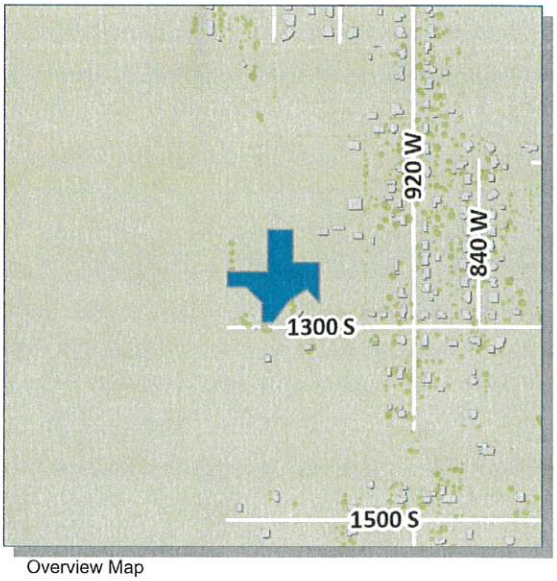


Parcel highlighted in blue.



Overview Map

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Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

North Side

Property Report for Parcel H-3-2-3-3315

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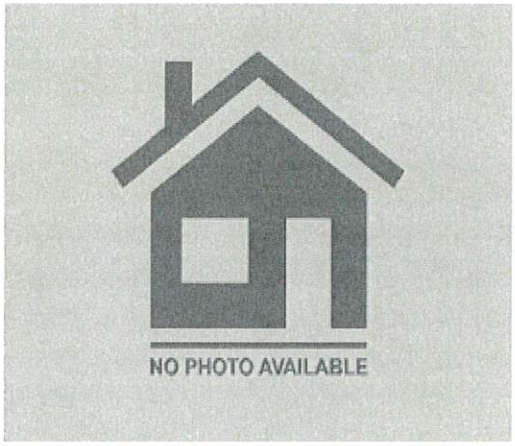

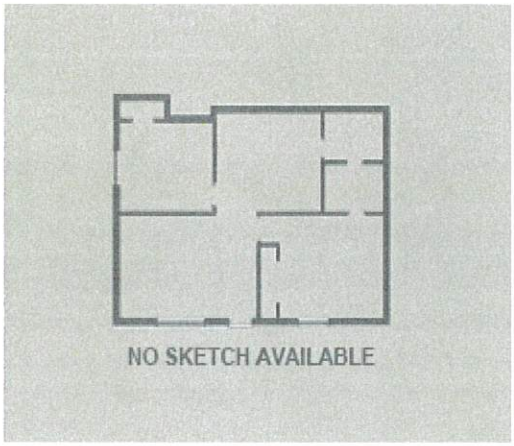

Account Summary

Account Number: 0164742
Parcel ID: H-3-2-3-3315
Account Type: Vacant Land
Owner Name: Kenneth W Heaton Family Ltd Ptshp Iv

Subdivision: N/A
Situs Address: N/A
Hurricane, UT 84737

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
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Property Report for Parcel H-3-2-3-3315

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Property Information

Acres: 8.57
Zoning: RA-1
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Hurricane City
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20150041080

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Electricity: Hurricane City
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Property Report for Parcel H-3-2-3-3315

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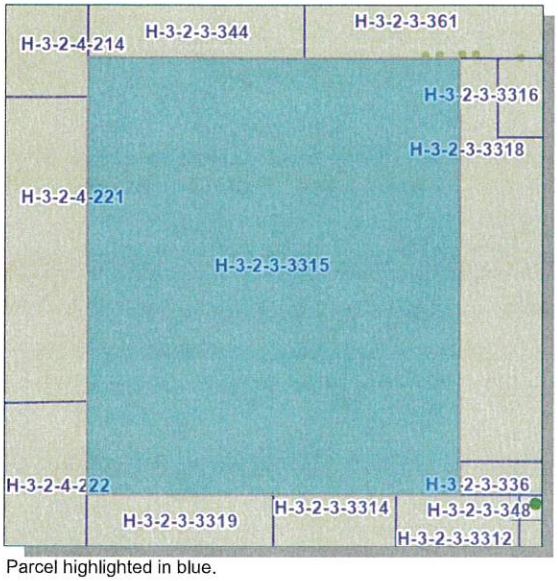

Parcel highlighted in blue.

Overview Map

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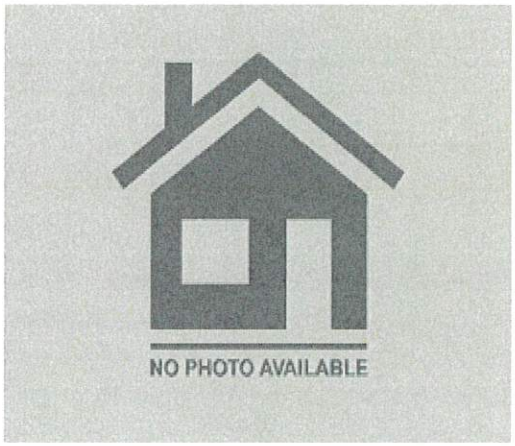
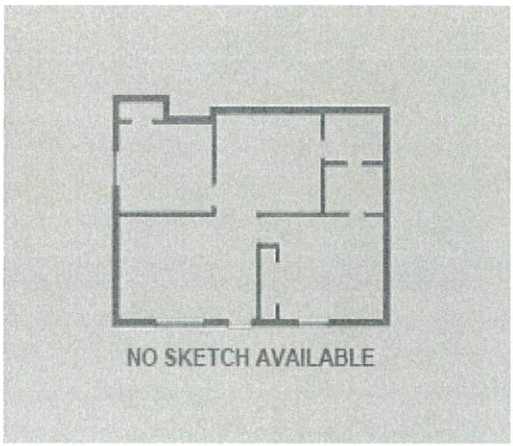
www.washco.utah.gov

West side

Property Report for Parcel H-3-2-4-222

Selected Assessor CAMA data below updated weekly.





Account Summary

Account Number: 0299050
Parcel ID: H-3-2-4-222
Account Type: Vacant Land
Owner Name: Hall Legrand T & Donna L Trs

Subdivision: N/A
Situs Address: N/A
Hurricane, UT 84737

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A

Occupancy Type: N/A
Built-As Description: N/A
Units: N/A
Stories: N/A
Percent Complete: N/A
Exterior: N/A

Roof Type: N/A
Roof Cover: N/A
HVAC Desc: N/A
Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

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

Report Generated 3/22/2022 by Washington County GIS

Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel H-3-2-4-222

Selected Assessor CAMA data below updated weekly.

Property Information

Acres: 14.73
Zoning: R1-10
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Hurricane City
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20110000235

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verificaton letter. For more information, please visit the FEMA Flood Map Service Center website https://msc.fema.gov/portal/home or contact your municipal Engineering department.*
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct: HUR10
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

** Visit Vote.Utah.gov or https://geoprodvm.washco.utah. for more voting information.*

Community/Public Services

Law Enforcement: Hurricane East
Fire Protection: Hurricane Fire
** In an emergency, ALWAYS dial **9-1-1!***

Schools:
Three Falls Elementary
Hurricane Middle
Hurricane Intermediate
Hurricane High

** For more information, including bus routes, visit the Washington Co. School District at https://www.washk12.org/ or Iron Co. School District at https://irondistrict.org/*

Utilities

Culinary Water: Hurricane City
Sewer: Hurricane City
Electricity: Hurricane City
Natural Gas: Dominion Energy (Questar Gas)
Internet Service Providers (Cable): TDS

** For more information on Internet services available in your area, see Decision Data.org, https://decisiondata.org/internet-providers-by-zip-code-plus-tv/*

Solid Waste Collection Day: Thursday

** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at http://www.wcsw.org/*

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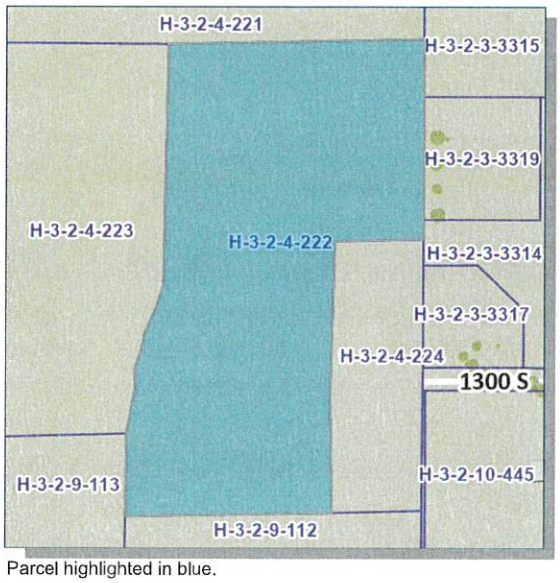
Report Generated 3/22/2022 by Washington County GIS

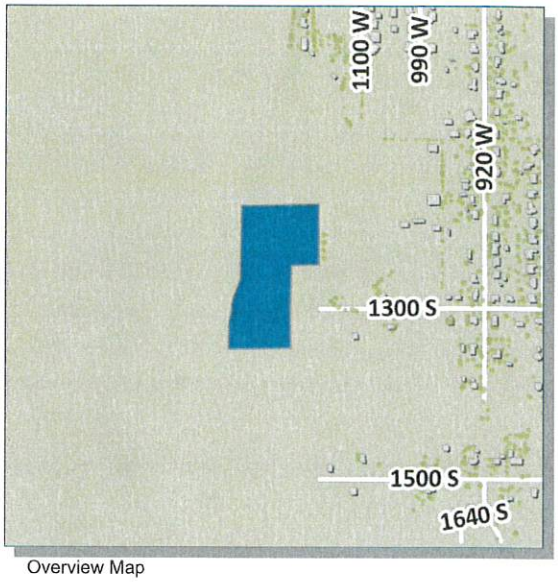
Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel H-3-2-4-222

Selected Assessor CAMA data below updated weekly.



Parcel highlighted in blue.



Overview Map

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

Report Generated 3/22/2022 by Washington County GIS

Washington County, Utah
County Administration Building
197 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

Mailing List

H-3-2-4-44021
H-3-2-4-214
H-3-2-3-344
H-3-2-3-361
H-3-2-3-3316
H-3-2-4-221
H-3-2-3-3315
H-3-2-3-3318
H-3-2-3-336
H-3-2-3-3348
H-3-2-3-3312
H-3-2-3-3319
84737
Postal Community
HURRICANE
H-3-2-4-223
H-3-2-3-3314
H-3-2-4-222
H-3-2-3-3311
H-3-2-3-3317
H-3-2-3-3313
H-3-2-4-224
1300 S
H-3-2-10-446
H-3-2-10-445
H-3-2-9-113
H-3-2-9-112
H-3-2-10-4471

Legend

- Site Address Points
- ZIP Codes
- Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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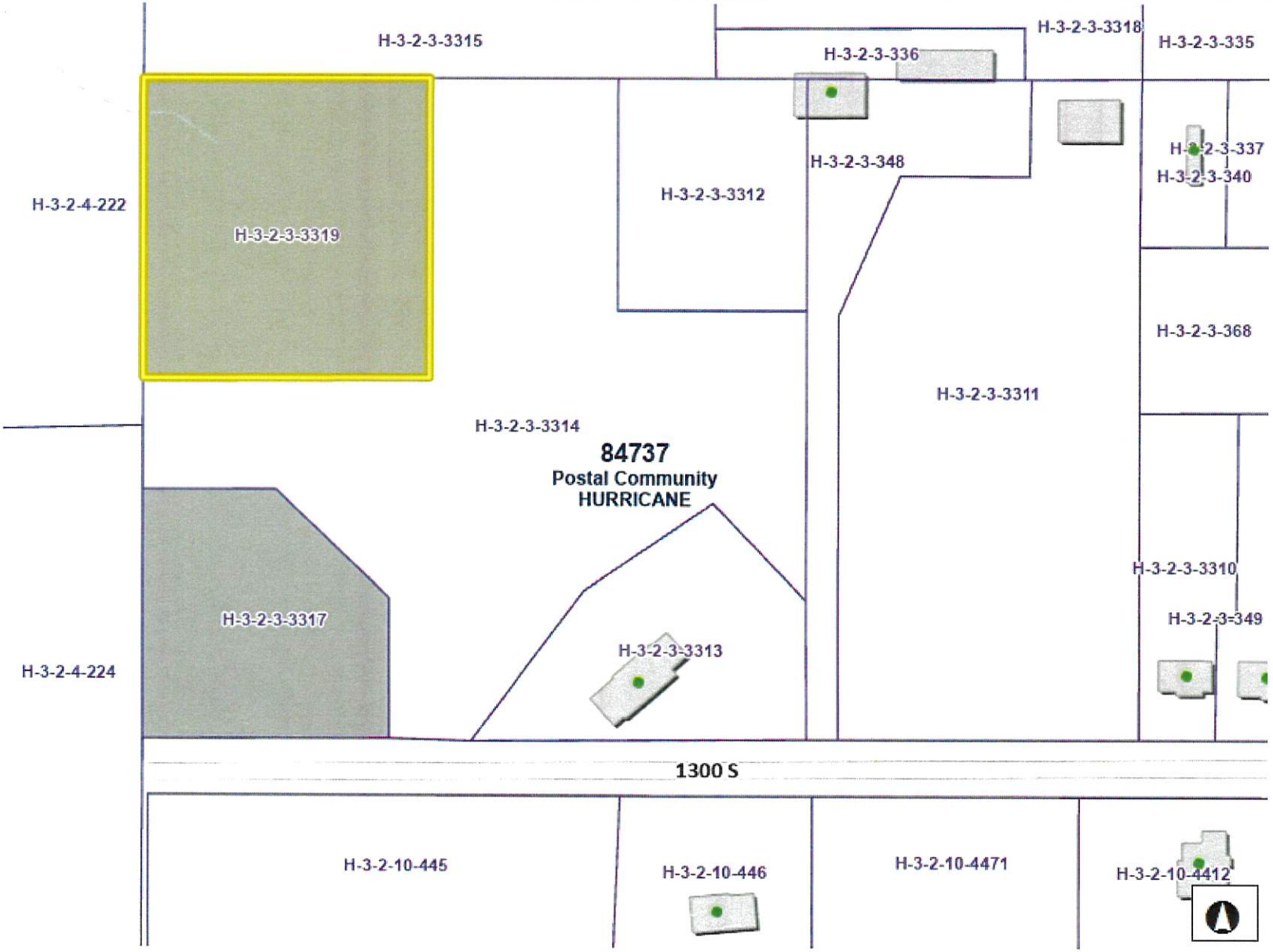
Zone Change



Legend

- Site Address Points
- ZIP Codes
- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

AGRICULTURAL PROTECTION AREA APPLICATION

For Office Use Only:
File No. _____
Receipt No. _____

APPLICATION & SUBMITTAL CHECKLIST

Name: City of Hurricane Telephone: 435-635-5536
Address: 526 W 600 N Hurricane UT Fax No. 435-635-4427
Email: Powerjared@cityofhurricane.com
Agent (If applicable): Jared Ross Agent's Phone: 435-669-5262
Agent email: powerjared@cityofhurricane.com
Address of Subject Property: Approx. 1250 S 1150 W
Tax ID of Subject Property: _____ Zone District: _____
Proposed Conditional Use: (Describe, use extra sheet if necessary) _____

To be included in an agriculture protection area established within Hurricane City land must consist of at least five (5) contiguous acres.

The application shall include:
1. The land in agriculture production that the proposal sponsors wish to become part of an agriculture protection area.

2. Any limits on the types of agriculture production to be allowed within the agriculture protection area: _____

3. For each parcel of land: (a) The owners of the land contained within the parcel; (b) The tax parcel number or account number of each parcel; and (c) The number or account number of acres as listed on the parcel tax records.

Owners Name(s)	Tax Parcel #	# of acres

In order for this to be a complete application, it shall include:

(a) A plat from the county recorder's office showing each parcel of land with each outlined in color to identify proposed area.

(b) Application fee, if any, as outlined on the city fee schedule, available from the city recorder/clerk.

In order to apply for agricultural protection, the area being proposed must be evaluated based upon.

State Code 17-41-305, Criteria to be applied in evaluating proposals for the creation of agriculture protection areas.

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area the advisory committee, planning commission, and county commission shall apply the following criteria:

1. Whether or not the land is currently being used for agriculture production.
2. Whether or not the land is zoned for agriculture use.
3. Whether or not the land is viable for agriculture production.
4. The extent and nature of existing or proposed farm improvements; and
5. Anticipated trends in agriculture and technological conditions.

*NOTE: the term agricultural production is defined by state law as follows:

State Code 17-41-101 Definitions

"Agriculture production" means production for commercial purposes of crops, livestock, and livestock products, the processing or retail marketing of any crops, livestock, and livestock products when more than 50% of the processed or merchandised products are produced by the farm operator.

List the type(s) of agricultural production that is currently occurring on the parcel(s) being included:

_____

_____

_____

Is the parcel(s) irrigated? _____

Describe the types and number of structures that are located on the parcel(s):

_____

_____

List the extend and nature of existing or proposed farm improvements:

_____

_____

What do you anticipate being the trends in agriculture and technical conditions for the *agriculture production* on the parcel(s)?

_____

_____

_____ _____

Signature of Applicant(s) Date

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
: ss
COUNTY OF)

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PLANNING & ZONING
HURRICANE CITY
UTAH

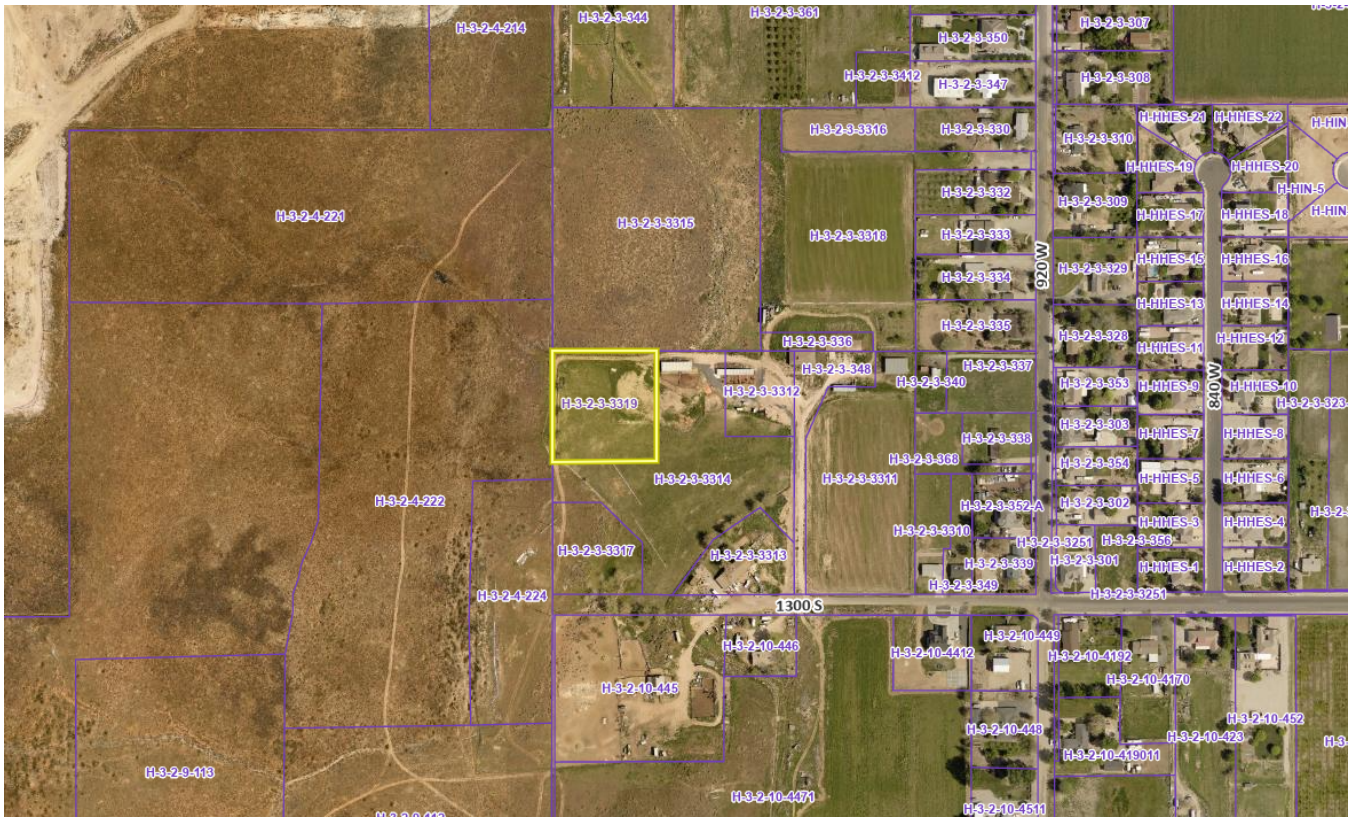
STAFF COMMENTS

Agenda Date:	**04/21/2022**
Application Number:	2022-ZC-11
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	City of Hurricane
Agent:	Jared Ross
Request:	A Zone Change from RA-1 to Public Facility
Location:	Approximately 1250 S 1150 W
Zoning:	RA-1
General Plan Map:	Single Family

Planning Commission Recommendation
The Planning Commission gave a positive recommendation on the zone change.

Discussion:
The City is building a new power substation at the current western end of 1300 S near its future intersection with 1100 W. This power substation will eventually serve the Bench Lake area. Hurricane City Power had originally purchased a nearby parcel but has traded parcels with a neighboring property owner that will be more advantageous for the future power infrastructure. Hurricane City Power plans to have this substation complete by May 2023. This parcel currently has an Agriculture Protection Overlay which is being removed.

	Zoning	Adjacent Land Use
North	RA-1	Undeveloped
East	RA-1 APO	Agricultural, single family homes
South	RA-1	Agricultural, single family homes
West	R1-10	Undeveloped



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

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

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

Additionally, the capital facilities plan for Power anticipates the construction of this substation.

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

Response: The area is currently undeveloped with scattered agricultural and large single family homes throughout. This is a relatively small substation and will have limited visibility from nearby existing city streets and limited maintenance traffic will be coming in and out.

3. Will the proposed amendment affect the adjacent property?

Response: Most of the adjacent property is undeveloped or owned by the property owner the city

bought the parcel from. The existence of this substation will have to be accounted for when these properties develop.

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

Response: Yes. JUC had no major concerns.

JUC Comments
Construction drawings for this project have already been submitted
Public Works: How will access be provided to the property?
Power: No comments
Water: No issues. 1300 S has a 12" water line that will need to be extended past 920 W. This has been added to the red lines. May have fire flow issues.
Streets: No issues as long as access gets figured out
Sewer: No service out that far. They will need to put in a stub for future use.
Engineering: Road on west side needs to be addressed
Fire: Need to provide sufficient fire flow

Other Considerations

1. Section 10-21-7 of the Hurricane City Code states

   1. Any owner may remove land from an agriculture protection area by filing a petition for removal of the land from the agriculture protection area with the City Council;

   2. The City Council shall:

   a. Grant the petition for removal of land from an agriculture protection area even if removal of the land would result in an agriculture protection area of less than the number of acres established by this chapter as the minimum; and

   b. In order to give constructive notice of the removal to all persons who have, may acquire or may seek to acquire an interest in land in or adjacent to the agriculture protection area and the land removed from the agriculture protection area, file a legal description of the revised agriculture protection area with the county recorder of deeds and the Planning Commission.

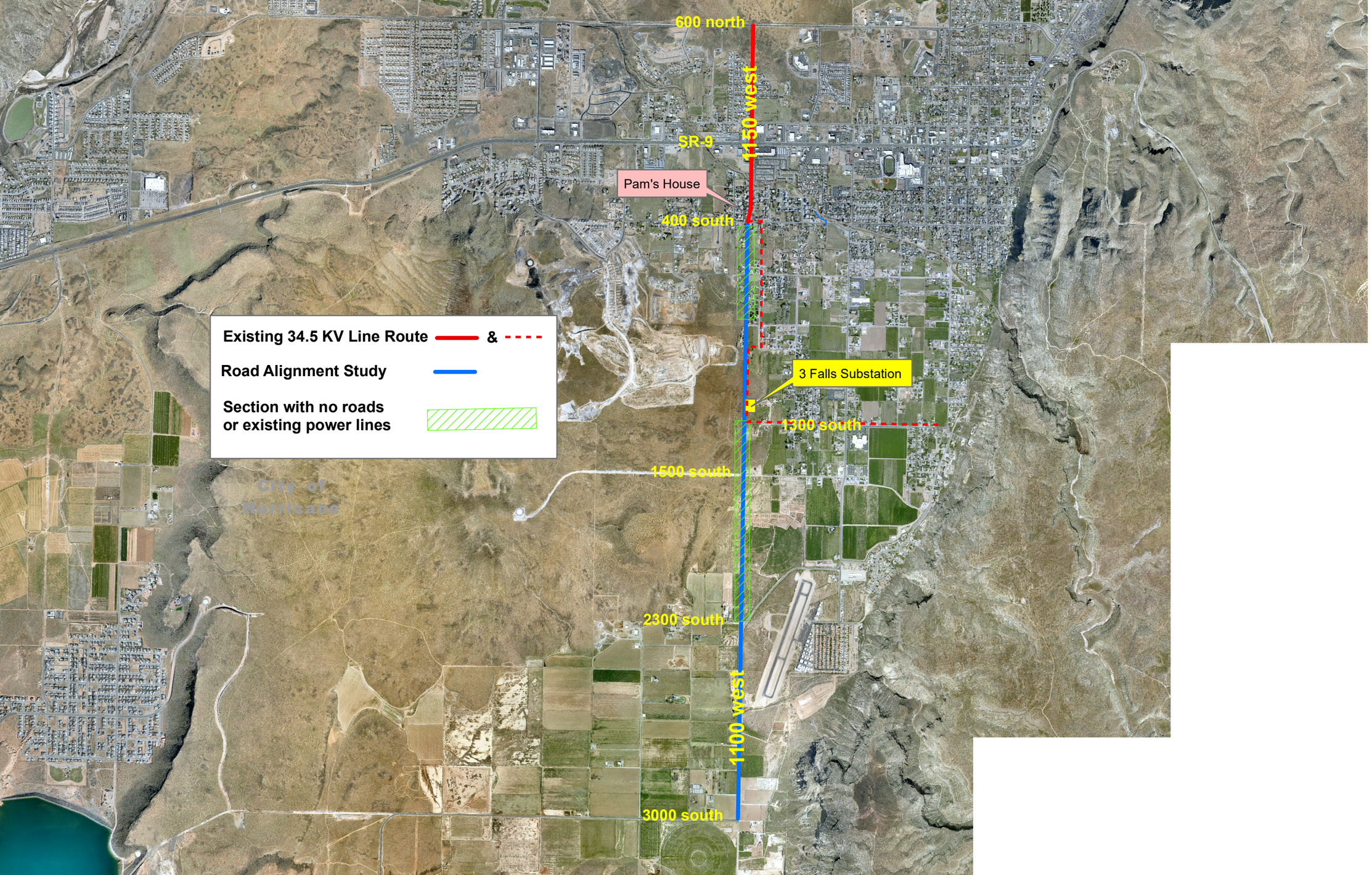
   c. The remaining land in the agriculture protection area is still an agriculture protection area.

2. The City traded property with the property owner for the Agriculture Protection Overlay. The property owner has not petitioned the city to add the previously city-owned parcel to their Agriculture Protection Overlay.
3. There is a 60' master planned roadway on the western edge of the property (Future 1100 W). This roadway needs to be dedicated. Construction plans show this area.

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan pertaining to public facilities.
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will affect adjacent property but not as much as typical commercial and residential uses.
4. Public facilities are adequate.

Recommendation: Staff recommends the Planning Commission review this application and the zone change amendment standards as well as take into consideration the comments from residents that will be made in the public hearing before making a recommendation to the City Council. Staff recommends approval.


600 north
1150 west
SR-9
Pam's House
400 south
3 Falls Substation
1300 south
1500 south
2300 south
1100 west
3000 south
Existing 34.5 KV Line Route
&
Road Alignment Study
Section with no roads
or existing power lines
City of
Hurricane

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible **approval of the bid award for the 3 Falls Substation site** and site access - Jared Ross

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Ordinance 2022-16: Consideration and possible approval of a **Zone Change Amendment request located at approx.. 27 North 2800 West from R1- 8, residential one unit per 8,000 square feet, to HC, highway commercial**. Parcel number H-3-1-32-440112. Swiss Seven LLC Applicant. Kent Frei Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. Ordinance 2022-16 Frei Commercial
2. 2022-ZC-12 App
3. 2022-ZC-12 Frei Commercial
4. 2022-ZC-12 Map

ORDINANCE NO 2022-16

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-3-1-32-440112 FROM R1-8 TO HIGHWAY COMMERCIAL

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

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

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

WHEREAS, the proposed amendment does have adequate services to the property; and

WHEREAS, the Planning Commission gave a positive recommendation to change to zoning from RA-1 with an Agriculture Protection Zone to Public Facilities; and

WHEREAS, the proposed zone change will help further the goals of the City to encourage commercial development around major transportation corridors and interchanges.

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

1. The proposed zone change for H-3-1-32-440112 from R1-8 to Highway Commercial is approved.

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

Hurricane City

_____
Mayor

Attest:

_____
Cindy Beteag, City Recorder

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-12
Receipt No. 8157017

Name: Swiss Seven, LLC **Telephone:** 435-680-3090
590 E St. George, BLVD
Address: St. George, Ut 84770 **Fax No.** _____

Agent (If Applicable): Kent Frei **Telephone:** 435-680-3090

Email: kentfrei@gmail.com

Address/Location of Subject Property: 27 North 2800 West - Hurricane

Tax ID of Subject Property: H-3-1-32-440112 **Existing Zone District:** R-1-8

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

HC - Highway Commercial

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

Kent Frei
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 28 day of February 2022.

Rita M Jeffery
(Notary Public)

NOTARY PUBLIC
Rita M Jeffery
712930
COMMISSION EXPIRES
July 10, 2024
State of Utah

Residing in: Washington County

My Commission Expires: July 10, 2024

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

AMERICAN
★ LAND CONSULTING ★

3.55 ACRE KENT FRIE ZONE CHANGE LEGAL

Beginning at a point that is on the Easterly Line of Utah State Road 7, UDOT project No S-0007(21)5 and the South Line of 100 North Street, said point also lies South 00°54'16" West 795.92 feet and East 80.28 feet; from the from the West Quarter Corner of Section 32, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 89°05'44" East along the South Line of said 100 North street 248.93 feet to the Westerly line of 2770 West Street, as platted with Canyons RV Resort Phase 1 Amended and Extended as on file with the Washington County Recorder's Office; thence southeasterly along said Westerly line and a 20.00 foot radius curve to the right, (long chord bears South 44°05'44" East 28.28 feet, center point lies South 00°54'16" West) through a central angle of 90°00'00", a distance of 31.42 feet; thence South 00°54'16" West along said Westerly Line 645.04 feet to the North Line of said Utah State Road Project No S-0007(21)5; thence running along said Right of Way Line the Following three (3) Courses: 1) North 61°42'21" West 274.44 feet, 2) North 02°29'16" West 425.71 feet and 3) North 00°52'29" East 113.82 feet; to the point of beginning.

Containing 154,812 square feet or 3.55 acres.

SCHMIEDER ALLEN
H-CRV-1-19
676 N 1200 W
SALT LAKE CITY, UT 84116

TABBY WALL LLC
H-CRV-1-22
PO BOX 376
WASHINGTON, UT 84780-0376

SWISS SEVEN LLC
H-3-1-32-440112
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

UTAH DEPT OF TRANSPORTATION
H-3-1-32-3301
4501 S 2700 W
SALT LAKE CITY, UT 84114

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-16
4732 HWY 34
WAYAN, ID 83285

HURRICANE CITY
H-3-1-32-444
147 N 870 W
HURRICANE, UT 84737-1671

TABBY WALL LLC
H-CRV-1-112
PO BOX 376
WASHINGTON, UT 84780-0376

,

BEAVERTAIL INC
H-CRV-1-15
4732 STATE HWY 34
WAYAN, ID 83285

SWISS SEVEN LLC
H-3-1-32-440112
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

KST VENTURES LLC
H-CRV-1-108
986 N DIXIE DOWNS RD
SAINT GEORGE, UT 84770

,

CRAM KARL & JILL
H-CRV-1-101
101 BLACK ROCK RD
HURRICANE, UT 84737

ROCK HARD CONCRETE CONSTRUCTION LLC
H-CRV-1-27
2829 S 3200 W
HURRICANE, UT 84737-7602

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-18
4732 HWY 34
WAYAN, ID 83285

ZGP LLC
H-CRV-1-31
432 ROLLING SAGE WAY
SARATOGA SPRINGS, UT 84045

528 GROUP LLC
H-CRV-1-109
986 N DIXIE DOWNS RD
SAINT GEORGE, UT 84770

,

SWISS SEVEN LLC
H-3-1-32-33001
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

H-CRV-1-COMMON-A

,

SWISS SEVEN LLC
H-3-1-32-44031
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

528 GROUP LLC
H-CRV-1-23
986 N DIXIE DOWNS RD
SAINT GEORGE, UT 84770

TABBY WALL LLC
H-CRV-1-21
PO BOX 376
WASHINGTON, UT 84780-0376

SLOAN DANA P, ET AL
H-CRV-1-104
942 N OCOTILLO DR
WASHINGTON, UT 84780

WESTERN COMMERCIAL REAL ESTATE PLLC, E
H-3-1-32-344
1400 CHAPEL ST UNIT 596
SANTA CLARA, UT 84765-7023

H-CRV-1-COMMON-A

,

,

GRAYS LAKE LAND & CATTLE INC
H-CRV-1-17
4732 HWY 34
WAYAN, ID 83285

SWISS SEVEN LLC
H-3-1-32-44031
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

528 GROUP LLC
H-CRV-1-25
986 N DIXIE DOWNS RD
SAINT GEORGE, UT 84770

ZGP LLC
H-CRV-1-28
432 ROLLING SAGE WAY
SARATOGA SPRINGS, UT 84045

528 GROUP LLC
H-CRV-1-110
986 N DIXIE DOWNS RD
SAINT GEORGE, UT 84770

,

ROCK HARD CONCRETE CONSTRUCTION LLC
H-CRV-1-106
2829 S 3200 W
HURRICANE, UT 84737-7602

B BAKER ENTERPRISES LLC
H-CRV-1-103
719 E SONORAN DR
WASHINGTON, UT 84780

,

WESTERN COMMERCIAL REAL ESTATE PLLC, E
H-3-1-32-343
1400 CHAPEL ST UNIT 596
SANTA CLARA, UT 84765-7023

ZGP LLC
H-CRV-1-30
432 ROLLING SAGE WAY
SARATOGA SPRINGS, UT 84045

SWISS SEVEN LLC
H-3-1-32-440112
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

HUGIE MICHAEL
H-CRV-1-32
2829 S 3200 W
HURRICANE, UT 84737

TABBY HEIGHTS CORP
H-CRV-1-20
PO BOX 376
WASHINGTON, UT 84780-0376

,

TABBY WALL LLC
H-CRV-1-111
PO BOX 376
WASHINGTON, UT 84780-0376

SWISS SEVEN LLC
H-3-1-32-44031
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

SCHNIPPEL MARK A TR, ET AL
H-3-1-31-1101
PO BOX 61919
BOULDER CITY, NV 89006-1919

KST VENTURES LLC
H-CRV-1-24
986 N DIXIE DOWNS RD
SAINT GEORGE, UT 84770

,

SWISS SEVEN LLC
H-3-1-32-440112
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

HUGIE HEATHER
H-CRV-1-105
2829 S 3200 W
HURRICANE, UT 84737

,

,

KST VENTURES LLC
H-CRV-1-26
986 N DIXIE DOWNS RD
SAINT GEORGE, UT 84770

SCHNIPPEL MARK A TR, ET AL
H-3-1-31-1105
PO BOX 61919
BOULDER CITY, NV 89006-1919

,

CHEEK JEFFREY ALLYN & WENDY C TRS
H-CRV-1-102
102 BLACKROCK RD
HURRICANE, UT 84737

ZGP LLC
H-CRV-1-29
432 ROLLING SAGE WAY
SARATOGA SPRINGS, UT 84045

,

SWISS SEVEN LLC
H-3-1-32-440112
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

TIMBERHAWK INC
H-CRV-1-113
1180 E ASHDOWN FOREST RD
CEDAR CITY, UT 84721

528 GROUP LLC
H-CRV-1-107
986 N DIXIE DOWNS RD
SAINT GEORGE, UT 84770

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

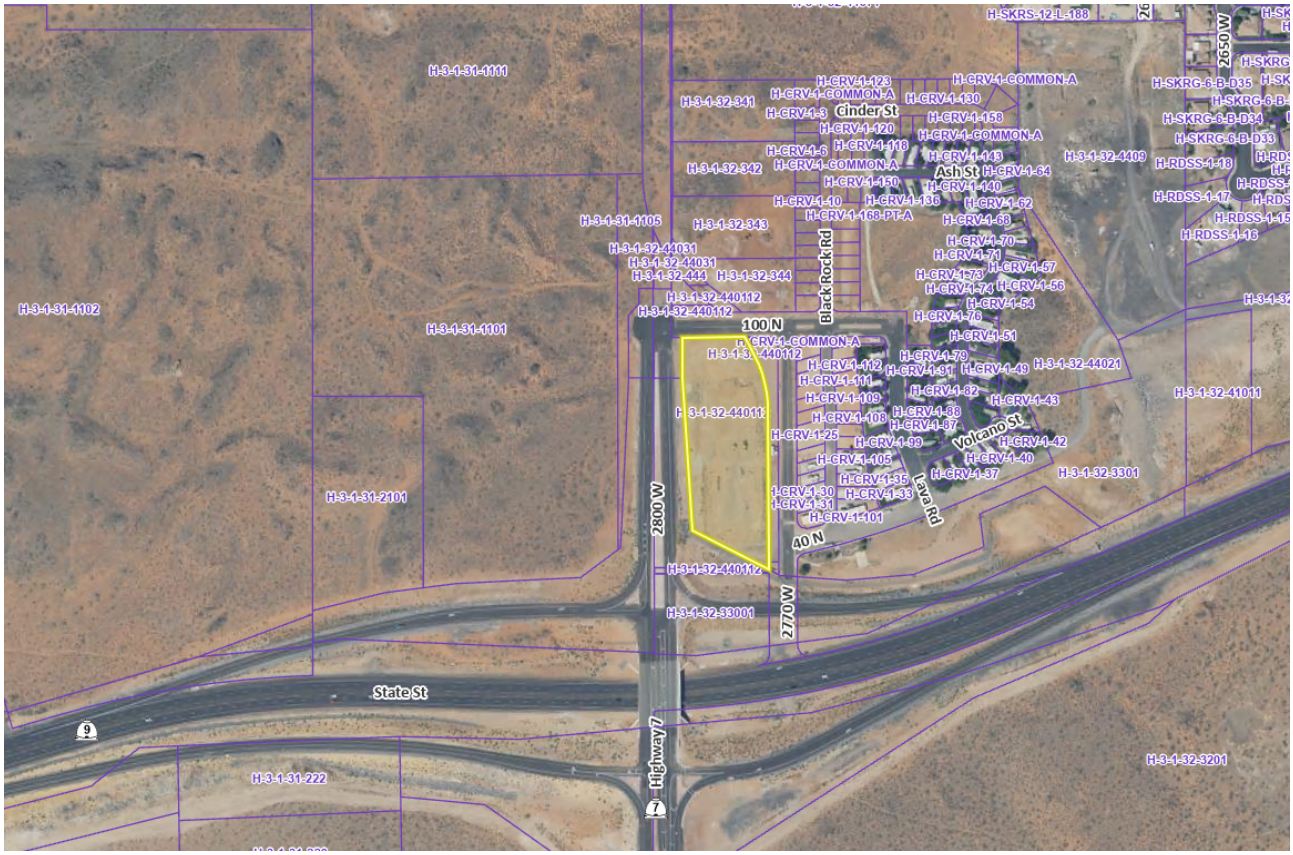
Agenda Date:	**04/21/2022**
Application Number:	2022-ZC-12
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Swiss Seven LLC
Agent:	Kent Frei
Request:	A Zone Change from R1-8 to Highway Commercial
Location:	27 N 2800 W
Zoning:	R1-8
General Plan Map:	General Commercial

Planning Commission Recommendation
The Planning Commission gave a positive recombination on the proposed zone change.

Discussion:
The applicant is wanting to change 3.55 acres from R1-8 to Highway Commercial. This property is located near the SR-7/SR-9 interchange and along the future 2800 W. The applicant has not proposed any potential uses for the property beyond what the new zoning would allow.

	Zoning	Adjacent Land Use
North	R1-8, MH/RV PDO	Undeveloped, Canyons RV PDO
East	MH/RV PDO	Canyons RV PDO
South	R1-8, PF	Undeveloped, SR-9
West	R1-8, PF	Undeveloped, future 2800 W

A link to the zoning map can be found here.



Zone Change Factors:

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

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*
>
> *4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan Map shows this area as General Commercial:

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

The Highway Commercial zone is designed: "*to provide commercial areas with visibility and access from Interstate 15 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." (Hurricane City Code 10-11-2)*

This property's location on the intersection of two of the largest roadways in the city off a brand new interchange make it a prime location for commercial to support the many people who drive on SR-9 through town every day.

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

Response: The only development in the vicinity is the Canyons RV development. There is a lot of residential approved up and down 2800 W.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, but growth is anticipated for the area. Canyons RV and surrounding developments may benefit from having commercial development in the area.

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

Response: Services are currently inadequate but will be with the buildout of 2800 W the utilities will be there.

JUC Comments

1. **Power:** No problem with zone change. Will need a future line in 2800 W.
2. **Water:** No problem, water is on 2770 W, need 2800 W to be completed for looping.

Other items to consider

1. Highway Commercial allows for a wide variety of commercial uses, not storage units, that one would typically see along major corridors

Findings:
Staff makes the following findings:

1. The zone change does comply with the General Plan map and goals
2. The proposed amendment is generally in harmony with the overall character of all of the surrounding development.
3. The proposed zone change will have an impact on the area, but development is anticipated for the area and commercial may be beneficial for the area.
4. Services and facilities will be adequate for this project with the buildout of 2800 W.

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

LEGAL DESCRIPTIONS:

BEGINNING AT A POINT THAT IS ON THE EASTERLY LINE OF UTAH STATE ROAD 7, UDOT PROJECT NO S-0007(21)5 AND THE SOUTH LINE OF 100 NORTH STREET, SAID POINT ALSO LIES SOUTH 00°54'16" WEST 795.92 FEET AND EAST 80.28 FEET; FROM THE FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°05'44" EAST ALONG THE SOUTH LINE OF SAID 100 NORTH STREET 248.93 FEET TO THE WESTERLY LINE OF 2770 WEST STREET, AS PLATTED WITH CANYONS RV RESORT PHASE 1 AMENDED AND EXTENDED AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°05'44" EAST 28.28 FEET, CENTER POINT LIES SOUTH 00°54'16" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE SOUTH 00°54'16" WEST ALONG SAID WESTERLY LINE 645.04 FEET TO THE NORTH LINE OF SAID UTAH STATE ROAD PROJECT NO S-0007(21)5; THENCE RUNNING ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 61°42'21" WEST 274.44 FEET, 2) NORTH 02°29'16" WEST 425.71 FEET AND 3) NORTH 00°52'29" EAST 113.82 FEET; TO THE POINT OF BEGINNING.

CONTAINING 154,812 SQUARE FEET OR 3.55 ACRES.

CURRENT ZONE: R-1-8
PROPOSED ZONE: HC
3.55 ACRES TOTAL

0 40' 80'
SCALE: 1" = 40'

VICINITY MAP (N.T.S.)

REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE:	02/19/2022
JOB #	----
DRAWN BY:	ASA
CHECKED BY:	ASA

ZONE CHANGE MAP
FOR
KENT FREI

HURRICANE UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

ZC-1

SHEET: 1 of 1

LEGAL DESCRIPTIONS:

BEGINNING AT A POINT THAT IS ON THE EASTERLY LINE OF UTAH STATE ROAD 7, UDOT PROJECT NO S-0007(21)5 AND THE SOUTH LINE OF 100 NORTH STREET, SAID POINT ALSO LIES SOUTH 00°54'16" WEST 795.92 FEET AND EAST 80.28 FEET; FROM THE FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°05'44" EAST ALONG THE SOUTH LINE OF SAID 100 NORTH STREET 248.93 FEET TO THE WESTERLY LINE OF 2770 WEST STREET, AS PLATTED WITH CANYONS RV RESORT PHASE 1 AMENDED AND EXTENDED AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°05'44" EAST 28.28 FEET, CENTER POINT LIES SOUTH 00°54'16" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE SOUTH 00°54'16" WEST ALONG SAID WESTERLY LINE 645.04 FEET TO THE NORTH LINE OF SAID UTAH STATE ROAD PROJECT NO S-0007(21)5; THENCE RUNNING ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 61°42'21" WEST 274.44 FEET, 2) NORTH 02°29'16" WEST 425.71 FEET AND 3) NORTH 00°52'29" EAST 113.82 FEET; TO THE POINT OF BEGINNING.

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CURRENT ZONE: R-1-8
PROPOSED ZONE: HC
3.55 ACRES TOTAL

0 40' 80'
SCALE: 1" = 40'

VICINITY MAP (N.T.S.)

REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 304
ST. GEORGE, UT 84770

DATE:	02/19/2022
JOB #	----
DRAWN BY:	ASA
CHECKED BY:	ASA

ZONE CHANGE MAP
FOR
KENT FREI

HURRICANE UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

ZC-1

SHEET: 1 of 1

LEGAL DESCRIPTIONS:

BEGINNING AT A POINT THAT IS ON THE EASTERLY LINE OF UTAH STATE ROAD 7, UDOT PROJECT NO S-0007(21)5 AND THE SOUTH LINE OF 100 NORTH STREET, SAID POINT ALSO LIES SOUTH 00°54'16" WEST 795.92 FEET AND EAST 80.28 FEET; FROM THE FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°05'44" EAST ALONG THE SOUTH LINE OF SAID 100 NORTH STREET 248.93 FEET TO THE WESTERLY LINE OF 2770 WEST STREET, AS PLATTED WITH CANYONS RV RESORT PHASE 1 AMENDED AND EXTENDED AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°05'44" EAST 28.28 FEET, CENTER POINT LIES SOUTH 00°54'16" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET; THENCE SOUTH 00°54'16" WEST ALONG SAID WESTERLY LINE 645.04 FEET TO THE NORTH LINE OF SAID UTAH STATE ROAD PROJECT NO S-0007(21)5; THENCE RUNNING ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 61°42'21" WEST 274.44 FEET, 2) NORTH 02°29'16" WEST 425.71 FEET AND 3) NORTH 00°52'29" EAST 113.82 FEET; TO THE POINT OF BEGINNING.

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CURRENT ZONE: R-1-8
PROPOSED ZONE: HC
3.55 ACRES TOTAL

0 40' 80'
SCALE: 1" = 40'

VICINITY MAP (N.T.S.)

REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 204
ST. GEORGE, UT 84770

DATE:	02/19/2022
JOB #	----
DRAWN BY:	ASA
CHECKED BY:	ASA

ZONE CHANGE MAP
FOR
KENT FREI

HURRICANE UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

ZC-1

SHEET: 1 of 1

ORDINANCE NO 2022-17

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-QCIP-3-16 FROM M-1 TO HIGHWAY COMMERCIAL

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

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

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

WHEREAS, the proposed amendment does have adequate services to the property; and

WHEREAS, the Planning Commission gave a positive recommendation to change to zoning from M-1 to Highway Commercial; and

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

1. The proposed zone change for H-QCIP-3-16 from M-1 to Highway Commercial is approved.

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

Hurricane City

_____
Mayor

Attest:

_____
Cindy Beteag, City Recorder

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-13
Receipt No. 7-692206

Name: Dennett Construction **Telephone:** 435-703-3684

Address: 1413 S Sandhill Dr, Washington, UT 84780 **Fax No.** _____

Agent (If Applicable): Civil Science - Brandee Walker **Telephone:** 435-668-4023

Email: dennettconstruction@gmail.com **Agent Email:** bwalker@civilscience.com

Address/Location of Subject Property: Regional Park Road 700 South

Tax ID of Subject Property: A portion of H-QCIP-3-16 **Existing Zone District:** M-1

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

The existing zoning of M-1 is being proposed to HC to allow a small area that was removed from the industrial subdivision to be part of the proposed RV park having the existing zone of HC.

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

(Property Owner)

(Property Owner)

Notary Public
MICHELLE N SMITH
699115
My Commission Expires
February 21, 2022
STATE OF UTAH

Subscribed and sworn to me this 7th day of December 2021

(Notary Public)

Residing in: Hurricane, Utah

My Commission Expires: 2/21/2022

Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in:_____

My Commission Expires:_____

CivilScience
Engineers | Surveyors | Solutions

1453 S. Dixie Drive, Suite 150
St. George, UT 84770
Phone 435-986-0100

Date: 3/23/2022

CS Project No.: 21291.00

Quail Creek Industrial Phase
3 – Lot 16 remainder

To:
Stephen Nelson
Community Developer
Hurricane City

We are transmitting Herewith ___X___ Under Separate Cover _____

No. of Copies	Description or Remarks
2 (1)	Zone Change
	Application & Fees
	Stamped Envelopes
	Warranty Deed

_____ No Exceptions Taken
_____ Make Corrections Noted
_____ Amend & Resubmit
_____ Rejected--Resubmit
_____ As Indicated on Each Submittal

_____ As Requested
_____ For Approval
_____ For Your Records
___x___ Review and Respond
_____ For Your Information

NOTE:

Respectfully,
Civil Science, Inc.

By: B Walker

DOC ID 20210018683

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/16/2021 02:42:04 PM Fee $40.00 By
VANGUARD TITLE INSURANCE AGENCY, LLC -
ST. GEORGE 1

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
BDO Investments, LLC
3740 NEBO AVE
NORTH OGDEN, UTAH 84414

File No.: 59663-KB

WARRANTY DEED

GRANTOR(S): **D&G Property Holdings, LLC, a Utah Limited Liability Company**
hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **BDO Investments, LLC, a Utah Limited Liability Company**
for the sum of Ten Dollars and "paid to a facilitator pursuant to an IRC 1031 Tax Deferred Exchange" the following described tract(s) of land in **Washington County**, State of **UTAH**:

Beginning at a point on the South Line of Lot 16 of Quail Creek Industrial Park Subdivision - Phase 3, Official Records of Washington County, Utah, said point lies South 88°21'39" East 27.84 feet along the South Line of said Lot 16 from the Southwest Corner of said Lot 16 and running thence North 01°38'21" East 245.00 feet; thence South 88°21'39" East 140.00 feet to the East Line of said Lot 16; thence along the boundary of said Lot 16 the following 4 courses: South 01°38'21" West 189.23 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies South 23°10'19" East, a radial distance of 100.00 feet; thence southwesterly along the arc of said curve through a central angle of 35°11'20", a distance of 61.42 feet to a point of reverse curvature to the right having a radius of 30.00 feet and a central angle of 60°00'00"; thence Southwesterly along the arc of said curve a distance of 31.42 feet; thence North 88°21'39" West 69.38 feet to the point of beginning.

Tax Parcel No.: H-QCIP-3-16

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 11 day of March, 2021.

D&G Property Holdings, LLC, a Utah Limited Liability Company

BY: _____
Douglas T. Dennett, Manager

Unofficial Copy

State of Utah }
:ss.
County of Washington }

On this 11th day of March, 2021, personally appeared before me Douglas T. Dennett, Manager of D&G Property Holdings, LLC, a Utah Limited Liability Company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Notary Public

KILEY VAN GILDER
Notary Public
State Of Utah
My Commission Expires 07-21-2022
COMMISSION NO. 700871

Unofficial Copy

DOC ID 20210018683

Gary Christensen Washington County Recorder
03/16/2021 02:42:04 PM Fee $40.00 By
VANGUARD TITLE INSURANCE AGENCY, LLC -
ST. GEORGE 1

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
BDO Investments, LLC
3740 NEBO AVE
NORTH OGDEN, UTAH 84414

File No.: 59663-KB

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Tax Parcel No.: H-QCIP-3-16

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 11 day of March, 2021.

D&G Property Holdings, LLC, a Utah Limited Liability Company

BY: _____
Douglas T. Dennett, Manager

Unofficial Copy

State of Utah }
:ss.
County of Washington }

On this 11th day of March, 2021, personally appeared before me Douglas T. Dennett, Manager of D&G Property Holdings, LLC, a Utah Limited Liability Company, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Notary Public

KILEY VAN GILDER
Notary Public
State Of Utah
My Commission Expires 07-21-2022
COMMISSION NO. 700871

Unofficial Copy

Zone Change

Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

RADIUS 250'
CIVIL SCIENCE
3/22/2022

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

DIXIE MOUNTAIN PROPERTIES LLC
H-QCIP-3-17A
PO BOX 39
HURRICANE, UT 84737

D & G PROPERTY HOLDINGS LLC
H-4-2-3-32012
1413 S SANDHILL DR
WASHINGTON, UT 84780

CARAVAJAL FAMILY LLC
H-QCIP-4-1
3062 E 3230 S
SAINT GEORGE, UT 84790

BULLOCH CHANCE
H-QCIP-3-15
124 S MAIN ST # 4154
CEDAR CITY, UT 84720

SLADEN D MARKHAM LLC CO
H-QCIP-3-18A
848 CANTERA DR
WASHINGTON, UT 84780

WASHINGTON COUNTY
H-4-2-3-321
197 E TABERNACLE ST
SAINT GEORGE, UT 84770-3443

WASHINGTON CO/ST GEORGE INTERLOCAL
H-4-2-3-1202
197 E TABERNACLE ST
SAINT GEORGE, UT 84770-3443

HURRICANE CITY CORP
H-QCIP-3-16A
147 N 870 W
HURRICANE, UT 84737-1671

LCZ ZQ HOLDINGS LLC
H-QCIP-3-14
PO BOX 178
HURRICANE, UT 84737-0178

D&G PROPERTY HOLDINGS LLC
H-QCIP-3-16
1413 SANDHILL DR
WASHINGTON, UT 84780

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/21/2022**
Application Number:	2022-ZC-13
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Dennett Construction
Agent:	Civil Science - Brandee Walker
Request:	A Zone Change from M-1 to Highway Commercial
Location:	Regional Park Road 700 S
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Planning Commission Recommendation
The Planning Commission gave a positive recommendation for the zone change. The Planning Commission approved the preliminary site plan subject to the comments within this report and approval of the zone change by the City Council.

Discussion:
The applicant is seeking a zone change for the Fairgrounds RV Park. The zone change is only for a small, 0.83-acre portion that was zoned M-1, of an adjacent parcel to be added to the RV park. RV parks are not a permitted use in M-1 zoning. This property is adjacent to the Washington County Fairgrounds and the Quail Creek Industrial Park The applicant has also submitted a preliminary site plan for the entire project which was reviewed and approved by the Planning Commission subject to the approval of the zone change and that the applicant addresses the comments within this report.

The City Council is the approval authority for the zone change, while the Planning Commission is the approval authority for the preliminary site plan. Items from the site plan are included in this report for the Council's information and reference while considering the zone change.

This chart is for the section under consideration for a zone change

	Zoning	Adjacent Land Use
North	Public Facility	Washington County Legacy Park
East	M-1	Quail Creek Industrial Park
South	M-1	Quail Creek Industrial Park
West	Highway Commercial	Undeveloped

Map is approximate

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

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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

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

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

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

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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

Response: The General Plan Map shows this area as Light Industrial/Business. The General Plan defines this as:
Uses include general business operations, employment centers, and small-scale warehousing or assembly facilities with automobile and truck access. BMP and M-1 zone designations are most appropriate for this use.

This zone change would not comply with the literal language of the General Plan, however the difference between light industrial and a more commercial use like this one is minimal. The General Plan also recommends that the city "*[capitalize] on the local tourism industry to bring in new strings of revenue"* putting an RV park near a major tourist attraction like the fairgrounds and equestrian park makes a certain amount of sense

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

Response: Yes. The surrounding properties contain commercial and industrial uses, and the location of the Fairgrounds and Equestrian Park nearby would blend in with the RV park.

3. Will the proposed amendment affect the adjacent property?

Response: There would be an effect. RV parks do tend to bring in traffic; however, this zone change only pertains to a small section of the proposed RV park. Also, this is not near any residential areas.

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

Response: Services are adequate in the area. JUC only had concerns with some of the layout not the plan itself.

Preliminary Site Plan
The applicant has also submitted a preliminary site plan for the entire Fairgrounds RV Park development with 117 stalls over 9.59 acres.

JUC Comments
Power: No major concerns. They will likely need multiple master meters and temporary power pedestals at each one.

Water: No major concerns. Fire hydrants and water lines will need to be privately owned. Same as power with a few main meters to service the project. Need a water loop and likely a redraw of the lines
Fire: Check if the rezoned area needs fire turnarounds. Red curb the entire area for 26' streets
Sewer: Private sewer agreement. Sewer line in southeast corner needs to have a 25' easement or be moved to a roadway
Gas: High pressure line on the property
Water Conservancy: RV pads planned on top of line. Needs further review.

Staff Comments

1. RV parks are a permitted use in Highway Commercial zoning. It is recommended that RV parks be located *Adjacent to or close to a major collector or arterial road as shown in the city's transportation master plan; (2) Near adequate shopping facilities 10-43-6-A(2b).*
2. Staff would prefer the emergency secondary access line up with 5620 W this may also help with utility connections.
3. All internal streets will be private and parking will not be allowed on-street
4. Landscaping: A 10' landscape buffer is required along all streets. This space is shown, a more detailed landscape plan will be required with the final site plan
5. An RV Park requires "*A minimum of one toilet, one sink, and one hot shower, each designed for complete privacy, for each forty (40) spaces, or fraction thereof."* The development would require at least 3 of each. This will need to be verified with the final site plan
6. Minimum size for an RV pad is 1000 sq ft. Size of the pads is not shown on plan but it appears to meet this code.

Findings:
Staff makes the following findings:

1. The application does not meet the standards of the General Plan Map however since most of the zoning is already in place and this helps with other goals of the General Plan staff finds it acceptable. This area was zoned as HC to allow the RV park to be built next to the fairgrounds.
2. Most of the surrounding property is zoned for industrial use, plus the fairgrounds and equestrian park that this development will serve
3. The proposed amendment will likely have no noticeable impact on the area.
4. Services are adequate to serve the area and proposed project.

Recommendation: Staff recommends the City Council review this application and the zone change based on standards and considers residents' comments. Staff would recommend approval of the proposed zone change.

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-12
Receipt No. 7.692207

Name: Dennett Construction **Telephone:** 435-702-3684

Address: 1413 S Sandhill Dr, Washington, UT 84780 **Fax No.** _____

Agent (If applicable): Civil Science - Brandee Walker **Agent's Phone:** 435-668-4023

Email: dennettconstruction@gmail.com **Agent Email:** bwalker@civilscience.com

Address/Location of Subject Property: Regional Park Road 700 South

Tax ID of Subject Property: H-4-2-3-32012 **Zone District:** HC

Proposed Use: (Describe, use extra sheet if necessary) A RV park is being proposed on approximately 9.53 acres containing 117 stalls with office and amenity areas.

This application shall be accompanied by the following:

✓ 1. A vicinity map showing the general location of the project.

✓ 2. Three (3) copies of a site plan showing:

- ✓ Topography showing 2' contours, identification of 30% or greater slopes:
- ✓ The layout of proposed uses;
- ✓ Location of open space when applicable;
- ✓ Proposed access to the property and traffic circulation patterns;
- ✓ Adjoining properties and uses:
- NA Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;

✓ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;

✓ 4. Tables showing the number of acres in the proposed development and a land use summary; and

NA 5. A phased development plan if applicable.

✓ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

****

(Office Use Only)

Date Received: _____ Received by: _____

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7th day of December 2021.

(Notary Public)

Residing in: Hurricane, Utah

My Commission Expires: 2/21/2022

Notary Public
MICHELLE N SMITH
699115
My Commission Expires
February 21, 2022
STATE OF UTAH

Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in: _____

My Commission Expires: _____

CivilScience
Engineers | Surveyors | Solutions

1453 S. Dixie Drive, Suite 150
St. George, UT 84770
Phone 435-986-0100

Date: 3/23/2022

CS Project No.: 21291.00

Fairgrounds RV Park

To:
Stephen Nelson
Community Developer
Hurricane City

We are transmitting Herewith ___X___ Under Separate Cover _____

No. of Copies	Description or Remarks
3 (1)	Preliminary Site Plan
	Application & Fees
	Warranty Deed

_____ No Exceptions Taken
_____ Make Corrections Noted
_____ Amend & Resubmit
_____ Rejected--Resubmit
_____ As Indicated on Each Submittal

_____ As Requested
_____ For Approval
_____ For Your Records
__x__ Review and Respond
_____ For Your Information

NOTE:

Respectfully,
Civil Science, Inc.

By: B Walker

DOC ID 20200022850

Warranty Deed Page 1 of 1
Russell Shirts Washington County Recorder
05/08/2020 01:10:50 PM Fee $40.00 By:
VANGUARD TITLE INSURANCE AGENCY, LLC -
ST. GEORGE 1

File No. 46800-KV
WHEN RECORDED MAIL TO:
D & G Property Holdings
1413 Sandhill Dr.
Washington UT 84780

WARRANTY DEED

Marx Family Limited Partnership, A Nevada Limited Partnership and Triad Nevada Builders, LLC, a Nevada Limited Liability Company,

Grantor,

of St. George, County of Washington, State of UTAH hereby CONVEY and WARRANT to

D & G Property Holdings, LLC, a Utah Limited Liability Company

Grantee,

of St. George, County of Washington, for the sum of TEN DOLLARS and Other Good and Valuable Consideration, the following tract of land in **Washington** County, State of UTAH, to-wit

Sectional Lot 16 (the Southwest Quarter of the Southwest Quarter) of Section 3, Township 42 South, Range 14 West, Salt Lake Base and Meridian.

Tax Parcel No.: H-4-2-3-3201 and H-4-2-3-3202

Subject to property taxes for the year 2020 and subsequent years; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.
WITNESS the hand of said grantor, this 8th day of May, 2020.

Marx Family Limited Partnership, A Nevada Limited Partnership By:
Gordon Marx and Tamara Lynn Marx Trust, General Partner

By: _____
Gordon Marx, Trustee

Triad Nevada Builders, LLC, a Nevada Limited Liability Company

By: _____
Gordon Marx, Manager

STATE OF NEVADA)
:ss
COUNTY OF CLARK)

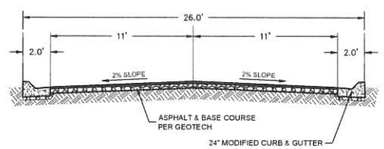
On the 8th day of May, 2020, personally appeared before me Gordon Marx, who being by me duly sworn did say that he is the Trustee of Gordon Marx and Tamara Lynn Marx Trust, General Partner of Marx Family Limited Partnership, A Nevada Limited Partnership and Gordon Marx, as Manager of Triad Nevada Builders, LLC, a Nevada Limited Liability Company personally known to me (or proved to me in the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted executed the same.

PATRICIA JAMISON
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 99-54746-1
My Appt. Expires Jan. 14, 2024

_____
Notary Public

Unofficial Copy

26' PRIVATE DRIVEWAY



SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED 8" WATER MAIN
- PROPOSED 4" WATER SERVICE LINE
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- EXISTING STORM DRAIN
- FIRE HYDRANT
- DRAINAGE FLOW DIRECTION

OWNER / APPLICANT
DENNETT CONSTRUCTION
1413 S SANDHILL DR
WASHINGTON, UT 84780

DENNETTCONSTRUCTION@GMAIL.COM

UNITS = 117 TOTAL STALLS
AREA = 9.59± ACRES
ZONING = HC

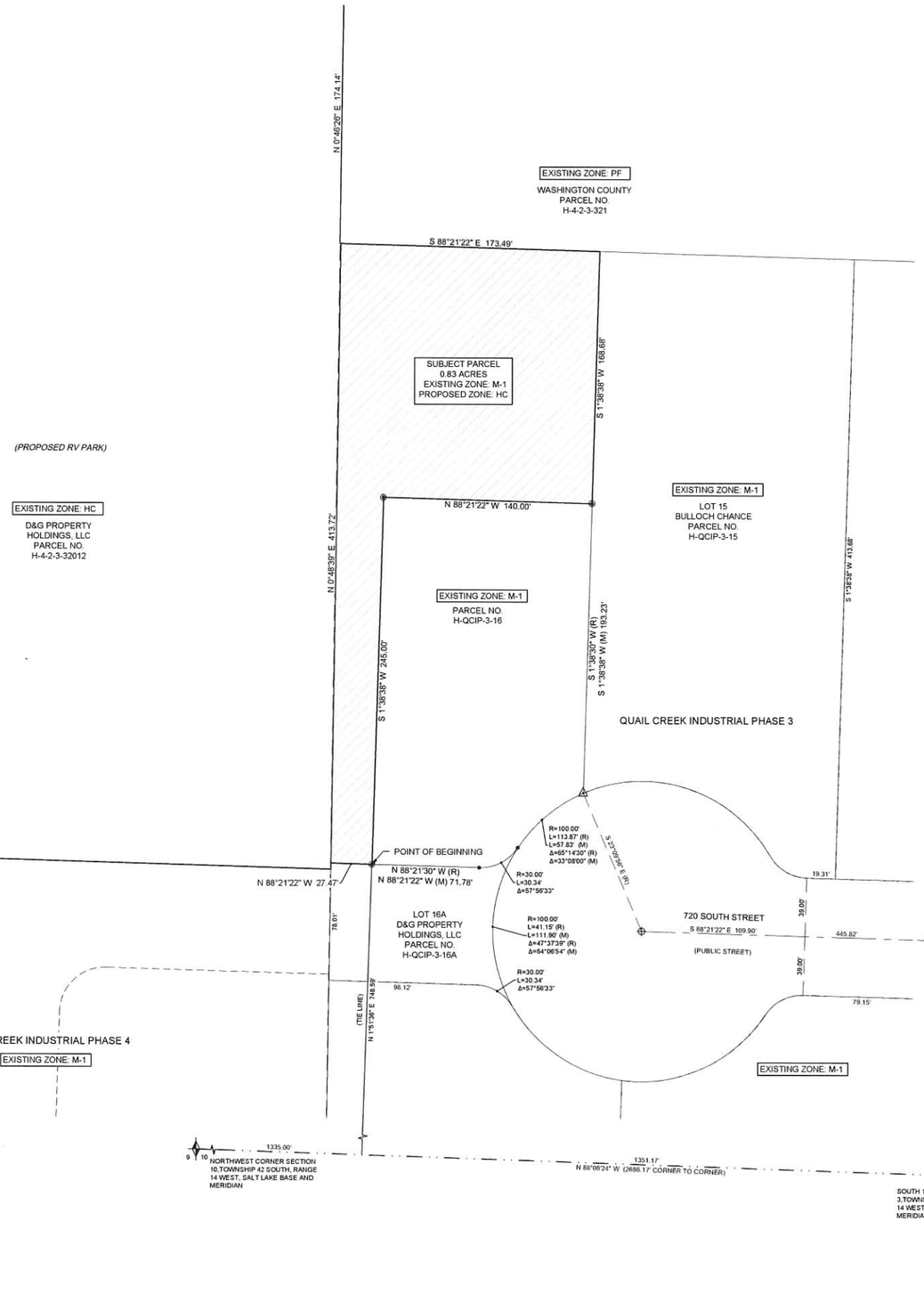
FAIRGROUNDS RV PARK
PRELIMINARY SITE PLAN

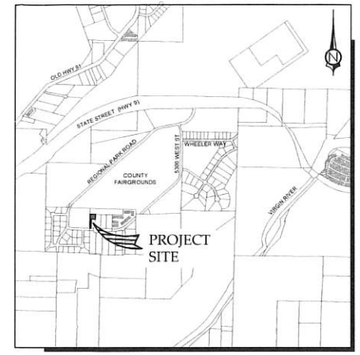
CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

FAIRGROUNDS RV PARK
LOCATED IN
SW 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF21291.00
DRAWN BY: BLW
DATE: 03/22/2022
CHECKED BY:
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET 1 OF 1





VICINITY MAP
(N.T.S.)

LEGAL DESCRIPTION

BEGINNING AT A POINT BEING N 88°08'24" W 1351.17 FEET ALONG THE SOUTH LINE OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND N 1°51'36" E 748.59 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 3, AND RUNNING THENCE N 88°21'22" W 27.47 FEET; THENCE N 0°48'39" E 413.72 FEET; THENCE S 88°21'22" E 173.49 FEET, TO THE NORTHWEST CORNER OF LOT 15 OF QUAIL CREEK INDUSTRIAL PARK, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE S 1°38'38" W 168.68 FEET ALONG THE WEST LINE OF SAID LOT 15; THENCE N 88°21'22" W 140.00 FEET; THENCE S 1°38'38" W 245.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 36,224 SQ FT OR 0.83 ACRE MORE OR LESS

NARRATIVE

THE EXISTING ZONING OF M-1 IS BEING PROPOSED TO HC TO ALLOW A SMALL AREA THAT WAS REMOVED FROM THE INDUSTRIAL SUBDIVISION TO BE PART OF THE PROPOSED RV PARK HAVING THE EXISTING ZONE OF HC.

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

HC ZONE CHANGE REQUEST

LOCATED IN

SW 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH,
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

OWNER / APPLICANT
DENNETT CONSTRUCTION
1413 S SANDHILL DR
WASHINGTON, UT 84780

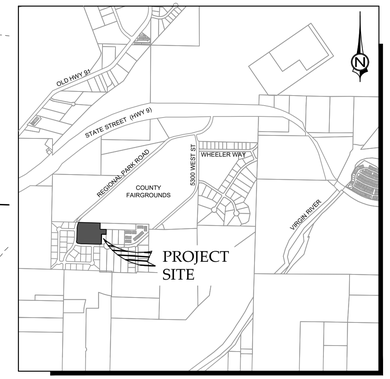
DENNETTCONSTRUCTION@GMAIL.COM

PROJ.# FF21281.00
DRAWN BY: AWS
DATE: 03/22/2022
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
1
OF
1

ZONE CHANGE EXHIBIT

HC ZONE CHANGE REQUEST
QUAIL CREEK INDUSTRIAL PHASE 3 - LOT 16 REMAINDER



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

CivilScience

FAIRGROUNDS RV PARK

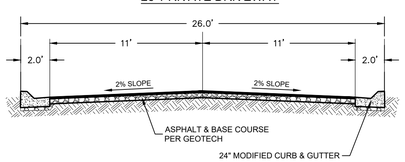
LOCATED IN

SW 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 15 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	FF21291.00
DRAWN BY:	BLW
DATE:	03/22/2022
CHECKED BY:	
SCALE OF SHEET HOR SCALE:	1" = 40'
SHEET	1 OF 1

SCALE: 1" = 40'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

26' PRIVATE DRIVEWAY



LEGEND

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- PROPOSED SEWER
- EXISTING SEWER
- EXISTING STORM DRAIN
- FIRE HYDRANT
- DRAINAGE FLOW DIRECTION

OWNER / APPLICANT
DENNETT CONSTRUCTION
1413 S SANDHILL DR
WASHINGTON, UT 84780

DENNETTCONSTRUCTION@GMAIL.COM

UNITS = 117 TOTAL STALLS
AREA = 9.59± ACRES
ZONING = HC

FAIRGROUNDS RV PARK

PRELIMINARY SITE PLAN

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-14
Receipt No. 8.157033

Name: Jeremy and Laurie Scholzen **Telephone:** 435-619-5501

Address: 870 S. 400 W. / Hurricane, UT 84737 **Fax No.** 435-627-2592

Agent (If Applicable): N/A **Telephone:** N/A

Email: lauriekay_5@hotmail.com **Agent Email:** —

Address/Location of Subject Property: 208 South Main Street

Tax ID of Subject Property: H-55 **Existing Zone District:** _____

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
Purchased the property and would like to be used as a vacation rental or as a commercial retail space or restraunt space - GC

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the 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, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 22ND day of MARCH 2022.

(Notary Public)

NOTARY PUBLIC
Jed H Hafen
702174
Commission Expires
September 10, 2022
STATE OF UTAH

Residing in: ST GEORGE

My Commission Expires: 9-10-22

Agent Authorization

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

(Property Owner)

(Property Owner)

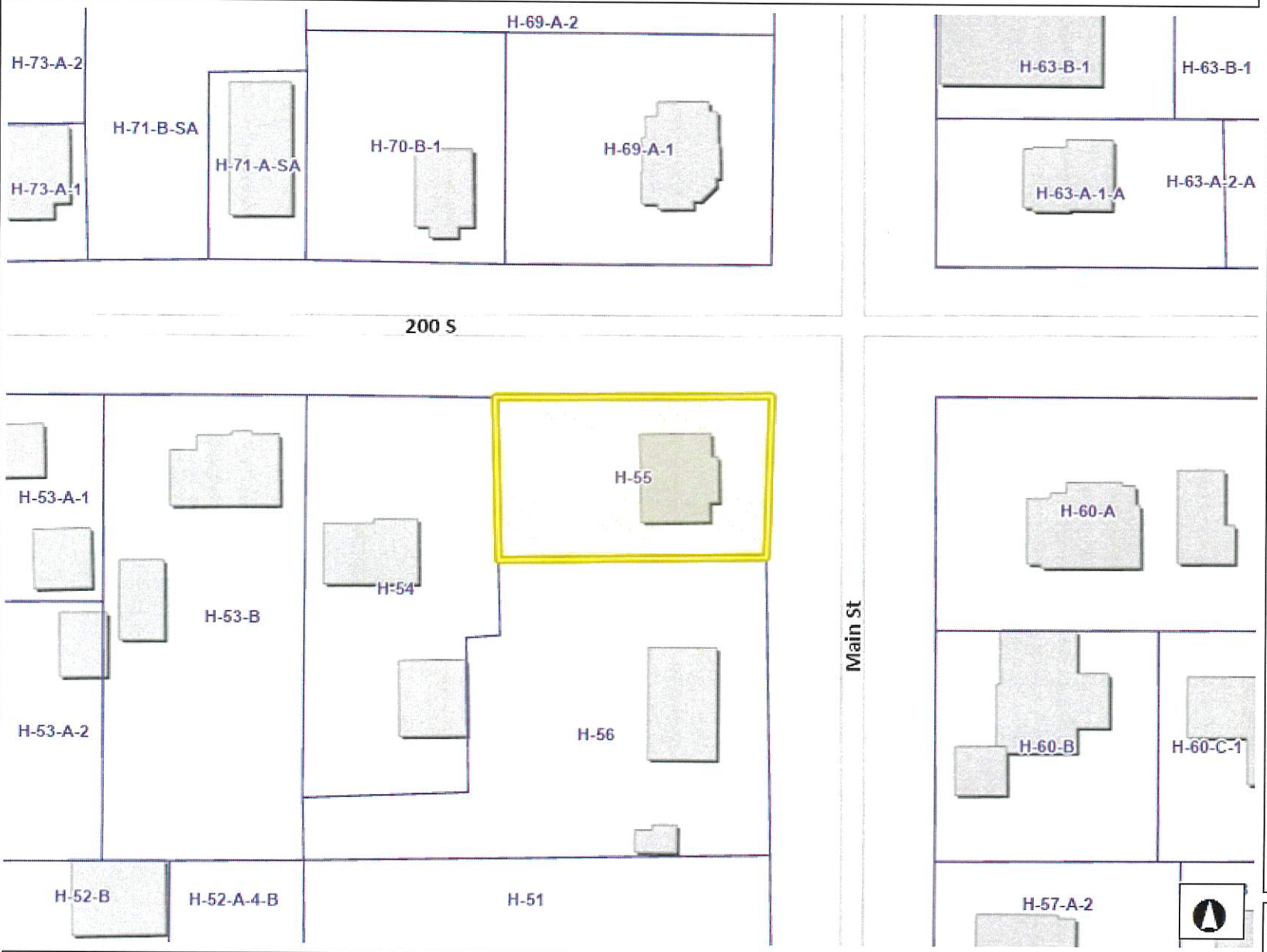
Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in: _____

My Commission Expires: _____

Scholzen Zone Change



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

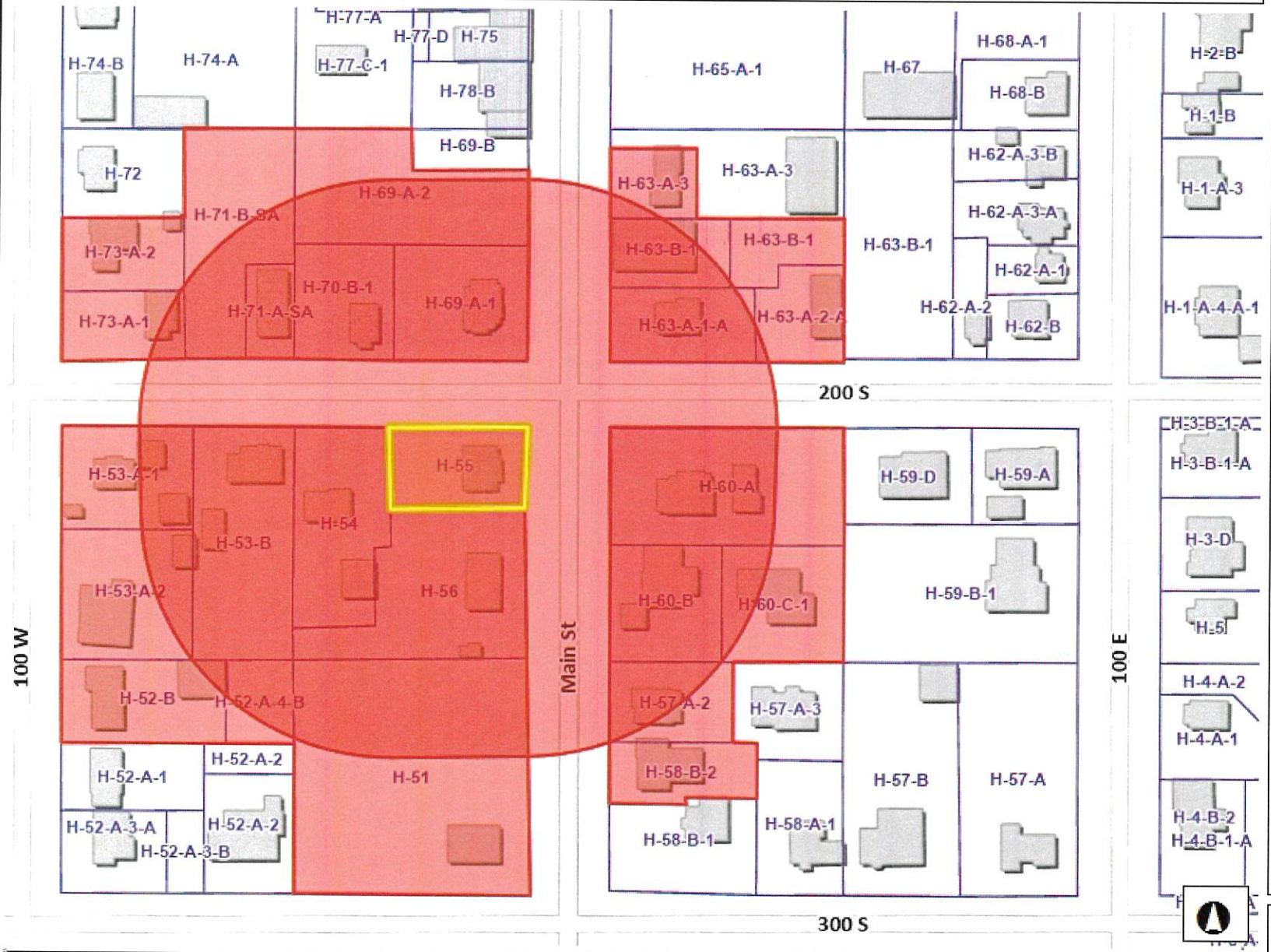
Notes

188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Mailing List



Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

Notes

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

FRYER SHANEAL JORDAN
H-73-A-1
181 S 100 W
HURRICANE, UT 84737

CAMPBELL CLARK B & BONITA B
H-53-A-2
237 S 100 W # 88-10
HURRICANE, UT 84737-2106

GUBLER TY & CAMI
H-53-B
245 N 300 W
LA VERKIN, UT 84745-5218

CATHOLIC DIOCESE OF SALT LAKE CITY REAL
H-63-B-1
27 C STREET
SALT LAKE CITY, UT 84103

BUIST TONY D & HELEN TRS, ET AL
H-60-C-1
239 S MAIN ST
HURRICANE, UT 84737

BUEHN ELLA MARIE TR
H-51
914 EMERALD DR
SANDY, UT 84094

FARNSWORTH EARL W & MARY H
H-58-B-2
267 S MAIN ST # 92-10
HURRICANE, UT 84737-2184

REEVE LEO & RUTH N TRS
H-60-A
1222 GOLF COURSE DR
BOUNTIFUL, UT 84010

PETERSON MICAH & MICHELLE
H-69-A-1
188 S MAIN ST
HURRICANE, UT 84737

EARLY PAUL P
H-63-A-3
159 S MAIN ST
HURRICANE, UT 84737

PICKERING JEREMY & TORY
H-54
33 W 200 S
HURRICANE, UT 84737

MICHLER RYAN P & TRICIA A TRS
H-52-A-4-B
1496 FRANKLIN RD
JAY, ME 42394-419

WHALEN JANE
H-69-A-2
PO BOX 182
HURRICANE, UT 84737-0182

BODELL KENNETH K & CARRIE
H-70-B-1
34 W 200 S
HURRICANE, UT 84737

MOUNTAIN STATES TEL & TEL
H-71-B-SA
1801 CALIFORNIA ST STE 4900
DENVER, CO 80202

ROSS JACOB W, ET AL
H-57-A-2
255 S MAIN ST
HURRICANE, UT 84737

WORTHEN GLEN GORDON, ET AL
H-63-A-1-A
183 S MAIN
HURRICANE, UT 84737

JENSEN RUTHANNA R & WILLIAM GARY
H-60-B
3854 MEADOW GATE DR
SALT LAKE CITY, UT 84120

MOUNTAIN STATES TEL & TEL
H-71-A-SA
1801 CALIFORNIA ST STE 4900
DENVER, CO 80202

SCHOLZEN JEREMY & LAURIE
H-55
870 S 400 W
HURRICANE, UT 84737

CATHOLIC DIOCESE OF SALT LAKE CITY REAL
H-63-B-1
27 C STREET
SALT LAKE CITY, UT 84103

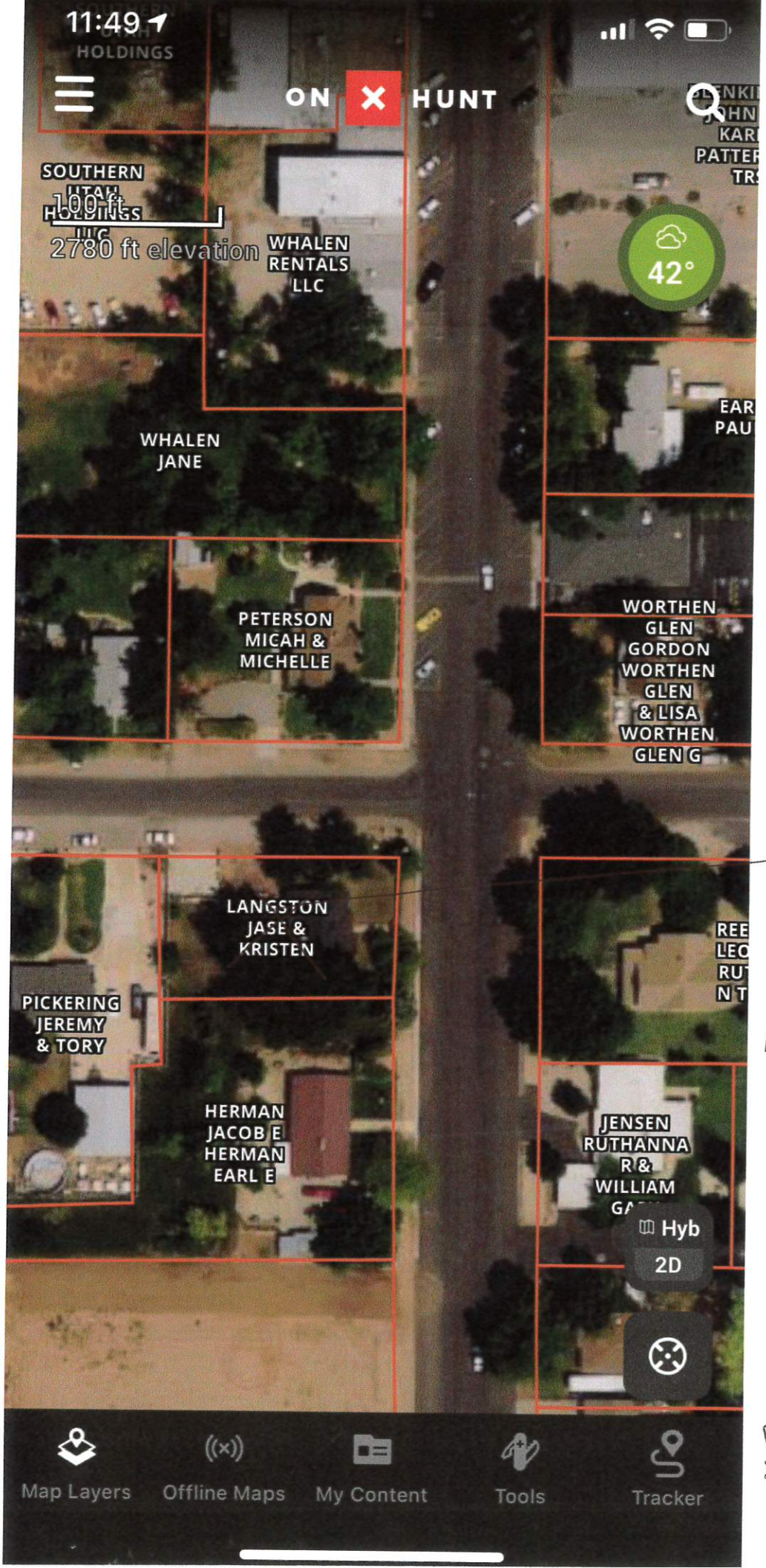
CABLE ANITA
H-63-A-2-A
2060 CAVE HOLLOW WAY
BOUNTIFUL, UT 84010

GILGER RANDAL H
H-73-A-2
165 S 100 W
HURRICANE, UT 84737

HERMAN JACOB E, ET AL
H-56
238 S MAIN ST
HURRICANE, UT 84737

DORIUS DAVID O & NANCY B
H-53-A-1
313 PARKER CT
COLBERT, WA 99005

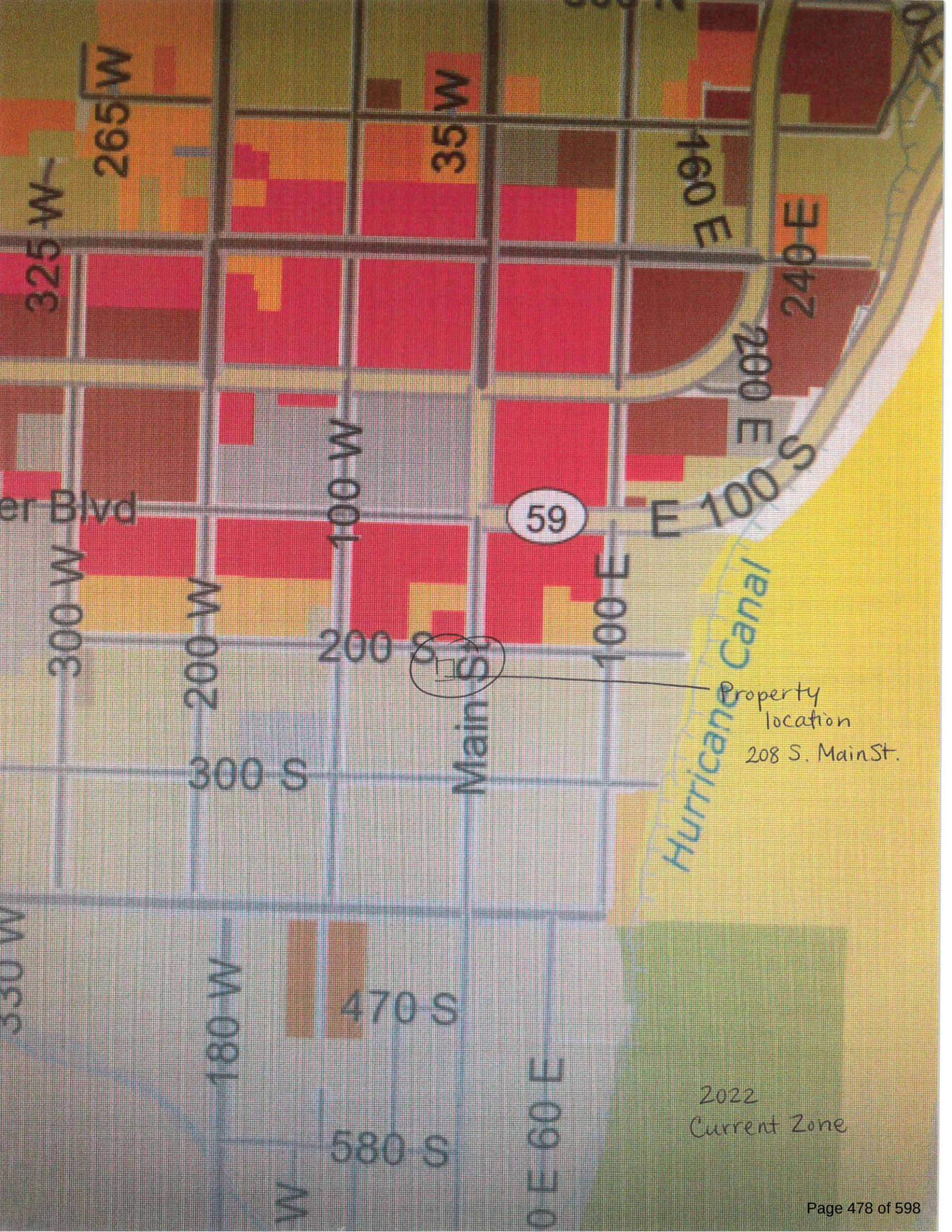
MICHLER RYAN P & TRICIA A TRS
H-52-B
1496 FRANKLIN RD
JAY, ME 42394-419

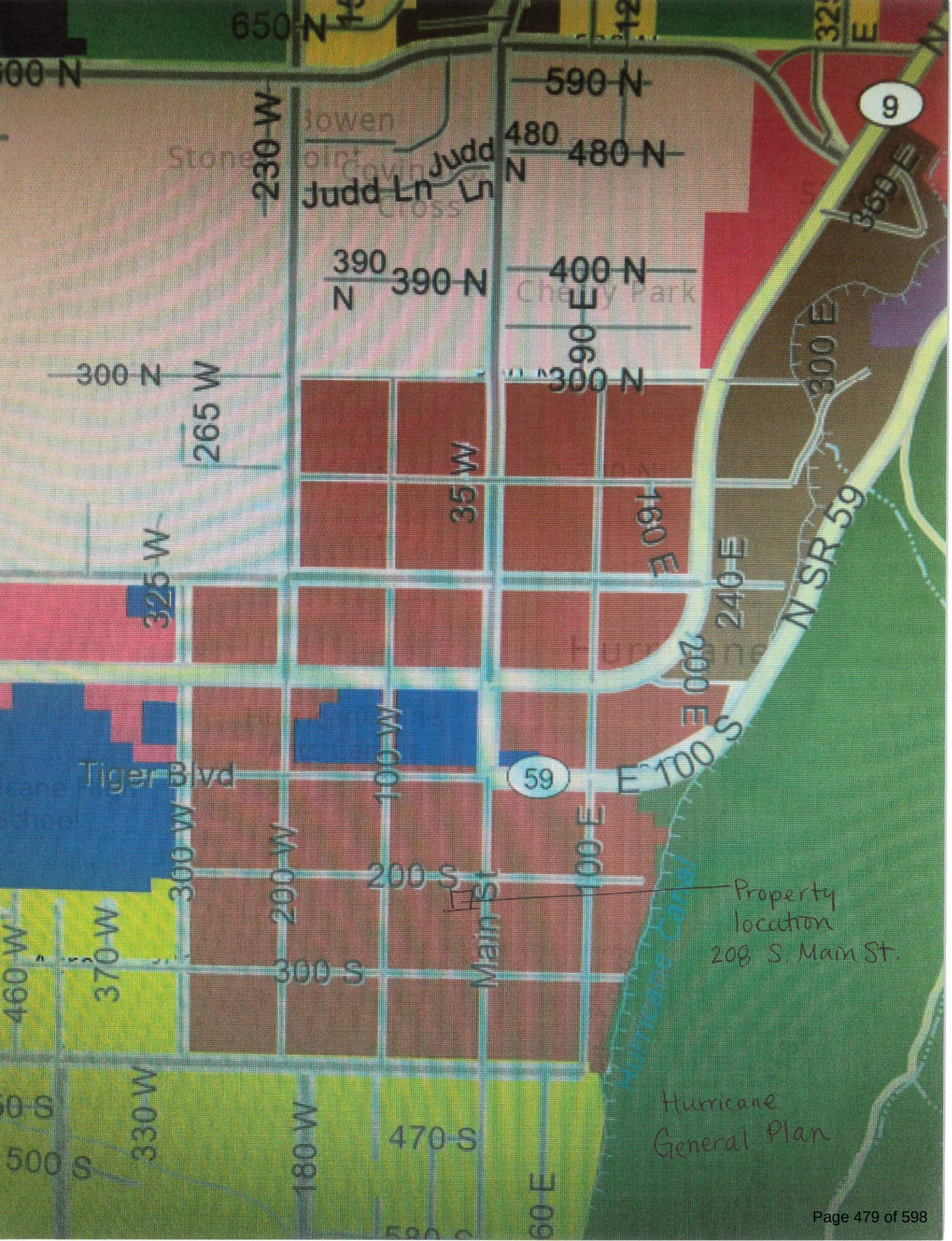


Property location
208 S. Main St.

New Owners:
Laurie and Jeremy Scholzen

2022 Property Surrounding Owners


265 W
35 W
160 E
325 W
240 E
200 E
100 W
er Blvd
59
E 100 S
300 W
200 W
100 E
200 S
Main St
Hurricane Canal
Property location
208 S. Main St.
300 S
330 W
180 W
470 S
580 S
0 E 60 E
2022
Current Zone


650 N
590 N
480 N
Judd Ln
Judd Ln
230 W
390 N
400 N
300 N
300 N
265 W
35 W
160 E
240 E
325 W
200 E
100 S
N SR 59
Tiger Blvd
59
100 W
300 W
200 W
200 S
100 E
Main St
300 S
370 W
460 W
330 W
180 W
470 S
500 S
9
Property location 208 S. Main St.
Hurricane General Plan

Proposed Zone Change to match the Master Plan
Property Address: 208 South Main Street
Property is currently zoned residential, however we woule like to propse the property be changed to Commerical to match the master plan.

Neighboring Properties and Owners:

Across the street directly north:
Micah and Michelle Peterson
188 South Main St
Hurricane, Ut 84737

Across the street kiddie corner north west:
Kenneth and Carrie Bodell
34 W. 200 S.
Hurricane, Ut 84737

Behind – directly to the west:
Jeremy and Tory Pickering
33 W. 200 S.
Hurricane, Ut 84737

Next door – directly south
Jacob Herman and Earl Herman
238 S Main St
Hurricane, UT 84737

2 doors down – south
Buehn Ella Marie
914 Emerald Dr.
Sandy, UT 84094

Kiddie corner south east
Glen Worthen and Lisa Worthen
183 S Main
Hurricane, UT 84737

Directly across the street - east
Leo and Ruth Reeve
(Mailing address)
1222 Golf Course Dr
Bountiful, UT 84010

Across the street kiddie corener – southeast
Ruthanna Jensen and Gary William
(Mailing Address)
3854 Meadow Gate Dr
Salt Lake City, UT 84120

DAVID WHITEHEAD
WASHINGTON COUNTY TREASURER
197 EAST TABERNACLE • ST. GEORGE, UT 84770
TELEPHONE: (435) 634-5711

2021
ORIGINAL TAX NOTICE

You can pay your property taxes online at www.washingtontreasurer.com.
A 2 1/2% fee is charged for using a debit or credit card. A .49 fee is charged for using an E-Check
(this fee does not apply to your banks bill pay service)

Our offices will be closed on the following days:
November 11; Veterans Day
November 25 and 26; Thanksgiving holiday

ACCOUNT NUMBER	SERIAL	ACREAGE	DISTRICT
67481	H-55	0.26	03

LEGAL DESCRIPTION

Subdivision: HURRICANE TOWN SUR PLAT A BLK 10 (H) Lot: 4 BEG NE COR LOT 4 BLK 1 0 PLAT A HTS TH S 85 FT; TH W 132 FT; TH N 85 FT; TH E 132 FT TO POB.

OWNER AND PROPERTY ADDRESS

SCHOLZEN JEREMY & LAURIE
208 S MAIN ST
HURRICANE

PROPERTY CLASSIFICATION	MARKET VALUE	TAXABLE VALUE
PRIMARY IMPROVED PROPERTY	199000	109450

TAX LEVIED BY	TAX RATE	AMOUNT
COUNTY LIBRARY FUND	0.000170	18.61
WATER CONSERVANCY	0.000545	59.65
LOCAL ASSESS/COLL	0.000302	33.05
LOCAL SCHOOL FUND	0.004340	475.01
STATE SCHOOL FUND	0.001661	181.80
COUNTY GENERAL FUND	0.000493	53.97
MULTI CO ASSESS/COLL	0.000012	1.31
MOSQUITO ABATEMENT	0.000030	3.28
COUNTY GO BOND	0.000058	6.35
HURRICANE CITY	0.001170	128.06
HURRICANE VALEY FIRE DIST	0.000955	104.52
CHARTER SCHOOL FUND	0.000046	5.03
TOTAL LEVY RATE	0.009782	1070.64
TOTAL TAXES LEVIED		**$1,070.64**

TOTAL TAXES LEVIED	**$1,070.64**
ATTACHMENTS	
TAX RELIEF & CREDITS	
May not reflect online payments made after October 12	
	$1,070.64
DELINQUENT TAXES AND OTHER CHARGES PAYMENT AMOUNTS GOOD THROUGH NOV 30,	
TOTAL DELINQUENT TAXES AND OTHER CHARGES	0.00
AMOUNT DUE	**$1,070.64**

Property tax payments can be made on our website: www.washingtontreasurer.com

MAKE CHECKS PAYABLE TO:
WASHINGTON COUNTY TREASURER
197 EAST TABERNACLE
ST. GEORGE, UT 84770

PLEASE DETACH AND RETURN WITH PAYMENT

☐ PLEASE NOTE ANY CHANGE OF ADDRESS ON THE BACK, AND CHECK THIS BOX

DUE November 30, 2021

Please mail early to avoid U.S. Postmark issues

To help us communicate with you more effectively, would you please provide us with your email address: _____

ACCOUNT	SERIAL
67481	H-55
YEAR	**AMOUNT DUE**
2021	$1,070.64
DELINQUENT AND OTHER CHARGES	$0.00
AMOUNT DUE	**$1,070.64**

PENALTIES APPLY AFTER November 30, 2021

PAYMENTS RECEIVED MUST BE APPLIED TO CURRENT YEAR TAXES FIRST AND THEN DELINQUENT TAXES. The penalty for 2021 delinquent taxes is the greater of 2.5% or $10 for each parcel. The penalty will be reduced to the greater of 1% or $10 if all 2021 delinquent taxes and the 1% penalty are paid on or before January 31, 2022. If delinquent taxes are paid after January 31, 2022 Interest will be charged beginning January 1, 2022.

**********AUTO**5-DIGIT 84737 AA 19317 1/1-P79 T60

67481
SCHOLZEN JEREMY & LAURIE
870 S 400 W
HURRICANE UT 84737-2309

00067481 0000107064

ORDINANCE NO 2022-18

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE _____ THE REZONE FOR PARCEL H-55 FROM R1-10 TO HIGHWAY COMMERCIAL

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

WHEREAS, the Planning Commission recommended denying the change to zoning from R1-10 to Highway Commercial finding that it would have a negative impact on the surrounding community, that it may have a conflict with future planning efforts of the City in the area, and it would not be harmonious with the surrounding community; and

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

1. The proposed zone change for H-55 from R1-10 to Highway Commercial is _____.

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

Hurricane City

_____
Mayor

Attest:

_____
Cindy Beteag, City Recorder

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/21/2022**
Application Number:	2022-ZC-14
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Jeremy and Laurie Scholzen
Agent:	
Request:	A Zone Change from R1-10 to General Commercial
Location:	208 S Main St
Zoning:	R1-10
General Plan Map:	Downtown

Planning Commission
The Planning Commission recommends denying the zone change application finding

1. It may have conflicts with the current planning effort for the downtown area
2. It would not be harmonious with the surrounding community
3. Will have a negative impact on the surrounding community.

The Planning Commission also discussed that the current planning efforts for the downtown have not been completed and the City is currently taking steps to begin a downtown master plan that would have an impact to this property.

Discussion:
The applicant is seeking a zone change from R1-10 to General Commercial on .26 acres of property. The applicants are proposing a vacation rental, a commercial retail space, or restaurant space on the property using an 1185 sq ft historic home built in 1909. This property is located within the Hurricane downtown approximately 350 feet south from Main Street Cafe.

	Zoning	Adjacent Land Use
North	GC, RM-1	Single family homes, commercial
East	R1-10	Single family homes

South	R1-10	Single family homes
West	R1-10	Single Family Homes,

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

10-7-7: ZONING MAP AND TEXT AMENDMENTS:

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

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

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

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

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

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

Response: The General Plan Map shows this area as a part of our Downtown. The 2021 General Plan defines the Downtown as follows:

Downtown
This land use is concentrated in Hurricane's historic downtown district. Desired uses downtown include retail, residential, dining, public, and entertainment. Development in this area should build on Hurricane's unique character and heritage, reusing existing buildings where possible. This area is held to a higher standard of design and strives to create a safe and inviting environment for pedestrians.

This property is located in the heart of downtown Hurricane, down the street from commercial and civic uses. This is a popular part of town that the city has wanted to revitalize for decades now. The General Plan calls on the city to "*protect and revitalize*" the historic downtown and allowing for a new life to come from one of the historic buildings in town may be a way to do that.

The General Commercial zoning purpose 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." (HCC 10-11-2)* Staff believes that these types of uses would be good in the downtown, maybe more integrated into the existing commercial areas.

Some of the General Plan's Policies with regards to the historic downtown:
Policy 2.1:Hurricane supports the preservation, restoration, renovation,
and adaptive re-use of historic buildings
Policy 2.2. Hurricane's history and historic buildings should be accessible to the general public, through such means as historical markers, scenic tours, authentic re-creations, and enactments
Policy 2.3. New development should be planned and designed to enhance the qualities and character that Hurricane residents and visitors value
Policy 3.1. Hurricane will strive to preserve the small town feel and rural character of its historic Downtown area
Policy 3.2. Hurricane supports infill development and redevelopment in the Downtown.
Policy 3.3. New development and redevelopment in the Downtown should be planned and designed to be compatible with the character of the historic period architecture and should be landscaped to enhance the pedestrian experience and overall look of the area.
Policy 3.4. Downtown Hurricane is intended to function as a mixed use village with effective pedestrian and bicycle
connectivity to the surrounding neighborhoods.

Policy 3.5. Hurricane supports the development of unique shops, restaurants, professional offices, financial institutions in the Downtown, and supports additional residential options, including lofts, apartments, and townhouses.

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

Response: The property is right on the edge of the more commercial development and the more residential portion of Hurricane's historic downtown. The zone map shows 200 S as the southern boundary of the more commercial part of downtown but the General Plan has no such distinction.

3. Will the proposed amendment affect the adjacent property?

Response: The proposed zoning will create much more traffic to the property than a residential zoning would. However, Main Street already sees a good amount of traffic with two state highways going through the area.

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

Response: Facilities and services are adequate for this development. JUC had no major concerns about availability. Any change in the use will require utility upgrades and site improvements.

Other Considerations

Vacation Rentals
The city has 4417 vacation rentals built or approved in the past few years. Generally, staff would not recommend the approval of any more vacation rentals unless some amenities or other attractions are included in the proposal. The property's location within Downtown Hurricane could count towards that factor.
The City Council is currently considering a proposal that would eliminate all new vacation rentals within single family zoning. This proposal would seem to conflict with the idea that we want to restrict vacation rentals to resort areas of town

Parking
Depending on the proposed use there are different off-street parking requirements. There is no lined on-street parking along the property but the streets are wide enough that it could be accommodated. Judging by maps provided by the applicant there is space for on-site parking.:

Use	Parking Calculation	Number of Parking Spaces Required
Vacation Rental	1 space per bedroom All parking must be located on-	2

	site	
Restaurant	1 space per 100 sq ft of floor area	11
Retail space	1 space per 250 sq ft of floor space	4

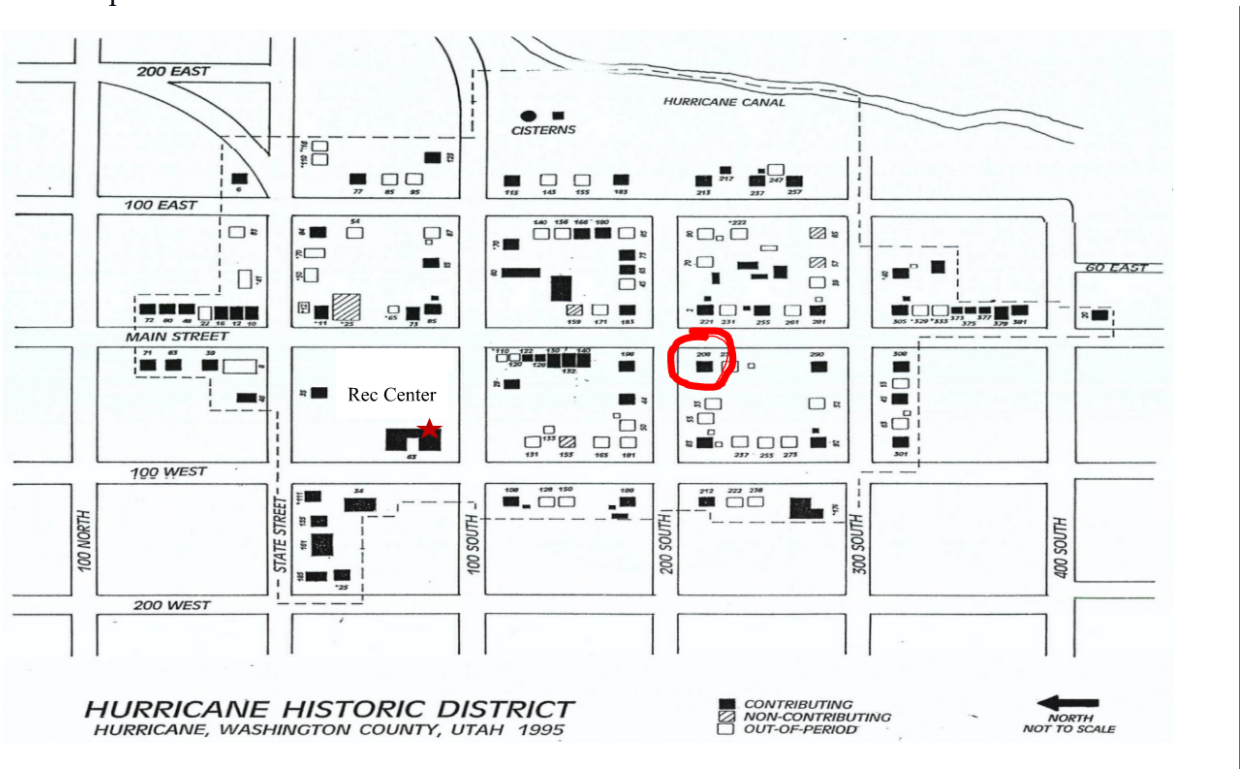
As this building is not an existing commercial building this project would not qualify for a modification by the Planning Commission unless a parking study was prepared.

Downtown Master Plan

The City has budgeted money for a downtown master plan to plan for the future of this area of town. Staff has done some preliminary surveys but the other actions have been put on hold while we await the results of a grant application with UDOT, which should be known by the end of this month. As part of the master plan items such as design standards and mixed use overlay zones may be considered, including items that may conflict with this zone change or make this zone change irrelevant. Staff would not recommend any major changes to city policy until the downtown master plan is complete.

Historic Buildings

The home on the property, built in 1909, is the sixth-oldest home in the city. It is a contributing property of the Downtown Hurricane Historic District listed with the National Register of Historic Places listed in 1995. Being part of the Historic District does not provide any protections in federal, state, or city law but can help qualify for tax incentives. Staff would not recommend any significant changes to the building itself in order to preserve its historic status.



JUC Comments:
Power: Good
Water: Any change of the use may need a larger water meter
Streets: No comments
Sewer: May need a grease trap if doing a restaurant
Engineering: May need to do improvements to 200 S and Main St
Fire: Commercial uses will require sprinklers

Findings:
Staff makes the following findings:

1. The application meets some of the standards within the General Plan and General Plan Map.
2. This zone change is harmonious with some of the surrounding development to the north but not to the south.
3. The proposed amendment will have an impact on the area, but that will depend on the use the property is used for.
4. Services are adequate to serve the property.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend the Planning Commission weigh the benefits and disadvantages as well as the General Plan goals for the area before making a decision.

From: Public Comment
Sent: Wednesday, April 13, 2022 3:43 PM
To: Jeremy Pickering; Public Comment
Subject: RE: 208 S Main Street (Parcel H-55) Zone Change

Jeremy,

Thank you for your comments. I have forwarded them to the Planning Commission to be included in the record.

Stephen Nelson, AICP
Hurricane City
Planning Director
(435) 635-2811

PLANNING & ZONING
HURRICANE CITY
UTAH

From: Jeremy Pickering <jeremy.ryan.pickering@gmail.com>
Sent: Wednesday, April 13, 2022 2:16 PM
To: Public Comment <publiccomment@cityofhurricane.com>
Cc: Stephen Nelson <stephen@cityofhurricane.com>
Subject: 208 S Main Street (Parcel H-55) Zone Change

To Whom it May Concern,

I'm against the proposed Zone Change from residential (R1-10) to commercial (GC) at 208 S Main Street. The public notice indicated the zone change has been proposed so a vacation rental, commercial retail, or restraint (restaurant?) space could be established. I've assumed restraint on the public notice is a typo for restaurant.

How does the proposed zone change to General Commercial allow the proposed short term vacation rental use? Hurricane City Code Sec. 10-15-3A states "*Any use not shown on table 10-15-1 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 10-7-18E4*". The Short term rental use is not shown on table 10-15-1. Pursuant with section 10-7-18D4, if an administrative interpretation determining the short term vacation rental use is substantially the same as a permitted or conditional use shown on table 10-15-1, a record of said administrative interpretation should be in the office of the Zoning Administrator.

Hurricane City Code Sec. 3-10-11 openly recognizes the premise that short term vacation rentals provide lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Our home is already in close proximity to

multiple existing short term rentals and CenturyLink owns a small station across the street. I'm legitimately saddened that my family has the potential to lose another consistent neighbor to another vacation rental or another commercial use. When Jase and Kristen Langston announced they were selling their home it felt like my family would become even more isolated from the few neighbors that we have. The proposed zone change feels like a concerted effort to divide what sense of neighborhood Jake Herman to the south of the proposed zone change, Micah and Michelle Peterson north of the zone change, and Ken and Carrie Bodell northwest of the zone change fostered and fight to keep with my family and the Langstons.

Although General Retail and Restaurant (General and Fast Food) are uses clearly permitted in the General Commercial Zone, I don't understand how the site can accommodate the on site parking and drive aisles required by Hurricane City Code Title 10 Chapter 34. If the zone change to general commercial is permitted, will the site be restricted to just the permitted uses specified in the public notice (vacation rental, general retail, or restaurant)? What will prevent the property owner from changing the use of the property to another (more egregious) use allowed by the general commercial zone?

Deliveries to and Solid Waste Collections from a retail or restaurant space are a specific concern. Main Street Café has already set an unacceptable precedence by periodically allowing delivery vehicles to block and obstruct traffic on Main Street. Allowing additional delivery vehicles to obstruct Main Street, or worse yet allowing delivery vehicles to obstruct 200 South, is intolerable. It's a safety hazard for which the city could be liable, it's inconvenient, and it's highly unlikely that a safe loading and unloading area could be provided on-site and off of the street.

Although Hurricane City Code Sec. 10-15-7C specifies each use allowed in the general commercial zone shall be *free from* objectionable dust, odor, smoke, noise, and vibration, it seems methods to even *moderate* cigarette smoke and odor from patrons and employees, noises from guests, smoke and odors from cooking, delivery truck and waste collection vehicle noises, and odors from a commercial dumpster don't exist.

The Planning Commission, as the Land Use Authority, must **NOT** recommend the approval of the proposed zone change from residential (R1-10) to commercial (GC) at 208 S Main Street to the City Council. Please use the same four factors that Hurricane City Code 10-7-7E indicates City Council should consider when making a zoning map amendment. (1) Although the proposed zone change to general commercial could encourage retail, dining, and entertainment consistent with the Downtown General Plan Class, the general commercial zone will not create a safe and inviting environment for pedestrians. Nearly all forms of residential uses are not permitted in the general commercial zone. Has the Historic Preservation Commision (see Hurricane City Code 10-6-6A) and the City Tree Advisory Board (see Hurricane City Code 7-9-1) been consulted to show that the area is held to a higher standard of design? (2) The proposed zone change is encircled by single family residents. (3) It's impossible to measure the extent to which the proposed amendment may adversely affect adjacent property with the information presented in the public notice, yet the items mentioned in this email suggest it could be significant. Finally, (4) the pedestrian facilities and drainage facilities (specifically the missing curb and gutter along 200 South and a public sidewalk along 200 South and Main Street) are inadequate to serve the subject property.

Jeremy Pickering
33 W 200 S

Hurricane, UT
435 231 0104
jeremy.ryan.pickering@gmail.com

From: Tory Pickering <tguble@gmail.com>
Sent: Wednesday, April 13, 2022 8:00 AM
To: Public Comment
Cc: Stephen Nelson
Subject: Zone Change Amendment 208 South Main Street Parcel # H-55

To Whom it May Concern,

I'm writing to comment on the zone change for the address of 208 South Main Street from R1-10, residential one unit per 10,000 square feet to GC general commercial, for the property to be used as a vacation rental or a commercial retail or restraint (restaurant) space. Parcel number H-55.

When my husband and I first came across the public notice for the proposed zone change it made my heart sad. The proposed commercial zone change will drive families away. I grew up in Hurricane. I take pride in knowing I live in a community focused on families. I see the love my neighbors put into their homes and I'm afraid that a commercial site will deter many of them from staying. The dynamic of a commercial dwelling scares me concerning safety, especially with little children nearby. All of the homes surrounding 208 South Main to the North, South, and West are against the proposed general commercial zone change Including: Micah and Michelle Peterson, Ty and Cami Gubler, Kenneth and Carrie Bodell, Jeremy and Tory Pickering, and Jacob Herman.

Some items to consider include:

-Historic home, built in 1909!
-On street parking and traffic issues
-Issues with crime and unsafe environment (The transient nature of commercial sites is nerve wracking when you have children!)
-Commercial sites are brighter, noisier and can produce foul smells.
-Delivery vehicles and solid waste collections.

Sincerely, Tory Pickering

From: Calin Gube <cgubler212@gmail.com>
Sent: Thursday, April 14, 2022 12:49 PM
To: Public Comment
Subject: Zone change to 208 South Main Street

I do not agree with this zone change as main street is already too busy with the increase of parking due to the current business located there. This area should stay residential as the surrounding area is also residential. the resident shouldn't have to suffer so that one individual can make a profit. There is no need for more restaurants right next to good neighborhoods. The City can't promise better parking for the current business so there shouldn't be more put in. Parents should feel safe to raise their children in their yards and homes. This would decrease their privacy and make parents worry about their childrens' safety.
- Calin Gubler, Hurricane City resident.

From: Samuel Snow <samuel.levi.snow@gmail.com>
Sent: Tuesday, April 5, 2022 3:37 PM
To: Public Comment
Subject: Zoning at 208 S Main Street

Hello

No need to respond, but I just wanted to send a quick message related to zoning a 208 S Main Street. We had heard that the new property owner is wanting to change the zone from residential to general commercial.

We would disapprove of this change due to these reasons

- Traffic and parking concerns
- It's a historic home that was built in 1909

We hope to keep the neighborhood feel in this area that we love, thanks.

Sam Snow

441 S Main St

From: Michelle Peterson <mommy2sara@hotmail.com>
Sent: Wednesday, April 13, 2022 11:08 PM
To: Public Comment
Subject: 208 S Main Street Zone Change

Dear Planning Commission,

We are the Peterson family. We live at 188 S. Main Street. We are devastated to learn the historic home across the street from us is attempting to turn into a commercial property. This would effectively box us into a commercial zone. We already have the Main Street Cafe next door, the Saint Paul Catholic church across the street, and another large airbnb diagonally across the street from us. The home in question is on the south side of us and is the connection we have to our neighbors and community. Our home is the beginning of the residential area and we plead with you to keep it that way.

We moved here over a year ago from the next town over, Washington City. When we first moved to Washington, our area was lovely and filled with families with children. We intended for it to be our forever home. We lived there for 13 years. Over the years our lovely area changed significantly. The invention of the airbnb was the biggest culprit for negative change for the local residents of our area. We went to the city multiple times pleading with them to stop granting zone changes and allowing all the airbnb's and vacation rentals in, but they always sided with the nightly rentals. To our great sadness, our area turned into a vacation destination instead of a community of neighbors. The families, one by one, slowly left. It got to the point that when a family put their home up for sale, we knew that a family would not be moving back in. Our area was no longer desirable for families to live. The new buyers would always be someone looking to install an airbnb or someone looking for a vacation second home.

We became very lonely in our overcrowded area. There were almost no kids for my kids to interact with and have friends nearby. Our beautiful walking paths and parks were often overrun with visitors. Attending our own church became a huge challenge. When we were given the 9am time or the 11am time, we would be forced to arrive at least 15 minutes early to have a chance to find a seat. Since I am someone who struggles to even be on time as it is, having to be early meant that many, many times we had to just return home and not attend church that week as there would not be a seat for us. Church boundary changes made no difference, as visitors don't adhere to boundaries, they just go at the time they would like to attend.

While we were in the midst of struggling to decide what to do about our future in that area, I made a fateful decision to buy an antique from a Hurricane antique store. When the father of the antique store owner walked into our home to deliver our item, he looked around at all our hard work and said, "You should consider buying my daughter's historic home that's for sale in Hurricane."

My first reaction was that I didn't think I could actually hand ALL that money and work we'd put into our home over to someone else and start over. But in the end, I decided to check the house out. What I saw was my ultimate dream. A historic home just up the street from the historic home of my Great, Great Grandfather Ira B Bradshaw. We could see that we would be moving into a busier area of Hurricane, but we also saw children in the neighborhood.
We attempted to do our due diligence to make sure we would be moving into a community that would be stable into the future this time.

We attended church and though it was during covid restriction time, we were assured that during normal times, you could still get a seat. We did find airbnb's in the area, but we asked around and were told by multiple people that the city of Hurricane keeps a strict limit on the number of airbnb's that are allowed to operate here. We were also told that the city of Hurricane does not constantly grant zone changes as our previous city did. When we saw the Hurricane City council deny the Chums expansion that would be up the street from us, we felt like that was the proof we needed that the local residents were put first in this city and we would be moving into a community of like minded folks.

We made the decision to go all in and make the investment to turn the historic Stanworth home into our forever home, even though we would have to start over with a home that needed lots and lots of work. We made the move and have absolutely fallen in love with the people here. We feel like these are our people. We've felt like we have finally found our place. The last year has been spent putting our blood, sweat, and tears into our home. Every spare dime and moment we have is spent on the restoration of our home. We have considered it an honor to repair and restore our historic pioneer home. We have tackled foundation issues, lots and lots of wood rot, sinking and cracked up porches, much repainting that was many years overdo, overgrown yard, and our latest project, a new roof. We estimate that we have at least another year of exterior work to do before we can begin the interior restoration. We guesstimate the interior work will take approx 3 additional years to complete.

I happened to be outside the other day working in the yard when I saw a sign put up across the street. I knew the cute family had just sold their home and was confused as to why it was being put up for sale again so soon. When I walked over to look at the sign my heart sank. The sign was a notice for a zone change to commercial. I couldn't believe what I was seeing. We already have an airbnb right here and I was under the impression that 2 airbnbs could not be located directly across the street from each other. We already have to deal with the noise and large trailers full of ATV's that come along with living near an airbnb that's located close to Sand Hollow. Not only that, if this home turns commercial, it's only a matter of time before a business eventually moves in. We will be boxed in and our connection to the neighbors and our beloved community will be taken away, cutting us off. Our one uncrowded side will be taken over.

I am cringing about all of the money we have spent on what we lovingly call our new old house. Especially the roof that we have scrimped and saved to put on. We are very fearful that we have put in a lot of time, effort and money, only to be pushed out of a neighborhood yet again. Praying that we haven't made a huge mistake.

As residents in this part of the Hurricane community, we already have our fair share of airbnb's and businesses. Please consider the historic nature of this 1909 home. Starting as an airbnb, but given a general commercial designation, pretty much guarantees that the property in the future would eventually be turned into a business. Thus changing our little historic corner of Hurricane forever.

I'm so sorry that this is probably coming across extremely emotional, but for us this zone change is a devastating possiblitiy. I beg you not to sacrifice what was supposed to be our forever home, and the forever homes of our dear neighbors, so that someone can come into our area and enrich themselves at our expense.

Michelle and Micah Peterson
188 S. Main Street

Hurricane, UT 84737
435-703-3926
mommy2sara@hotmail.com

From: Troy Gubler <gubpt@msn.com>
Sent: Tuesday, April 12, 2022 10:04 PM
To: Public Comment
Subject: Public Zone Change April 14th, 2022 #4

As a local business owner, I can appreciate the change of the R-10 zoning to a general commercial zoning for the potential proposed income of a business. As a Hurricane father and grandparent to a resident within the proposed zone, I agree with the other plus five residential surrounding neighbors who would object to the zone change. These are Hurricane residents who bought homes because it was in a residential-10 zone area where traffic, nose and congestions are minimal. The city of Hurricane has designated zone commercial area voted by our city council members to prevent one party interest over that of the majority surrounding zone interest. I am sure the party interest would object a change of zoning to commercial next to their own residential home.

Troy Gubler, Hurricane Water Board Vice-Chair

ORDINANCE NO 2022-19

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-3-1-31-1104 FROM RA-1 TO R1-8 PDO

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

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

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

WHEREAS, the proposed amendment has a reasonable plan to supply adequate services to the property; and

WHEREAS, the Planning Commission gave a positive recommendation to change to zoning from M-1 to Highway Commercial; and

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

1. The proposed zone change for H-3-1-31-1104 from RA-1 to R is approved.
2. That the attached preliminary site plan is approved subject to staff and JUC comments listed within the staff report.

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

Hurricane City

_____
Mayor

Attest:

_____
Cindy Beteag, City Recorder

ZONE CHANGE APPLICATION

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

Fee: $500.00

For Office Use Only:
File No. 2022-ZC-10
Receipt No. 0156409

Name: SWISS SEVEN LLC **Telephone:** 435.680.3090

Address: 590 E. ST. GEORGE BLVD ST. GEORGE, UTAH 84770 **Fax No.** N/A

Agent (If Applicable): KENT FREI **Telephone:** 435.680.3090

Email: kentfrei@gmail.com

Address/Location of Subject Property: SECTION: 31 TOWNSHIP: 41S RANGE: 13W

Tax ID of Subject Property: H-3-1-31-1104 **Existing Zone District:** RA-1

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary)
RESIDENTIAL TOWNHOMES AND PATIO HOMES WITH COMMON SPACE AND AMENITY AREAS. R-8 W/ PDO OVERLAY

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

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

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

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the 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, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-11
Receipt No. 6.156908

Name: SWISS SEVEN LLC **Telephone:** 435.680.3090

Address: 590 E. ST. GEORGE BLVD. ST. GEORGE, UTAH 84770 **Fax No.** N/A

Agent (If applicable): KENT FREI **Agent's Phone:** 435.680.3090

Email: kentfrei@gmail.com

Address/Location of Subject Property: SECTION: 31 TOWNSHIP: 41S RANGE: 13W

Tax ID of Subject Property: H-3-1-31-1104 **Zone District:** 435.680.3090

Proposed Use: (Describe, use extra sheet if necessary) RESIDENTIAL TOWNHOMES AND PATIO HOMES WITH COMMON SPACE AND AMENITY AREAS.

This application shall be accompanied by the following:

X 1. A vicinity map showing the general location of the project.
X 2. Three (3) copies of a site plan showing:
- X Topography showing 2' contours, identification of 30% or greater slopes:
- X The layout of proposed uses;
- X Location of open space when applicable;
- X Proposed access to the property and traffic circulation patterns;
- X Adjoining properties and uses:
- X Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;

X 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
X 4. Tables showing the number of acres in the proposed development and a land use summary; and
X 5. A phased development plan if applicable.
X 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

****

(Office Use Only)

Date Received:_____ Received by: _____

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

PRELIMINARY SITE PLAN

PURPOSE
The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED
The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

a. Any multiple-family residential use;
b. Any public or civic use;
c. Any commercial use; or
d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan, but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS
The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS
Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department, and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

Kent Frei
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 28 day of February 2022.

Rita M Jeffery
(Notary Public)

NOTARY PUBLIC
Rita M Jeffery
712930
COMMISSION EXPIRES
July 10, 2024
State of Utah

Residing in: Washington County

My Commission Expires: July 10, 2024

Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in: _____

My Commission Expires: _____

(250 ft)

TUTTLE DANIEL H & SHERRY R
H-SKRS-14-N-239-A
403 N 2780 W
HURRICANE, UT 84737

THOMPSON RICHARD & CRYSTAL
H-SKRS-15-O-261
1804 HELIX PLACE
SPRING VALLEY, CA 91977

WEGESEND WARREN R SR, ET AL
H-SKRS-15-O-241
2774 W 390 N
HURRICANE, UT 84737

DAF DEV LLC
H-3-1-31-1106
3499 E CHURCH ROCKS DR
SAINT GEORGE, UT 84790

VOLZER RONALD DEAN & VONNIE RUTH
H-SKRS-14-N-235
417 N 2780 W
HURRICANE, UT 84737

,

VANCE STEPHEN R & LINDA B TRS
H-SKRS-14-N-217
1583 W CRYSTAL VIEW WAY
SOUTH JORDAN, UT 84095

ANDERSON ROBERT, ET AL
H-SKRS-14-N-237
411 N 2780 W
HURRICANE, UT 84737

MCCLURE MARK & DONNA
H-SKRS-15-O-249
2774 E 310 N
HURRICANE, UT 84737

BATES WARREN D & JULIA D
H-SKRS-14-N-218
425 N 2780 W
HURRICANE, UT 84737

,

ROBB KEVIN D & DANIELLE S
H-SKRS-15-O-258
371 N 2780 W
HURRICANE, UT 84737

NELSON BRIAN E & JANET L
H-SKRS-16-P-265
2774 W 270 N
HURRICANE, UT 84737

,

,

MIDDON LLC
H-3-1-31-1113
1842 S 3430 E
SAINT GEORGE, UT 84790

2770 W STATE STREET LLC
H-3-1-32-44071
1173 W 650 S
HURRICANE, UT 84737

SANDERSON RUSSELL & LINAE
H-SKRS-15-O-259
331 N 2780 W
HURRICANE, UT 84737

SWISS SEVEN LLC
H-3-1-31-1104
590 E SAINT GEORGE BLVD
SAINT GEORGE, UT 84770

TUTTLE DANIEL H & SHERRY R
H-SKRS-14-N-239-A
403 N 2780 W
HURRICANE, UT 84737

RASMUSSEN RONALD V & DAUNA M, ET AL
H-SKRS-16-P-262
279 N 2780 W
HURRICANE, UT 84737

TANNER CAROL A & CLELEN C
H-SKRS-16-P-264
47 CAMERON CT
DANVILLE, CA 94506

MERRELL SCOTT A & TAMMY L
H-SKRS-15-O-260
9411 RANDALL AVE
LA HABRA, CA 90631

NICCOLLS ANGELA M
H-SKRS-15-O-240
2775 W 390 N
HURRICANE, UT 84737

MIDDON LLC
H-3-1-31-1111
1842 S 3430 E
SAINT GEORGE, UT 84790

GEMSTONE CUSTOM HOMES INC
H-SKRS-16-P-263
2608 W 510 N
HURRICANE, UT 84737

HURRICANE CITY
H-3-1-31-1109
147 N 870 W
HURRICANE, UT 84737-1671

WEICHERS MICHAEL C & SUSAN J
H-SKRS-15-O-257
831 E ROCKY MOUTH LN
DRAPER, UT 84020

WILCOX DOUGLAS LEON & GRACIE TOME
H-SKRS-15-O-250
2773 W 310 N
HURRICANE, UT 84737

DAF DEV LLC, ET AL
H-3-1-31-1108
297 W HILTON DR STE 3
SAINT GEORGE, UT 84770

MIDDON LLC
H-3-1-31-1112
1842 S 3430 E
SAINT GEORGE, UT 84790

DANE DIXON MINK RANCH LLC
H-SKRS-14-N-230
2150 N CENTER ST
LEHI, UT 84043

WASHINGTON COUNTY

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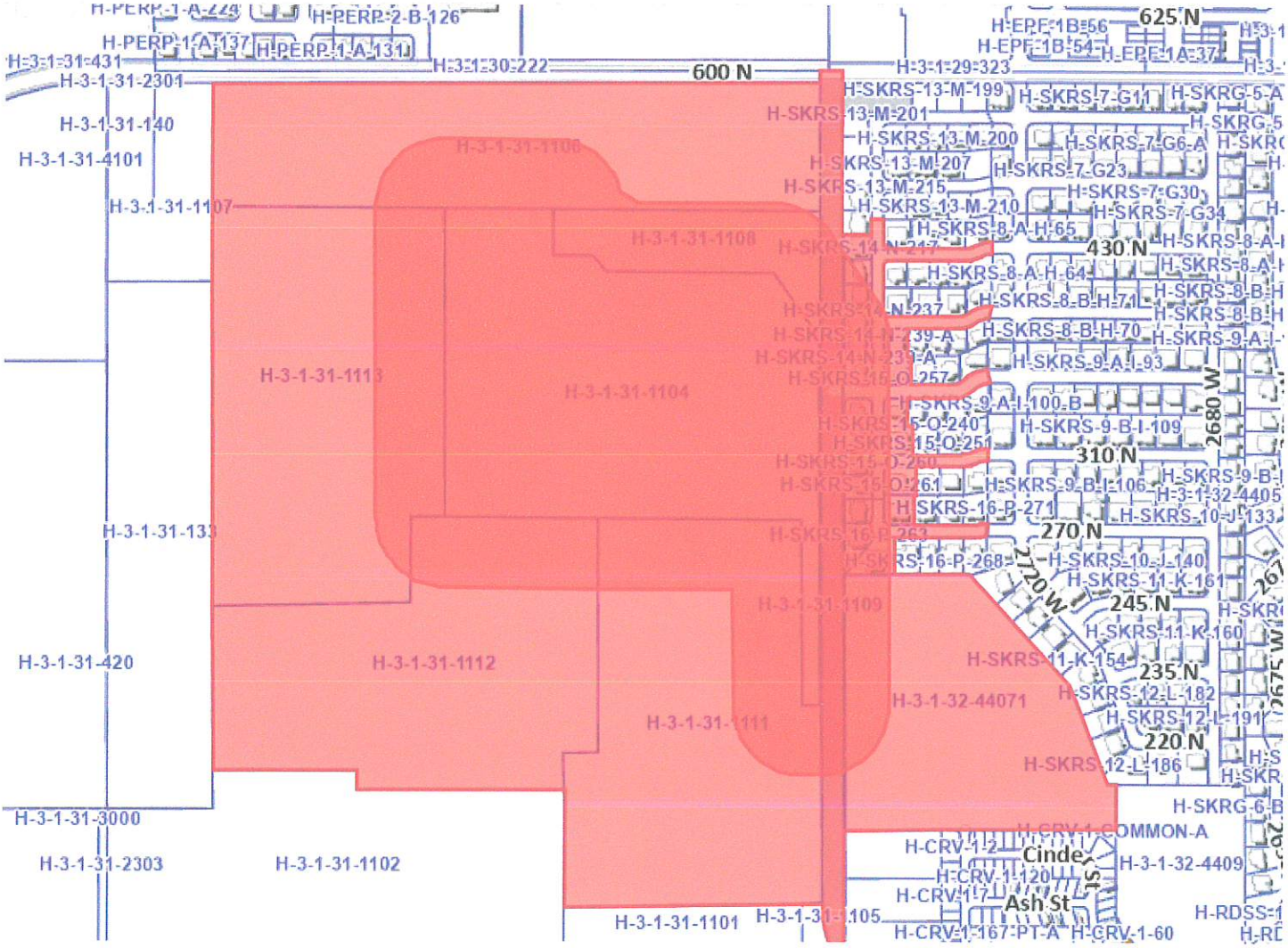
Edit Drawings | Extract



Basemap...

0 300 600ft

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/14/2022**
Application Number:	2022-ZC-10 and 2022-PSP-11
Type of Application:	Zone Change and Preliminary Site Plan
Action Type:	Legislative
Applicant:	Swiss Seven LLC
Agent:	Kent Frei
Request:	A Zone Change with a PDO Application from RA-1 to R1-8 PDO
Location:	Approximately 390 N and 2800 W
Zoning:	RA-1
General Plan Map:	Single Family Residential

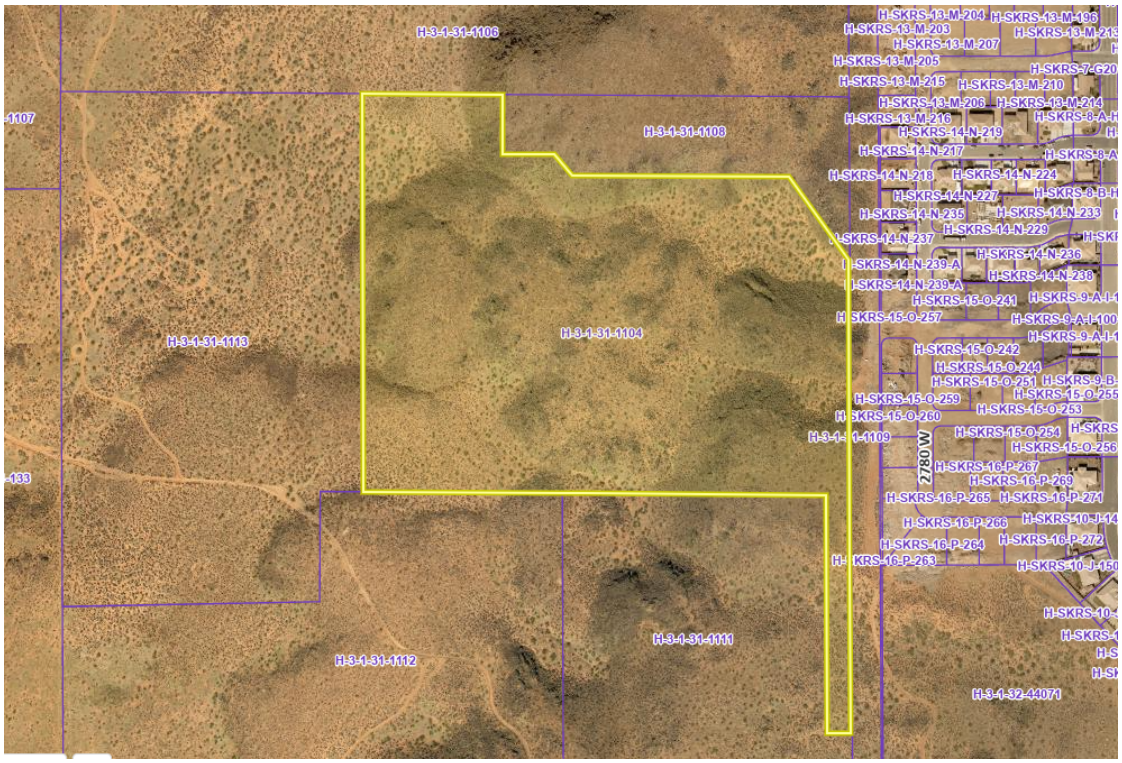
Update 4/14/2022
Per the discussion with the Planning Commission on March 30th, the applicant was instructed to redesign the project without any attached housing. Applicant has turned in a new design with 106 patio homes and 5 single family homes. This brings the density to 4.26 units per acre which is within the parameters of the R1-8 PDO zoning and no longer requires a density bonus. No other major changes to the layout were presented and staff had no major outstanding concerns. Staff recommends approval of this application subject to staff and JUC comments with the understanding that the layout may need to change once a full sensitive land's application is submitted with a preliminary plat.

Discussion:
The applicant is seeking a PDO with an R1-8 Underlying zone for 29.16 Acres. They are proposing residential townhomes and patio homes with common space and amenity areas. This property is located south of the previously approved Sky View subdivision and north of the Paraiso subdivision along 2800 W and is looking for a similar zoning as the previously approved subdivisions.

	Zoning	Adjacent Land Use
North	R1-8 PDO	Sky View PDO (duplexes and townhomes)
East	R1-8 PDO	Sky Ridge PDO (single family homes)
South	R1-8 PDO	Paraiso PDO (single family homes)
West	R1-8 PDO	Paraiso PDO (patio homes)

A link to the zoning map can be found here.

Note: The online zone map shows a section of this property as R1-8. Staff believes this is an error.



Zone Change Factors:

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

> *Approval Standards: A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the city council as described in subsection 10-7-5A of this chapter. In making an amendment, the following factors should be considered:*
>
> *1. Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
>
> *2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
>
> *3. The extent to which the proposed amendment may adversely affect adjacent property; and*
>
> *4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

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

Response: The General Plan Map shows this area as Single Family:

These uses should be located near supporting community uses such as, but not limited to churches, schools, and parks. Appropriate densities for this land use include R1-15, R1-10, R1-8, and R1-6.

The application contains a mix of patio homes and townhomes with a handful of single family homes. The density for the area will be 4.77 units per acre which would make it comparable to the developments in this area, and be less dense than some single family developments.

The following items are recommended for consideration of housing:

> *HOUSING GOAL 1: PROVIDE CHOICE IN HOUSING OPTIONS*
> *Over the past several years, annual population growth in Hurricane has been between 5.5% and 6.5%, with both "for sale" and rental prices having notably increased. The City desires to provide housing opportunities for a range of incomes and family sizes. Historically, most residential development in Hurricane has been for owner-occupied single family homes, and the large-lot rural residential development patterns in some areas of the City support the agricultural history and character of the area.*
>
> *In recent years, the City has recognized the need to approve zoning changes and project plans that provide a wider variety of housing options for Hurricane residents. A number of new multi-family housing units have been approved in recent years and are in various stages of construction and occupation. These multi-family homes are a mixture of rental apartments, rental and owner-occupied townhomes, and duplex housing.*
>
> *In 2018, the City adopted the Hurricane Moderate Income Housing Plan. The Plan provides information on housing costs in Hurricane, local incomes, and the attainability of housing for City residents. The Plan also sets policies and identifies strategies to broaden housing availability. The 2019 Plan states:*
>
> > *"While the City cannot control the housing market, it can take steps to ensure housing options continue to be available for all residents of all income ranges and ages. These include locating appropriate land use designations for multi-family housing, manufactured home communities, and townhome development. Ensuring these land use designations are located in areas convenient to shopping, transportation, and jobs will help families keep transportation costs lower. The City will be starting an amendment of the entire General Plan in 2020 and will ensure consideration is given to these factors when finalizing the updated plan."*
> > (Hurricane City General Plan, 2021, p. 41)

The City has a need for a variety of housing options, and general staff would recommend that multi-family housing is located next to good transportation corridors and avoid large concentrations.

It is important to note that the City approved the mixture of housing to the property to the north because of its location on 600 N and 2800 W. Though this property is adjacent to the future 2800 W, it has very limited access to that corridor.

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

Response: All of the surrounding properties are zoned R1-8 PDO with a wide variety of housing types very similar to what is being proposed here. Nothing being proposed here has not been approved as part of a neighboring subdivision

3. Will the proposed amendment affect the adjacent property?

Response: Yes, but growth is anticipated for the area. The lack of a direct connectivity to 2800 W is concerning but understandable with the geography in the area.

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

Response: Services are currently inadequate but will be with the buildout of the surrounding developments and 2800 W. This development will be fully reliant on neighboring developments to be built out.

Preliminary Site Plan

JUC Comments
These comments will need to be addressed with more detailed construction drawings and preliminary plats:

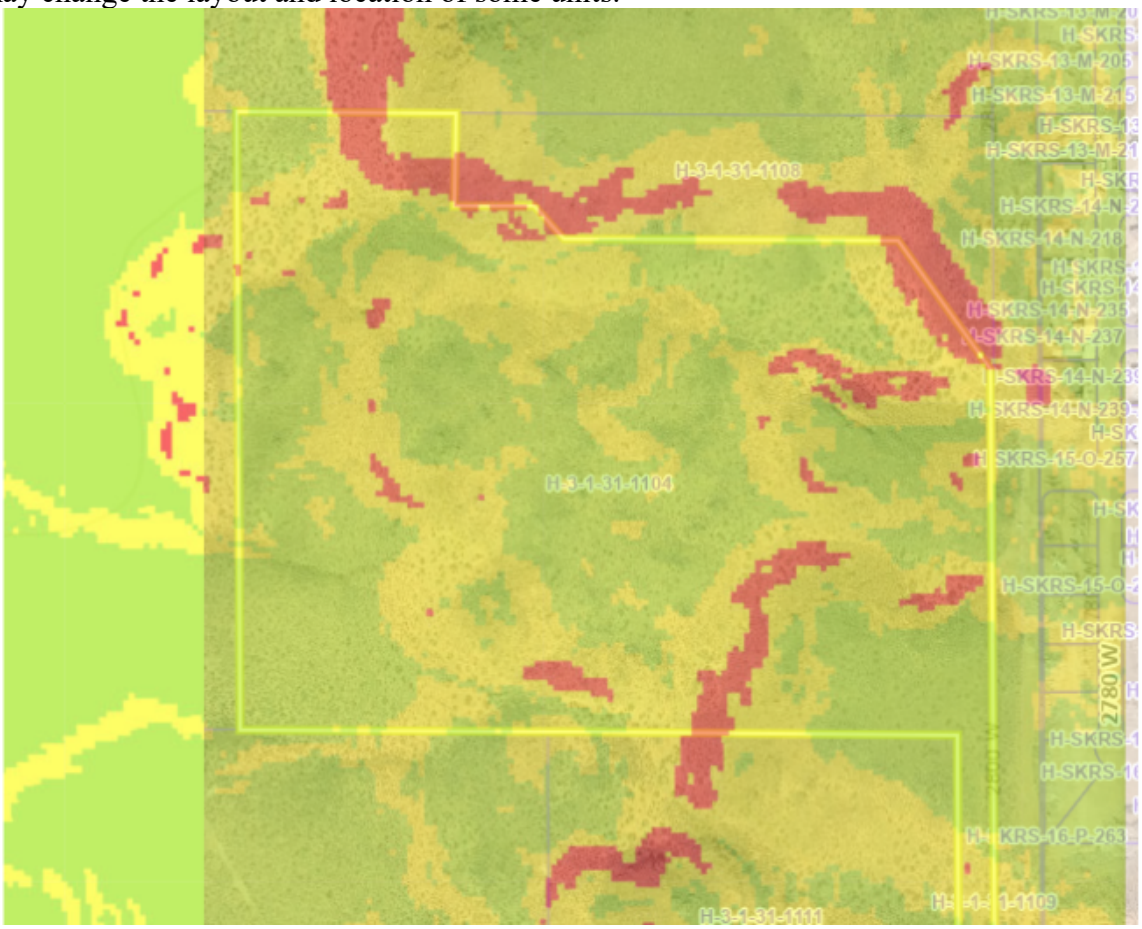
1. **Power:** Dependent on Paraiso which is dependent on Sky Valley.
2. **Water:** Full water model needed. This development is in two pressure zones. They would like to meet with the applicant but it's doable. Need surrounding developments to come in
3. **Streets:** All street connections are through other developments
4. **Sewer:** Line on 600 N but difficult with drainage.
5. **Engineering:** Dependent on other development timetables, make sure the applicant is okay with that. Traffic impact study needed. Need to see if the access on 2800 W is viable. Drainage issues in the area
6. **Fire:** Access issues. Everything will need to be sprinkled. No parking on hammerhead.
7. **Phone:** Fiber in the area
8. **Gas**: Line in 600 N
9. **WC**: No comments

Staff Comments on Preliminary Site Plan

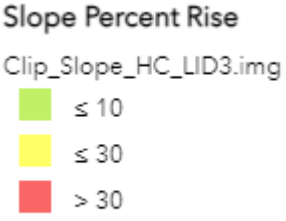
1. Density: The application states that the proposed density will be 4.25 units per acre. This is within the parameters of the R1-8 PDO zoning which has a maximum density of 4.44 units per acre. However, once you remove undevelable property, the real density is closer to 4.77 units an

acre, which would require some density bonus. The applicant is providing some private park space and other improvements that could qualify. The sensitive lands code also allows density bonus for transferring density off of steep, yet buildable, slopes. Staff believes more information is needed to justify this request.

2. Parking: Driveways are provided so all parking will be maintained on the lots
3. Applicant is providing about 38.47% open space within this plan. This includes three pocket park areas that will need to be governed by an HOA
4. The applicant should provide pedestrian connectivity to 2800 W from the main section of development.
5. The parks should remain private and maintain by the HOA.
6. Sensitive Lands: There are some steep slopes in the area, including property over 30%. Staff can't make a recommendation for lot location without a full sensitive lands application. The applicant has taken steps to place units within the flattest areas within the property. If approved, it should be conditioned on completion and compliance with a sensitive lands application, which may change the layout and location of some units.



Map is approximate. Key is below



Findings:
Staff makes the following findings:

1. The zone change does not comply with the General Plan map. The city has in the past allowed attached housing types in the single family parts of the General Plan Map as long as the overall density is maintained at single family levels to help fulfill other goals within the General Plan. However, those areas had greater access to major transportation corridors than this property.
2. The proposed amendment is generally in harmony with the overall character of all of the proposed surrounding development, which is surrounded by R1-8 PDOs. 2800 W will also serve as buffer areas between the single-family homes and the attached housing as part of this development.
3. The proposed zone change will have an impact on the area, but development is anticipated for the area.
4. Services are currently not available to the property, but utilities are planned to be brought to the property as the surrounding properties are improved, including 2800 W. Many of these improvements are likely to take some time before they become available. However, staff does not have concerns about the regional capacity of these services.

Recommendation: The application has some different facets that staff recommends that the Planning Commission take into consideration.

1. General Plan and General Plan Map. The City has allowed for multi-family and attached housing within the single-family area of the General Plan Map with the justification that the total development did not exceed single-family levels and that the development helps support the goal of providing a variety of housing options.
2. Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend approval of the R1-8 PDO zoning but believes the Planning Commission should consider housing types within the development since the area is planned for single family housing types.

DENSITY TABLE
106 PATIO HOMES - 1&2 STORY
5 LOTS
111 UNITS TOTAL

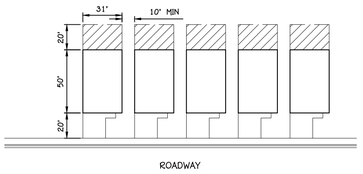
29.16 ACRES
111 UNITS
3.80 DU. ACRE

OPEN SPACE:	10.61 AC.	36.39%	*
SLOPE >30%:	3.15 AC.	10.80%	**
BUILDINGS:	3.77 AC.	12.93%	
PRIVATE AREA:	6.50 AC.	22.29%	***
STREETS:	5.13 AC.	17.59%	
TOTAL	29.16 AC.	100%	

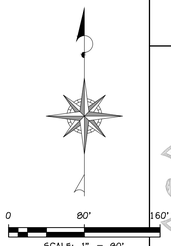
* OPEN SPACE INCLUDES PARK AREAS

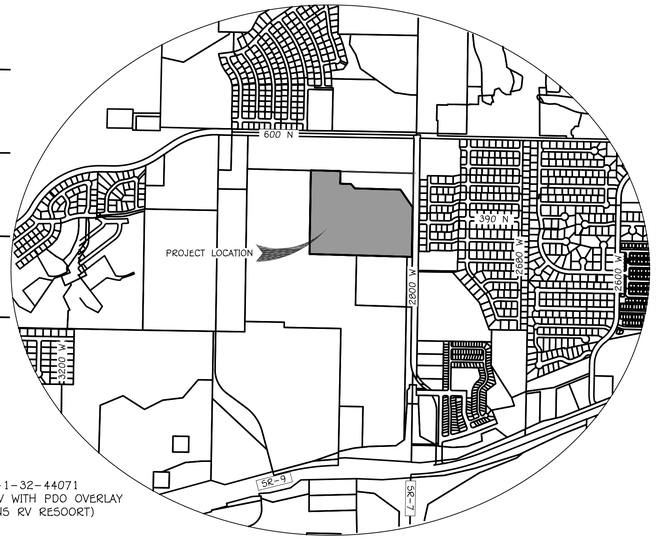
** NO UNITS ARE ON 30% OR GREATER SLOPES

*** PRIVATE AREA INCLUDES LOTS, DRIVEWAYS OF UNITS, BACKYARDS OF UNITS AND SIDE SPACE IN BETWEEN BUILDINGS



PATIO HOME
TYPICAL UNITS





VICINITY MAP (N.T.S.)

REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE:	3/14/2022
JOB #	----
DRAWN BY:	ASA
CHECKED BY:	ASA

PRELIMINARY SITE PLAN
FOR
KENT FREI

HURRICANE UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

2

SHEET: 2 of 2

C:\Dropbox\ALCSG\JOBS\2022\22-006 - Kent Frei - 29 Ac Hurricane\Drawings\2022-04-04-Prelim Site Plan.dwg

29.16 ACRE KENT FRIE ZONE CHANGE LEGAL

Beginning at a point that lies South 00°52'43" West 950.02 feet along the Section line and West 35.01 feet; from the Northeast Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Running thence South 00°52'28" West 654.69 feet; thence North 88°23'06" West 1,351.23 feet; thence North 00°53'09" East 1,104.85 feet; thence South 88°25'08" East 392.03 feet; thence South 01°34'10" West 165.67 feet; thence South 88°25'50" East 143.15 feet; thence South 41°00'46" East 77.34 feet; thence South 88°25'50" East 602.11 feet; thence South 34°34'01" East 282.93 feet to the point of beginning.

Containing 1,270,406 square feet or 29.16 acres.

Kent Frei PDO

Legend

Parcels

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes

376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

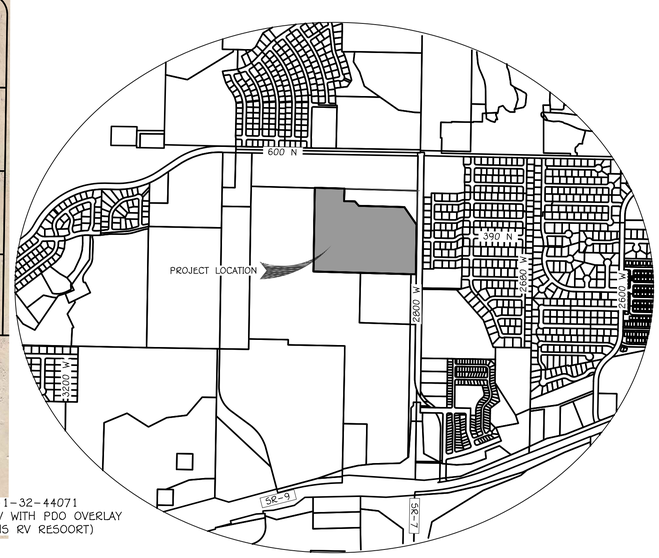
LEGAL DESCRIPTIONS:

BEGINNING AT A POINT THAT LIES SOUTH 00°52'43" WEST 950.02 FEET ALONG THE SECTION LINE AND WEST 35.01 FEET; FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 00°52'28" WEST 654.69 FEET; THENCE NORTH 88°23'06" WEST 1,351.23 FEET; THENCE NORTH 00°53'09" EAST 1,104.85 FEET; THENCE SOUTH 88°25'08" EAST 392.03 FEET; THENCE SOUTH 01°34'10" WEST 165.67 FEET; THENCE SOUTH 88°25'50" EAST 143.15 FEET; THENCE SOUTH 41°00'46" EAST 77.34 FEET; THENCE SOUTH 88°25'50" EAST 602.11 FEET; THENCE SOUTH 34°34'01" EAST 282.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,270,406 SQUARE FEET OR 29.16 ACRES.

CURRENT ZONE: R-A-1
PROPOSED ZONE: R-1-8
WITH PDO OVERLAY
29.16 AC @ 4.25 DU/AC

0 80' 160'
SCALE: 1" = 80'



VICINITY MAP (N.T.S.)

REV.	DATE:	REVISION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770

DATE:	02/19/2022
JOB #	----
DRAWN BY:	ASA
CHECKED BY:	ASA

ZONE CHANGE MAP
FOR
KENT FREI

HURRICANE UTAH
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST SLB & M

SHEET: 1 of 2

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PRELIMINARY PLAT APPLICATION

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

Fee: $150.00

For Office Use Only:
File No. 2022-PP-07
Receipt No. 8-155191

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

Email: dgbean@drhorton.com

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

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

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

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

Single Family Lots - 576 Lots Total

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

X 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- x a. The proposed name of the subdivision.
- x b. The location of the subdivision, including the address and section, township and range.
- x c. The names and addresses of the owner or subdivider, if other than the owner.
- x d. Date of preparation, and north point.
- x e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

X 2. Existing Conditions: The preliminary plat shall show:
- x a. The location of the nearest monument.
- x b. The boundary of the proposed subdivision and the acreage included.
- x c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- x d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- x e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- x f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

x g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

x h. Contours at vertical intervals not greater than five (5) feet.

N/A i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

x j. Information on whether property is located in desert tortoise take area

X 3. Proposed Plan: The subdivision plans shall show:

x a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

x b. The layout, numbers and typical dimensions of lots.

x c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

x d. Easements for water, sewers, drainage, utilities, lines and other purposes.

x e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

x f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

x g. Approximate radius of all center line curves on highways or streets.

x h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

x i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

x j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

x k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

x l. Will this subdivision be phased? If yes show possible phasing lines.

x m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

X 4. Required copies of plans:

x a. Three copies of all full scale drawings

x b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF Arizona)
COUNTY OF Mohave) :ss

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

Western Mortgage & Realty Co.
(Property Owner)

(Property Owner) Tim. M Jippett, Vice Pres

Subscribed and sworn to me this 18th day of January 2022.

ALICE LOZOYA
Notary Public - Arizona
Mohave County
Commission # 602798
My Comm. Expires Apr 25, 2025

Alice Lozoya
(Notary Public)

Residing in: Arizona

My Commission Expires: April 25, 2025

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in: _____

My Commission Expires: _____

PRELIMINARY SITE PLAN REVIEW APPLICATION

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

Fee $200.00

For Office Use Only:
File No. 2022-PSP-04
Receipt No. 8.165191

Name: D.R. HORTON (DON BEAN) **Telephone:** 385-226-8859
12351 S GATEWAY PARK PLACE, D100
Address: DRAPER, UTAH 84020 **Fax No.**

Agent (If applicable): ADAM ALLEN **Agent's Phone:** 435-680-6711

Email: adam@alcsg.com

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

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

Proposed Use: (Describe, use extra sheet if necessary)
576 Single Family Lots

This application shall be accompanied by the following:

x 1. A vicinity map showing the general location of the project.
x 2. Three (3) copies of a site plan showing:
- x Topography showing 2' contours, identification of 30% or greater slopes:
- x The layout of proposed uses;
- x Location of open space when applicable;
- x Proposed access to the property and traffic circulation patterns;
- x Adjoining properties and uses:
- x Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any;

x 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities;
x 4. Tables showing the number of acres in the proposed development and a land use summary; and
x 5. A phased development plan if applicable.

x 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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

****

(Office Use Only)

Date Received: Received by:

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

AFFIDAVIT
PROPERTY OWNER

STATE OF Arizona)
COUNTY OF Mohave) :ss

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Western Mortgage & Realty Co.
(Property Owner)

(Property Owner) Tim. M Tippett, Vice Pres

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Notary Public - Arizona
Mohave County
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My Comm. Expires Apr 25, 2025

Alice Lozoya
(Notary Public)

Residing in: Arizona

My Commission Expires: April 25, 2025

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in:_____

My Commission Expires:_____

Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

January 18, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: D.R. Horton Single Family – Sections 1 & 12, Township 42 South, Range 14 West, SLB&M

Stephen,

There is sewer capacity for this project. The developers understand that utilities are not currently in place. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval they agree to pay all costs associated with construction and impact fees.

Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

January 20, 2022

To Whom It May Concern:

A will serve letter has been requested for Elim Valley located at approximately 600 S 3500 W in Hurricane, Utah.

Yes, we do have culinary water in the area of 600 S 3500 W in Hurricane, Utah.

A hydraulic water study may be required to ensure the waterline will deliver the required fire flows. A looped water system may be required

Sincerely,

Hurricane City Water – Dallan Wadsworth

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

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

Update 4/14/2022
At the April 7th, 2022 the Hurricane City Council approved a zone change for the property to make the zone boundaries line up with the proposed PID roadways in the area. With the zone boundary issues resolved staff would recommend approval of the preliminary plat subject to staff and JUC comments

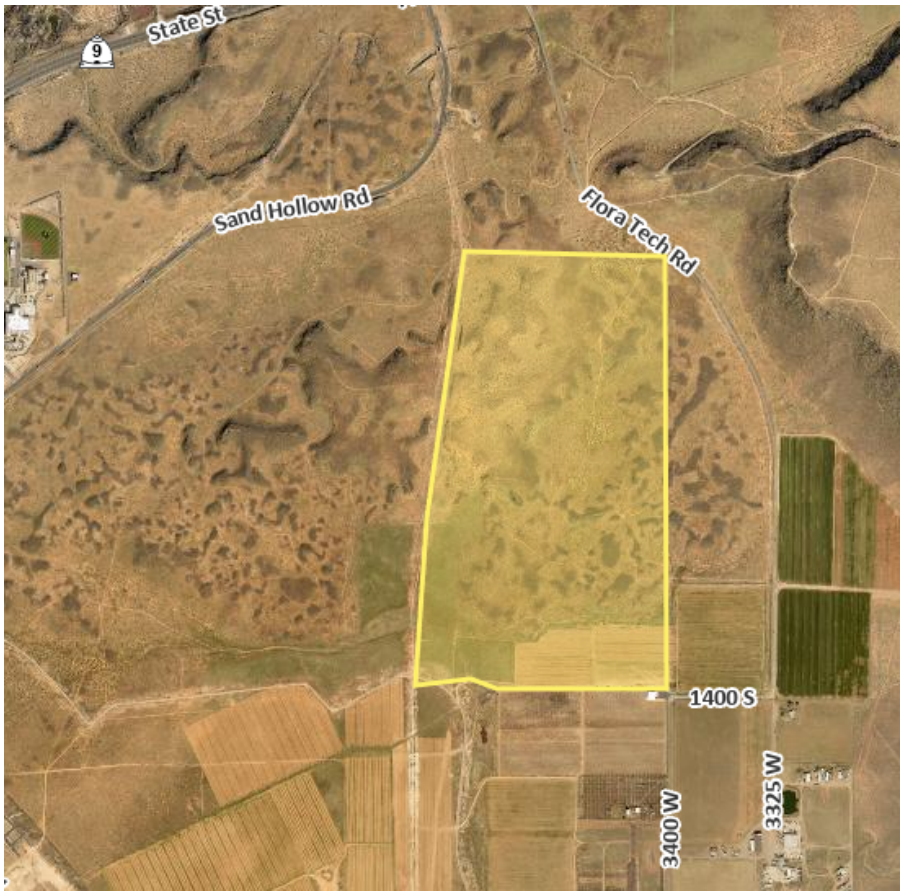
Discussion:
The applicant is seeking preliminary plat and preliminary site plan approval for a subdivision containing 576 lots located within the Sand Hollow Gateway PID for the Desert Bloom subdivision. This property is in the middle of the Gateway at Sand Hollow PID, to the south of the previously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

JUC Comments
The following items will need to be addressed:

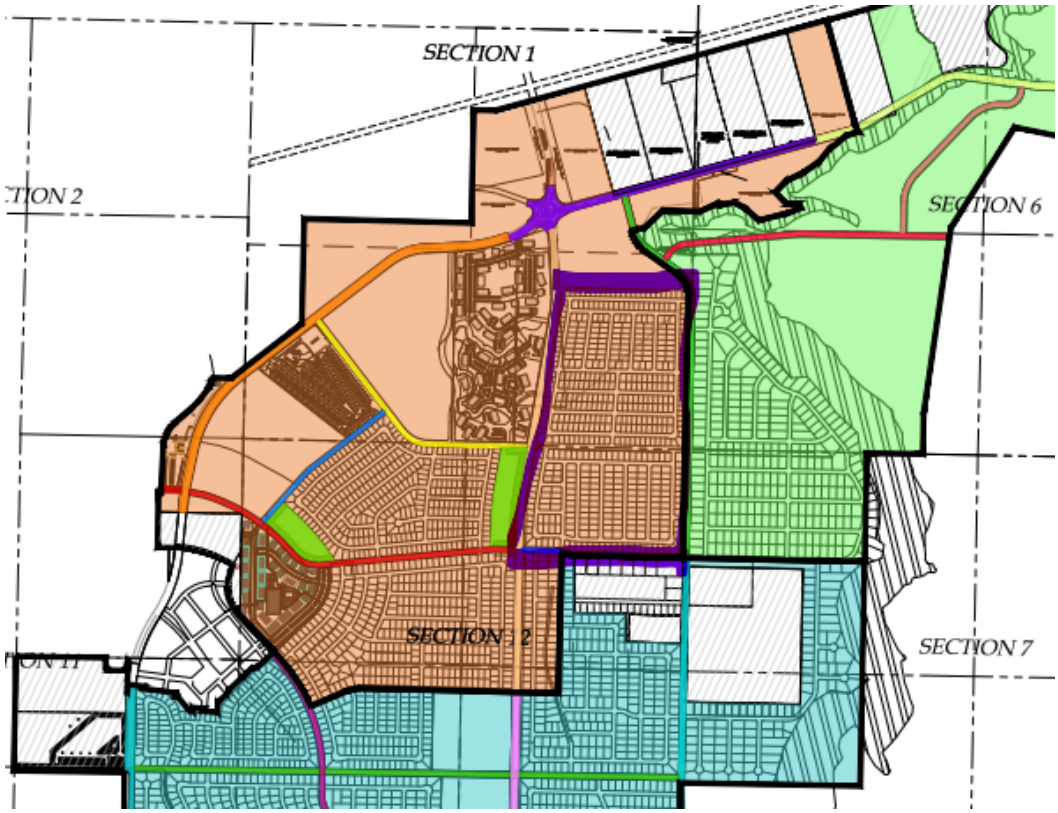
1. **Power:** Dixie Power area. Power needs to come from the PID. There is a power line along Flora Tech Road that needs to be addressed.
2. **Sewer:** Have a sewer plan for the region but it has not been installed yet
3. **Streets:** No comments
4. **Water**: Full water model needed for this subdivision. No water lines or service yet in the area.

5. **Engineer:** Need a larger picture for the region. Need a traffic impact study. Block lengths need to be under 800 feet. Drainage needs to be addressed, and planned to be addressed with regional infrastructure.
6. **Fire:** Need access and fire turnarounds in each phase.
7. **Cable/Phone:** No comments
8. **Gas:** There is capacity in the area
9. **Water Conservancy District**: 16 inch line in Gateway Drive that feeds Sand Hollow. 18 inch line in Flora Tech that feeds St. George.

Applicant attended JUC meeting and is aware of these items



Map is approximate



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

Staff Comments: Preliminary Plat

02/10/2022

2022-PP-08
2022-PSP-05

1. Zoning is R1-8 and R1-6. Within the R1-6 area, the average lots size is 6,044 sq. ft. Within the R1-8 area, the average lot size is 8,062.5 sq. ft. All other lots meet Hurricane standards.
2. The plat shows the future roadways and utilities in the area, but currently, these services do not exist.
3. The applicant has noted that the property isn't located in a desert tortoise take area.
4. PID roadways in this property include: Future Flora Tech Drive (western boundary) Gateway Drive (eastern boundary) Jellystone Road (bisects the property north/south) Bash Parkway (southern boundary)
5. The scale on some pages is not correct. See P.1.3.
6. Some block lengths do not meet city design standards.
   3.2.4.2 INTERSECTIONS
   F. When designing local road networks, block lengths without an intervening connector street shall not exceed eight hundred feet (800') in length unless previous approval has been obtained from the City Engineer. Cul-de-sacs are not considered an intervening connecting street.
7. Street Connections:
   a. Staff would prefer that road E stub to the property to the north. Staff would encourage this applicant to negotiate with the development to the north to ensure that their property boundaries and street connections are properly established. On the preliminary plat for Elim Valley Apartments (property to the North) staff required that there was a northern roadway near the south property line.
   b. Road LL should stub to the future Flora Tec Road.
8. There is no open space planned within this development. None is required by code; however, there is a PID planned park to the west of this development.
9. A will serve letter from Hurricane City Water and Ash Creek Sewer District has been provided
10. Utilities: The property is isolated but has services planned for the area. The PID has submitted plans to bring services to the site to the JUC, but these plans are in the review process and many of them have received approval at the time of this report. Hurricane City Code states the following:

    10-37-4: ADEQUATE PUBLIC FACILITIES:
    Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The city may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

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

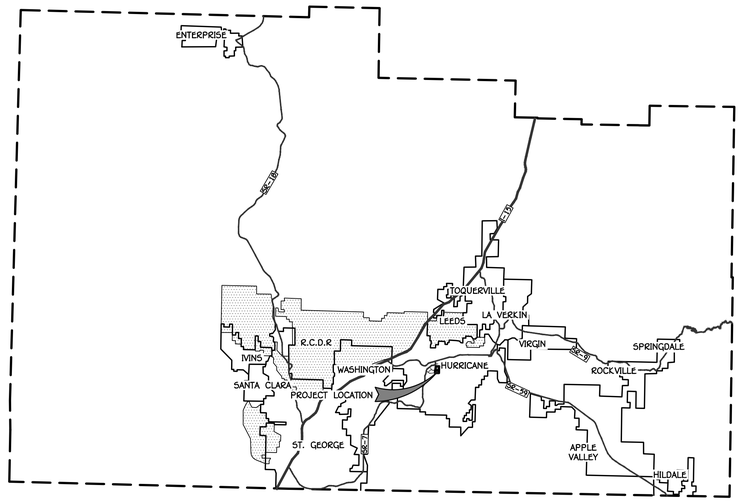
Other Items to consider.

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

DESERT BLOOM

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

PRELIMINARY PLAT
JANUARY 2022



WASHINGTON COUNTY

PROJECT DATA:

NORTH AREA:

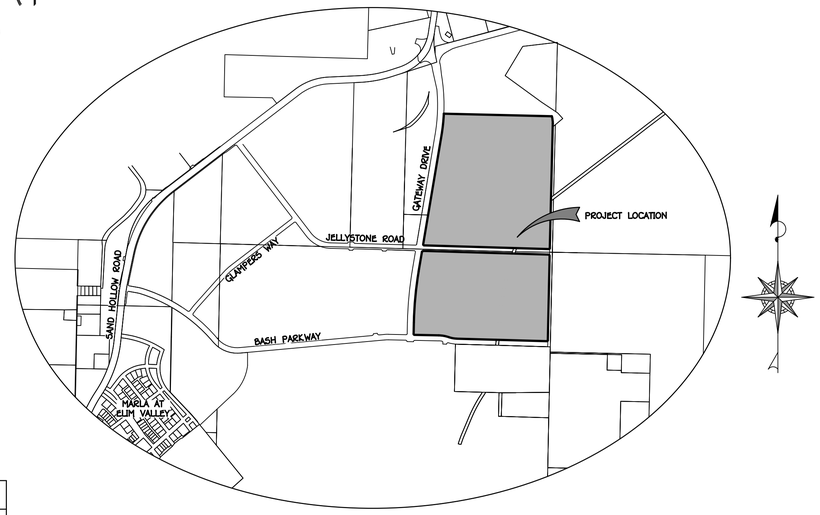
ZONING:	R-1-6
PARCEL SIZE:	69.78 ACRES
# OF LOTS:	371 LOTS
DENSITY:	5.32 DU/AC
AVERAGE LOT SIZE:	6,044.6 SQ. F.T

SOUTH AREA:

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

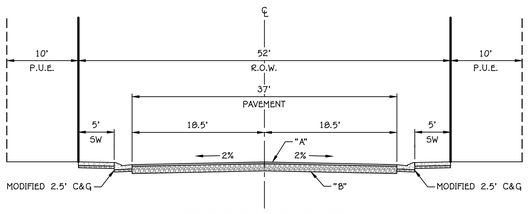
TOTAL LOTS: 576 LOTS

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

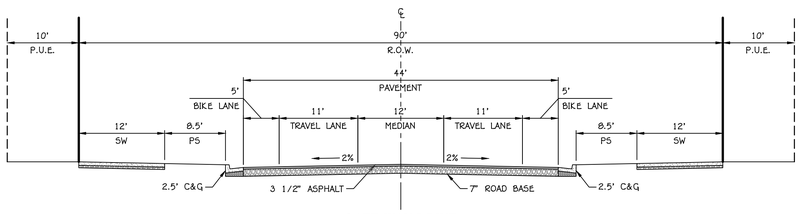


VICINITY MAP (N.T.S.)

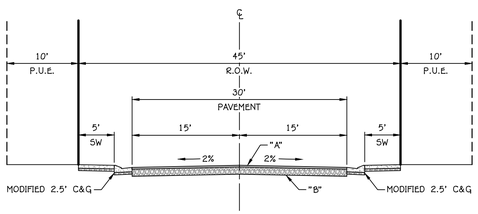
SECTION 12, TOWNSHIP 42 SOUTH
RANGE 14 WEST SLB&M



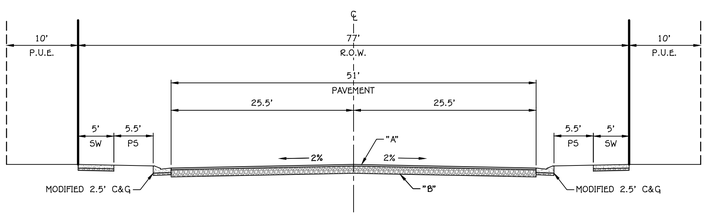
RESIDENTIAL STANDARD
(52' PUBLIC STREET)



GATE WAY DRIVE
(90' PUBLIC STREET)



RESIDENTIAL LOCAL
(45' PUBLIC STREET)



MAJOR COLLECTOR 2-LANE
(77' PUBLIC STREET)

LEGAL DESCRIPTIONS:

NORTH PARCEL
BEGINNING AT A POINT THAT IS ON THE EAST LINE OF GATEWAY DRIVE, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 88°46'40" EAST 2651.36 FEET ALONG THE NORTH SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTH 88°17'53" EAST ALONG THE NORTH SECTION LINE 852.38 FEET AND NORTH 42.02 FEET; FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE EAST LINE OF SAID GATEWAY DRIVE THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 39°22'55" WEST A DISTANCE OF 18.84 FEET, CENTER POINT LIES NORTH 01°42'07" EAST) THROUGH A CENTRAL ANGLE OF 97°49'56", A DISTANCE OF 21.34 FEET, 2) NORTH 09°32'02" EAST 1,545.68 FEET AND 3) NORTHERLY ALONG A 2,545.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 06°06'43" EAST A DISTANCE OF 303.83 FEET, CENTER POINT LIES NORTH 80°27'58" WEST) THROUGH A CENTRAL ANGLE OF 06°50'39", A DISTANCE OF 304.01 FEET; THENCE SOUTH 88°39'15" EAST 1,510.19 FEET TO THE WEST LINE OF THE FUTURE FLORA TEC DRIVE; THENCE SOUTHERLY ALONG SAID WEST LINE AND A 368.68 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 07°06'22" EAST A DISTANCE OF 105.60 FEET, CENTER POINT LIES SOUTH 74°39'37" WEST) THROUGH A CENTRAL ANGLE OF 16°28'02", A DISTANCE OF 105.96 FEET; THENCE SOUTH 01°22'30" WEST ALONG SAID FUTURE WEST LINE 1,740.88 FEET TO THE NORTH LINE OF JELLYSTONE WAY, AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 46°32'18" WEST A DISTANCE OF 17.73 FEET, CENTER POINT LIES NORTH 80°37'30" WEST) THROUGH A CENTRAL ANGLE OF 90°19'37", A DISTANCE OF 19.71 FEET; THENCE NORTH 88°17'53" WEST 1,745.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,039,598 SQUARE FEET OR 69.78 ACRES.

SOUTH PARCEL
BEGINNING AT A POINT THAT IS ON THE SOUTH LINE OF JELLYSTONE ROAD, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 88°46'40" EAST 2651.36 FEET ALONG THE NORTH SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTH 88°17'53" EAST ALONG THE NORTH SECTION LINE 842.16 FEET AND SOUTH 35.02 FEET; FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 88°17'53" EAST ALONG SAID SOUTH LINE 1,747.09 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND A 19.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 43°33'23" EAST A DISTANCE OF 27.45 FEET, CENTER POINT LIES SOUTH 01°42'07" WEST) THROUGH A CENTRAL ANGLE OF 89°29'00", A DISTANCE OF 30.45 FEET TO THE WEST LINE OF THE FUTURE FLORA TEC ROADWAY; THENCE SOUTH 01°11'07" WEST ALONG SAID WEST LINE 1,178.36 FEET TO THE NORTH LINE OF BASH PARKWAY, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 46°23'23" WEST A DISTANCE OF 17.74 FEET, CENTER POINT LIES NORTH 88°48'53" WEST) THROUGH A CENTRAL ANGLE OF 90°24'33", A DISTANCE OF 19.72 FEET, 2) NORTH 88°24'20" WEST 1,262.13 FEET, 3) WESTERLY ALONG A 358.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 79°31'15" WEST A DISTANCE OF 110.58 FEET, CENTER POINT LIES NORTH 01°35'40" EAST) THROUGH A CENTRAL ANGLE OF 17°46'09", A DISTANCE OF 111.03 FEET, 4) WESTERLY ALONG A 457.24 FOOT RADIUS REVERSE CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 79°42'52" WEST A DISTANCE OF 144.29 FEET, CENTER POINT LIES SOUTH 19°21'50" WEST) THROUGH A CENTRAL ANGLE OF 18°09'23", A DISTANCE OF 144.89 FEET, AND 5) NORTH 88°47'33" WEST 339.24 FEET TO THE EASTERLY LINE OF GATEWAY DRIVE, AS ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTHWESTERLY ALONG A 12.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 43°47'13" WEST A DISTANCE OF 17.68 FEET, CENTER POINT LIES NORTH 01°12'27" EAST) THROUGH A CENTRAL ANGLE OF 90°00'40", A DISTANCE OF 19.64 FEET, 2) NORTH 01°13'07" EAST 160.67 FEET, 3) NORTHERLY ALONG A 4,995.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 05°22'35" EAST A DISTANCE OF 718.48 FEET, CENTER POINT LIES SOUTH 86°46'53" EAST) THROUGH A CENTRAL ANGLE OF 08°18'55", A DISTANCE OF 719.11 FEET, 4) NORTH 09°32'02" EAST 272.76 FEET, AND 5) NORTHEASTERLY ALONG A 19.50 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS NORTH 50°37'04" EAST A DISTANCE OF 25.63 FEET, CENTER POINT LIES SOUTH 80°27'58" EAST) THROUGH A CENTRAL ANGLE OF 82°10'05", A DISTANCE OF 27.96 FEET TO THE POINT OF BEGINNING.

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

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

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

APPLICANT:
D.R. HORTON
12351 S GATEWAY PARK PLACE
SUITE D100
DRAPER, UTAH 84020
CONTACT: DON BEAN
PHONE: (385) 226-8059
EMAIL: DGBEAN@DRHORTON.COM

REV.	DATE:	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

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

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

COVER SHEET
PRELIMINARY PLAT

P.1.1

SHEET: 1 of 8

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PRELIMINARY PLAT NOTES:

1. THE PROPOSED PROJECT IS LOCATED IN SECTIONS 1&12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SBL&M
2. BASED ON THE RED CLIFFS DESERT RESERVE TAKE AREA MAPS THE PROJECT SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

PROJECT DATA:

NORTH AREA:

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

SOUTH AREA:

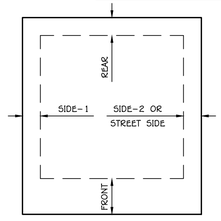
ZONING:	R-1-8
PARCEL SIZE	51.05 ACRES
# OF LOTS:	205 LOTS
DENSITY:	4.02 DU/AC.
AVERAGE LOT SIZE:	8,062.5 SQ. FT.

TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:

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

TYPICAL SINGLE FAMILY LOT



TYPICAL SETBACKS	
FRONT	25'
REAR	10'
SIDE-1	8'
SIDE-2	8'
STREET SIDE	20'

REV.	DATE:	REVISION

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CONSTRUCTION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

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

DESERT BLOOM

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

OVERALL SITE PLAN

PRELIMINARY PLAT

P.1.2

SHEET: 2 of 8

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0 40' 80'

SCALE: 1" = 40'

PRELIMINARY PLAT NOTES:

1. THE PROPOSED PROJECT IS LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST SBL&M
2. BASED ON THE RED CLIFFS DESERT RESERVE TAKE AREA MAPS THE PROJECT SITE IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

PROJECT DATA:

NORTH AREA:

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

SOUTH AREA:

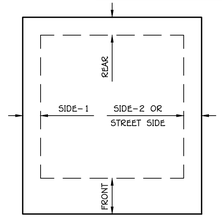
ZONING:	R-1-8
PARCEL SIZE	51.05 ACRES
# OF LOTS:	205 LOTS
DENSITY:	4.02 DU/AC.
AVERAGE LOT SIZE:	8,062.5 SQ. FT.

TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:

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

TYPICAL SINGLE FAMILY LOT



TYPICAL SETBACKS	
FRONT	25'
REAR	10'
SIDE-1	8'
SIDE-2	8'
STREET SIDE	20'

REV.	DATE:	REVISION

PRELIMINARY
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CONSTRUCTION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

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

DESERT BLOOM

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

SITE PLAN

PRELIMINARY PLAT

P.1.3

SHEET: 3 of 8

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PROJECT DATA:

NORTH AREA:

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

SOUTH AREA:

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

TOTAL LOTS: 576 LOTS

SITE & UTILITY PLAN LEGEND:

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

TYPICAL SINGLE FAMILY LOT

TYPICAL SETBACKS	
FRONT	25'
REAR	10'
SIDE-1	10'
SIDE-2	10'
STREET SIDE	20'

REV.	DATE:	REVISION

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CONSTRUCTION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

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

DESERT BLOOM

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

SITE PLAN

PRELIMINARY PLAT

P.1.4

SHEET: 4 of 8

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0 40' 80'

SCALE: 1" = 40'

GRADING & DRAINAGE LEGEND:

- 2010 — FINISH GRADE MAJOR CONTOUR
- 2002 — FINISH GRADE MINOR CONTOUR
- 2010 — EXISTING GRADE MAJOR CONTOUR
- 2002 — EXISTING GRADE MINOR CONTOUR
- ⟹ SURFACE FLOW DIRECTIONAL
- PAD:3006.0 PROPOSED PAD ELEVATION
- MATCH LINE
- PHASE LINE

NOTES:

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

TYPICAL LOT DRAINAGE

SCALE: 1" = 40'

PAD TRANSITION: NO RETAINING WALL

SCALE: 1/2" = 1'-0"

REV.	DATE:	REVISION

PRELIMINARY
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CONSTRUCTION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

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

DESERT BLOOM

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

GRADING PLAN

PRELIMINARY PLAT

P.1.5

SHEET: 5 of 8

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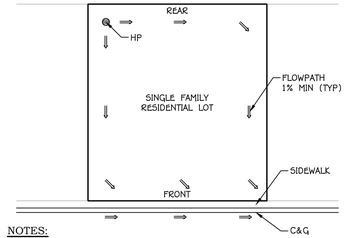
0 40' 80'
SCALE: 1" = 40'

GRADING & DRAINAGE LEGEND:

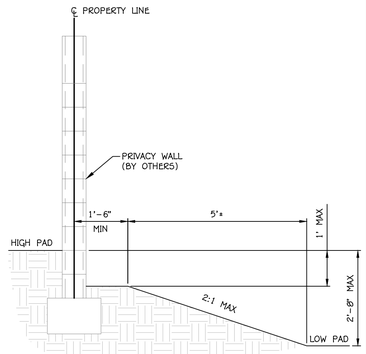
- 2010 — FINISH GRADE MAJOR CONTOUR
- 2002 — FINISH GRADE MINOR CONTOUR
- 2010 — EXISTING GRADE MAJOR CONTOUR
- 2002 — EXISTING GRADE MINOR CONTOUR
- ⟹ SURFACE FLOW DIRECTIONAL
- PAD:3006.0 PROPOSED PAD ELEVATION
- MATCH LINE
- PHASE LINE



NOTES:

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

TYPICAL LOT DRAINAGE
SCALE: 1" = 40'



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

REV.	DATE:	REVISION

PRELIMINARY
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CONSTRUCTION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

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

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

GRADING PLAN
PRELIMINARY PLAT

P.1.6

SHEET: 6 of 8

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UTILITY PLAN LEGEND:

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

REV.	DATE:	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT

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

DESERT BLOOM

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

UTILITY PLAN

PRELIMINARY PLAT

P.1.7

SHEET: 7 of 8

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MATCH LINE SEE SHEET 1.7

MATCH LINE SEE SHEET 1.7

PHASE 5

PHASE 6

PHASE 3

PHASE 4

PHASE 1

PHASE 2

ROAD R
52' PUBLIC ROW

ROAD R
52' PUBLIC ROW

JELLYSTONE ROAD
(77.0' WIDE ROW)

CONNECT TO EXISTING

CONNECT TO EXISTING 450

ROAD KK
52' PUBLIC ROW

ROAD KK
52' PUBLIC ROW

GATEWAY DRIVE
(90.0' WIDE ROW)

ROAD AA
52' PUBLIC ROW

ROAD BB
45' PUBLIC ROW

ROAD CC
45' PUBLIC ROW

ROAD DD
45' PUBLIC ROW

ROAD EE
52' PUBLIC ROW

ROAD FF
45' PUBLIC ROW

ROAD GG
45' PUBLIC ROW

ROAD HH
52' PUBLIC ROW

FUTURE FLORA TEC ROAD
(77.0' WIDE ROW)

ROAD LL
45' PUBLIC ROW

ROAD LL
45' PUBLIC ROW

ROAD MM
52' PUBLIC ROW

ROAD MM
52' PUBLIC ROW

ROAD JJ
52' PUBLIC ROW

BASH PARKWAY
(77.0' WIDE ROW)

OVERHEAD POWER TO BE REMOVED

EXISTING WELL TO BE CAPPED

0 40' 80'
SCALE: 1" = 40'

UTILITY PLAN LEGEND:

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

REV.	DATE:	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN LAND CONSULTING
1173 SOUTH 250 WEST, SUITE 502
ST. GEORGE, UT 84770

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

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

UTILITY PLAN
PRELIMINARY PLAT

P.1.8

SHEET: 8 of 8

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PRELIMINARY PLAT APPLICATION

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

Fee: $150.00

For Office Use Only:
File No. 2022-PP-07
Receipt No. 81555

Name: Dennett Construction **Telephone:** 435-703-3684

Address: 1413 S Sandhill Dr, Washington, UT 84780 **Fax No.** _____

Email: dennettconstruction@gmail.com **Agent Email:** bwalker@civilscience.com

Agent (If Applicable): Civil Science - Brandee Walker **Telephone:** 435-668-4023

Address/Location of Subject Property: Regional Park Road 1000 South

H-4-2-10-4112, H-4-2-10-4111
Tax ID of Subject Property: H-4-2-10-430, H-4-2-10-410 **Zone District:** M-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Develop approximately 63 large industrial lots with an additional 24.94 acres of proposed storage units and RV storage area on an area totalling approximately 120 acres.

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

✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

✓ 2. Existing Conditions: The preliminary plat shall show:
- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

✓ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

✓ h. Contours at vertical intervals not greater than five (5) feet.

✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

✓ j. Information on whether property is located in desert tortoise take area

✓ 3. Proposed Plan: The subdivision plans shall show:

✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

✓ b. The layout, numbers and typical dimensions of lots.

✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

✓ d. Easements for water, sewers, drainage, utilities, lines and other purposes.

✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

✓ g. Approximate radius of all center line curves on highways or streets.

✓ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

✓ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

✓ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

✓ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

✓ l. Will this subdivision be phased? If yes show possible phasing lines.

✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

✓ 4. Required copies of plans:

✓ a. Three copies of all full scale drawings

✓ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

Douglas T. Dennett
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this 3rd day of December 2021.

Michelle N Smith
(Notary Public)

Notary Public
MICHELLE N SMITH
699115
My Commission Expires
February 21, 2022
STATE OF UTAH

Residing in: Hurricane, Utah

My Commission Expires: 2-21-2022

Agent Authorization

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

_____
(Property Owner)

_____
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

_____
(Notary Public)

Residing in:_____

My Commission Expires:_____

CivilScience
Engineers | Surveyors | Planners

1453 S. Dixie Drive, Suite 150
St. George, UT 84770
Phone 435-986-0100

Date: 02/04/2022

CS Project No.: 21292.00

To: Stephen Nelson
Community Development
Hurricane City

Quail Creek Industrial

We are transmitting Herewith ___X___

No. of Copies	*Description or Remarks*
3 (1)	Preliminary Plat
	Application
	Warranty Deed

_____	No Exceptions Taken	_____	As Requested
_____	Make Corrections Noted	___x___	For Approval
_____	Amend & Resubmit	_____	For Your Records
_____	Rejected--Resubmit	___x___	Review and Respond
_____	As Indicated on Each Submittal	_____	For Your Information

NOTE:

Respectfully,
Civil Science, Inc.

By ___B Walker_____

WHEN RECORDED, MAIL TO:
John M. & Cleopha G. LeBaron
322 North State 39-6
Hurricane, Utah 84737

326001

W A R R A N T Y D E E D

JOHN M. LeBARON (a/k/a JOHN LeBARON) and CLEOPHA G. LeBARON (a/k/a CLEOPHA LeBARON), his wife, RUSSELL H. LeBARON (as to Parcel No. 1), CRAIG G. LeBARON (as to Parcel No. 2), and JANE LeBARON McKINLAY (as to Parcel No. 5), all as GRANTORS, of Hurricane, County of Washington, State of Utah, hereby CONVEY and WARRANT to JOHN M. LeBARON and CLEOPHA G. LeBARON as Co-Trustees of THE JOHN M. & CLEOPHA G. LeBARON TRUST dated November 25, 1987, as GRANTEE, of Hurricane, Utah for the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, the following described tracts of land in Washington County, State of Utah:

PARCEL NO. 1:
All of Lot Four (4), Block Ten (10), Plat "B", HURRICANE TOWNSITE SURVEY, as platted on the Official Map of said Survey on file in the Office of the Recorder of Washington County, Utah. Also, BEGINNING at the Northwest Corner of Lot One (1) in the same Block Ten (10) and Plat "B" of the HURRICANE TOWNSITE SURVEY, and running thence East 233.3 feet, more or less, to the Northeast Corner of said Lot 1; and running thence South 72 feet; thence Southwesterly along the Westerly Line of an Existing Roadway a distance of 84.0 feet, to a point Northerly 85.0 feet from the South Line of said Lot 1; thence West 125.0 feet; thence South 85.0 feet to the South Line of said Lot 1; thence West 82.0 feet, more or less, to the Southwest corner of said Lot 1; thence North 231.0 feet, more or less, to the point of beginning. TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way and Restrictions of record and those enforceable in law and equity.

PARCEL NO. 2:
BEGINNING at a point West 156.0 feet from the Southeast Corner of Lot 1, Block 4, Plat "B", HURRICANE TOWNSITE SURVEY & running thence West along the South lot line of said Lot 1 a distance of 78.0 feet, more or less, to the Southwest corner of said Lot 1; thence North along the West lot line a distance of 156.0 feet; thence running East parallel to the South lot line of Lot 1, a distance of 78.0 feet, more or less, to a point distant West 156.0 feet from the East line of said Lot 1; thence South 156.0 feet, more or less, to the point of beginning. TOGETHER with all improvements & appurtenances thereunto belonging but being SUBJECT to Easements, Rights of Way & Restrictions of Record & those enforceable in law and equity.

PARCEL NO. 3:
COMMENCING at the South 1/4 corner of Section 26, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence North 0°16'34" West along the 1/4 Section line 607.09 feet; thence South 89°43'30" East 330.00 feet to the TRUE POINT OF BEGINNING: thence South 89°43'30" East 150 feet; thence South 0°16'34" East 387.69 feet; thence North 89°43'30" West 28 feet; thence North 0°16'34" West 100 feet; thence North 89°43'30" West 62 feet; thence North 0°16'34" West 81 feet; thence North 89°43'30" West 60 feet; thence North 0°16'34" West 206.69 feet to the TRUE POINT OF BEGINNING. SUBJECT TO Easements, Restrictions and Reservations of Record.

PARCEL NO. 4:
All of Lot Fifteen (15), CHERRY PARK SUBDIVISION, a Subdivision according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. TOGETHER with all improvements and appurtenances thereunto belonging but being SUBJECT to Easements, Rights of way and Restrictions of record and those enforceable in law and equity.

PARCEL NO. 5:
BEGINNING at an old fence corner on the East right-of-way line of a State Highway, said point being South 1310.53 feet and West 279.85 feet from the N¼ Corner of Section 35, Township 41 South, Range 13 West, SLB&M, and running thence South 50°05'30" East 105.07 feet; thence South 41°20' East 128.0 feet to an old fence

Unofficial Copy

line; thence North 87°55' East 114.90 feet along said old fence line to a point due South from the said N¼ Corner of said Section 35; thence South 31.74 feet to the Southeast Corner of Lot 3, Block 20, Hurricane Field Survey; thence West 355.69 feet to a point on a curve to the right on the East right-of-way line of said State Highway, the radius point of which is S 72°34'18" E 1392.70 feet; thence Northeasterly 205.66 feet along the arc of said curve and the said East line of said Highway, to the point of beginning;
ALSO, TOGETHER WITH a right-of-way, described as follows:
Beg at the beginning point as above shown, and running thence along an old fence line as follows: S 41°20' E 216.16 ft; th S 80°18' E 9.31 ft; th N 87°55' E 13.10 ft; thence leaving said old fence line and run th N 41°20' W 238.44 ft to a pt on a curve to the left on the East line of said State Highway, the radius point of which is S 63°23'56" E 1392.70 ft; th SW'ly 17.31 ft along the arc of said curve and E line of Highway, to the point of beginning, SAID RIGHT-OF-WAY to be used jointly by GRANTEE and the prior Grantors, their heirs, successors, assigns and invitees. TOGETHER with all improvements thereon and all appurtenances thereunto belonging.

PARCEL NO. 6:
Beginning at a point on a quarter section line, 1467.83 feet South of the North ¼ corner of Section 35, Township 41 South, Range 13 West, S.L.B.& M. and running thence South 33°00'40" East 213.94 feet, thence South 18° 51' 50" West 204.93 feet, thence North 76° 02' 20" West 51.82 feet, thence North along said quarter Section Line 361.0 feet, to the point of beginning, containing six-tenths (6/10) of an acre more or less. Together with all improvements thereon and all appurtenances thereunto belonging.

PARCEL NO. 7:
Lots 15 and 16 of Section 3; the North half of the Northwest quarter (N½NW¼); and the Southwest quarter of the Northwest quarter (SW¼NW¼) of Section 10, all in Township 42 South, Range 14 West, S.L.B.& M., Containing 202.55 acres. Together with all improvements thereon and appurtenances thereunto belonging, but being SUBJECT to a right of way of record for St. George City only.

WATER RIGHTS:
Conveyed with the above parcels are 2.83 shares of water rights in the Hurricane Canal Company.

WITNESS, the hands of said GRANTORS this 1st day of ~~November~~ January, 1987.

John M. LeBaron
JOHN M. LeBARON

Cleopha G. LeBaron
CLEOPHA G. LeBARON

John LeBaron
a/k/a JOHN LeBARON

Cleopha LeBaron
a/k/a CLEOPHA LeBARON

Russell H. LeBaron
RUSSELL H. LeBARON

Craig G. LeBaron
CRAIG G. LeBARON

Jane LeBaron McKinlay
JANE LeBARON McKINLAY

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On the 1st day of ~~November~~ January, 1987, personally appeared before me JOHN M. LeBARON (a/k/a JOHN LeBARON) and CLEOPHA G. LeBARON (a/k/a CLEOPHA LeBARON), his wife, RUSSELL H. LeBARON, CRAIG G. LeBARON and JANE LeBARON McKINLAY, the signers of the within instrument who duly acknowledged to me that they executed the same.

Elna J. Sip
NOTARY PUBLIC
Residing At: St. George, Utah

My Commission Expires:
STATE OF UTAH
Elna J. Sip
My Comm Expires
Oct. 30, 1991
NOTARY PUBLIC

REQUEST: Wright & Miles
1987 JAN -5 PM 4: 21
226011
BOOK 474 PAGE 162-163
FEE 13.00 ABS
WASHINGTON CO. RECORDER
BY ROBERT S. BENTLEY

Unofficial Copy

Gary Christensen Washington County Recorder
03/29/2021 12:56:37 PM Fee $40.00 By
VANGUARD TITLE INSURANCE AGENCY, LLC -
ST. GEORGE 1

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
D & G Property Holdings, LLC
1413 S. Sandhill Dr.
Washington UT 84780
File No.: 60722-KB

WARRANTY DEED

GRANTOR(S): **MCAR, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **D & G Property Holdings, LLC, a Utah Limited Liability Company**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington County**, State of **UTAH**:

Parcel 1

Beginning at the Northwest Corner of Section 10, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, and running thence South 88°08'32" East 1343.08 feet to the West one-sixteenth corner; thence South 01°17'21" West 717.13 feet along the sixteenth line: thence South 88°08'32" East 1340.65 feet to the North-South Center Section Line of said Section 10: thence South 01°29'01" West 587.44 feet to the Center-North one-sixteenth corner; thence North 88°23'23" West 1338.61 feet along the sixteenth line to the North-West one-sixteenth corner; thence North 00°00'22" East 623.44 feet to a point on the arc of a 1033.00 foot radius curve concave to the Northeast, the radius point of which bears North 06°32'03" East; thence Northwesterly 256.99 feet along the arc of said curve through a central angle of 14°15'14" to the point of tangency; thence North 69°12'43" West 106.91 feet; thence South 00°00'00" East 448.48 feet; thence South 90°00'00" West 340.39 feet to a point of which bears South 83°23'47" East; thence Southerly 98.23 feet along the arc of said curve through a central angle of 05°49'13" to the point of tangency; thence South 00°44'00" West 991.29 feet to the point of curvature of a 25.00 foot radius curve concave to the Northeast; thence Southeasterly 20.50 feet along the arc of said curve through a central angle of 46°58'20" to the point of reverse curvature of a 60.00 foot radius curve concave to the West; thence Southeasterly and Southwesterly 108.50 feet along the arc of said curve through a central angle of 103°36'26" to a point from which the radius point bears North 32°37'54" West; thence South 00°44'00" West 365.81 feet to a point on the East-West center section line of said Section 10; thence North 88°38'20" West 649.07 feet to the West Quarter Corner of said Section 10; thence North 01°05'48" East 1426.34 feet along the West Line of said Section 10; thence North 90°00'00" East 574.04 feet; thence North 00°44'00" East 28.56 feet to the point of curvature of a 1033.00 foot radius curve concave to the Southeast; thence Northeasterly 232.10 feet along the arc of said curve through a central angle of 12°52'25" to the point of tangency; thence North 13°36'25" East 114.09 feet; thence North 90°00'00" West 623.09 feet to the said West line of Section 10; thence North 01°05'48" East 836.76 feet along said Section Line to the Northwest Corner of said Section 10 and the point of beginning.

Parcel 2

Beginning at the North Quarter Corner of Section 10, Township 42 South, Range 14 West, Salt Lake Base and Meridian and running thence South 01°29'01" West 717.11 feet; thence North 88°08'32" West 1340.65 feet to the sixteenth line; thence North 01°17'21" East 717.13 feet to the North Line of said Section 10; thence South 88°08'32" East along said North Section Line, 1343.08 feet to the point of beginning.

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Less and Excepting from Parcel 1 and Parcel 2 that portion lying within the bounds of Quail Creek Industrial Park Subdivisions Phase 2 and 3.

Tax Parcel No.: H-4-2-10-4111 and H-4-2-10-4112

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 23rd day of MARCH, 2021.

MCAR, LLC

BY: _____
Audie-Ame A. Embestro, Manager

State of Texas)
)ss.
County of Travis)

On this 23rd day of March, 2021, personally appeared before me Audie-Ame A. Embestro, Manager of MCAR, LLC, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

_____
Notary Public

MATTHEW DEMOND
Notary ID #132118411
My Commission Expires
August 6, 2023

Unofficial Copy

Unofficial Copy

DOC ID 20200049456

Russell Shirts Washington County Recorder
09/11/2020 10:42:13 AM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Frog Hollow, LLC, a Utah Limited Liability Company
PO Box 580
Hurricane, UT 84737

SOUTHERN UTAH TITLE COMPANY
"Doing good Deeds for over 70 years"
sutc.com

Order No. 211147 - DBL
Tax I.D. No. H-4-2-10-430

Space Above This Line for Recorder's Use

WARRANTY DEED

Arrowhead Point Properties, LLC, A Utah Limited Liability Company, grantor(s), of Hurricane, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Frog Hollow, LLC, a Utah Limited Liability Company, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

WITNESS the hand(s) of said grantor(s), this 10th day of September, 2020.

Arrowhead Point Properties, LLC, A Utah Limited Liability Company

By: _____
Loyd Jessop, Manager

By: _____
Linda Jessop, Managerr

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 10th day of September, 2020, personally appeared before me, Loyd Jessop, who being by me duly sworn, did say that he/she is the Manager and Linda Jessop, who being by me duly sworn, did say that he/she is the Managerr of Arrowhead Point Properties, LLC, A Utah Limited Liability Company, and that said instrument was signed by them in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Loyd Jessop and Linda Jessop acknowledged to me that said limited liability company executed the same.

DALLAS LAMOREAUX
Notary Public
State Of Utah
My Commission Expires 06/13/2021
COMMISSION NO. 695219

NOTARY PUBLIC

My Commission Expires: 6/13/2021

Attachment to that certain Warranty Deed executed by Arrowhead Point Properties, LLC, A Utah Limited Liability Company grantor(s), to Frog Hollow, LLC, a Utah Limited Liability Company grantee(s).

Order No. 211147
Tax I.D. No. H-4-2-10-430

EXHIBIT "A"

BEGINNING AT A POINT NORTH 01°05'48" EAST, ALONG THE SECTION LINE 1795.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 90°00'00" EAST, 623.09 FEET; THENCE SOUTH 13°36'25" WEST, 114.09 FEET TO A POINT ON A 1033.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 232.10 FEET THROUGH A CENTRAL ANGLE OF 12°52'25"; THENCE SOUTH 0°44'00" WEST, 28.56 FEET; THENCE NORTH 90°00'00" WEST, 574.04 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 10; THENCE NORTH 1°05'48" EAST, 369.32 FEET TO THE POINT OF BEGINNING.

***

Initials

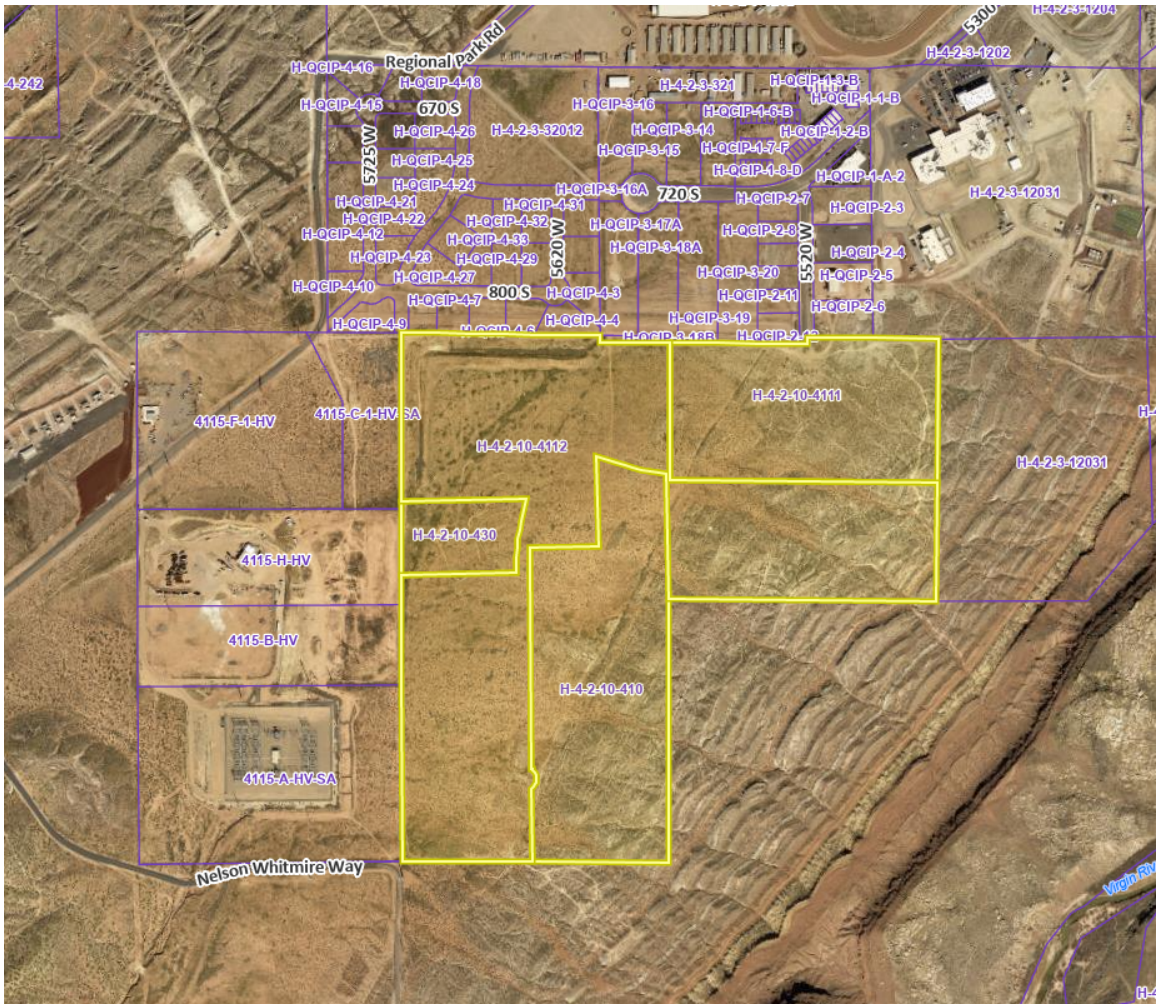
Unofficial Copy

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**02/23/2022**
Application Number:	2022-PP-09
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Dennett Construction
Agent:	Civil Science-Brandee Walker
Request:	Approval of a Preliminary Plat
Location:	Regional Park Road 1000 S
Zoning:	M-1
General Plan Map:	Light Industrial/Business

Discussion: The applicant has applied for a preliminary plat for the next four phases of the Quail Creek Industrial Park. The plat calls for 63 industrial units over 120 acres. The property is zoned M-1 which allows for a variety of nondisruptive industrial uses.



JUC Comments

1. **Power:** Not sure where it is with regards to the border between Dixie Power and Hurricane City Power. Will need to review between the two providers to ensure the project can be served. There will likely be improvements needed. There is a UAMPS power line on the northern boundary that needs an easement.
2. **Sewer:** Lift station will need to go in with the first phase. It is a regional pump station
3. **Streets:** No comments
4. **Water:** Water is there. Need a water model because it's on the border of the current service area.
5. **Engineering:** Purgatory Road realignment needs some review. Horrocks Engineering has the alignment information. The 2021 Active Transportation Master Plan has a trail along Purgatory Road. Regional Park Road on the western boundary is on the border of city limits and will need at least 32' of right of way and possibly the full right of way for utilities. Will need to resolve regional drainage issues in the area. South road is also on the city boundaries on BLM land with easements for the shooting park. County has been hesitant about public access near the shooting park and will need to meet with the shooting park for those issues.
6. **Fire:** Will need to meet water flow standards for industrial uses
7. **Cable/Phone:** Fiber by the fairgrounds
8. **Gas:** Good

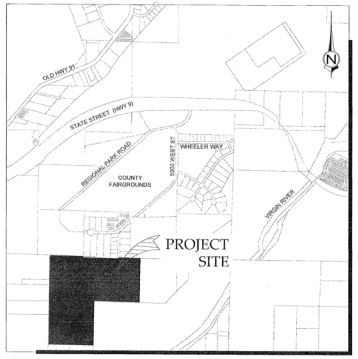
Staff Comments

1. It appears that the line between the service area of Dixie Power and Hurricane runs diagonally southwest to northeast through the property. Dixie Power and Hurricane City Power agree that this subdivision should be serviced by only one entity and plan to meet to resolve this. At the time of this writing no resolution has been found.
2. Plat indicates that the property is not in a desert tortoise take area
3. A will serve letter from the culinary water and sanitary sewer companies has not been provided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend a continuation of this item until the concerns about power service are addressed.

LEGEND

- PROPOSED 8" WATER LINE
- EXISTING WATER LINE
- SEWER MANHOLE
- PROPOSED 8" SEWER LINE
- EXISTING SEWER LINE
- EXISTING CONTOUR (5' INTERVAL)
- PHASE LINE
- DRAINAGE FLOW DIRECTION



VICINITY MAP
(N.T.S.)

LEGAL DESCRIPTION (ALL PHASES)

BEGINNING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 88°08'24" E 995.87 FEET ALONG THE NORTH LINE OF SAID SECTION 10, TO A POINT ON THE WEST BOUNDARY LINE OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 3, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES, (1) S 0°48'39" W 31.28 FEET, (2) THENCE S 88°08'15" E 785.79 FEET, TO THE SOUTHWEST CORNER OF QUAIL CREEK INDUSTRIAL PARK SUBDIVISION PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING THREE (3) COURSES, (1) S 89°08'15" E 247.72 FEET, (2) THENCE N 0°38'37" E 31.33 FEET, (3) THENCE S 88°08'15" E 657.00 FEET ALONG SAID BOUNDARY AND THE EXTENSION THEREOF, TO THE NORTH 1/4 CORNER OF SAID SECTION 10; THENCE S 1°29'06" W 1304.55 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 10, TO THE CENTER NORTH 1/16TH CORNER; THENCE N 88°23'15" W 1338.75 FEET ALONG THE NORTH 1/16TH LINE TO THE NORTHWEST 1/16TH CORNER OF SAID SECTION 10; THENCE S 1°17'29" W 1310.51 FEET ALONG THE WEST 1/16TH LINE TO THE CENTER WEST 1/16TH CORNER; THENCE N 88°38'05" W 1334.20 FEET ALONG THE CENTER SECTION LINE TO THE WEST 1/4 CORNER OF SAID SECTION 10; THENCE N 1°05'58" E 2632.50 FEET ALONG THE WEST LINE OF SAID SECTION 10, TO THE POINT OF BEGINNING.

CONTAINS 120.22 ACRES MORE OR LESS

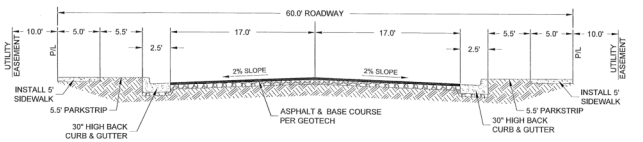
PROJECT NOTES

1. PROJECT TO BE DEVELOPED IN MULTIPLE PHASES AS NOTED. PHASE 1 CONTAINS FIFTEEN LOTS ON 25.3 ACRES.
2. PROPERTY IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.
3. DRAINAGE WILL BE CONVEYED THROUGH A SYSTEM OF CURBS, GUTTERS, CATCH BASINS, AND PIPES. ALL STORM EVENTS WILL CONVERGE THROUGH THIS SYSTEM TO A DETENTION BASIN THAT WILL BE DESIGNED AT THE LOW POINT OF THE SITE (NORTH OF LOT #801). AN OUTLET WILL BE DESIGNED IN THE BASIN THAT WILL ALLOW STORM FLOWS TO ULTIMATELY DAYLIGHT TO THE WEST OF THE SITE. INDIVIDUAL LOTS WILL PROVIDE REAR LOT DETENTION. OFFSITE FLOWS WILL BE MITIGATED THROUGH THIS SAME SYSTEM.
4. SEWER FLOWS WILL BE DIRECTED TO A SEWER LIFT STATION AT THE LOW POINT OF THE SITE (NORTH OF LOT #801) VIA A GRAVITY SYSTEM. A SEWER FORCE MAIN WILL THEN DIRECT FLOWS OUT OF THE LIFT STATION NORTH ALONG REGIONAL PARK ROAD, THEN EAST ALONG THE NORTHERN END OF THE SITE AND THEN OUT TO THE NORTH ALONG THE PROPOSED REALIGNMENT OF PURGATORY ROAD. THIS FORCE MAIN WILL CONNECT TO A GRAVITY SEWER MAIN.

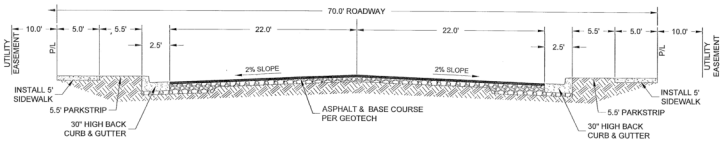
USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: CONSIDERED LOW
- GEOLOGIC HAZARD LIQUEFACTION: CONSIDERED LOW
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: CONSIDERED LOW
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SILTY SAND OVERLYING FRACTURED CLAYSTONE/SILTSTONE/SANDSTONE BEDROCK
- SHALLOW GROUND WATER: GROUND WATER NOT ENCOUNTERED
- NO EXPANSIVE OR COLLAPSIBLE SOILS HAVE BEEN ENCOUNTERED (GEOTECHNICAL REPORT HAS BEEN PROVIDED)

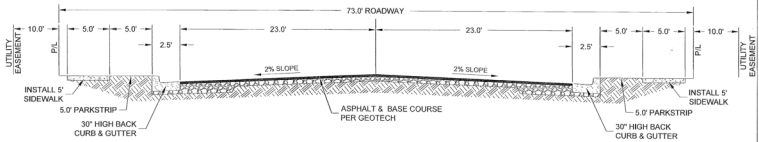
60' PUBLIC STREET



70' PUBLIC STREET



73' PUBLIC STREET



PROPERTY OWNER
D & G PROPERTY HOLDING LLC
1413 SANDHILL DR
WASHINGTON, UT 84780

DENNETTCONSTRUCTION@GMAIL.COM

PROJECT INFORMATION

AREA: 120.22 ACRES
UNITS: 63 INDUSTRIAL UNITS
DENSITY: 0.52 D.U./ACRE
STREETS: PUBLIC STREETS
ZONING: M-1

QUAIL CREEK INDUSTRIAL PHASES 5-8

PRELIMINARY PLAT

SECTION 10, T 42 S, R 14 W, SLB&M

PRELIMINARY PLAT APPLICATION

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

Fee: $150.00

For Office Use Only:
File No. 2022-PP-13
Receipt No. 7.692208

Name: Frank Lindhart / Shoshone Land Company **Telephone:** 801-229-4447

Address: 2608 W 510 N, Hurricane, UT 84737 **Fax No.** _____

Email: frankgl@gemstoneproperties.com **Agent Email:** bwalker@civilscience.com

Agent (If Applicable): Civil Science **Telephone:** 435-668-4023

Address/Location of Subject Property: 600 North & 3000 East, Coronado Drive

Tax ID of Subject Property: H-3-1-31-411 (a portion of) **Zone District:** R-1-6

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The proposed preliminary plat contains 24 single family lots ranging in size from 6,000 sf to 14,000 sf +- on 5.99 acres.

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

_____1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- _____a. The proposed name of the subdivision.
- _____b. The location of the subdivision, including the address and section, township and range.
- _____c. The names and addresses of the owner or subdivider, if other than the owner.
- _____d. Date of preparation, and north point.
- _____e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

_____2. Existing Conditions: The preliminary plat shall show:
- _____a. The location of the nearest monument.
- _____b. The boundary of the proposed subdivision and the acreage included.
- _____c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- _____d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- _____e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

_____g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

_____h. Contours at vertical intervals not greater than five (5) feet.

____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

____j. Information on whether property is located in desert tortoise take area

_____3. Proposed Plan: The subdivision plans shall show:

_____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

_____b. The layout, numbers and typical dimensions of lots.

_____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____d. Easements for water, sewers, drainage, utilities, lines and other purposes.

_____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

_____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

_____g. Approximate radius of all center line curves on highways or streets.

_____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

_____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

_____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

_____l. Will this subdivision be phased? If yes show possible phasing lines.

____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:

_____a. Three copies of all full scale drawings

_____b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7th day of March 2022

(Notary Public)

BARBARA K. DAVIS
Notary Public
State Of Utah
My Commission Expires 03-21-2024
COMMISSION NO. 711119

Residing in: Hurricane, UT

My Commission Expires: 3/21/24

Agent Authorization

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20___.

(Notary Public)

Residing in:_____

My Commission Expires:_____

CivilScience
Engineers | Surveyors | Solutions

1453 S. Dixie Drive, Suite 150
St. George, UT 84770
Phone 435-986-0100
Fax 435-986-4046

Date: 03/09/2022

CS Project No.: 22136.00

Sky Valley West

To:
Community Development
Hurricane City

We are transmitting Herewith ___X___ Under Separate Cover _____

No. of Copies	Description or Remarks
3	Preliminary Plat
	Application & Fees

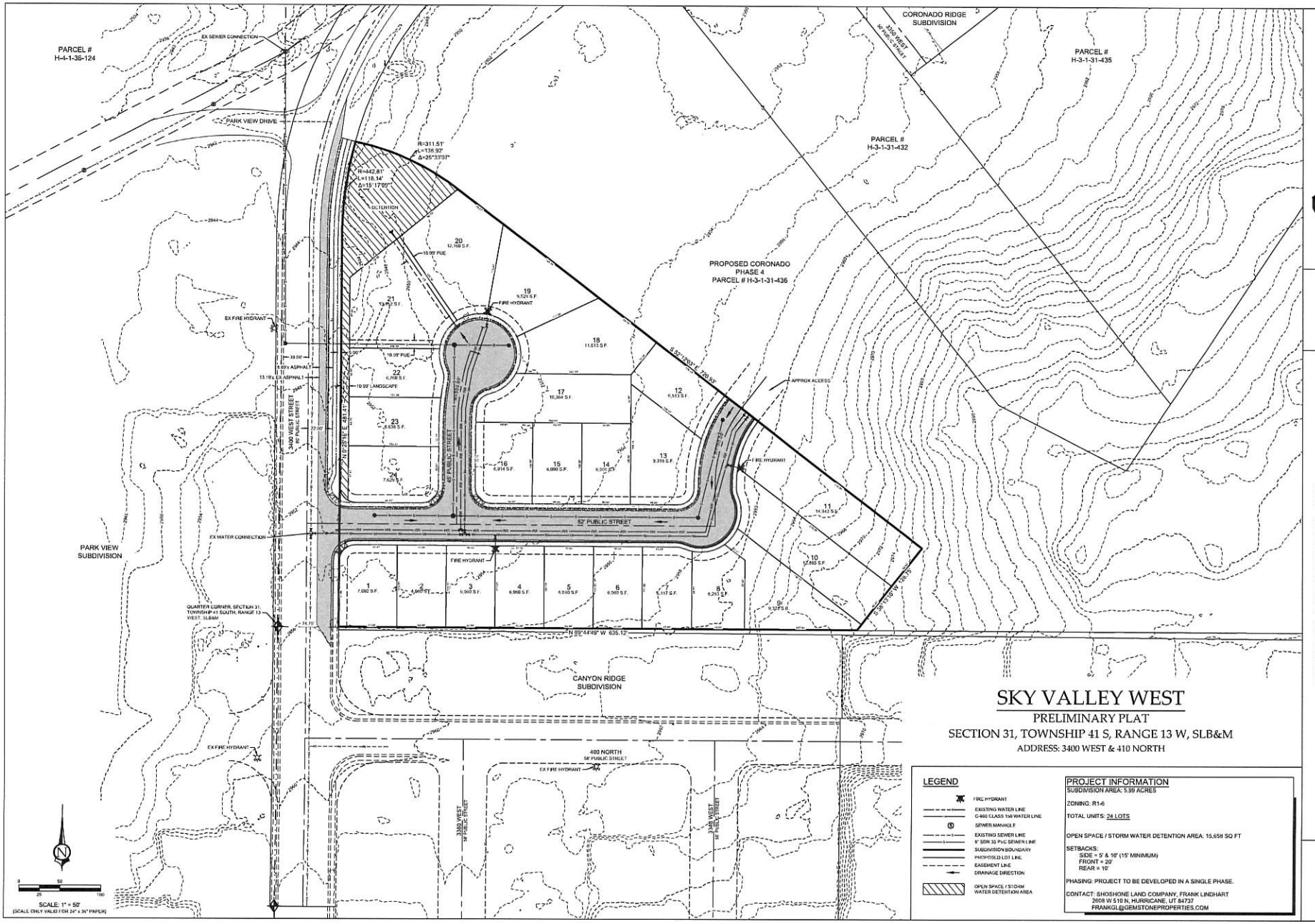
_____ No Exceptions Taken
_____ Make Corrections Noted
_____ Amend & Resubmit
_____ Rejected--Resubmit
_____ As Indicated on Each Submittal

_____ As Requested
_____ For Approval
_____ For Your Records
___x___ Review and Respond
_____ For Your Information

NOTE:

Respectfully,
Civil Science, Inc.

By: BLW



SKY VALLEY WEST

PRELIMINARY PLAT

SECTION 31, TOWNSHIP 41 S, RANGE 13 W, SLB&M

ADDRESS: 3400 WEST & 410 NORTH

LEGEND

- FIRE HYDRANT
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE
- SEWER MANHOLE
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EASEMENT LINE
- DRAINAGE DIRECTION
- OPEN SPACE / STORM WATER DETENTION AREA

PROJECT INFORMATION

SUBDIVISION AREA: 5.99 ACRES

ZONING: R1-6

TOTAL UNITS: 24 LOTS

OPEN SPACE / STORM WATER DETENTION AREA: 15,659 SQ FT

SETBACKS:
SIDE = 5' & 10' (15' MINIMUM)
FRONT = 20'
REAR = 15'

PHASING: PROJECT TO BE DEVELOPED IN A SINGLE PHASE.

CONTACT: SHOSHONE LAND COMPANY, FRANK LINDHART
2608 W 610 N, HURRICANE, UT 84737
FRANKGL@GEMSTONEPROPERTIES.COM

CivilScience
Engineers | Surveyors | Solutions
1453 S. 1000 E. DRIVE, SUITE 159
ST. GEORGE, UT 84770
435.986.0100

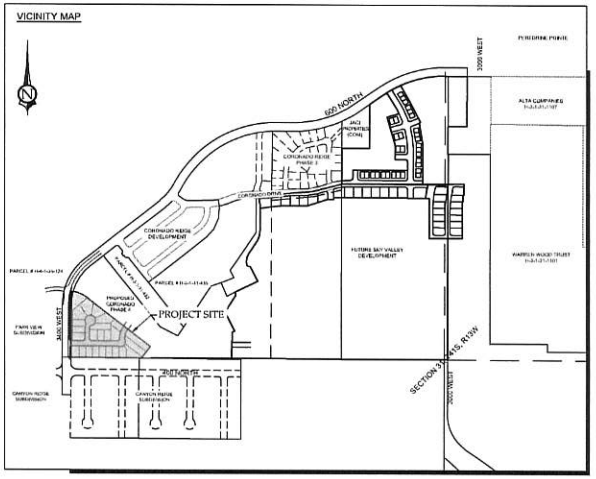
Fx22136.00
03/02/2022

PRELIMINARY PLAT

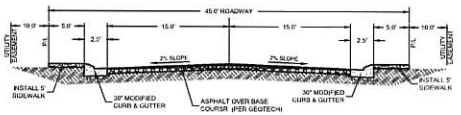
SKY VALLEY WEST
HURRICANE, UTAH

SHEET
1 OF 2

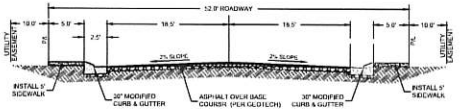
VICINITY MAP



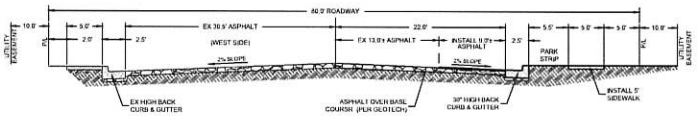
45' PUBLIC STREET
RESIDENTIAL LOCAL



52' PUBLIC STREET
RESIDENTIAL STANDARD



3400 WEST
MAJOR COLLECTOR STREET



USGS SPECIAL STUDY 127

- GEOLOGIC HAZARD FAULTS AND SURFACE FAULTING: NOT AFFECTED
- GEOLOGIC HAZARD LIQUEFACTION: NOT AFFECTED
- FEMA FLOODING: NOT AFFECTED
- GEOLOGIC HAZARD LANDSLIDE HAZARD: NOT AFFECTED
- GEOLOGIC HAZARD ROCK FALL HAZARD: NOT AFFECTED
- PROBLEM SOIL & ROCK HAZARDS: SOILS TYPES INCLUDE BERMESA FINE SANDY LOAM & WINKEL-ROCK OUTCROPPINGS
- SHALLOW GROUND WATER: NOT AFFECTED

PROJECT NOTES

1. PROJECT TO BE DEVELOPED IN A SINGLE PHASE THAT CONTAINS 24 LOTS ON 5.99 ACRES.
2. PROPERTY IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA.

DRAINAGE NOTE

SURFACE RUNOFF FROM THE SKY VALLEY WEST DEVELOPMENT WILL GENERALLY FLOW TO THE NORTHWEST CORNER OF THE SITE. INLETS WILL COLLECT THE SURFACE RUNOFF AND CONVEY IT TO AN UNDERGROUND STORMWATER SYSTEM AND DETENTION BASIN THAT WILL BE LOCATED IN THE NORTHWEST CORNER OF THE DEVELOPMENT.

LEGAL DESCRIPTION

CivilScience
Engineers | Surveyors | Solutions
1453 S. DIXIE DRIVE, SUITE 153
ST. GEORGE, UT 84770
435.986.0100

Fx22136.00
03/02/2022

PRELIMINARY PLAT

SKY VALLEY WEST
HURRICANE, UTAH

SHEET
2 OF 2

PLANNING & ZONING
HURRICANE CITY
UTAH

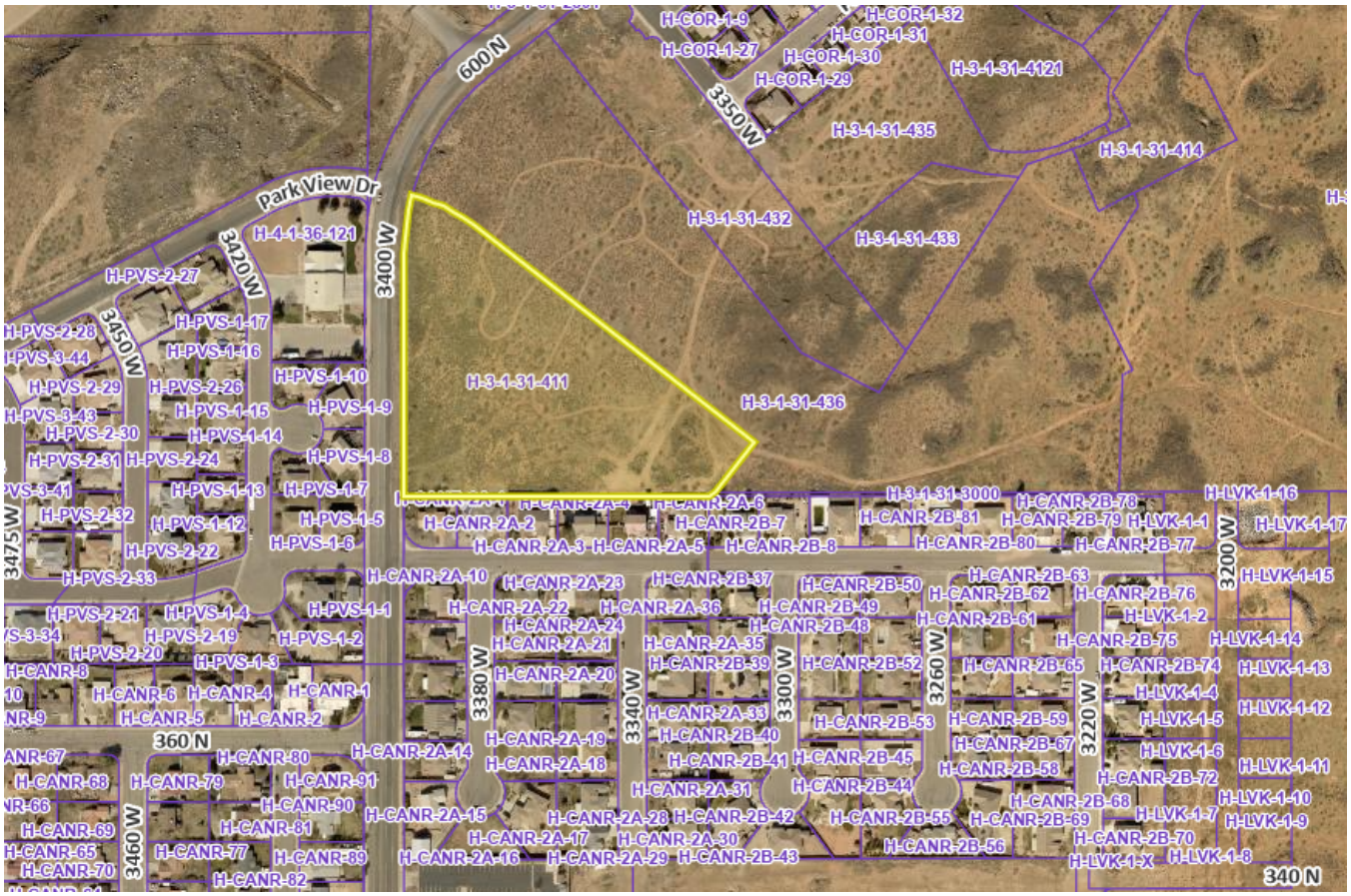
STAFF COMMENTS

Agenda Date:	**04/14/2022**
Application Number:	2022-PP-13
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Frank Lindhart/Shoshone Land Company
Agent:	
Request:	Preliminary Plat Application
Location:	600 N & 3400 W
Zoning:	R1-6
General Plan Map:	Single Family

Discussion:
The applicant is seeking preliminary plat approval for a subdivision containing 24 single family lots on 5.99 acres. This is located south of the Coronado Ridge subdivision and north of the Canyon Ridge subdivision along 3400 W.

JUC Comments
The following items will need to be addressed:

1. **Power:** No concerns
2. **Sewer:** No services in 3400 W but is in 400 N and Park View Drive.
3. **Streets:** Need tie in and improvements along 3400 W
4. **Water**: No concerns as long as they tie into the line in 3400 W
5. **Engineer:** No concerns
6. **Fire:** Fire hydrant needs to be moved. Any dead end needs sufficient turnaround
7. **Cable/Phone:** Good
8. **Gas:** Good
9. **Water Conservancy District**: No comments



Staff Comments: Preliminary Plat

1. Zoning is R1-6. All lots are at least 6,000 sq ft.
2. Roadway at eastern end connects with the roadway shown on the preliminary plat for Coronado Ridge Phase 4.
3. Plat does indicate the property is not in a desert tortoise take area.
4. A will serve letter from the sanitary and culinary water provider has not been provided
5. The setbacks shown on the plat are incorrect. This property is not in a PDO. The correct setbacks are shown below:
    a. Front: 25 feet
    b. Rear: 10 feet
    c. Side: 8 feet
    d. Street side: 20 feet
6. R1-6 zoning requires 60 feet of frontage for every lot. Lot 9 and Lots 18-21 do not appear to meet this standard.
7. Lot 9 is a flag lot. The flag lot standards are as follows

> *A flag lot for one single-family dwelling may be allowed to accommodate the development of property that otherwise could not reasonably be developed under the regulations contained in this title or other titles adopted by the City. The primary purpose of this section is not to make development of property easier and more profitable. Rather,*

it is to serve as a "last resort" for property which may not otherwise be reasonably developed.

A. Factors. When property is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:

1. More than two flag lots with contiguous staffs should be avoided;

2. Whether development of the property in question under normal City land use and subdivision regulations is reasonable and practical; and

3. Creation of a flag lot should not foreclose the possibility of future development of other large interior parcels that are not developable unless a street is extended to them across other adjacent properties.

B. Development standards. When flag lots are permitted, they shall be subject to the following conditions:

1. A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion.

2. The staff portion of the lot shall front on and be contiguous to a public street. The minimum width of the staff portion at any point shall be 26 feet. However, a greater staff width for lots within the sensitive lands overlay zone may be required. The maximum length of a staff shall be 500 feet. The maximum grade of a staff shall not exceed 12 percent.

3. The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located. Sufficient turnaround space per the fire code shall be provided.

4. No building or structure shall be located within the staff portion of a flag lot.

5. The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located.

6. A main building shall be located no more than 250 feet from a fire hydrant, measured along a public or private right-of-way or along the staff portion of a flag lot. An easement for any fire hydrant located on private property shall be provided to the City for access to and maintenance of the hydrant.

7. Upon review the City may require installation of curb, gutter and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.

8. Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right-of-way.

9. The new residential structure to be constructed on a flag lot shall be no higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

10. Before a flag lot is approved the joint utility committee must approve the design and location of all facilities needed to accommodate a single-family dwelling. Construction of the approved facilities must be complete before a building permit will be issued for the lot.

The staff is only 24 feet wide so that needs to be adjusted to 26' minimum.
The flag portion is over 6,000 sq ft

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

PLANNING & ZONING
HURRICANE CITY
UTAH
147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: $150.00 Fee
File No. 2022-PP-14
Receipt No. 8-157084

Name: BRANT TUTTLE, NORTHERN ENGINEERING Telephone: 801-802-8992

Address: 1040 EAST 800 NORTH, OREM, UTAH 84097 Fax No. 801-802-8993

Email: btuttle@neiutah.com Agent Email:

Agent (If Applicable): Same as above Telephone:

Address/Location of Subject Property: 2100 WEST 3900 SOUTH, HURRICANE

Tax ID of Subject Property: H-3400-Q ; H-3400-R Zone District: R1-6

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) THE CORTERO PHASE TWO PRELIMINARY PLAT CONTAINS 40 LOTS ON 9.81 ACRES FOR A DENSITY OF 4.08 Lots/ACRE SEE ATTACHED SUMMARY

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

____ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ____ a. The proposed name of the subdivision.
- ____ b. The location of the subdivision, including the address and section, township and range.
- ____ c. The names and addresses of the owner or subdivider, if other than the owner.
- ____ d. Date of preparation, and north point.
- ____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

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- ____ a. The location of the nearest monument.
- ____ b. The boundary of the proposed subdivision and the acreage included.
- ____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ____ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ____ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- ____ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

____ h. Contours at vertical intervals not greater than five (5) feet.
____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
____ j. Information on whether property is located in desert tortoise take area

_____3. Proposed Plan: The subdivision plans shall show:
____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
____ b. The layout, numbers, and typical dimensions of lots.
____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
____ g. Approximate radius of all center line curves on highways or streets.
____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
____ l. Will this subdivision be phased? If yes show possible phasing lines.
____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:
____ a. Three copies of all full-scale drawings
____ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

_____ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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(Office Use Only)

Date Received: 3/30/22 Application Complete: YES NO

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

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

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of April 2020

BStocking
(Notary Public)

Residing in: Cache County

My Commission Expires: 11/10/2022

J BURDETTE STOCKING
Notary Public
State of Utah
My Commission Expires 11/10/2022
Commission Number 703121

Agent Authorization

I (we), River Valley Dev., LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Peggy Tuttle/REI to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of April 2020

BStocking
(Notary Public)

Residing in: Cache County

My Commission Expires: 11/10/2022

J BURDETTE STOCKING
Notary Public
State of Utah
My Commission Expires 11/10/2022
Commission Number 703121

801 802 8992 fax 801 802 8993 1040 East 800 North, Orem, UT 84097 www.neiutah.com

Northern ENGINEERING

March 29, 2022

Mr. Stephen Nelson
City Planning Director
City of Hurricane
147 North 870 West
Hurricane, UT 84737

Cordero Phase Two Preliminary Plat Summary

Dear Stephen,

The Cordero Phase Two Preliminary Plat contains 40 lots on 9.81 acres for a density of 4.08 lots per acre. Phase Two is located at the southeast corner of the 2100 West and Copper Rock Parkway intersection. The improvements along Copper Rock Parkway east of the intersection and 2100 West adjacent to Phase Two will be included with the construction of Phase Two. No residential driveway accesses will be allowed on Copper Rock Parkway or 2100 West Street. An existing drainage channel runs along the south boundary of Phase Two. The general slope of the property is from the northeast to the southwest with the southwest corner being the lowest in elevation. The storm water detention basin is located at the southwest corner of Phase Two of which a piped storm drain collection system will be designed to channel the storm water to the detention basin. An outlet structure and pipe will be designed to discharge the historic storm water runoff to the storm drain channel located on the south side of 3960 South Street. The project and the construction drawings will provide the details in addressing the storm drainage system along with a storm water report submitted with the construction drawings. There are no Hurricane Canal Company facilities located on the project site.

Potential geotechnical constraints have been previously evaluated at this site and there are no known collapsible soils or geologic fault lines in this area. A soils report has been performed on the site and will be resubmitted with the construction drawings. The property is not located in a desert tortoise area. The main access to the project will be through 2100 West Street and Copper Rock Parkway. For a second access a roadway dedication plat has been prepared for 2600 West Street which will provide access from 3000 South Street to Copper Rock Parkway. The Ash Creek Special Service District has an existing sewer line in 2100 West Street and 3960 South Street. The water system improvements as part of Cordero Phase One approval are bonded and currently under construction. The Cordero Phase Two project will provide two separate access to both Phase One and Phase Two and will also provide a water line loop through the two subdivision phases. The Cordero Project will be developed in multiple phases as per the Master Plan.

If you have any questions or need any additional information, please contact me.

Thanks,

Brant D. Tuttle, P.E.
Northern Engineering, Inc.

CORDERO PHASE II
PRELIMINARY PLAT
HURRICANE, UTAH

MARCH 2022

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE HURRICANE CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, HURRICANE CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
4. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF HURRICANE CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. STORM DRAIN PIPES MUST BE RCP CLASS III. PIPES SHALL BE INSTALLED ACCORDING TO PERTINENT HURRICANE CITY STANDARDS.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ASH CREEK SPECIAL SEWER DISTRICT DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF ASH CREEK SPECIAL SERVICE DISTRICT.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY ASH CREEK SPECIAL SERVICE DISTRICT.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF RECORD DRAWINGS TO ASH CREEK SPECIAL SERVICE DISTRICT AND (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH HURRICANE CITY STANDARDS.
5. ALL SEWER LINE WITHIN PUBLIC STREETS ARE PUBLIC SEWER LINES TO BE OPERATED AND MAINTAINED BY ASH CREEK SPECIAL SERVICE DISTRICT. NO PRIVATE SEWER LINES ARE ALLOWED.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE HURRICANE CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST HURRICANE CITY ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO HURRICANE CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH HURRICANE CITY STANDARDS.
7. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE. THE OVERALL COVER OF THE CULINARY PIPE NEEDS TO BE NO LESS THAN 4 FEET.
8. ALL CULINARY WATERLINES SHALL BE POLY WRAPPED DUCTILE IRON OR PVC C-900.
9. WATER SERVICES SHALL BE TYPE "K" COPPER ONLY.
10. THRUST BLOCKS ARE NOT ALLOWED. JOINT RESTRAINTS ARE REQUIRED. SEE DETAIL SHEET.
11. HURRICANE VALLEY FIRE DISTRICT TO APPROVE THE LOCATION OF FIRE HYDRANTS.
12. ALL MAIN AND SERVICE LINES SHALL MAINTAIN A 10 FOOT SEPARATION BETWEEN WATER AND SEWER.
13. ALL WATER MAINS 10-INCH AND LARGER SHALL BE POLY-WRAPPED DUCTILE IRON.
14. ONLY A PRE-QUALIFIED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE WATER SYSTEM.

DOMINION ENERGY NOTES

1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JEFF BURTON @ 435-674-6112
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.
3. IF CASINGS/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COST. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS. (1155 E 350 N. ST. GEORGE).
4. ALL OF THE 10 FOOT UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED TO WITHIN 6 INCHES OF TOP BACK OF THE CURB BEFORE GAS LINES WILL BE INSTALLED. DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
5. ALL TRENCHES SHALL BE BACKFIELD AND ALL DEBRIS, CONSTRUCTION MATERIALS, AND EXCESS DIRT PILES SHALL BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB, AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS, OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER .
8. FAILURE TO COMPLY WITH THE ABOVE NOTES WILL RESULT IN DELAY OF GAS SERVICE TO THIS PROJECT.
9. CONTACT CRAIG HANSEN, (435) 674-6144, AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION.
10. IMPORTANT NOTICE: GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED, STREETS ARE WITHIN 6 INCHES OF SUB-GRADE, AND THE 10 FOOT UTILITY EASEMENT IS GRADED TO TOP BACK OF CURB.
11. HIGH PRESSURE GAS NOTE:
    IF HIGH PRESSURE GAS LINES ARE LOCATED IN OR NEAR YOUR DIGGING AREA, BEFORE DIGGING PLEASE CALL: BRYAN WARD @ (435) 559-6547.

TDS BROADBAND NOTES

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITH IN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PROVIDE CONDUITS. PLEASE CONTACT DAVID AT 435-703-8932 AT LEAST THREE WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
3. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARD DAVID TRAUNTVEIN WITH TDS AT 435-703-8932.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR.
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

-INDEX OF SHEETS-

SHEET	DESCRIPTION
1-1	COVER SHEET AND NOTES
1-2	MASTER PLAN
2-1	PRELIMINARY PLAT SHEET 1
2-2	PRELIMINARY PLAT SHEET 2
2-3	PRELIMINARY UTILITY PLAN
2-4	PRELIMINARY GRADING PLAN
DT-1	TYPICAL STREET CROSS-SECTIONS

VICINITY MAP
-NTS-

CENTURYLINK NOTES

1. CENTURYLINK WILL PROVIDE ALL 2" AND 4" PVC AND DELIVER IT TO THE SITE. PLEASE CALL 1-435-632-6553 TO SCHEDULE DELIVERY.
2. CENTURYLINK TO PLACE CONDUIT IN POWER TRENCH.
3. THE DEVELOPER IS TO PROVIDE ALL STREET NAMES AND LOT ADDRESSES WITHIN TWO WEEKS OF UTILITY PLAN APPROVAL.
4. FAILURE TO COMPLY WITH THE ABOVE NOTES COULD RESULT IN DELAY OF SERVICE TO THE PROJECT. CONTACT TELCO ENGINEER WITH QUESTIONS 1-435-673-9639.
5. ANY QUESTIONS: CONTACT ZACH MATHEWS @ 435-673-9639.

POWER NOTES

1. DEVELOPER RESPONSIBLE FOR ALL COST, UNLESS OTHERWISE STATED ON PRINT.
2. ONLY A PRE-APPROVED CONTRACTOR TO WORK ON AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE CITY POWER BEFORE BEGINNING WORK. CONTACT HURRICANE POWER FOR AN APPOINTMENT @ 435-635-5536.
4. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE CITY SPECS.
5. EASEMENTS TO BE SIGNED OVER TO HURRICANE CITY. IT IS THE DEVELOPER'S RESPONSIBILITY TO MAKE SURE EASEMENTS ARE OBTAINED FROM ANY PROPERTIES THAT MAY BE AFFECTED.
6. NO RETAINING WALLS TO RUN INTO UTILITY EASEMENTS.
7. ALL CONDUITS TO BE FOAMED. ANY EMPTY STUB OUTS TO HAVE A TEMPORARY PLUG INSTALLED.
8. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
9. THE ENTIRE JUC TRENCH MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH. ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
10. DEVELOPER TO BE BILLED A TERMINATION FEE OF $99.00 PER PRIMARY ELBOW TERMINATIONS.
11. HURRICANE POWER HAS CHANGED OUR STREETLIGHTS SPECS. TO LED's. SEE HURRICANE POWER FOR NEW SPEC.
12. DEVELOPER WILL BE BILLED $4,074.00 FOR A 750 THREE-PHASE PRIMARY RISER FEE.
13. ALL UNDERGROUND POWER LINES WILL NEED TO BE ALONGSIDE A PERMANENT ROADWAY AND THE POWER LINE NEEDS TO BE INSTALLED ON THE WEST AND NORTH SIDE OF THE ROAD.
14. DEVELOPER WILL BE BILLED $1,083.00 FOR SWITCH MAKE-UP FEE FOR EACH SWITCH THAT HAS BEEN INSTALLED.
15. DEVELOPER WILL BE BILLED $1,690.00 FUSE BAY FEE.
16. ALL THREE-PHASE 750 MCM 15KV RUNS MUST NOT EXCEED 1000 FEET BETWEEN SWITCHES.

PARKS

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

HURRICANE CITY APPROVAL

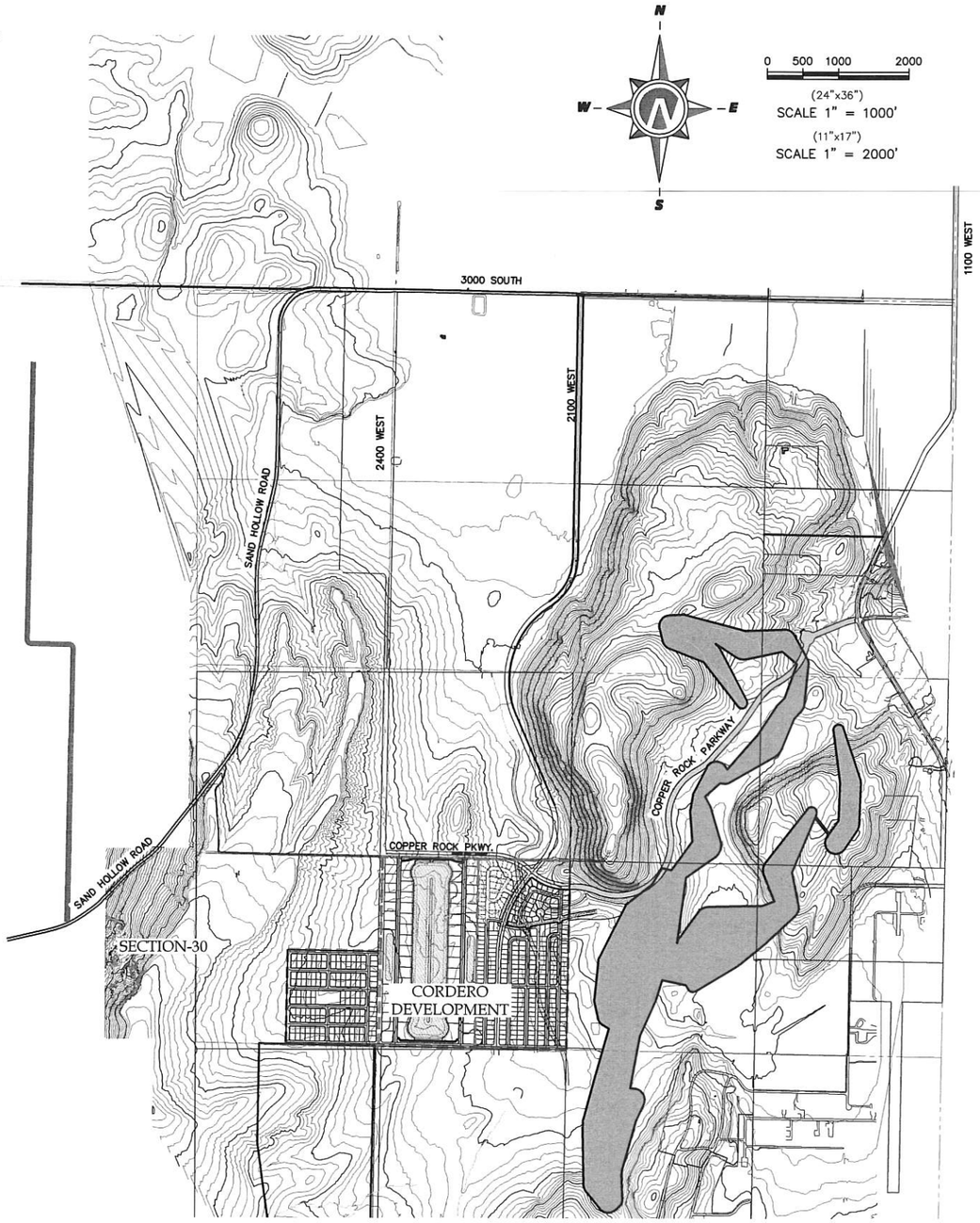
WCWCD	DATE
STREETS DEPARTMENT	DATE
ASH CREEK SEWER DISTRICT	DATE
WATER DEPARTMENT	DATE
CENTURYLINK	DATE
DOMINION ENERGY	DATE
BUILDING DEPARTMENT	DATE
HURRICANE POWER DEPARTMENT	DATE
FIRE DEPARTMENT	DATE
PARKS DEPARTMENT	DATE
TDS TELECOM	DATE
PUBLIC WORKS DEPARTMENT	DATE
CITY ENGINEER	DATE

REGISTERED PROFESSIONAL ENGINEER
BRANT D TUTTLE
No. 164687
03-29-22
STATE OF UTAH

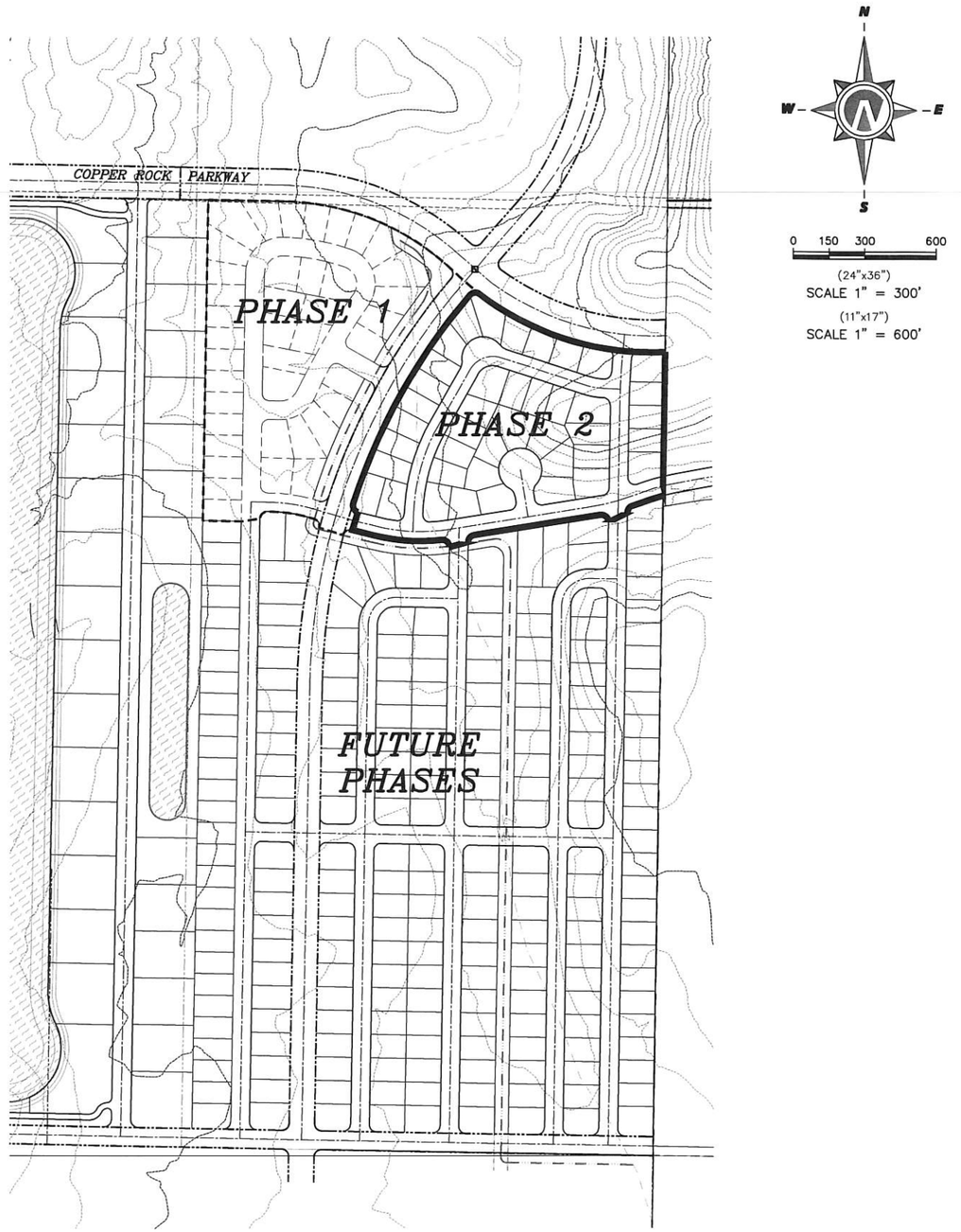
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO. 3-16-052
SHEET NO. 1-1

K:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\01_PH-2 PRELIM COVER.dwg 3/25/2022 10:00 AM



VICINITY PLAN



MASTER PLAN

THESE DRAWNGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

C:\3-16-052-00 SPILSBURY-COPPER ROCK\CAD\2020 DESIGN\PHASE TWO\02 PH-2 PRELIM MASTER PLAN.dwg 3/15/2022 11:05 AM

Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CORDERO PHASE II
PLAT A SUBDIVISION

MASTER PLAN

HURRICANE, UTAH

JOB NO. 03-16-052

SHEET NO. 1-2

EAST QUARTER CORNER
OF SECTION 29,
T 42 S, R 13 W, SLB&M

N

W E

S

S.01°00'42"W. 238.26'

(BASIS OF BEARING)

N40°57'07"E 4.89'

C11

P.O.B.

WEST 522.39'

COPPER ROCK PARKWAY

2100 WEST

3940 SOUTH

3900 SOUTH

2080 WEST

2040 WEST

2000 WEST

3960 SOUTH

1	7569 sq. ft. 0.17 ac.	
2	7898 sq. ft. 0.18 ac.	
3	7289 sq. ft. 0.17 ac.	
4	6971 sq. ft. 0.16 ac.	
5	6734 sq. ft. 0.15 ac.	
6	6682 sq. ft. 0.15 ac.	
7	6810 sq. ft. 0.16 ac.	
8	6753 sq. ft. 0.16 ac.	
9	6844 sq. ft. 0.16 ac.	
10	8159 sq. ft.	
11	6569 sq. ft. 0.15 ac.	
12	6536 sq. ft. 0.15 ac.	
13	6539 sq. ft. 0.15 ac.	
14	7542 sq. ft. 0.17 ac.	
15	8028 sq. ft. 0.18 ac.	
16	6462 sq. ft. 0.15 ac.	
17	6499 sq. ft. 0.15 ac.	
18	6500 sq. ft. 0.15 ac.	
19	8037 sq. ft. 0.18 ac.	
20	7832 sq. ft. 0.18 ac.	
21	6501 sq. ft. 0.15 ac.	
22	6885 sq. ft. 0.16 ac.	
23	8490 sq. ft. 0.19 ac.	
24	6500 sq. ft. 0.15 ac.	
25	6500 sq. ft. 0.15 ac.	
26	6500 sq. ft. 0.15 ac.	
27	8009 sq. ft. 0.18 ac.	
28	6566 sq. ft. 0.15 ac.	
29	6541 sq. ft. 0.15 ac.	
30	6550 sq. ft. 0.15 ac.	
31	6545 sq. ft. 0.15 ac.	
32	7617 sq. ft. 0.17 ac.	
33	6511 sq. ft. 0.15 ac.	
34	7108 sq. ft. 0.16 ac.	
35	6972 sq. ft. 0.16 ac.	
36	6933 sq. ft. 0.16 ac.	
37	7995 sq. ft. 0.23 ac.	
38	8589 sq. ft. 0.20 ac.	
39	7522 sq. ft. 0.17 ac.	
40	7800 sq. ft. 0.18 ac.	

427212 sq. ft. 9.81 ac.

STORM DRAIN DETENTION POND

N19°12'08"E 52.23'

N76°09'25"W 63.43'

S74°29'35"W 54.24'

S81°07'37"W 330.45'

S63°24'38"W 58.68'

S71°19'22"W 53.99'

S.01°00'42"W. 2636.52'

SOUTHEAST CORNER
OF SECTION 29,
T 42 S, R 13 W, SLB&M

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M., HURRICANE, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S.01°00'42"W. A DISTANCE OF 238.26 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 522.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COPPER ROCK PARKWAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 807.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, AND SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 555.39 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A RADIAL BEARING OF N.37°08'29"E. A CENTRAL ANGLE OF 39°25'55" AND A CHORD THAT BEARS S.72°34'29"E. A DISTANCE OF 544.49 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 29; THENCE S.01°00'42"W. A DISTANCE OF 400.68 FEET ALONG SAID EAST SECTION LINE TO A POINT OF CURVATURE OF A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.66 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.14°21'41"E. A CENTRAL ANGLE OF 04°18'57" AND A CHORD THAT BEARS S.73°28'51"W. A DISTANCE OF 37.65 FEET; THENCE S.71°19'22"W. A DISTANCE OF 53.99 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 70°18'40" AND A CHORD THAT BEARS S.36°10'02"W A DISTANCE OF 23.03 FEET; THENCE S.63°24'38"W. A DISTANCE OF 58.68 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.70 FEET SAID CURVE HAVING A RADIAL BEARING OF N.88°59'19"W. A CENTRAL ANGLE OF 102°16'33" AND A CHORD THAT BEARS N.50°07'35"W. A DISTANCE OF 31.15 FEET TO A POINT OF CURVATURE OF A 626.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 02°23'28" AND A CHORD THAT BEARS S.79°55'53"W. A DISTANCE OF 26.12 FEET; THENCE S.81°07'37"W. A DISTANCE OF 330.45 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.97 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 80°06'55" AND A CHORD THAT BEARS S.41°04'09"W. A DISTANCE OF 25.74 FEET; THENCE S.74°29'35"W. A DISTANCE OF 54.24 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.95 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.88°59'19" A CENTRAL ANGLE OF 97°15'31" AND A CHORD THAT BEARS N.47°37'03"W. A DISTANCE OF 30.02 FEET TO A POINT OF CURVATURE OF A 552.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.55 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 20°05'24" AND A CHORD THAT BEARS N.86°12'07"W. A DISTANCE OF 192.56 FEET; THENCE N.76°09'25"W. A DISTANCE OF 63.43 FEET; THENCE N.19°12'08"E. A DISTANCE OF 52.23 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.02 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.13°50'35" A CENTRAL ANGLE OF 94°36'21" AND A CHORD THAT BEARS N.28°51'15"W. A DISTANCE OF 29.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2100 WEST SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1700.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 667.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 22°30'11" AND A CHORD THAT BEARS N.29°42'01"E. A DISTANCE OF 663.40 FEET; THENCE N.40°57'07"E. S DISTANCE OF 4.89 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.09 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 86°11'22" AND A CHORD THAT BEARS N.84°02'48"E. A DISTANCE OF 27.33 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.81 ACRES.

LEGEND

- SECTION CORNER
- CLASS I MONUMENT
- PROPERTY CORNERS
- ROAD CENTER LINE MARKER
- PROPERTY BOUNDARY
- EASEMENT LOT LINE
- SECTION LINE
- EXISTING DITCH FLOWLINE

ENGINEER
NORTHERN ENGINEERING
1040 E 800 N
OREM, UTAH 84097
BRANT TUTTLE : 801-802-8992
EMAIL: btuttle@neiutah.com

DEVELOPER:
RIVER VALLEY DEVELOPMENT, LLC
SIERRA HOMES
DALE BEDDO : 435-669-8915
EMAIL: beddogolf@gmail.com

0 5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-16-052-00 SPILSBURY-COPPER ROCK\C4D\2020 DESIGN\PHASE TWO\PHASE-2-DESIGN BASE 03-04-22.dwg 3/25/2022 9:44 AM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CORDERO PHASE II

PRELIMINARY PLAT
HURRICANE, UTAH

JOB NO. 3-16-052
SHEET NO. 2-1

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	555.40'	807.00'	544.50'	S72°34'28"E	39°25'56"
C2	37.66'	500.00'	37.65'	S73°28'51"W	4°18'57"
C3	24.54'	20.00'	23.03'	S36°10'02"W	70°18'40"
C4	35.70'	20.00'	31.15'	N50°07'35"W	102°16'33"
C5	26.13'	626.00'	26.12'	S79°55'53"W	2°23'28"
C6	27.97'	20.00'	25.74'	S41°04'09"W	80°06'55"
C7	33.95'	20.00'	30.02'	N47°37'03"W	97°15'31"
C8	193.55'	552.00'	192.56'	N86°12'07"W	20°05'24"
C9	33.02'	20.00'	29.40'	N28°51'15"W	94°36'21"
C10	667.68'	1700.00'	663.40'	N29°42'01"E	22°30'11"
C11	30.09'	20.00'	27.33'	N84°02'49"E	86°11'24"
C12	92.34'	1700.00'	92.33'	S20°00'17"W	3°06'44"
C12	115.39'	426.00'	115.04'	N81°12'57"W	15°31'13"
C13	33.02'	20.00'	29.40'	S28°51'15"E	94°36'21"
C13	86.74'	76.00'	82.11'	N58°19'40"E	65°23'33"
C14	52.78'	500.00'	52.76'	S79°10'52"E	6°02'54"
C15	33.34'	20.00'	29.61'	N50°02'42"E	95°29'57"
C16	82.13'	621.34'	82.07'	N6°04'56"E	7°34'26"
C16	202.13'	591.78'	201.15'	N80°40'31"W	19°34'12"
C17	60.10'	552.00'	60.07'	N13°27'03"E	6°14'18"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C17	117.48'	76.00'	106.13'	S45°15'16"W	88°34'15"
C18	69.60'	1700.00'	69.59'	S22°44'01"W	2°20'44"
C19	67.98'	1700.00'	67.98'	S25°03'08"W	2°17'28"
C20	60.04'	552.00'	60.01'	N19°41'09"E	6°13'54"
C21	60.04'	552.00'	60.01'	N25°55'04"E	6°13'56"
C22	66.42'	1700.00'	66.41'	S27°19'01"W	2°14'18"
C23	62.20'	1700.00'	62.20'	S29°29'04"W	2°05'47"
C24	62.27'	1700.00'	62.27'	S31°34'55"W	2°05'55"
C25	64.97'	1700.00'	64.96'	S33°43'34"W	2°11'23"
C26	91.20'	1700.00'	91.19'	S36°21'28"W	3°04'25"
C27	18.70'	30.00'	18.40'	N11°59'50"E	35°42'58"
C28	47.03'	60.00'	45.84'	N16°35'40"E	44°54'35"
C29	52.84'	60.00'	51.15'	N64°16'42"E	50°27'15"
C30	56.96'	60.00'	54.84'	S63°17'52"E	54°23'22"
C31	95.60'	1717.53'	95.59'	S39°30'03"W	3°11'21"
C32	90.22'	807.11'	90.18'	N56°03'41"W	6°24'18"
C33	18.70'	30.00'	18.40'	S53°57'42"E	35°42'58"
C34	81.62'	807.00'	81.59'	N62°09'44"W	5°47'42"
C35	77.80'	807.00'	77.77'	N67°49'18"W	5°31'26"
C36	78.08'	807.00'	78.05'	N73°21'20"W	5°32'37"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C37	67.22'	807.00'	67.20'	N78°30'49"W	4°46'20"
C38	24.07'	16.00'	21.86'	N37°48'01"W	86°11'54"
C39	49.32'	2026.00'	49.32'	N4°36'05"E	1°23'41"
C40	31.34'	20.00'	28.23'	N48°47'31"E	89°46'32"
C41	50.62'	200.00'	50.48'	S79°04'12"E	14°30'02"
C42	74.25'	807.00'	74.23'	N89°39'16"W	5°16'19"
C43	30.66'	20.00'	27.74'	S49°03'53"W	87°49'59"
C44	65.80'	1974.00'	65.80'	S4°11'36"W	1°54'36"
C45	65.02'	1974.00'	65.02'	S2°17'41"W	1°53'14"
C46	38.29'	20.00'	32.70'	S53°49'58"E	109°41'21"
C47	76.90'	628.67'	76.85'	N73°25'34"E	7°00'31"
C48	30.52'	20.00'	27.64'	N42°41'58"W	87°26'14"
C49	26.40'	20.00'	24.53'	N38°50'17"E	75°38'15"
C50	44.78'	574.00'	44.77'	N78°53'30"E	4°28'13"
C51	31.42'	20.00'	28.28'	S53°52'23"E	90°00'00"
C52	26.98'	30.00'	26.08'	S16°53'15"W	51°31'17"
C53	25.34'	60.00'	25.15'	S30°33'05"W	24°11'37"
C54	46.52'	60.00'	45.36'	S3°45'19"E	44°25'12"
C55	52.26'	60.00'	50.62'	S50°55'01"E	49°54'12"
C56	50.86'	60.00'	49.35'	N79°50'54"E	48°33'58"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C57	54.00'	60.00'	52.19'	N29°47'01"E	51°33'49"
C58	45.68'	60.00'	44.58'	S17°48'32"E	43°37'17"
C59	21.76'	60.00'	21.64'	S50°00'25"E	20°46'30"
C60	26.98'	30.00'	26.08'	S34°38'02"E	51°31'17"
C61	31.42'	20.00'	28.28'	S36°07'37"W	90°00'00"
C62	49.47'	500.00'	49.45'	N83°57'41"E	5°40'09"
C63	33.34'	20.00'	29.61'	S45°27'15"E	95°29'57"
C64	88.40'	500.00'	88.29'	S7°21'37"W	10°07'48"
C65	70.49'	499.96'	70.43'	S16°27'51"W	8°04'41"
C66	69.83'	491.44'	69.77'	S24°30'12"W	8°08'28"
C67	11.79'	498.66'	11.79'	S29°10'47"W	1°21'17"
C68	68.35'	50.00'	63.15'	S69°01'04"W	78°19'29"
C69	79.32'	268.62'	79.04'	N77°57'30"W	16°55'10"

ENGINEER
NORTHERN ENGINEERING
1040 E 800 N
OREM, UTAH 84097
BRANT TUTTLE : 801-802-8992
EMAIL: btuttle@neiutah.com

DEVELOPER:
RIVER VALLEY DEVELOPMENT, LLC
SIERRA HOMES
DALE BEDDO : 435-669-8915
EMAIL: beddogolf@gmail.com

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NO.	REVISIONS	BY	DATE
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ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

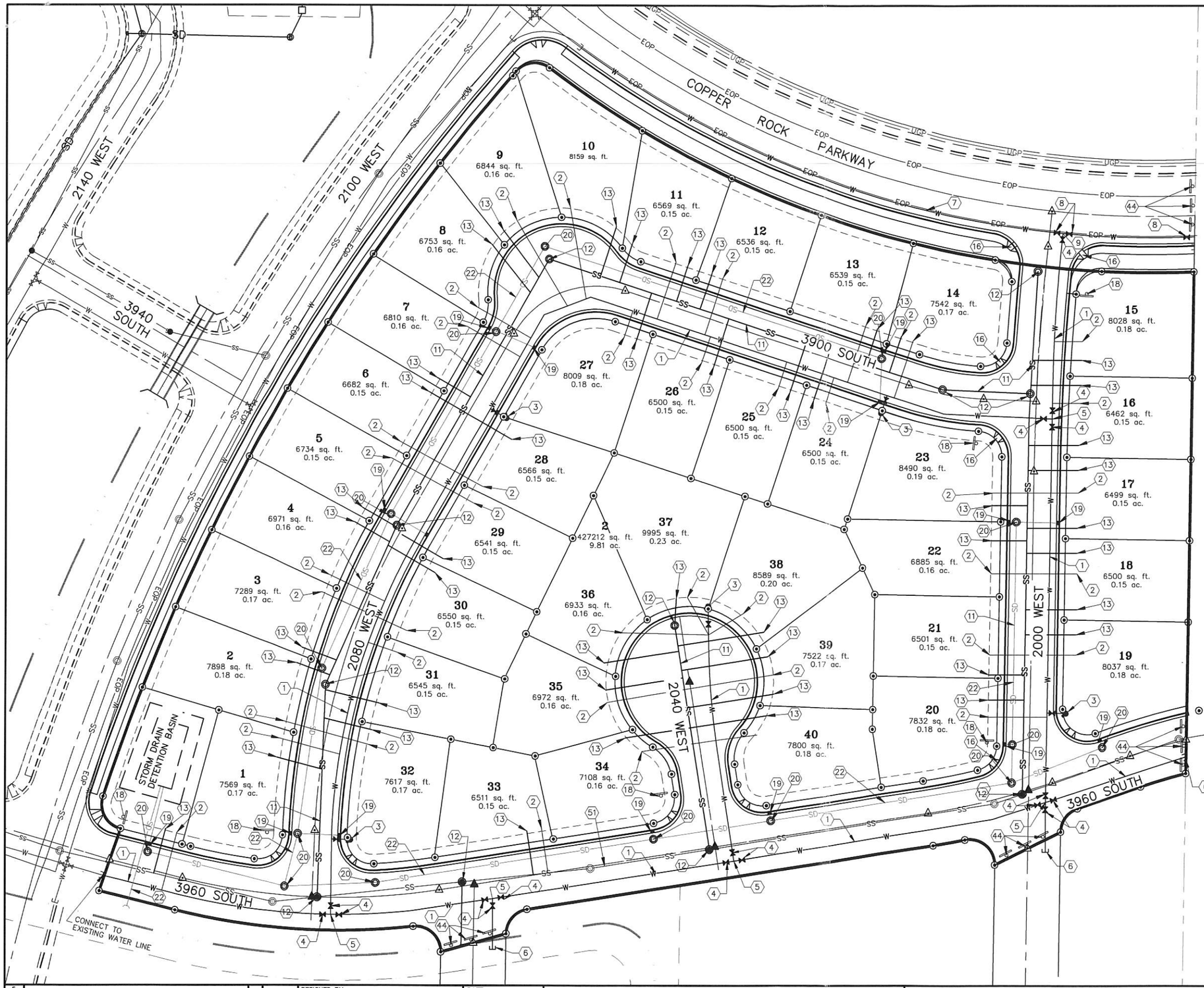
CORDERO PHASE II

PRELIMINARY PLAT

HURRICANE, UTAH

JOB NO. 3-16-052

SHEET NO. 2-2



UTILITY CONSTRUCTION NOTES

1. NEW 8" PVC C-900 WATER MAIN
2. NEW ¾" WATER SERVICE WITH METER AND YOKE AND 2" X 4" MARKER AT END OF SERVICE
3. NEW FIRE HYDRANT WITH 6" VALVE
4. NEW 8" GATE VALVE
5. NEW 8" TEE
6. NEW 8" PLUG
7. NEW 12" POLY-WRAPPED DI WATER MAIN
8. NEW 12" BUTTERFLY VALVE
9. NEW 12" X 8" TEE
10. NEW 12" PLUG
11. NEW 8" PVC SEWER LINE
12. NEW 48" SEWER MANHOLE
13. NEW 4" SEWER LATERAL WITH PLUG STUBBED UP 3' BELOW ROUGH GRADE MARKED WITH T-POST 3' ABOVE GRADE. MATCH 4" PIPE CROWN W/ 8" MAIN CROWN
14. NEW 8" SEWER CAP
16. HANDICAP ACCESS RAMP
17. NEW STREET LIGHT
18. NEW STOP SIGN/STREET SIGN/STOP BAR
19. NEW STORM DRAIN INLET BOX
20. NEW STORM DRAIN 60" MANHOLE
21. NEW 15" RCP STORM DRAIN LATERAL
22. NEW 15" RCP STORM DRAIN LINE
44. INSTALL 3 END OF STREET OM4-1 SIGNS
51. EXISTING 12" PVC SEWER PIPE
53. NEW 60" SEWER MANHOLE

N W E S

0 50 40 80

(24"x36") SCALE 1" = 40'

(11"x17") SCALE 1" = 80'

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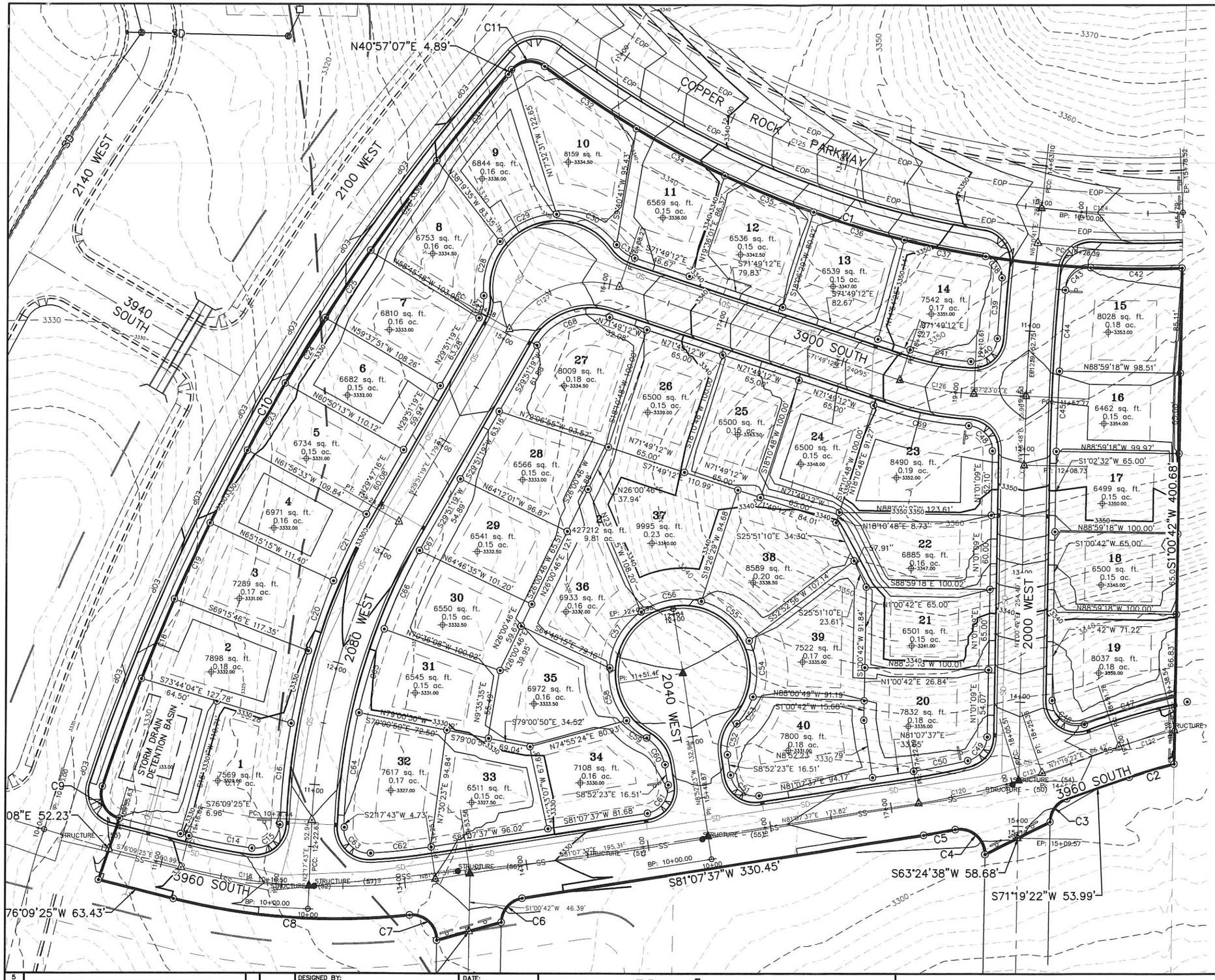
CORDERO PHASE II

UTILITY PLAN

HURRICANE, UTAH

JOB NO. 3-16-052

SHEET NO. 2-3


COPPER ROCK PARKWAY
3900 SOUTH
3940 SOUTH
3960 SOUTH
2140 WEST
2100 WEST
2080 WEST
2040 WEST
2000 WEST
N40°57'07"E 4.89'
S81°07'37"W 330.45'
S63°24'38"W 58.68'
S71°19'22"W 53.99'
S1°00'42"W 400.68'
N88°59'18"W 98.51'
N88°59'18"W 99.97'
S1°02'32"W 65.00'
N88°59'18"W 100.00'
S1°00'42"W 65.00'
N88°59'18"W 100.00'
S1°00'42"W 71.22'
N88°59'18"W 123.61'
S88°59'18"E 100.02'
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S25°51'10"E 23.61'
S18°10'48"E 91.27'
S18°10'48"E 8.73'
N18°10'48"E 84.01'
S18°10'48"E 100.00'
N18°10'48"W 100.00'
S18°26'29"W 94.68'
S18°06'28"W 80.42'
S19°36'01"E 88.37'
S18°19'35"W 83.35'
N17°52'37"W 122.65'
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N61°01'09"E 62.10'
N1°01'09"E 54.07'
N1°01'09"E 60.00'
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N61°01'41"E 28.49'
N71°49'12"W 65.00'
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N71°49'12"W 110.99'
N71°49'12"E 84.01'
N71°49'12"E 79.83'
N71°49'12"E 82.67'
N71°49'12"E 240.95'
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N81°07'37"E 173.82'
N81°07'37"E 33.85'
N8°52'23"E 16.51'
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S81°07'37"W 81.68'
S81°07'37"W 96.02'
S81°07'37"W 195.31'
S79°00'50"E 34.52'
S79°00'50"E 72.50'
S79°00'50"W 330.99'
S79°00'50"W 69.04'
S74°55'24"E 80.93'
S76°09'25"E 6.96'
S76°09'25"W 63.43'
S73°44'04"E 127.78'
S69°15'46"E 117.35'
S65°15'15"W 111.40'
S61°56'33"W 109.84'
S60°30'13"W 110.12'
S59°37'51"W 106.26'
S58°45'48"W 103.84'
S64°12'01"W 96.87'
S64°46'35"W 101.20'
S79°06'55"W 83.67'
S78°35'19"E 61.98'
S29°35'19"E 54.89'
S21°43'47"E 60.08'
S17°30'23"E 94.84'
S21°17'43"W 4.73'
S10°19'02"W 63.16'
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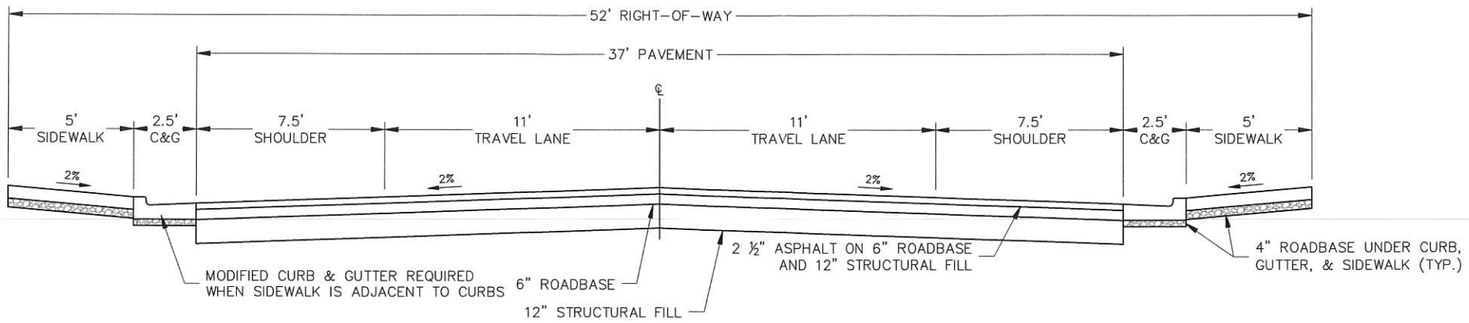
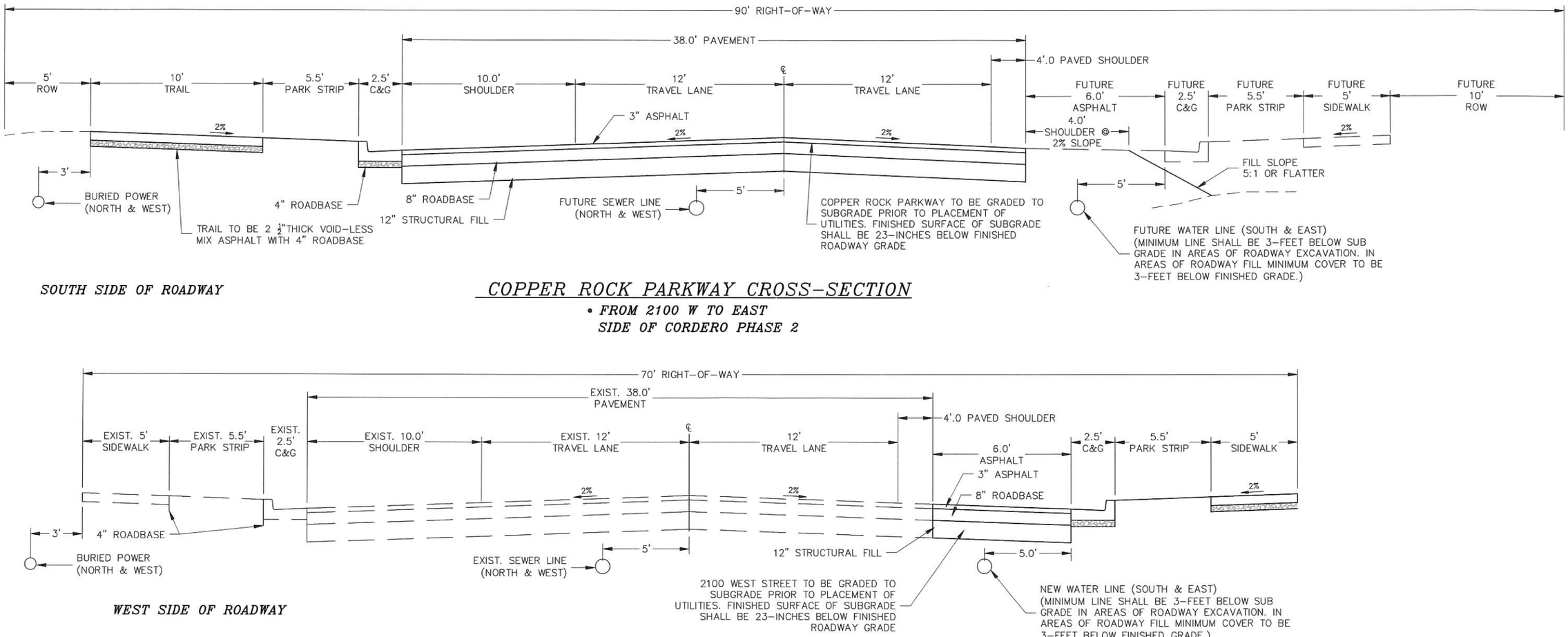


RESIDENTIAL STANDARD CROSS-SECTION



SOUTH SIDE OF ROADWAY

COPPER ROCK PARKWAY CROSS-SECTION

- ***FROM 2100 W TO EAST SIDE OF CORDERO PHASE 2***

WEST SIDE OF ROADWAY

2100 WEST CROSS-SECTION

- ***FROM COPPER ROCK PARKWAY TO 3960 SOUTH (2100 WEST)***

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Northern ENGINEERING INC
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CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

CORDERO PHASE II

ROAD CROSS-SECTIONS

HURRICANE, UTAH

JOB NO. 03-16-052

SHEET NO. DT-1

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/21/2022**
Application Number:	2022-PP-14
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Brent Tuttle, Northern Engineering
Agent:	
Request:	Approval of a Preliminary Plat
Location:	2100 W 3900 S
Zoning:	R1-6
General Plan Map:	Planned Community

Planning Commission
The Planning Commission gave a positive recommendation subject to the staff and JUC comments.

Discussion:
The applicant has filed a preliminary plat for phase 2 of Cordero. The applicant is proposing 40 lots on 9.81 acres and is on the other side of Future 2100 W from phase 1 which was approved in November of 2020. The Cordero development is split into three sections with different zonings: the west side is zoned Recreation Resort, the middle section is zoned R1-10 (Southern Shores) and the east side is zoned R1-6. A development agreement governs this development that limits the overall unit count to 700 units across all three sections. This is part of the eastern R1-6 section.

Map is approximate

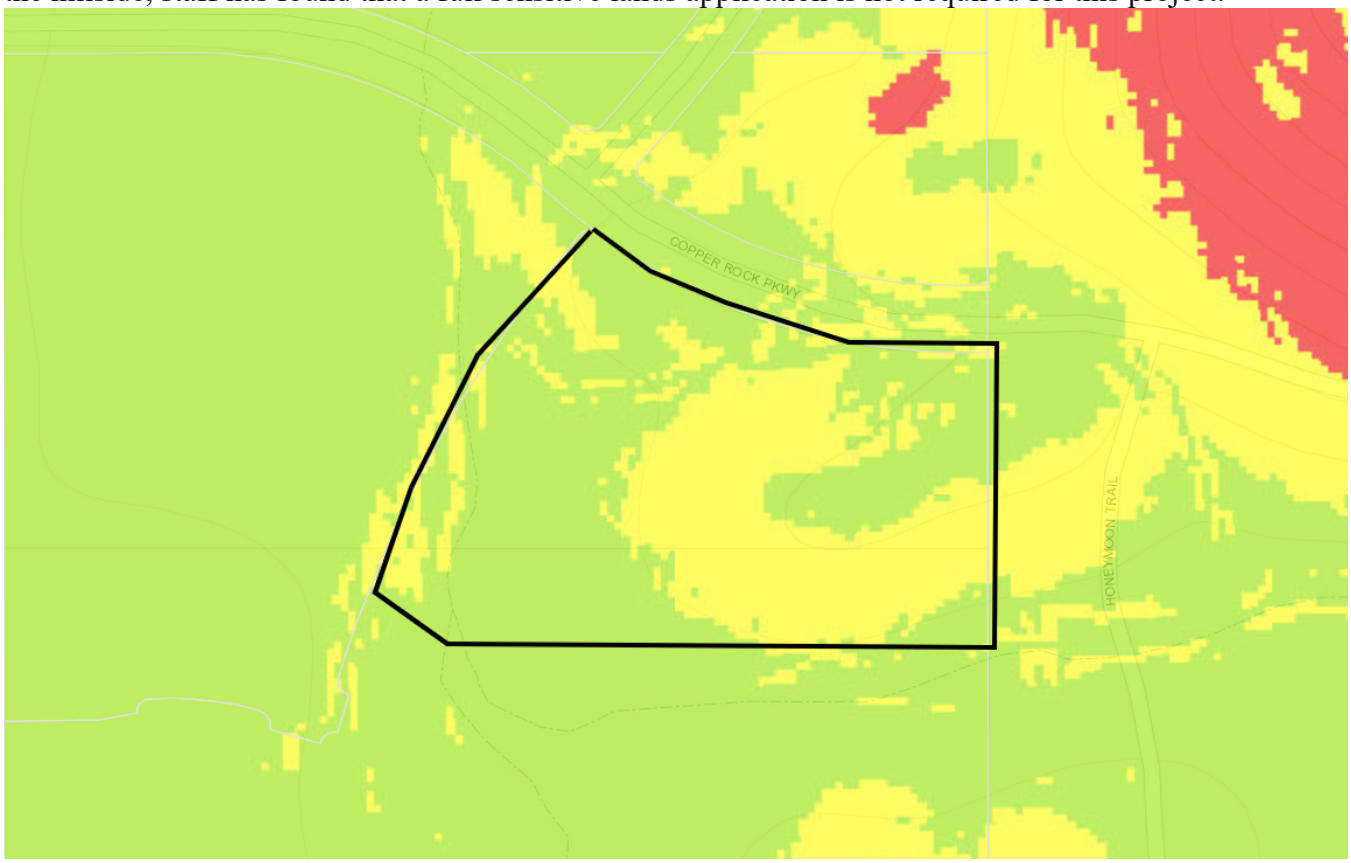
JUC Comments
The following items will need to be addressed:

1. **Power:** Limited capacity in the area, should be fine as long as it sticks to their master plan. May need to ensure the line on 2100 W has capacity.
2. **Sewer:** They are good.
3. **Street:** No comments
4. **Water:** Need a working water model. A new water model was requested for phase 1 but has not been received. They do not have an approved water model, and may need to be upsized.
5. **Engineering:** Water looping needs to work and second access needs to be there. Likely need to loop around Southern Shores. May need a trail on 2100 W and the west side.
6. **Fire:** Need second access and sufficient water looping
7. **Cable:** Good
8. **Gas**: No gas in the area. The city should consider requiring sleeves for future gas service.
9. **Water Conservancy:** No comments

Staff Comments: Preliminary Plat

1. Zoning is R1-6 all lots meet R1-6 zoning standards and the approved preliminary site plan. Only major change is a roadway on the east side connecting to Copper Rock Parkway. Staff appreciates the connectivity.
2. A will serve letter has not been provided by either the culinary or sanitary water provider. Hurricane City Water is refusing to provide a will serve letter until a new water model is provided.
3. The development is partly governed by a development agreement which capped the total number of lots at 700 for the whole area. The development agreement required preliminary plays to list the number of lots that have been approved for the full Cordero development. This note has not been provided.

4. The applicant will need to construct improvements to the surrounding roadways on the City's Transportation Master Plan. The applicant will also need to provide walls along the master plan roadways.
5. There is a 12' multi-use sidepath along the west side of 2100 W that will need to be shown on the plat.
6. All park strips will need to be landscaped and have the proper improvements.
7. According to the Development Agreement between the City and the Cordero Developer: "*The Developer shall provide a table on the preliminary plat with each phase of development the total number of ERUs that have been approved for the total project"* The Developer is only entitled to 700 units and it is important that this note is provided so that the City and the Developer know how many units are outstanding. This table must be provided.
8. A grading plan has been provided. The City's slope map indicates a sensitive lands application may be required for this property. However, after further review of the property and the size of the hillside, staff has found that a full sensitive lands application is not required for this project.



Map is approximate.

9. Hurricane City Code 10-37-4 states:
    a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and*

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

b. Staff has generally read this section to mean that the city may deny or delay any development that does not have adequate services. Upon JUC review, the water department asked the applicant for additional information about the water system. The applicant and the water department have met and the water department has issued a will serve letter for the property.

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

HURRICANE CITY
UTAH

Water Department
Ken Richins, Superintendent

April 12, 2022

To Whom It May Concern:

A will serve letter has been requested for Cordero Phase 2 located at approximately 2100 W 3900 S in Hurricane, Utah.

Yes, we do have culinary water in the area of 2100 W 3900 S in Hurricane, Utah.

A hydraulic water model will be required to ensure the waterline will deliver the required fire flows. A looped water system may be required.

Phase 2 construction drawings will not be signed until the water model is approved by Alpha Engineering.

Sincerely,

Dallan Wadsworth

Hurricane City Water – Dallan Wadsworth

646 West 600 North • Hurricane, UT • 84737
Phone: (435) 635-9442 • Fax: (435) 635-2616
WEB: www.cityofhurricane.com

PRELIMINARY PLAT APPLICATION

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

Fee: $150.00

For Office Use Only:
File No. 2022-PP-15
Receipt No. 8.157140

Name: Diamond Edge Construction **Telephone:** _____

Address: 256 N 200 W Blanding, UT 84511 **Fax No.** _____

Email: _____ **Agent Email:** scottstratton4966@gmail.com

Agent (If Applicable): Scott Stratton **Telephone:** 435-467-4966

Address/Location of Subject Property: approx. 3053 S & 1100 W with lots to the east & south.

Tax ID of Subject Property: H-3396-C, H-3396-D, H-3396-E **Zone District:** RA-0.5 PDO

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) To build a subdivision of 40 lots in 3 phases

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

✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

✓ 2. Existing Conditions: The preliminary plat shall show:
- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

✓ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

✓ h. Contours at vertical intervals not greater than five (5) feet.

✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

✓ j. Information on whether property is located in desert tortoise take area

✓ 3. Proposed Plan: The subdivision plans shall show:

✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

✓ b. The layout, numbers and typical dimensions of lots.

✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

✓ d. Easements for water, sewers, drainage, utilities, lines and other purposes.

✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

✓ g. Approximate radius of all center line curves on highways or streets.

✓ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

✓ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

____ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

✓ l. Will this subdivision be phased? If yes show possible phasing lines.

✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

✓ 4. Required copies of plans:

✓ a. Three copies of all full scale drawings

✓ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than <u>12:00 noon</u> 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: _____ Application Complete: YES ☐ NO ☐

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

DOC ID 20210025529

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
04/09/2021 11:06:16 AM Fee $40.00 By: AMERICAN SECURE TITLE ST. GEORGE

ORDER NO. 170519/STG

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
DIAMOND EDGE CONSTRUCTION
301 SOUTH MAIN
BLANDING UT 84511

WARRANTY DEED

RUSSELL E. MOSES AND JUDITH A. MOSES

Grantor,

of HURRICANE, County of WASHINGTON, State of UT
hereby CONVEY and WARRANT to

DIAMOND EDGE CONSTRUCTION, LLC , A UTAH LIMITED LIAIBLITY COMPANY

Grantee,

of BLANDING, County of SAN JUAN, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON county, State of UT, to-wit

PARCEL 1
Beginning at a point South 0°07'20" East along the section line, 330.27 feet from the Northwest corner of Section 22, Township 42 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 89°44'48" East 701.20 feet; thence South 0°07'20" East 330.27 feet; thence North 89°44'48" West 701.20 feet; thence North 0°07'50" West 330.27 feet to the point of beginning.

PARCEL 2
Beginning at a point South 0°07'20" East, along the section line, 660.54 feet from the Northwest corner of Section 22, Township 42 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 89°44'48" East 701.20 feet; thence South 0°07'20" East 330.27 feet; thence North 89°44'48" West 701.20 feet; thence North 0°07'50" West 330.27 feet to the point of beginning.

H-3396-C, H-3396-D

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 8th day of April, 2021.

RUSSELL E. MOSES

JUDITH A. MOSES

STATE OF UTAH)
:ss
COUNTY OF WASHINGTON)

On the 8th day of April, 2021, personally appeared before me RUSSELL E. MOSES and JUDITH A. MOSES, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

M. TODD SPRIGGS
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702577

Notary Public
Residing at: Washington UT
My commission expires: 10/21/22

Unofficial Copy

DOC ID 20210025529

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
04/09/2021 11:06:16 AM Fee $40.00 By AMERICAN SECURE TITLE ST. GEORGE

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301 SOUTH MAIN
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H-3396-C, H-3396-D

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 8th day of April, 2021.

RUSSELL E. MOSES

JUDITH A. MOSES

STATE OF UTAH)
: ss
COUNTY OF WASHINGTON)

On the 8th day of April, 2021, personally appeared before me RUSSELL E. MOSES and JUDITH A. MOSES, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

M. TODD SPRIGGS
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702577

Notary Public
Residing at: Washington UT
My commission expires: 10/21/22

Unofficial Copy

DOC ID 20210039467

Warranty Deed Page 1 of 1
Gary Christensen Washington County Recorder
06/07/2021 10:52:29 AM Fee $40.00 By AMERICAN SECURE TITLE ST. GEORGE

ORDER NO. 170520/STG
WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
DIAMOND EDGE CONSTRUCTION
256 N. 200 W.
BLANDING UT. 84511

WARRANTY DEED

RUSS MOSES AND JUDY MOSES

Grantor,

of HURRICANE, County of WASHINGTON, State of UT
hereby CONVEY and WARRANT to

DIAMOND EDGE CONSTRUCTIONS, LLC. A UTAH LIMITED LIABILITY COMPANY

Grantee,

of BLANDING, County of SAN JUAN, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON county, State of UT, to-wit

Beginning at a point South 0°23'15" East 330.27 feet along the section line and North 89°59'54" East 701.20 feet from the Northwest corner of Section 22, Township 42 South, Range 13 West, Salt Lake Base and Meridian, and running thence North 89°59'54" East 617.18 feet to the 1/16th line; thence South 0°13'14" East 992.37 feet along the 1/16th line to the 1/16th corner; thence North 89°54'34 West 614.30 feet along the 1/16th line; thence North 0°23'15" West 991.40 feet to the point of beginning.

H-3396-E

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

By accepting this conveyance, Grantee covenants and agrees to pay any rollback tax imposed on the within property under the Farmland Assessment Act (Greenbelt Title 59, Chapter 2, Part 5 of Utah Code) because of (1) this conveyance or (2) Grantee changes the use of the property or (3) Grantee's omission to promptly apply for continuation of Greenbelt assessment. This conveyance is subject to the lien of any rollback tax imposed on or after the date hereof.

WITNESS the hand of said grantor, this 3rd day of June, 2021.

RUSS MOSES

JUDY MOSES

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

On the 3rd day of June, 2021, personally appeared before me RUSS MOSES and JUDY MOSES, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

M. TODD SPRIGGS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702577

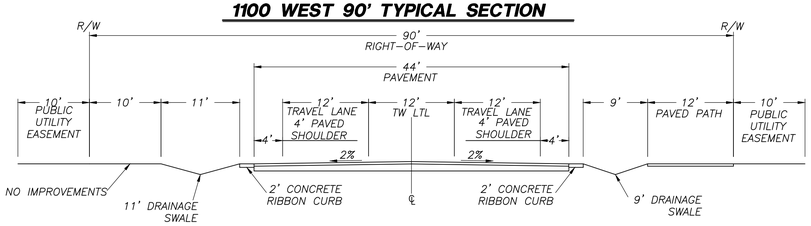
Notary Public
Residing at: Washington UT
My commission expires: 10/21/22

Unofficial Copy

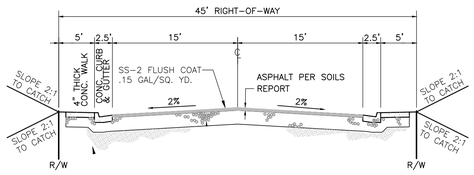
PRELIMINARY PLAT FOR:
HORSEMAN'S EDGE

LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

1100 WEST 90' TYPICAL SECTION



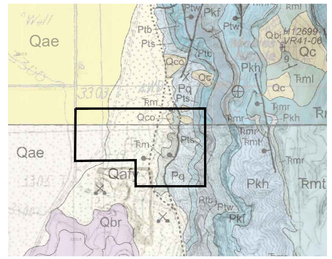
TYPICAL SECTION



SITE DATA:

TOTAL ACRES	24.66 ACRES
OPEN SPACE	1.62 ACRES
BASIN AREA	0.66 ACRES
TOTAL LOTS	40 LOTS
UNITS/ACRE	1.62
PHASE 1	14 LOTS
PHASE 2	11 LOTS
PHASE 3	15 LOTS

GEOLOGICAL REPORT



Qae: MIXED ALLUVIAL AND EOLIAN DEPOSITS -- MODERATELY TO WELL-SORTED, CLAY- TO SAND-SIZED MATERIAL; LOCALLY INCLUDES ABUNDANT EOLIAN SAND AND MINOR GRAVEL; DEPOSITED IN LARGE, OPEN, NEARLY FLAT AREAS SUCH AS WASHINGTON FIELDS; 0 TO 30 FEET (0-9 M) THICK.

Qafy: YOUNGER ALLUVIAL-FAN DEPOSITS -- POORLY TO MODERATELY SORTED BOULDER- TO CLAY-SIZE SEDIMENT DEPOSITED AT THE BASE OF THE HURRICANE CLIFFS AND LOCALLY AT THE MOUTHS OF ACTIVE DRAINAGES; 0 TO ABOUT 50 FEET (0-15 M) THICK

TRm: MOENKOPI FORMATION, UNDIVIDED - MAPPED IN FAULT SLIVERS ALONG THE HURRICANE FAULT ZONE

Qco: COLLUVIAL DEPOSITS - POORLY TO MODERATELY SORTED, CLAY- TOBOULDER-SIZE, LOCALLY DERIVED SEDIMENT DEPOSITED ON MODERATE SLOPES; DEPOSITED BY SLOPEWASH AND SOIL CREEP; LOCALLY INCLUDES TALUS, ALLUVIAL, AND EOLIAN DEPOSITS; OLDER COLLUVIAL DEPOSITS (QCO) FORM INCISED, LARGELY INACTIVE SURFACES; 0 TO 30 FEET (0-9 M) THICK.

Pts: SELIGMAN MEMBER -- CONSISTS OF THREE PARTS: UPPER PART IS MEDIUM-GRAY, THIN-BEDDED, SANDY LIMESTONE; MIDDLE PART IS INTERBEDDED YELLOWISH-GRAY, CALCAREOUS, VERY FINE-GRAINED SANDSTONE AND GRAYISH-YELLOW, GYPSIFEROUS, CALCAREOUS SILTSTONE; AND BASAL PART IS PALE-YELLOWISH-BROWN, FINE-GRAINED SANDSTONE; 115 FEET (36 M) THICK.

Pq: QUEANTOWEAP SANDSTONE -- PALE-YELLOW TO GRAYISH-PINK, CALCAREOUS, THICK-BEDDED, FINE-GRAINED SANDSTONE; ONLY THE UPPER 75 FEET (23 M) IS EXPOSED IN THE QUADRANGLE, BUT THE FORMATION IS ABOUT 1,300 FEET (400 M) THICK IN THE AREA.

Ptb: BRADY CANYON MEMBER -- MEDIUM-LIGHT-GRAY TO DARK-GRAY, MEDIUM- TO COARSE-GRAINED, THICK-BEDDED, FOSSILIFEROUS LIMESTONE WITH REDDISH-BROWN CHERT NODULES; CONTAINS LOCALLY COMMON BRACHIOPODS, CRINOIDS, AND CORALS; FORMS PROMINENT CLIFF; 200 FEET (60 M) THICK.

Ptw: WOODS RANCH MEMBER -- GRAYISH-PINK TO VERY PALE-ORANGE, VERY THICK-BEDDED GYPSUM WITH INTERBEDS OF LIGHT-BROWNISH-GRAY SILTSTONE, PALE-RED SHALE, AND YELLOWISH-GRAY TO LIGHT-GRAY, LAMINATED TO THIN-BEDDED DOLOMITE AND LIMESTONE; FORMS SLOPE, COMMONLY COVERED WITH TALUS; BEDS DISTORTED FROM DISSOLUTION OF GYPSUM; 320 FEET (98 M) THICK.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASING LINE
- PROPOSED TRAIL
- SS — EXISTING SEWER MAIN
- W — W — W — W — EXISTING WATER MAIN
- EOP — EXISTING EDGE OF PAVEMENT
- MAJOR CONTOUR 10'
- MINOR CONTOUR 2'
- (S) EXISTING SEWER MANHOLE

N / W / E / S

80 0 80
SCALE IN FEET

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
LIQUEFACTION	H2 - HIGH2 - WELL-SORTED SANDS, SILTY SANDS, AND GRAVELS, NO GROUND WATER INFORMATION L2 - LOW2 - MODERATELY TO POORLY SORTED SANDS AND GRAVELS, NO GROUND-WATER INFORMATION
ROCKFALL HAZARD	H - HIGH ROCK FALL-HAZARD AREA
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS CSC-FAN ALLUVIUM, PLEISTOCENE
EXPANSIVE SOIL	ESL/ESM-SOILS WITH LOW TO MODERATE SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	GSB - GYPSUM BEARING SOILS, CONCEALED
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤ 10 FEET BENEATH SOIL COVER
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WTH WIND-BLOWN COMPONENT

OWNER / DEVELOPER

SCOTT STRATTON
DIAMONDS EDGE CONSTRUCTIONS LLC
256 N 200 W
BLANDING, UT 84511

HORSEMAN'S EDGE LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER SECTION 22, TOWNSHIP 42S, R13W, SALT LAKE BASE AND MERIDIAN; THENCE S00°42'49"W 330.27 FEET; TO THE POINT OF BEGINNING; THENCE S88°54'39"E 1318.38 FEET; THENCE S00°52'49"W 992.48 FEET; THENCE N88°48'31"W 614.30 FEET; THENCE N00°42'49"E 330.86 FEET; THENCE N88°54'39"W 701.20 FEET; THENCE N00°42'49"E 660.54 FEET; THENCE N00°42'49"E 330.27 FEET; TO TO THE POINT OF BEGINNING.

CONTAINING 24.66 ACRES

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 & 10 MAP)

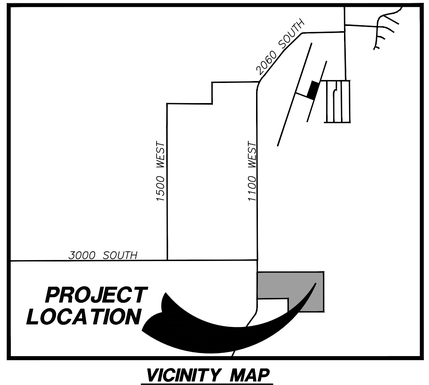
NARRATIVE

THE PREVIOUSLY SUBMITTED ZONE CHANGE CREATED A PLANNED DEVELOPMENT OVERLAY (PDO) OVER PARCELS H-3396-C, H-3396-D & H-3396-E.

THIS SUBDIVISION IS PROPOSED TO HAVE 40 LOTS, RANGING FROM 0.29 ACRES TO 0.90 ACRES.

15 LOTS IN PHASE 3 WILL BE SHORT TERM RENTALS.

STORM WATER WILL FLOW TO THE NORTHWEST PROPERTY CORNER AND COLLECT INTO 2 RETENTION BASINS.



VICINITY MAP
N.T.S

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.42'	20.00'	28.28'	N44°17'11"W	90°00'00"
C2	71.29'	222.50'	70.98'	N80°06'27"W	18°21'27"
C3	56.35'	177.50'	56.12'	N80°01'27"W	18°11'27"
C4	70.64'	222.50'	70.34'	S80°01'27"E	18°11'27"
C5	56.87'	177.50'	56.63'	S80°06'27"E	18°21'27"
C6	31.42'	20.00'	28.28'	N45°42'49"E	90°00'00"
C7	31.42'	20.00'	28.28'	N44°17'11"W	90°00'00"
C8	13.26'	2022.50'	13.26'	N89°05'55"W	0°22'32"
C9	7.21'	1977.50'	7.21'	N89°00'55"W	0°12'32"
C10	7.37'	2022.50'	7.37'	S89°00'55"E	0°12'32"
C11	12.96'	1977.50'	12.96'	S89°05'55"E	0°22'32"
C12	31.42'	20.00'	28.28'	N45°42'49"E	90°00'00"
C13	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C14	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C15	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C16	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C17	18.37'	20.00'	17.73'	S27°11'20"W	52°37'00"
C18	70.93'	50.00'	65.13'	S12°51'32"W	81°16'36"
C19	71.47'	50.00'	65.54'	N10°47'13"W	81°53'56"
C20	18.37'	20.00'	17.73'	N25°25'41"W	52°37'00"
C21	31.42'	20.00'	28.28'	N45°52'49"E	90°00'00"
C22	31.42'	20.00'	28.28'	N44°07'11"W	90°00'00"
C23	31.42'	20.00'	28.28'	S45°52'49"W	90°00'00"
C24	31.42'	20.00'	28.28'	S44°07'11"E	90°00'00"
C25	18.37'	20.00'	17.73'	S27°11'20"W	52°37'00"
C26	70.81'	50.00'	65.04'	S12°55'25"W	81°08'51"
C27	71.36'	50.00'	65.45'	N10°51'06"W	81°46'11"
C28	18.37'	20.00'	17.73'	N25°25'41"W	52°37'00"
C29	64.08'	200.00'	63.81'	N80°06'27"W	18°21'27"
C30	63.50'	200.00'	63.23'	S80°01'27"E	18°11'27"

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PRELIMINARY PLAT FOR:
HORSEMAN'S EDGE
HURRICANE, UTAH 84737
LOCATED IN SECTION 22, T42S, R13W, S.L.B.&M.

DATE: 4/14/2022
SCALE: 1"=80'

JOB NO.
335-019

SHEET NO:
1

335-019 HORSEMAN'S EDGE PRE-PLAT

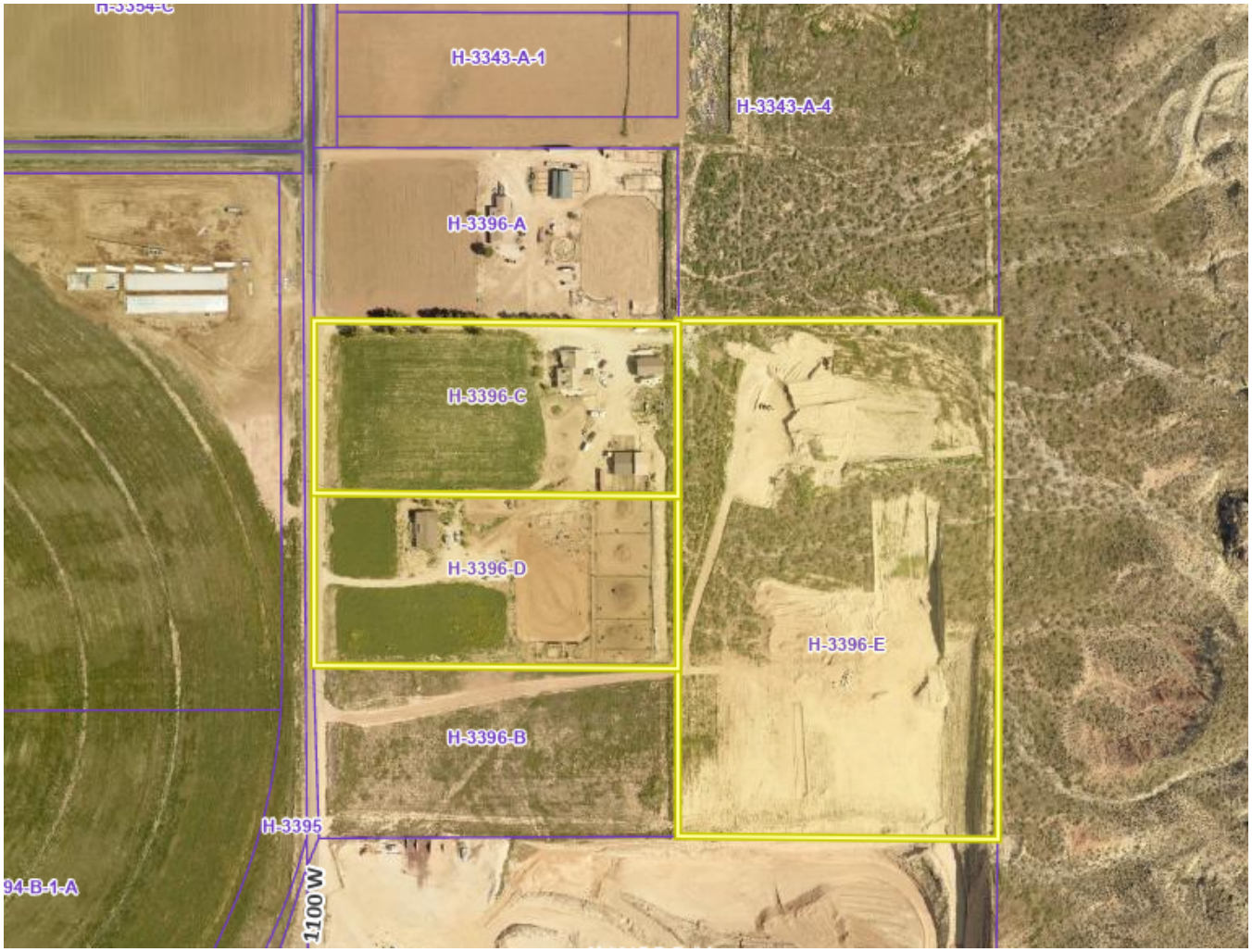
PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/21/2022**
Application Number:	2022-PP-15
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Diamond Edge Construction
Agent:	Scott Stratton
Request:	Approval of a Preliminary Plat
Location:	3053 S 1100 W
Zoning:	RA-0.5 PDO
General Plan Map:	Rural Residential

Planning Commission Recommendation
The Planning Commission recommended denial based on the lots are too small for the intended use and that it does not match the conditions setout by the City Council. It also does not comply with the email from the Mayor (attached) regarding her motion of approval of the zone change.

Discussion:
The applicant has filed a preliminary plat for Horseman's Edge. This application came in for a zone change and PDO last December and is now moving forward with the preliminary plat. There were a number of conditions attached to the zone change application including capping them off at 40 units and allowing for phase 3 to be vacation rentals catering to the equestrian community. The plan also provides for 1.62 acres of open space that will provide trail access to the Hurricane Cliffs and the future Equestrian Park.



JUC Comments
The following items will need to be addressed:

1. **Power:** Very limited capacity. Might not be approved to move forward. Can't guarantee power for the project
2. **Water:** Need a water model to see if there is capacity to serve the property. No looped system until Copper Rock water line is complete
3. **Street:** Need to check cross sections. Rural cross-sections were not intended for developments like this.
4. **Sewer:** Good, there is a line in the roadway.
5. **Engineering:** Cross sections don't match the standards. Drainage is going to be an issue. Need improvements for off-site drainage. Will need a full geotech and drainage report
6. **Fire:** Need to make sure water pressure is good
7. **Cable:** No comments
8. **Gas**: Purposed line in 3000 S in the next two years.
9. **Water Conservancy:** No comments

Staff Comments: Preliminary Plat

1. Zoning is RA-0.5 PDO. All lots meet RA-0.5 PDO standards at 1.62 units per acre.
2. From the December 16th, 2021 City Council meeting draft minutes on the approval of the zone change for this property.
    a. *Nanette motioned to approve the pdo with phase 3 having up to 15 lots with horse stalls on all lots and ranch style fencing. No more than 40 lots in the rest with an average size of half acre. Open space stays. Seconded by Dave Sanders. All aye*
    b. There are a number of issues here: according to the site data chart 15 lots are in Phase 3 but only 11 lots are shown on the site map as within Phase 3.
    c. The average size of the lots is .44 acres slightly smaller than half acre.
        i. Upon listening back to the recording of that meeting it is not clear what the "average size of half acre" portion meant since there was discussion of lowering that to .4, or maybe even .37 acres and limiting the number of lots that are under .4 acres (there are 13 lots smaller than .4 acres) but the recording does not make it clear that there was any resolution on that before a vote was taken. Staff is confident that the motion included the 40 units and other portions laid out in the draft minutes above.
    d. One cannot make 40 half acre lots on this property without cutting into the open parking space near the gravel pit. The City Council was aware of this in their meeting
    e. Though the preliminary plat does not comply with the motion given and approved, staff believes the 40 lots were the intent of the City Council based on listening to the minutes and being present at the meeting; and would recommend that the Council should review the plat to make final findings.
3. Discussions between the City and the Bureau of Land Management have indicated that the trail shown on the plan should be acceptable as long as it stays primitive but no final decisions have been made.
4. Block lengths appear to comply with city code.
5. Rural cross-sections: The applicant has shown rural road cross-section without full curb, gutter, and sidewalk. However, since the property is located within a RA-0.5 PDO, these cross-sections do not apply. The applicant could ask for a different cross-section as part of the PDO, but that requires City Council approval. Staff does not recommend any changes to our standard cross-section for this development.

Sec. 7-2-2. Conform to established specifications.

B. In addition to various road cross sections now incorporated into the Hurricane Roadway Construction Standards, the rural road cross sections attached hereto and incorporated herein as exhibit 1 are hereby established and shall be included in the Hurricane Roadway Construction Standards, as shown in table 3.1 (exhibit A, table 1) and exhibit B, table 1A of the Hurricane Roadway Construction Standards. These rural road cross sections are approved for the Bench Lake area of Hurricane, as shown in the map attached hereto as exhibit 2, and they may be approved by the City Council in other areas within the City. The rural road cross sections shall apply only in areas where the zoning is A-1, A-5, A-10, A-20, A-40 or RA-1, provided that standard right-of-way widths shall be based on the type of road at issue (minor, collector, etc.) as set forth in the Transportation Master Plan and City transportation standards. These rural road cross sections shall not apply to the south side of 3000 South, which shall be established with full standard improvements, including curb, gutter, sidewalk, paved trails, turn lanes and other improvements required by the City traffic and roadway standards.

6. Hurricane City Code 10-37-4 states:
    a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
    b. Staff has generally read this section to mean that the city may deny or delay any development that does not have adequate services like this project currently does. Staff would not recommend always using this section but in situations where service providers have been wary of service availability in an area it may be useful.
    c. Planning staff have discussed the matter with the Power Board, however, the board did not give clear direction on this matter.

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff would recommend approval subject to staff and JUC comments as well as the applicant agreeing to not submit construction drawings until Hurricane City Power indicates service availability.

From: Nanette Billings
Sent: Wednesday, April 13, 2022 3:02 PM
To: Stephen Nelson; Fred Resch
Subject: For planning Commission

My recollection of the intent of the 1100 W about 3060 South Property of Scott Stratton PDO was:

1- The 40 lots were about 1/2 acre lots. Karl said it may have a couple that were just under. But most would be 1/2 acre.

2- The Trail head of a couple acres for parking would be left for citizens to access the trail.

3- pole fencing to keep the area agriculture friendly looking.

4- stalls would be on all 15 of the short term rental lots and parking enough to pull a horse trailer and truck in.

That is all I remember and how I interpret the councils approval. It ended ip being unanimously approved I think. Thanks

Nanette Billings
Hurricane City Mayor
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147 N. 870 W. Hurricane UT, 84737

PLANNING & ZONING
HURRICANE CITY
UTAH

STAFF COMMENTS

Agenda Date:	**04/14/2022**
Application Number:	2022-LUCA-04
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Ishraj Singh
Agent:	Steve Beesley
Request:	Make a recommendation to the City Council to update Hurricane City Code
Reviewed By	Planning and Zoning

Summary of Concern:
The applicant is wanting to build a 55 feet, four story hotel at the corner of 1760 W and State Route 9. They had previously come in for a conditional use permit for a greater height building but was denied because it did not fit our current code. The applicant has filed a land use code amendment request to allow for a four story hotel to be built.

Discussion:
There are several four story hotels along SR-9 in Hurricane because under an earlier version of the city code you could get a conditional use permit for taller buildings as long as it was not obstructive or blended in with the neighborhood. In 2018 Utah state law changed so arbitrary limits on conditional use permits were not allowed so the city had to change their code. When the code was changed it appears that commercial buildings were overlooked when making the new standards and the current code was written with residential accessory buildings in mind.

Historically, the only business requesting greater heights than allowed in the code are hotels. The 2021 General Plan calls on the city to "*[capitalize] on the local tourism industry to bring in new strings of revenue"* larger hotels like this one can help with that. Short term rentals are also a concern, with over 160 illegally operating short term rentals within city limits and having more

plentiful legal options for tourists to stay at, especially during busier times of the year, can help alleviate the market pressures that lead to all these illicit short term rentals. As well, limiting the new height allowances to the Highway Commercial zone will limit these higher buildings to the area surrounding SR-9.

Staff Recommendation

10-7-9: Conditional Use Permit

e.Standards for greater heights than permitted by this Code.
(1)Within residential zones The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.
(2)A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.
(3)A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.
(4)Buildings located within a Commercial Zone
(i) A greater height building in a commercial zone may not be taller than 55 feet tall.
(ii) For each foot in height above 35 feet, that section of the building must be setback one additional foot from the property line adjacent to residential or agricultural zones. Section of building below 35' shall comply with standard setbacks.
(iii) For each foot in height above 35 feet, that section of the building must be setback half a foot (6") from the property line adjacent to commercial, industrial, or civic zones. Section of building below 35' shall comply with standard setbacks.

Recommendation: Staff recommends that the Planning Commission listen and consider any public comments made during the public hearing. Staff would recommend the commission take into consideration several factors, including the impacts on the character of SR-9 and economic development.

Proclamation

In recognition of imminent fire danger in Hurricane City and its surrounds and

Whereas the Hurricane City Council has authorized the Mayor, in consultation with the Hurricane Valley Fire District, to make a declaration of fire danger and declare certain conditions within the City limits; and

Whereas the fire danger in Hurricane City is deemed to be High; and

Whereas fireworks are known to be one of the causes of wildfire;

Whereas the conditions are not expected to improve over the next months; and

Whereas brush and structural fires constitute a threat to life and property in the City of Hurricane; and

Whereas the celebrations of July 4th and July 24th are traditionally associated with the use of fireworks; and

Whereas it is in the best interests of the City, its residents, businesses, and visitors that the dangers and potential damage and/or injury associated with fires be minimized by the exercise of caution and advanced planning calculated to help reduce the threat of such potential dangers and harm.

Whereas fireworks may be discharged beginning on July 2 and ending on July 5 and beginning on July 22 and ending on July 25 between the hours of eleven o'clock (11:00) A.M. and eleven o'clock (11:00) P.M. except that on July 4 and July 24 the hours are eleven o'clock (11:00) A.M. to twelve o'clock (12:00) midnight. Beginning at eleven o'clock (11:00) A.M. on December 31 and ending at one o'clock (1:00) A.M. on the following day.

Therefore, I Nanette Billings, Mayor of Hurricane City, do ***proclaim*** Condition 3 as described below and contained in the Hurricane City Code within the City limits of Hurricane.

Condition 3:

1. Fireworks in July may be discharged only in the following locations:
    a. Spilsbury Park ball fields.
    b. American Legion ball field.
    c. Three Falls Park.
    d. Dixie Springs Park beginning in July of 2016. (Ord. 2015-06, 7-2-2015)

Proclaimed this 21st day of April 2022

_____
Nanette Billings, Mayor

Attest: _____
Cindy Beteag, Recorder