



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

Planning Commission

*Mark Sampson, Chair
Shelley Goodfellow, Alternate Chair
Ralph Ballard
Paul Farthing
Rebecca Broneman
Michelle Cloud
Brad Winder
Kelby Iverson*

Hurricane Planning Commission Meeting Agenda

December 14, 2023
5:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 5:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

Join by phone +1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

5:00 p.m. - Planning Commission Business:

1. Discussion on Title 10 Chapter 39 regarding subdivisions
2. Discussion on Title 10 Chapter 32 regarding water use efficiency standards
3. Discussion on residential hosting standards and short-term rentals in commercial zones

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approximately 560 N 1380 West from R1-10, residential one unit per 10,000 square feet, to PC, planned commercial. Parcel number H-3-1-3-1142.

2. A Zone Change Amendment request located along Future Sand Hollow East Road and Flora Tech Road from RM-3, multifamily 15 units per acre; R1-6, single family residential one unit per 6,000 sq ft; R1-15, single family residential one unit per 15,000 sq ft; OS, open space, and HC, highway commercial to RM-3, multifamily 15 units per acre and PC, planned commercial. Parcels H-4-2-1-1112-GS1, H-4-2-1-11112-GS1, H-4-2-1-1103-GS1, H-4-2-1-1109-GS2, H-3-2-6-1410-GS1.
3. A Zone Change Amendment request located at 2860 W 200 North to amend the existing Canyons RV Planned Development Overlay to approve a density bonus. Parcel number H-3-1-32-4409.
4. A Zone Change Amendment request located at 119 S 700 West from RM-2, multifamily 10 units per acre, to GC, general commercial, to allow for a short-term rental unit. Parcel number H-266-J-1.
5. A Land Use Amendment request to Title 10, Chapter 32 regarding water use efficiency standards.
6. A Land Use Amendment request to Title 10, Chapter 39 regarding subdivisions.

NEW BUSINESS

1. ZC23-26 PSP23-39: Discussion and consideration of a possible approval of a Zone Change Amendment request located at 560 N 1380 W from R1-10, single family residential one unit per 10,000 sq ft to PC, planned commercial. Parcel H-3-1-33-4882. Roger and Leslie Coleman Applicant. Gerald Muray, Agent.
2. ZC23-23 PSP23-40: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located along Future Sand Hollow East Road and Flora Tech Road from RM-3, multifamily 15 units per acre; R1-6, single family residential one unit per 6,000 sq ft; R1-15, single family residential one unit per 15,000 sq ft; OS, open space, and HC, highway commercial to RM-3, multifamily 15 units per acre and PC, planned commercial. Parcels H-4-2-1-1112-GS1, H-4-2-1-11112-GS1, H-4-2-1-1103-GS1, H-4-2-1-1109-GS2, H-3-2-6-1410-GS1. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.
3. ZC23-28 PSP23-32: Discussion and consideration on a recommendation to the City Council on a Zone Change Amendment request to amend the existing Canyons RV Planned Development Overlay to approve a density bonus and approve the preliminary site plan for Ridge Crest, a 53 lot manufactured home subdivision located at 2860 W 200 N. VE Management and Investments Co, Applicant. Brandee Walker, Agent
4. ZC23-25: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at 119 S 700 W from RM-2, multifamily 10 units per acre, to GC, General Commercial. Parcel H-266-J-1. Oliver and Rebekah Radtke, Applicant
5. LUCA23-11: Discussion and consideration of a possible recommendation to the City Council on a Land Use Code Amendment to Title 10, Chapter 32 of the City Code pertaining to water use efficiency standards. Hurricane City Applicant.
6. LUCA23-12: Discussion and consideration of a recommendation to the City Council on a Land Use Code Amendment to Title 10 Chapter 39 regarding subdivisions

7. PP23-26: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Sand Hollow Mesa Neighborhood Six, a 623 lot residential subdivision located north of 3900 S and between 2100 W and 2400 W. Thane Smith-Romney Group, Applicant. Karl Rasmussen, Agent.
8. PP23-27: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Horseman's Edge & Hurricane Cliffs Industrial, a six lot residential subdivision and 23 lot industrial subdivision located at 3155 S 1100 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.
9. PP23-28: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Hurricane Heights Townhomes Phase 5, a two lot townhome subdivision located at 475 N 500 W. HH5, LLC, Applicant. Bret Peterson, Agent.
10. FSP23-60: Discussion and consideration of a possible approval of a final site plan for Mountain View Apartments, a 31 unit apartment complex, located at 60 S 925 W. Interstate Rock Products, Applicant. Chase Stratton, Agent.
11. PSP23-41: Discussion and consideration of a possible approval of a preliminary site plan for Suites on Nine, a six unit short term rental complex located at 1580 W State St. Travis Barney, Applicant.
12. AFP23-18: Discussion and consideration of a recommendation to the City Council on an amended final plat for Dixie Springs Plat C located at 3700 W 2640 S Circle. Heather Hugie, Applicant. Rosenberg Associates, Agent.
13. FSP23-61: Discussion and consideration of a possible approval of a final site plan for Cedar Post Rentals a four unit short-term rental complex located at 72 W State St. Jill Hamblin, Applicant.
14. 2022-PP-29: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Hurricane Heights Hobby Garages, a 33 lot hobby garages development located at 400 N 700 W. Max Stokes, Applicant. Brandee Walker, Agent.
15. FSP23-63: Discussion and consideration of a possible approval of a final site plan for Forsyth Triplex, a three unit apartment building located at 163 N Main St. Zachary Forsyth Applicant.
16. FSP23-64: Discussion and consideration of a possible approval of a final site plan for Foryth duplex, a duplex located at 383 N Main St. Zachary Forsyth, Applicant.
17. CUP23-20: Discussion and consideration of a possible approval of a conditional use permit for a building of greater height and size located at 507 N 3650 W. Quay Stratton, Applicant.
18. Consideration and possible approval of the 2024 meeting schedule

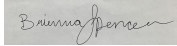
Approval of Minutes:

1. October 26th, 2023
2. November 9, 2023

Adjournment



Application

Application Accepted Date: 10/17/2023		Valuation		\$	0.00
Type of Improvement: <u>Zone Change Application</u>		PERMIT FEES			
Description:		Planning Fee		\$	500.00
Tenant / Project Name: <u>Coleman</u>		Planning Fee		\$	500.00
Bldg. Address: <u>560 N 1380 W Hurricane Utah</u>		Sub Total:		\$	500.00
City: <u>Hurricane City</u> State: <u>UT</u> Zip: <u>84737</u>		Permit Total:		\$	500.00
Subdivision: <u>N/A</u> Phase:		Amount Paid:		\$	500.00
Block: <u>Lot #:</u> Parcel #: <u>H-3-1-33-1142</u>		Remaining Due:		\$	0.00
Zone: <u>R1-10</u>					
Property Owner: <u>Coleman Roger G Jr & Leslie K</u>					
Permit Contact: <u>Gerald Murray Sr.</u> P:(425) 241-4882					
Email: <u>murraysrgerald@gmail.com</u>					
CONTACT INFORMATION					
General Contractor: <u>Gerald Murray Sr. and 5M Development</u>					
License #: <u>LLC, Utah</u> P: (425) 241-4882					
Address: <u>PO BOX 1348</u>					
City: <u>ST. GEORGE</u> State: <u>UTAH</u> Zip: <u>84771</u>					
Email: <u>murraysrgerald@gmail.com</u>					
APPLICATION DETAILS					
					
APPROVALS		DATE		INFO	
Plan Review Finalized:		Yes		10/18/23 Brienna Spencer	
					
Setbacks		Front:		Rear:	
Min.		Left:		Right:	
Actual:					
					
APPLICATION NUMBER: PENDZC23-26					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: <u>Gerald Murray Sr</u>					
Signature of Applicant/Authorized Agent or Owner: Date:					
<u>Gerald Murray Sr,</u>				10/18/2023	
Application Approved By:				Date:	
				10/18/2023	
Application Issued By:				Date:	
Receipt #: 8.173587-10/17/23					



Hurricane City Application

Application Accepted Date: 10/30/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description:		Planning Fee		\$	200.00
Tenant / Project Name: Coleman/Murray		Planning Fee		\$	200.00
Bldg. Address: 560 N 1380 W Hurricane Utah		Sub Total:		\$	200.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00
Subdivision: N/A Phase:		Amount Paid:		\$	0.00
Block: Lot #: Parcel #: H-3-1-33-1142		Remaining Due:		\$	200.00
Zone: R1-10					
Property Owner: COLEMAN ROGER G JR & LESLIE K					
Permit Contact: Gerald Murray Sr. P:(425) 241-4882					
Email: murraysrgerald@gmail.com					
CONTACT INFORMATION					
General Contractor: 5M Development LLC Utah and Gerald					
License #: Murray Sr. P: (425) 241-4882					
Address: PO BOX 1348					
City: ST. GEORGE State: UTAH Zip: 84771					
Email: murraysrgerald@gmail.com					
APPLICATION DETAILS					
		APPROVALS		DATE	INFO
Plan Review Finalized:		Yes	10/31/23	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDPSP23-39					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Gerald Murray Sr					
Signature of Applicant/Authorized Agent or Owner: Date:					
Gerald M Murray Sr. 10/31/2023					
Application Approved By: Date:					
Brienna Spencer 10/31/2023					
Application Issued By: Date:					
Receipt #: 7.719132-10/30/23					



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	ZC23-26 PSP23-39
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Ronald and Leslie Coleman
Agent:	Gerald Murray Sr
Request:	A zone change from R1-10 to Planned Commercial
Location:	560 N 1380 W
Zoning:	R1-10
General Plan Map:	General Commercial

Discussion:

The applicant has proposed a zone change for 5.46 acres from R1-10 to planned commercial (PC). This property is along 600 N east of Painted Sands and west of Valley Academy. Earlier this year, the property was denied a zone change to neighborhood commercial (NC) since no development plan was proposed at that time. Direction was given for the applicant to come back with a development proposal. The applicant is now proposing a mixed use development with a retail/office building and drive-thru building on the north side adjacent to 600 N, and 55 residential units on the south side.

	Zoning	Adjacent Land Use
North	OS	Tortoise Reserve
East	PF	Undeveloped property (future power substation)
South	R1-10, RA-1	Single family homes, some agriculture

The Moderate Income Housing Plan states that the City should “*Look at areas where “Missing Middle Housing” and mixed-use zones can be implemented within existing and future residential and commercial developments.*”

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

Response: The immediate vicinity of this property is relatively undeveloped. There is currently an undeveloped property zoned NC next door which could develop with similar uses to this one. There are scattered commercial properties and townhome developments along 600 N. The proposed development shown on the preliminary site plan would be considered harmonious with the intended future development of 600 N.

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

Response: PC zoning is designed to limit commercial uses to those that can be compatible with neighboring residences. This zone change would increase the allowable residential density on the property from approximately 19 units to approximately 57 units. Most traffic impacts associated with the development will be on 600 N. The proposed uses shown on the preliminary site plan would be allowed under PC zoning, and they are also consistent with the intended future development of 600 N; therefore, the amendment is not expected to adversely affect adjacent properties.

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

Response: The Joint Utility had no major concerns with availability of public facilities and services for this property. The site plan will need to be amended to address what concerns that they did have (see below).

JUC Comments

1. **Public Works:** Access to 600 N not allowed, only off 1380 W.
2. **Power:** Hurricane City Power has an existing overhead power line that runs along the west side of the 1380 W road alignment. This power line will be replaced. Load calculations for all buildings will be needed to design this project. HC Power charges a design fee for all new development that must be paid before construction drawings are signed.
3. **Sewer:** No exception to zone change. Existing sewer located at 450 N and 1380 W. Drive thrus will need interceptors.
4. **Streets:** Minimize access on 600 N.
5. **Water:** Water looping on 600 N or 1380 W.
6. **Engineering:** Per the Transportation Master Plan and the access agreement recorded against the property 1380 W is the only allowable access from 600 N for this property. A low point in 600 N’s pavement is near the center of the property. The applicant will need to propose a method to drain stormwater from the curb and gutter and convey said stormwater downstream. It seems installing a double inlet storm drain box and connecting said box to the nearby existing storm drain manhole would be easiest; however, a field survey must conclude if the connection is possible and the drainage study needs to evaluate if the downstream facilities can take it. The

southernmost and northernmost drive aisles should be made into public streets. The applicant should provide a utility plan, specifically stating what will be done with the existing water main on site. The nearest existing sewer manholes are offsite and may require consent of neighboring property owners. 60' is the master planned width for 1380 W. It appears strips of property with varying widths have been conveyed to Hurricane. Applicant will need to coordinate public utility easements with parcel to the west for power. The proposed access spacing along 1380 W is too narrow, 1380 W is a minor collector. The back of sidewalk and right of way.

7. **Fire:** Scale not correct. Possible turnaround required. No parking signs on streets 26' or smaller.
8. **Gas:** No comments
9. **Cable:** No comments
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Items to Considers

The following are key items to consider:

Preliminary Site Plan-Staff Comments

1. The Planned Commercial zoning requires that 20% of the property be commercial and 20% of the property be residential. Per their site plan approximately 30% of the property is to be used commercially and 70% of the property is to be used residentially.
2. Planned Commercial zoning has a maximum density of 15 units per acre for the residential portion. The applicant is proposing 55 units, which meets this code.
3. Per their site plan all buildings will be approximately 25' tall (consistent with two story buildings).
4. Parking: Per HCC 10-34 the following uses have the parking requirements cited below:

<i>Restaurant, general</i>	<i>1 space per 100 square feet of gross floor area</i>	<i>10 spaces minimum</i>
<i>Retail, general</i>	<i>1 space per 250 square feet of gross floor area</i>	

<i>Office, general</i>	<i>1 space per 250 square feet of gross floor area</i>	<i>8 spaces minimum</i>
<i>Dwelling, multiple-family:</i>		
<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>	
<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>	

The “retail/office” building would require 24 parking spaces, the “drive thru” would require 24 spaces and the residential units would require 110 parking spaces. Per their site plan 216 spaces are being provided, which is sufficient to meet this code.

5. The EV charging stations on the site plan will need to meet Power Department standards.
6. A more detailed site plan will be needed with the preliminary plat application.

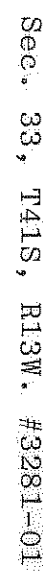
Findings:

Staff makes the following findings:

1. The proposed zone change is compatible with the General Plan Map and may meet some of its goals.
2. The proposed zone change is considered to be in harmony with some of the properties in the area, but not all of them.
3. The proposed zone change will have an impact on the area, but the impact is not considered adverse since growth is anticipated for this area.
4. The services are expected to be adequate for the development in this region.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Staff would recommend approval of this zone change.

Proposed Zone Classification = Planned Commercial



Ferel L. Campbell
FEREL L. CAMPBELL
L.S. 4492

LEGEND

- ◆ = USGLO, or CO. MON FOR SEC. or 1/4 COR.
- = CITY STREET MONUMENT
- ▲ = LARGE BOLT (1 1/4" HEAD)
- ◊ = OTHER MON. FD.
- = SET 1/2" X 18" REBAR & CAP No. 4490 OR 4492
- ✕✕ = EXISTING FENCE
- R = RECORD BEARING OR DISTANCE
- P = PRORATED BEARING OR DISTANCE
- A.R.P. = AREA REFERENCE PLAT

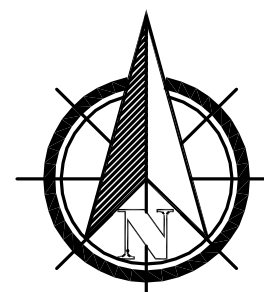
332 W. 400 S.
Hurricane, Utah 84737
635-8726

Surveyed For: Dratton
Date: Feb. 2000
Scale: 1" = 100'
Basis of Bearings: N. 89° 49' 22" W. between the Northwest Cor. and the North 1/4 Cor. of Sec. 33, T. 41 S., R. 13 W., SLBGM

PRELIMINARY SITE PLAN

H-3-1-33-1142

DATE:	10/24/2023
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	GM



SCALE: 1" = 40'

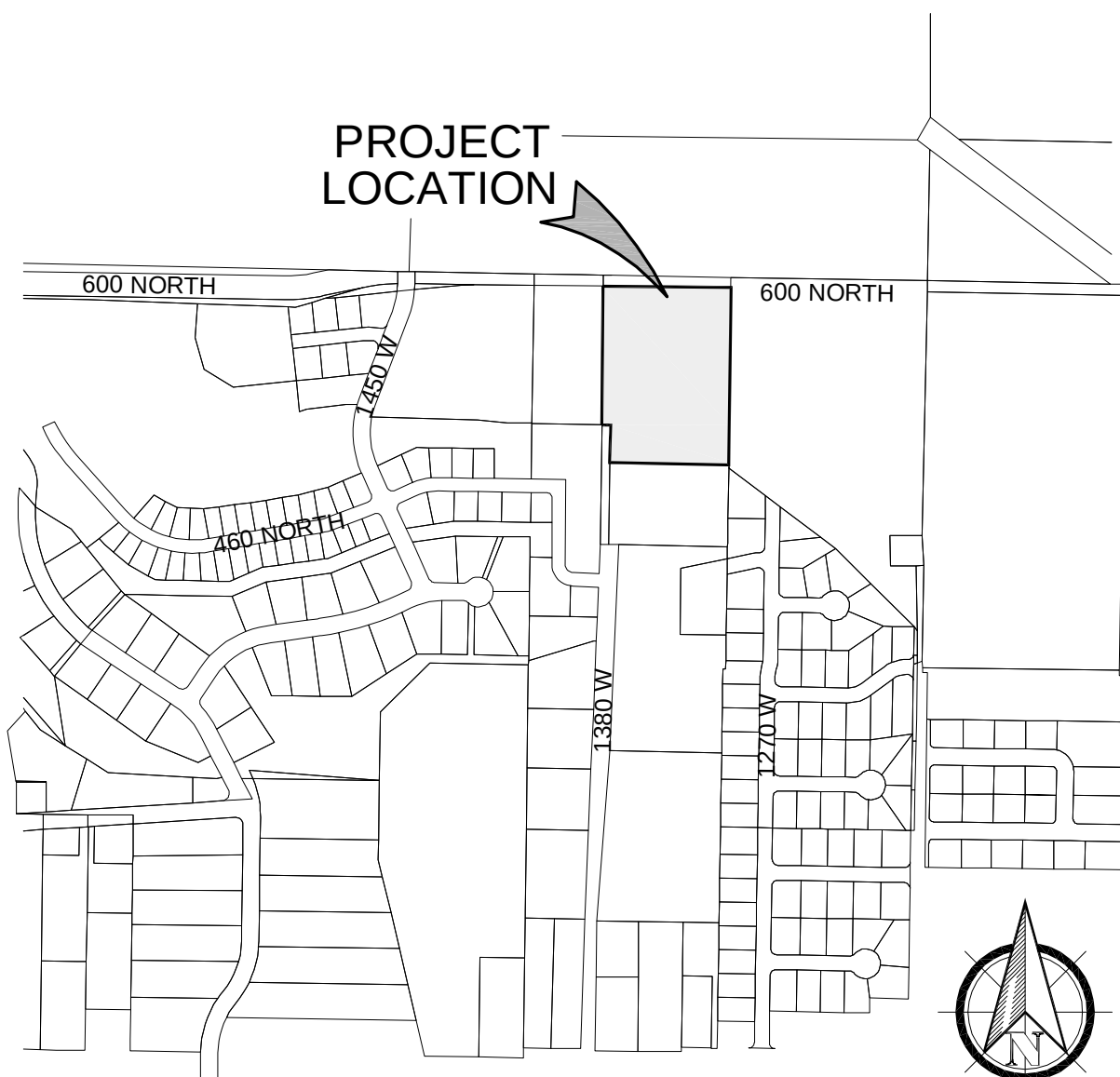
PRELIMINARY SITE PLAN
PARCEL H-3-1-33-1142
5M DEVELOPMENT, LLC
HURRICANE, UTAH 84737

PREMIER
Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

SHEET

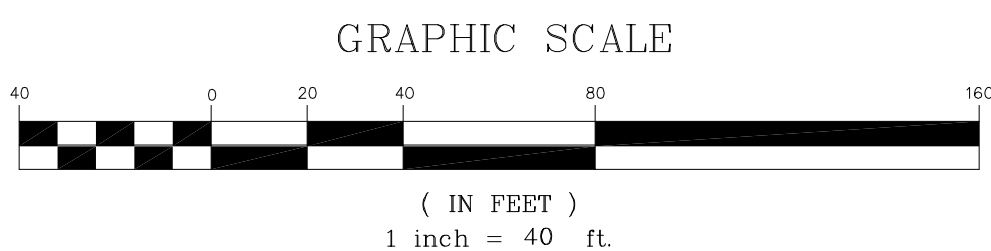
PSP

PARCEL H-3-1-28-22011



VICINITY MAP

N.T.S.



PARCEL H-3-1-33-1142 SITE DATA

PARCEL:	H-3-1-33-1142
ZONING:	R1-10
BUILDING HEIGHT:	+/- 25'-0"
BUILDING USE:	COMMERCIAL & RESIDENTIAL
SITE AREA:	236,762 SQ. FT. / 5.44 ACRES (100.0% OF SITE)
BUILDING AREA:	41,116 SQ. FT. / 0.94 ACRES (17.4% OF SITE)
PARKING & SIDEWALK AREA:	133,253 SQ. FT. / 3.05 ACRES (56.3% OF SITE)
LANDSCAPING AREA:	62,393 SQ. FT. / 1.43 ACRES (26.3% OF SITE)
PARKING REQUIRED:	1/250 SQ.FT. OFFICE/RETAIL = 6,120 / 250 = 24.5
PARKING REQUIRED:	1/250 SQ.FT. KITCHEN AREA = 1,600 / 250 = 6.4
PARKING REQUIRED:	1/100 SQ.FT. RESTAURANT AREA = 800 / 100 = 8
PARKING REQUIRED:	2 /UNIT + 1 GUEST / 3 UNITS = 56 x 2 = 112 + 56/3 = 18.6 // 112+18.6 = 130.6
PARKING REQUIRED TOTAL:	169.5 = 170 SPACES
PARKING PROVIDED:	216 SPACES (2 ACCESSIBLE) (12 ELECTRIC VEHICLE)

LAND USE DATA

COMMERCIAL AREA
69,694 sq.ft.
1.599 ACRES
29.44% SITE AREA

RESIDENTIAL AREA
167,068 sq.ft.
3.835 ACRES
70.56% SITE AREA



Application

Application Accepted Date: 10/06/2023

Type of Improvement:

Zone Change Application

Description:

Moving acre for acre RM-3 and replacing the area w

Tenant / Project Name:

Zone Change - SAND HOLLOW PID
ZONE ADJUSTMENTS

Bldg. Address:

Sand Hollow East Rd

City:

Hurricane City

State:

UT

Zip:

84737

Subdivision:

NA

Phase:

NA

Block:

Lot #: NA Parcel #:

H-4-2-1-1112-GS1, H-4-

Zone:

RM-3, OS, R1-15, R1-6, HC

2-1-11112-GS1, H-4-2-1-

Property Owner:

Western Mortgage and Realty Co.

GS1, H-4-2-1-1109-

Permit Contact:

Karl Rasmussen

GS2, P-3-2-5-1-110-0-SS

Email:

karl@pv-eng.com

Contact Information

Engineer of Record:

Karl Rasmussen

Email:

karl@pv-eng.com

P:

(435) 668-8307

General Contractor:

Brent Moser

License #:

191090-2203

P:

(801) 793-0346

Address:

6610 W COURT ST

City:

Pasco

State:

WA

Zip:

99301

Email:

enhancedhomesofutah@gmail.com

APPLICATION DETAILS

of Units:

0

custom text:

Valuation\$0.00

PERMIT FEES

Planning Fee\$500.00

Planning Fee\$500.00

Sub Total:\$500.00

Permit Total:\$500.00

Amount Paid:\$0.00

Remaining Due:\$500.00

APPROVALSDATEINFO

Plan Review Finalized:Yes10/30/23Brienna Spencer

SetbacksFront:Rear:left:right

Min.

Actual:

APPLICATION NUMBER:PENDZC23-23

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

Applicant Name:Treasa Anderson

Signature of Applicant/Authorized Agent or Owner:Date:

KARL RASMUSSEN11/06/2023

Application Approved By:Date:

[Signature]10/30/2023

Application Issued By:Date:

Receipt #: 8.172955-10/06/23



STAFF COMMENTS

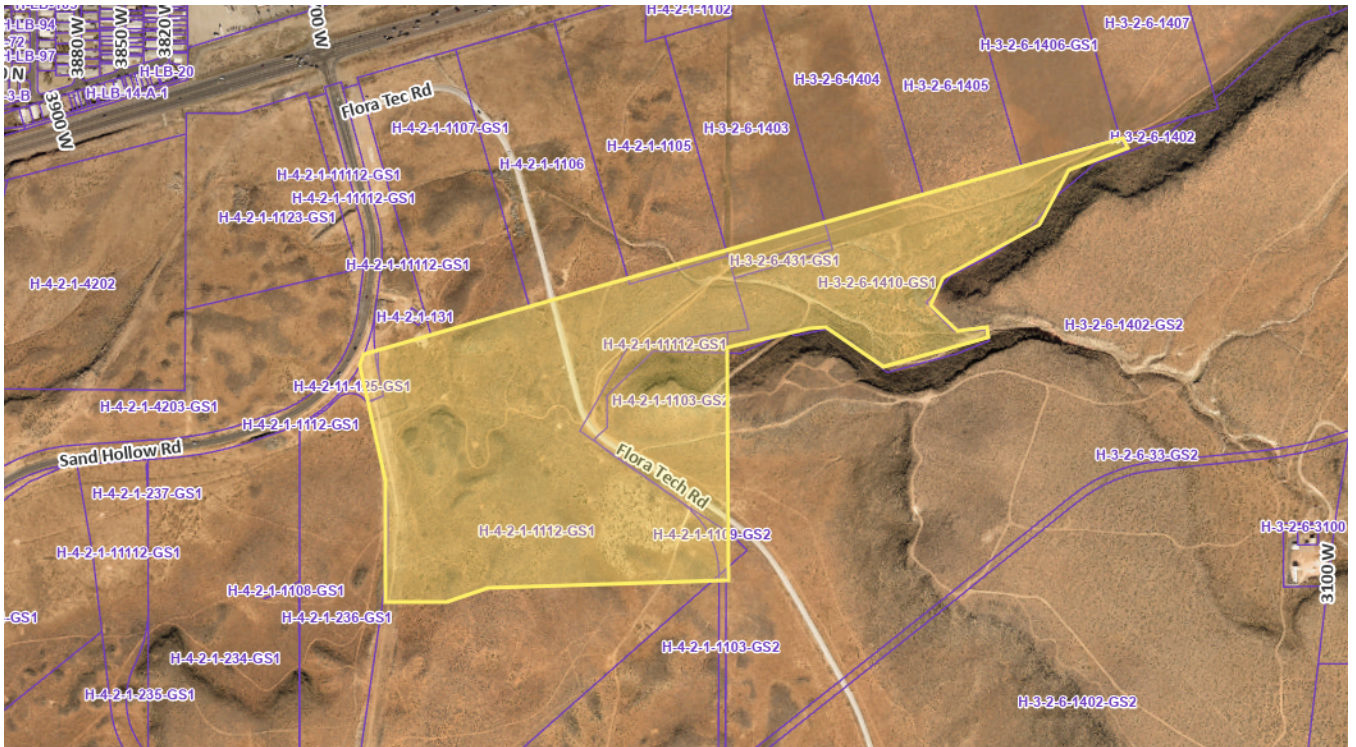
Agenda Date:	12/14/2023
Application Number:	ZC23-23 PSP23-40
Type of Application:	Zone Change and Preliminary Site Plan Application
Action Type:	Legislative
Applicant:	Western MTG & Realty Co
Agent:	Karl Rasmussen
Request:	A Zone Change from RM-3, multifamily 15 units per acre; R1-6, single family residential one unit per 6,000 sq ft; R1-15, single family residential one unit per 15,000 sq ft; OS, open space, and HC, highway commercial to RM-3, multifamily 15 units per acre and PC, planned commercial.
Location:	Near the future corner of Sand Hollow East and Flora Tech Road
Zoning:	RM-3, R1-6, R1-15, OS, HC
General Plan Map:	Planned Community

Discussion:

The applicant is proposing a zone change to adjust the zone boundaries within the Gateway to Sand Hollow Public Infrastructure District (PID). This is the second time a zone change has been proposed on this property. A zone change to realign the boundaries of the RM-3 portion was approved subject to a development agreement limiting the increase of units from the zone boundaries shifting. This development agreement was never signed due to the roadways within the PID shifting. This most recent proposed zone change is to align the zone boundaries with the newly realigned Flora Tech Road, which will now be going straight to 3400 W instead of around a large bluff.

A preliminary site plan has already been approved for the northwest corner of the property.

	Zoning	Adjacent Land Use
North	HC	Undeveloped property
East	RR	Undeveloped property, planned recreation resort development
South	R1-6, R1-15, OS	Cliffside, undeveloped property, planned single family subdivisions
West	OS, R1-15	Undeveloped property



Zone Change Factors:

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

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

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

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

Response: This property is designated as Planned Community on the General Plan Map which is defined as,

PLANNED COMMUNITY: Master planned communities should be complete communities that offer a mixture of housing types and supporting uses such as neighborhood and supporting commercial uses, offices, churches, schools, and parks. Development in this designation should take into account the character of existing surrounding development.

This area is already part of a larger master planned project with services being provided through a PID. This change does not vary greatly from the intentions of the City Council when this development was approved in 2019.

The General Plan intends that “Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options” The Moderate Income Housing (MIH) plans calls for affordable development along Sand Hollow Road. The proposal includes new apartments, which supports the intent of the MIH plan.

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

Response: Most of the area is currently undeveloped and will be developed with commercial, resort, or higher density single family homes. This area of the Sand Hollow Gateway PID has high density resort zoning and commercial properties that form an ideal place for high density residential. The bluff will provide a buffer from any other uses on the south and east.

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

Response: The area is at present largely undeveloped. The Sand Hollow Gateway PID is developing infrastructure to mitigate effects of the development in the region. This amendment could potentially add 175 units which could have an effect on the area, but it is not considered to adversely affect adjacent property.

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

Response: Public facilities and services are planned to be brought to the property with the Gateway to Sand Hollow Public Infrastructure District. It is important to note that current PID improvements are not in the vicinity of the PC project. See JUC comments below.

Other Considerations:

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Lacking utilities and access. Need road improvements along Sand Hollow Road.
2. **Power:** The existing overhead powerline along the bottom of the mesa must remain in place until a practical powerline designed by HC Power is installed and operational. Roundabout not in past plans for Sand Hollow East, must design power for it. The power line on the north side of the property is not currently installed, it was meant to be installed with the roadway. The roundabout designed here was not originally in the plan and will have to be designed as such. Power will require load calculations before we can design power for the project.
3. **Sewer:** No comments
4. **Water:** Okay
5. **Fire:** Okay
6. **Engineering:**
 - a. **Zone Change:** Sand Hollow Road and Gateway Blvd are currently being constructed. Construction plans for Sand Hollow Road East are nearing approval. 1000 S (number subject to change) has not been shown to be a road provided by the PID. PID can provide adequate public facilities to the northwest corner of the RM-3 zone in a reasonable amount of time. Engineering suggests tabling this proposal to expand the RM-3 zone eastward until a preliminary roadway alignment for Flora Tech Road has been designed and reviewed by City staff. Hurricane City design standards restrict maximum slopes for major collectors to 10% and existing power poles and geologic features can make necessary grading difficult.
 - b. **Site Plan:** The site is approximately one thousand feet from the nearest road with construction plans or an existing local road. The site is approximately 1500 feet from SR-9. Engineering anticipates that Sand Hollow Road East will be a 5-lane major arterial with 12' trails on both sides (112' cross section) to replace the minor arterial and minor collector shown in this area on the Transportation Master Plan. Sand Hollow Road East will reduce to a 3-lane minor arterial with 12' trails on both sides (90' cross section) further east than this site but before climbing the ridge. Site plan calls this out as a "high rock fall hazard" area city code states no buildings in any rockfall zone. Existing grades should be highly considered when proposing a realistic layout. The applicant and Engineering should coordinate more on the alignment of Flora Tech Road before the applicant spends too much time designing adjacent sites. The site is crossed by significant natural drainage. Hurricane City's storm drain master plan indicates a 72" pipe is needed to capture its flow; whereas, the PID's storm drain master plan specifies two 48" storm drain pipes are needed to capture and convey flows at Sand Hollow Road and Sand Hollow East. Building 4 and its anticipated amenities don't seem to account for this.
7. **Streets:** Is proposed basin sufficient for this project?
8. **Phone:** No comments.
9. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments: Zone Change

1. The applicant is proposing two projects, an RM-3 project and a Planned Commercial project. The zone change, if approved, would increase the density in this area by 198 units (from ~320 to 525) for the RM-3 zoning. Since Planned Commercial would allow a smaller overall density, and since commercial space has to be provided, they decrease their permitted units by at least 20% and their proposed site plan only calls out 96 residential units in the PC piece.
 - a. The original zoning for this area approved, at most, 720 units in this area. Assuming the site plan presented for the PC piece is adhered to, and the RM-3 zoning is built out at maximum density, then they are proposing 621 units.
 - b. The maximum number of units possible on the PC piece is 265 units, however their site plan shows 96 units.
2. 283 units within the RM-3 portion have already been approved with a preliminary site plan.

Staff Comments: Preliminary Site Plan

3. As stated in Engineering's comment above, this site may need to be entirely redesigned to account for increased grading for Flora Tech Road, rockfall hazards, and the significant drainage this site receives. Staff recommends that if the zone change is approved a new preliminary site plan be required that addresses those concerns.
4. **Parking:** Per their calculations, 952 stalls are required and 1143 stalls are provided. Staff recommends a shared use arrangement be provided and the number of stalls can be reduced.
5. **Open Space and Amenities:** Per City ordinance, 20% of the property must be dedicated open space. Per their calculations, 19.6% of the property is landscaped open space, which will need to be raised to 20%. For the number of residential units proposed, three (3) amenities should be provided, and per their plans, a clubhouse, pool, and "urban garden" are shown.
6. **Access and Roadways:** As mentioned above, the plans depict Flora Tech Road going straight along the section line to the 3400 W and SR-9 interchange instead of going around a large bluff, as depicted on the original plans. While a straight north-south alignment would be preferable for traffic flow reasons, going through a 40 foot tall bluff may be impractical. Engineering has requested more detail on grades and alignments for Flora Tech Road, but those have not been provided for at the time of this writing.

Findings:

Staff makes the following findings:

1. The proposed zone change broadly meets the standards of the General Plan Map and goals.
2. To avoid sensitive lands ordinance requirements, the development should be clustered around the bluff, with the bluff to remain undeveloped.
3. The proposed zone change is generally harmonious with the approved surrounding development.
4. The proposed amendment will have an impact on the area, but it is not considered adverse, and there is no development currently in the area.
5. Services are adequate or planned to become adequate for the area.
6. A preliminary site plan has been provided that shows how this property could be developed.
7. Generally speaking, staff would recommend that zoning boundaries follow landmarks, roadways, or property lines in order to provide clarity in zoning map interpretation. See [*Hurricane City Code 10-11-4. - Rules for locating zone boundaries.*](#)

Recommendation: Staff recommends this item be tabled or continued to address JUC comments. While staff is supportive of the proposal, more detail on the proposed roadway alignments, specifically on Flora Tech road, should be provided.

OWNER:

WESTERN MORTGAGE &
REALTY COMPANY:
6610 W. COURT STREET
PASCO, WASHINGTON 99301

CONTACT:

BRENT MOSER
(801) 793-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

ZONE CHANGE FOR:
ELIM VALLEY

LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH

H-3-2-3-4411 OLD LEGAL DESCRIPTION

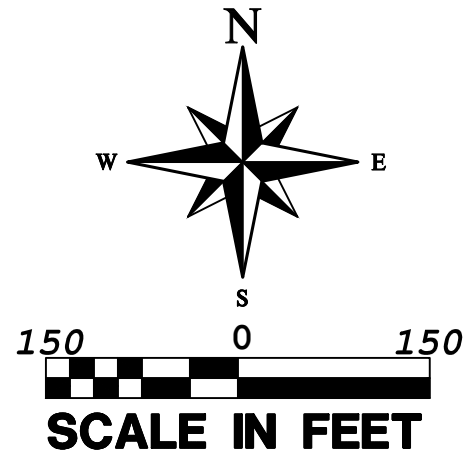
S83°00'51.08"E 89.764'. THENCE N74°46'21.93"E 1713.575'. THENCE S1°22'20.05"W 1399.431'. THENCE N89°18'10.81"W 1613.315'. THENCE 693.7382' ALONG A CURVE WITH RADIUS OF 2500.0', AND THENCE N12°46'00.37"W 190.086'. THENCE N3°42'59.72"E 65.891'. TOTAL AREA: 47.19 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- OLD PROPERTY LINE
- OLD ZONE LINE
- ROADWAY

ZONE LEGEND:

- GC: GENERAL COMMERCIAL
- HC: HIGHWAY COMMERCIAL
- OS: OPEN SPACE
- PC: PLANNED COMMERCIAL
- R1-15: RESIDENTIAL - 1 UNIT PER 15,000 SQ FT
- RM-3: MULTI-FAMILY - 15 UNITS PER ACRE
- RM-6: RESIDENTIAL 1 UNIT PER 6,000 SQ FT
- RR-RECREATIONAL RESORT
- PF-PUBLIC FACILITY



NARRATIVE:

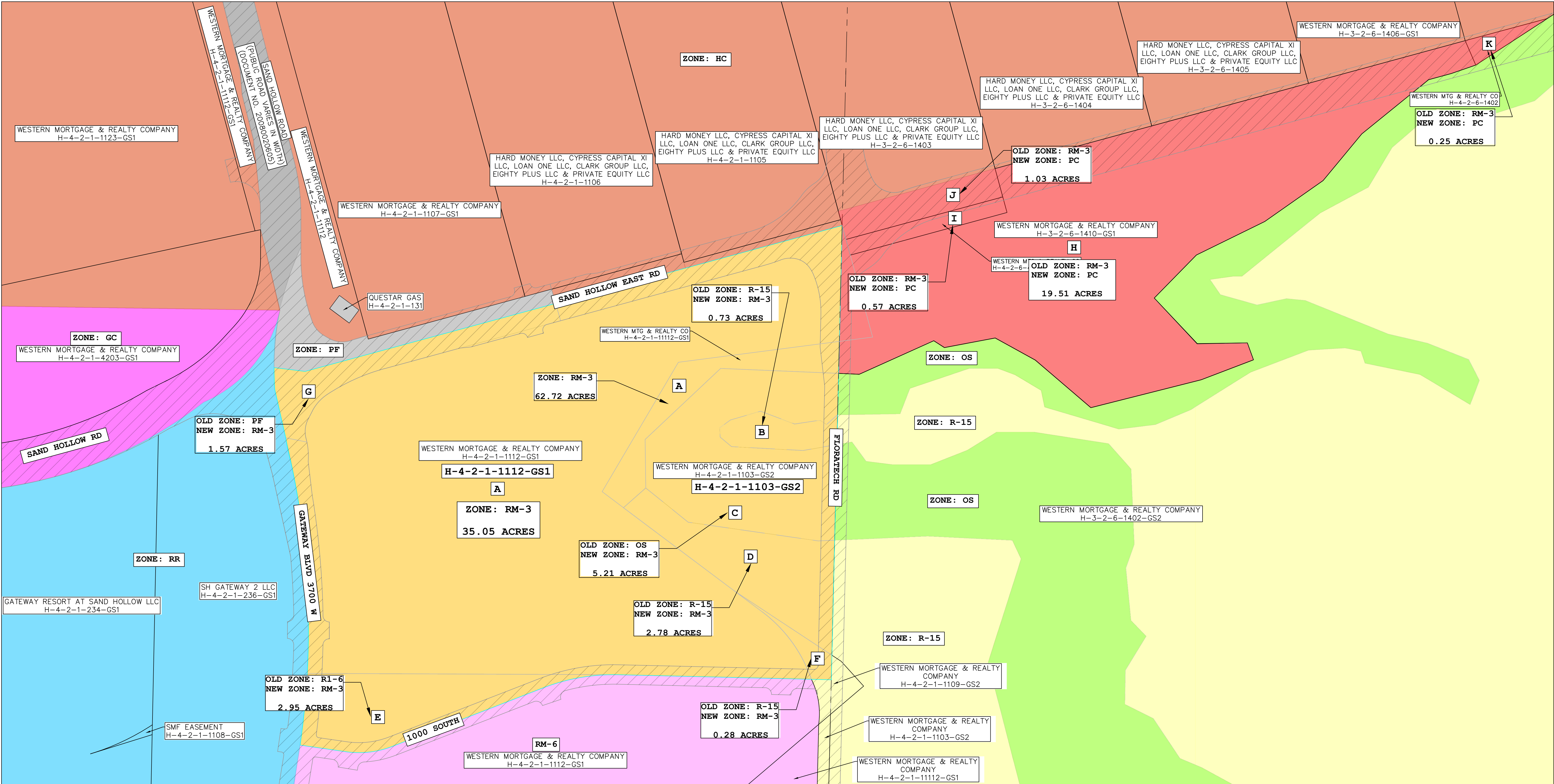
- A REMAINS AS ZONE RM-3
- B CHANGES FROM ZONE R-15 TO ZONE RM-3.
- C CHANGES FROM OPEN SPACE TO ZONE RM-3.
- D CHANGES FROM ZONE R-15 TO ZONE RM-3.
- E CHANGES FROM ZONE RM-6 TO ZONE RM-3.
- F CHANGES FROM ZONE R-15 TO ZONE RM-3.
- G CHANGES FROM ZONE PF TO ZONE PM-3.

THE TOTAL COMBINED AREA OF SECTIONS A-G IS 47.19 ACRES.

- H CHANGES FROM ZONE RM-3 TO ZONE PC.
- I CHANGES FROM ZONE HC TO ZONE PC.
- J CHANGES FROM ZONE HC TO ZONE PC.
- K CHANGES FROM ZONE RM-3 TO ZONE PC

THE TOTAL COMBINED AREA OF SECTIONS H-K IS 21.36 ACRES.

ALL OTHER SHOWN PARCELS WILL REMAIN AS THEIR ORIGINAL ZONE.



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: (435) 668-0801 Kay Ramussen



ZONE CHANGE MAP FOR:

ELIM VALLEY

HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE EASTERN HALF OF SECTION 1, AND WESTERN HALF OF SECTION 6

DATE: 10/05/2013
SCALE: 1"=150'

JOB NO.
336-004

SHEET NO:
1 OF 3

ZONE CHANGE FOR: ELIM VALLEY

LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION PARCEL #H-4-2-1-1112-GS1

S: 1 T: 42S R: 14W S: 6 T: 42S R: 13W BEG AT PT S89°40'14" E 571.81 FT ALG SEC/L & N 473.79 FT FM S1/4 COR SEC 1 T42S R14W, TH N 1999.08 FT TO SLY LN OF SAND HOLLOW ROAD; TH N70°58'15" E 432.51 FT ALG SLY LN OF SD SAND HOLLOW RD; TH N12°19'24" W 116.70 FT ALG SLY LN OF SD SAND HOLLOW RD; TH N02°03'54" W 104.87 FT; TH N73°39'24" E 770.45 FT; TH N73°39'24" E 500.00 FT; TH S16°20'36" E 27.04 FT; TH N73°39'24" E 500.00 FT; TH S16°20'36" E 113.11 FT; TH S16°20'36" E 258.98 FT; TH S81°53'36" W 593.74 FT; TH S29°32'05" W 477.92 FT; TH S55°21'46" E 626.79 FT; TH S57°45'43" E 275.55 FT; TH S43°19'12" E 103.03 FT; TH S48°24'21" W 2103.77 FT; TH N89°58'37" W 614.14 FT TO POB.

LESS: ANY POR LYING WITHIN (H-4-2-1-1104) AS FOL: BEG AT PT BEING N00°01'19" W 4,248.58 FT ALG BEYOND SEC/L & E 3,038.04 FT FM W1/4 COR SEC 12, T42S, R14W; TH NELY 799.52 FT ALG ARC OF 730.00 FT RAD CUR LFT (CTR BEARS N18°00'13" W LNG CHD BEARS N40°37'13" E 760.15 FT W/CTL ANG OF 62°45'08"); TH SLY 172.87 FT ALG ARC OF 1022.63 FT RAD CUR LFT (CTR BEARS S82°47'30" E LNG CHD BEARS S02°21'57" W 172.66 FT W/CTL ANG OF 09°41'07"); TH SWLY 414.12 FT ALG ARC OF 770.00 FT RAD CUR RGT (CTR BEARS N67°53'36" W LNG CHD BEARS S37°30'51" W 409.15 FT W/CTL ANG OF 30°48'53"); TH WLY 251.65 FT ALG ARC OF 13,901.02 FT RAD CUR RGT (CTR BEARS N19°02'28" W LNG CHD BEARS S71°28'39" W 251.65 FT W/CTL ANG OF 01°02'14") TO POB.

LESS: LAND IN TAX DISTRICT 3, HURRICANE CITY.

LESS: (H-4-2-1-236) COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°38'13"E ALONG THE EAST 1/4 SECTION LINE, 561.49 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N01°10'57"E 143.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: THENCE NORTHEASTERLY ALONG THE ARC OF A 612.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N59°09'44"E 164.11 FEET), CENTER POINT LIES N23°07'58"W THROUGH A CENTRAL ANGLE OF 15°24'37" A DISTANCE OF 164.60 FEET; THENCE N46°12'53"E 59.42 FEET; THENCE EASTERLY ALONG THE ARC OF A 95.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S75°26'18"E 161.77 FEET), CENTER POINT LIES S43°48'07"E THROUGH A CENTRAL ANGLE OF 116°43'39" A DISTANCE OF 193.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GATEWAY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: S10°41'57"E 73.19 FEET; THENCE S12°31'47"E 257.45 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2454.94 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S02°08'43"W 631.42 FEET), CENTER POINT LIES S84°45'23"W THROUGH A CENTRAL ANGLE OF 14°46'40" A DISTANCE OF 633.18 FEET; THENCE S09°32'02"W 1561.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S50°37°04"W 16.43 FEET), CENTER POINT LIES N80°27'58"W THROUGH A CENTRAL ANGLE OF 82°10'05" A DISTANCE OF 17.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JELLYSTONE ROAD; THENCE N88°17°53"W ALONG SAID RIGHT-OF-WAY LINE, 164.77 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N01°10'57"E 2271.81 FEET TO POB.

TOTAL AREA: 70.63 ACRES OR 3,076,642.80 SF

LEGAL DESCRIPTION PARCEL #H-4-2-1-1103-GS2

S: 1 T: 42S R: 14W BEG SW COR SEC 1 T42S R14W TH N00°12'57 E 2643.92 FT TO W1/4 COR SEC 1; TH N0°25'33 E 317.49 FT ALG SEC/L TO PT SLY R/W/L SR-9 PT BEING 2775 FT RAD CUR RGT RAD PT BEARS S36°33'27 E; TH NELY ALG ARC CUR 964.11 FT TO PT TNGY; TH N73°20'56 E 493.02 FT TO PT E LN SEC/L LOT 5 SEC 1; TH LEAV HWY R/W/L & S0°20'44 W 898.15 FT TO SE COR SEC/L LOT 5; TH S89°34'39 E 1327.03 FT TO C/S COR SEC 1; TH N0°15'03 E 1249.91 FT & 359.98 FT; TH N73°43'59 E 844.39 FT TO R/W MARKER; TH N73°41'15 E 1122.76 FT; TH S0°15'07 W 200 FT; TH N73°41'15 E 435.60 FT; TH S0°15'07 W ALG SEC/L 1843.21 FT TO E1/4 COR SEC 1; TH S0°12'46 W 2634.89 FT; TH N89°39'47 W 2651.15 FT; TH N89°41'13 W 2651.73 FT TO POB.

LESS: BEG NW COR LOT 12 PT BEING 380.39 FT N88°58'57 W FM NW COR SE1/4 SEC 2; TH N88°58'57 W 286.82 FT ALG NELY LN LOT 12 TO EXIST SWLY R/W/L SR-9 PT BEING 155.92 FT RAD DIST SWLY FM C/L ENG STA 182+97.78; TH SELY 240.36 FT ALG ARC 908.51 FT RAD CUR LFT CHD BEARS S48°23'07 E 239.66 FT; TH N34°55'37E 187.92 FT TO POB

LESS: LAND FOR RDWY 0.90 AC 200700009003

LESS: BEG AT PT N00°01'19" W 4248.58 FT ALG & BEYOND SEC/L & E 3038.04 FT FM W1/4 COR SEC 12 T42S R14W; TH NELY 799.52 FT ALG ARC OF 730.00 FT RAD CUR LFT CTR BEARS N18°00'13" W LNG CHD BEARS N40°37'13" E 760.15 FT WITH CTL ANG OF 62°45'08"; TH SLY 172.87 FT ALG ARC OF 1022.63 FT RAD CUR TO LFT CTR BEARS S82°47'30" E LNG CHD BEARS S02°21'57" W 172.66 FT WITH CTL ANG OF 09°41'07"; TH SWLY 414.12 FT ALG ARC OF 770.00 FT RAD CUR RGT CTR BEARS N67°53'36" W LNG CHD BEARS S37°30'51" W 409.15 FT WITH CTL ANG OF 30°48'53"; THE WLY 251.65 FT ALG ARC OF 13,901.02 FT RAD CUR RGT CTR BEARS N19°02'28" W LNG CHD BEARS S71°28'39" W 251.65 FT CTL ANG OF 01°02'14" TO POB.

LESS: 4.80 AC OF 15 AC BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W 244.48 FT ALG SEC/L & E 92.90 FT FM NE COR SEC 1 T42S R14W; TH S16°20'36" E 1446.95 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1225.30 FT; TH N73°53'22" E 336.59 FT; TH S00°15'22" E 200.00 FT; TH S16°20'36" W 29.75 FT TO PT ON SLY LN OF SD SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W 525.87 FT ALG SEC/L & W 865.44 FT FM NE COR SEC 1 T42S R14W, TH S16°20'36" E 1306.80 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1306.80 FT TO PT ON SLY LN SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W 385.18 FT ALG SEC/L & W 386.27 FT FM NE COR SEC 1, T42S R14W, TH S16°20'36" E, 29.75 FT; TH S73°53'22" W, 41.88 FT; TH S00°15'22" W, 200.00 FT; TH N73°53'22" E, 99.01 FT; TH S16°20'36" E, 1112.19 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1333.84 FT TO PT ON SLY LN SD SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT N00°12'17" E 2054.14 FT ALG SEC/L & S89°38'24" E 662.88 FT FM SE1/4 COR SEC 2 T42S R14W; TH E 674.23 FT; TH S38°32'21" E 100.00 FT TO NELY LN OF PROP SAND HOLLOW RD; TH S51°27'39" W 944.67 FT ALG SD NELY LN OF PROP SAND HOLLOW RD; TH N00°12'14" E 666.80 FT TO POB.

LESS: BEG AT PT N00°12'17" E, 2054.14 FT ALG SEC/L & S89°38'24" EAST, 662.88 FT FM SE COR SEC 2 T42S R14W, TH N00°12'14" E, 589.03 FT; TH S89°35'08" E 1992.74 FT; TH N00°10'33" E 395.14 FT; TH N76°45'10" E, 864.99 FT; TH N78°14'35" E 27.45 FT TO NELY LN OF PROP SAND HOLLOW RD; TH S07°39'13" W 171.22 FT; TH SLY 36.40 FT ALG ARC OF 1015.00 FT RAD CUR LFT CTR BEARS S81°48'25" E ALG CHD BEARS S07°09'57" W 36.40 FT CTL ANG OF 02°03'17"; TH SWLY 678.92 FT ALG ARC OF 600.00 FT RAD CUR RGT CTR BEARS N83°51'42" W LNG CHD BEARS S38°33'16" W 643.27 FT WITH CTL ANG OF 64°49'55"; TH S70°58'15" W 135.23 FT; TH WLY 430.66 FT ALG ARC OF 1628.00 FT RAD CUR RGT CTR BEARS N19°01'45" W LNG CHD BEARS S78°32'57" W 429.41 FT CTL ANG OF 15°09'24"; TH S86°07'39" W 435.86 FT; TH WLY 497.35 FT ALG ARC OF 822.00 FT RAD CUR LFT CTR BEARS S03°52'21" E LNG CHD BEARS S68°47'39" W 489.80 FT CTL ANG OF 34°40'00"; TH S51°27'39" W 332.20 FT; TH N38°32'21" W 100.00 FT; TH W 674.23 FT TO POB.

LESS: H-4-2-1-11031 BEG AT PT S89°40'14" E 571.81 FT ALG SEC/L & N 473.79 FT FM S1/4 COR SEC 1 T42S R14W; TH N 1999.08 FT TO SLY LN OF SAND HOLLOW ROAD; TH N70°58'15" E 432.51 FT ALG SLY LN OF SD SAND HOLLOW RD; TH N12°19'24" W 116.70 FT ALG SLY LN OF SD SAND HOLLOW RD; TH N02°03'54" W 104.87 FT; TH N73°39'24" E 770.45 FT; TH N73°39'24" E 500.00 FT; TH S16°20'36" E 27.04 FT; TH N73°39'24" E 500.00 FT; TH S16°20'36" E 113.11 FT; TH S16°20'36" E 258.98 FT; TH S1°53'36" W 593.74 FT; TH S29°32'05" W 477.92 FT; TH S55°21'46" E 626.79 FT; TH S57°45'43" E 275.55 FT; TH S43°19'12" E 103.03 FT; TH S48°24'21" W 2103.77 FT; TH N89°58'37" W 614.14 FT TO POB.

LESS: BEG AT PT S00°15'22" W 2011.10 FT ALG SEC/L & W 1509.90 FT FM NE COR SEC 1 T42S R14W; TH N54°33'12" W 75.00 FT; TH N35°26'48" E 50.00 FT; TH S54°33'12" E 75.00 FT; TH S35°26'48" W 50.00 FT TO POB.

LESS: PARCEL A FOR REF PURPOSES BEG AT PT ON SEC/L SD PT BEING N00°12'17" E 2643.80 FT FM SW COR SEC 1 T42S R14W; TH N00°12'17" E 316.30 FT ALG SEC/L TO SLY R/W/L OF STATE RTE 9; TH ALG SD S LN NELY 966.18 FT ALG ARC OF 2775.00 FT RAD CUR RGT CTR BEARS S36°36'34" E LNG CHD BEARS N63°21'54" E 961.31 FT W/CTL ANG OF 19°56'56"; TH N73°20'22" E 494.46 FT ALG SD S LN; TH S00°22'05" W 898.65 FT; TH N89°35'08" W 1328.39 FT TO POB. ALSO LESS: PARCEL B FOR REF PURPOSES BEG AT PT ON SEC/L SD PT BEING N00°12'17" E 1321.90 FT ALG SEC/L FM SW COR SEC 1 T42S R14W; TH N00°12'17" E 1321.90 FT; TH S89°35'08" E 662.87 FT; TH S00°12'14" W 1321.27 FT; TH N89°38'24" W 662.88 FT TO POB. ALSO LESS: PARCEL D FOR REF PURPOSES BEG AT SW COR SEC 1 T T42S R14W; TH N00°12'17" E 1321.90 FT ALG W SEC/L; TH S89°38'24" E 662.88 FT; TH S00°12'14" W 1321.27 FT TO S SEC/L; TH N89°41'40" W 662.90 FT ALG SD S SEC/L TO POB.

LESS: BEG AT PT ON SLY LN OF HWY SR-9, SD PT BEING S00°15'22" W 878.00 FT ALG SEC/L & W 2061.87 FT FM NE COR SEC 1 T42S R14W; TH S16°20'36" E 892.79 FT; TH S76°45'10" W 864.99 FT; TH N00°10'33" E 955.76 FT TO PT ON SLY LN OF SD SR-9; TH S89°50'12" E 254.45 FT ALG SD SLY LN; TH N73°19'03" E 348.01 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT ON SLY LN OF HWY SR-9, SD PT BEING S00°15'22" W 666.57 FT ALG SEC/L & W 1344.61 FT FM NE COR SEC 1 T42S R14W; TH S16°20'36" E 1306.80 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1306.80 FT TO PT ON SLY LN OF SD SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN; THENCE S88°46'40"E ALONG THE NORTH-SOUTH SECTION LINE, 1256.28 FEET; THENCE N00°00'00"E 16.03 FEET TO THE POINT OF BEGINNING; THENCE N51°57'36"W 1384.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAND HOLLOW ROAD; THENCE N52°29'52"E ALONG AFORESAID RIGHT-OF-WAY, 920.00 FEET; THENCE S37°30'14"E 1340.88 FEET; THENCE S52°31'32"W 574.38 FEET TO THE POINT OF BEGINNING

LESS: (H-4-2-1-11131) COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN; THENCE S88°46'40"E ALONG THE SOUTH SECTION LINE, 1256.28 FEET; THENCE N00°00'00"E 16.03 FEET TO THE POINT OF BEGINNING; THENCE S52°31'32"W 557.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 635.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS: S47°09'17"W 118.87 FEET, CENTER POINT LIES S37°28'28"E), THROUGH A CENTRAL ANGLE OF 10°44'29" A DISTANCE OF 119.05 FEET; THENCE S41°47'03"W 156.09 FEET; THENCE S57°44'33"W 174.13 FEET; THENCE N61°14'24"W 261.45 FEET; THENCE N61°18'40"W 200.62 FEET; THENCE WESTERLY ALONG THE ARC OF A 1597.09 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS: N72°28'07"W 618.09 FEET, CENTER POINT LIES S28°41'20"W), THROUGH A CENTRAL ANGLE OF 22°18'53" A DISTANCE OF 622.01 FEET; THENCE N73°36'07"W 3.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD; THENCE NORTHEASTERLY ALONG AFORESAID RIGHT-OF-WAY AND ALONG THE ARC OF A 1485.77 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS: N34°26'52"E 920.24 FEET, CENTER POINT LIES S73°35'32"E), THROUGH A CENTRAL ANGLE OF 36°04'49" A DISTANCE OF 935.62 FEET; THENCE N52°29'51"E 210.98 FEET; THENCE S51°57'36"E 1384.45 FEET TO THE POINT OF BEGINNING.

TOTAL AREA: 10.02 ACRES OR 436,471.20

LEGAL DESCRIPTION PARCEL #H-3-2-6-1410-GS1

S: 6 T: 42S R: 13W POR SEC 6 T42S R13W & SEC 31 & SEC 31 T41S R13W DESC AS FOL: BEG SW COR SEC 6 TH N0°12'46 E ALG SEC/L 2634.89 FT TO W1/4 COR SEC 6; TH N0°15'07 E 2043.21 FT; TH N73°41'15 E 341.73 FT; TH N73°40'11 E 3268.39 FT; TH N01°11' E 51.49 FT; TH N73°39'25 E 214.52 FT; TH N16°36'56 W 36.32 FT; TH N73°40' E 350.33 FT; TH N84°56'97 E 254.78 FT; TH N75°41'01 E 283.53 FT; TH N51°40'55 E 174.13 FT; TH N87°28'38 E 687.67 FT; TH N89°03'46 E 384.16 FT; TH S89°56'12 E 163.49 FT; TH N84°49'25 E 220.84 FT; TH S0°17'34 W ALG SEC/L 756.86 FT TO SE COR SEC 31; TH S89°58'42 W 50.03 FT TO NE COR SEC 6; TH S89°55'25 W 1298.32 FT TO NE COR SECL LOT 2 SEC 6; TH S0°06'25 W 1688.51 FT; TH N79°31'35 W 977 FT; TH S31°22'25 W 1412 FT; TH S07°16'25 W 2240 FT; TH S 495.70 FT M/L; TH S89°57'21 W 662.22 FT; TH S89°57'21 W 2136.30 FT TO POB.

LESS: COM S1/4 COR SEC 6, T42S, R13W; TH N00°18'05" E ALG C/S/L 2007.06 FT; TH W 473.28 FT TO POB, SD PT BEING ON ELY B/L OF PARCEL SHOWN BY INSTR #939418, BK 1734, PG 408; TH S07°16'25" W ALG SD LN 309.22 FT; TH S88°51'30" W 213.51 FT; TH N00°00'00" W 310.98 FT; TH S90° E 252.61 FT, TO POB.

LESS: BEG PT N15°51'40 W 1982.51 FT M/L FM S1/4 COR SEC 6 T42S R13W; TH W 100 FT; TH N 100 FT; TH E 100 FT; TH S 100 FT TO POB.

LESS: LAND FOR RDWY (3.93 AC 200700090003)

LESS: (10.20 AC OF 15 AC) BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W 244.48 FT ALG SEC/L & E 92.90 FT FM NE COR SEC 1 T42S R14W; TH S16°20'36" E 1,446.95 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1,225.30 FT; TH N73°53'22" E 336.59 FT; TH N00°15'22" E 200.00 FT; TH S73°53'22" W 393.72 FT; TH N16°20'36" W 29.75 FT TO PT ON SLY LN OF SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W 103.78 FT ALG SEC/L & E 572.06 FT FM NE COR SEC 1, T42S, R14W, TH N73°39'24" E 500.00 FT; TH S16°20'36" E 1306.80 FT; TH S73°39'24" W 500.00 FT TO PT ON SLY LN SD SR-9; TH N16°20'36" W 1306.80 FT TO PT ON SLY LN SD SR-9 & POB.

LESS: BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W 244.48 FT ALG SEC/L & E 92.90 FT FM NE COR SEC 1, T42S, R14W, TH N73°39'24" E 500.00 FT; TH S16°20'36" E 1306.80 FT; TH S73°39'24" W 500.00 FT TO PT ON SLY LN SD SR-9; TH N16°20'36" W 1306.80 FT TO PT ON SLY LN SD SR-9; TH S73°39'24" W 500.00 FT TO POB.

LESS: BEG AT PT BEING S00°15'22" W 1217.10 FT ALG SEC/L & E 1424.56 FT FM NE COR SEC 1 T42S R14W; TH N16°20'36" W 1306.80 FT TO PT ON SLY LN OF SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN; TH S16°20'36" E 1306.80 FT; TH S73°39'24" W 500.00 FT TO POB.

LESS: BEG AT PT BEING S00°15'22" W 1076.40 FT ALG SEC/L & E 1903.70 FT FM NE COR SEC 1 T42S R14W; TH N16°20'36" W 1306.80 FT TO PT ON SLY LN OF SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN; TH S16°20'36" E 1306.80 FT; TH S73°39'24" W 500.00 FT TO POB.

LESS: (H-3-2-6-14021) BEG AT PT S00°15'22" W 883.88 FT ALG SEC/L & E 2367.47 FT FM NE COR SEC 1 T42S R14W; TH N16°20'36" W 1252.80 FT TO PT ON SLY LN OF SD SR-9; TH N73°39'24" E 507.35 FT ALG SD SLY LN; TH S17°18'32" E 414.76 FT; TH S48°39'45" E 200.00 FT; TH S81°11'37" E 42.63 FT; TH S16°20'36" E 419.32 FT; TH S73°39'24" W 135.29 FT; TH S57°22'39" W 96.14 FT; TH S48°01'26" W 371.51 FT; TH S49°20'39" W 106.81 FT TO POB.

LESS ANY POR LYING WITHIN (H-4-2-1-11031) AS FOL: BEG AT PT S89°40'14" E 571.81 FT ALG SEC/L & N 473.79 FT FM S1/4 COR SEC 1 T42S R14W, TH N 1999.08 FT TO SLY LN OF SAND HOLLOW RD; TH N70°58'15" E 432.51 FT ALG SLY LN OF SD SAND HOLLOW RD; TH N12°19'24" W 116.70 FT ALG SLY LN OF SD SAND HOLLOW RD; TH N02°03'54" W 104.87 FT; TH N73°39'24" E 770.45 FT; TH N73°39'24" E 500.00 FT; TH S16°20'36" E 27.04 FT; TH N73°39'24" E 500.00 FT; TH S16°20'36" E 113.11 FT; TH S16°20'36" E 258.98 FT; TH S1°53'36" W 593.74 FT; TH S29°32'05" W 477.92 FT; TH S55°21'46" E 626.79 FT; TH S57°45'43" E 275.55 FT; TH S43°19'12" E 103.03 FT; TH S48°24'21" W 2103.77 FT; TH N89°58'37" W 614.14 FT TO POB.

LESS: (H-3-1-31-220) BEG SE COR SEC 31 T41S R13W, TH S89°54'55" W 704.48 FT ALG SEC/L; TH N00°58'34" W 732.66 FT TO SLY LN OF SR-9; TH NELY FOL (3) CRSES ALG SLY LN OF SD SR-9; TH N89°03'09" E 337.36 FT; TH S89°56'48" E 163.49 FT; TH N84°49'43" E 213.73 FT TO SEC/L; TH S00°14'57" E 756.21 FT ALG SEC/L TO POB.

LESS: BEG AT PT S89°54'55" W 704.48 FT & N00°58'34" W 316.46 FT FM SE COR SEC 31 T41S R13W, TH S87°28'01" W 626.39 FT; TH N00°59'46" W 208.75 FT; TH N87°28'01" E 626.39 FT; TH S00°58'34" E 208.75 FT TO POB.

LESS: (H-3-2-6-1409) BEG N89°54'33" E 104.49 FT ALG SEC/L & S 808.63 FT FM N1/4 COR SEC 6 T42S R13W; TH N89°54'12" W 202.03 FT; TH WLY 332.95 FT ALG ARC OF 775.00 FT RAD CUR LFT (CTR BEARS S00°05'48" W LNG CHD BEARS S77°47'21" W 330.40 FT CTL ANG OF 24°36'55"); TH S65°28'54" W 122.88 FT; TH N16°20'36" W 419.32 FT; TH N81°11'37" W 42.63 FT; TH N48°39'45" W 200.00 FT; TH N17°18'32" W 414.76 FT TO SLY LN OF STATE RTE 9; TH NWLY FOL (6) CRSES ALG SLY LN OF SD ST RTE 9; TH N73°39'24" E 1005.74 FT; TH N00°08'36" W 19.03 FT; TH N73°38'48" E 214.52 FT; TH N16°37'53" W 36.32 FT; TH N73°39'24" E 350.33 FT; TH N84°56'32" E 116.83 FT; TH S04°29'16" E 165.33 FT; TH SWLY 285.76 FT ALG ARC OF 230.00 FT RAD CUR RGT (CTR BEARS S85°30'44" W LNG CHD BEARS S31°06'21" W 267.73 FT CTL ANG OF 71°11'13"); TH S66°41'57" W 398.31 FT; TH SLY 585.89 FT ALG ARC OF 285.00 FT RAD CUR LFT (CTR BEARS S23°10'34" E LNG CHD BEARS S07°55'51" W 488.04 FT CTL ANG OF 117°47'11"); TH S50°57'44" E 118.08 FT; TH SLY 295.43 FT ALG ARC OF 120.00 FT RAD CUR RGT (CTR BEARS S39°02'16" W LNG CHD BEARS S19°34'03" W 226.28 FT CTL ANG OF 141°03'33") TO POB.

LESS: (H-3-1-31-222) BEG AT PT S89°54'55" W 704.48 FT & N00°58'34" W 525.21 FT FM SE COR SEC 31 T41S R13W; TH S87°28'01" W 626.39 FT; TH N00°59'46" W 208.75 FT TO SLY R/W OF SR-9; TH N87°28'01" E 579.58 FT ALG SD R/W SR-9; TH N89°03'09" E 46.79 FT ALG SD R/W SR-9; TH S00°58'34" E 207.45 FT TO POB.

LESS: A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. S-0007(21)S, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW1/4 SE1/4 OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, S.L.B. & M. THE BOUNDARIES OF SAID PARCEL OF LAND ARC DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 49.96 FEET N.88°52'02"W. ALONG THE SECTION LINE,
1279.22 FEET N.88°56'40"W. ALONG THE SECTION LINE, AND 521.22 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 31, AT A POINT 290.75 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 3033+67.94; AND RUNNING THENCE S.770°7'11"W. 493.55 FEET AT A POINT 280.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 3028+50.00; THENCE N.71°30'06"W. 180.28 FEET AT

ZONE CHANGE FOR:
ELIM VALLEY

LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION PARCEL #H-4-2-1-11112-GS1

S: 1 T: 42S R: 14W BEG SW COR SEC 1 T42S R14W TH N0°12'57" E 2643.92 FT TO W1/4 COR SEC 1; TH N0°25'33" E 317.49 FT ALG SEC/L TO PT SLY R/W/L SR-9 PT BEING 2775 FT RAD CUR RGT RAD PT BEARS S36°33'27" E; TH NELY ALG ARC CUR 964.11 FT TO PT TNGY; TH N73°20'56" E 493.02 FT TO PT E LN SEC/L LOT 5 SEC 1; TH LEAV HWY R/W/L & S0°20'44" W 898.15 FT TO SE COR SEC/L LOT 5; TH S89°34'39" E 1327.03 FT TO C/S COR SEC 1; TH N0°15'03" E 1249.91 FT; TH N73°56'59" E 359.98 FT; TH N73°43'59" E 844.39 FT TO R/W MARKER; TH N73°41'15" E 1122.76 FT; TH S0°15'07" W 200 FT; TH N73°41'15" E 435.60 FT; TH S0°15'07" W ALG SEC/L 1843.21 FT TO E1/4 COR SEC 1; TH S0°12'46" W 2634.89 FT; TH N89°39'47" W 2651.15 FT; TH N89°41'13" W 2651.73 FT TO POB.

LESS: BEG NW COR LOT 12 PT BEING 380.39 FT N88°58'57" W FM NW COR SE1/4 SEC 2; TH N88°58'57" W 286.82 FT ALG NLY LN LOT 12 TO EXIST SWLY R/W/L SR-9 PT BEING 155.92 FT RAD DIST SWLY FM C/L ENG STA 182+97.78; TH SELY 240.36 FT ALG ARC 908.51 FT RAD CUR LFT CHD BEARS S48°23'07" E 239.66 FT; TH N34°55'37"E 187.92 FT TO POB

LESS: LAND FOR RDWY 0.90 AC 20070009003

LESS: BEG AT PT N00°01'19" W 4248.58 FT ALG & BEYOND SEC/L & E 3038.04 FT FM W1/4 COR SEC 12 T42S R14W; TH NELY 799.52 FT ALG ARC OF 730.00 FT RAD CUR LFT CTR BEARS N18°00'13" W LNG CHD BEARS N40°37'13" E 760.15 FT WITH CTL ANG OF 62°45'08"; TH SLY 172.87 FT ALG ARC OF 1022.63 FT RAD CUR TO LFT CTR BEARS S82°47'30" E LNG CHD BEARS S02°21'57" W 172.66 FT WITH CTL ANG OF 09°41'07"; TH SWLY 414.12 FT ALG ARC OF 770.00 FT RAD CUR RGT CTR BEARS N67°53'36" W LNG CHD BEARS S37°30'51" W 409.15 FT WITH CTL ANG OF 30°48'53"; THE WLY 251.65 FT ALG ARC OF 13,901.02 FT RAD CUR RGT CTR BEARS N19°02'28" W LNG CHD BEARS S71°28'39" W 251.65 FT CTL ANG OF 01°02'14" TO POB.

LESS: 4.80 AC OF 15 AC BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W 244.48 FT ALG SEC/L & E 92.90 FT FM NE COR SEC 1 T42S R14W; TH S16°20'36" E 1446.95 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1225.30 FT; TH N73°53'22" E 336.59 FT; TH N00°15'22" E 200.00 FT; TH S73°53'22" W 393.72 FT; TH N16°20'36" W 29.75 FT TO PT ON SLY LN OF SD SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W 525.87 FT ALG SEC/L & W 865.44 FT FM NE COR SEC 1 T42S R14W, TH S16°20'36" E 1306.80 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1306.80 FT TO PT ON SLY LN SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT ON SLY LN HWY SR-9, SD PT BEING S00°15'22" W, 385.18 FT ALG SEC/L & W 386.27 FT FM NE COR SEC 1, T42S R14W, TH S16°20'36" E, 29.75 FT; TH S73°53'22" W, 41.88 FT; TH S00°15'22" W, 200.00 FT; TH N73°53'22" E, 99.01 FT; TH S16°20'36" E, 1112.19 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1333.84 FT TO PT ON SLY LN SD SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT N00°12'17" E 2054.14 FT ALG SEC/L & S89°38'24" E 662.88 FT FM SE1/4 COR SEC 2 T42S R14W; TH E 674.23 FT; TH S38°32'21" E 100.00 FT TO NELY LN OF PROP SAND HOLLOW RD; TH S51°27'39" W 944.67 FT ALG SD NELY LN OF PROP SAND HOLLOW RD; TH N00°12'14" E 666.80 FT TO POB.

LESS: BEG AT PT N00°12'17" E, 2054.14 FT ALG SEC/L & S89°38'24" EAST, 662.88 FT FM SE COR SEC 2 T42S R14W, TH N00°12'14" E, 589.03 FT; TH S89°35'08" E 1992.74 FT; TH N00°10'33" E 395.14 FT; TH N76°45'10" E, 864.99 FT; TH N78°14'35" E 27.45 FT TO NELY LN OF PROP SAND HOLLOW RD; TH S07°39'13" W 171.22 FT; TH SLY 36.40 FT ALG ARC OF 1015.00 FT RAD CUR LFT CTR BEARS S81°48'25" E ALG CHD BEARS S07°09'57" W 36.40 FT CTL ANG OF 02°03'17"; TH SWLY 678.92 FT ALG ARC OF 600.00 FT RAD CUR RGT CTR BEARS N83°51'42" W LNG CHD BEARS S38°33'16" W 643.27 FT WITH CTL ANG OF 64°49'55"; TH S70°58'15" W 135.23 FT; TH WLY 430.66 FT ALG ARC OF 1628.00 FT RAD CUR RGT CTR BEARS N19°01'45" W LNG CHD BEARS S78°32'57" W 429.41 FT CTL ANG OF 15°09'24"; TH S86°07'39" W 435.86 FT; TH WLY 497.35 FT ALG ARC OF 822.00 FT RAD CUR LFT CTR BEARS S03°52'21" E LNG CHD BEARS S68°47'39" W 489.80 FT CTL ANG OF 34°40'00"; TH S51°27'39" W 332.20 FT; TH N38°32'21" W 100.00 FT; TH W 674.23 FT TO POB.

LESS: H-4-2-1-11031 BEG AT PT S89°40'14" E 571.81 FT ALG SEC/L & N 473.79 FT FM S1/4 COR SEC 1 T42S R14W, TH N 1999.08 FT TO SLY LN OF SAND HOLLOW ROAD; TH N70°58'15" E 432.51 FT ALG SLY LN OF SD SAND HOLLOW RD; TH N12°19'24" W 116.70 FT ALG SLY LN OF SD SAND HOLLOW RD; TH N02°03'54" W 104.87 FT; TH N73°39'24" E 770.45 FT; TH N73°39'24" E 500.00 FT; TH S16°20'36" E 27.04 FT; TH N73°39'24" E 500.00 FT; TH S16°20'36" E 113.11 FT; TH S16°20'36" E 258.98 FT; TH S1°53'36" W 593.74 FT; TH S29°32'05" W 477.92 FT; TH S55°21'46" E 626.79 FT; TH S57°45'43" E 275.55 FT; TH S43°19'12" E 103.03 FT; TH S48°24'21" W 2103.77 FT; TH N89°58'37" W 614.14 FT TO POB.

LESS: BEG AT PT S00°15'22" W 2011.10 FT ALG SEC/L & W 1509.90 FT FM NE COR SEC 1 T42S R14W; TH N54°33'12" W 75.00 FT; TH N35°26'48" E 50.00 FT; TH S54°33'12" E 75.00 FT; TH S35°26'48" W 50.00 FT TO POB.

LESS: PARCEL A FOR REF PURPOSES BEG AT PT ON SEC/L SD PT BEING N00°12'17" E 2643.80 FT FM SW COR SEC 1 T42S R14W; TH N00°12'17" E 316.30 FT ALG SEC/L TO SLY R/W/L OF STATE RTE 9; TH ALG SD S LN NELY 966.18 FT ALG ARC OF 2775.00 FT RAD CUR RGT CTR BEARS S36°36'34" E LNG CHD BEARS N63°21'54" E 961.31 FT W/CTL ANG OF 19°56'56"; TH N73°20'22" E 494.46 FT ALG SD S LN; TH S00°22'05" W 898.65 FT; TH N89°35'08" W 1328.39 FT TO POB. ALSO LESS: PARCEL B FOR REF PURPOSES BEG AT PT ON SEC/L SD PT BEING N00°12'17" E 1321.90 FT ALG SEC/L FM SW COR SEC 1 T42S R14W; TH N00°12'17" E 1321.90 FT; TH S89°35'08" E 662.87 FT; TH S00°12'14" W 1321.27 FT; TH N89°38'24" W 662.88 FT TO POB. ALSO LESS: PARCEL D FOR REF PURPOSES BEG AT SW COR SEC 1 T 42S R14W; TH N00°12'17" E 1321.90 FT ALG W SEC/L; TH S89°38'24" E 662.88 FT; TH S00°12'14" W 1321.27 FT TO S SEC/L; TH N89°41'40" W 662.90 FT ALG SD S SEC/L TO POB.

LESS: BEG AT PT ON SLY LN OF HWY SR-9, SD PT BEING S00°15'22" W 878.00 FT ALG SEC/L & W 2061.87 FT FM NE COR SEC 1 T42S R14W; TH S16°20'36" E 892.79 FT; TH S76°45'10" W 864.99 FT; TH N00°10'33" E 955.76 FT TO PT ON SLY LN OF SD SR-9; TH S89°50'12" E 254.45 FT ALG SD SLY LN; TH N73°19'03" E 348.01 FT ALG SD SLY LN TO POB.

LESS: BEG AT PT ON SLY LN OF HWY SR-9, SD PT BEING S00°15'22" W 666.57 FT ALG SEC/L & W 1344.61 FT FM NE COR SEC 1 T42S R14W; TH S16°20'36" E 1306.80 FT; TH S73°39'24" W 500.00 FT; TH N16°20'36" W 1306.80 FT TO PT ON SLY LN OF SD SR-9; TH N73°39'24" E 500.00 FT ALG SD SLY LN TO POB.

LESS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN; THENCE S88°46'40"E ALONG THE NORTH-SOUTH SECTION LINE, 1256.28 FEET; THENCE N00°00'00"E 16.03 FEET TO THE POINT OF BEGINNING; THENCE N51°27'36"W 1384.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAND HOLLOW ROAD; THENCE N52°29'52"E ALONG AFORESAID RIGHT-OF-WAY, 920.00 FEET; THENCE S37°30'14"E 1340.88 FEET; THENCE S52°31'32"W 574.38 FEET TO THE POINT OF BEGINNING

LESS: (H-4-2-1-11131) COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN; THENCE S88°46'40"E ALONG THE SOUTH SECTION LINE, 1256.28 FEET; THENCE N00°00'00"E 16.03 FEET TO THE POINT OF BEGINNING; THENCE S52°31'32"W 557.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 635.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS: S47°09'17"W 118.87 FEET, CENTER POINT LIES S37°28'28"E), THROUGH A CENTRAL ANGLE OF 10°44'29" A DISTANCE OF 119.05 FEET; THENCE S41°47'03"W 156.09 FEET; THENCE N57°44'33"W 174.13 FEET; THENCE N611°14'24"W 261.45 FEET; THENCE N61°18'40"W 200.62 FEET; THENCE WESTERLY ALONG THE ARC OF A 1597.09 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS: N72°28'07"W 618.09 FEET, CENTER POINT LIES S28°41'20"W), THROUGH A CENTRAL ANGLE OF 22°18'53" A DISTANCE OF 622.01 FEET; THENCE N73°36'07"W 3.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD; THENCE NORTHEASTERLY ALONG AFORESAID RIGHT-OF-WAY AND ALONG THE ARC OF A 1485.77 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (LONG CHORD BEARS: N34°26'52"E 920.24 FEET, CENTER POINT LIES S73°35'32"E), THROUGH A CENTRAL ANGLE OF 36°04'49" A DISTANCE OF 935.62 FEET; THENCE N52°29'51"E 210.98 FEET; THENCE S51°57'36"E 1384.45 FEET TO THE POINT OF BEGINNING.

LESS: LAND IN TAX DISTRICT 3, HURRICANE CITY.

LESS: (H-4-2-1-235) COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°24'34"W ALONG THE SOUTH 1/4 SECTION LINE, 791.35 FEET; THENCE DEPARTING SAID SECTION LINE N88°35'26"W 176.63 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RESORT BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING, RUNNING THENCE DEPARTING SAID RIGHT-OF-WAY LINE S01°09'48"W 670.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RESORT BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: NORTHERLY ALONG THE ARC OF A 380.62 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: N07°34'24"W 438.35 FEET), CENTER POINT LIES N47°16'09"E THROUGH A CENTRAL ANGLE OF 70°18'54" A DISTANCE OF 467.11 FEET; THENCE NORTHERLY ALONG THE ARC OF A 660.86 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N16°50'08"E 246.48 FEET), CENTER POINT LIES N62°25'00"W THROUGH A CENTRAL ANGLE OF 21°29'44" A DISTANCE OF 247.94 FEET TO POB.

LESS: (H-4-2-1-236) COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°38'13"E ALONG THE EAST 1/4 SECTION LINE, 561.49 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N01°10'57"E 143.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: THENCE NORTHEASTERLY ALONG THE ARC OF A 612.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N59°09'44"E 164.11 FEET), CENTER POINT LIES N23°07'58"W THROUGH A CENTRAL ANGLE OF 15°24'37" A DISTANCE OF 164.60 FEET; THENCE N46°12'53"E 59.42 FEET; THENCE EASTERLY ALONG THE ARC OF A 95.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S75°26'18"E 161.77 FEET), CENTER POINT LIES S43°48'07"E THROUGH A CENTRAL ANGLE OF 116°43'39" A DISTANCE OF 193.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GATEWAY DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: S10°41'57"E 73.19 FEET; THENCE S12°31'47"E 257.45 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 2454.94 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S02°08'43"W 631.42 FEET), CENTER POINT LIES S84°45'23"W THROUGH A CENTRAL ANGLE OF 14°46'40" A DISTANCE OF 633.18 FEET; THENCE S09°32'02"W 1561.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S50°37'04"W 16.43 FEET), CENTER POINT LIES N80°27'58"W THROUGH A CENTRAL ANGLE OF 82°10'05" A DISTANCE OF 17.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JELLYSTONE ROAD; THENCE N88°17°53"W ALONG SAID RIGHT-OF-WAY LINE, 164.77 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N01°10'57"E 2271.81 FEET TO POB.

LESS: (H-4-2-1-237) COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°38'13"W ALONG THE WEST 1/4 SECTION LINE, 179.91 FEET; THENCE DEPARTING SAID SECTION LINE S01°21'47"W 33.88 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD ,SAID POINT ALSO BEING THE POINT OF BEGINNING; RUNNING THENCE DEPARTING SAID RIGHT-OF-WAY LINE S01°09'48"W 441.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF RESORT BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: THENCE N00°37'27"E 324.50 FEET; THENCE NORTHERLY ALONG THE ARC OF A 535.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: N01°02'57"W 31.24 FEET), CENTER POINT LIES N89°22'33"W THROUGH A CENTRAL ANGLE OF 03°20'48" A DISTANCE OF 31.25 FEET; THENCE N02°43'21"W 67.91 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAND HOLLOW ROAD; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N27°46'09"E 19.79 FEET), CENTER POINT LIES N87°16'39"E THROUGH A CENTRAL ANGLE OF 60°59'00" ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.75 FEET TO POB.

ALSO: A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, THENCE N88°46'40"W ALONG THE SOUTH SECTION LINE OF SAID SECTION 1, 168.73 FEET TO THE POINT OF BEGINNING; THENCE N88°46'40"W 285.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 357.96 FEET, THROUGH A CENTRAL ANGLE OF 51°16'26", (LONG CHORD BEARS: N63°08'27"W 346.13 FEET); THENCE N37°30'14"W 781.68 FEET; THENCE N52°29'46"E 1149.56 FEET; THENCE S05°30'31"E 417.09 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 415.63 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 268.59 FEET, THROUGH A CENTRAL ANGLE OF 37°01'34", (LONG CHORD BEARS: S24°01'18"E 263.94 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 311.89 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 375.86 FEET, THROUGH A CENTRAL ANGLE OF 69°02'50", (LONG CHORD BEARS: S08°00'40"E 353.53 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 300.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 132.81 FEET, THROUGH A CENTRAL ANGLE OF 25°21'54", (LONG CHORD BEARS: S13°49'48"W 131.73 FEET); THENCE S01°08'48"W 348.30 FEET TO THE POINT OF BEGINNING. (DOC # 20220053039)

LESS: A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°24'34"E ALONG THE QUARTER SECTION LINE, 1456.35 FEET; THENCE WEST 402.10 FEET TO THE POINT OF BEGINNING. THENCE S52°29'46"W 1058.03 FEET; THENCE N37°30'14"W 785.08 FEET; THENCE NORTHERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.64 FEET, THROUGH A CENTRAL ANGLE OF 9°00'06" (LONG CHORD BEARS: N07°29'49"E 17.68 FEET); THENCE N52°29'51"E 1110.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 944.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 115.67 FEET, THROUGH A CENTRAL ANGLE OF 07°01'15" (LONG CHORD BEARS: N56°00'28"E 115.60 FEET); THENCE N69°10'43"E 37.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 938.50 FEET AND A RADIAL BEARING OF S28°15'15", A DISTANCE OF 169.25 FEET, THROUGH A CENTRAL ANGLE OF 10°19'58" (LONG CHORD BEARS: N66°54'44"E 169.02 FEET) TO THE EXISTING SOUTH BOUNDARY LINE OF SAND HOLLOW ROAD; THENCE NORTHEASTERLY ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 728.00 FEET AND A RADIAL BEARING OF S05°33'14", A DISTANCE OF 35.92 FEET, THROUGH A CENTRAL ANGLE OF 02°49'36" (LONG CHORD BEARS: N85°51'34"E 35.91 FEET); THENCE N87°16'22"E 3.56 FEET; THENCE DEPARTING SAID BOUNDARY SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 17.50 FEET AND A RADIAL BEARING OF S43°46'53"W, A DISTANCE OF 11.42 FEET, THROUGH A CENTRAL ANGLE OF 37°23'30" (LONG CHORD BEARS: S27°31'22"E 11.22 FEET); THENCE S08°49'37"E 431.61 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.73 FEET, THROUGH A CENTRAL ANGLE OF 03°19'06" (LONG CHORD BEARS: S07°10'04"E 20.73 FEET); THENCE S05°30'31"E 363.62 FEET TO THE POINT OF BEGINNING. (DOC # 20220053400)

LESS: A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, THENCE N01°24'34"E ALONG THE QUARTER SECTION LINE, 46.77 FEET; THENCE WEST 223.51 FEET TO THE POINT OF BEGINNING; THENCE N88°46'40"W 231.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 320.37 FEET, THROUGH A CENTRAL ANGLE OF 51°16'26", (LONG CHORD BEARS: N63°08'27"W 309.79 FEET); THENCE N37°30'14"W 781.68 FEET; THENCE N52°29'46"E 1058.03 FEET; THENCE S05°30'31"E 390.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 457.63 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 295.73 FEET, THROUGH A CENTRAL ANGLE OF 37°01'34", (LONG CHORD BEARS: S24°01'18"E 290.61 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 269.89 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 325.25 FEET, THROUGH A CENTRAL ANGLE OF 69°02'50", (LONG CHORD BEARS: S08°00'40"E 305.92 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 342.00 FEET AND A RADIAL BEARING OF S63°29'15"E, A DISTANCE OF 151.40 FEET, THROUGH A CENTRAL ANGLE OF 25°21'53" (LONG CHORD BEARS: S13°49'48"W 150.17 FEET); THENCE S01°08'48"W 293.73 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 19.65 FEET, THROUGH A CENTRAL ANGLE OF 90°04'33", (LONG CHORD BEARS: S46°11'04"W 17.69 FEET) TO THE POINT OF BEGINNING.

TOTAL AREA: 62.72 ACRES OR 2,732,083.20

REVISIONS			NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84403
Phone: (435) 666-0801 Fax: (435) 666-0801



ZONE CHANGE MAP FOR:
ELIM VALLEY
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE EASTERN HALF OF SECTION 1, AND WESTERN HALF OF SECTION 6

DATE: 10/05/2023
SCALE: N/A

JOB NO.
336-004

SHEET NO:
3 OF 3



PROJECT LOCATION

LAND USE SUMMARY:

PROPOSED ZONE :	PC
TOTAL AREA (SF/AC):	692,520 SF/15.898 AC
TOTAL ALLOWED UNITS (15/AC) :	239
TOTAL HOTEL UNITS:	96
TOTAL RESTAURANTS:	142
TOTAL RETAIL UNITS:	6

MIXED USE SUMMARY:

UNIT	RESIDENTIAL	HOTEL	COMMERCIAL	RESTAURANT	MISC.	TOTAL
FOOTPRINT	SQ. FT. %	SQ. FT. %	SQ. FT. %	SQ. FT. %	SQ. FT. %	FOOTPRINT AREA
BUILDING 1 FOOTPRINT	10,120 23%	20,240 46%	7,590 17.25%	2,530 5.75%	3,520 8%	45,900
BUILDING 2 FOOTPRINT	11,960 23%	23,920 46%	8,970 17.25%	2,990 5.75%	4,160 8%	52,000
BUILDING 3 FOOTPRINT	0 0%	0 0%	0 0%	19,000 100%	0 0%	19,000
BUILDING 4 FOOTPRINT	32,000 92%	0 0%	0 0%	0 0%	2,560 8%	32,000
PARKING (SEE MAP)	48,162 16%	252,848 87%	252,848 87%	252,848 87%	252,848 87%	301,010
SITE AREA/PERCENTAGE	50 FT. %	150 FT. %	50 FT. %	150 FT. %	50 FT. %	TOTAL AREA (SF)
TRAIL	100% OF TRAIL USE WILL BE SHARED BY HOTEL AND RESIDENTIAL USES					24,505
POOL AREA	46,069 55%	37,692 45%				83,762
LANDSCAPING/PARK	100% OF LANDSCAPE WILL BE SHARED BY HOTEL AND RESIDENTIAL USES					135,984
TOTAL SITE AREA	227,503 33%	467,189 67%	467,189 67%	467,189 67%	467,189 67%	692,520 (15.898 AC)

SITE PLAN FOR:
SAND HOLLOW ROAD EAST COMMERCIAL

LOCATED IN SECTION 6 T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION FOR THE ADVENTUS PHASE 1

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN THENCE N01°22'20"E, ALONG THE WEST SECTION LINE, 206.99 FEET; THENCE EAST 35.01 FEET TO THE POINT OF BEGINNING; THENCE N01°22'20"E 191.44 FEET; THENCE NORTHERLY ALONG THE ARC OF A 535.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 44.93 FEET, THROUGH A CENTRAL ANGLE OF 0°48'44"; (LONG CHORD BEARS: N01°02'02"W 44.92 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 90.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 94.21 FEET, THROUGH A CENTRAL ANGLE OF 59°58'31"; (LONG CHORD BEARS: N06°32'52"E 89.97 FEET); THENCE N06°32'52"E 20.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 155.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 55.58 FEET, THROUGH A CENTRAL ANGLE OF 20°32'49"; (LONG CHORD BEARS: N46°15'43"E 55.29 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 294.12 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 201.94 FEET, THROUGH A CENTRAL ANGLE OF 39°20'17"; (LONG CHORD BEARS: N55°39'42"E 198.00 FEET); THENCE N74°46'22"E 1542.74 FEET; THENCE S50°56'34"W 229.10 FEET; THENCE S39°38'00"W 186.58 FEET; THENCE S54°55'10"W 219.45 FEET; THENCE S63°52'48"W 234.43 FEET; THENCE S44°24'42"W 185.48 FEET; THENCE S43°08'48"E 193.15 FEET; THENCE N88°56'53"E 154.60 FEET; THENCE S19°58'08"E 55.42 FEET; THENCE S89°07'16"W 172.46 FEET; THENCE S75°48'20"W 350.23 FEET; THENCE N49°23'55"W 225.11 FEET; THENCE N61°08'29"W 141.01 FEET; THENCE S79°20'00"W 158.99 FEET; THENCE N57°24'10"W 39.02 FEET; THENCE S65°45'36"W 251.51 FEET; THENCE N87°40'07"W 28.64 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 692520 SQUARE FEET OR 15.898 ACRES.

EQUIVALENT RESIDENTIAL CONNECTIONS:

UNIT	GPD EACH UNIT	QTY UNITS	TOTAL GPD	TOTAL ERG
TOTAL HOTEL UNITS	150	142	21,300	26.63
TOTAL RETAIL (EMPLOYEE)	15	60	900	1.13
TOTAL RESIDENTIAL	800	96	76,800	96
TOTAL RESTAURANT	35	2,580	90,300	11.88
CLUBHOUSE/POOL	74,000	1	74,000	92.5
TOTAL ERG'S			263,300	329.13

PARKING SUMMARY:

UNIT	NEEDED STALLS	PROVIDED STALLS
RETAIL	288	330 0 4
RESTAURANT	160	203 0 4
HOTEL (180 SLEEPING UNITS)	284	226 97 5
RESIDENTIAL	192	42 188 6
CLUBHOUSE/POOL	28	25 0 3
TOTAL	952	832 289 22
		1,143

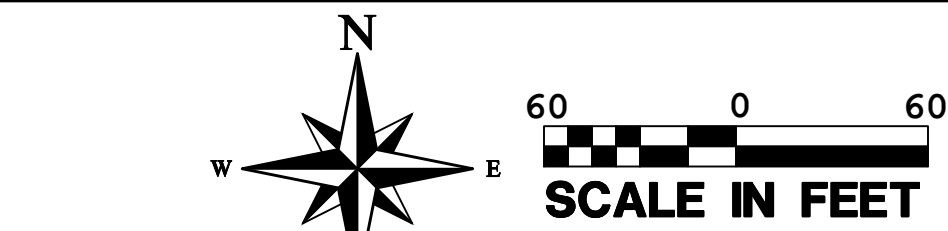
22 TOTAL ADA STALLS (18 REGULAR, 4 VAN)

AMENITIES:

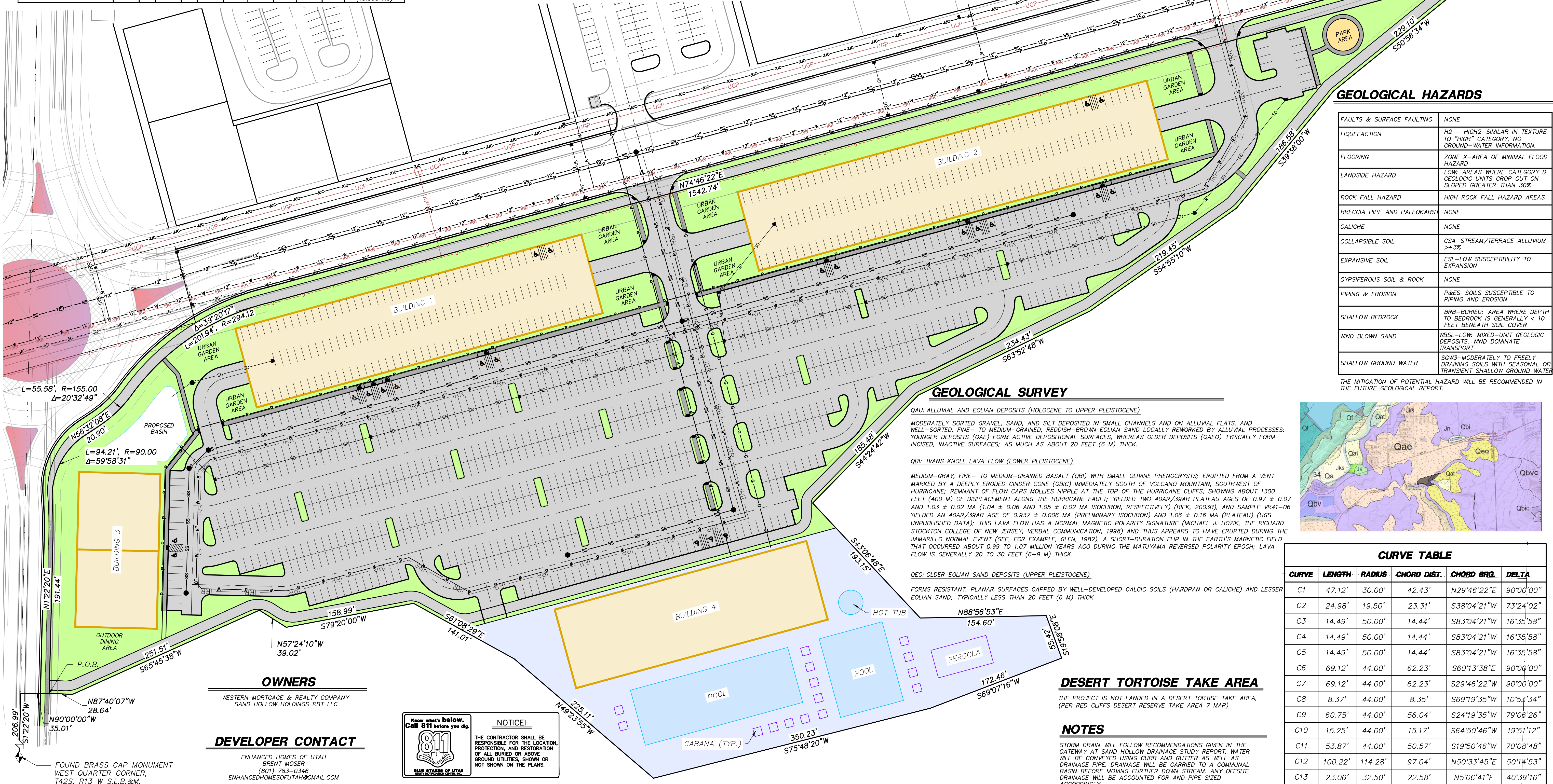
- CONFERENCE ROOM
- CLUB HOUSE
- POOL
- PARK
- TRAIL
- GYM

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE LINE
- SECTION LINE
- CENTER LINE
- CURB AND GUTTER
- PUBLIC UTILITY EASEMENT
- EXISTING EDGE OF PAVEMENT
- ASPHALT
- LANDSCAPING
- BUILDING
- POOL AREA
- PLAYGROUND



- SECTION MONUMENT AS DESCRIBED
- CENTERLINE MONUMENT AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- FOUND REBAR & CAP AS DESCRIBED
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- ADA RAMP
- SPEED LIMIT SIGN
- STOP SIGN
- ADA PARKING STALL
- ADA RAMP



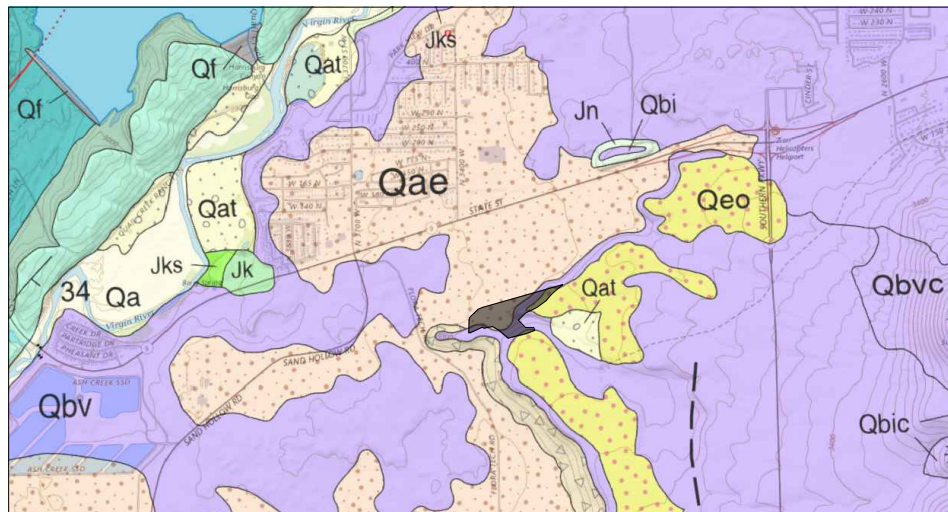
GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO "HIGH" CATEGORY, NO GROUND-WATER INFORMATION.
FLOORING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSIDE HAZARD	LOW: AREAS WHERE CATEGORY D GEOLOGIC UNITS CROP OUT ON SLOPED GREATER THAN 30%
ROCK FALL HAZARD	HIGH ROCK FALL HAZARD AREAS
BRECCIA PIPE AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >+3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	PAES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREA WHERE DEPTH TO BEDROCK IS GENERALLY < 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS, WIND DOMINATE TRANSPORT
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

THE MITIGATION OF POTENTIAL HAZARD WILL BE RECOMMENDED IN THE FUTURE GEOLOGICAL REPORT.

GEOLOGICAL SURVEY

QAU: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)
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 REMOVED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.
QBI: IVANS KNOLL LAVA FLOW (LOWER PLEISTOCENE)
MEDIUM-GRAY, FINE- TO MEDIUM-GRAINED BASALT (QB1) WITH SMALL OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT MARKED BY A DEEPLY ERODED CINDER CONE (QBIC) IMMEDIATELY SOUTH OF VOLCANO MOUNTAIN, SOUTHWEST OF HURRICANE; REMNANT OF FLOW CAPS MOLLIES NIPPLE AT THE TOP OF THE HURRICANE CLIFFS, SHOWING ABOUT 1300 FEET (400 M) OF DISPLACEMENT ALONG THE HURRICANE FAULT; YIELDED TWO 40AR/39AR PLATEAU AGES OF 0.97 ± 0.07 AND 1.03 ± 0.02 MA (1.04 ± 0.06 AND 1.05 ± 0.02 MA ISOCHRON, RESPECTIVELY) (BIEK, 2003B), AND SAMPLE VR41-06 YIELDED AN 40AR/39AR AGE OF 0.937 ± 0.006 MA (PRELIMINARY ISOCHRON) AND 1.06 ± 0.16 MA (PLATEAU) (UGS UNPUBLISHED DATA); THIS LAVA FLOW HAS A NORMAL MAGNETIC POLARITY SIGNATURE (MICHAEL J. HOZIK, THE RICHARD STOCKTON COLLEGE OF NEW JERSEY, VERBAL COMMUNICATION, 1998) AND THUS APPEARS TO HAVE ERUPTED DURING THE JAMARILLO NORMAL EVENT (SEE, FOR EXAMPLE, GLEN, 1982). A SHORT-DURATION FLIP IN THE EARTH'S MAGNETIC FIELD THAT OCCURRED ABOUT 0.99 TO 1.07 MILLION YEARS AGO DURING THE MATUYAMA REVERSED POLARITY EPOCH; LAVA FLOW IS GENERALLY 20 TO 30 FEET (6-9 M) THICK.
QEO: OLDER EOLIAN SAND DEPOSITS (UPPER PLEISTOCENE)
FORMS RESISTANT, PLANAR SURFACES CAPPED BY WELL-DEVELOPED CALCIC SOILS (HARDPAN OR CALICHE) AND LESSER EOLIAN SAND; TYPICALLY LESS THAN 20 FEET (6 M) THICK.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	47.12'	30.00'	42.43'	N29°46'22"E	90°00'00"
C2	24.98'	19.50'	23.31'	S38°04'21"W	73°24'02"
C3	14.49'	50.00'	14.44'	S83°04'21"W	16°35'58"
C4	14.49'	50.00'	14.44'	S83°04'21"W	16°35'58"
C5	14.49'	50.00'	14.44'	S83°04'21"W	16°35'58"
C6	69.12'	44.00'	62.23'	S60°13'38"E	90°00'00"
C7	69.12'	44.00'	62.23'	S29°46'22"W	90°00'00"
C8	8.37'	44.00'	8.35'	S69°19'35"W	10°53'34"
C9	60.75'	44.00'	56.04'	S24°19'35"W	79°06'26"
C10	15.25'	44.00'	15.17'	S64°50'46"W	19°51'12"
C11	53.87'	44.00'	50.57'	S19°50'46"W	70°08'48"
C12	100.22'	114.28'	97.04'	N50°33'45"E	50°14'53"
C13	23.06'	32.50'	22.58'	N5°06'41"E	40°39'16"

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LANDED IN A DESERT TORTOISE TAKE AREA, (PER RED CLIFF'S DESERT RESERVE TAKE AREA 7 MAP)

NOTES

STORM DRAIN WILL FOLLOW RECOMMENDATIONS GIVEN IN THE GATEWAY AT SAND HOLLOW DRAINAGE STUDY REPORT. WATER WILL BE CONVEYED USING CURB AND GUTTER AS WELL AS DRAINAGE PIPE. DRAINAGE WILL BE CARRIED TO A COMMUNAL BASIN BEFORE MOVING FURTHER DOWN STREAM. ANY OFFSITE DRAINAGE WILL BE ACCOUNTED FOR AND PIPE SIZED ACCORDINGLY.

OWNERS

WESTERN MORTGAGE & REALTY COMPANY
SAND HOLLOW HOLDINGS RBT LLC

DEVELOPER CONTACT

ENHANCED HOMES OF UTAH
BRENT MOSER
(801) 783-0346
ENHANCEDHOMESOFUTAH@GMAIL.COM

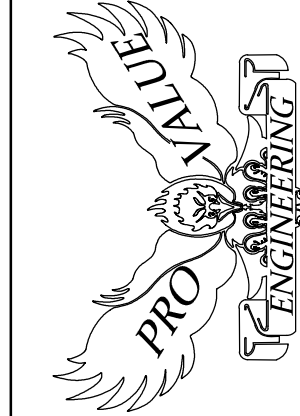
Know what's below.
Call 811 before you dig.

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.

REVISIONS	BY	DATE
DESCRIPTION		
NO		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



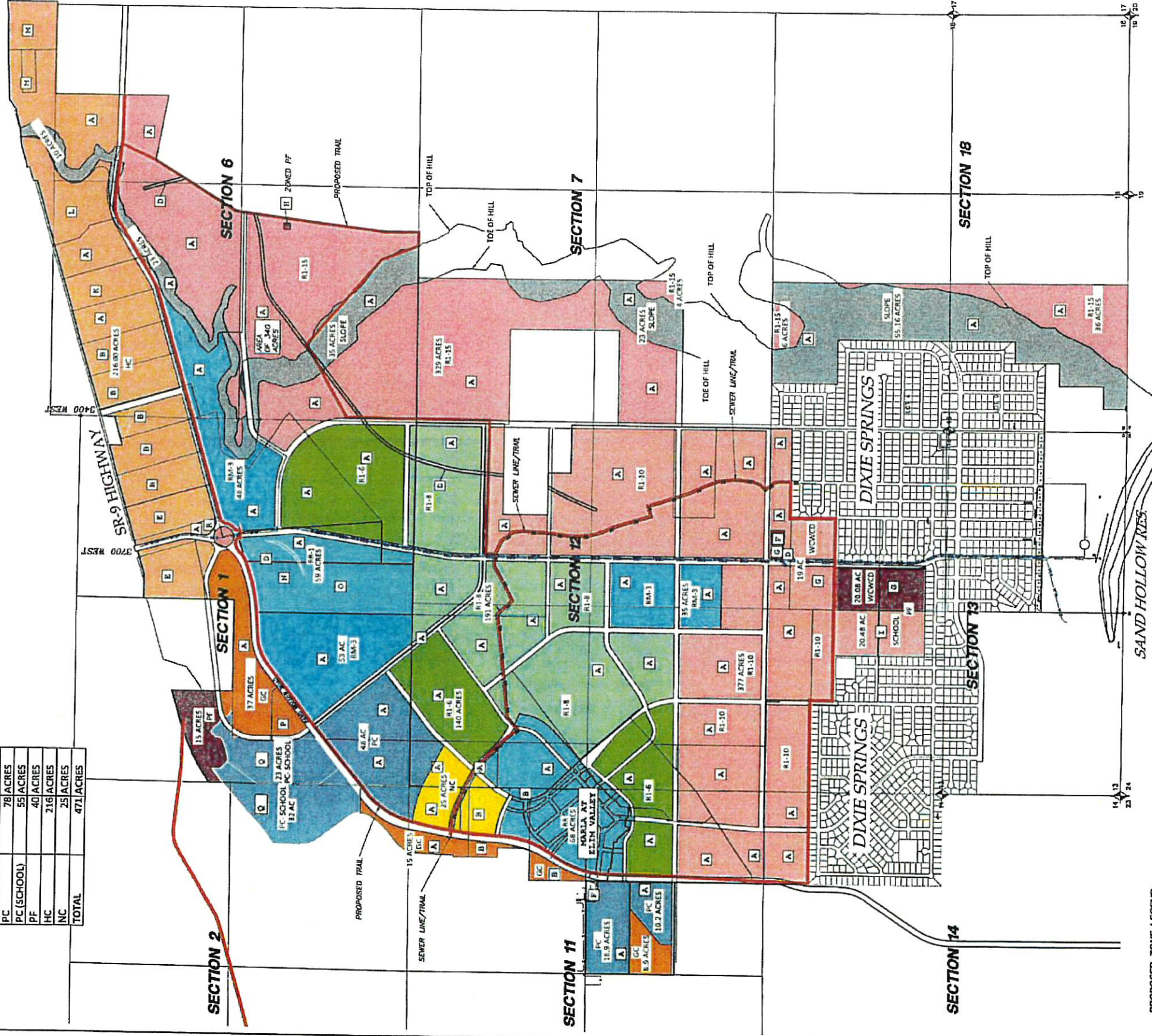
SITE PLAN FOR:
SAND HOLLOW ROAD EAST COMMERCIAL

LOCATED IN SECTION 6, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	9-25-2023
SCALE	1" = 60'
JOB NO.	336-004
SHEET NO.	02

LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH

ZONE	ACRES	UNITS
RR-1	59	885
RR-MARLA	68	387
RM-3	139	2085
R1-6	140	813
R1-8	191	832
R1-10	363	1265
R1-15	375	870
TOTAL	1335	7137
GC	57	ACRES
PC	78	ACRES
PC (SCHOOL)	55	ACRES
PF	40	ACRES
HC	216	ACRES
NC	25	ACRES
TOTAL	471	ACRES



PR: RECREATIONAL RESORT ZONE
OS: OPEN SPACE
RI-1S: RESIDENTIAL - 1 UNIT PER 15,000 SQ. FT.
RI-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.
RI-8: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.
RI-6: RESIDENTIAL - 1 UNIT PER 6,000 SQ. FT.
RM-3: MULTI-FAMILY - 15 UNITS PER ACRE
GC: GENERAL COMMERCIAL
NC: NEIGHBORHOOD COMMERCIAL
HC: HIGHWAY COMMERCIAL
PC: PLANNED COMMERCIAL
M-1: LIGHT INDUSTRIAL
PF: PUBLIC FACILITY (SCHOOL) W/ RT-10 ZONING
WWCQ/DZ/NE REA/HURRICANE CITY (PUBLIC FACILITIES PROPOSED TRAIL

CITIZENS' LEADERS

WESTERN MORTGAGE & REALTY COMPANY - 20 PARCELS - SEE PARCEL NUMBERS IN TABLE TO THE LEFT.
CYPRUS CAPITAL XI LLC, ET AL - PARCELS H-4-2-1-1105&1106, H-3-2-6-1403, 1404&1405 & H-4-2-1-126, 127&128.
JMS HOLDINGS LLC - PARCELS H-4-2-1-1105&1106, H-3-2-6-1403, 1404&1405 & H-4-2-1-126, 127&128.
CLARA VALLEY PLANNING & DEV. LL - PARCELS H-3-2-6-1408 & H-4-2-1-142C3.
NORTHSTAR MORTGAGE & REALTY COMPANY - PARCELS H-3-2-6-340, H-4-2-1-1104 & H-4-2-1-141D.
MIDWESTER ELECTRIC - PARCELS H-4-2-1-1123 & H-4-2-1-1107.
WASHINGTON STATE POWER & LIGHTS COMSAVANCY DISTRICT - PARCELS H-4-2-1-1240.
HARRISON CITY - PARCELS H-4-2-13-1407-SA & H-4-2-11-240.
HURRICANE CITY - PARCELS H-4-2-13-1405 & H-4-2-13-149I.
WASHINGTON CO. BOARD OF EDUCATION - PARCEL H-4-2-13-149J.
NOT USED
REV INVEST 1 LP, PERRY J FULK, ET AL - PARCEL H-3-2-6-1407.
COS RIOS LC - PARCEL H-3-2-6-1409.
VIRTUS INVESTMENTS I - PARCELS H-3-1-31-220 & H-3-1-31-221.
SMF EASEMENT LLC - PARCEL H-4-2-1-110B
SECURE PRIVATE FUND LLC - PARCEL H-4-2-1-234.
WASON & HOLLY CURTIS - PARCEL H-4-2-1-240.
BIG SPRINGS PROPERTIES LLC - PARCELS H-4-2-2-120012 & H-4-2-1-1114.
QUESTER GAS - PARCEL H-4-2-1-131.

ZONE CHANGE MAP FOR:
ELIM VALLEY
SAND HOLLOW RD
HARRICANE, WASHINGTON COUNTY, UTAH

DATE: 8/20/05
SCALE: 1"=100'
JOB NO.
381-204
SHEET NO.
1 OF 1

75 South 25th Street, Suite
Hurricane City, Tenn 37315
Phone (423) 648-2507
Fax (423) 673-3670

[illegible]

Elim Valley
Preliminary Plat

HE

HUNT

ENGINEERING, LLC

HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Elim Valley
East Quarter Corner of Section 1, Township 42
South, Range 14 West, Salt Lake Base & Meridian
3700 West & Sand Hollow Road
Hurricane, Washington County, UT

Preliminary Plat
Proposed Site

Revisions	Date

ENGINEERS' STAMP

PROFESSIONAL ENGINEER

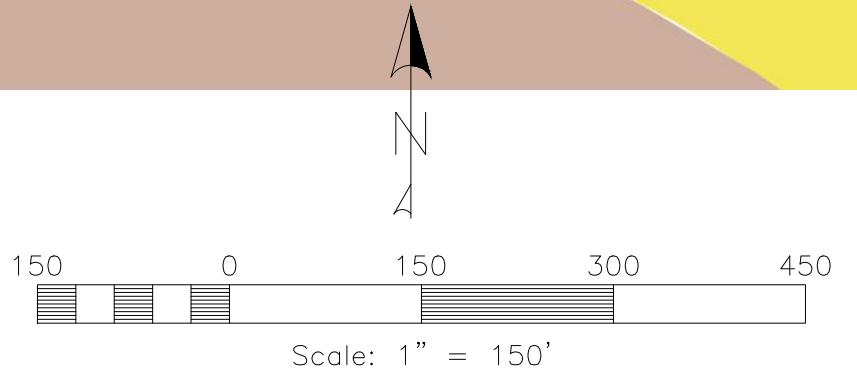
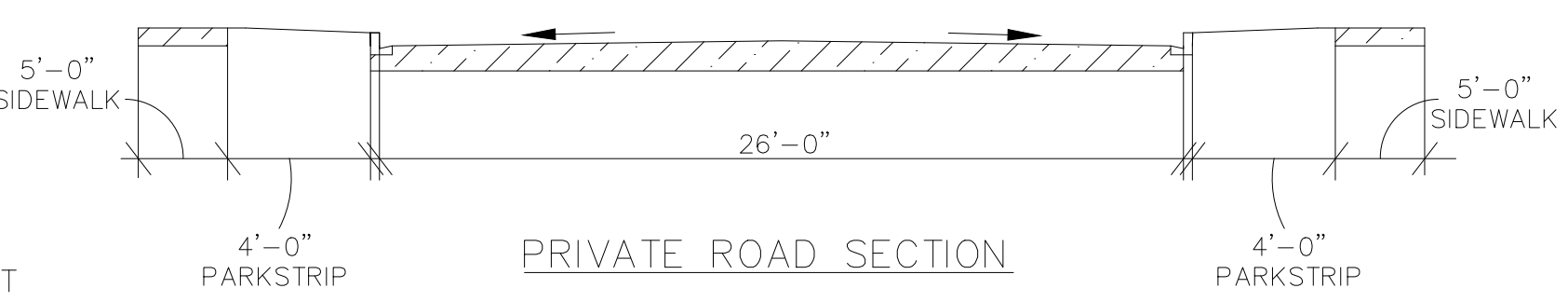
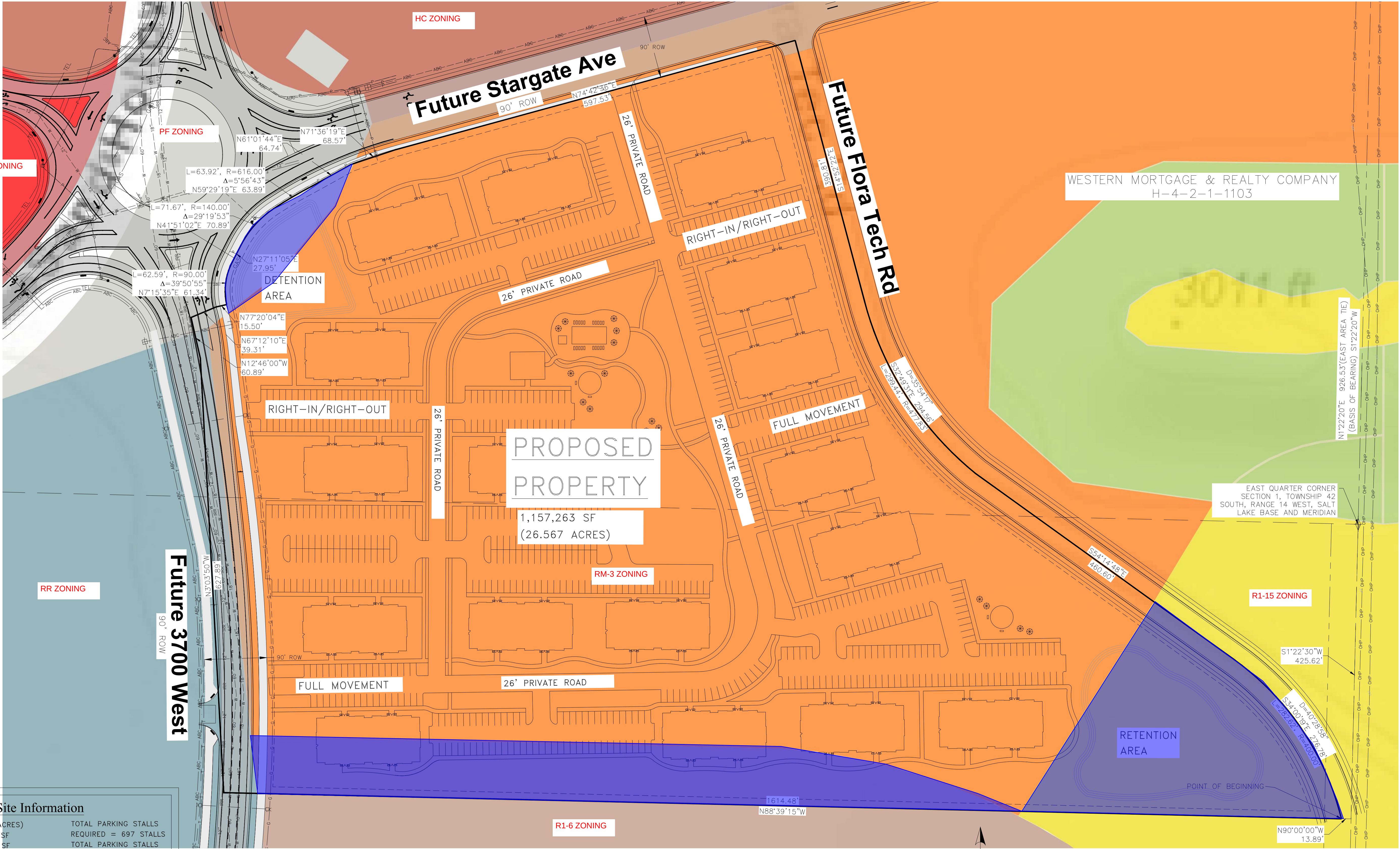
10654988

THOMAS J. HUNT

STATE OF UTAH

PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	12/02/2021
Name:	Elim Valley

SHEET	3
2	SHEETS



Developer Contact:
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

Site Information			
1,157,263 SF (26.567 ACRES)		TOTAL PARKING STALLS	REQUIRED = 697 STALLS
BUILDINGS 173,910 SF		TOTAL PARKING STALLS	PROVIDED = 714 STALLS
HARDSCAPE 329,314 SF			
LANDSCAPE 654,039 SF (56.5%)			
17 BUILDINGS 398 UNITS		(2) PICKLE BALL COURTS	
UNIT DENSITY 15 UNITS/ACRE		(2) TOT LOTS	
1 BEDROOM 199 UNITS		POOL	
(1.5 STALLS REQUIRED) = 299 STALLS		HOT TUB	
2 BEDROOM 100 UNITS		CLUB/GYM	
(2 STALLS REQUIRED) = 200 STALLS		BARBEQUE AREA	
3 BEDROOM 99 UNITS			
(2 STALLS REQUIRED) = 198 STALLS			

- NOTES:
1. SITE IMPROVEMENTS TO BE COMPLETED IN ONE PHASE.
 2. PLANNED ROADWAYS AND UTILITIES ARE PART OF THE HURRICANE CITY PID PLAN.
 3. AREA IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.



Recording Requested By, and
Return Recorded Document To:
Hurricane City
147 N 870 W
Hurricane, UT 84737

**DEVELOPMENT AGREEMENT
FOR
ELIM VALLEY ZONE CHANGE**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 20____ (the "Effective Date"), by and between HURRICANE CITY, a Utah municipal corporation (hereinafter referred to as "City") and WESTERN MORTGAGE & REALTY COMPANY, a Washington Corporation (hereinafter referred to collectively as "Developer.") The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 26.567 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 _____, the City Council approved a zone change subject to and conditioned upon the terms and conditions of this Development Agreement, as set forth in the Hurricane City Council Meeting Minutes for _____, attached as EXHIBIT B.

C. Developer is willing to design and construct the Project 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.

D. The City Council has further authorized the Mayor of the City to execute and deliver this Agreement on behalf of the City.

E. 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.

F. 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.

G. 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.

H. 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.

I. 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. Zoning. The City Council has, contingent on the terms of this Agreement, approved the zoning designation of the Property to be RM-3 Zoning, which shall be subject to all zoning requirements for RM-3 Zoning except as listed within this Agreement.

3. Lot Number Limitations and Requirements. Any future subdivision of the Property shall not exceed 354 units. All units within the subdivision shall comply with RM-3 zoning standards at the time of preliminary plat application and approval.

4. General Development Terms. The Developer shall comply with all requirements and standards established in Hurricane City Code, Master Plans, and Design Standards. Except as expressly stated herein, 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.

5. 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: Western MTG & Realty Co
6610 W Court ST
Pasco, WA 99301

To the City: City of Hurricane
Attention: Dayton Hall, City Attorney
147 N 870 W
Hurricane, UT 84737

6. 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.

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.

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.

7. 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

By: _____
Mayor Nanette Billings

DEVELOPER:

By: _____
Name: _____

STATE OF UTAH)
 :ss
COUNTY OF WASHINGTON)

On the ____ day of _____, 2022, personally appeared before me **Nanette Billings**, who being by me duly sworn, did say that she is the Mayor of Hurricane City, a Utah municipal corporation, and that the within and foregoing instrument was signed on behalf of said corporation with proper authority and duly acknowledged to me that she executed the same.

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF WASHINGTON)

On the ____ day of _____, 2022, personally appeared before me _____, who being by me duly sworn, did say that s/he is the _____ of **WESTERN MORTGAGE & REALTY COMPANY**, a Washington Corporation, and that the above instrument was signed on behalf of said corporation by authority if its by-laws (or by a resolution of its board of directors) and _____ duly acknowledged to me that said corporation executed the same

Notary Public

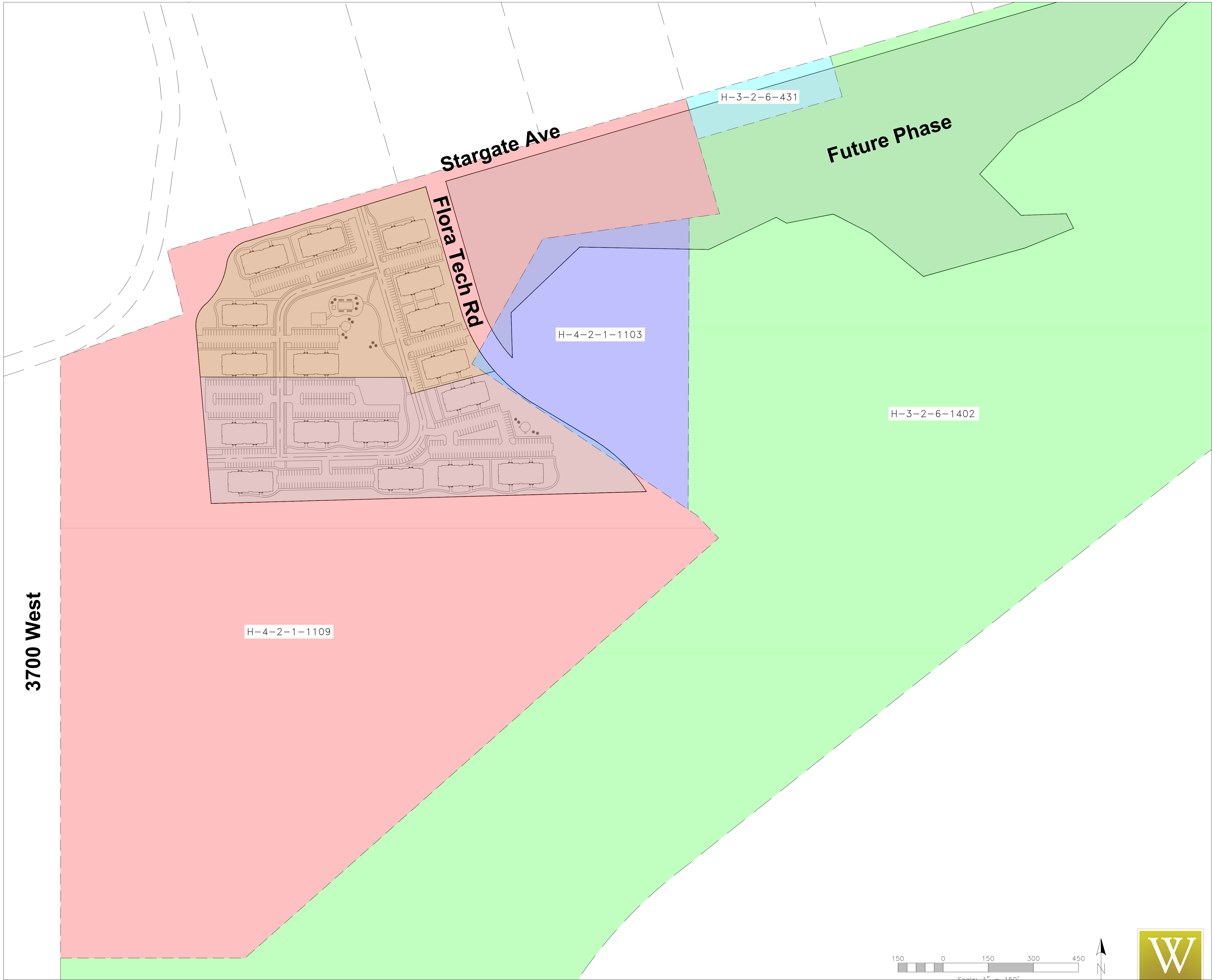
EXHIBIT A: Legal Description of Property

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN;
THENCE S01°22'30"W, ALONG THE SECTION LINE, 425.62 FEET; THENCE WEST 13.89 FEET TO THE **POINT OF BEGINNING**.

THENCE N88°39'15"W 1614.48 FEET; THENCE N03°03'50"W 627.89 FEET;
THENCE N12°46'00"W 60.89 FEET TO THE SOUTH BOUNDARY LINE OF STARGATE AVENUE;
THENCE ALONG THE SOUTH BOUNDARY LINE THE FOLLOWING NINE (9) COURSES:
THENCE N67°12'10"E 39.31 FEET;
THENCE N77°20'04"E 15.50 FEET;
THENCE NORTHERLY ALONG THE ARC OF A 90.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: N07°15'35"E 61.34 FEET), CENTER POINT LIES N77°20'04"E THROUGH A CENTRAL ANGLE OF 39°51'02" A DISTANCE OF 62.60 FEET;
THENCE N27°11'05"E 27.95 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N41°51'02"E 70.89 FEET), CENTER POINT LIES S62°48'55"E THROUGH A CENTRAL ANGLE OF 29°19'52" A DISTANCE OF 71.67 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A 616.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N59°29'19"E 63.89 FEET), CENTER POINT LIES S33°29'02"E THROUGH A CENTRAL ANGLE OF 05°56'42" A DISTANCE OF 63.92 FEET;
THENCE N61°01'44"E 64.74 FEET; THENCE N71°36'19"E 68.57 FEET;
THENCE N74°46'23"E 597.53 FEET; THENCE LEAVING THE SOUTH BOUNDARY LINE OF STARGATE AVENUE AND RUNNING S14°52'22"E 390.81 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF A 477.83 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: S32°49'31"E 294.56 FEET), CENTER POINT LIES N75°07'38"E THROUGH A CENTRAL ANGLE OF 35°54'18" A DISTANCE OF 299.43 FEET;
THENCE S54°14'48"E 460.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S34°00'19"E 276.78 FEET), CENTER POINT LIES S35°45'12"W THROUGH A CENTRAL ANGLE OF 40°28'58" A DISTANCE OF 282.62 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1157263 SQUARE FEET OR 26.567 ACRES.

EXHIBIT B
Hurricane City Council Minutes



3700 West

Stargate Ave

Flora Tech Rd

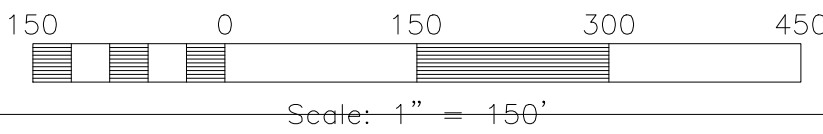
Future Phase

H-4-2-1-1109

H-4-2-1-1103

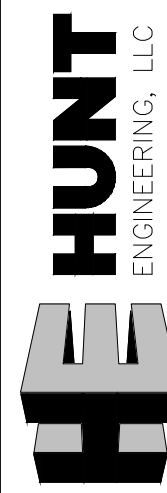
H-3-2-6-431

H-3-2-6-1402



Developer Contact:

Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339

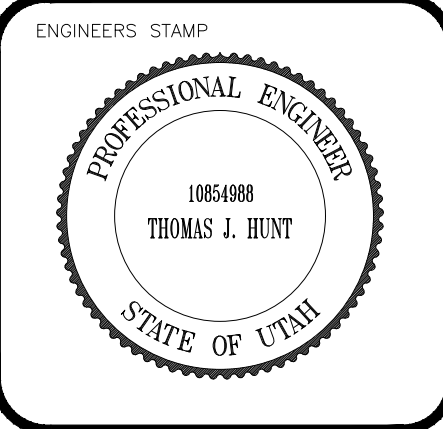


HUNT ENGINEERING, LLC
6619 Willow Creek Rd.
Mountain Green, UT 84050
C. 801.664.4724
thomas.hunt@hunt-engineering.com

Elim Valley
3700 west & Sand Hollow Road
Hurricane, UT

PARCEL
EXHIBIT

Revisions	Date



PROJECT INFO.	
Engineer:	T. HUNT
Drafter:	T. HUNT
Start Date:	1/08/2021
Name:	Elim Valley

SHEET	2
2	SHEETS



STAFF COMMENTS

Agenda Date:	08/18/2022
Application Number:	2022-ZC-32
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Western Mortgage and Realty
Agent:	Thomas Hunt
Request:	A Zone Change Request from RM-3, R1-6, and R1-15 to RM-3
Location:	Approximately 3700 W and Stargate Ave
Zoning:	RM-3, R1-6, R1-15
General Plan Map:	Planned Community

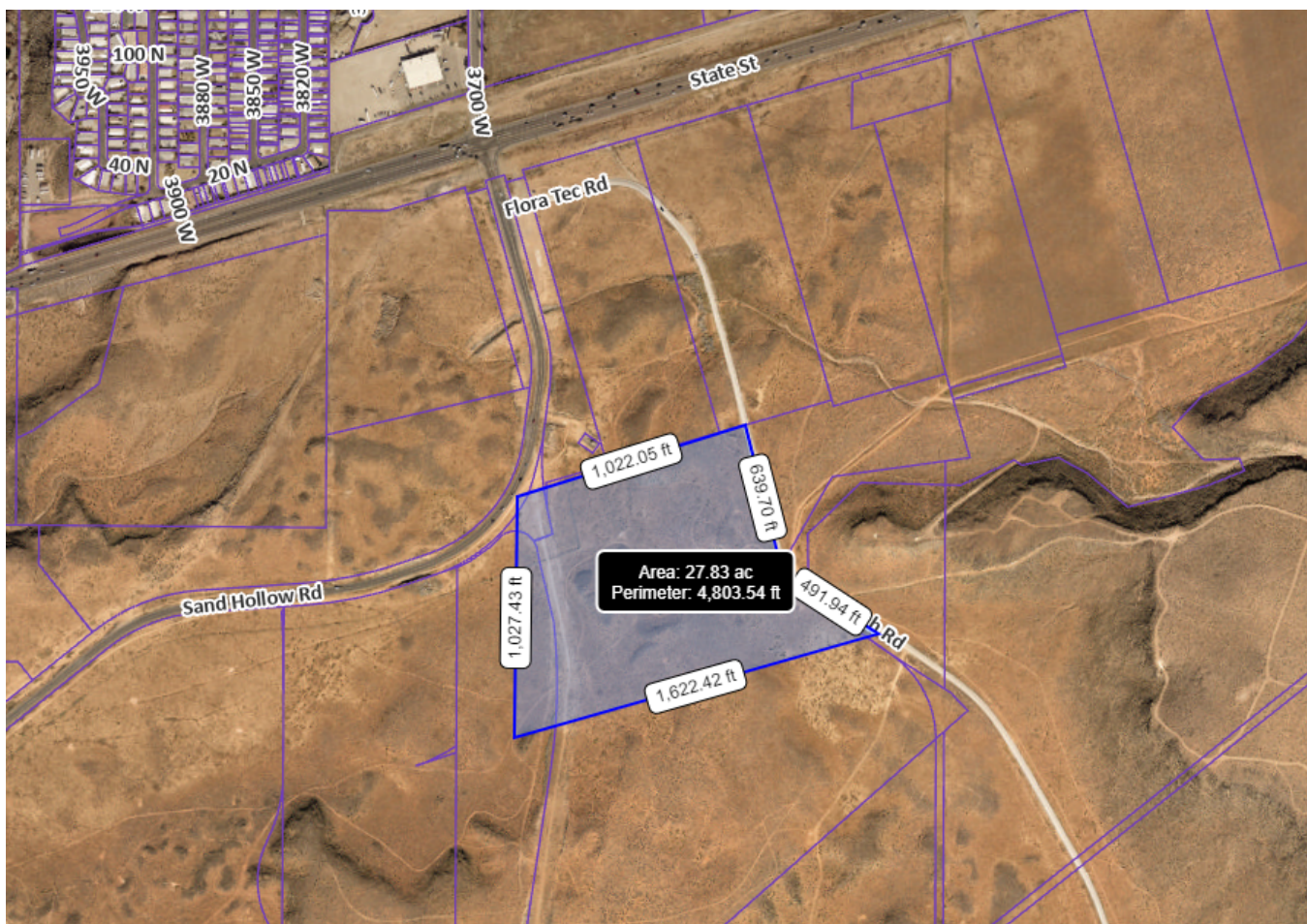
Planning Commission Recommendation

The Planning Commission gave a positive recommendation on the proposed zone change.

Discussion:

The applicant is seeking a zone change to clean up the zone boundaries within the Sand Hollow Gateway PID. There are a few discrepancies within this property between the zone boundaries passed by the City Council in December 2019 and the approved PID roadways through the area; the approved zone map for the area is attached to this report. This change will bring the zone map and the PID plans into alignment with each other.

	Zoning	Adjacent Land Use
North	HC	Undeveloped, later phase of Sand Hollow Gateway PID
East	RM-3, OS, R1-15	Undeveloped and cliff space, later phase of Sand Hollow Gateway PID
South	R1-6	Undeveloped, approved Desert Bloom subdivision
West	GC, RR	Undeveloped, Sand Hollow Gateway resort and Sand Hollow Gateway commercial area



Approximate Location and Size

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 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.

This area is already part of a larger master planned project with services being provided through a PID. This is a minor change that does not significantly differ from the City Council's intentions when approving the original zone change in 2019. Considering the changes will line up the zone boundaries with the boundaries of the approved neighboring developments which seems to be in line with those intentions.

The General Plan calls for "*Medium and high density residential developments should be planned near support facilities such as collector and arterial roads, schools, shopping, and employment centers. Medium and high density residential developments should be planned and designed to minimize impacts to nearby existing developments, while providing high-quality, attractive housing options*" It also calls for "*Support creating commercial spaces in population Centers in the City to provide services to those areas*"

Putting higher density near significant traffic corridors is to help minimize traffic impacts on local roadways and allow more efficient travel from these developments. Placing higher density near commercial spaces also helps stimulate commercial growth in an area and provides housing, and serves in the same area.

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

Response: Most of the area is undeveloped. This area of the Sand Hollow Gateway PID has high density resort zoning and commercial properties that form an ideal place for high density residential.

3. Will the proposed amendment affect the adjacent property?

Response: The total area being changed in this zone change is about 3-5 acres. The approximately 75 added units will increase the impact on the area, however staff does believe that with how the roadways have already been approved and how this property is a good location for multifamily staff has no concerns with impact

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

Response: There are currently no services in the area but the Sand Hollow Gateway PID is planning to provide services to the area. Construction drawings have been submitted to the City and construction has begun on some of the Sand Hollow Gateway roadways.

JUC Comments

1. **Power:** No concerns with zone change

2. **Water:** No concerns
3. **Streets:** No concerns
4. **Sewer:** No concerns as long as they follow the PID
5. **Engineering:** Still outstanding concerns with layout but fine with zone change
6. **Fire:** No concerns just far from a fire station currently
7. **Gas/Cable/Water Conservancy:** No concerns

Other Considerations:

1. This zone change will add about 5 acres to RM-3, at 15 units an acre this adds about 75 units to the project. The total RM-3 area is 26.567 acres and is proposed for 398 units which is 14.98 units per acre
2. The preliminary plat for this development has not been approved yet. Staff would recommend, if the zone change is approved, that a new preliminary site plan and plat be submitted. The comments and concerns from those reports do still apply and will need to be addressed at that time.

Findings:

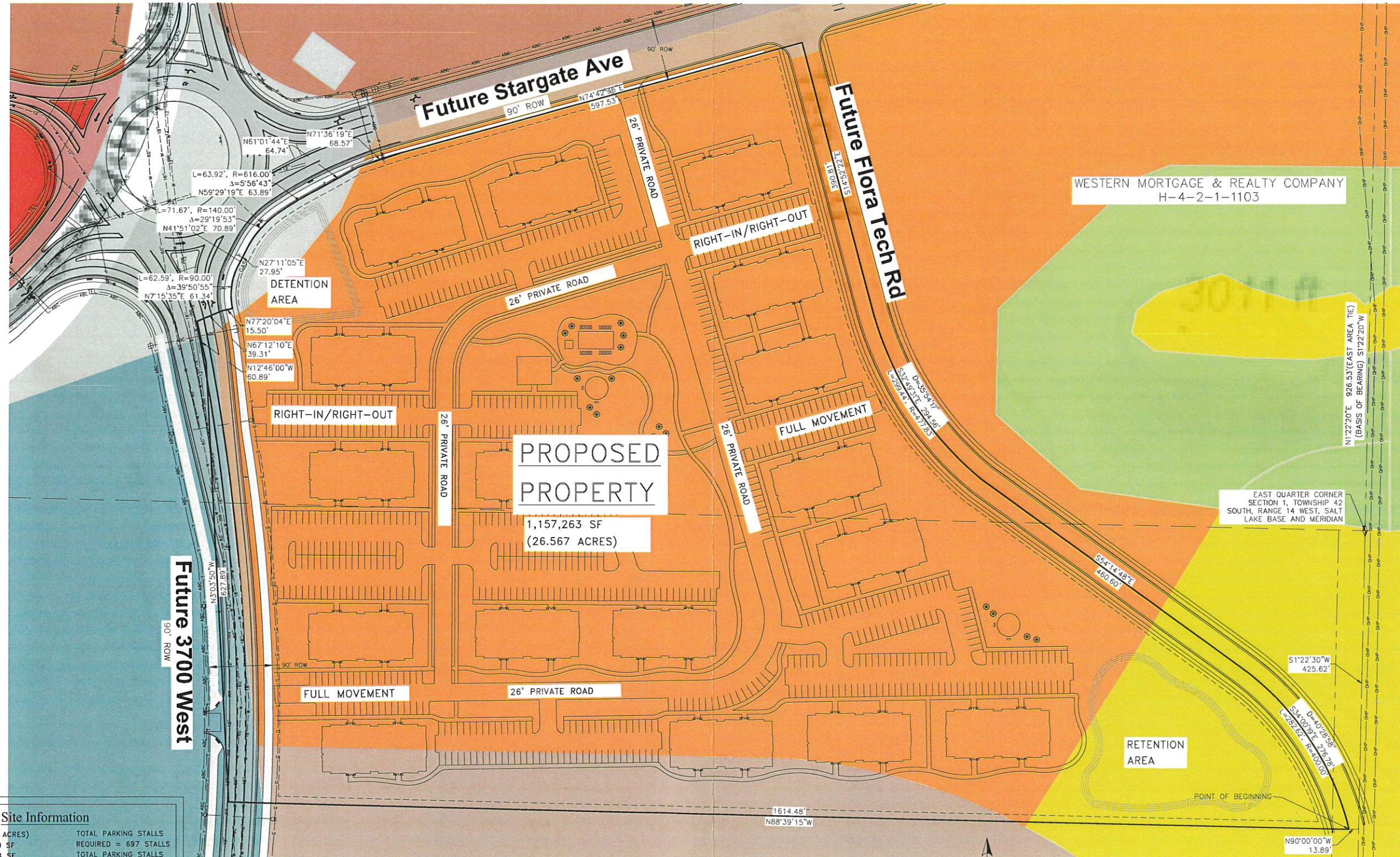
Staff makes the following findings:

1. The proposed amendment is generally compatible with the current General Plan's map and goals.
2. The proposed amendment is generally in harmony with the overall character of the approved development surrounding it, but there is almost no development adjacent to the property right now.
3. The proposed amendment will have an impact on the area but it is as anticipated in the Sand Hollow Gateway area
4. The services are currently not adequate for the development but are planned to be with the Sand Hollow Gateway PID.
5. Generally speaking, staff would recommend that zoning boundaries follow landmarks, roadways, or property lines in order to provide clarity in zoning map interpretation. See [Hurricane City Code 10-11-4. - Rules for locating zone boundaries.](#)

Recommendation: Staff recommends that the City Council review this application and the zone change based on standards and considers residents' comments. Staff would recommend approval of this zone change based on staff and JUC comments.

Elim Valley

Preliminary Plat

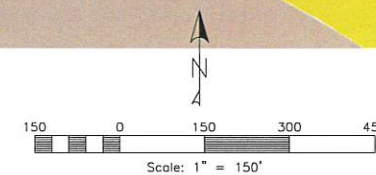
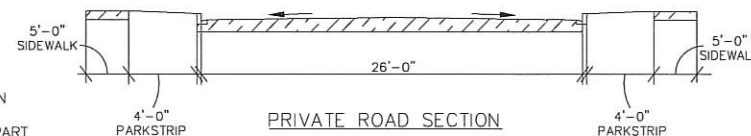


Site Information

1,157,263 SF (26.567 ACRES)	TOTAL PARKING STALLS
BUILDINGS 173,910 SF	REQUIRED = 697 STALLS
HARDSCAPE 329,314 SF	TOTAL PARKING STALLS
LANDSCAPE 654,039 SF (56.5%)	PROVIDED = 714 STALLS
17 BUILDINGS 398 UNITS	(2) PICKLE BALL COURTS
UNIT DENSITY 15 UNITS/ACRE	(2) TOT LOTS
1 BEDROOM 199 UNITS	POOL
(1.5 STALLS REQUIRED) = 299 STALLS	HOT TUB
2 BEDROOM 100 UNITS	CLUB/GYM
(2 STALLS REQUIRED) = 200 STALLS	BARBEQUE AREA
3 BEDROOM 99 UNITS	
(2 STALLS REQUIRED) = 198 STALLS	

NOTES:

1. SITE IMPROVEMENTS TO BE COMPLETED IN ONE PHASE.
2. PLANNED ROADWAYS AND UTILITIES ARE PART OF THE HURRICANE CITY PID PLAN.
3. AREA IS NOT LOCATED IN DESERT TORTOISE TAKE AREA.



Developer Contact:

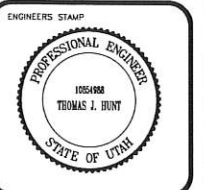
Spencer Wright
Wright Development Group
1178 W. Legacy Crossing Blvd Ste 100
Centerville Utah 84014
PH: (801) 773-7339



Elim Valley
East Quarter Corner of Section 1, Township 42 South, Range 14 West, Salt Lake Base & Meridian
3700 West & Sand Hollow Road
Hurricane, Washington County, UT

Preliminary Plat Proposed Site

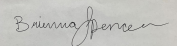
Revisions Date



PROJECT INFO.
Engineer: T. HUNT
Drafter: T. HUNT
Start Date: 12/02/2021
Name: Elim Valley

SHEET
2
3
SHEETS

Application

Application Accepted Date: 11/01/2023		Valuation		\$	0.00															
Type of Improvement: Zone Change Application		PERMIT FEES																		
Description: PDO Zone Overlay to allow for a density bonus		Planning Fee		\$	500.00															
Tenant / Project Name: Ridge Crest		Planning Fee		\$	500.00															
Bldg. Address: 2860 West 200 North		Sub Total:		\$	500.00															
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00															
Subdivision: Phase:		Amount Paid:		\$	500.00															
Block: Lot #: Parcel #: H-3-1-32-4409		Remaining Due:		\$	0.00															
Zone: MH/RV with PDO																				
Property Owner: VE Management & Investments Co																				
Permit Contact: Brandee Walker P:(435) 668-4023																				
Email: bwalker@civilsience.com																				
CONTACT INFORMATION																				
Engineer of Record: Civil Science																				
Email: bwalker@civilsience.com P: (435) 668-4023																				
General Contractor: VE Management & Investments Co																				
License #: P: (435) 668-3728																				
City: State: Zip:																				
Email: skylar@sprdevt.com																				
APPLICATION DETAILS																				
																				
						APPROVALS		DATE	INFO											
						Plan Review Finalized:	Yes	11/07/23	Brienna Spencer											
<table><tr><td>Setbacks</td><td>Front:</td><td>Rear:</td><td>Left:</td><td>Right:</td></tr><tr><td>Min.</td><td></td><td></td><td></td><td></td></tr><tr><td>Actual:</td><td></td><td></td><td></td><td></td></tr></table>						Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:				
Setbacks	Front:	Rear:	Left:	Right:																
Min.																				
Actual:																				
APPLICATION NUMBER: PENDZC23-28																				
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																				
Applicant Name: Brandee Walker																				
Signature of Applicant/Authorized Agent or Owner: Date:																				
Application Approved By:				Date:																
				11/07/2023																
Application Issued By:				Date:																
Receipt #: 8.173804-11/01/23																				



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	ZC23-28 PSP23-32
Type of Application:	Zone Change (PDO Amendment)
Action Type:	Legislative
Applicant:	VE Management and Investments Co
Agent:	Brandee Walker
Request:	A Zone Change to amend an existing PDO
Location:	2860 W 200 N
Zoning:	MHRV PDO
General Plan Map:	Single Family

Discussion:

The applicant is not proposing to change the zone but is proposing an amendment to the Canyons RV PDO to allow for a density bonus to add three additional lots within the Ridge Crest development and change to the setback standards. Per HCC 10-23-6: *"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."* and HCC 10-23-7 states: *"Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval."*

Canyons RV is an older development, first approved in the 1980s, that has gone through a series of different development proposals and zoning standards. Generally, at this point the Canyons is governed by the Mobile Home/Recreational Vehicle Park standards unless otherwise modified through the Planned Development Overlay.

	Zoning	Adjacent Land Use
North	R1-8 PDO	Single Family Homes (Sky Ridge)
East	R1-8, HC	Single Family Homes (Sky Ridge Homesites) and undeveloped property
South	MHRV PDO	Undeveloped property(undeveloped phases of Canyons RV)
West	MHRV PDO	Undeveloped property (future Canyon Villas) Canyons RV development



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 has this property mapped as Single Family, which states:

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 zoning for manufactured homes and park models is currently in place and has been for decades, however manufactured homes and park models do meet a broad definition of “single family home” and MH/RV zone standards are contained within Hurricane single family residential standards in 10-13. Increasing the density by 5% would still be within the range of typical single family density.

During the Moderate Income Housing Plan and other discussions about growth with the City Council and other city leaders, a desire was expressed for new manufactured home communities that can provide an affordable option for people on a scale similar to single family homes. Single family homes could be built on these lots.

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

Response: The lot sizes and density would be in between the scale and density of Sky Ridge to the north and Canyons RV to the west.

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

Response: The development itself may have an impact on adjacent property, however it is unlikely that three additional units will have a major impact on the property. This development will continue the expansion of 2680 W through to 2600 W which will be a benefit to connectivity in the area.

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

Response: See JUC comments below. There are some layout and utilities issues with the overall development that need to be worked out, but there were no comments pertaining to the request for additional units.

JUC Comments

Public Works: Need second access. Need water loop and water model.

Power: Rocky Mountain Power has an easement for a power line across this property. A main feeder line will have to be installed along the future 100 N from 2600 W before power can supply the development. A small power line must also be connected through Canyon Villas development. Hurricane Power and civil engineers must work together for off-site power design.

Water: Water lines need to be looped for approval.

Streets: No comments

Sewer: 4” pressure line for Canyons RV runs through the project. Sewer not readily available-need to see off-site sewer plan.

Engineering: The applicant should coordinate with Hurricane City and UDOT to conclude what the

expectations for 100 N (a master planned major collector with a trail on the south side) alignment should be. Meeting the existing portion of 100 N with standard horizontal curves will require adjustments to the applicant's proposed alignment, regrading the existing slopes can have impacts on the proposed subdivision. Engineering suggests planning a public utility corridor separate from the detention/retention area, a road if possible. Ash Creek's standards don't support sewer mains through detention areas. The applicant should explore with the water department if a loop through Canyon RV's system would be feasible. Meeting Hurricane City standards and servicing the entire subdivision isn't possible without neighbors participation.

Fire: Need second access for 53 homes, 30 homes max on single access.

Cable: Add Centurylink notes to construction drawings

GIS: Main north-south street is "2680 W"

Water Conservancy: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Staff Comments

1. The applicant has indicated that this development is intended to be subdivided. A separate preliminary plat application will need to be submitted and approved.
2. The applicant is requesting a 5% density bonus for "provision of usable open space" and "enhanced overall design theme" the site plan shows 0.5 acres of common area and stormwater basin but provided no details on the enhanced overall design theme.
 - a. Hurricane City Code 10-23-8 states:

C. Density bonus. The City Council, after receiving a recommendation from the Planning Commission, may authorize a density bonus of up to 20 percent above the base density for a planned development. The purpose of a density bonus is to provide an incentive to an applicant to provide amenities that are not required by this chapter or the applicable underlying zone, and which otherwise would not be provided.

1. The basis for granting a density bonus shall be included in the findings required to approve a planned development set forth in subsection 10-23-7B of this chapter.

2. A density bonus may be authorized based upon provision of one or more of the following amenities. The maximum density bonus granted for any one class of amenities shall not exceed the percentage indicated.

a. Enhanced overall design theme (up to five percent):

(1) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;

(2) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;

(3) *Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and*

(4) *Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.*

Provision of usable open space (up to five percent):

(1) *Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and*

(2) *Stormwater detention facilities are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.*

The Planning Commission should request more detail on how these goals within the code will be met.

3. **Setbacks:**

a. The applicant appears to be requesting a variation on the normal setbacks required in a PDO.

b.

Property line	Requested setbacks	Current PDO setbacks
Front	15'	Dwellings: 14' Garages: 20'
Interior side	10'	15' aggregate. Minimum 5'
Street side	20'	15'
Rear	10'	10'

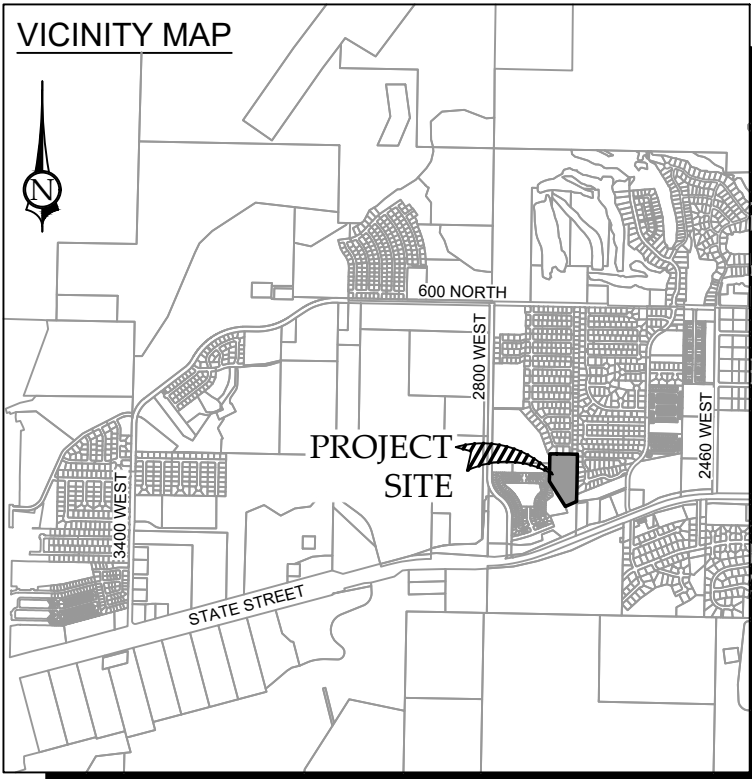
c. It is not clear to staff why they seem to be requesting more strict setbacks in some cases, especially the side setbacks with how narrow the lots are.

4. The site plan indicates the development will be developed in multiple phases based on utility availability

Findings: Staff makes the following findings:

1. The proposed amendment is compatible with the goals and policies of the General Plan
2. The proposed amendment is in harmony with the overall character of the existing development.
3. The proposed amendment will have little to no effect on adjacent properties.
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 of this amendment subject to staff and JUC comments.

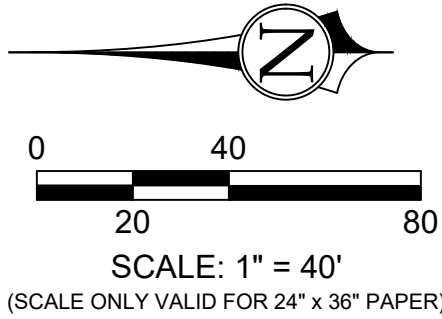


DRAINAGE NOTE
THE SITE SLOPES FROM EAST TO WEST CREATING A LOW POINT AND NATURAL LOCATION FOR A PROPOSED STORM WATER RETENTION BASIN ALONG THE WEST PROPERTY BOUNDARY. THE BASIN WILL BE APPROXIMATELY 2.5' DEEP OF WATER LEVEL.

- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GRADE CONTOUR
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - EG EXISTING GROUND
 - PROPOSED SURFACE FLOW DIRECTION

PLANNED DEVELOPMENT OVERALY
BASE DENSITY : 6.15 DU/AC
DENSITY BONUS: 0.31 DU/AC (5%)
• PROVISION OF USABLE OPEN SPACE
• ENHANCED OVERALL DESIGN THEME
DENSITY PROPOSED: 6.46 DU/AC

PROJECT INFORMATION
AREA: 8.2 ACRES
ZONING: MH/RV WITH PDO
TOTAL UNITS: 53 SUBDIVIDED LOTS
DENSITY: 6.46 D.U./ACRE
OPEN SPACE/AMENITY/ COMMON USE: 0.50 ACRES
SETBACKS:
SIDE = 10' INTERIOR, 20' STREET
FRONT = 15'
REAR = 10'
PHASING: PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES DETERMINED BY SEWER AND MARKET DEMAND
CONTACT: VE MANAGEMENT & INVESTMENTS CO. LLC
1240 E 100 S #2, ST. GEORGE, UT 84790
SKYLAR@SPRDEVT.COM



RIDGE CREST
PRELIMINARY SITE PLAN & PDO ZONING

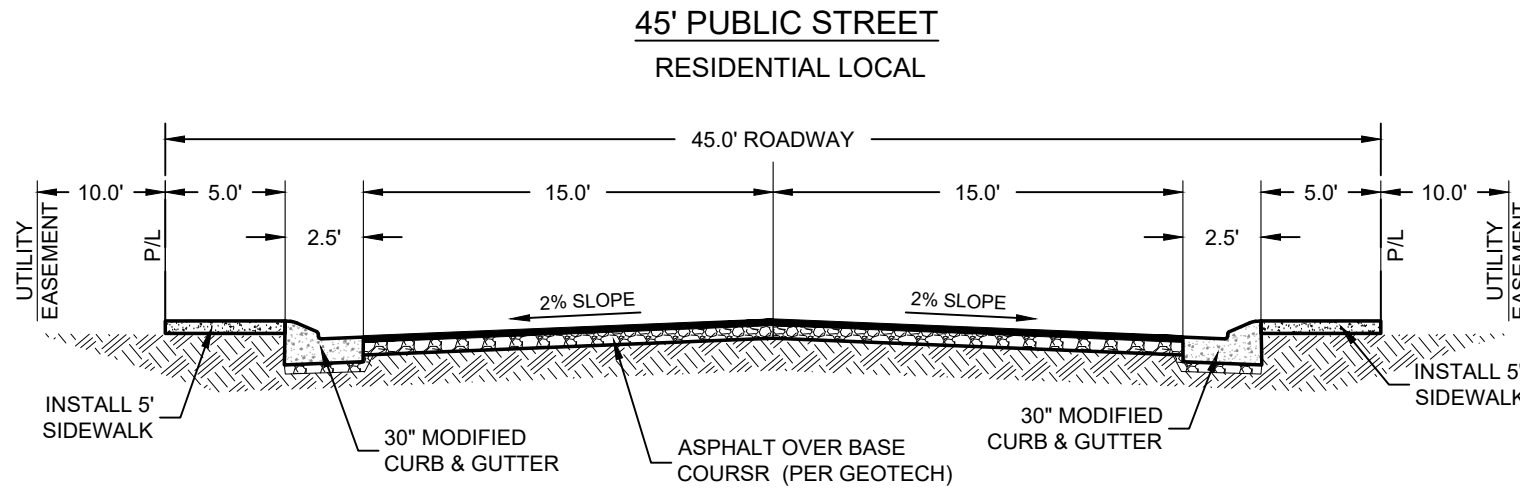
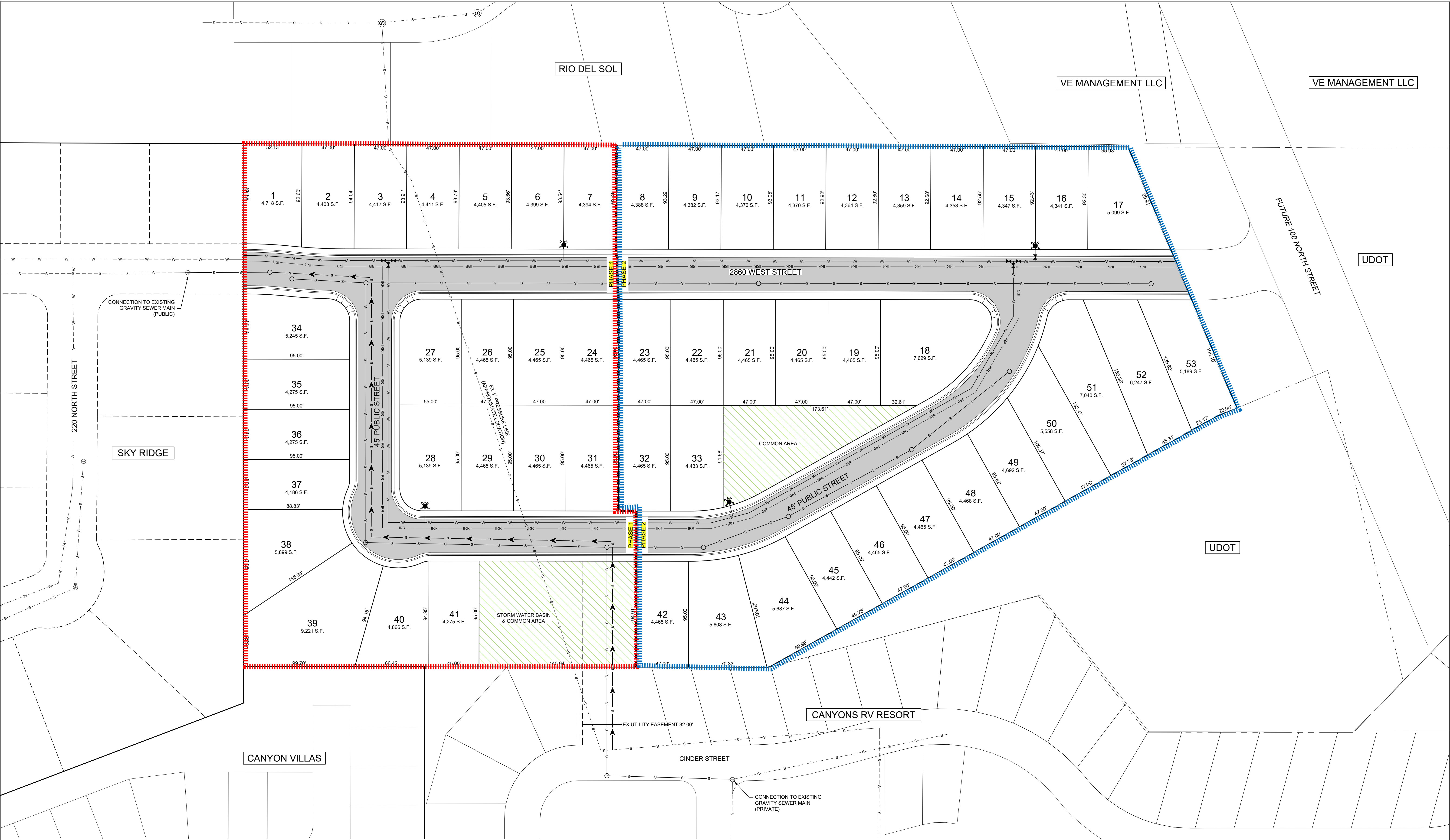
RIDGE CREST
PRELIMINARY SITE PLAN & PDO ZONING
LOCATED IN HURRICANE, UTAH

PROJ #: 23295-00
DRAWN BY: BLW
DATE: 09/20/2023
CHECKED BY:
SCALE OF SHEET
HOR SCALE: 1" = 40'

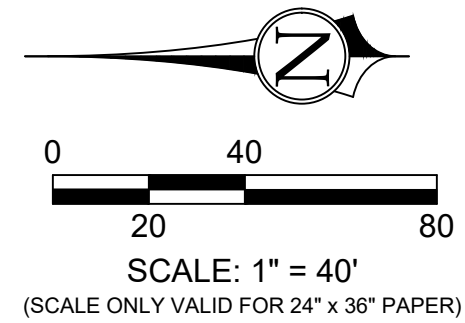
SHEET
1
OF
2

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100





- LEGEND**
- FIRE HYDRANT
 - WATER GATE VALVE
 - EXISTING WATER GATE VALVE
 -
 - EXISTING WATER LINE
 - C-900 CLASS 150 WATER LINE
 - SEWER MANHOLE (SIZE AS NOTED ON PLAN)
 -
 - EXISTING SEWER LINE
 -
 - SEWER PRESSURE MAIN (REROUTE)
 - PROPOSED LOT LINE
 - PUBLIC UTILITY EASEMENT LINE



RIDGE CREST
DEVELOPMENT PLAN

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

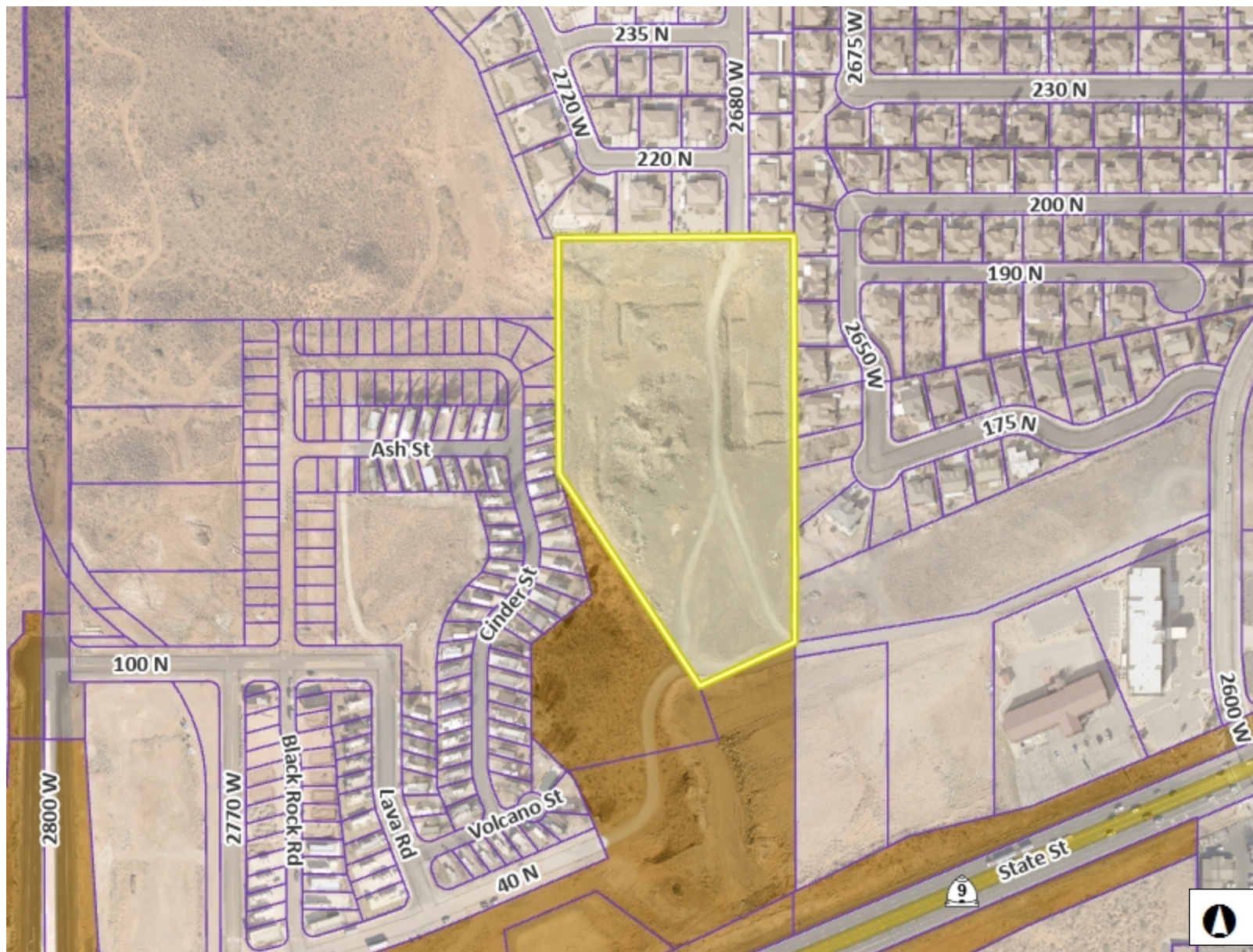


RIDGE CREST
PRELIMINARY SITE PLAN & PDO ZONING
LOCATED IN HURRICANE, UTAH

PROJ. #:	23295.00
DRAWN BY:	BLW
DATE:	09/20/2023
CHECKED BY:	
SCALE OF SHEET	
HOR SCALE:	1" = 40'
SHEET	2
OF	
	2



Ridge Crest



Legend

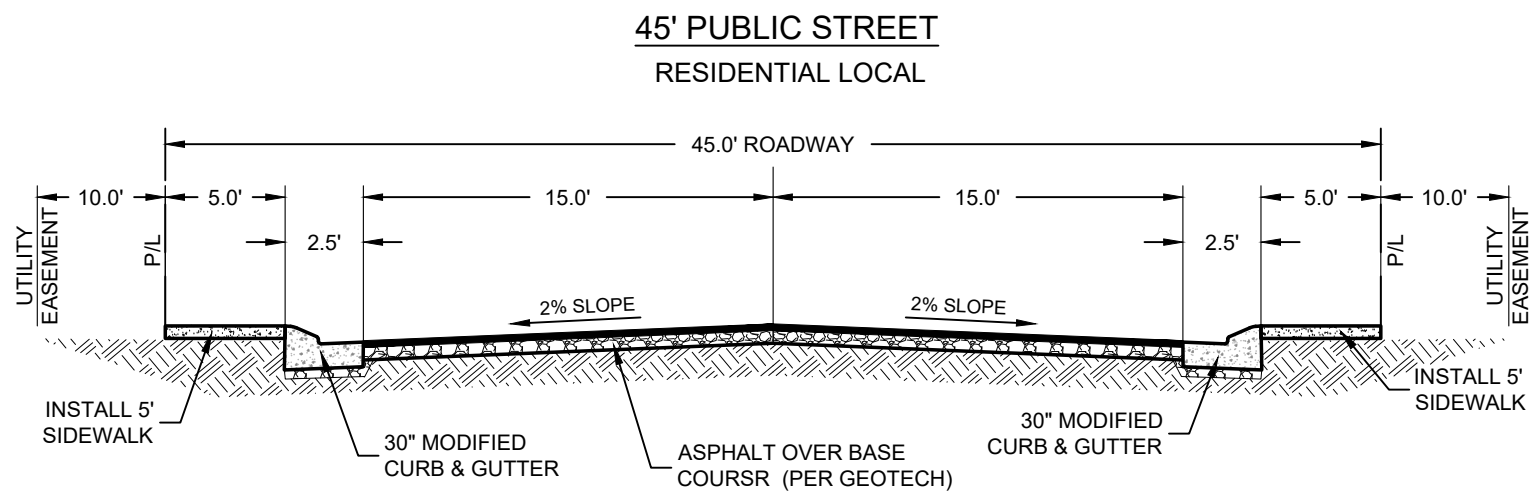
- Parcels
- Ownership
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wilde
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

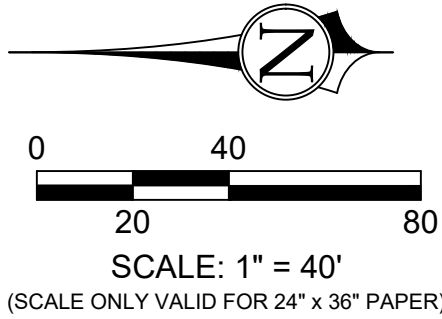
752.3 0 376.17 752.3 Feet

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.



- LEGEND
- FIRE HYDRANT
 - WATER GATE VALVE
 - EXISTING WATER GATE VALVE
 - 3/4" WATER LATERAL & SERVICE WITH BOX
 - EXISTING WATER LINE
 - C-900 CLASS 150 WATER LINE
 - SEWER MANHOLE (SIZE AS NOTED ON PLAN)
 - 4" PVC SEWER LATERAL
 - EXISTING SEWER LINE
 - 8" SDR 35 PVC SEWER LINE
 - SEWER PRESSURE MAIN (REROUTE)
 - PROPOSED LOT LINE
 - PUBLIC UTILITY EASEMENT LINE



RIDGE CREST
PRELIMINARY UTILITY PLAN

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

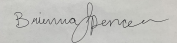


RIDGE CREST
PRELIMINARY SITE PLAN & PDO ZONING
LOCATED IN HURRICANE, UTAH

PROJ. #: 23295.00
DRAWN BY: BLW
DATE: 09/20/2023
CHECKED BY:
SCALE OF SHEET
HOR SCALE: 1" = 40'

SHEET
2
OF
2

Application

Application Accepted Date: 10/31/2023		Valuation		\$	0.00															
Type of Improvement: Zone Change Application		PERMIT FEES																		
Description: This is a 3504 sq ft duplex with a complete upper		Planning Fee		\$	500.00															
Tenant / Project Name: 119 S 700 W		Planning Fee		\$	500.00															
Bldg. Address: 119 S 700 W		Sub Total:		\$	500.00															
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00															
Subdivision: NA Phase: NA		Amount Paid:		\$	0.00															
Block: Lot #: H-266-J Parcel #: H-266-J-1		Remaining Due:		\$	500.00															
Zone: RM-2																				
Property Owner: Oliver and Rebekah Radtke																				
Permit Contact: Oliver Radtke P:(920) 538-5317																				
Email: oliverradtke12@gmail.com																				
CONTACT INFORMATION																				
General Contractor: OLIVER RADTKE																				
License #: P: (920) 538-5317																				
Address: 3527 W 175 N																				
City: Hurricane State: UTAH Zip: 84737																				
Email: Oliverradtke12@gmail.com																				
APPLICATION DETAILS																				
																				
						APPROVALS		DATE	INFO											
						Plan Review Finalized:	Yes	11/08/23	Brienna Spencer											
<table><tr><td>Setbacks</td><td>Front:</td><td>Rear:</td><td>Left:</td><td>Right:</td></tr><tr><td>Min.</td><td></td><td></td><td></td><td></td></tr><tr><td>Actual:</td><td></td><td></td><td></td><td></td></tr></table>						Setbacks	Front:	Rear:	Left:	Right:	Min.					Actual:				
Setbacks	Front:	Rear:	Left:	Right:																
Min.																				
Actual:																				
APPLICATION NUMBER: PENDZC23-25																				
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.																				
Applicant Name: Oliver Radtke																				
Signature of Applicant/Authorized Agent or Owner: Date:																				
Application Approved By:				Date:																
				11/08/2023																
Application Issued By:				Date:																
Receipt #: 8.173767-10/31/23																				



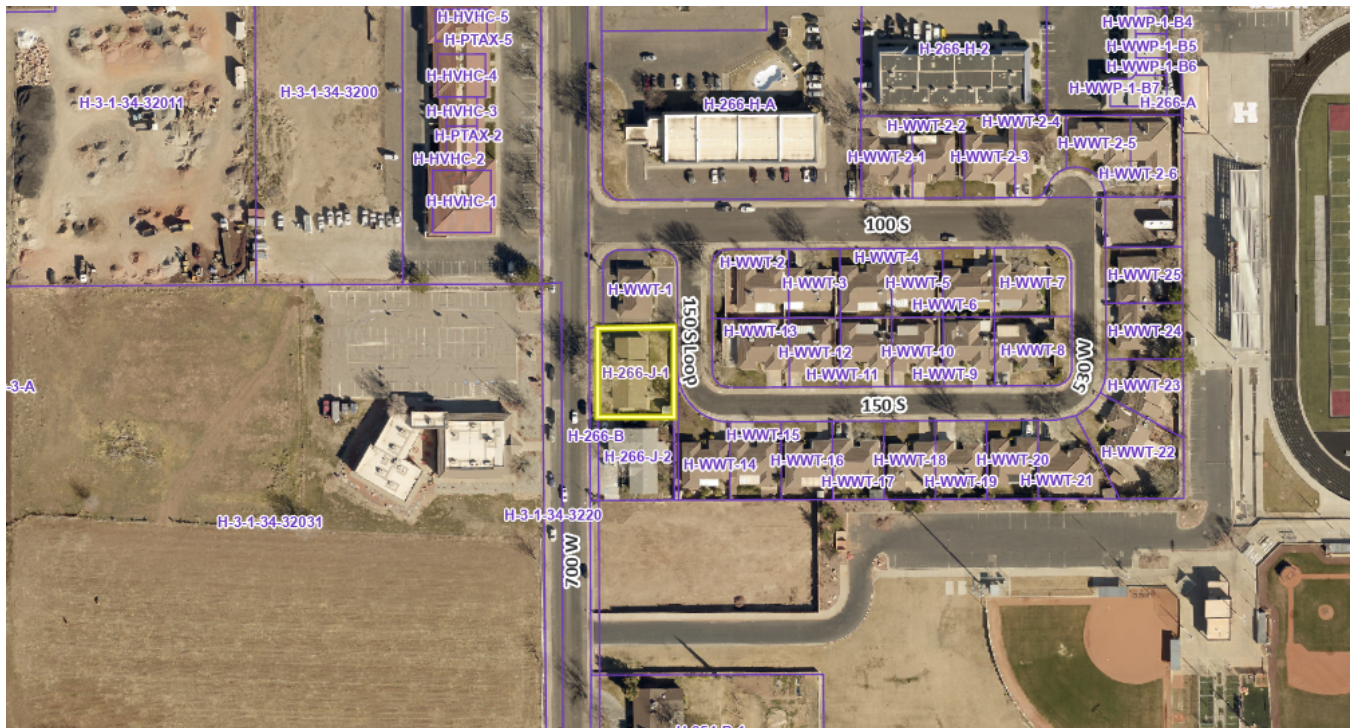
STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	ZC23-25
Type of Application:	Zone Change Application
Action Type:	Legislative
Applicant:	Oliver and Rebekah Radtke
Agent:	
Request:	A Zone Change from RM-2 to General Commercial
Location:	119 S 700 W
Zoning:	RM-2
General Plan Map:	Single Family

Discussion:

The applicant is seeking a zone change from RM-2 to General Commercial on .26 acres of property. The applicants are proposing that the existing duplex, currently being rented long-term, be allowed to be rezoned to commercial to allow the owners to operate a short-term rental from the site.

	Zoning	Adjacent Land Use
North	RM-2 PDO, HC	Commercial uses
East	RM-2 PDO	Duplexes
South	RM-2 PDO, HC	Commercial uses, Hurricane High School
West	RA-1	Utah Tech University



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 Single Family which requires:

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.

This property currently does not comply with the General Plan Map, being zoned RM-2 with a multifamily use. However, this zone change would increase the degree of conflict with the General Plan from beyond its current use.

The Moderate Income Housing Plan, passed as an appendix to the City's General Plan, calls on the City to "*limit expansion of short term rentals.*"

This proposed zone change is not consistent with the General Plan.

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.

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

Response: The proposed zoning will create much more traffic to the property than a residential zoning would. In addition, there is concern on the increase of traffic to the site considering its location on a major thoroughfare and the existing site conditions. Short-term rentals in and near residential zones are one of the most common nuisance issues with parking and noise that the City deals with on a regular basis. The police department has also expressed concerns that the project may exacerbate a lack of parking in 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 5200 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 City Council passed Ordinance 2023-20 on December 7th, 2023 prohibiting new whole home vacation rentals in single family zones and is considering proposals to restrict short-term rental use further. This proposal would seem to conflict with the City's plans to restrict vacation rentals to the resort areas of town.

Parking

Depending on the proposed use there are different off-street parking requirements. Due to the classification of 700 W there is incredibly limited on-street parking in the area, and any additional parking needs may spill onto the neighborhood streets behind this home. A short-term rental use would require one off-street parking space per bedroom. County records state there are six bedrooms on site, from site visits staff finds it hard to believe this standard can be met without extensive changes to the site.

JUC Comments:

Public Works: No comments

Power: If power needs are greater than what is currently supplied, the developer will contact HC Power with new load calculations to design a new power system.

Water: Okay

Streets: Would like to see the zoning stay at RM-2

Sewer: Short term rentals are placed on the commercial sewer billing.

Engineering: 700 W does not have its full master planned right of way at this location. Hurricane City standards prohibit commercial properties from having driveways that back onto a major collector like 700 W.

Fire: This property failed their fire inspection for a vacation rental license last year. Unless they have made some alterations they do not have the exiting they need to pass no matter the zone.

WCWCD: Washington County Water Conservancy District hereby acknowledges that based on the information provided, the zone change adequately mitigates interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.

Findings:

Staff makes the following findings:

1. The application does not meet 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 adverse impact on the area.
4. Services are adequate to serve the property.
5. The current site was not designed with the stated use in mind and would require major renovations to bring into compliance with commercial standards.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and consider residents' comments. Staff would recommend denial of the zone change due to the proposed change not being consistent with the General Plan, and because it may adversely affect the surrounding area.

The following is the description of the property at 119 S 700 W, Hurricane, UT 84737:

The building is a 3504 sq ft duplex, with an upper and lower living space, each floor is 1752 sq ft. The lower level is in the basement (underground). The building is currently zoned as RM-2.

I am proposing that the property of 119 S 700 W, be rezoned to commercial. The building directly to the North and South of this address are both commercial. To the North is State Farm and to the South is Freddy's Ink - Tattoo & Piercing Studio. The other buildings directly across from my property as well as all of the other buildings North of my property on 700 W, are all commercial buildings; Utah Tech, Hurricane PD, Hurricane Justice Court, Hurricane Dental Group, Scooter's Coffee, Chevron, and Super 8.

I believe that changing the property of 119 S 700 W to a commercial zone is harmonious with the overall character of existing development in the vicinity of my property, since the other properties are all commercial.

I believe this change will not adversely affect the adjacent properties and it will not take up/ use any more resources from the city than it currently does.

Thank you for your consideration,

Oliver & Rebekah Radtke



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	LUCA23-11
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	
Request:	Amend Title 10 Chapter 32 with regards to water conservation and landscape standards

Discussion:

The proposed water conservation and landscaping amendments will only apply to new developments. The proposed amendments will bring the City's ordinances into line with the Washington County Water Conservancy District's ("District") Water Efficiency Standards, which are also the standards that need to be adopted for Hurricane City residents to qualify for the Water Efficient Landscape Rebate. The rebate is paid to property owners that remove grass and replace it with water-efficient landscaping, up to \$2.00 per square foot, but only residents in cities that have adopted the Water Efficiency Standards qualify for the rebate program.

On February 16, 2023, the City Council adopted new standards that were largely in line with the District's standards. However, there were a few provisions that were determined to be inconsistent with the required standards. The revisions proposed by this ordinance amendment will resolve those discrepancies.

A summary of the proposed changes follows:

1. Exemption area. To ensure that the Hurricane Fields area would maintain its agricultural feel, the current ordinance exempts new development in the historical canal area from the standards. The intent and purpose of that exemption was to allow new development to continue to have gardens, agricultural fields, and pastures without being subject to new landscaping standards. This exemption area was the primary concern that disqualified residents from the rebate program. However, after further discussions with the District, the issue has been addressed in

the proposed ordinance in a more specific manner. Namely, the definition of "lawn," which is regulated, is defined as "nonagricultural land planted in closely, mowed, managed grass." Thus, the restrictions on lawn size do not apply to gardens, agricultural fields, or pastures. This clarification will allow new houses in the Hurricane Fields to continue to farm, have gardens, and raise farm animals without being subject to these new conservation standards.

2. Hot water recirculation system. New residential units in excess of 1,400 square feet will be required to install a hot water recirculation system, unless hot water can be delivered to the faucet without displacing more than .6 gallons of water.
3. Car wash facilities. The City ordinance already requires that new car washes use a water recirculation system. The proposed change would limit the amount of water that could be used per car to 35 gallons.
4. Misting systems. Misting systems are only permitted May through September when the temperatures exceed 90 degrees.
5. Golf Courses. All golf courses that use District or City water, even existing golf courses, shall be required to submit and follow a water budget and identify water conservation measures.
6. Manmade ornamental water features. The City ordinance already requires that water features utilize a recirculation pump and limits their number per subdivision. The proposed change limits water features to 25 square feet per parcel.
7. Metering. Individual residential units need to be separately metered or equipped so water delivered to each unit can be separately tracked. In multi-family projects with more than 5,000 square feet of outdoor irrigation, the outdoor water use needs to be metered separately from the living units.
8. Exceptions. The City can consider exceptions on a case-by-case basis for special purpose landscape areas such as stormwater management areas, cemeteries, etc.

Included in the packet is a redlined version of the proposed changes showing the revisions. Also included in the packet is a clean version with all of the proposed revisions incorporated into the draft.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance and any public comments at the public hearing. Staff recommends the Planning Commission make a recommendation on this ordinance to the City Council

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING
TITLE 10, CHAPTER 32 OF THE HURRICANE CITY CODE.**

WHEREAS, water is a limited resource within Hurricane City and Southern Utah; and

WHEREAS, the City has been given a stewardship over these resources; and

WHEREAS, the City has previously adopted Ordinance No. 2020-13, codified in Section 8-1-10, imposing time of day water use restrictions and other water conservation measures; and

WHEREAS, the City previously adopted Ordinance No. 2023-04, amending Title 10, Chapter 32 to provide further for water conservation; and

WHEREAS, the City has determined that it is in the best interest of the health, safety, and welfare of the City's residents to adopt an ordinance further regulating certain landscaping to better conserve water; and

WHEREAS, the City wants to protect the rights of property owners within the City; and

WHEREAS, the City wants to maintain a high quality of life for those who live, work, and play within the City by allowing property owners to choose to take water conservation steps that meet their needs; and

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Section 10-32 of the Hurricane City Code is amended to read as follows:

CHAPTER 32. LANDSCAPING AND WATER EFFICIENCY STANDARDS

Sec. 10-32-1. Purpose.

The purpose of this chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering and conserving the public's water resources by establishing minimum conservation standards for new development.

Sec. 10-32-2 Applicability

The standards within this chapter shall be required for single and multi-family residential, commercial, institutional, and industrial development; construction activity; and landscape installation that uses potable, secondary, or reuse water provided by the Washington County Water Conservancy District or Hurricane City.

These standards are not intended to conflict with Utah law. Any requirement in conflict with Utah law shall not apply.

Unless specified, all measures within these standards are applicable to all development and landscape installation undertaken after the adoption date of these standards.

Sec. 10-32-3 Definitions

The following definitions shall apply to this ordinance:

Active Recreation Area: dedicated active play areas where irrigated lawn is used as the playing surface, such as a sports field designed for public use. Lawn areas within active recreation areas shall be:

- i. a minimum of 1,500 contiguous square feet of lawn area
- ii. not less than 30 feet in any dimension
- iii. not less than 10 feet from areas dedicated to vehicular use, such as a street or parking lot
- iv. designed and located to be accessible to large populations, such as at a school, daycare, recreation center, senior center, public park, private park, water park or religious institution
- v. co-located with amenities, including but not limited to trash bins, benches, tables, walking paths, drinking water, playground equipment and/or other recreational amenities.

Lawn: irrigated nonagricultural land planted in closely mowed, managed grass.

Irrigation Plan: A plan that shows the components of an irrigation system, including water meter size, backflow prevention, precipitation rates, flow rate, operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Landscape Area: Area within a lot, parcel, or development that is not the home footprint, driveway, sidewalk or patio. Areas utilized for agriculture are not Landscaped Areas.

Landscape Plan or Planting Plan: A plan that clearly and accurately identifies the location and species of new and existing trees, shrubs, ground covers, and other plants on a site, and any other landscape element, and includes an irrigation plan.

Mulch: material (such as, but not limited to, rock, bark, wood chips) uniformly applied upon the surface of the soil to reduce evaporation and weed growth. Mulches must allow penetration of water and air. For purposes of this standard, ungrouted pavers, stepping stones and artificial turf manufactured to be permeable to air and water may be considered mulch.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Planting Bed: areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials and other regionally appropriate plants.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Secondary Irrigation System: A water system designed to deliver Secondary Irrigation Water to property for the purpose of irrigation of outdoor landscaping.

Water Park: A water play area designed for commercial uses or resort developments with enhanced water features, including but not limited to pools, slides, splash pads, spray grounds, lazy rivers, or similar recreational water related activities. Water Parks are distinguished from pools or splash pads in that they contain multiple water related features and are larger in impact.

Sec. 10-32-3. Continued Compliance and Enforcement.

Violations of the provisions of this chapter shall be governed by chapter 9 of this title.

Landscaping, buffering and site design features required by this chapter shall be continuously maintained as provided in this chapter. The provisions of this chapter shall not apply to any agricultural use. Public, civil, commercial, and residential permitted uses in an agricultural zone are not exempt.

Sec. 10-32-4. Landscaping plan.

- A. *Information required.* Whenever a landscaping plan is required by this title, such plan shall demonstrate compliance with the provisions of this chapter and shall show the following information:
 - 1. Landscaping materials;
 - 2. Location and spacing of existing and proposed plantings;
 - 3. Plant sizes;
 - 4. Proposed treatment of ground surfaces;
 - 5. Irrigation plan.
- B. *Visual obstructions.* Landscape plans shall conform to the visual obstruction requirements of subsection 10-37-9E of this title.

Sec. 10-32-5. Deviation from strict compliance.

- A. *Deviations authorized.* Recognizing that site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this chapter. Any proposed deviation from the requirements of this chapter shall be:
 - 1. Clearly identified on the proposed landscape plan; and
 - 2. Accompanied by a written description of the proposed deviation showing how the intent of this chapter will be met by the proposed plan.
- B. *Findings required.* The Planning Commission may authorize a landscape plan deviation only if it finds the deviation:
 - 1. Is consistent with the intent of this chapter;
 - 2. Is justified by site constraints;
 - 3. Is of comparable quality to what would otherwise be required without a deviation; and
 - 4. Will conform to the Water Efficiency Standards set out in this chapter.

Sec. 10-32-6. Required landscaping.

- A. *General requirement.* Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover, and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover. Areas between living plants shall have mulch upon the soil surface with exceptions for areas being restored to appear as native desert.

- B. *Landscaping adjacent to a public street.* Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:
 - 1. A ten-foot wide landscaped area on any commercial development.
 - 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.
 - 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.
- C. *Parking strip landscaping.* All parking strips shall be landscaped.
- D. *Parking lot landscaping.*
 - 1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:
 - a. *Multiple-family residential.* A minimum of ten percent of total parking lot area.
 - b. *Office and commercial.* A minimum of seven percent of total parking lot area.
 - c. *Industrial and warehouse.* A minimum of five percent of total parking lot area.
 - 2. For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.
 - 3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.
 - 4. Landscape islands should be located in the following priority:
 - a. To define major drives and accessways;
 - b. To delineate ends of parking rows;
 - c. At aisle intersections; and
 - d. Within parking rows.
- F. *Landscaping in a multiple residential development.* Open space and common areas within a multiple residential development shall include a minimum of one tree and two shrubs per dwelling unit.

Sec. 10-32-7. Plant material standards.

- A. *Plant characteristics.* Plant materials used to provide landscaping should be:
 - 1. Drought tolerant;
 - 2. Have noninvasive growth habits;
 - 3. Have low maintenance characteristics; and
 - 4. Be commercially available.
- B. *Plant quality.* Plants installed pursuant to this chapter shall conform to or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock published by the American Nursery and Landscape Association.
- C. *Artificial plants.* No artificial plants shall be used to meet any standard of this chapter except by special permission of the Planning Commission.
- D. *Tree diameter and height.*
 - 1. Trees planted to satisfy the standards of this chapter shall have a minimum caliper (diameter) of two inches measured at ground level.

2. Evergreen trees planted to satisfy the standards of this chapter shall have a minimum height of four feet.
 3. Shrubs planted to satisfy the standards of this chapter shall have a minimum height of 18 inches at the time of planting.
- E. *Ground treatment.* Ground area within a required landscape area shall be landscaped and present a finished appearance upon completion of landscaping. Additional ground cover may consist of plant materials characterized by horizontal as well as vertical growth, generally not exceeding 18 inches in height. Up to 85 percent of additional ground cover may consist of mulch such as decomposed granite, gravel, crushed rock, bark chips, or other similar material. Porous landscape fabric shall be required under these types of ground cover.

Sec. 10-32-8. Installation, irrigation, and maintenance.

Any required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

- A. *Installation.* All landscaping shall be installed according to accepted nursery practices.
- B. *Verification of installation.* Prior to issuing a certificate of occupancy, the Zoning Administrator shall verify that the requirements of this chapter have been met and the required landscaping and screening has been installed in compliance with the approved landscape plan.
- C. *Irrigation.* Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation.
- D. *Maintenance.* Landscape areas, including park strips, shall be maintained in a healthy, neat, and orderly condition as follows:
 1. Landscaped areas shall be free of weeds and litter;
 2. Landscape structures (e.g. walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance; and
 3. The City may require that any dead trees, shrubs and plants be replaced within the current or next planting season.

Sec. 10-32-9. Substitute plant materials.

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on an approved landscaping plan. Any significant change to approved landscaping plans shall be reviewed and approved by the Planning Commission.

Sec. 10-32-10. Temporary suspension of landscaping installation.

During periods of adverse weather conditions or when plants and landscape materials are not available, the Zoning Administrator may issue a temporary certificate of occupancy, provided the landowner enters into an agreement with the City that requires the installation of required landscaping within a reasonable time.

Sec. 10-32-11. Site feature buffering and screening.

The following site features shall be screened as provided below:

- A. *Trash receptacles.* Trash receptacles in a multiple-family residential, commercial, public facility, business/manufacturing park, or professional office zone shall be screened from view by a wall or fence which:
 - 1. Is at least six feet in height;
 - 2. Provides complete visual screening of the receptacle; and
 - 3. Is compatible in material and color with the main building on the lot.
- B. *Permitted outdoor storage.* Outdoor storage areas permitted by this title shall be screened from view by an opaque fence or wall. Nonopaque fencing, such as powder or vinyl coated chainlink, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.
- C. *Ground mounted utility boxes, meters, and mechanical equipment.* Ground mounted utility boxes, meters, and mechanical equipment shall be screened from view by landscaping or architectural elements compatible in material and color with the primary structure(s) on the premises. This requirement shall not apply to:
 - 1. Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and
 - 2. Development in agricultural and single-family residential zones.

Sec. 10-32-12. Water Efficiency Standards.

- A. *Indoor Requirements*
 - 1. *Fixtures.* New and future installations of plumbing fixtures must meet or exceed the water conservation requirements specified in Utah Code.
 - 2. *Hot water recirculation systems.* Hot water recirculation systems shall be installed in single and multi-family properties exceeding 1,400 square feet unless hot water can be delivered without displacing more than 0.6 gallons of water.
 - 3. *Car Wash Facilities.* All car wash facilities shall be plumbed during construction for water recycling systems and not exceed an average of 35 gallons of potable water per washed vehicle.
- B. *Outdoor Landscaping Standards.* All landscape projects, including new installations and rehabilitation, shall comply with the following standards:
 - 1. Where lawns are allowed, spray irrigation may be used. All other plant material must be irrigated from a drip irrigation system equipped with a pressure regulator filter, flush-end assembly and emitters rated for 20 gallons per hour (gph) or less.
 - 2. Drip irrigation and sprinkler irrigation may not be served from the same irrigation valve.
 - 3. Automated irrigation systems must use a US EPA WaterSense labeled smart controller or a similar weather-based controller if an appropriate WaterSense model is not available for the specific application.
 - 4. The standards for living plant cover to help mitigate heat island impacts and soil erosion are set out in sections 10-32-6 and 10-32-8 of this chapter.
 - 5. *Lawn allowances:*
 - i. Single-family residential – 8% of any residential lot, or 2,500 square feet, whichever is less. Lots less than 7,500 square feet are allowed up to 600 square feet of lawn.

- ii. Limited common area developments – single family homes with limited common areas designated for the exclusive use of the adjacent dwelling shall have the same allowances as a single-family home.
 - iii. Attached multi-family residential – up to 100 square feet per dwelling unit used in functional applications. Properties with less than 6 dwelling units are allowed up to 600 square feet of lawn.
 - iv. Commercial, institutional and industrial – lawn areas are prohibited except where an Active Recreation Area is appropriate, such as at a childcare center or athletic complex.
 - v. No lawn shall be less than 8 feet in any dimension, or upon a slope with a grade exceeding 25% (1 foot of rise per 4 feet of run). To the extent possible, spray irrigation should be free from obstructions (trees, signs, posts, enclosures, etc.).
6. Certain special purpose landscape areas (e.g., stormwater management areas, cemeteries, etc.) may receive exceptions from the slope or lawn allowances and other elements of the Landscaping Requirements. Exceptions shall be considered by the City on a case-by-case basis.

C. Metering.

- 1. All attached and detached single-family dwelling units with ground floor square footage shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit.
- 2. All non-single family residential projects require separate meters for outdoor water use when irrigating more than 5,000 square feet.

D. Other Regulations and Restrictions

- 1. Manmade ornamental water features are limited to 25 square feet per parcel and are limited to the parcel.
- 2. All golf courses using district or city supplied water shall have a separate meter for irrigation. All golf courses, without regard to date of construction, shall be required to submit and follow a water budget and identify water conservation measures for regular city and water provider review. New golf courses and expansions of existing golf courses using any water supplied by the City, the Washington County Water Conservancy District, or a canal or irrigation company are prohibited.
- 3. The creation of artificial ponds, lakes, or Water Parks as part of new commercial, resort, or residential development using any water supplied by the City, the Washington County Water Conservancy District, or a canal or irrigation company is prohibited.
 - a. The City may approve a Water Park in a Recreation Resort development only by consolidating multiple pools or other recreation amenities to meet requirements in Hurricane City Code 10-26.
 - b. Improvements related to civic, stormwater facilities, and agriculture and livestock use are exempt from these provisions.
- 4. Misting systems. Misting systems are permitted from May through September when temperatures exceed 90 degrees.

NOW THEREFORE, BIT IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
3. This Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this ____ day, _____ 2024.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the ____ day of _____ 2024. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	_____	_____	_____	_____
David Sanders	_____	_____	_____	_____
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Doug Heideman	_____	_____	_____	_____

Cindy Beteag, Recorder

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH ~~ADDING~~
AMENDING TITLE 10, CHAPTER 32 OF THE 10-32 WATER CONSERVATION TO
~~THE~~ HURRICANE CITY CODE.**

WHEREAS, water is a limited resource within Hurricane City and Southern Utah; and

WHEREAS, the City has been given a stewardship over these resources; and

WHEREAS, the City has previously adopted Ordinance No. 2020-13, codified in Section 8-1-10, imposing time of day water use restrictions and other water conservation measures; and

WHEREAS, the City previously adopted Ordinance No. 2023-04, amending Title 10, Chapter 32 to provide further for water conservation; and

WHEREAS, the City has determined that it is in the best interest of the health, safety, and welfare of the City's residents to adopt an ordinance further regulating certain landscaping to better conserve water; and

WHEREAS, the City wants to protect the rights of property owners within the City; and

WHEREAS, the City wants to maintain a high quality of life for those who live, work, and play within the City by allowing property owners to choose to take water conservation steps that meet their needs; and

BE IT HEREBY ORDAINED by the City Council of Hurricane, Utah that Section 10-32 of the Hurricane City Code is amended to read as follows:

CHAPTER 32. LANDSCAPING AND ~~SCREENING~~WATER EFFICIENCY STANDARDS

Sec. 10-32-1. Purpose.

The purpose of this chapter is to promote public health, safety, and welfare by establishing minimum standards for the preservation, installation, and maintenance of landscaping and buffering and conserving the public's water resources by establishing minimum conservation standards for new development. ~~This chapter is intended to achieve the following objectives:~~

~~A.——To improve the aesthetic appearance of development by establishing minimum landscaping standards;~~

~~B.——To promote water conservation by encouraging the use of drought tolerant landscape material; and~~

~~C.——To maintain and improve environmental conditions by providing groundwater recharge areas and minimizing stormwater runoff, noise and glare.~~

Sec. 10-32-2 Applicability

The standards within this chapter shall be required for single and multi-family residential, commercial, institutional and industrial development; construction activity; and landscape installation that uses potable, secondary, or reuse water provided by the Washington County Water Conservancy District or Hurricane City.

These standards are not intended to conflict with Utah law. Any requirement in conflict with Utah law shall not apply.

Unless specified, all measures within these standards are applicable to all development and landscape installation undertaken after the adoption date of these standards.

Sec. 10-32-~~2~~3 Definitions

The following definitions shall apply to this ordinance:

Active Recreation Area: dedicated active play areas where irrigated lawn is used as the playing surface, such as a sports field designed for public use. Lawn areas within Aactive recreation areas shall be:

- i. a minimum of 1,500 contiguous square feet of lawn area
- ii. not less than 30 feet in any dimension
- iii. not less than 10 feet from areas dedicated to vehicular use, such as a street or parking lot
- iv. designed and located to be accessible to large populations, such as at a school, daycare, recreation center, senior center, public park, private park, water park or religious institution
- v. co-located with amenities, including but not limited to trash bins, benches, tables, walking paths, drinking water, playground equipment and/or other recreational amenities.~~An area that is dedicated to active play or other recreation purposes where grass may be used as the recreation surface. Examples of active recreation areas include sports fields, play areas, and other similar uses designated for outdoor activity.~~

~~Grass~~Lawn: irrigated nonagricultural land planted in closely mowed, managed grass.~~A surface layer of earth containing irrigated grass.~~

~~Hurricane Canal Company: A Utah non-profit corporation identified as the Hurricane Canal Company that provides secondary water to shareholders within the Hurricane City area.~~

Irrigation Plan: A plan that shows the components of an irrigation system, including water meter size, backflow prevention, precipitation rates, flow rate, operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Landscape Area: Area within a lot, parcel, or development that is not the home footprint, driveway, sidewalk or patio. Areas utilized for agriculture are not Landscaped Areas.

Landscape Plan or Planting Plan: A plan that clearly and accurately identifies the location and species of new and existing trees, shrubs, ground covers, and other plants on a site, and any other landscape element, and includes an irrigation plan.

Mulch: material (such as, but not limited to, rock, bark, wood chips) uniformly applied upon the surface of the soil to reduce evaporation and weed growth. Mulches must allow penetration of water and air. For purposes of this standard, ungrouted pavers, stepping stones and artificial turf manufactured to be permeable to air and water may be considered mulch.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Planting Bed: areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials and other regionally appropriate plants.

Secondary Irrigation Water: Non-potable water that is untreated and used for irrigation of outdoor landscaping.

Secondary Irrigation System: A water system designed to deliver Secondary Irrigation Water to property for the purpose of irrigation of outdoor landscaping.

Water Park: A water play area designed for commercial uses or resort developments with enhanced water features, including but not limited to pools, slides, splash pads, spray grounds, lazy rivers, or similar recreational water related activities. Water Parks are distinguished from pools or splash pads in that they contain multiple water related features and are larger in impact.

Sec. 10-32-3. SeopeContinued Compliance and Enforcement.

Violations of the provisions of this chapter shall be governed by chapter 9 of this title.

~~Unless exempted as provided in subsection B of this section, or otherwise specifically provided elsewhere in this title, the standards and requirements for a landscape plan according to this chapter shall apply.~~

~~A.—Continuous maintenance.~~ Landscaping, buffering and site design features required by this chapter shall be continuously maintained as provided in this chapter.

~~B.—Exemption.~~ The provisions of this chapter shall not apply to any agricultural use.

Public, civil, ~~and~~ commercial and residential permitted uses in an agricultural zone are not exempt.

~~(Ord. 2011-11, 12-15-2011)~~

Sec. 10-32-4. Landscaping plan.

A. *Information required.* Whenever a landscaping plan is required by this title, such plan shall demonstrate compliance with the provisions of this chapter and shall show the following information:

1. Landscaping materials;
2. Location and spacing of existing and proposed plantings;
3. Plant sizes;
4. Proposed treatment of ground surfaces;
5. Irrigation plan.

- B. *Visual obstructions.* Landscape plans shall conform to the visual obstruction requirements of subsection 10-37-9E of this title.
(Ord. 2004-15, 6-17-2004)

Sec. 10-32-5. Deviation from strict compliance.

- A. *Deviations authorized.* Recognizing that site conditions and development constraints may vary greatly among sites, the Planning Commission may approve landscape plans that deviate from strict compliance with the provisions of this chapter. Any proposed deviation from the requirements of this chapter shall be:
1. Clearly identified on the proposed landscape plan; and
 2. Accompanied by a written description of the proposed deviation showing how the intent of this chapter will be met by the proposed plan.
- B. *Findings required.* The Planning Commission may authorize a landscape plan deviation only if it finds the deviation:
1. Is consistent with the intent of this chapter;
 2. Is justified by site constraints; ~~and~~
 3. Is of comparable quality to what would otherwise be required without a deviation; ~~and-~~
 4. Will conform to the Water Efficiency Standards set out in this chapter.

Sec. 10-32-6. Required landscaping.

- A. *General requirement.* Landscaped areas may include trees, shrubs, vegetative, organic and inorganic ground cover, and other organic and inorganic materials identified in an approved landscaping plan. All required landscape areas shall be occupied by plant material or ground cover. Areas between living plants shall have mulch upon the soil surface with exceptions for areas being restored to appear as native desert.
- B. *Landscaping adjacent to a public street.* Except for approved driveways and pedestrian walkways, a landscaped area of ten-foot minimum shall be provided adjacent and parallel to the frontage of a public street as follows:
1. A ten-foot wide landscaped area on any commercial development.
 2. At least one tree and three shrubs shall be planted for every 35 feet of street frontage in a required landscaped area. Such trees and shrubs may be clustered, provided that no tree shall be within five feet of another.
 3. The slope of any earth berm shall not exceed a vertical to horizontal ratio of one to two and shall be treated with suitable ground cover to prevent soil erosion.
- C. *Parking strip landscaping.* All parking strips shall be landscaped.
- D. *Parking lot landscaping.*
1. Every parking lot consisting of more than ten spaces and 3,500 square feet of area shall contain internal landscaped areas as follows:
 - a. *Multiple-family residential.* A minimum of ten percent of total parking lot area.
 - b. *Office and commercial.* A minimum of seven percent of total parking lot area.
 - c. *Industrial and warehouse.* A minimum of five percent of total parking lot area.
 2. For every ten required parking spaces, or portion thereof, a minimum of two shrubs and one deciduous tree shall be provided within the internal parking area. The species of such trees shall be such that at maturity a tree canopy is provided to shade the parking area below each tree.

3. Landscaped areas shall contain a minimum of 25 square feet and shall have a minimum average width of at least five feet.
 4. Landscape islands should be located in the following priority:
 - a. To define major drives and accessways;
 - b. To delineate ends of parking rows;
 - c. At aisle intersections; and
 - d. Within parking rows.
- F. *Landscaping in a multiple residential development.* Open space and common areas within a multiple residential development shall include a minimum of one tree and two shrubs per dwelling unit.
- (Ord. 2011-11, 12-15-2011)

Sec. 10-32-7. Plant material standards.

- A. *Plant characteristics.* Plant materials used to provide landscaping should be:
1. Drought tolerant;
 2. Have noninvasive growth habits;
 3. Have low maintenance characteristics; and
 4. Be commercially available.
- B. *Plant quality.* Plants installed pursuant to this chapter shall conform to or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock published by the American Nursery and Landscape Association.
- C. *Artificial plants.* No artificial plants shall be used to meet any standard of this chapter except by special permission of the Planning Commission.
- D. *Tree diameter and height.*
1. Trees planted to satisfy the standards of this chapter shall have a minimum caliper (diameter) of two inches measured at ground level.
 2. Evergreen trees planted to satisfy the standards of this chapter shall have a minimum height of four feet.
 3. Shrubs planted to satisfy the standards of this chapter shall have a minimum height of 18 inches at the time of planting.
- E. *Ground treatment.* Ground area within a required landscape area shall be landscaped and present a finished appearance upon completion of landscaping. Additional ground cover may consist of plant materials characterized by horizontal as well as vertical growth, generally not exceeding 18 inches in height. Up to 85 percent of additional ground cover may consist of ~~inert material~~mulch such as decomposed granite, gravel, crushed rock, bark chips, or other similar material. Porous landscape fabric shall be required under these types of ground cover.

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

Sec. 10-32-8. Installation, irrigation, and maintenance.

Any required landscaping shall be installed, irrigated, and maintained in accordance with the following standards:

- A. *Installation.* All landscaping shall be installed according to accepted nursery practices.
- B. *Verification of installation.* Prior to issuing a certificate of occupancy, the Zoning Administrator shall verify that the requirements of this chapter have been met and the

required landscaping and screening has been installed in compliance with the approved landscape plan.

- C. *Irrigation*. Landscape areas shall be irrigated as necessary to maintain required plant materials in good and healthy condition, while at the same time avoiding water waste through inefficient irrigation.
- D. *Maintenance*. Landscape areas, including park strips, shall be maintained in a healthy, neat, and orderly condition as follows:
 - 1. Landscaped areas shall be free of weeds and litter;
 - 2. Landscape structures (e.g. walls, fences) shall be repaired or replaced in a structurally sound condition consistent with original appearance; and
 - 3. The City may require that any dead trees, shrubs and plants be replaced within the current or next planting season.

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

Sec. 10-32-9. Substitute plant materials.

The Zoning Administrator may approve installation of comparable substitute plant materials to satisfy the requirements of an approved landscape plan when approved materials are unavailable or when other unforeseen conditions prevent the use of materials shown on an approved landscaping plan. Any significant change to approved landscaping plans shall be reviewed and approved by the Planning Commission.

(Ord. 2011-11, 12-15-2011)

Sec. 10-32-10. Temporary suspension of landscaping installation.

During periods of adverse weather conditions or when plants and landscape materials are not available, the Zoning Administrator may issue a temporary certificate of occupancy, provided the landowner enters into an agreement with the City that requires the installation of required landscaping within a reasonable time.

(Ord. 2011-11, 12-15-2011)

Sec. 10-32-11. Site feature buffering and screening.

The following site features shall be screened as provided below:

- A. *Trash receptacles*. Trash receptacles in a multiple-family residential, commercial, public facility, business/manufacturing park, or professional office zone shall be screened from view by a wall or fence which:
 - 1. Is at least six feet in height;
 - 2. Provides complete visual screening of the receptacle; and
 - 3. Is compatible in material and color with the main building on the lot.
- B. *Permitted outdoor storage*. Outdoor storage areas permitted by this title shall be screened from view by an opaque fence or wall. Nonopaque fencing, such as powder or vinyl coated chainlink, may be used to satisfy this requirement in industrial zones if vinyl slats are inserted into the fence.
- C. *Ground mounted utility boxes, meters, and mechanical equipment*. Ground mounted utility boxes, meters, and mechanical equipment shall be screened from view by landscaping or architectural elements compatible in material and color with the primary structure(s) on the premises. This requirement shall not apply to:

1. Rear and rear side yard locations adjacent to other service or mechanical areas not adjacent to a public street; and
2. Development in agricultural and single-family residential zones.

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

Sec. 10-32-12. Water ~~conservation~~Efficiency Standards.

~~A. Scope and Applicability. The standards of this section shall apply to all new construction and new development as set forth herein. The standards of this section shall not apply to residential development in areas historically serviced by the Hurricane Canal Company and serviced by a Secondary Irrigation System. This section shall not apply to any new or existing agricultural uses in any zone.~~

A. Indoor Requirements

1. Fixtures. New and future installations of plumbing fixtures must meet or exceed the water conservation requirements specified in Utah Code.

2. Hot water recirculation systems. Hot water recirculation systems shall be installed in single and multi-family properties exceeding 1,400 square feet unless hot water can be delivered without displacing more than 0.6 gallons of water.

3. Car Wash Facilities. All car wash facilities shall be plumbed during construction for water recycling systems and not exceed an average of 35 gallons of potable water per washed vehicle.

B. Outdoor Landscaping Standards. All landscape projects, including new installations and rehabilitation, shall comply with the following standards:

1. Where lawns are allowed, spray irrigation may be used. All other plant material must be irrigated from a drip irrigation system equipped with a pressure regulator filter, flush-end assembly and emitters rated for 20 gallons per hour (gph) or less.

2. Drip irrigation and sprinkler irrigation may not be served from the same irrigation valve.

3. Automated irrigation systems must use a US EPA WaterSense labeled smart controller or a similar weather-based controller if an appropriate WaterSense model is not available for the specific application.

4. The standards for living plant cover to help mitigate heat island impacts and soil erosion are set out in sections 10-32-6 and 10-32-8 of this chapter.

5. Lawn allowances:

i. ~~Lawns must be accessible for active use and may not be in streetscape frontages, parking lots, roundabouts, medians, driveways and other areas not conducive to access and safe use. Lawns may not be within 10 feet of a roadway.~~

ii. Single-family residential – 8% of any residential lot, or 2,500 square feet, whichever is less. Lots less than 7,500 square feet are allowed up to 600 square feet of lawn.

iii. Limited common area developments – single family homes with limited common areas designated for the exclusive use of the adjacent dwelling shall have the same allowances as a single-family home.

iv. Attached multi-family residential – up to 100 square feet per dwelling unit used in functional applications. Properties with less than 6 dwelling units are allowed up to 600 square feet of lawn.

v. Commercial, institutional and industrial – lawn areas are prohibited except where an Active Recreation Area is appropriate, such as at a childcare center or athletic complex.

vi. No lawn shall be less than 8 feet in any dimension, or upon a slope with a grade exceeding 25% (1 foot of rise per 4 feet of run). To the extent possible, spray irrigation should be free from obstructions (trees, signs, posts, enclosures, etc.).

6. Certain special purpose landscape areas (e.g., stormwater management areas, cemeteries, etc.) may receive exceptions from the slope or lawn allowances and other elements of the Landscaping Requirements. Exceptions shall be considered by the City on a case-by-case basis.

BC. Metering. ~~Commercial, industrial, and civic development. All new construction and new development in all commercial, industrial, and civic development in any zone, shall meet the landscape design standards and irrigation design standards of this section.~~

1. All attached and detached single-family dwelling units with ground floor square footage shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit.
2. All non-single family residential projects require separate meters for outdoor water use when irrigating more than 5,000 square feet.

~~Grass is not permitted outside of an Active Recreation Area. In addition, grass is prohibited in all Landscape Areas less than eight feet wide and on any slope that exceeds 15 percent.~~

- ~~2. Landscape and irrigation installers shall follow the plans that have been signed and approved by the City.~~
- ~~3. Each project shall propose and follow an approved Planting Plan of a Landscaped Area with water-efficient shade trees and bushes adequate in number and configuration to visually enhance the project, prevent heat islands, and prevent soil erosion. Planting Plans shall meet the minimum standards within this section.~~
- ~~4. If City-provided Secondary Irrigation Water is available, each project shall connect to the system for all outdoor water use. The Planning Commission may make minor exceptions, allowing use of treated water for outdoor plantings in small beautification areas, in its sole discretion.~~
- ~~5. Park strips. Grass is prohibited in all Park Strips. Parks Strips shall be maintained by the adjacent property owner unless otherwise maintained by an owners association. Park Strip widths and landscaping shall count towards commercial and industrial landscaping frontage requirements.~~

~~B. Residential development. All new residential construction and development in any zone shall meet the following landscape design standards and irrigation design standards:~~

- ~~1. Common areas. If the development has a common area jointly owned and maintained by a homeowners association, grass in a common area is not permitted outside of an active recreation area.~~
- ~~2. Park strips. Grass is prohibited in all park strips.~~
- ~~3. Controllers. Water-smart irrigation controllers are required.~~
- ~~4. Grass limitations for single family or two-family dwellings. Lawn area for single family or two-family dwellings shall not exceed eight percent (8%) of the lot square footage, up to a maximum of two-thousand five-hundred (2,500) square feet of lawn area.~~

CD. Other Regulations and Restrictions

1. All carwash projects shall utilize a water recirculation system.

21. Manmade ornamental water features are limited to 25 square feet per parcel and are limited to the parcel. New exterior, decorative water features in common areas are limited to five features per subdivision or site. Each feature shall utilize a recirculation pump system.

32. All golf courses using district or city supplied water shall have a separate meter for irrigation. All golf courses, without regard to date of construction, shall be required to submit and follow a water budget and identify water conservation measures for regular city and water provider review. New golf courses and expansions of existing golf courses using any water supplied by the City, the Washington County Water Conservancy District, or a canal or irrigation company are prohibited.

43. The creation of artificial ponds, lakes, or Water Parks as part of new commercial, resort, or residential development using any water supplied by the City, the Washington County Water Conservancy District, or a canal or irrigation company is prohibited.

a. The City may approve a Water Park in a Recreation Resort development only by consolidating multiple pools or other recreation amenities to meet requirements in Hurricane City Code 10-26.

b. Improvements related to civic, stormwater facilities, and agriculture and livestock use are exempt from these provisions.

4. Misting systems. Misting systems are permitted from May through September when temperatures exceed 90 degrees.

NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

1. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
2. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
3. This Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this ____ day, _____ 2023.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the ____ day of _____ 2023. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	_____	_____	_____	_____
David Sanders	_____	_____	_____	_____
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Doug Heideman	_____	_____	_____	_____

Cindy Beteag, Recorder



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	LUCA23-12
Type of Application:	Land Use Code Amendment
Action Type:	Legislative
Applicant:	Hurricane City
Agent:	
Request:	Amend Title 10 Chapter 39 with regards to Subdivisions

Discussion:

Utah State Senate Bill 174 sets new state standards for how cities must review and approve subdivisions. The state legislature has given cities until February 1, 2024 to implement these new standards, which are intended to simplify the subdivision process for single-family dwellings, two-family dwellings, and townhomes. The key highlights of this bill are:

- The process has been streamlined from three to two steps consisting of preliminary and final plat reviews, with construction drawings being required with the preliminary plat application and approved with the final plat. (Review of construction drawings is a separate and additional step under the current process.)
- The City Council will no longer be the land use authority that reviews and approves, or denies, subdivision applications. (It is proposed that the Planning Commission be the administrative land use authority for approval of subdivisions.)
- The City cannot require pre-application meetings, but applicants can request one. (Our current ordinance requires this, but it's not enforced.)
- Maximum 20 business days for review subdivision plans with a maximum of four review cycles.
- If a preliminary plat application complies with all applicable City ordinances and requirements, the Planning Commission must approve the preliminary plat application.

Recommendation: Staff recommends the Planning Commission consider the revised ordinance, and any public comments received at the public hearing, and recommend approval to the City Council of the land use code amendment to Title 10 Chapter 39 as outlined in the discussion above and as presented in the documents attached to the December 14, 2023 agenda packet.

CHAPTER 39. SUBDIVISIONS

Sec. 10-39-1. General provisions.

- A. The underlying purpose and intent of this chapter is to promote the health, safety, convenience, and general welfare of the inhabitants of the City in the division or subdivision of land and related matters affected by each subdivision.
- B. Any proposed subdivision and its ultimate use shall be in the best interest of the public welfare and shall be in harmony with good neighborhood development of the area concerned, and the subdivider shall present evidence to this effect when requested to do so by the Planning Commission.
- C. In cases where unusual topographical or other exceptional conditions exist such as sensitive lands, collapsible soils or other conditions necessitating any exceptions from or additional requirements to this chapter, said exceptions or requirements may be set ~~by City Council after recommendation~~ by the Planning Commission and/or the City Engineer.

Sec. 10-39-2. Scope.

- A. No person shall subdivide any tract of land which is wholly or in part within the City boundaries except in compliance with this chapter.
- B. No person shall sell or exchange, or offer to sell or exchange, any parcel of land which is a part of a subdivision of a larger tract of land, or offer for recording in the office of the county recorder any deed conveying such a parcel of land, or any interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this chapter.
- C. All lots, plots, or tracts of land located within a subdivision shall be subject to this chapter regardless of whether or not the tract is owned by the subdivider or a subsequent purchaser, transferor, or holder of the land.

- D. [The review cycle restrictions and requirements of this section do not apply to the review of subdivision applications affecting property within identified geological hazard areas, including land qualifying as sensitive lands within Title 10, Chapter 24 of this Code.](#)

Sec. 10-39-3. Definitions.

The following words and phrases used in this chapter, in addition to those listed in chapter 3 of this title, shall have the respective meanings hereafter set forth, unless a different meaning clearly appears from the context:

Adjacent landowner means any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

Affected entity means as stated in statute, a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the state department of transportation, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- B. The entity has filed with the municipality a copy of the entity's general or long range plan; or
- C. The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use ordinance change.

Block means the land surrounded by streets and other rights-of-way other than an alley, or land which is designated as a block on any recorded subdivision plat.

Bona fide division or partition of land for agricultural purposes means the division of a parcel of land into two or more lots none of which is less than five acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

City means Hurricane City, Utah.

City Council means the City Council of Hurricane City, Utah.

City Engineer means the City Engineer of Hurricane City, Utah, or a consulting engineering firm designated as the City Engineer by the City Council.

City Planner means the professional planner of the City, or person designated as such by the City Council.

Communications easement means an exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or telecommunications or telecommunications services.

Communications infrastructure means facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

Construction drawings means Subdivision improvements plans, as defined herein.; see definition Subdivision improvement plans.

County means Washington County, Utah.

Culinary Water Authority means the department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

Dedication means land set aside by an owner for any general and public uses.

Easement means that portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

Final plat means the final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this chapter and adopted pursuant thereto.

General plan means a plan, labeled "General Plan of Hurricane City," including maps or reports or both, which has been approved by the City Council as required by law, or such plan as it may be amended from time to time.

Joint Utility Committee means the representatives of the City, Ash Creek special service district, and franchisee utility companies authorized to review and sign construction drawings.

Lot means a separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

Lot right-of-way means a strip of land of not less than 26 feet wide connecting a lot to a street for use as private access to that lot.

Official zoning map means a zoning map adopted by the City Council pursuant to the provisions of Utah Code Annotated section 10-9a-501, as amended.

Open space means designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

Person means any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.

Planning Commission means the Hurricane City Planning Commission. The Planning Commission shall be the “administrative land use authority” as defined in Utah State Code 10-9a-604.1(1)(b) as amended.

Plat means a map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

Review Cycle means the occurrence of:

_____ (i) the applicant's submittal of a complete subdivision land use application;

_____ (ii) the municipality's review of that subdivision land use application;

_____ (iii) the municipality's response to that subdivision land use application, in accordance with this section; and

_____ (iv) the applicant's reply to the municipality's response that addresses each of the municipality's required modifications or requests for additional information.

Sanitary Sewer Authority means the Ash Creek special service district, a public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems within the City.

Security means an escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

Street means a thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than 26 feet wide which has been made public by right of use and which affords the principal access to the abutting property.

Street, arterial means a street, existing or proposed, which serves or is intended to serve as a major trafficway, and is designated on the general plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

Street, collector means a street, existing or proposed, which is the main means of access to an arterial street system.

Street, cul-de-sac means a street which originates from a designated City street with no other outlet and forcing a radius turn area, not to exceed 660 feet in length without the written approval of the City Council, the Planning Commission and the Fire Chief.

Street, private means a right-of-way or easement in private ownership not dedicated or maintained as a public street.

Street, residential means a street, existing or proposed, which is supplementary to a collector street and which serves or is intended to serve local needs of a neighborhood.

Subdivider means any individual, firm, association, syndicate, copartnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision for himself or for another.

Subdivision:

A. Includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and
2. Except as provided herein, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

B. Does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
2. A recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances; or
3. A recorded document executed by the owner of record, revising the legal description of more than one contiguous unsubdivided parcel of property into one legal description encompassing all such parcels of property, or joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use ordinances.

The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" as to the unsubdivided parcel of property or subject the unsubdivided parcel to the provisions of this chapter.

Subdivision improvement plans means the civil engineering plans associated with required infrastructure and municipally controlled utilities required for a subdivision.

Subdivision ordinance review means review by the City to verify that a subdivision land use application meets the criteria of the City's subdivision ordinances.

Subdivision plan review means a review of the applicant's subdivision improvements and other aspects of the subdivision land use application to verify that the application complies with City ordinances and applicable standards and specifications.

Sec. 10-39-4. Necessity of plat; exemption from plat requirements.

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

- A. A subdivision creating no more than one new lot may be approved with written approval by City staff without the necessity of preparing and filing a preliminary plat or final plat if:
 - ~~1. Notice is provided by City as required by this Chapter.~~
 2. The proposed subdivision:
 - ~~a1. Is not traversed by the mapped lines of a proposed street as shown in the general plan unless the City staff has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinance requires; Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.~~
 - ~~b2. Has been approved by the culinary water authority and the sanitary sewer authority; Does not impact an existing easement or right-of-way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right-of-way.~~
 - ~~c3. Is located in a zoned area; and Has been approved by the Culinary Water Authority and Sanitary Sewer Authority.~~
 - ~~d4. Conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance. Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a~~

~~variance from the requirements of an otherwise conflicting and applicable land use ordinance.~~

- B. 1. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:
 - a. Qualifies as land in agricultural use under Section 59-2-502 of the Utah Code, as amended;
 - b. Meets the minimum size requirement of applicable zoning land use ordinances; and
 - c. Is not used and will not be used for any nonagricultural purpose.
- 2. The boundaries of each lot or parcel exempted under Subsection (A) and (B) of this Section shall be graphically illustrated on a record of survey map that, after receiving the same approvals as are required for a plat under Section 10-9a-604 of the Utah Code, as amended, shall be recorded with the Washington County Recorder.
- 3. If a lot or parcel exempted under Subsection (B)(1) of this Section is used for a nonagricultural purpose, the municipality may require the lot or parcel to comply with the requirements of Section 10-9a-603 of the Utah Code, as amended, and the subdivision requirements of this Chapter.
- C. 1. Documents recorded in the Washington County Recorder's Office that divide property by a metes and bounds description do not create an approved subdivision allowed by this Chapter unless the ~~certificate of~~ written approval required by Subsection (A) of this Section is attached to the document.
- 2. The creation of a lot under Subsection (A) of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the Joint Utility Committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.
- D. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be described by deed and upon approval of City staff, shall be recorded with the county recorder. Lots or parcels created in violation of this section shall not be issued a building permit until the violation is corrected.

Sec. 10-39-5. Notice requirements.

- A. Notice of proposal to vacate some or all of a public street, right-of-way, or easement. The legislative body shall hold a public hearing and give notice of the date, place, and time of the hearing at least ten days before the public hearing by:
 - 1. Mailing notice to the record owner of each parcel that is accessed by the public street, right-of-way, or easement;
 - 2. Mailing notice to each affected entity;
 - 3. Posting notice on or near the street, right-of-way, or easement in a manner that is calculated to alert the public;
 - 4. Published on the City's official website until the public hearing concludes; and
 - 5. Publishing notice on the state public notice website.
- B. Notice for an amendment to a subdivision. For an amendment to a subdivision, the City shall provide notice of the date, time, and place of at least one public meeting.
 - 1. At least ten calendar days before the public meeting, the notice shall be:

- a. Mailed to the record owner of each parcel directly adjacent of the proposed amendment; or
 - b. Posted on the property.
- (1) The applicant must post a sign at least ten days before the public meeting in a visible location, that is sufficient in size, durable, and legible by passers-by.

Sec. 10-39-6. Preliminary plat process.

- A. Designation of Administrative Land Use Authority. The Planning Commission is designated as the Administrative Land Use Authority that reviews and approves or denies preliminary subdivision applications; provided, however, that the review and approval of subdivisions creating no more than one new lot under Section 10-39-4 of this Chapter is governed by that Section.
- B. Pre-Application Meetings.
 - 1. If an applicant requests a pre-application meeting, the City shall, within 15 business days after the request, schedule the meeting to review the concept plan and give initial feedback.
 - 2. At the pre-application meeting, the municipal staff shall provide or have available on the municipal website the following:
 - (i) copies of applicable land use regulations;
 - (ii) a complete list of standards required for the project;
 - (iii) preliminary and final application checklists; and
 - (iv) feedback on the concept plan.
- C. Review of Preliminary Plat Application.
 - 1. Preliminary plat applications shall comply with all requirements of this Title and Utah Code Title 10, Chapter 9a, as amended.
 - 2. The applicant shall (1) obtain and complete a preliminary plat application form and application checklist and (2) have the proposed plat and subdivision improvement plans prepared by a licensed engineer or surveyor.
 - 3. The applicant shall submit the completed application, proposed plat, proposed subdivision improvement plans, subdivider's agreement set out in section 10-39-12, and the required fees to the Planning Department.
 - 4. Planning Department staff shall review the submitted documents for completeness. Any proposed preliminary plat and subdivision improvement plan that, on its face, fails to comply with an applicable zoning ordinance or development agreement, shall render the application incomplete, and the applicant shall be notified of the incomplete application.
 - 5. Upon the Planning Department's determination of a complete application, the proposed preliminary plat and subdivision improvement plans shall be submitted for review to the Joint Utility Committee and appropriate City departments.
 - 6. No later than 15 business days after the day on which an applicant submits a complete preliminary subdivision land use application for a residential subdivision for single-family dwellings, two-family dwellings, or townhomes, the Joint Utility Committee and appropriate City departments shall complete the initial review of the application, including subdivision improvement plans.
 - 7. Upon the completion of the initial review of the application, the Zoning Administrator shall place the application on the next available Planning Commission agenda for a public hearing and consideration by the Planning Commission.
 - 8. Applicant or Applicant's authorized representative shall appear at the scheduled meeting before the Planning Commission to present the proposed preliminary plat and answer questions.

9. The Planning Commission may approve, deny, or approve with conditions a proposed preliminary subdivision plat.

~~1-10.~~ If a preliminary subdivision plat application complies with applicable municipal ordinances and the requirements of Utah Code Title 10, Chapter 9a, as amended, the Planning Commission shall approve the preliminary plat application.

D. Approval of the preliminary subdivision plat by the Planning Commission shall authorize the subdivider to proceed with the preparation and review of a final subdivision plat application; provided, however, that an applicant may submit a final subdivision plat application to be processed concurrently with a preliminary subdivision application.

E. After preliminary subdivision plat approval from the Planning Commission, a complete application for final subdivision plat approval must be submitted within one year of the preliminary plat approval date or the preliminary subdivision plat approval shall expire. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

~~D-F.~~ Approval of a preliminary subdivision plat by the Planning Commission shall not constitute approval of the subdivision improvement plans

All applications for preliminary plat approval shall be subject to the following:

- A. ~~City and/or applicant shall determine whether proposed subdivision is consistent with current zoning of the property.~~
- B. ~~If proposed subdivision is consistent with zoning designation, the applicant shall meet may request a Pre-Application meeting with planning staff to discuss the proposed project.~~
- C. ~~Applicant shall obtain a preliminary plat application form and complete the application, subdivision improvement plans, application checklist, and have a plat prepared by a licensed engineer or surveyor meeting all the requirements for a preliminary plat.~~
- D. ~~Applicant shall submit completed application, preliminary plat, subdivider's agreement pursuant to section 10-39-12 of this chapter, and required fee to planning department on or before deadline for submissions established by the City.~~
- E. ~~Staff shall review application and plat for completeness and obtain initial comments from Joint Utility Committee on the subdivision improvement plans. The Planning Department will make a determination of completeness, at which point the initial review process will begin. The initial review of the preliminary plat shall be completed within 15 business days.~~
- F. ~~Zoning Administrator shall place the item on an agenda for consideration at a public meeting before the Planning Commission.~~
- G. ~~Applicant or applicant's authorized representative shall appear at the scheduled meeting before the Planning Commission to discuss the preliminary plat, and answer questions, and receive recommendation from Planning Commission.~~
- H. ~~Planning Commission may approve the preliminary plat, deny the preliminary plat, or approve with conditions; recommend to the City Council approval, disapproval, or approval with conditions.~~
- I. ~~If a preliminary plat application complies with all applicable City ordinances and requirements of this section, the Planning Commission shall approve the preliminary plat application. Upon receiving a recommendation from the Planning Commission, the preliminary plat application will be placed on a City Council agenda. Applicant or applicant's authorized representative must appear at the City Council meeting when application is on the agenda. In the event the applicant fails to appear at the City~~

~~Council meeting, or if applicant fails to obtain approval from the City Council within six months said preliminary plat shall be considered void.~~

- ~~J. City Council may approve the plat, approve with conditions, recommend changes, send back to the Planning Commission, or deny the plat, subject to the following:~~
- ~~1. The City Council shall withhold approval of a preliminary or final plat if the plat contains a communications easement that may have the effect of prohibiting the ability of any person to provide multichannel video programming services, cable services, information services, telecommunications or telecommunications services within the subdivision. An easement including a communications easement that limits the ability of any landowner to access a local utility or franchised cable or telecommunications service provider without payment of a fee to cross the easement violates this section.~~
 - ~~2. The City Council shall withhold approval of a preliminary or final plat if the property to be dedicated for streets, roads, rights-of-way or other parcels intended for the use and benefit of the general public is not provided free and clear of any easements, unless the City Council finds that:~~
 - ~~a. The subdivider did not create the easement, and could not reasonably be expected to obtain a release of the easement; and~~
 - ~~b. Acceptance of the easement will not adversely affect the public.~~
- ~~KJ. Approval of the preliminary plat by the Planning Commission City Council shall authorize the subdivider to proceed with the preparation and review of construction drawings and the final plat.~~
- ~~LK. After preliminary plat approval from the Planning Commission City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.~~

Commented [GC1]: ...and subdivision improvement plans?

~~L. Approval of a preliminary plat by the Planning Commission shall not constitute approval of the subdivision improvement plans~~

Sec. 10-39-7. Preliminary plat requirements.

The preliminary plat shall include or be accompanied by the following:

- A. *Description.* In a title block located in the lower right hand corner of the sheet the following is required:
1. The proposed name of the subdivision.
 2. The location of the subdivision, including the address and the section, township and range.
 3. The names and addresses of the owner or subdivider if other than the owner.
 4. Date of preparation and north point.
 5. Scale shall be of sufficient size to adequately describe in legible form all required elements.
- B. *Existing conditions.* The preliminary plat shall show:
1. The location of the nearest monument.
 2. The boundary of the proposed subdivision and the acreage included.
 3. All property contiguous to the property to be subdivided and 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.) And all property contiguous to the proposed subdivision.

4. The location, width and names/numbers of all existing streets within 200 feet of the subdivision and of all prior streets or other public ways, easements, utility rights-of-way, parks and other public open spaces, within and adjacent to the tract.
5. 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 100 feet beyond the tract boundaries.
6. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
7. Contours at vertical intervals not greater than five feet.
8. 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 ground water, and windblown sand) and recommendations for their mitigation.

C. *Proposed plan.* The subdivision plans shall show:

1. The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.
2. The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.
3. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
4. Easements for water, sewers, drainage, utilities, lines and other purposes.
5. ~~Typical~~ street cross sections and street grades ~~where required by the Planning Commission.~~
6. A ~~tentative~~ plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.
7. Approximate radius of all centerline curves on highways or streets.
8. 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.)~~
9. All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.
10. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
11. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
12. If the subdivision is to be built in phases, the plat shall show possible phasing lines.
13. A ~~tentative~~ plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

14. Complete subdivision improvement plans shall be reviewed by the Joint Utility Committee.

D. ~~Required copies of plans:~~

- ~~1. Two copies of all full scale drawings.~~
- ~~2. One copy of each drawing on 11-inch by 17-inch sheets or eight and one-half by 11 if the project is small and the plans are legible at that size.~~

Sec. 10-39-8. Subdivision Improvement Plans~~Construction drawings.~~

~~As part of a complete preliminary plat application, After preliminary plat approval by City Council,~~ the applicant shall have ~~subdivision improvement plans construction drawings~~ prepared by a licensed engineer for all on site and required off site improvements in accordance with the following:

- A. Final plan and profile must be prepared in accordance with:
 1. [Current Hurricane City land use ordinances](#);
 2. [Current Hurricane City standards and specifications](#);
 23. [Hurricane City drainage manual](#);
 34. [Ash Creek special service district construction standards](#);
 45. [Hurricane City power standards and specifications](#);
 6. [Applicable building code](#);
 57. [Applicable fire code](#); and
 68. [Dixie Escalante power standards and specifications](#), if applicable.
- B. Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:
 1. A general assessment of the requirements needed to develop on the site.
 2. Site preparation and grading and the suitability of on site soils for use as structural fill.
 3. Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.
 4. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
 5. Anticipated total and differential settlement.
 6. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
 7. Design criteria for restrained and unrestrained retaining or rockery wall.
 8. Moisture protection and surface drainage.
- ~~C. Eleven sets of complete drawings must be submitted to the Public Works Director. Construction drawings must contain a signature block for all required utility, City, and Ash Creek special service district representatives. Drawings shall be a minimum of 22 inches by 34 inches (full size).~~
- ~~D. Applicant shall request placement on a Joint Utility Committee agenda for initial review of the plans.~~
- ~~E. Applicant or applicant's authorized representative shall attend the Joint Utility Committee meeting when the item is on the agenda. Utility, franchisee, City, and Ash Creek representatives will take copies of plans to redline.~~

Commented [DH2]: Are we not requiring this anymore?

- F. ~~All street grades over five percent shall be noted on the preliminary plat.~~
- G. ~~When redlines are completed, Public Works Director shall prepare a summary of the needed changes and return redlined plans to applicant.~~
- H. ~~Applicant shall then submit three copies of the corrected construction drawings, addressing all redlined items, to the City Engineer for review and possible signature. After City Engineer signs, applicant must obtain all required signatures and return signed plans to Public Works Director for final signature.~~
- I. ~~C. Construction drawings~~ Subdivision improvement plans are valid for 24 months after final signature. ~~Subdivision improvement plans~~ Construction drawings signed more than 24 months prior to construction of improvements shall be ~~considered~~ expired. For a project where construction has started and all improvements shown on the plan will be constructed, the Public Works Director may permit construction to continue. ~~Subdivision improvement plans~~ Construction drawings showing multiple phases of a project are valid only for those improvements constructed within the first 24 months of approval. New approvals must be obtained and any new standards shall apply for future phases or delayed projects.

Sec. 10-39-9. Final plat and subdivision improvement plan application and approval process.

Application process:

- A. Once ~~the preliminary plat is~~ construction drawings are approved, applicant shall submit ~~a complete~~ completed final plat application, application checklist, subdivision improvement plans ~~paper copy of final plat in full size~~, an electronic copy of the final plat, required fee, and any other required documents to the Planning Department.
- B. Planning Department staff shall review the submitted documents for completeness. Upon the Planning Department's determination of a complete application, the proposed final plat and subdivision improvement plans shall be submitted for review to the Joint Utility Committee and appropriate City departments. The Planning Department will make a determination of completeness, at which point the initial review process shall begin.
 - 1. Subdivisions of single family homes, duplexes, and townhomes: No later than 20 business days after the day on which the applicant submits a complete final plat application, the City Joint Utility Committee shall have completed a review of the applicant's final subdivision land use application, including subdivision plan reviews.
 - a. In reviewing a subdivision land use application, any member of the Joint Utility Committee or applicable City department may require:
 - i. additional information relating to an applicant's plans to ensure compliance with municipal ordinances and approved standards and specifications for construction of public improvements; and
 - ii. modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information;
 - iii. Requests under sections (i) and (ii) shall be specific and include citations to ordinances, standards, or specifications that require the modifications to plans, and shall be indexed by the Public Works Director and provided to the applicant;
 - iv. Except for a modification or correction necessary to protect public health and safety or to enforce state or federal law, and unless a change or correction is necessitated by the applicant's adjustment to a plan set or an update to a phasing plan that adjusts the infrastructure needed for the specific development, a change or correction not addressed or referenced in a City's plan review is waived.

- b. No later than 20 business days after the City has returned requested modifications or additions to the applicant, the applicant shall provide to the City:
 - i. Revised subdivision improvement plans;
 - ii. A written explanation in response to the City's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any;
 - iii. The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of revisions or additions for each required correction;
 - iv. If an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed;
 - v. If an applicant does not submit a revised plan within 20 business days after the municipality requires a modification or correction, the municipality shall have an additional 20 business days to respond to the plans.
 - c. After the applicant has responded to the final review cycle, and the applicant has complied with each modification requested in the City's previous review cycle, the City's previous review cycle, the City may not require additional revisions if the applicant has not materially changed the plan, other than changes that were in response to requested modifications or corrections.
 - d. If a final subdivision application complies with the requirements of applicable City ordinances, Utah Code Title 10, Chapter 9a, as amended, and the preliminary subdivision approval, the City shall approve the final subdivision application.
2. ~~SFor~~all subdivisions not consisting of single family homes, townhomes or duplexes: The Joint Utility Committee shall review and reline the completed plans
 - a. When redlines are completed the Public Works Director shall prepare a summary of needed changes and return redlined plans to the applicant.
 - b. Applicant shall then submit corrected construction drawings addressing all redlined items to the City Engineer for review and verification that all redlines have been addressed.
 - c. Applicant shall then submit three copies of the corrected construction drawings to the City Engineer for possible signature. After the City Engineer signs, applicant must obtain all required signatures and return signed plans to Public Works Director for final signature
3. The process laid out in subsections (1) and (2) of this section for subdivisions consisting of single family homes, townhomes, or duplexes shall consistconstitute one review cycle. No more than four review cycles may be required, except as otherwise provided herein.
4. Any dispute involving the review of subdivisions consisting of single family homes, townhomes, or duplexes if, on the fourth or final review, the City fails to respond within 20 business days, the City shall, upon request of the property owner, and within 10 business days after the day on which the request is received: not resolved after the fourth and final review

cycle may be resolved, if the applicant requests within 10 business days of the end of the final review cycle, through one of the following processes:

- a. For a dispute arising from the subdivision improvement plans, specifically regarding design standards and specifications, assemble an appeal panel in accordance with Utah State Code 10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or
 - b. For a dispute arising from an interpretation of this Title or other city ordinance the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to the City Appeals Board pursuant to section , the appeals board shall make a determination as laid out in 10-7-19 of this Ceode.
5. If an applicant makes a material change to a plan set, at any point after the first review cycle the City Engineer has the discretion to restart the review process of the final plat application, but only with respect to the portion of the plan set that the material change substantially affects.

Once all outstanding comments from the Joint Utility Committee have been addressed the applicant shall submit three copies of the corrected construction drawings, addressing all redlined items, to the City Engineer for review and possible signature. After City Engineer signs, applicant must obtain all required signatures and return signed plans to Public Works Director for final signature on the subdivision improvement plans and the final plat.

1. The City Engineer shall review the electronic copy of plat and notify the applicant or applicant's authorized representative of any required changes. Applicant shall make required changes and resubmit electronic and paper copies of final plat, one full size and one 11-inch by 17-inch for second review.

C. If plat is approved by City Engineer, he shall sign the plat and return to the Planning Department. If plat is not approved after second submittal, an additional fee must be paid before any subsequent reviews.

D. Upon signature of approved final plat, the final plat application shall be reviewed by the final plat approval staff.

E.C. Once the final plat approval staff has granted approval of a final plat and a bond or other financial security is in place in accordance with section 10-39-13 of this chapter, the subdivider may schedule a preconstruction meeting with the City Public Works Department. Upon receipt of written notice to proceed from City, construction of the subdivision may proceed. No construction shall be permitted prior to receipt of written notice to proceed.

Sec. 10-39-10. Final plat requirements.

A. *Required information.* The final plat shall show:

1. 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.
2. 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.
3. 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.

4. Every existing right-of-way and easement grant of record ~~for communications infrastructure, for underground facilities as defined in Utah Code Annotated section 54-8a-2 and for other utility facilities.~~ Where the same is granted to a specific entity, that entity must be clearly identified.
5. 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.
6. All street centerline data must be shown, together with its relationship to the property lines, corners, etc.
7. 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.
8. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
9. Street monuments to be installed by the subdivider in accordance with the requirements of the City standards. Locations of said monuments shall be approved by the City Engineer and indicated on the subdivider's plat by the appropriate symbols.
10. 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.
11. 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.
12. The parent parcel number, as shown on the records of the [county recorder in St. George, Utah](#) [Washington County Recorder](#).

B. *Required forms and certificates.* In addition the final plat shall contain the standard forms for the following:

1. A registered professional land surveyor's signed certificate of survey, together with a statement that:
 - a. The surveyor holds a license in accordance with Utah Code Annotated title 58, chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
 - b. The surveyor has completed a survey of the property described on the plat in accordance with Utah Code Annotated section 17-23-17 and has verified all measurements; and
 - c. Has placed monuments as represented on the plat.
2. 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.
3. Mortgagee or other lienholder's consent to record, if applicable.
4. A notary public's acknowledgment of the signature of the mortgagee or each owner signing the plat.
5. Certificate of approval of Ash Creek special service district.
6. A note stating as follows: Hurricane City operates a municipal culinary water system with limited water supply. Approval of a plat by Hurricane City does not guarantee that sufficient water will be available to serve lots depicted on any plat. Any land use applicant may be required by Hurricane City to provide a guarantee of water availability. If there is any approval without a water guarantee, the applicant assumes the entire risk of water availability for a platted lot.
7. Certificate of approval and acceptance by the City as evidenced by the signature of the Mayor.
8. Certificate of approval of the City Engineer.

9. Certificate of approval as to form executed by the City Attorney.
 10. A one and one-half inch by five inch space in the lower right hand corner of the drawing for the use of the county recorder.
 11. Certificate of approval of the county treasurer.
- C. *Other information required.* The following information or documentation shall be submitted with the final plat or prior to recordation:
1. A [sworn statement or title report stating](#) that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, ~~or a letter stating that a satisfactory bond has been filed to secure such payment.~~
 2. 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 prior to or concurrently~~ with the final plat.
 3. An up-to-date title or subdivision report for the property being subdivided. [Applicant is responsible to ensure the final plat addresses and accounts for liens, easements, and other encumbrances on the property being subdivided.](#)
 4. Mylar of approved final plat submitted and reviewed for substantial conformance with paper final plat.
 5. Applicant shall be responsible to provide any additional information requested by the county recorder, including electronic versions of mylars.
- D. *Requirements for recordation.*
1. Final plat approval.
 2. Bond or other financial security in place.
 3. Final title or subdivision report prepared and submitted to the City Attorney [with an effective date within 30 days of the date the mylar is recorded.](#) ~~report should not be dated older than 30 days prior to submittal to City Attorney.~~
 4. Proof of satisfaction of payment of any water impact fee due Washington County Water Conservancy District, if applicable.
 5. [For property to be dedicated to the City for streets, roads, rights-of-ways, or other parcels intended for the use and benefit of the general public, free and clear title to the property, unless the encumbrance is an easement the acceptance of which will not adversely affect the public. Provided, however, that appropriate mortgagee or other lienholders' consent to record the final subdivision plat shall be adequate for purposes of this section to address liens recorded against the property.](#)
 546. 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 shall be the last signer of the mylar just prior to recordation.
 657. Preliminary acceptance by City of all public and private improvements as shown on approved construction drawings.
 768. If submitted mylar shows ~~substantial-material~~ changes from the approved paper final ~~subdivision~~ plat, applicant shall submit an application for an amended plat and get approval of the amended plat before recordation will be permitted to occur.
- E. *Recordation of plat.* [Applicant shall be responsible to coordinate with the City Attorney for the recording of the final plat and for the payment of any recording fees. Applicant shall be responsible to ensure that, after the City Engineer signs a final subdivision plat mylar, the remaining conditions to qualify the mylar for](#)

recording are accomplished and the mylar is recorded with the county recorder within one year of the date of the City Engineer's signature. Any final subdivision plat mylar receiving final signature by the City Engineer approval shall be recorded at the office of the county recorder within one year of the date of said final approval. Applicant shall be responsible to coordinate with the City Attorney for the recording of the final plat and for the payment of any recording fees. Upon receipt of an extension request within 18 months from the date of original final plat approval, final plat approval staff shall grant a one-year extension of time to record, with the extension period ending two years from the date of original final plat approval. Any other or further extensions shall require the consent of the City Council. Failure to record the final plat obtain an extension within two years one year of the date of original final signature by the City Engineer plat approval date shall result in revocation of the final plat. When a final plat is revoked, a new preliminary plat must be approved before applying for new final plat approval.

Sec. 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.
2. Standard residential streets shall approach the arterial or collector streets at an angle of not less than 80 degrees.
3. Except as otherwise provided elsewhere in this Code, all subdivision streets and roadways shall be constructed and installed in accordance with the City roadway construction standards.

B. Fencing.

1. *Where required.* A solid masonry, chainlink or other nonclimbable fence not less than six feet in height shall be installed on both sides of existing supply irrigation ditches or canals, or bordering open reservoirs or nonaccess streets, and which are located within or adjacent to the subdivision, except where the Planning Commission determines that park areas including streams or bodies of water shall remain unfenced.
2. *Prevent nuisance or hazard.* The Planning Commission may also require the construction or installation of a fence in any subdivision where the Planning Commission determines that the absence of a fence may create a nuisance or hazard to the welfare of the residents of the subdivision or the adjoining property.
3. *Agricultural fencing.* Unless otherwise waived by affected agricultural property owners, fencing abutting agricultural property shall be required of subdivider. Fencing shall meet or exceed the standard Utah Department of Transportation ("UDOT") Right-of-Way Fencing and Gates as described in UDOT's then-applicable Standard Specifications for Road and Bridge Construction, consisting of wire mesh and two strands of barbed wire. The affected agricultural property owner shall have the option to pay the additional cost to install a fence beyond this minimum standard. The fence, design, and materials shall be approved with the construction drawings for the subdivision together with other subdivision improvements. Fence shall be at a minimum, six feet high with posts spaced at eight feet apart. (The agricultural property owner shall have the option of paying the additional cost to create spacing of the post at six feet.) Fencing and post material and design shall be approved with the construction drawings. If there was no existing fence, or the existing fence does not protect the new fence, then the subdivider will be required to install and maintain an electrical fence parallel to the new fence.

Sec. 10-39-12. Subdivider's agreement.

All applications for a subdivision shall be accompanied by an executed copy of the following agreement, as amended from time to time by the City Council. Said agreement shall be substantially in the following form:

SUBDIVIDER'S AGREEMENT WITH HURRICANE CITY

This agreement is entered into this ____ day of ____, ____, between of ____, County of ____, State of ____, hereinafter referred to as "Subdivider," and Hurricane City, a municipal corporation of the State of Utah, located in Washington County, hereinafter referred to as the "City." Subdivider, on behalf of it/himself, its/his heirs, successors and assigns, hereby acknowledges, covenants and agrees that: (1) it/he has received and read a copy of the Hurricane City Subdivision Chapter of the Land Use Code and shall in all respects comply with the provisions contained therein, (2) all on-site and off-site improvements required to be constructed in connection with said subdivision shall be constructed and installed in accordance with the approved construction plans and drawings, and (3) in the event that legal action is required to be taken by Hurricane to enforce the terms of this agreement, Subdivider agrees that it/he shall be liable to pay all such legal costs and expenses incurred by Hurricane, including court costs and a reasonable attorneys fee.

DATED this ____ day of ____, ____.

Subdivider Subdivider ____

Title

STATE OF UTAH)

: ss.

COUNTY OF WASHINGTON)

On the ____ day of ____, ____, personally appeared before me ____, the signer(s) of the above instrument, who duly acknowledged to me that he/she executed the same on behalf of the Subdivider.

(SEAL)

NOTARY PUBLIC

Accepted by:

Hurricane City Zoning Administrator or Planning Director

All signatures to this agreement, other than for sole proprietorships, shall be accompanied by documentation acceptable to the City attesting to the fact that the signer hereof is authorized by the subdivider to enter into this agreement (e.g. a copy of a corporate resolution, copy of a partnership agreement, etc.).

Sec. 10-39-13. Guarantee of completion of improvements; form of surety; release of funds.

Subdivider shall guarantee improvements in accordance with the following:

- A. *Completion of improvements before recordation.* If subdivider desires to construct improvements as shown on approved construction drawings prior to recordation:
 1. Recordation of the plat shall not occur until the improvements required in connection with the subdivision have been completed and conditionally accepted.
 2. Subdivider shall provide guarantee of conditionally accepted improvements in a form acceptable to the City as shown in subsection C of this section in the following amount:
 - a. Ten percent of the total cost of all the required improvements shall be retained by the City during the 12-month (24-month if applicable) warranty period.

- B. *Recordation before completion of improvements.* If the subdivider desires to have a plat recorded prior to construction of improvements subdivider shall guarantee completion, within two years from the date of final plat approval by the City Council, of installation and construction of the required improvements in compliance with all City standards.
- C. *Form of surety.* In order to guarantee completion of improvements, subdivider shall provide one of the following types of sureties or guarantees:
 - 1. *Escrow.* The subdivider shall deposit with any insurance company, bank, or savings and loan institution in an escrow account an amount of money equal to at least 115 percent of the estimated costs of the improvements not constructed or installed by the subdivider plus ten percent of the cost of all the required improvements of the subdivision as a guarantee amount, as determined by the City Engineer. The escrow agreement shall be subject to approval by the City Attorney and shall be signed by the subdivider, the City, and the escrow holder, and shall contain substantially the following language:

AGREEMENT

The undersigned hereby promises and warrants that it has on deposit in an escrow account for the benefit of Hurricane City Corporation, the sum of _____ (\$_____), which represents at least one hundred fifteen percent (115%) of the costs of the engineer's estimated costs for improvements not constructed or installed by the subdivider plus ten percent (10%) of the cost of improvements of the _____ subdivision.

The undersigned hereby agrees that the foregoing sum of money shall be used exclusively for the purpose of paying for the costs of materials, construction, and installation of the improvements required by the Hurricane City Subdivision Chapter. The undersigned further agrees that the money held in an escrow account shall be paid out to the contractors installing and constructing the required improvements only upon approval of the City. The subdivider shall not withdraw from the escrow account any amount in excess of 100% of the estimated cost of the improvements, but shall pay from other sources any costs for such improvements which exceed the engineers estimate approved by the City.

After all improvements are made, completed and preliminarily accepted by the City, a sum equal to 10% of the estimated costs of improvements shall remain with the escrow holder for a period of 12 months as a warranty that all improvements are installed and inspected to City specifications, and that all defects occurring within the first 12 months (24 months if applicable) are corrected and approved by the City.

If, after 12 months (24 months if applicable), all or any part of the required improvements are not installed, constructed, and maintained according to the standards required in the Hurricane City Subdivision Ordinance, Hurricane City shall notify in writing the subdivider and escrow holder of the defects and shall make demand on the subdivider that the defects be corrected. If the defects are not corrected within 30 days, Hurricane City may correct the defects and charge to the escrow holder the costs of correcting the defects.

The escrow holder shall, on receiving reasonable proof from Hurricane City of the defect and that Hurricane City has incurred the cost of correcting the defect, pay to Hurricane City from the escrow account the cost of correcting the defect, and the escrow holder shall be held harmless by the parties by reason of payment to Hurricane City.

If, 12 months (24 months if applicable) after preliminary acceptance of the improvements required by City's standards and specifications and shown on approved construction drawings, the required improvements remain substantially free from latent defects, Hurricane City shall certify such fact to the escrow holder, and the escrow holder shall release to the subdivider any money still held in the escrow account, and the escrow holder shall be discharged of its obligations to Hurricane City.

(Authorized Signature)

The escrow agreement may contain such additional provisions as the parties deem necessary.

2. *Irrevocable letter of credit.* The subdivider shall file with the City an irrevocable letter of credit from a duly chartered state or national bank or savings and loan institution, which letter shall contain provisions substantially similar to that required in the escrow agreement.

The form of the irrevocable letter of credit shall be substantially as follows:

Name of Bank:

Address:

IRREVOCABLE LETTER OF CREDIT

To: Hurricane City Corporation

Date:

Letter of Credit No.:

Gentlemen:

We hereby establish our irrevocable letter of credit in your favor for the account of _____, _____, (insert name of subdivider, subdivider's address) up to the aggregate amount of _____ (\$_____) (insert amount equal to one hundred fifteen percent, i.e., 115% of the estimated costs of the improvements not constructed or installed by the subdivider plus ten percent [10%] of the cost of all improvements of the subdivision as determined by the Engineer) drawn at sight on _____, _____, (insert name of bank, address of bank), accompanied by a statement signed by an officer of Hurricane City Corporation as follows: "We certify that the improvements related to the _____ (insert name of subdivision) have not been completed and the defects corrected in accordance with city ordinances and that this drawing represents the amount necessary to complete those improvements."

We hereby agree with drawers, endorsers and bona fide holders that all drafts under and in compliance with the terms of this credit will be duly honored upon presentation and delivery of documents as specified to the drawee or drawn and presented at our bank for negotiation on or before _____ (insert completion date plus 90 days). This Irrevocable Letter of Credit automatically renews for a one year term at the end of every term unless the Authorized Bank Officer provides Hurricane City written notice of termination thirty (30) days prior to the end of the term.

Very Truly Yours,

Authorized Bank Officer

3. *Other guarantee.* Such other financial guarantee that may be acceptable to the City Council.
- D. *Release of funds.* As the required improvements are satisfactorily installed and have been inspected by the City, funds which have been placed in escrow for those improvements will be authorized to be released for payment of those improvements. Escrow holder is authorized to release funds from this account only after receiving a written release from City. The City is not responsible to determine the party to be paid.

After all required improvements have been installed, the subdivider shall notify the City and request that the subdivision be granted preliminary acceptance and begin the warranty period. The subdivision will then be inspected by City, and if all improvements have been completed in accordance with City ordinances and specifications, as built plans have been delivered to the Public Works Department, and a final grading plan has been submitted, the City will grant preliminary acceptance. The subdivision will then begin the 12-month (24-month if applicable) warranty period. Ten percent of the total cost of all the required improvements, as specified above, shall be retained by the City during this warranty period.

All funds in escrow surplus to the warranty amount may then be released by the City.

The purpose of retaining the ten percent warranty amount is to guarantee that the improvements have been installed correctly and that they function properly. If any improvements have not been installed correctly or fail to function properly, and the subdivider fails to correct the deficiencies within 30 days of notification thereof, then

upon written notice by the City, escrow shall pay over to the City the amount necessary to complete, repair, or replace said improvements.

In the event the costs of completing, repairing, or replacing the unsatisfactory improvements exceed the amount remaining in the escrow account, the subdivider shall, within ten days of notice thereof, pay the excess amount to the City and shall also cause to restore the escrow account or irrevocable letter of credit to the prescribed ten percent warranty amount. The City shall not issue any building permits for the subdivision until the above referenced excess costs have been paid to the City and the warranty amount (ten percent of the total cost of improvements) has been restored.

Sec. 10-39-14. Warranty of completed improvements.

Upon completion of construction and installation of all required improvements, subdivider shall warrant that said improvements shall be and shall remain free from defects in material and workmanship for a period of 12 months after the date of preliminary acceptance by City, unless said warranty period is extended for a period of up to 24 months by the City Council upon a finding that a warranty period of 12 months is inadequate to protect the public health, safety and welfare for any of the following reasons:

- A. The prior poor or substandard performance by the subdivider or contractor responsible for construction and installation of the improvements;
- B. The presence or existence of unstable soil conditions within the subdivision or adjacent area;
- C. Extreme fluctuations in climatic conditions that would or could reasonably prevent the discovery of substandard or defective performance within a 12-month period; or
- D. Any other exceptional reason or circumstances which in good faith is determined by the City Council to require a longer warranty period.

The subdivider shall be responsible to make all repairs to and maintain the improvements and every part thereof in good working condition during the guarantee period without cost to the City.

Sec. 10-39-15. Enforcement and permits.

- A. In order to enforce compliance with this chapter, the Building Official shall not issue any permit for the proposed erection, construction, reconstruction, alteration of any structure, or use of any land until the provisions of this chapter have been met. No City officer or employee shall issue any permit or license for the construction or installation of any building or structure or use on any subdivision lot until the following conditions have been met:
 1. Such subdivision plat shall have been approved and recorded in the office of the county recorder.
 2. Infrastructure improvements shown on approved construction plans for the subdivision:
 - a. Have been constructed and installed and preliminarily accepted; or
 - b. The City has received and accepted an improvement completion assurance for the subdivision in accordance with this chapter, and the following improvements have been constructed, installed, tested and accepted in accordance with the requirements of the building or fire code:
 - (1) A road base of untreated, compacted and graded gravel;
 - (2) Sewer, storm drains and storm drain facilities;
 - (3) Curb and gutter unless otherwise not required by this Code;
 - (4) Water system, including water lines and hydrants; and
 - (5) Power lines.
- B. All required improvements must be complete within 12 months of notice to proceed.

- C. The City may call upon the improvement completion assurance filed with the City for all improvements not completed within 12 months of the notice to proceed or when the first building within the subdivision seeks an occupancy permit, whichever is sooner.
- D. It shall be prohibited for anyone to start construction on any building within a subdivision until they have fulfilled the requirements of this chapter.
- E. Any license or permit issued in conflict with this chapter shall be null and void.
- F. Notwithstanding the provisions of subsection A above, a building permit may be issued for:
 - 1. A single model home in a subdivision, provided that a certificate of occupancy shall not be granted and the model home may not be used or occupied for any reason until the subdivision plat has been approved and recorded.
 - 2. A model home complex within a master planned community with a planned development overlay upon approval by the City Council of an amendment to the development agreement stating the terms and conditions for issuance of the building permit.

Sec. 10-39-16. Plat amendments.

The procedure for consideration and approval of any addition, alteration, modification, or change to an approved plat shall be substantially the same as is required for initial plat approval unless the Zoning Administrator determines that such addition, alteration, modification, or other change does not constitute a significant change from the intent or effect of the approved plat.

Sec. 10-39-17. Fees.

The following fees are hereby established:

- A. *Preliminary plat application fee.* At the time of filing of the preliminary plat, the subdivider shall deposit with the City a nonrefundable fee made payable to Hurricane City. The City Council shall by resolution from time to time prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expense of checking and reviewing such final subdivision plats.
- B. *Final plat application fee.* At the time of filing of the final plat, the subdivider shall deposit with the City a nonrefundable fee made payable to Hurricane City. The City Council shall by resolution from time to time prescribe the amount of such fee, which shall be for the purpose of reimbursing the City for the expense of checking and reviewing such final subdivision plats, and inspecting subdivision improvements.
- C. *Habitat conservation fee.* Before plat is released for recordation, subdivider shall pay applicable per acre habitat conservation impact fee to City.
- D. *Recording fee.* At the time of recording the final plat, the subdivider shall be responsible for payment of the recording fee.

Sec. 10-39-18. Penalty; validity.

- A. *Penalty.* Any subdivider or other person who shall violate or fail to comply with any of the provisions for this chapter shall be guilty of a class B misdemeanor, and punished as provided by law upon conviction.
- B. *Validity.* If any section, subsection, sentence, clause, or phrase of this chapter is, for any reason, held to be invalid, such holding shall not affect the validity of the remaining portion of this chapter.



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	PP23-26
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Thane Smith-Romney Group
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat
Location:	North of 3900 S and between 2100 W and 2400 W
Zoning:	R1-10 PDO
General Plan Map:	Planned Community

Discussion:

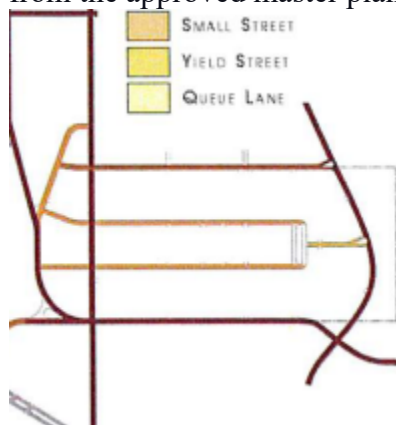
The applicant has filed a preliminary plat for Sand Hollow Mesa, Neighborhood Six. This is the first phase of the Sand Hollow Mesa that received zone change and PDO approval in 2021. Sand Hollow Mesa is a large master planned development consisting of almost 1100 acres and almost 3600 approved units. This subdivision is located immediately north of the Cordero project and is in an area of town that currently lacks infrastructure capacity. They are proposing 623 units over 86.68 acres, of which 286 are RV units.

but does not appear to show all of the 30% slopes in the vicinity. Block lengths longer than 800' require approval from the City Engineer. Subdivision appears to be including property not owned by the applicant. More detail needed on how drainage will go from Phase 1 detention basin to Cordero.

7. **Fire:** No approved access, access roads to be installed according to 2021 IFC
8. **Cable:** No comments
9. **Gas:** No comments
10. **Water Conservancy:** The Washington County Water Conservancy District has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees. WCWCD owns and operates an 8-inch transmission waterline on 3900 S. The portion of the pipeline from 2400 W to 2100 W was realigned and replaced with ductile iron pipe as part of the recent development to the south. We would require the pipeline to the west of 2400 W be replaced to meet our current specifications and uniformity.

Staff Comments: Preliminary Plat

1. Sand Hollow Mesa is zoned R1-10 PDO and is governed by a development agreement signed and recorded in May of 2021. Neighborhood Six is approved for 360 units and 270 RV stalls and the proposed plat shows 337 residential lots and 286 RV stalls.
 - a. The approved development agreement does stipulate "minor deviations" from the approved site plan may be allowed, but the proposed increase in RV units is substantial and is not considered a minor deviation and must be reduced to comply with the development agreement.
2. The Development Agreement also states that the street networks will match the approved master planned street networks, with minor deviations. The proposed street network varies substantially from the approved master plan.



Neighborhood Six on the Sand Hollow Mesa Master Street plans

3. The master plan for Sand Hollow Mesa calls for each neighborhood to be mixed-use with some civic and commercial uses in each neighborhood. While 286 RV/Lodging units are depicted on the plat they do not meet the standards of an RV park as laid out in HCC 10-43-6, specifically, there are no check-in areas or amenities.

- a. The master plan also calls for business/retail and lodging space, which does not appear to be provided for.
4. Judging by the size of some of the lots, it is assumed that some of these lots are intended to be single family lots and some are intended to be townhome or attached housing. Due to the development agreement identifying specific numbers of units in different categories, more detail needs to be provided.
5. All park strips will need to be landscaped and have the proper improvements.
6. A will-serve letter from the culinary and sanitary water providers has been provided.
7. A note indicating whether or not the property is in a tortoise take area has not been provided.

LEGAL COMMENTS ON APPLICATION

Applying the Ordinances:

The approval or denial of a preliminary plat application is an administrative decision in which the City's ordinances are applied to the application, so the City's ordinances should dictate whether a preliminary plat application is approved or denied. There are two City ordinances that are relevant to this application: Hurricane City Code ("HCC") sections 9-6-3 and 10-37-4.

HCC section 10-37-4 states that: "Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. ... 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."

HCC section 9-6-3 states that: "Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. ... A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development."

When considering an application for development in an area where City staff have found that public facilities are inadequate to serve the development at the established level of service, the question for the Planning Commission and City Council is whether the necessary public facilities "will be timely provided" to serve the development at adopted levels of service. If the City Council cannot find (determine) that the necessary public facilities "will be timely provided" to provide for the new development, then the City's ordinances require that the development be denied.

Basis and Support for Decision:

An approval or denial of a preliminary plat application needs to be supported by evidence in the record. City staff's recommendation of denial is based on the following evidence: (1) a report prepared by Intermountain Consumer Professional Engineers, Inc., together with the Power Department's analysis, concluding that "addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels"; (2) a Limited Distribution Capacity analysis for water service levels in the area prepared by Alpha Engineering; and (3) the

uncertainty and unknown timeline as to when power and water infrastructure will be installed to raise service levels to acceptable standards. If the Planning Commission or City Council finds that the necessary public facilities “will be timely provided” to address the inadequate facilities, that finding needs to be supported by evidence in the record.

Understanding the Process: **The current process will be amended by February 1, 2024, pursuant to State Law, which will remove the City Council from the subdivision approval process**

The current process is as follows: After a preliminary plat is approved by the City Council, the development typically never returns to the Council for further approval. After preliminary plat approval, the next phase is the preparation of detailed construction drawings, which are reviewed and approved by members of the City’s Joint Utility Committee. After construction drawings are approved and a final plat application is filed with staff, the developer is permitted to move forward with actual construction of the development. The recording of a final plat is the final step and is approved by the City Engineer, the Mayor, and the City Attorney. If a development that lacks adequate public facilities is approved at the preliminary plat stage, then it leaves members of staff to determine whether construction drawings should be approved to allow the development to begin construction. When reviewing construction drawings, members of staff are also constrained by the requirements of HCC sections 9-6-3 and 10-37-4. Therefore, it would be better practice if the City Council and staff were aligned on when development with inadequate public facilities should be permitted to proceed. If a proposed development cannot be approved pursuant to City ordinances, the City Council would be the preferred body to make that determination—instead of letting it fall to individual utility departments and staff members.

Policy Behind the Ordinances:

The adequacy of public facilities is a factor at every phase of development, beginning with zone change applications. A key policy driving this approach is to avoid a situation where a developer believes that a development is entitled to proceed, but the City is unable to provide the necessary services to the development without jeopardizing service to existing residents. Also, developers invest additional funds into a project at each phase of development. Therefore, the further along that the City allows development to occur without adequate public facilities, the larger the potential legal claim against the City if the developer ultimately cannot connect to the City’s utility systems for lack of capacity.

STAFF RECOMMENDATION: DENIAL

Staff recommends the Planning Commission and City Council review this application based on standards within Hurricane City Code. Staff recommends the Planning Commission and City Council take into consideration the recommendations and comments by the Joint Utility Committee and items within this report. Though the applicant can likely address many of the comments and concerns within this report by updating the application, the lack of power capacity at this time is a significant, unresolved hurdle that makes this application premature. In addition, water storage and water pressure are limitations that have not been resolved by the applicant. Staff recommends that the application be denied until such time as construction drawings for necessary offsite improvements have been approved and constructed (or bonded for) to ensure the completion of adequate public facilities before this project

moves forward. Staff also recommends that the application not be considered for approval until the other comments regarding zoning and other City standards are resolved.

Application

Application Accepted Date: 11/22/2023		Valuation		\$	0.00
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES			
Description:		Planning Fee		\$	150.00
Tenant / Project Name: Sand Hollow Mesa Neighborhood 6		Planning Fee		\$	150.00
Bldg. Address: North of 3900 South and between 2100 West and Hurricane 2400 West		Sub Total:		\$	150.00
City: Hurricane State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Sand Hollow Mesa Neighborhood 6 Phase: TBD		Amount Paid:		\$	0.00
Block: Lot #: Parcel #: H-3399-B-SH1 & H-3399-B-SH2		Remaining Due:		\$	150.00
Zone: R1-10 - RA-1 (PDO Overlay) approved 8/3/23					
Property Owner: Thane Smith					
Permit Contact: Karl Rasmussen P:(435) 680-0816		APPROVALS			
Email: karl@pv-eng.com		DATE			
CONTACT INFORMATION		INFO			
Engineer of Record: Karl Rasmussen		Plan Review Finalized: Yes 11/27/23 Brienna Spencer			
Email: karl@pv-eng.com P: (435) 680-0816					
General Contractor: Romney Group					
License #: TBD P: (801) 824-7875					
Address: 2265 East Murray Holiday Road					
City: Holiday State: UT Zip: 841174					
Email: thane@theromneygroup.com					
APPLICATION DETAILS					
					
APPLICATION NUMBER: PENDPP23-26					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Karl Rasmussen					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date: 11/27/2023					
Application Issued By: Date:					
Receipt #: 8.174461-11/22/23					

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.42'	20.00'	28.28'	N21°30'33"E	90°00'00"
C2	20.91'	32.50'	20.55'	N41°55'33"W	36°52'12"
C3	31.43'	20.00'	28.30'	S46°05'50"W	90°03'02"
C4	31.40'	20.00'	28.27'	N43°54'10"W	89°56'58"
C5	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C6	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C7	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C8	28.10'	226.00'	28.08'	S2°29'25"E	7°07'27"
C9	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C10	72.04'	174.00'	71.53'	N10°47'21"W	23°43'19"
C11	64.19'	226.00'	63.98'	N82°56'06"E	16°16'26"
C12	105.79'	200.00'	104.56'	S75°55'09"W	30°18'20"
C13	65.79'	226.00'	65.56'	N66°27'31"E	16°40'44"
C14	32.39'	20.00'	28.97'	S75°28'44"E	92°48'14"
C15	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C16	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C17	40.53'	174.00'	40.44'	N84°23'54"E	13°20'50"
C18	31.36'	20.00'	28.25'	S15°50'41"W	89°50'36"
C19	50.99'	174.00'	50.81'	N69°19'46"E	16°47'26"
C20	31.36'	20.00'	28.25'	N15°50'41"E	89°50'36"
C21	155.94'	363.00'	154.74'	S78°48'57"W	24°36'48"
C22	27.10'	20.00'	25.07'	N67°53'25"W	77°37'35"
C23	91.71'	50.00'	79.38'	N54°09'35"W	105°05'14"
C24	80.89'	50.00'	72.35'	N44°43'40"E	92°41'17"
C25	46.28'	50.00'	44.65'	S62°24'34"E	53°02'14"
C26	5.95'	50.00'	5.94'	S32°29'02"E	6°48'49"
C27	31.47'	20.00'	28.32'	S74°09'19"E	90°09'24"
C28	6.65'	50.00'	6.64'	N25°16'07"W	7°37'01"
C29	64.21'	226.00'	63.99'	N68°54'19"E	16°16'40"
C30	7.47'	25.00'	7.44'	N37°38'19"W	17°07'23"
C31	14.94'	50.00'	14.89'	N37°38'19"W	17°07'23"
C32	59.95'	174.00'	59.66'	N70°38'14"E	19°44'31"
C33	108.39'	200.00'	107.07'	S76°17'34"W	31°03'10"
C34	58.28'	226.00'	58.12'	N84°25'54"E	14°46'31"
C35	11.13'	174.00'	11.13'	N89°59'12"E	3°39'54"
C36	65.73'	174.00'	65.34'	N77°19'54"E	21°38'42"
C37	34.35'	174.00'	34.29'	N86°09'49"E	11°18'39"
C38	18.81'	226.00'	18.80'	N89°26'07"E	4°46'05"
C39	49.45'	226.00'	49.35'	N80°46'59"E	12°32'10"
C40	88.35'	200.00'	87.63'	S79°09'51"W	25°18'36"
C41	9.97'	75.00'	9.96'	N25°16'07"W	7°37'01"
C42	31.58'	226.00'	31.55'	N70°30'44"E	8°00'21"
C43	31.42'	20.00'	28.28'	S68°29'27"E	90°00'00"
C44	3.32'	25.00'	3.32'	S25°16'07"E	7°37'01"
C45	70.16'	592.00'	70.12'	S20°05'43"E	6°47'27"
C46	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C47	31.42'	20.00'	28.28'	N68°29'28"W	89°59'57"
C48	31.42'	20.00'	28.28'	S21°30'33"W	90°00'00"
C49	69.88'	727.00'	69.85'	N20°44'14"W	5°30'25"
C50	31.41'	20.00'	28.28'	N21°30'38"E	89°59'50"
C51	61.97'	362.71'	61.90'	N28°22'58"W	9°47'22"
C52	154.83'	200.00'	151.00'	N21°06'23"W	44°21'24"
C53	38.06'	362.71'	38.04'	N36°17°01"W	6°00'43"
C54	33.91'	407.71'	33.90'	N36°54'24"W	4°45'57"
C55	71.97'	407.71'	71.88'	N29°27'59"W	10°06'51"
C56	6.56'	407.71'	6.55'	N23°56'56"W	0°55'16"
C57	18.37'	20.00'	17.73'	N49°47'48"W	52°37'00"
C58	56.96'	50.00'	53.93'	N43°28'16"W	65°16'03"
C59	45.00'	50.00'	43.50'	N14°56'44"E	51°33'58"
C60	45.00'	50.00'	43.50'	N66°30'43"E	51°33'58"
C61	45.00'	50.00'	43.50'	S61°55'19"E	51°33'58"
C62	56.96'	50.00'	53.93'	S3°30'18"E	65°16'03"
C63	18.37'	20.00'	17.73'	S2°49'13"W	52°37'00"
C64	6.56'	362.71'	6.55'	S24°00'21"E	1°02'08"
C65	71.97'	362.71'	71.85'	S30°12'29"E	11°22'08"
C66	21.50'	362.71'	21.50'	S37°35'28"E	3°23'49"
C67	50.47'	407.71'	50.43'	S35°44'36"E	7°05'32"
C68	61.97'	407.71'	61.91'	S27°50'35"E	8°42'31"

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:
RA-1: RESIDENTIAL AGRICULTURAL – 1 UNIT PER ACRE
R1-10: RESIDENTIAL – 1 UNIT PER 10,000 SQ. FT.

THE PARENT PARCELS FOR THIS SUBDIVISION ARE:
H-3399-I-SH1, H-3399-B-SH1, H-3399-A-SH1,
H-3399-D-SH1, H-3400-G-SH1, H-3400-F-SH1,
H-3399-C-SH1, AND H-3400-B-SH1

OWNERS:

WESTERN STATES VENTURES SG LLC
2265 E MURRAY HOLLADAY RD
SALT LAKE CITY, UT 84117-5397

TOQUERVILLE ENTERPRISES L C
770 PORTO MIO WAY
LAS VEGAS, NV 89138

BASIS OF BEARINGS

BASIS OF BEARINGS IS S88°55'38"E 5277.10 FEET FROM THE WEST QUARTER (1/4) CORNER TO THE EAST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

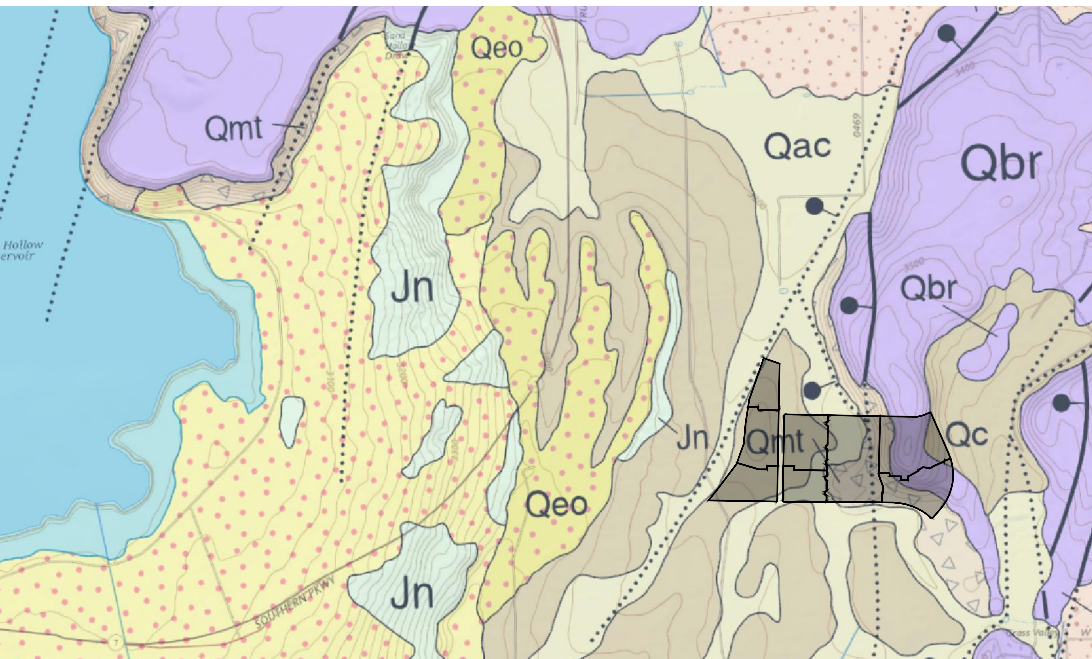
GEOLOGICAL NARRATIVE:

QC: COLLUVIAL DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)
POORLY SORTED, ANGULAR, CLAY- TO BOULDER-SIZE, LOCALLY DERIVED SEDIMENT DEPOSITED PRINCIPALLY BY SLOPE WASH AND SOIL CREEP; LOCALLY INCLUDES TALUS, ALLUVIAL, AND EOLIAN DEPOSITS TOO SMALL TO MAP SEPARATELY; GRADATIONAL WITH TALUS DEPOSITS; INCLUDES OLDER COLLUVIAL DEPOSITS NOW INCISED BY ADJACENT DRAINAGES; GENERALLY LESS THAN 20 FEET (6 M) THICK, ALTHOUGH OLDER COLLUVIAL DEPOSITS ON THE KOLOB PLATEAU MAY BE AS MUCH AS 100 FEET (30 M) THICK.

QAC: ALLUVIAL AND COLLUVIAL DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)
POORLY TO MODERATELY SORTED, GENERALLY POORLY STRATIFIED, CLAY- TO BOULDER-SIZE, LOCALLY DERIVED SEDIMENT DEPOSITED PRINCIPALLY IN SWALES, SMALL DRAINAGES, AND THE UPPER REACHES OF LARGE STREAMS BY FLUVIAL, SLOPE-WASH, AND CREEP DEPOSSES; GRADATIONAL WITH BOTH ALLUVIAL AND COLLUVIAL DEPOSITS; OLDER DEPOSITS (QACO) INCLUDE GYPCRETE (SILT TO SMALL BOULDERS CEMENTED BY GYPSUM) ALONG THE MOENKOPI OUTCROP BELT JUST WEST OF ST. GEORGE THAT IS AS MUCH AS 10 FEET (3 M) THICK; OLDER DEPOSITS FORM INCISED, INACTIVE SURFACES COMMONLY INCISED BY YOUNGER (QAC) DEPOSITS; GENERALLY LESS THAN 30 FEET (9 M) THICK.

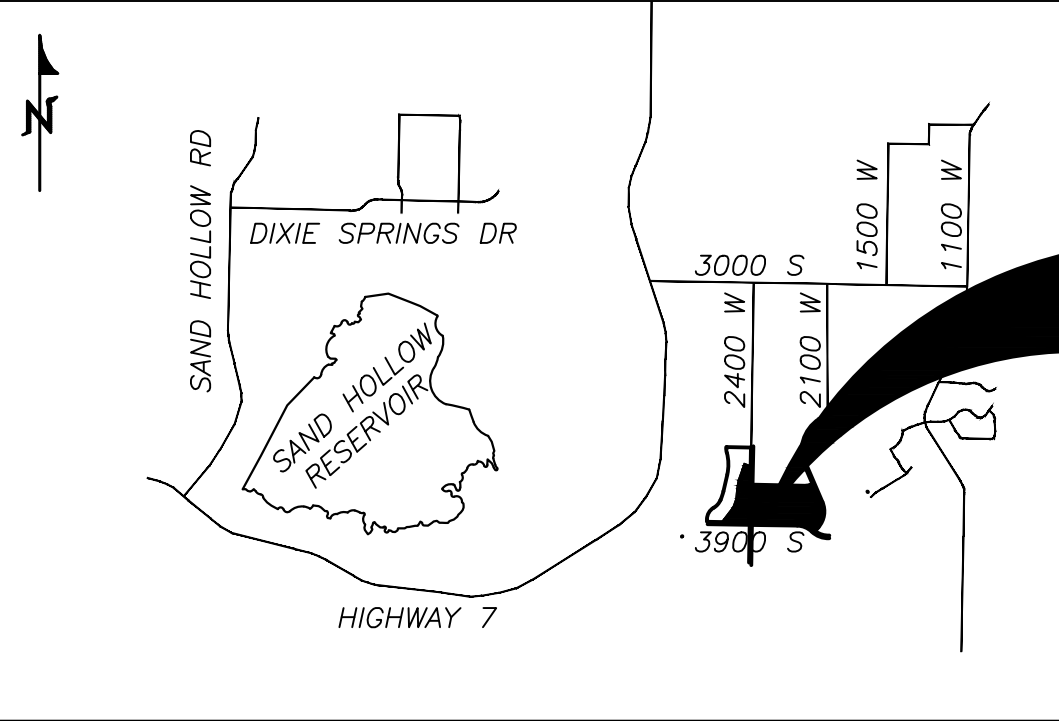
QC: COLLUVIAL DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)
POORLY SORTED, ANGULAR, CLAY- TO BOULDER-SIZE, LOCALLY DERIVED SEDIMENT DEPOSITED PRINCIPALLY BY SLOPE WASH AND SOIL CREEP; LOCALLY INCLUDES TALUS, ALLUVIAL, AND EOLIAN DEPOSITS TOO SMALL TO MAP SEPARATELY; GRADATIONAL WITH TALUS DEPOSITS; INCLUDES OLDER COLLUVIAL DEPOSITS NOW INCISED BY ADJACENT DRAINAGES; GENERALLY LESS THAN 20 FEET (6 M) THICK, ALTHOUGH OLDER COLLUVIAL DEPOSITS ON THE KOLOB PLATEAU MAY BE AS MUCH AS 100 FEET (30 M) THICK.

QBR: REMNANTS LAVA FLOW (LOWER PLEISTOCENE)
DARK-BROWNISH-BLACK TO DARK-GRAY, MEDIUM-GRAINED BASANITE WITH SMALL OLIVINE PHENOCRYSTS; ERUPTED FROM A DEEPLY ERODED VENT ATOP THE HURRICANE CLIFFS AT THE "THREE BROTHERS," ABOUT 5 MILES (8 KM) SOUTH OF HURRICANE; DISPLACED BY THE HURRICANE FAULT ABOUT 1450 FEET (440 M); YIELDED PREFERRED 40AR/39AR PLATEAU AGES OF 1.06 ± 0.03 MA (1.07 ± 0.08 MA ISOCHRON) AND 0.94 ± 0.04 MA (0.94 ± 0.05 MA ISOCHRON) (HAYDEN, 2004A) AND AN ANOMALOUS 40AR/39AR PLATEAU AGE OF 1.47 ± 0.34 MA (1.12 ± 0.50 MA ISOCHRON) (LUND AND OTHERS, 2001, 2007A); TYPICALLY ABOUT 40 FEET (12 M) THICK.



PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION PHASES 1-5

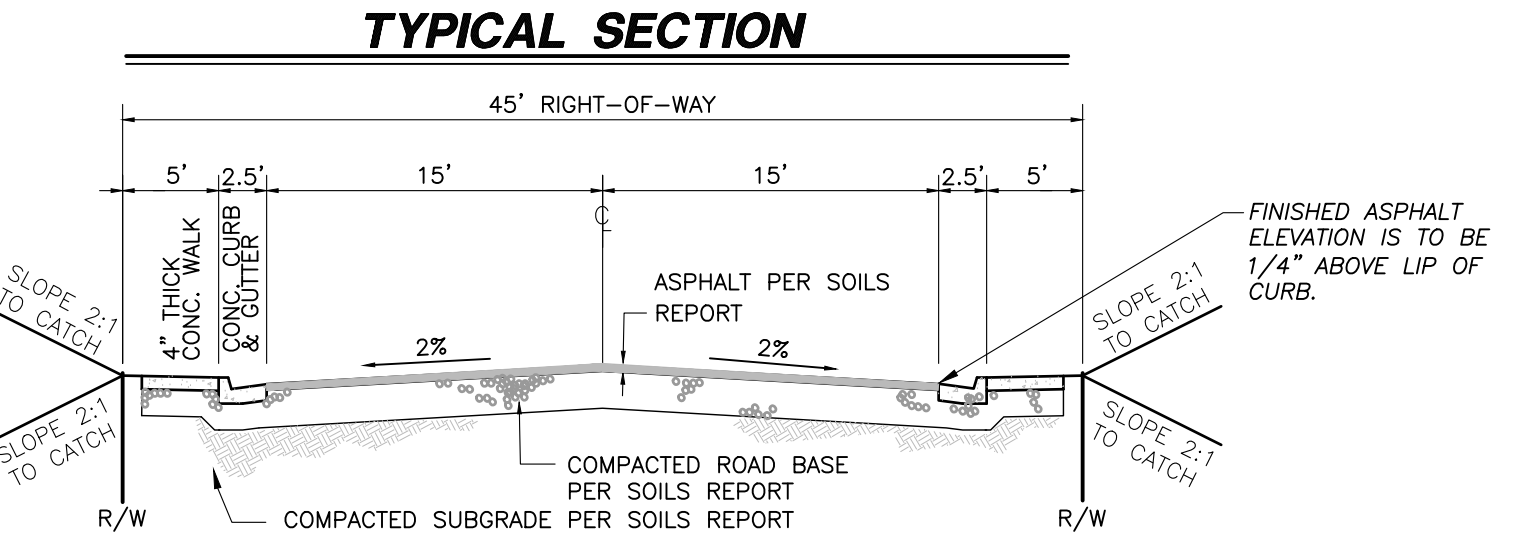
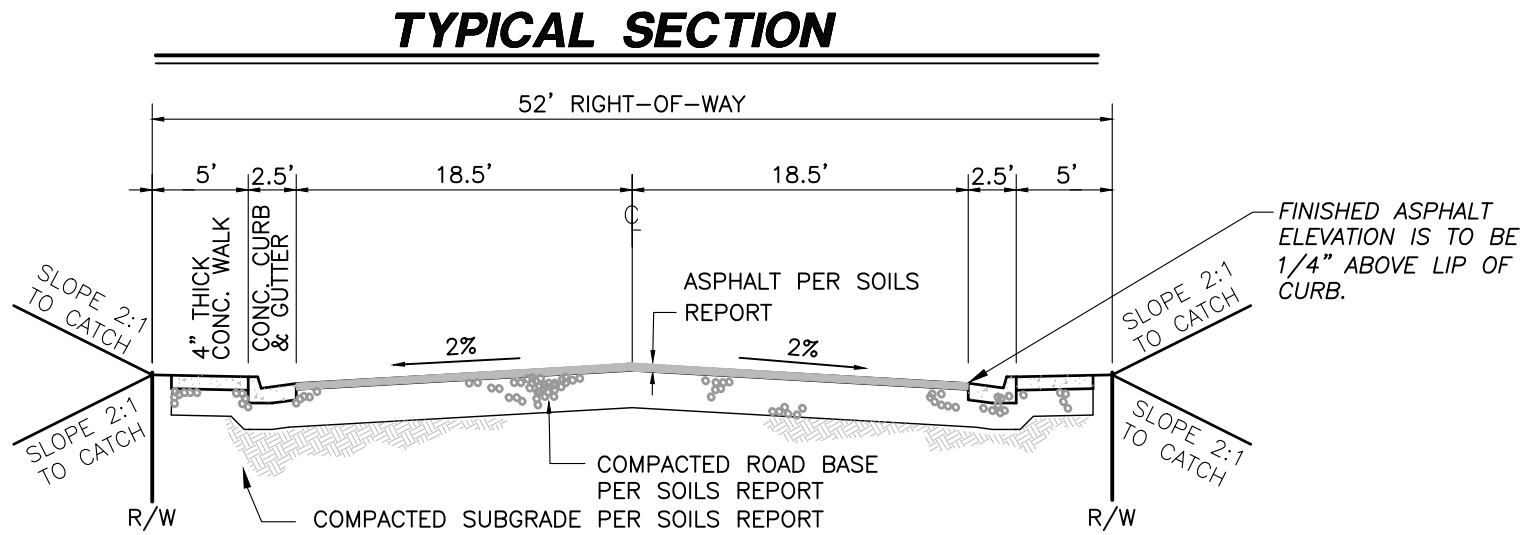
COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°55'38"E ALONG THE SECTION LINE, 2667.61 FEET; THENCE N01°04'22"E 93.44 FEET TO THE POINT OF BEGINNING; THENCE N00°57'43"E 476.63 FEET; THENCE N00°57'43"E 697.52 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.47 FEET, THROUGH A CENTRAL ANGLE OF 90°09'38", (LONG CHORD BEARS: N46°02'32"E 28.32 FEET); THENCE S88°52'39"E 1779.37 FEET; THENCE EASTERLY ALONG THE ARC OF A 363.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 155.94 FEET, THROUGH A CENTRAL ANGLE OF 24°36'48", (LONG CHORD BEARS: N78°48'57"E 154.74 FEET); THENCE N66°30'33"E 83.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 20.91 FEET, HAVING A RADIUS OF 32.50 FEET AND A RADIAL BEARING OF S29°38'22"W, THROUGH A CENTRAL ANGLE OF 36°52'12" (LONG CHORD BEARS: S41°55'33"E 20.55 FEET); THENCE S23°29'27"E 613.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 727.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 822.69 FEET, THROUGH A CENTRAL ANGLE OF 64°50'14", (LONG CHORD BEARS: S08°55'40"W 779.49 FEET); THENCE S41°21'04"W 150.70 FEET; THENCE WESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.71 FEET, THROUGH A CENTRAL ANGLE OF 90°50'00", (LONG CHORD BEARS: S86°46'04"W 28.49 FEET); THENCE WESTERLY ALONG THE ARC OF A 807.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 579.09 FEET, THROUGH A CENTRAL ANGLE OF 41°06'51", (LONG CHORD BEARS: N68°22'21"W 566.74 FEET); THENCE N88°55'47"W 290.85 FEET; THENCE N89°44'50"W 1160.17 FEET; THENCE N88°55'41"W 59.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.38 FEET, THROUGH A CENTRAL ANGLE OF 89°53'24", (LONG CHORD BEARS: N43°58'59"W 28.26 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 2,785,244 SQUARE FEET OR 63.940 ACRES.

LEGAL DESCRIPTION PHASES 6-8

COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°55'38"E ALONG THE SECTION LINE, 1637.75 FEET; THENCE N01°04'22"E 73.46 FEET TO THE POINT OF BEGINNING; THENCE N38°46'29"E 143.17 FEET; THENCE N37°19'14"E 487.94 FEET; THENCE N19°52'28"E 22.94 FEET; THENCE N19°52'28"E 273.47 FEET; THENCE N05°31'40"E 333.86 FEET; THENCE N09°03'20"E 186.19 FEET; THENCE N09°03'20"E 113.49 FEET; THENCE N19°32'13"E 384.51 FEET; THENCE N19°32'20"E 218.68 FEET; THENCE S70°27'47"E 232.41 FEET; THENCE S01°05'05"W 629.29 FEET; THENCE S01°05'05"W 42.09 FEET; THENCE S00°57'43"W 747.57 FEET; THENCE S00°57'43"W 476.56 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 31.45 FEET, THROUGH A CENTRAL ANGLE OF 90°06'36", (LONG CHORD BEARS: S46°01'01"W 28.31 FEET); THENCE N88°55'41"W 932.86 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 990,687 SQUARE FEET OR 22.743 ACRES.



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	SPECIAL STUDY AREA, UNKNOWN, APPROX/BUR
LIQUEFACTION	H2 – HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION M2 – SIMILAR IN TEXTURE TO MODERATE CATEGORY, NO GROUND-WATER INFORMATION L2 – LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X – AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	L – LOW: AREAS WHERE CATEGORY D GEOLOGIC UNITS CROP OUT ON SLOPES GREATER THAN 30 PERCENT (16.7°)
ROCKFALL HAZARD	M-MODERATE ROCK-FALL-HAZARD
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA – STREAM/TERRACE ALLUVIUM >=3% CSB – STREAM/TERRACE ALLUVIUM, NO DATA CSC-FAN ALLUVIUM, HOLOCENE
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR 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 BRH-HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	WBSH-HIGH: MODERN SAND-DUNE OR SHEET-SAND DEPOSITS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PROVALUE
ENGINEERING

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6

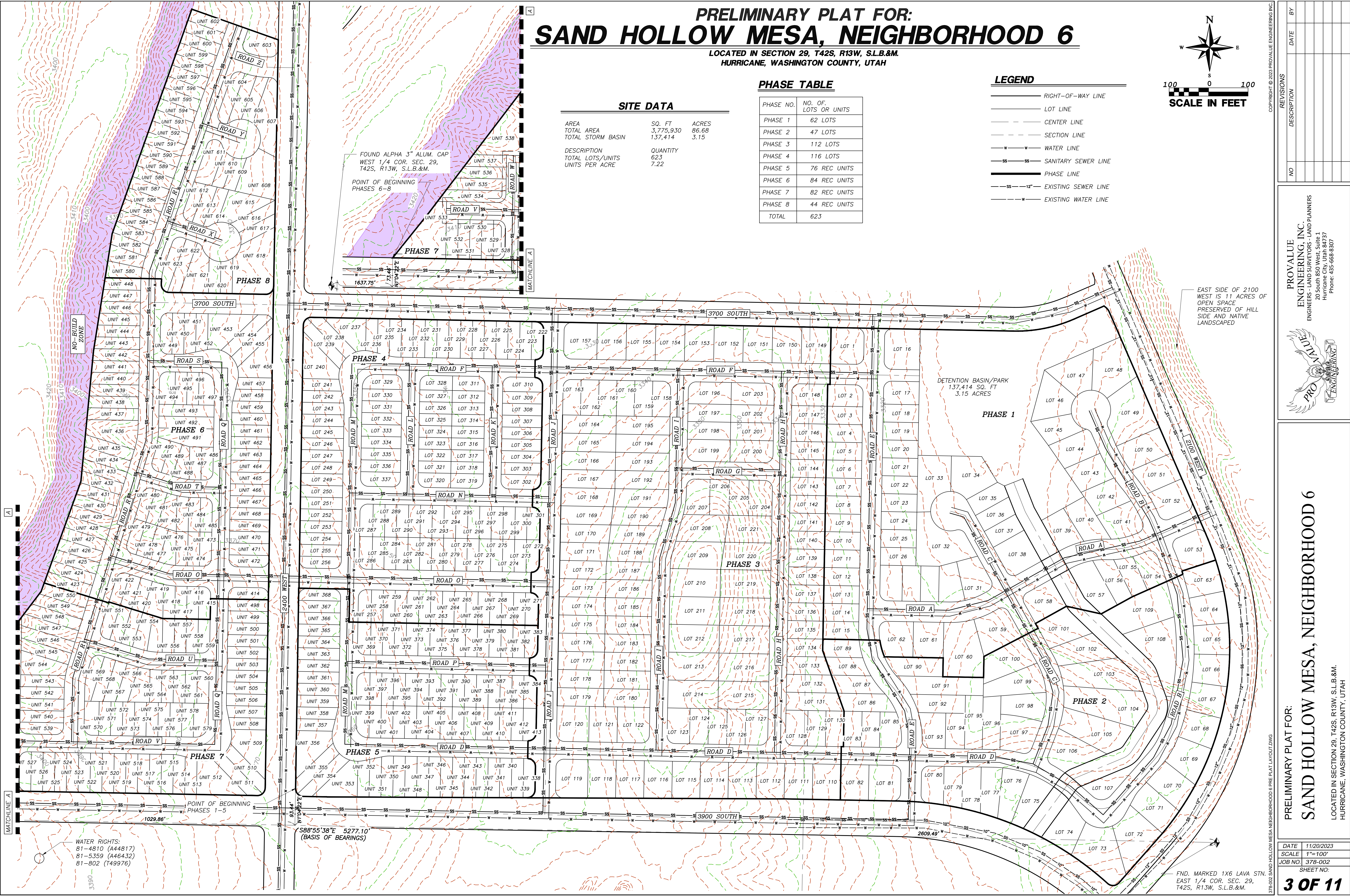
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE 11/20/2023
SCALE N.T.S.
JOB NO. 378-002
SHEET NO:
1 OF 11

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C69	31.41'	20.00'	28.28'	S68°29'37"E	89°59'39"
C70	474.95'	614.50'	463.22'	N1°20'55"W	44°17'04"
C71	106.23'	385.21'	105.90'	N31°23'20"W	15°48'05"
C72	106.23'	385.21'	105.90'	N31°23'20"W	15°48'05"
C73	46.69'	226.00'	46.61'	S11°58'15"E	11°50'13"
C74	50.34'	226.00'	50.24'	S24°16'16"E	12°45'48"
C75	49.83'	226.00'	49.73'	S36°58'08"E	12°37'56"
C76	8.53'	174.00'	8.53'	S41°52'50"E	2°48'31"
C77	54.14'	174.00'	53.92'	S31°33'47"E	17°49'34"
C78	154.83'	200.00'	151.00'	N21°06'23"W	44°21'24"
C79	154.83'	200.00'	151.00'	N21°06'23"W	44°21'24"
C80	57.24'	174.00'	56.98'	N32°04'26"W	18°50'51"
C81	5.43'	174.00'	5.43'	N42°23'28"W	1°47'15"
C82	53.18'	226.00'	53.06'	N36°32'36"W	13°29'00"
C83	50.61'	226.00'	50.50'	N23°23'11"W	12°49'49"
C84	72.04'	174.00'	71.53'	S10°47'21"E	23°43'19"
C85	71.17'	226.00'	70.88'	N7°56'59"W	18°02'36"
C86	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C87	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C88	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C89	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C90	29.63'	20.00'	26.99'	N41°21'58"W	84°52'33"
C91	31.42'	20.00'	28.28'	N46°04'16"E	89°59'54"
C92	39.05'	807.00'	39.05'	N82°25'04"W	2°46'21"
C93	47.68'	807.00'	47.67'	N79°20'19"W	3°23'07"
C94	48.25'	807.00'	48.24'	N75°56'00"W	3°25'33"
C95	45.51'	807.00'	45.51'	N72°36'17"W	3°13'53"
C96	36.92'	807.00'	36.92'	N69°40'42"W	2°37'17"
C97	33.21'	807.00'	33.21'	N67°11'19"W	2°21'29"
C98	23.82'	277.50'	23.82'	S86°28'07"E	4°55'09"
C99	69.57'	277.50'	69.39'	S76°49'36"E	14°21'53"
C100	69.57'	277.50'	69.39'	S62°27'43"E	14°21'53"
C101	105.45'	300.00'	104.91'	N78°51'29"W	20°08'23"
C102	105.45'	300.00'	104.91'	N58°43'06"W	20°08'23"
C103	15.79'	322.50'	15.79'	N87°31'32"W	2°48'19"
C104	57.45'	322.50'	57.37'	N81°01'11"W	10°12'23"
C105	28.93'	20.00'	26.47'	S62°38'52"W	82°52'19"
C106	28.93'	20.00'	26.47'	S20°13'27"E	82°52'19"
C107	39.39'	322.50'	39.36'	S58°09'42"E	6°59'50"
C108	25.21'	75.00'	25.09'	N60°08'59"E	19°15'41"
C109	77.89'	412.50'	77.77'	S81°19'33"E	10°49'08"
C110	3.77'	177.50'	3.77'	S20°36'14"W	1°12'56"
C111	3.22'	222.50'	3.22'	S20°47'51"W	0°49'43"
C112	55.45'	222.50'	55.30'	S13°14'38"W	14°16'42"
C113	75.56'	177.50'	75.00'	S7°48°01"W	24°23'30"
C114	175.54'	200.00'	169.96'	S3°55'58"E	50°17'20"
C115	53.80'	222.50'	53.67'	S0°49'21"E	13°51'17"
C116	51.81'	222.50'	51.70'	S14°25'16"E	13°20'33"
C117	76.46'	177.50'	75.87'	S16°44'11"E	24°40'53"
C118	31.01'	222.50'	30.98'	S25°05'05"E	7°59'05"
C119	29.82'	50.00'	29.38'	N53°14'26"E	34°10'35"
C120	32.12'	277.50'	32.10'	N51°57'51"W	6°37'52"
C121	16.31'	95.00'	16.29'	N43°43'51"W	9°50'06"
C122	5.13'	95.00'	5.13'	N37°15'58"W	3°05'48"
C123	86.39'	55.00'	77.78'	N86°21'05"E	90°00'01"
C124	51.05'	32.50'	45.96'	S86°21'05"W	90°00'01"
C125	16.09'	65.00'	16.05'	N43°00'30"W	14°10'59"
C126	71.22'	65.00'	67.71'	N81°29'29"W	62°46'58"
C127	43.67'	65.00'	42.86'	S47°52'05"W	38°29'54"
C128	21.16'	95.00'	21.12'	S34°56'53"W	12°45'49"
C129	88.23'	807.00'	88.19'	S59°16'05"E	6°15'51"
C130	117.19'	807.00'	117.09'	S51°58'33"E	8°19'14"
C131	31.71'	20.00'	28.49'	N86°46'04"E	90°50'00"
C132	16.15'	727.00'	16.15'	N40°42'36"E	1°16'22"
C133	70.70'	727.00'	70.67'	N37°17'16"E	5°34'19"
C134	77.88'	727.00'	77.85'	N31°25'58"E	6°08'17"
C135	100.35'	727.00'	100.27'	N24°24'33"E	7°54'32"
C136	81.29'	727.00'	81.25'	N17°15'05"E	6°24'23"

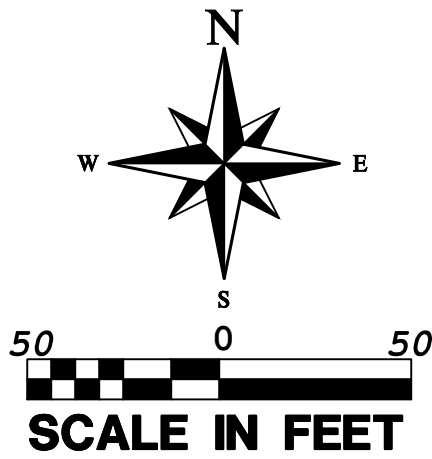
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C137	81.29'	727.00'	81.25'	N10°50'42"E	6°24'23"
C138	81.29'	727.00'	81.25'	N4°26'19"E	6°24'23"
C139	81.29'	727.00'	81.25'	N1°58°04"W	6°24'23"
C140	81.29'	727.00'	81.25'	N8°22'27"W	6°24'23"
C141	81.29'	727.00'	81.25'	N14°46'50"W	6°24'23"
C142	71.22'	637.00'	71.19'	S14°46'50"E	6°24'23"
C143	71.22'	637.00'	71.19'	S8°22'27"E	6°24'23"
C144	71.22'	637.00'	71.19'	S1°58°04"E	6°24'23"
C145	71.22'	637.00'	71.19'	S4°26'19"W	6°24'23"
C146	71.22'	637.00'	71.19'	S10°50'42"W	6°24'23"
C147	71.22'	637.00'	71.19'	S17°15'05"W	6°24'23"
C148	3.77'	637.00'	3.77'	S20°37'27"W	0°20'21"
C149	67.46'	222.50'	67.20'	S29°28'44"W	17°22'13"
C150	12.38'	222.50'	12.38'	S39°45'27"W	3°11'14"
C151	71.76'	200.00'	71.37'	N31°04'21"E	20°33'27"
C152	474.95'	614.50'	463.22'	N1°20'55"W	44°17'04"
C153	63.69'	177.50'	63.35'	S31°04'21"W	20°33'27"
C154	91.95'	592.00'	91.86'	S16°20'39"W	8°53'57"
C155	204.13'	592.00'	203.12'	S2°00'59"W	19°45'24"
C156	91.32'	592.00'	91.23'	S12°16'52"E	8°50'17"
C157	31.16'	75.00'	30.94'	N34°17'46"W	23°48'29"
C158	60.54'	75.00'	58.91'	N3°12'19"E	46°15'02"
C159	44.34'	75.00'	43.70'	N50°24'12"E	33°52'34"
C160	29.56'	50.00'	29.13'	N50°24'12"E	33°52'34"
C161	38.96'	50.00'	37.98'	N2°24'08"E	44°38'39"
C162	20.29'	50.00'	20.15'	N34°34'26"W	23°15'08"
C163	9.60'	25.00'	9.54'	N35°12'05"W	21°59'51"
C164	17.89'	25.00'	17.52'	N0°35'09"E	41°00'42"
C165	14.78'	25.00'	14.57'	N50°24'12"E	33°52'34"
C166	22.41'	75.00'	22.33'	N37°38'19"W	17°07'23"
C167	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C168	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C169	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C170	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C171	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C172	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C173	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C174	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C175	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C176	57.72'	242.50'	57.58'	N7°53'26"W	13°38'13"
C177	4.71'	242.50'	4.71'	N15°15'57"E	1°06'48"
C178	40.55'	157.50'	40.44'	N8°26'50"E	14°45'02"
C179	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C180	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C181	14.17'	202.50'	14.17'	S3°04'35"W	4°00'32"
C182	37.96'	202.50'	37.91'	S10°27'06"W	10°44'30"
C183	41.38'	197.50'	41.31'	S7°04'28"W	12°00'18"
C184	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C185	31.43'	20.00'	28.30'	S46°05'50"W	90°03'02"
C186	31.40'	20.00'	28.27'	N43°54'10"W	89°56'58"
C187	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C188	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C189	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C190	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C191	31.70'	20.00'	28.49'	S44°20'16"E	90°49'09"
C192	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C193	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C194	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C195	31.42'	20.00'	28.28'	S43°55'41"E	90°00'05"
C196	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C197	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C198	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C199	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C200	31.13'	20.00'	28.08'	S45°39'44"W	89°10'51"
C201	56.64'	220.00'	56.48'	S8°26'50"W	14°45'02"
C202	46.34'	180.00'	46.21'	S8°26'50"W	14°45'02"
C203	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C204	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C205	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C206	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C207	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C208	31.42'	20.00'	28.28'	S46°04'19"W	90°00'00"
C209	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C210	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C211	31.38'	20.00'	28.26'	S43°58'59"E	89°53'24"
C212	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C213	31.45'	20.00'	28.31'	N46°01'01"E	90°06'36"
C214	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C215	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C216	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C217	15.36'	95.00'	15.34'	N3°43'40"W	9°15'39"
C218	5.80'	95.00'	5.80'	N10°06'31"W	3°30'04"
C219	5.62'	65.00'	5.62'	N9°10'58"W	4°57'17"
C220	25.67'	65.00'	25.50'	N4°36'31"E	22°37'43"
C221	31.56'	65.00'	31.25'	N29°49'51"E	27°48'57"
C222	30.88'	65.00'	30.59'	N57°20'55"E	27°13'12"
C223	24.31'	65.00'	24.17'	N81°40'28"E	21°25'54"
C224	12.95'	65.00'	12.93'	S81°54'10"E	11°24'49"
C225	21.16'	95.00'	21.12'	S82°31'30"E	12°45'49"
C226	20.57'	20.00'	19.67'	S30°25'17"W	58°55'07"
C227	10.91'	20.00'	10.77'	S75°30'06"W	31°14'31"
C228	51.05'	32.50'	45.96'	N46°04'19"E	90°00'00"
C229	86.39'	55.00'	77.78'	N46°04'19"E	90°00'00"
C230	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C231	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C232	31.42'	20.00'	28.28'	S43°55'41"E	90°00'00"
C233	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C234	31.42'	20.00'	28.28'	N43°55'41"W	90°00'00"
C235	31.42'	20.00'	28.28'	N46°04'19"E	90°00'00"
C236	14.14'	95.00'	14.12'	S5°30'14"W	8°31'32"
C237	7.02'	95.00'	7.02'	S11°53'08"W	4°14'11"
C238	4.40'	65.02'	4.40'	S11°49'55"W	3°52'50"
C239	30.37'	65.02'	30.10'	S3°29'21"E	26°45'41"
C240	31.13'	65.02'	30.83'	S30°35'05"E	27°25'46"
C241	31.24'	65.02'	30.94'	S58°03'41"E	27°31'26"
C242	20.88'	65.02'	20.79'	S81°01'17"E	18°23



PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 1

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

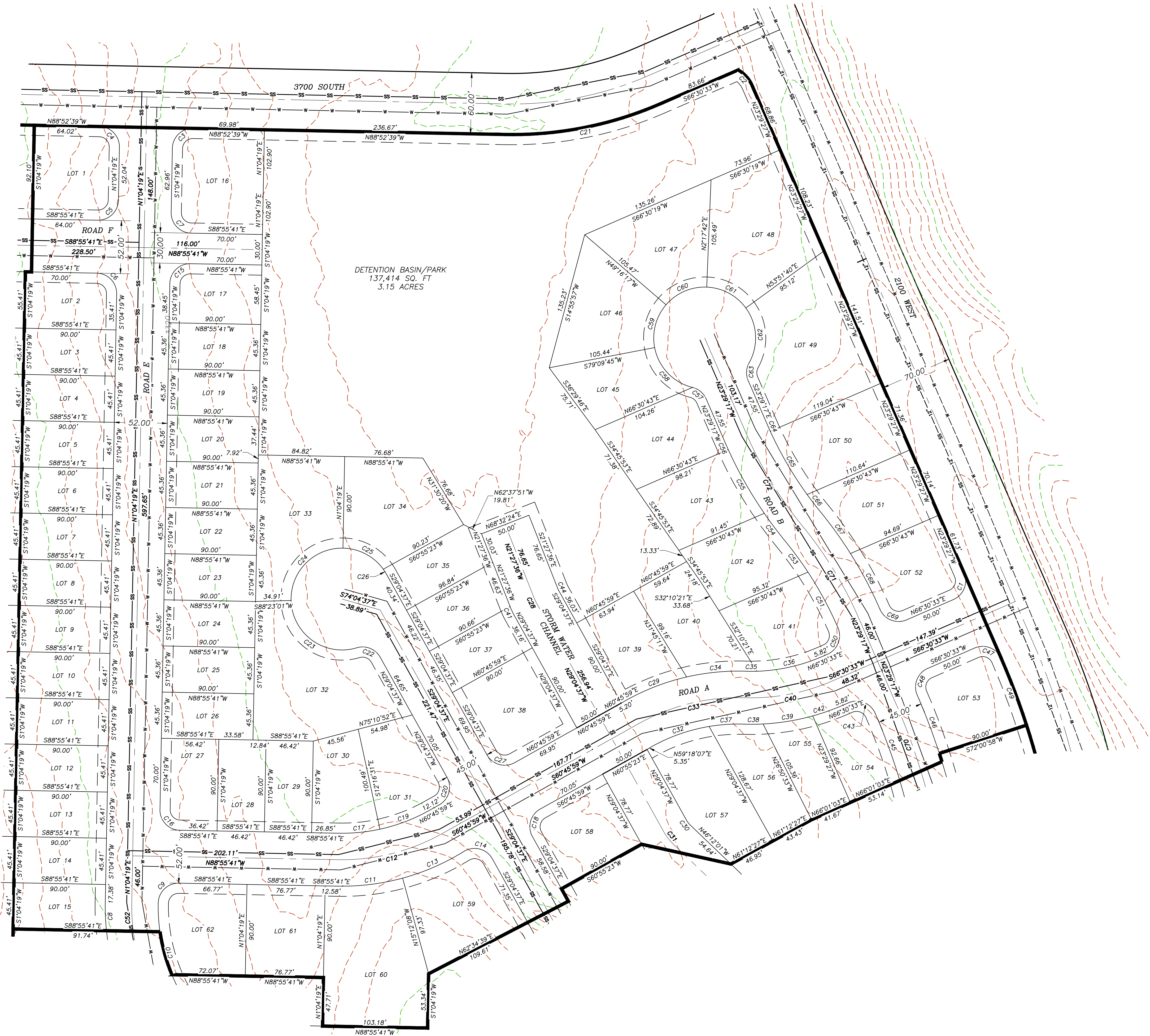


LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

LOTS

Number	Area
1	7561 Sq. Ft.
2	4901 Sq. Ft.
3	4086 Sq. Ft.
4	4086 Sq. Ft.
5	4086 Sq. Ft.
6	4086 Sq. Ft.
7	4086 Sq. Ft.
8	4086 Sq. Ft.
9	4086 Sq. Ft.
10	4086 Sq. Ft.
11	4086 Sq. Ft.
12	4086 Sq. Ft.
13	4086 Sq. Ft.
14	4086 Sq. Ft.
15	4103 Sq. Ft.
16	9093 Sq. Ft.
17	5174 Sq. Ft.
18	4082 Sq. Ft.
19	4082 Sq. Ft.
20	4082 Sq. Ft.
21	4082 Sq. Ft.
22	4082 Sq. Ft.
23	4082 Sq. Ft.
24	4082 Sq. Ft.
25	4082 Sq. Ft.
26	4082 Sq. Ft.
27	4992 Sq. Ft.
28	4178 Sq. Ft.
29	4178 Sq. Ft.
30	5398 Sq. Ft.
31	6564 Sq. Ft.
32	13796 Sq. Ft.
33	10022 Sq. Ft.
34	9311 Sq. Ft.
35	4516 Sq. Ft.
36	4333 Sq. Ft.
37	4163 Sq. Ft.
38	8014 Sq. Ft.
39	6132 Sq. Ft.
40	6820 Sq. Ft.
41	7266 Sq. Ft.
42	6527 Sq. Ft.
43	6703 Sq. Ft.
44	7322 Sq. Ft.
45	5951 Sq. Ft.
46	8340 Sq. Ft.
47	8343 Sq. Ft.
48	11715 Sq. Ft.
49	14148 Sq. Ft.
50	8280 Sq. Ft.
51	7159 Sq. Ft.
52	7280 Sq. Ft.
53	7528 Sq. Ft.
54	5009 Sq. Ft.
55	4364 Sq. Ft.
56	5381 Sq. Ft.
57	8216 Sq. Ft.
58	6993 Sq. Ft.
59	8895 Sq. Ft.
60	13372 Sq. Ft.
61	6909 Sq. Ft.
62	7386 Sq. Ft.



REVISIONS	
NO	DESCRIPTION

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 1

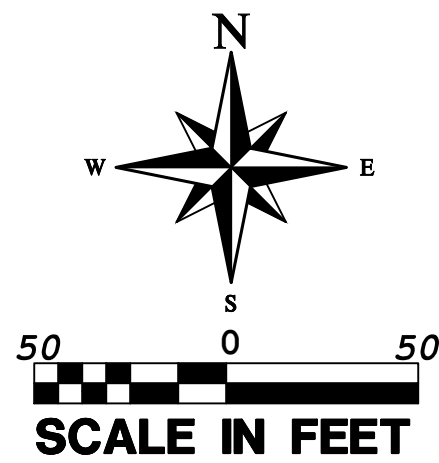
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 11/20/2023
SCALE 1"=50'
JOB NO. 378-002
SHEET NO:
4 OF 11

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PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 2

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

LOTS

Number	Area
63	6863 Sq. Ft.
64	6863 Sq. Ft.
65	6863 Sq. Ft.
66	6863 Sq. Ft.
67	6863 Sq. Ft.
68	6863 Sq. Ft.
69	7925 Sq. Ft.
70	7803 Sq. Ft.
71	7934 Sq. Ft.
72	11002 Sq. Ft.
73	13218 Sq. Ft.
74	7908 Sq. Ft.
75	6803 Sq. Ft.
76	6986 Sq. Ft.
77	6065 Sq. Ft.
78	5207 Sq. Ft.
79	4766 Sq. Ft.
80	5224 Sq. Ft.
81	7133 Sq. Ft.
82	6405 Sq. Ft.
83	4110 Sq. Ft.
84	4110 Sq. Ft.
85	4587 Sq. Ft.
86	5808 Sq. Ft.
87	4951 Sq. Ft.
88	4422 Sq. Ft.
89	4317 Sq. Ft.
90	6447 Sq. Ft.
91	9253 Sq. Ft.
92	5896 Sq. Ft.
93	5468 Sq. Ft.
94	4397 Sq. Ft.
95	6119 Sq. Ft.
96	6047 Sq. Ft.
97	8122 Sq. Ft.
98	6658 Sq. Ft.
99	8493 Sq. Ft.
100	8941 Sq. Ft.
101	8163 Sq. Ft.
102	8268 Sq. Ft.
103	12729 Sq. Ft.
104	15254 Sq. Ft.
105	12314 Sq. Ft.
106	8686 Sq. Ft.
107	6832 Sq. Ft.
108	13285 Sq. Ft.
109	13275 Sq. Ft.

PRELIMINARY PLAT FOR:

SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 2

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



DATE	11/20/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	

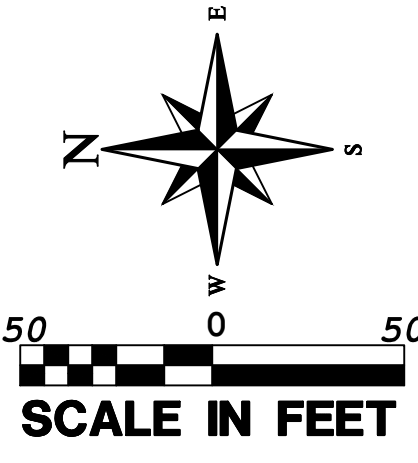
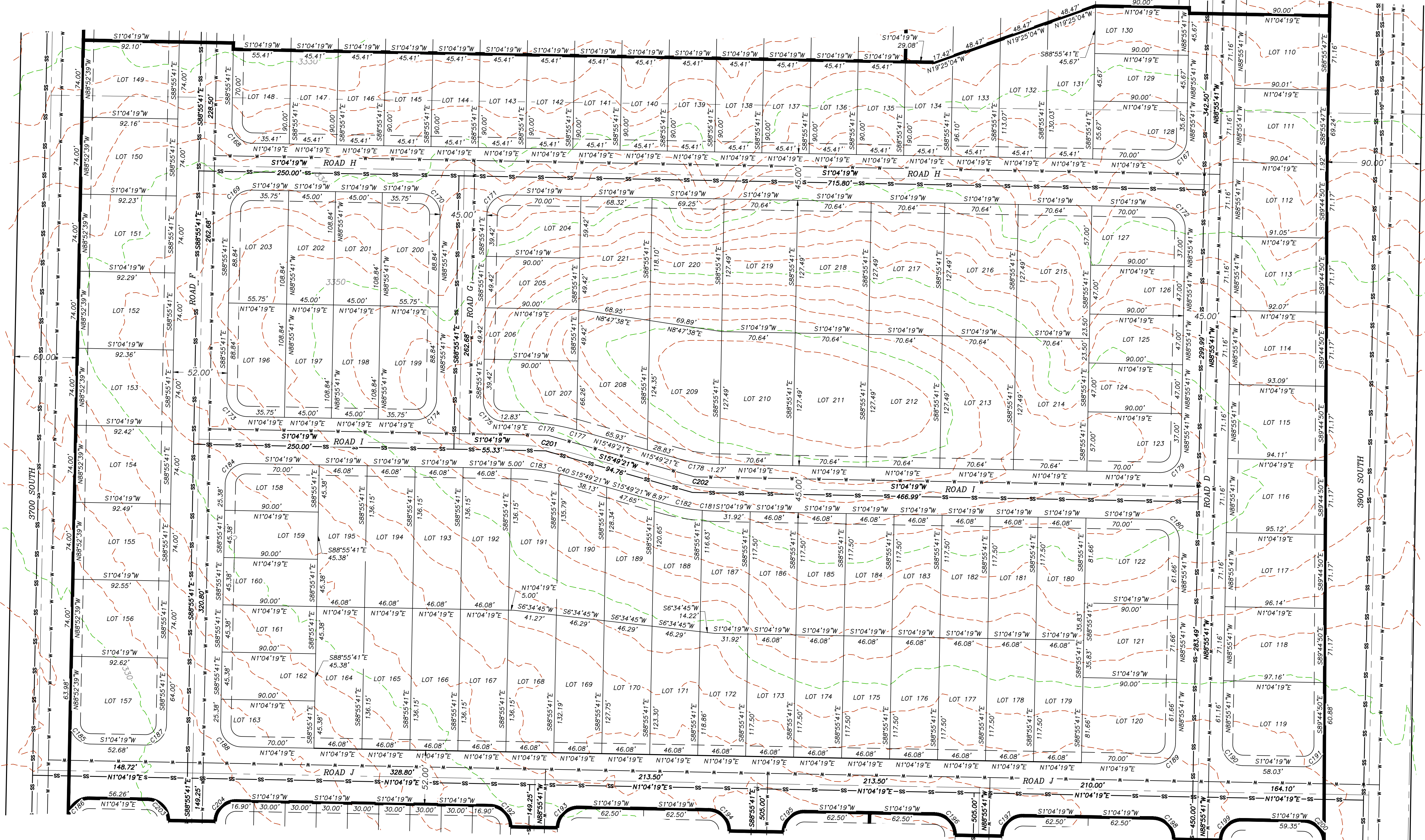
5 OF 11

LEGEND

- RIGHT-OF-WAY LINE
— LOT LINE
— CENTER LINE
- - - SECTION LINE
— W — WATER LINE
— SS — SANITARY SEWER LINE
— PHASE LINE
- - - 10' PUBLIC UTILITY EASEMENT LINE
— SS — 12" — EXISTING SEWER LINE
— W — EXISTING WATER LINE

LOTS

Number	Area	
110	6405 Sq. Ft.	166 6274 Sq. Ft.
111	6405 Sq. Ft.	167 6274 Sq. Ft.
112	6444 Sq. Ft.	168 6193 Sq. Ft.
113	6516 Sq. Ft.	169 5989 Sq. Ft.
114	6588 Sq. Ft.	170 5784 Sq. Ft.
115	6661 Sq. Ft.	171 5580 Sq. Ft.
116	6733 Sq. Ft.	172 5424 Sq. Ft.
117	6806 Sq. Ft.	173 5414 Sq. Ft.
118	6878 Sq. Ft.	174 5414 Sq. Ft.
119	7758 Sq. Ft.	175 5414 Sq. Ft.
120	7264 Sq. Ft.	176 5414 Sq. Ft.
121	6450 Sq. Ft.	177 5414 Sq. Ft.
122	7264 Sq. Ft.	178 5414 Sq. Ft.
123	5044 Sq. Ft.	179 5414 Sq. Ft.
124	4230 Sq. Ft.	180 5414 Sq. Ft.
125	4230 Sq. Ft.	181 5414 Sq. Ft.
126	4230 Sq. Ft.	182 5414 Sq. Ft.
127	5044 Sq. Ft.	183 5414 Sq. Ft.
128	4924 Sq. Ft.	184 5414 Sq. Ft.
129	4110 Sq. Ft.	185 5414 Sq. Ft.
130	4110 Sq. Ft.	186 5414 Sq. Ft.
131	6289 Sq. Ft.	187 5407 Sq. Ft.
132	5519 Sq. Ft.	188 5428 Sq. Ft.
133	4749 Sq. Ft.	189 5737 Sq. Ft.
134	4136 Sq. Ft.	190 6090 Sq. Ft.
135	4086 Sq. Ft.	191 6296 Sq. Ft.
136	4086 Sq. Ft.	192 6274 Sq. Ft.
137	4086 Sq. Ft.	193 6274 Sq. Ft.
138	4086 Sq. Ft.	194 6274 Sq. Ft.
139	4086 Sq. Ft.	195 6274 Sq. Ft.
140	4086 Sq. Ft.	196 5982 Sq. Ft.
141	4086 Sq. Ft.	197 4898 Sq. Ft.
142	4086 Sq. Ft.	198 4898 Sq. Ft.
143	4086 Sq. Ft.	199 5982 Sq. Ft.
144	4086 Sq. Ft.	200 5982 Sq. Ft.
145	4086 Sq. Ft.	201 4898 Sq. Ft.
146	4086 Sq. Ft.	202 4898 Sq. Ft.
147	4086 Sq. Ft.	203 5982 Sq. Ft.
148	4901 Sq. Ft.	204 5262 Sq. Ft.
149	6817 Sq. Ft.	205 4448 Sq. Ft.
150	6822 Sq. Ft.	206 4448 Sq. Ft.
151	6827 Sq. Ft.	207 5391 Sq. Ft.
152	6832 Sq. Ft.	208 8198 Sq. Ft.
153	6837 Sq. Ft.	209 8838 Sq. Ft.
154	6842 Sq. Ft.	210 9007 Sq. Ft.
155	6846 Sq. Ft.	211 9007 Sq. Ft.
156	6851 Sq. Ft.	212 9007 Sq. Ft.
157	7611 Sq. Ft.	213 9007 Sq. Ft.
158	3999 Sq. Ft.	214 9007 Sq. Ft.
159	4084 Sq. Ft.	215 9007 Sq. Ft.
160	4084 Sq. Ft.	216 9007 Sq. Ft.
161	4084 Sq. Ft.	217 9007 Sq. Ft.
162	4084 Sq. Ft.	218 9007 Sq. Ft.
163	3999 Sq. Ft.	219 9007 Sq. Ft.
164	6274 Sq. Ft.	220 8504 Sq. Ft.
165	6274 Sq. Ft.	221 7753 Sq. Ft.



378-002 SAND HOLLOW MESA NEIGHBORHOOD 6 PRELAYOUT DWG

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NO	REVISIONS	DESCRIPTION	DATE	BY

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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

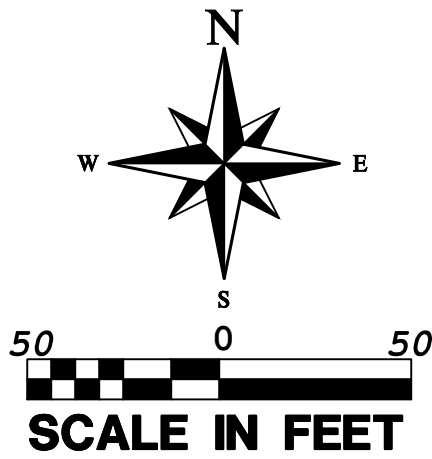
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 3

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	11/20/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	6 OF 11

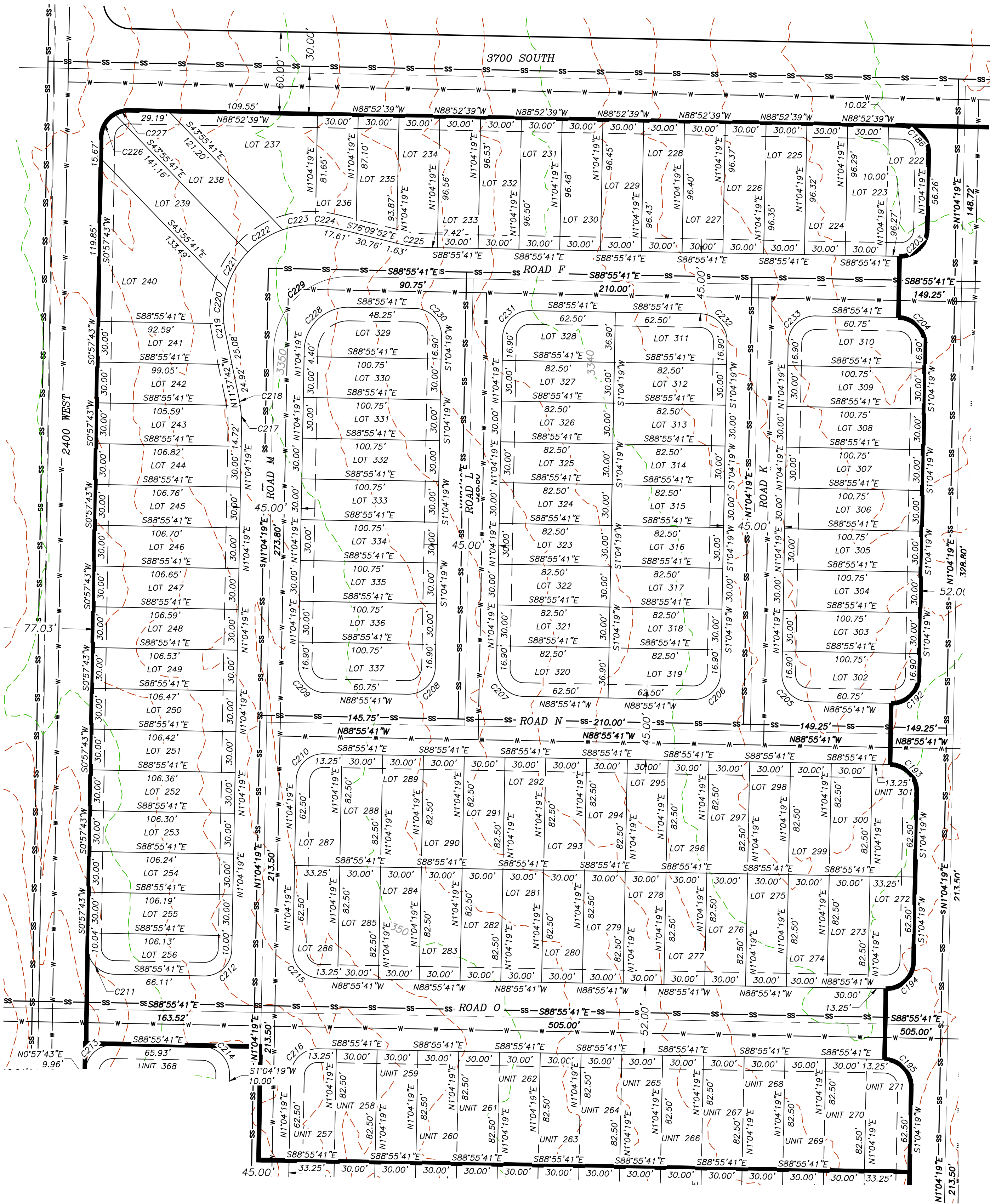
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 4

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE



**RV/LODGING
UNITS**

Number	Area	
222	2716 Sq. Ft.	280 2475 Sq. Ft.
223	2888 Sq. Ft.	281 2475 Sq. Ft.
224	2889 Sq. Ft.	282 2475 Sq. Ft.
225	2890 Sq. Ft.	283 2475 Sq. Ft.
226	2891 Sq. Ft.	284 2475 Sq. Ft.
227	2892 Sq. Ft.	285 2475 Sq. Ft.
228	2892 Sq. Ft.	286 2475 Sq. Ft.
229	2893 Sq. Ft.	287 2657 Sq. Ft.
230	2894 Sq. Ft.	288 2657 Sq. Ft.
231	2895 Sq. Ft.	289 2475 Sq. Ft.
232	2896 Sq. Ft.	290 2475 Sq. Ft.
233	2896 Sq. Ft.	291 2475 Sq. Ft.
234	2877 Sq. Ft.	292 2475 Sq. Ft.
235	2715 Sq. Ft.	293 2475 Sq. Ft.
236	2517 Sq. Ft.	294 2475 Sq. Ft.
237	5645 Sq. Ft.	295 2475 Sq. Ft.
238	3946 Sq. Ft.	296 2475 Sq. Ft.
239	4190 Sq. Ft.	297 2475 Sq. Ft.
240	6803 Sq. Ft.	298 2475 Sq. Ft.
241	2871 Sq. Ft.	299 2475 Sq. Ft.
242	3072 Sq. Ft.	300 2475 Sq. Ft.
243	3199 Sq. Ft.	301 2475 Sq. Ft.
244	3204 Sq. Ft.	302 2657 Sq. Ft.
245	3202 Sq. Ft.	303 3546 Sq. Ft.
246	3200 Sq. Ft.	304 3022 Sq. Ft.
247	3199 Sq. Ft.	305 3022 Sq. Ft.
248	3197 Sq. Ft.	306 3022 Sq. Ft.
249	3195 Sq. Ft.	307 3022 Sq. Ft.
250	3193 Sq. Ft.	308 3022 Sq. Ft.
251	3192 Sq. Ft.	309 3022 Sq. Ft.
252	3190 Sq. Ft.	310 3022 Sq. Ft.
253	3188 Sq. Ft.	311 3546 Sq. Ft.
254	3186 Sq. Ft.	312 2958 Sq. Ft.
255	3185 Sq. Ft.	313 2475 Sq. Ft.
256	3012 Sq. Ft.	314 2475 Sq. Ft.
257	3006 Sq. Ft.	315 2475 Sq. Ft.
258	2657 Sq. Ft.	316 2475 Sq. Ft.
259	2475 Sq. Ft.	317 2475 Sq. Ft.
260	2475 Sq. Ft.	318 2475 Sq. Ft.
261	2475 Sq. Ft.	319 2475 Sq. Ft.
262	2475 Sq. Ft.	320 2958 Sq. Ft.
263	2475 Sq. Ft.	321 2958 Sq. Ft.
264	2475 Sq. Ft.	322 2475 Sq. Ft.
265	2475 Sq. Ft.	323 2475 Sq. Ft.
266	2475 Sq. Ft.	324 2475 Sq. Ft.
267	2475 Sq. Ft.	325 2475 Sq. Ft.
268	2475 Sq. Ft.	326 2475 Sq. Ft.
269	2475 Sq. Ft.	327 2475 Sq. Ft.
270	2475 Sq. Ft.	328 2475 Sq. Ft.
271	2475 Sq. Ft.	329 2958 Sq. Ft.
272	2657 Sq. Ft.	330 3405 Sq. Ft.
273	2657 Sq. Ft.	331 3022 Sq. Ft.
274	2475 Sq. Ft.	332 2657 Sq. Ft.
275	2475 Sq. Ft.	333 3022 Sq. Ft.
276	2475 Sq. Ft.	334 3022 Sq. Ft.
277	2475 Sq. Ft.	335 3022 Sq. Ft.
278	2475 Sq. Ft.	336 3022 Sq. Ft.
279	2475 Sq. Ft.	337 3022 Sq. Ft.
		338 3546 Sq. Ft.

PRELIMINARY PLAT FOR:

SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 4

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 11/20/2023
SCALE 1"=50'
JOB NO. 378-002
SHEET NO.

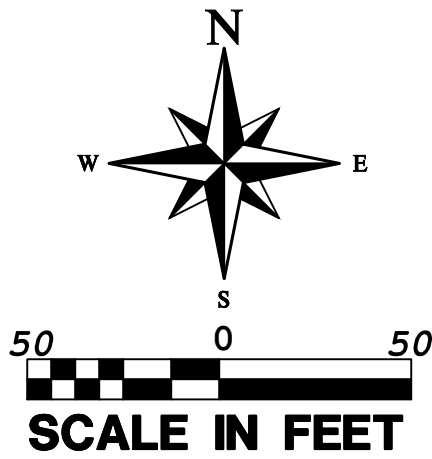
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NO	REVISIONS	DATE	BY
	DESCRIPTION		

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ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane, City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 5

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

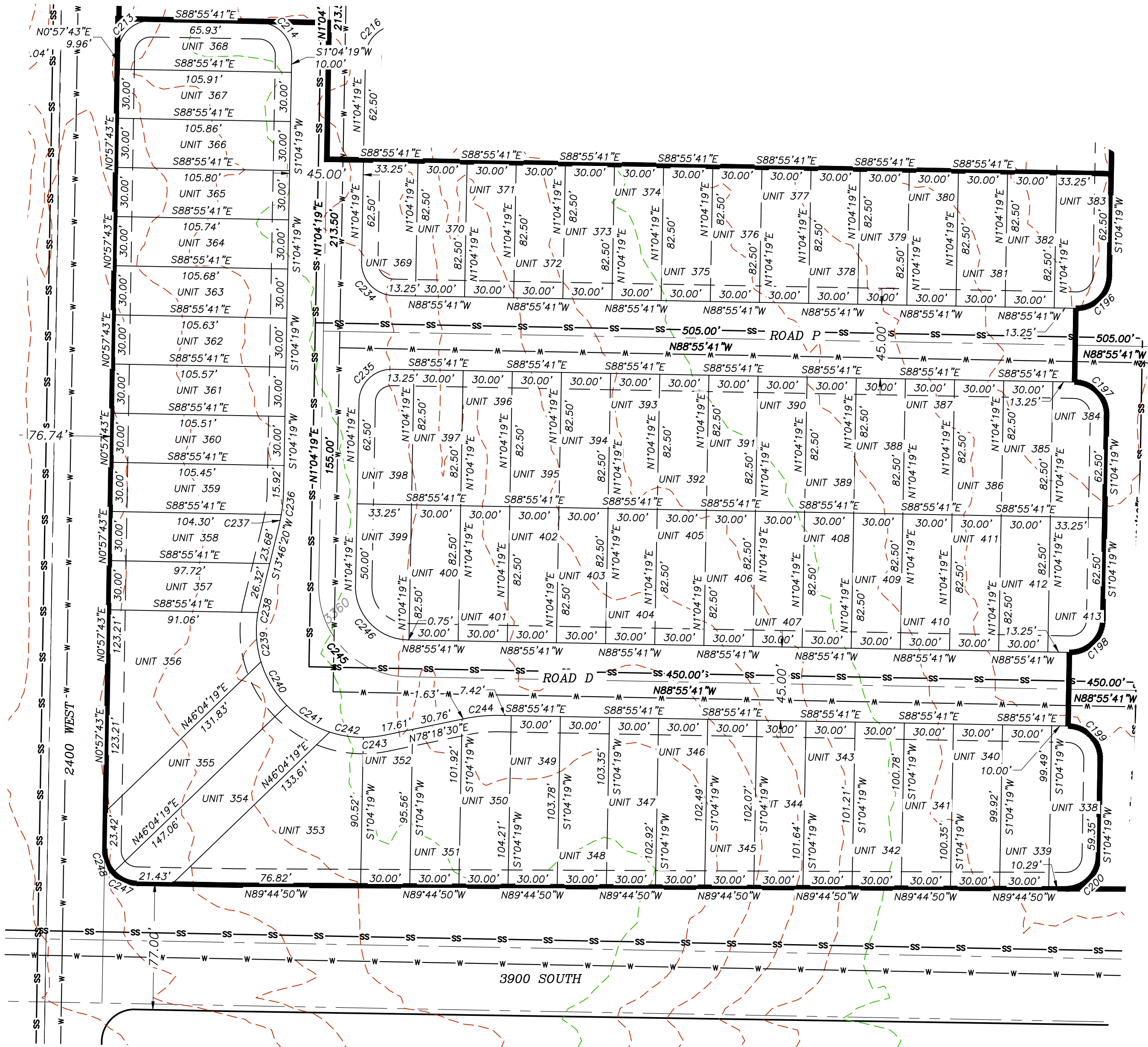


LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

RV/LODGING
UNITS

Number	Area
339	2809 Sq. Ft.
340	2991 Sq. Ft.
341	3004 Sq. Ft.
342	3017 Sq. Ft.
343	3030 Sq. Ft.
344	3043 Sq. Ft.
345	3056 Sq. Ft.
346	3068 Sq. Ft.
347	3081 Sq. Ft.
348	3094 Sq. Ft.
349	3107 Sq. Ft.
350	3120 Sq. Ft.
351	3112 Sq. Ft.
352	2962 Sq. Ft.
353	2777 Sq. Ft.
354	6325 Sq. Ft.
355	4257 Sq. Ft.
356	4221 Sq. Ft.
357	7084 Sq. Ft.
358	2830 Sq. Ft.
359	3033 Sq. Ft.
360	3158 Sq. Ft.
361	3164 Sq. Ft.
362	3166 Sq. Ft.
363	3168 Sq. Ft.
364	3170 Sq. Ft.
365	3171 Sq. Ft.
366	3173 Sq. Ft.
367	3175 Sq. Ft.
368	3177 Sq. Ft.
369	2657 Sq. Ft.
370	2475 Sq. Ft.
371	2475 Sq. Ft.
372	2475 Sq. Ft.
373	2475 Sq. Ft.
374	2475 Sq. Ft.
375	2475 Sq. Ft.
376	2475 Sq. Ft.
377	2475 Sq. Ft.
378	2475 Sq. Ft.
379	2475 Sq. Ft.
380	2475 Sq. Ft.
381	2475 Sq. Ft.
382	2475 Sq. Ft.
383	2657 Sq. Ft.
384	2657 Sq. Ft.
385	2475 Sq. Ft.
386	2475 Sq. Ft.
387	2475 Sq. Ft.
388	2475 Sq. Ft.
389	2475 Sq. Ft.
390	2475 Sq. Ft.
391	2475 Sq. Ft.
392	2475 Sq. Ft.
393	2475 Sq. Ft.
394	2475 Sq. Ft.
395	2475 Sq. Ft.
396	2475 Sq. Ft.
397	2475 Sq. Ft.
398	2657 Sq. Ft.
399	2516 Sq. Ft.
400	2475 Sq. Ft.
401	2475 Sq. Ft.
402	2475 Sq. Ft.
403	2475 Sq. Ft.
404	2475 Sq. Ft.
405	2475 Sq. Ft.
406	2475 Sq. Ft.
407	2475 Sq. Ft.
408	2475 Sq. Ft.
409	2475 Sq. Ft.
410	2475 Sq. Ft.
411	2475 Sq. Ft.
412	2475 Sq. Ft.
413	2657 Sq. Ft.



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ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 5

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

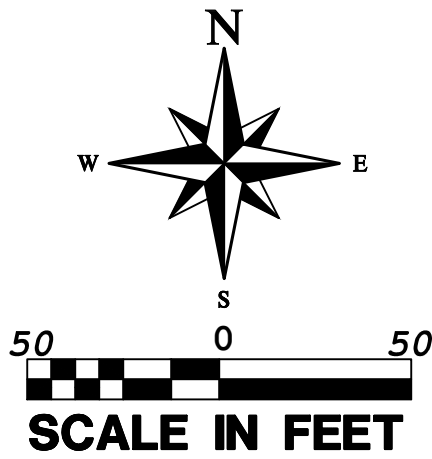
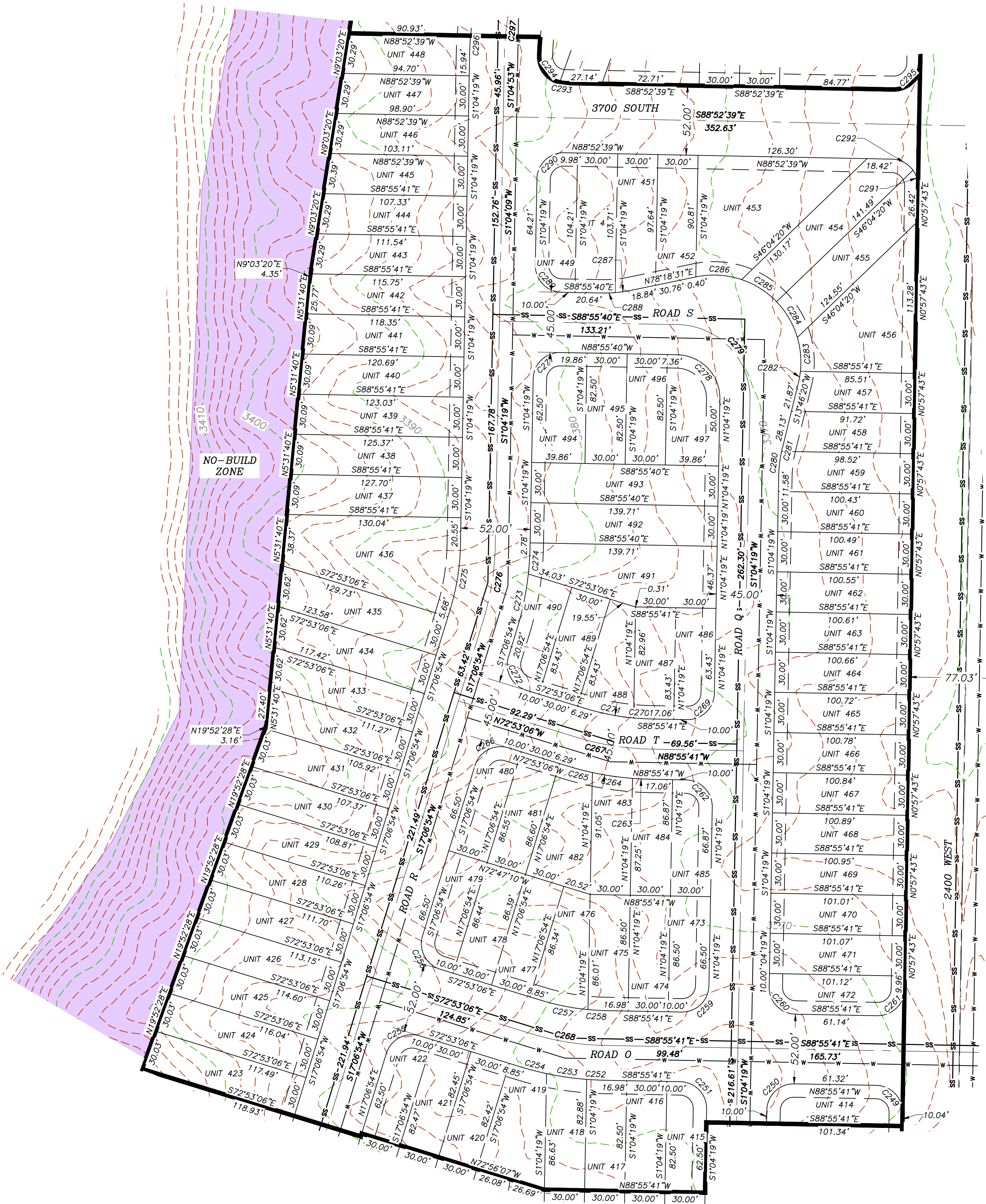
DATE	11/20/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 6

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

RV/LODGING
UNITS

Number	Area
414	2868 Sq. Ft.
415	2389 Sq. Ft.
416	2475 Sq. Ft.
417	2477 Sq. Ft.
418	2532 Sq. Ft.
419	3378 Sq. Ft.
420	2473 Sq. Ft.
421	2474 Sq. Ft.
422	2389 Sq. Ft.
423	3546 Sq. Ft.
424	3503 Sq. Ft.
425	3460 Sq. Ft.
426	3416 Sq. Ft.
427	3373 Sq. Ft.
428	3329 Sq. Ft.
429	3286 Sq. Ft.
430	3243 Sq. Ft.
431	3199 Sq. Ft.
432	3247 Sq. Ft.
433	3430 Sq. Ft.
434	3615 Sq. Ft.
435	3800 Sq. Ft.
436	7416 Sq. Ft.
437	3866 Sq. Ft.
438	3796 Sq. Ft.
439	3726 Sq. Ft.
440	3656 Sq. Ft.
441	3586 Sq. Ft.
442	3515 Sq. Ft.
443	3409 Sq. Ft.
444	3283 Sq. Ft.
445	3162 Sq. Ft.
446	3030 Sq. Ft.
447	2904 Sq. Ft.
448	2780 Sq. Ft.
449	2955 Sq. Ft.
450	3124 Sq. Ft.
451	3028 Sq. Ft.
452	2827 Sq. Ft.
453	7321 Sq. Ft.
454	4135 Sq. Ft.
455	4013 Sq. Ft.
456	6054 Sq. Ft.
457	2651 Sq. Ft.
458	2854 Sq. Ft.
459	3001 Sq. Ft.
460	3014 Sq. Ft.
461	3016 Sq. Ft.
462	3017 Sq. Ft.
463	3019 Sq. Ft.
464	3021 Sq. Ft.
465	3023 Sq. Ft.
466	3024 Sq. Ft.
467	3026 Sq. Ft.
468	3028 Sq. Ft.
469	3029 Sq. Ft.
470	3031 Sq. Ft.
471	3033 Sq. Ft.
472	2863 Sq. Ft.
473	2509 Sq. Ft.
474	2595 Sq. Ft.
475	2593 Sq. Ft.
476	2798 Sq. Ft.
477	2591 Sq. Ft.
478	2593 Sq. Ft.
479	2508 Sq. Ft.
480	2510 Sq. Ft.
481	2597 Sq. Ft.
482	3302 Sq. Ft.
483	2664 Sq. Ft.
484	2608 Sq. Ft.
485	2520 Sq. Ft.
486	2417 Sq. Ft.
487	2501 Sq. Ft.
488	2611 Sq. Ft.
489	2503 Sq. Ft.
490	2474 Sq. Ft.
491	5578 Sq. Ft.
492	4191 Sq. Ft.
493	4191 Sq. Ft.
494	3202 Sq. Ft.
495	2475 Sq. Ft.
496	2475 Sq. Ft.
497	3062 Sq. Ft.



LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

NO	REVISIONS	DESCRIPTION	DATE	BY

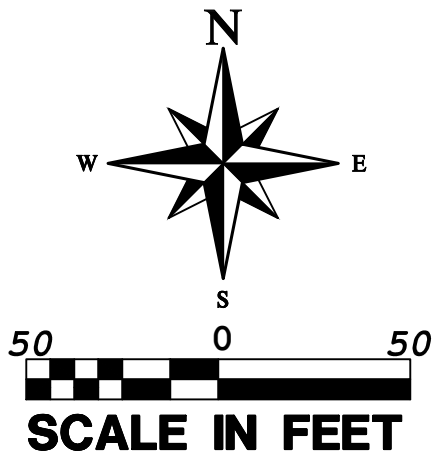
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 6
LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	11/20/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	9 OF 11

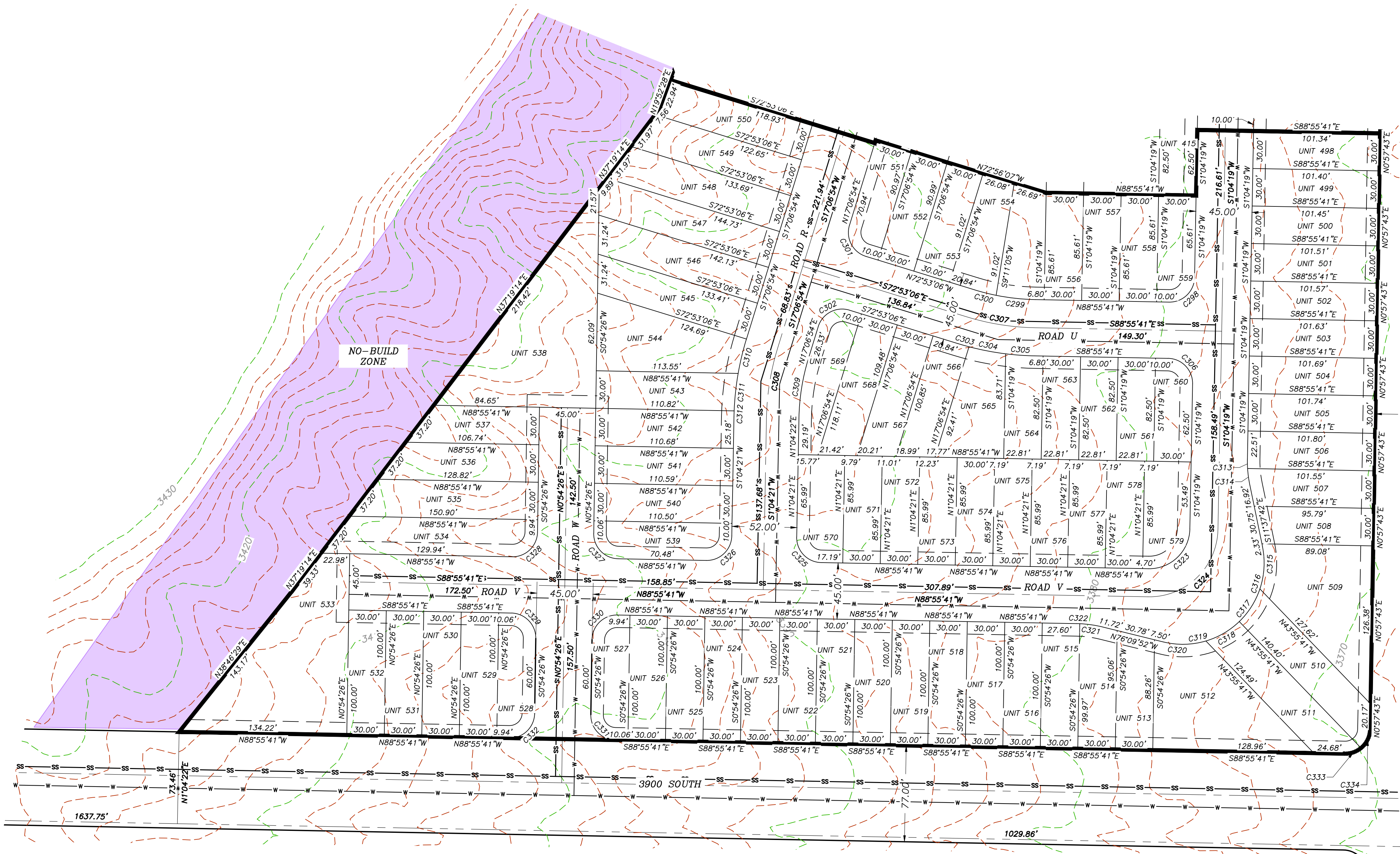
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 7

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



**RV/LODGING
UNITS**

Number	Area
498	3041 Sq. Ft.
499	3043 Sq. Ft.
500	3045 Sq. Ft.
501	3046 Sq. Ft.
502	3048 Sq. Ft.
503	3050 Sq. Ft.
504	3051 Sq. Ft.
505	3053 Sq. Ft.
506	3054 Sq. Ft.
507	2970 Sq. Ft.
508	2773 Sq. Ft.
509	7240 Sq. Ft.
510	4074 Sq. Ft.
511	4005 Sq. Ft.
512	7409 Sq. Ft.
513	2750 Sq. Ft.
514	2942 Sq. Ft.
515	3000 Sq. Ft.
516	3000 Sq. Ft.
517	3000 Sq. Ft.
518	3000 Sq. Ft.
519	3000 Sq. Ft.
520	3000 Sq. Ft.
521	3000 Sq. Ft.
522	3000 Sq. Ft.
523	3000 Sq. Ft.
524	3000 Sq. Ft.
525	3000 Sq. Ft.
526	3000 Sq. Ft.
527	2828 Sq. Ft.
528	2828 Sq. Ft.
529	3000 Sq. Ft.
530	3000 Sq. Ft.
531	3000 Sq. Ft.
532	3000 Sq. Ft.
533	11325 Sq. Ft.
534	4772 Sq. Ft.
535	4196 Sq. Ft.
536	3533 Sq. Ft.
537	2871 Sq. Ft.
538	11419 Sq. Ft.
539	3143 Sq. Ft.
540	3316 Sq. Ft.
541	3319 Sq. Ft.
542	3322 Sq. Ft.
543	3355 Sq. Ft.
544	5277 Sq. Ft.
545	3871 Sq. Ft.
546	4133 Sq. Ft.
547	4366 Sq. Ft.
548	4176 Sq. Ft.
549	3845 Sq. Ft.
550	3598 Sq. Ft.
551	2643 Sq. Ft.
552	2729 Sq. Ft.
553	2730 Sq. Ft.
554	2946 Sq. Ft.
555	2876 Sq. Ft.
556	2568 Sq. Ft.
557	2568 Sq. Ft.
558	2568 Sq. Ft.
559	2482 Sq. Ft.
560	2389 Sq. Ft.
561	2475 Sq. Ft.
562	2475 Sq. Ft.
563	2475 Sq. Ft.
564	2484 Sq. Ft.
565	3663 Sq. Ft.
566	2897 Sq. Ft.
567	3155 Sq. Ft.
568	3414 Sq. Ft.
569	3144 Sq. Ft.
570	3112 Sq. Ft.
571	2580 Sq. Ft.
572	2580 Sq. Ft.
573	2580 Sq. Ft.
574	2580 Sq. Ft.
575	2580 Sq. Ft.
576	2580 Sq. Ft.
577	2580 Sq. Ft.
578	2580 Sq. Ft.
579	2972 Sq. Ft.



LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- CENTER LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

PROVALUE
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Phone: 435-668-8307



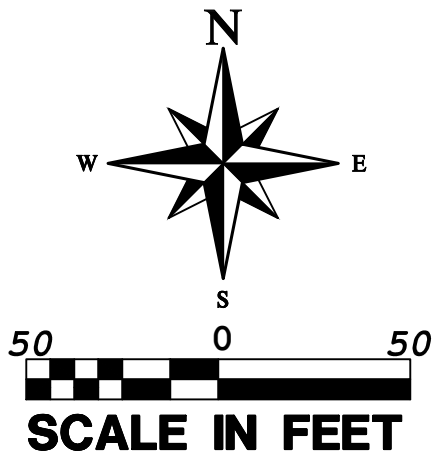
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 7

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	11/20/2023
SCALE	1"=50'
JOB NO.	378-002
SHEET NO.	

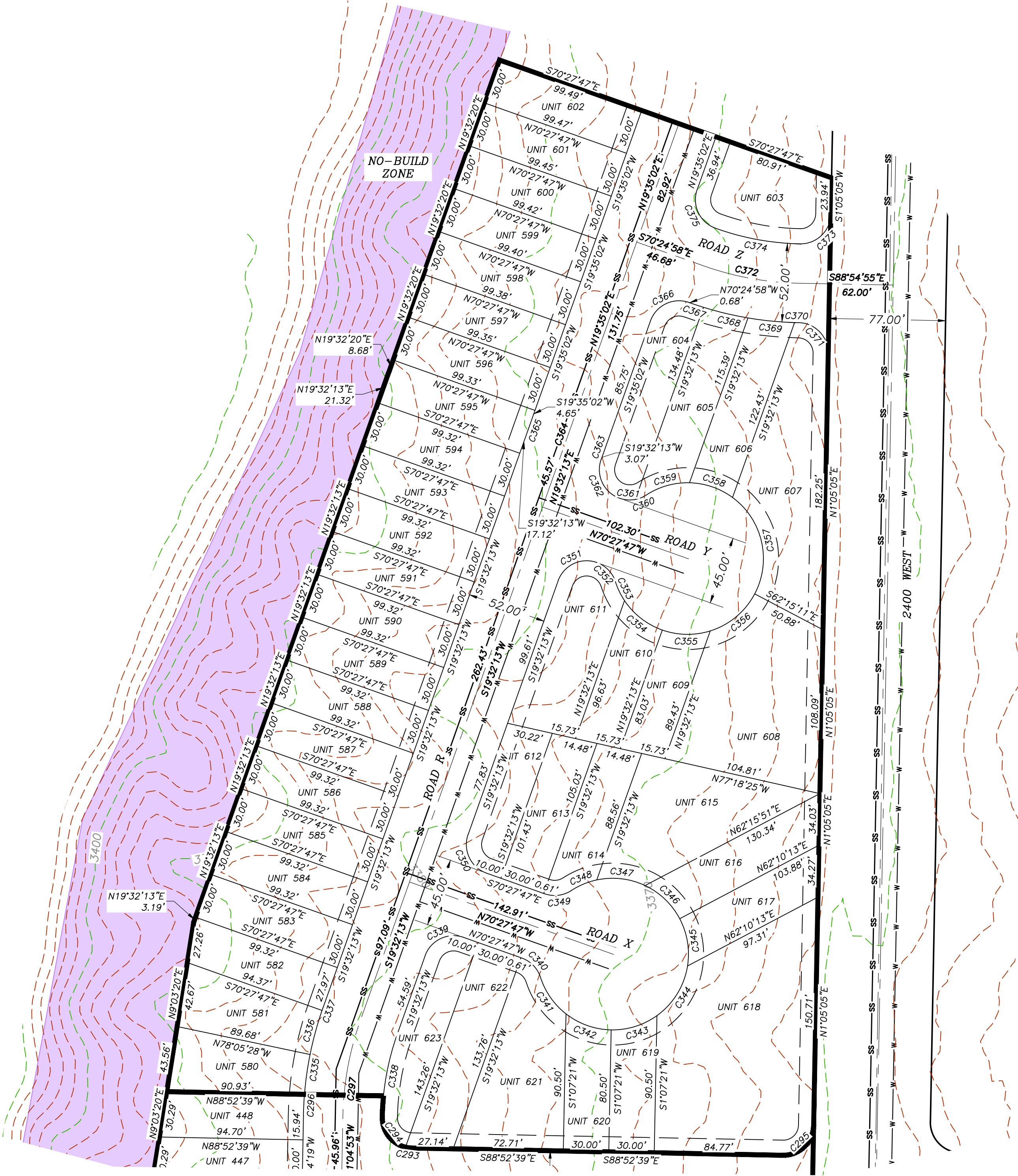
PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PHASE 8

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- WATER LINE
- SANITARY SEWER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE



RV/LODGING UNITS

Number	Area
580	3143 Sq. Ft.
581	3319 Sq. Ft.
582	2913 Sq. Ft.
583	2980 Sq. Ft.
584	2980 Sq. Ft.
585	2980 Sq. Ft.
586	2980 Sq. Ft.
587	2980 Sq. Ft.
588	2980 Sq. Ft.
589	2980 Sq. Ft.
590	2980 Sq. Ft.
591	2980 Sq. Ft.
592	2980 Sq. Ft.
593	2980 Sq. Ft.
594	2980 Sq. Ft.
595	2980 Sq. Ft.
596	2980 Sq. Ft.
597	2981 Sq. Ft.
598	2982 Sq. Ft.
599	2982 Sq. Ft.
600	2983 Sq. Ft.
601	2984 Sq. Ft.
602	2984 Sq. Ft.
603	4548 Sq. Ft.
604	3930 Sq. Ft.
605	3683 Sq. Ft.
606	3510 Sq. Ft.
607	8144 Sq. Ft.
608	9473 Sq. Ft.
609	2533 Sq. Ft.
610	2641 Sq. Ft.
611	5081 Sq. Ft.
612	2903 Sq. Ft.
613	3097 Sq. Ft.
614	2968 Sq. Ft.
615	6421 Sq. Ft.
616	3447 Sq. Ft.
617	2964 Sq. Ft.
618	14446 Sq. Ft.
619	2511 Sq. Ft.
620	2511 Sq. Ft.
621	6023 Sq. Ft.
622	4162 Sq. Ft.
623	3860 Sq. Ft.

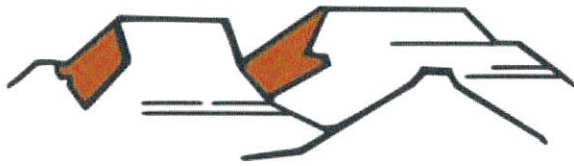
REVISIONS	
NO	DESCRIPTION

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



PRELIMINARY PLAT FOR:
SAND HOLLOW MESA, NEIGHBORHOOD 6, PH 8

LOCATED IN SECTION 29, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



HURRICANE CITY UTAH

Water Department
Ken Richins, Superintendent

DATE: 11-22-23

To Whom It May Concern:

Western states ventures SB LLC and
Toquerville Enterprises LLC (the "Developer") has requested a culinary water
will serve letter for the subdivision known as Sand Hollow Mesa
Neighborhood 6, located at approximately 3800 S 2300 W in
Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to 388 residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent



HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Nate Brockbank, Western States Ventures, LLC am/are the applicant(s) of the application known as Sand Hollow Mesa Neighborhood 6 located on parcel(s) H-3399-8-5H1 & H-3399-1-5H1 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

- 1 Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
- 2 Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
- 3 For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
- 4 I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 1 day of November, 2023

Applicant Name: Nate Brockbank, Western States Ventures, LLC

Name of Signer (if different from Applicant Name): _____

Title of Signer: Manager

Signature: Nate Brockbank

STATE OF UT

COUNTY OF Salt Lake

On the 1 day of November, 2023 personally appeared Nathan Brockbank, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Candice Kidd

My Commission Expires: March 1, 2025





HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

We Vyonne Mendenhall, Toguerville Enterprises, LLC are the applicant(s) of the application known as Sand Hollow Mesa Neighborhood located on parcel(s) H-3399-A-341 & H-3399-D-341 within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

1. Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
3. For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
4. I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this _____ day of _____, 20__.

Applicant Name: Vyonne Mendenhall, Toguerville Enterprises, LLC

Name of Signer (if different from Applicant Name): _____

Title of Signer: Manager

Signature: Vyonne Mendenhall

STATE OF Nevada

COUNTY OF Clerk

On the 3rd day of November, 2023, personally appeared Vyonne Mendenhall the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Darian J. Campagna

My Commission Expires: 07/14/2025



Darian J. Campagna
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-7646-01
My Appt. Expires: July 14, 2025



November 22, 2023

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: Sand Hollow Mesa Neighborhood 6

Gary,

There is sewer capacity for this project. 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.

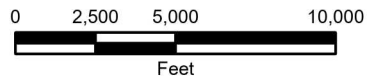
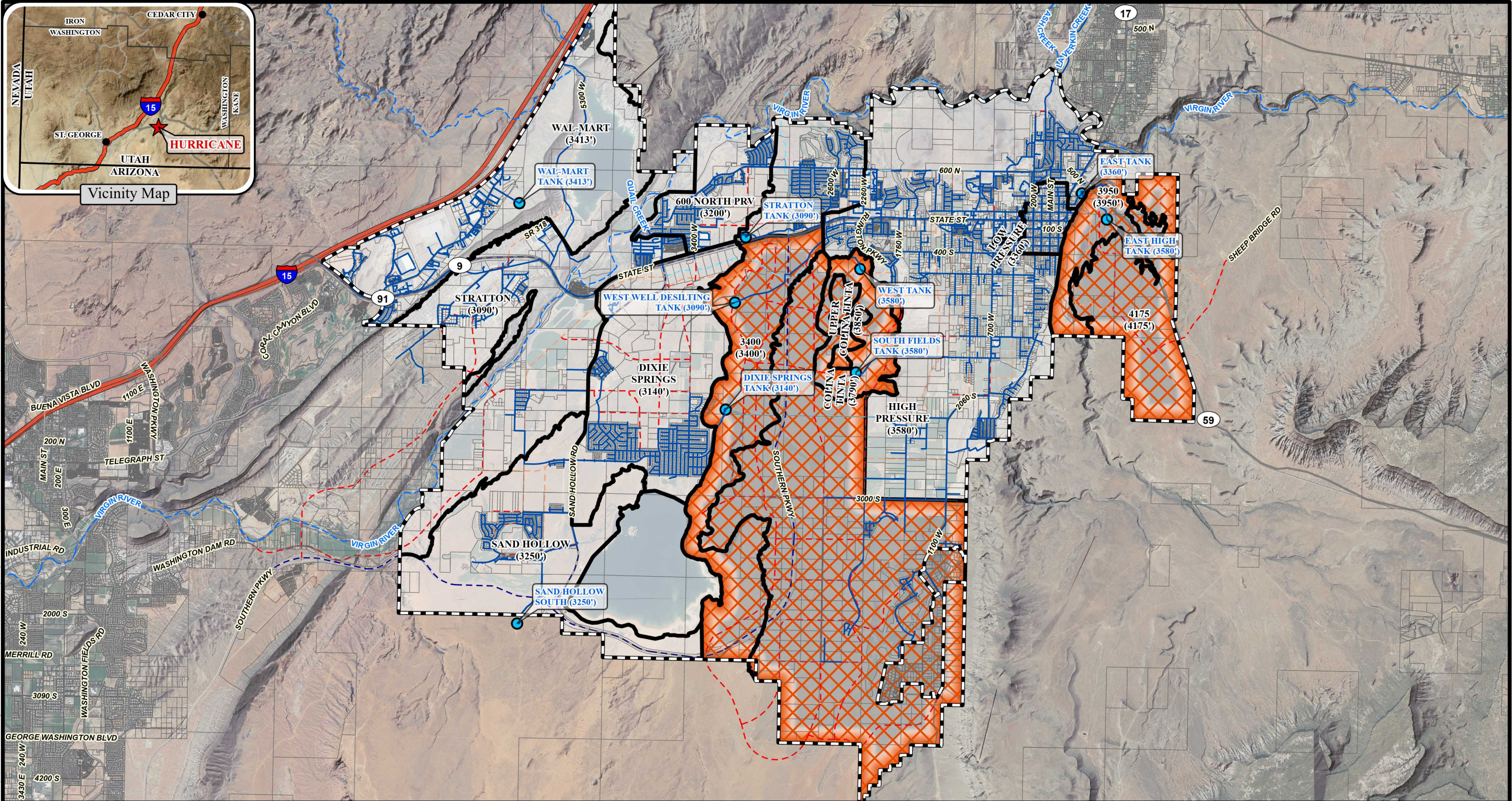
Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District



Vicinity Map



Legend

Hurricane Municipal Boundary

Washington County Parcels

Pressure Zone Boundaries

Approximate Extent of Limit Culinary Distribution

Existing Culinary Water

Existing Tank

Master Planned Roads

Major Arterial (106' ROW)

Minor Arterial (90' ROW)

Major Collector (70' ROW)

Minor Collector (60' ROW)



1 of 1

Approximate Areas of Limited Distribution Capacity

Hurricane, Utah

Spatial Reference: Utah State Plane NAD 83, feet

Drawn By: JRH

Scale: 1" = 6,000 feet

Date: October 2022

Addendum to Hurricane Circuit CW101 Analysis Report

In the "Hurricane Circuit CW101 Analysis Report" it was stated:

Load Flow Analysis

Circuit CW-101 was studied using real time regulator load data and through computer modeling using SKM software. Study shows that the existing circuit does not have overloading conditions but is voltage limited. It was determined that:

- 1. Areas of the existing circuit does experience voltage drop below Level of Service criteria under peak loading.*
- 2. Addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels.*

Potential short term solutions for some load addition would be:

- 1. Optimize voltage regulator bank position.*
- 2. Add another in line regulator bank.*
- 3. Add capacitor banks to maintain a high power factor during peak loading.*
- 4. If possible, move existing load to another circuit to allow new load.*

Additional work is needed to determine potential loading with equipment addition and or load transfer; noting the limitations of the existing Bench Lake regulators (1.9 MVA margin) and line conductors.

Subsequent to report issuance, ICPE was requested to study potential short term solutions to maximize load addition to the southern end of the circuit. This addendum provides finding of the additional study.

As a part of the study ICPE was directed to study transferring approximately 1.5 MW from circuit CW101 to other circuits. Transferred load include loads along 600N, loads east of 700 West, and some loads off 2500 South and 700 west.

Studies included:

1. Determining possible load addition at the southern end of the circuit with only the 1.5 MW load transfers.
2. Determining possible load addition with load transfer and relocation of the Bench Lake regulators in the Northward direction.
3. Determine possible load addition with a new regulator bank and with the Bench Lake regulators.
4. Study optimizing regulator bank(s) locations.
5. Studying the effect of capacitor banks added for power factor correction.

For the studies voltage was allowed to drop to 0.97 pu at circuit end points. Studies indicate that maximum power transfer is possible with:

1. The addition of a regulator bank in the vicinity of 1300 South and 950 West (with no load between the substation and regulator bank).
2. Add a second regulator bank southward (approx. ½ mile) of the existing Bench Lake regulator bank. (The existing Bench Lake regulators would need to be removed and with a larger bank installed in the southward location)
3. Install capacitor banks as needed and in optimal locations to main a high power factor on the circuit.
4. Maintain a balanced circuit.

With improvements as indicated loading on circuit CW101 can go to approximately 4.8 MW with approximately 4.2 MW's flowing southward of 2050 south. The 4.2 MW flow represents 2.3 MW over existing loads south of the Bench Lake regulators. Under indicated loading voltage at the unregulated (source side) bus of the 1300 South regulator bank falls to 0.95 pu.

Some incremental load addition (600 kW) may be obtained by reconductoring the 1/0 circuit section between approximately 2100 South and 3000 south and with the regulator bank bench lake regulator bank upsized and located southward 1mile, verses 0.5 mile, from the existing site.

Removal of the existing Bench Lake regulator bank with a new down line replacement bank should be delayed until needed allowing to monitor load growth patterns.

It is noted that actual allowable load addition will be influenced by actual grow patterns.

For review select load flow studies and results are tabulated and results for various configurations.

All cases with approx 1.5MVA moved to other circuits from 2021 Loading

Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results ---															
Study No.	Case Description	Power Flow	CW-Regs (600 North)	Bus-004 (1300 South)	Bus-009 (2050 South)	Bench Lake Non Reg Bus-011	Bench Lake Reg Bus-012	Bus-014 (3000 South)	Bus-017 (2100 West)	Bus-018 (1100 West) RMP TAP	Bus-020 (3800 S)	Bus-022 (4370 S) So. end skypark	Bus-033 -- New Development pumps		
1	2021 loading with loads relocated to other circuits and aprox 500KW added below BL reg's Capacitor Addition: none	@CW MVA 2.637; MW 2.157; MVAR .788 @ BL REGS MVA 2.277; MW 2.161; MVAR .717.3 CW P.F: .95	Volt: 12,579 Vpu: 1.008	Volt: 12,243 Vpu: 0.982	Volt: 12,186 Vpu: 0.977	Volt: 12,099 Vpu: 0.97	Volt: 12,675 Vpu: 1.016	Volt: 12,499 Vpu: 1.002	Volt: 12,426 Vpu: 0.997	Volt: 12,488 Vpu: 1.001	Volt: 12,486 Vpu: 1.001	Volt: 12,322 Vpu: 0.981	Volt: 12,390 Vpu: 0.994		

All cases with approx 1.5MVA moved to other circuits from 2021 loading

Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results ---- with BL Regulators Removed and NEW Regulator at approx. 1300 So and 950 West															
Study No.	Case Description	Power Flow	CW-Regs (600 North)	1300 So 950West non Reg bus	1300 So 950 West Reg bus	Bus-004 (1300 South)	Bus-009 (2050 South)	-	Bus-012	Bus-014 (3000 South)	Bus-017 (2100 West)	Bus-018 (1100 West) RMP TAP	Bus-020 (3800 S)	Bus-022 (4370 S) So. end skypark	Bus-033 -- New Development pumps
4	No BL Regs -- Regs at 1300 So and pump load at end of circuit -- Addition: none	@CW MVA 2.820; MW 2.674; MVAR .896 CW PF: .95	Volt: 12,570 Vpu: 1.008	Volt: 12,260 Vpu: 0.983	Volt: 12,668 Vpu: 1.016	Volt: 12,617 Vpu: 1.012	Volt: 12,559 Vpu: 1.007		Volt: 12,470 Vpu: 1	Volt: 12,277 Vpu: 0.985	Volt: 12,189 Vpu: 0.977	Volt: 12,265 Vpu: 0.984	Volt: 12,263 Vpu: 0.983	Volt: 12,096 Vpu: 0.97	Volt: 12,153 Vpu: 0.975
4A	No BL Regs -- Regs at 1300 So and pump load at end of circuit removed. Addition: 450 kvar	@CW MVA 3.06; MW 3.025; MVAR .460 CW PF: .99	Volt: 12,577 Vpu: 1.009	Volt:12,307 Vpu: 0.987	Volt: 12,651 Vpu: 1.015	Volt: 12,608 Vpu: 1.011	Volt: 12,553 Vpu: 1.006		Volt: 12,464 Vpu: 0.995	Volt: 12,272 Vpu: 0.984	Volt: 12,172 Vpu: 0.976	Volt: 12,263 Vpu: 0.9864	Volt: 12,262 Vpu: 0.983	Volt: 12,097 Vpu: 0.97	Volt: - NA Vpu: - NA

All cases with approx 1.5MVA moved to other circuits from 2021 loading

Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results -- With BL Regulators and NEW Regulators at 1300 south and 950 west															
Study No.	Case Description	Power Flow	CW-Regs (600 North)	1300 So 950West non Reg bus	1300 So 950 West Reg bus	Bus-004 (1300 South)	Bus-009 (2050 South)	Bench Lake Non Reg Bus-011	Bench Lake Reg Bus-012	Bus-014 (3000 South)	Bus-017 (2100 West)	Bus-018 (1100 West) RMP TAP	Bus-020 (3800 S)	Bus-022 (4370 S) So. end skypark	Bus-033 -- New Development pumps
7	BL Regs & Regs at 1300 So and pump load at end of circuit. CAP Addition: 600 kvar	@CW MVA 4.259; MW 4.05; MVAR 1.319 @ BL REGS MVA 3.676 ; MW 3.545 ; MVAR .973 CW PF: .95	Volt: 12,562 Vpu: 1.007	Volt: 12,100 Vpu: 0.97	Volt: 12,683 Vpu: 1.017	Volt: 12,612 Vpu: 1.014	Volt: 12,525 Vpu: 1.004	Volt: 12,390 Vpu: 0.994	Volt: 12,662 Vpu: 1.015	Volt: 12,378 Vpu: 0.993	Volt: 12,177 Vpu: 0.977	Volt: 12,369 Vpu: 0.992	Volt: 12,367 Vpu: 0.992	Volt: 12,201 Vpu: 0.979	Volt: 12,096 Vpu: 0.97
8	BL Regs & Regs at 1300 So and pump load at end of circuit Removed. CAP Addition: none	@CW MVA 4.737; MW 4.165; MVAR 2.255 @ BL REGS MVA 3.963; MW 3.615; MVAR 1.625 CW PF: .95	Volt: 12,589 Vpu: 1.009	Volt: 11,984 Vpu: 0.961	Volt: 12,679 Vpu: 1.016	Volt: 12,585 Vpu: 1.009	Volt: 12,483 Vpu: 1.001	Volt: 12,331 Vpu: 0.989	Volt: 12,668 Vpu: 1.016	Volt: 12,344 Vpu: 0.989	Volt: 12,125 Vpu: 0.972	Volt: 12,331 Vpu: 0.989	Volt: 12,329 Vpu: 0.988	Volt: 12,163 Vpu: 0.975	Volt: - NA Vpu: - NA
11	BL Regs Relocated 1/2 mile South & Regs at 1300 So and pump load at end of circuit Removed. CAP Addition: 750 kvar	@CW MVA 5.24 ; MW 4.860 ; MVAR 1.960 @ BL REGS 4.209 ; MW 3.993; MVAR 1.33 CW PF: .93	Volt: 12,563 Vpu: 1.007	Volt: 11,957 Vpu: 0.959	Volt: 12,665 Vpu: 1.016	Volt: 12,574 Vpu: 1.008	Volt: 12,467 Vpu: 0.999	Volt: 12,105 Vpu: 0.986	Volt: 12,631 Vpu: 1.017	Volt: 12,513 Vpu: 1.003	Volt: 12,228 Vpu: 0.981	Volt: 12,505 Vpu: 1.002	Volt: 12,502 Vpu: 1.002	Volt: 12,339 Vpu: 0.989	Volt: - NA Vpu: - NA
12	BL Regs Relocated 1/2 mile South & Regs at 1300 So and pump load at end of circuit Removed. CAP Addition: 1.05 mvar	@CW MVA 4.871 ; MW 4.605; MVAR 1.432 @ BL REGS MVA 3.942; MW 3.788; MVAR 1.091 CW PF: .95	Volt: 12,527 Vpu: 1.005	Volt: 12,013 Vpu: 0.963	Volt: 12,617 Vpu: 1.018	Volt: 12,540 Vpu: 1.006	Volt: 12,440 Vpu: 0.9976	Volt: 12,098 Vpu: 0.97	Volt: 12,631 Vpu: 1.013	Volt: 12,470 Vpu: 1	Volt: 12,211 Vpu: 0.979	Volt: 12,462 Vpu: 0.994	Volt: 12,460 Vpu: 0.999	Volt: 12,296 Vpu: 0.986	Volt: - NA Vpu: - NA
10	BL Regs Relocated 1 mile South & Regs at 1300 So and pump load at end of circuit Removed. CAP Addition: 750 kvar	@CW MVA 4.017; MW 3.867 ; MVAR 1.088 @ BL REGS MVA 3.066; MW 3.002; MVAR .623 CW PF: .96	Volt: 12,599 Vpu: 1.01	Volt: 12,185 Vpu: 0.977	Volt: 12,653 Vpu: 1.015	Volt: 12,588 Vpu: 1.009	Volt: 12,508 Vpu: 1.003	Volt: 12,097 Vpu: 0.97	Volt: - Vpu: -	Volt: 12,648 Vpu: 1.014	Volt: 12,478 Vpu: 1.006	Volt: 12,640 Vpu: 1.013	Volt: 12,638 Vpu: 1.014	Volt: 12,476 Vpu: 1.005	Volt: - NA Vpu: - NA
13	BL Regs Relocated 1 mile South; Regs at 1300 So; pump load at end of circuit removed. 1/0 conductor replaced with 336 CAP Addition: 1.65 mvar	@CW MVA 5.798; MW 5.522 ; MVAR 1.767 @ BL REGS MVA 4.719; MW 4.484; MVAR 1.468 CW PF: .95	Volt: 12,478 Vpu: 1.00	Volt: 11,816 Vpu: 0.947	Volt: 12,603 Vpu: 1.010	Volt: 12,506 Vpu: 1.003	Volt: 12,383 Vpu: 0.993	Volt: 12,091 Vpu: 0.97	Volt: - Vpu: -	Volt: 12,652 Vpu: 1.014	Volt: 12,276 Vpu: 0.984	Volt: 12,643 Vpu: 1.014	Volt: 12,639 Vpu: 1.014	Volt: 12,479 Vpu: 1.00	Volt: - NA Vpu: - NA



Hurricane City Power

Clifton Wilson Substation Circuit CW-101 Analysis Report

October 2021



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INTRODUCTION

As requested by Hurricane City Power, Intermountain Consumer Professional Engineers (“ICPE”) performed a study on Clifton Wilson substation circuit CW-101 to determine electrical conditions during peak loading and to evaluate loading capacity.

As a part of the study ICPE’s Scope included:

System Modelling

1. Develop circuit line impedance for circuit modeling.
2. Develop a circuit model for computer simulation on SKM software.
3. Develop load distribution across circuit CW-101 for circuit modeling.
4. Develop an expanded circuit model with proposed system additions.

Study & Report

1. Perform circuit load flow studies under existing conditions and historic peak loading.
2. Determine maximum 3 phase loading as to not cause greater than industry standard voltage drop and in accordance with IEEE C84.1 Range-A.
3. Develop study report on study finding.

This Report consists of the Introduction section, Summary section, Services Standard section, Study Finding section and Appendix.

General findings of the Study are presented in the Summary Section of this Report.

The Level of Service Standard Section covers voltage criteria as set forth in the IEEE C84.1 Standard and which represents Standard Utility Practice.

The Study Finding section contains a Circuit Description section, Substation Capacity section, Circuit CW-101 Loading Section and a Load Flow Analysis Section.. Sections generally contain supporting data for conclusions.

SUMMARY

This study considers the existing electrical system condition and impact of electrical load addition to Clifton Wilson Circuit CW101. Circuit CW 101 generally extends southward from Clifton Wilson 7.1 circuit miles. New development contemplated extension of CW101 and additional 4.5 miles southward.

Level of Service

IEEE Standard C84.1 requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage and that utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. To meet the Standard, a value of 97% - 98% per unit distribution voltage, at the high side of distribution transformers is considered necessary and adopted for the study.

Substation Capacity

In assessing and planning electrical systems loading levels of all system equipment should be evaluated. Typically, transformers, voltage regulation, circuit breakers, reclosers, power lines, and system protection are considered.

Evaluation of substation are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substation, and to determine the need for new substations.

From review, it was determined that the existing Clifton Wilson substation serving circuit CW-101 is a heavily loaded substation but could provide some additional load to CW-101 assuming completion of the Sky Mountain substation and some load transfer from Clifton Wilson to Sky Mountain Substations.

Voltage Regulation

Clifton Wilson substation is equipped with voltage regulator banks that regulate voltage to distribution circuits. The Clifton Wilson regulators are set for 122.5 V output (secondary) with a 3 volt bandwidth (voltage range from 121 to 124V).

Circuit Loading

Clifton Wilson circuit CW-101 was determined to have peak loading at 3.8 MW (4.1 MVA) with 1.7 MVA of the 4.1 MVA flowing through the Bench Lake regulators

Circuit CW-101 is equipped with a three phase inline regulator bank (Bench Lake regulators) and are rated 114.3/128.0 kVA (150/168) amp thru current. Regulator output is set for 122 V (secondary) with a 2 volt band width.

Load Flow Analysis

Circuit CW-101 was studied using real time regulator load data and through computer modeling using SKM software. Study shows that the existing circuit does not have overloading conditions but is voltage limited. It was determined that:

1. Areas of the existing circuit does experience voltage drop below Level of Service criteria under peak loading.
2. Addition of load without improvements is not recommended as voltage will be further reduced and existing customers will experience substandard voltage levels.

Potential short term solutions for some load addition would be:

1. Optimize voltage regulator bank position.
2. Add another in line regulator bank.
3. Add capacitor banks to maintain a high power factor during peak loading.
4. If possible, move existing load to another circuit to allow new load.

Additional work is needed to determine potential loading with equipment addition and or load transfer; noting the limitations of the existing Bench Lake regulators (1.9 MVA margin) and line conductors.

SERVICE STANDARD

To provide reliable power delivery, and equitably to all its customers; utilities strives to operate the power system to obtain a uniform level of service throughout. Below is a typical utility Level of Service Standard.

Level of Service Standard

- The system must be able to adequately serve load under single contingency (N-1) situations, where “N” is a power system element such as a transformer or non-radial line.
- System switching required under an N-1 contingency should remain as simplified as possible to ensure that switching orders are not unnecessarily complex.
- Distribution circuit loading must remain below 90% of its maximum current rating.
- Distribution circuit voltage must remain between 98% and 105% (at loads) of its nominal value; and
- Distribution circuit mains must be able to serve additional load under N-1 contingencies.
- System to Meet IEEE C84.1 Voltage limits.

In performing the study, criteria as set forth in the Level of Service Standard, was utilized. Of primary concern was meeting IEEE C84.1 normal voltage requirements as listed in Table 1. As seen the Standard requires that minimum service entrance voltage during normal operation do not fall below 95% of base voltage. Utilization voltage should not fall below 90% of base voltage. Service Entrance voltage is measured at the point of delivery; Utilization voltage is measured at the terminals of the utilization equipment. The difference between the minimum service and minimum utilization voltage is intended to allow for voltage drop in the customer’s wiring system. The difference between distribution circuit voltage and service entrance voltage is to allow for voltage drop across distribution transformers and secondary wire to the service entrance.

TABLE 1

Voltage Point of Measurement	Standard Voltages 120, 208, 240, 277, 480, 600, 660	Percent of Nominal
Service Entrance Voltage High Range - A	126, 218, 252, 291, 504, 630, 720	105.0%
Service Entrance Voltage Low Range - A	114, 197, 228, 263, 456, 570, 655	95%
Utilization High Voltage Range - A	126, 218, 252, 291, 504, 630, 720	105.0%
Utilization Low Voltage Range - A	108, 187, 249, 432, 540, 630	90%

Study Findings

Circuit Description

Clifton Wilson circuit CW-101 is a long three phase branched 12.47kV distribution circuits, approximately 7 miles long, that serves load through Clifton Wilson substation and extends from 600 North and southward to approximately 4500 south. The circuit is equipped with an inline 3-phase voltage regulator bank (Lake Bench regulator bank) located at approximately 2300 South and 1000 west (approx. 4.6 miles from Clifton Wilson substation). Proposed circuit addition would extend the circuit another 4.8 mile beyond the southern end of the circuit.

Existing circuit conductors and associated nominal published thermal rating is indicated in Table 2.

Table 2
Circuit Conductor

Line Section	Length (Miles)	Conductor	Thermal Rating (amp) ¹	MVA Rating at Nominal Amp and 100% Voltage
Clifton Wilson Sub to 1500 So 700W	3.6	336 ACSR	514	11.1
1500 South to 1750 South	0.27	750 MCM AL URD	497	10.7
1750 South to approx. 2070 So	0.44	4/0 AL URD	248	5.35
2070 So to Bench Lake Regulators	0.27	1/0 ACSR	242	5.22
Bench Lake Regulators to 3000 South	1.28	1/0 ACSR	242	5.22
3000 So 1100W to approx. 3300 So. 1100 West	0.77	336 ACSR	514	11.1
Approx. 3300 So. 1100 West to Circuit End	0.59	750 MCM AL URD	497	10.7
(tap) 3000 So 1100W to approx. 3100 So. 2100 West (circuit end)	1.45	336 ACSR	514	11.1
3100 So. 2100 West to 3300 So 2100 West (circuit end)	0.26	#2 ACSR	180	3.9
New Circuit Extension 3300 So. 2100 West (circuit end) to pump station	4.8	336 ACSR	514	11.1

1. Thermal ratings are at nominal publish values. De-rate value may apply for high ambient temperatures.

From a thermal prospective conductor ratings are adequate for some load addition; however, as discussed below, the circuit is voltage limited. Without voltage limitation, the circuit is next limited by Bench Lake regulator Bank size, 1/0 ACSR and #2 ACSR ratings.

Substation Capacity

In assessing and planning electrical systems loading levels all system equipment are evaluated. Typically; transformers, regulators, circuit breakers, reclosers, power lines, and system protection are evaluated. Evaluation of substations are performed to determine existing loading conditions, ability for future load addition, ability to backup adjacent substations, and to determine the need for new substations.

The Clifton Wilson substation has two power transformer bays and several distribution circuits. Both power transformer are rated 12/16/22 MVA with 667//994 FA (1303 A) kva regulators. During normal operation power transformers are not paralleled. For summer 2021 load behind the Clifton Wilson substation was 28.6 MW, with 7.2 MW provided by local generation. With consideration for an N-1 contingency (loss of one power transformer) transformer capacity at Clifton Wilson substation is questionable for allowing additional loading. However, with the addition of the Sky Mountain Substation transformer, loading at Clifton Wilson substation can be reduced by load

transfers to Sky Mountain substation. Load transfer to Sky Mountain would allow for other loads to be added to Clifton Wilson transformers. Generally transformer capacity is not an initial limiting factor for load addition in the range of two to three megawatt to CW-101.

Circuit CW-101 Loading

To perform circuit analysis circuit peak loading information is necessary. Circuit peak loading data was provided by Hurricane City Power personnel and included indication of circuit maximum load level at the substation circuit recloser and load through the Bench Lake regulator bank. Overall circuit peak loading was indicated to be 3.8 MW during summer 2021 peak load period. Approximately 1.7 MW of the 3.8 MW circuit load flowed through the Bench Lake Regulators.

Table 3 contains overall circuit loading data as provide and used in the circuit analysis.

**Table 3
Circuit Load Data**

CW-101 Loading -- 7/09/2021					
Circuit	Max MW	Assumed load power factor	MVA	Circuit Capacitors	MVA
CW-101	3.8 MW	0.92	4.13	2- 150 KVAR Banks	4.02

Table 4 contains select data that was provided by Hurricane City Power personnel and as obtained from the Lake Bench regulator bank controller. Additional regulator load data is provided in the appendix for review.

**Table 4
Lake Bench Regulator Data**

Regulator Max Data - Report				
Regulator	Max Amp (Inst.)	Max Load (kW) (Inst)	Time	Tap Position
A - Phase	102.8	739	7-9-21 18:38	---
B - Phase	95.0	682	7-9-21 18:43	---
C- Phase	93.9	677	7-9-21 16:30	---
Regulator 15 Minute Max Reading				
Regulator	Max Amp	Max Load (kW)	Time	
A - Phase	68.7	499	7-9-21 18:15	7 ⁽¹⁾
B - Phase	92.1	666	7-9-21 16:30	13
C- Phase	84.5	611	7-9-21 16:30	9 ⁽¹⁾
A - Phase	70.0	508	9-7-21 15:30	10
B - Phase	----	----	----	----
C- Phase	----	----	----	----

1. Tap to position 10 at 14:00 to 15:00 hr

From regulator data it can be concluded that the circuit is near or below the lower distribution voltage limits (0.97-0.98) north of the regulator bank during heavy loading periods. The regulators allow for a +/- 10 % regulation over 32 steps

with maximum regulation at +/- step 16, each step correlates to a 0.625% voltage change. B phase regulator is shown to have move to position +13 under high loading. A phase and C phase regulator data shows the regulators tapped to position 10 at 14:30 hr. Bench Lake regulator setting were indicated to be at 122 volts with a 2 volt bandwidth (121 to 123 range); for a tap position of +13 with load voltage at 122 V (represent 1.67% above nominal) source voltage would be at 93.5% of nominal; for a tap position of +10 source voltage would be at 95.5% of nominal. Regulator data indicates that the circuit has some imbalance during peak; however, noting that exact balancing is generally not possible.

Bench Lake regulator are rated 114.3/128.0 kVA (150/168 amp thru current); Assuming balanced loading, maximum through load at 168 amps is 3.6 MVA, the bank is currently load at 1.7 MVA. Assuming balanced loading, maximum additional loading through the regulators is 1.9 MVA.

Load Flow Analysis

To determine circuit electrical conditions during peak loading and to evaluate the circuits ability for additional loading circuit impedances were determined and a circuit model was developed on SKM Software for computer simulations.

The circuit was studied for:

1. Voltage drop under peak loading.
2. Line loading under peak loading.
3. Equipment loading under peak loading.
4. Effect of power factor improvements.
5. Additional loading capabilities.

Table 5 contains results of select load flows under varying conditions, additional load flow results are in the Appendix. .

**Table 5
Load Flow Results**

Location Voltage (per unit)												
C a s e	Case Description	Case Load	Clifton Low Side 12.47 kV	Bus - 004 (1300 So.)	Bus - 009 (2050 So.)	Bus - 011 (Bench Lake Reg.)	Bus - 012 (Bench Lake Reg.)	Bus -014 (3000 So.)	Bus - 017 3300 So 2100W	Bus - 020 (approx 3800 So.)	Bus -022 (RMP Tap end)	Bus -033 (Pump Sta..)
1	2021 Loading w/100 Amps thru Bench Lake Regs.	CW101 Recloser: 4.11 MVA (3.8MW) Bench Lake Reg: 2.127 MVA	1.007	0.964	0.958	0.95	1.01	1.0	1.0	1.0	0.99	N/A
2	2021 Loading w/70 Amps thru Bench Lake Reg.	CW101 Recloser: 4.135 MVA (3.8MW) Bench Lake Reg: 1.5 MVA	1.008	0.976	0.97	0.964	1.017	1.004	1.0	1.004	0.996	N/A
3	2021 Loading w/100 Amps thru Bench Lake Reg. and 700 kvar capacitor add.	CW101 Recloser: 3.872 MVA (3.8MW) Bench Lake Reg: 2.08 MVA	1.008	0.976	0.97	0.964	1.01	1.0	1.0	1.0	0.99	N/A
4	2021 Loading w/load (550KW) addition over 100 Amps thru Bench Lake Reg.	CW101 Recloser: 4.7 MVA Bench Lake Reg: 2.6 MVA	1.008	0.96	0.954	0.947	1.016	1.0	0.99	1.0	0.99	0.99

To meet “Service Entrance Voltage Low Range – A” requirements , as covered in the Service Standard section, a minimum of 0.97 pu voltage (preferable 0.98) is necessary to allow for voltage drop across distribution transformers and secondary cabling to the service entrance.

Case 1 represents the existing system with 2021 loading and load distributed to have 98 amps of overall circuit load following through the Bench Lake regulators. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with 2.1 MVA (98 amps) of the 4.1MVA through the Lake Bench regulators. For all cases voltage at Clifton Wilson substation was held at 1.008 p.u. (121V), noting that the regulator set point is 122.5V with a 3 volt band width (121 -124 volt range).

Study results indicate that there are no overload conditions; however, the study indicates that the circuit is voltage limited. Voltage from 1300 South to the Bench Lake regulator bank is below 0.97 p.u. Results correlated to regulator data.

Case 2 represents the existing system with 2021 loading. The study was performed with an overall circuit loading of 4.1 MVA (Summer 2021 loading) and with loads redistributed for 1.5 MVA (70 amps) of the 4.1MVA to flow through the Lake Bench regulators. Results indicate that there are no overload conditions; however, the study indicates that circuit remains voltage limited with the reduced flow through the regulators. Voltage from 1300 South to the Bench Lake regulator bank is at or below 0.97 p.u.

Case 3 is equivalent to Case 1 and includes the addition of 700 kvar capacitance for power factor correction to 0.98. Through the addition of capacitors some marginal voltage improvements is obtained but voltage is still near 0.97p.u. and under 0.98pu.

Case 4 is equivalent to Case 1 with the addition of approximately 4.5 miles of 336 ACSR circuit to the end of the existing circuit and the addition of 550 kW past the Bench Lake regulators. Results show that there is no over loading but voltage drops are increased.

Computer studies and real time voltage regulator data show that the circuit is voltage limited with voltage at or below criteria of 0.97-0.98 per unit at the distribution voltage. With consideration for normal load growth along the length of the existing circuit large load addition is not recommended.

Potential short term solutions for some load addition would be:

5. Optimize voltage regulator bank position.
6. Add another in line regulator bank.
7. Add capacitor banks to maintain a high power factor during peak loading.
8. If possible, move some existing load to another circuit to allow new load to CW-101.

Additional work is needed to determine potential loading with equipment addition and or load transfer; it is noted that with voltage limitation reduced other limitation will arise. Specifically, the existing Bench Lake regulator (1.9 MVA margin) and 1/0 and #2 ACSR line conductors. The optimum solution is a new substation in the vicinity of major load growth.

APPENDIX

APPENDIX

System Load Flow Summary
Bench Lake Regulator Data
System Model – SKM
Model Input Data
Model impedance Data

Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results												
Case Description	Power Flow	Regulator (600 North)	Bus-004 (1300 South)	Bus-009 (2050 South)	Bench Lake Non Reg Bus-011	Bench Lake Reg Bus-012	Bus-014 (3000 South)	Bus-017 (2100 West)	Bus-018 (1100 West) RMP TAP	Bus-020 (3800 S)	Bus-022 (4370 S) So. end skypark	Bus-033 -- New Development pumps
2021 Load	Recloser: 4.111 MVA, 1.543 MVAR, 3.812 MW Bench Lake Reg: 2.127 MVA, .693 MVAR, 2.013 MW	Voltage: 12,551 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,027 V (0.964pu) Voltage Drop: 3.6%	Voltage: 11,952 V (0.958pu) Voltage Drop: 4.2%	Voltage: 11,867 V (0.952pu) Voltage Drop: 4.8%	Voltage: 12,669 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,502 V (1.003pu) Voltage Drop: -0.3%	Voltage: 12,460 V (0.999pu) Voltage Drop: 0.1%	Voltage: 12,494 V (1.002pu) Voltage Drop: -0.2%	Voltage: 12,492 V (1.002) Voltage Drop: -0.2%	Voltage: 12,395 V (0.994pu) Voltage Drop: 0.6%	N/A
Flat Build with 250 kVA Load + 350 hp	Recloser: 4.723 MVA, 1.777 MVAR, 4.377 MW Bench Lake Reg: 2.645 MVA, .798 MVAR, 2.522 MW	Voltage: 12,544 V Voltage Drop: -0.6%	Voltage: 11,936 V Voltage Drop: 4.3%	Voltage: 11,847 V Voltage Drop: 5.0%	Voltage: 11,740 V Voltage Drop: 5.9%	Voltage: 12,687 V Voltage Drop: -1.7%	Voltage: 12,476 V Voltage Drop: -0.1%	Voltage: 12,365 V Voltage Drop: 0.8%	Voltage: 12,468 V Voltage Drop: 0.0%	Voltage: 12,466V Voltage Drop: 0.0%	Voltage: 12,369 V Voltage Drop: 0.8%	Voltage: 12,327 V Voltage Drop: 1.2%
Flat Build with 500 kVA Load + 350 hp	Recloser: 5.046 MVA, 1.959 MVAR, 4.651 MW Bench Lake Reg: 2.910 MVA, .906 MVAR, 2.765 MW	Voltage: 12,587 V Voltage Drop: -0.9%	Voltage: 11,930 V Voltage Drop: 4.3%	Voltage: 11,833 V Voltage Drop: 5.1%	Voltage: 11,714 V Voltage Drop: 6.1%	Voltage: 12,678 V Voltage Drop: -1.7%	Voltage: 12,442 V Voltage Drop: 0.2%	Voltage: 12,294 V Voltage Drop: 1.4%	Voltage: 12,434 V Voltage Drop: 0.3%	Voltage: 12,432 V Voltage Drop: 0.3%	Voltage: 12,335 V Voltage Drop: 1.1%	Voltage: 12,249 V Voltage Drop: 1.8%
Flat Build with 1000 kVA load + 350 hp	Recloser: 5.735 MVA, 2.370 MVAR, 5.223 MW Bench Lake Reg: 3.450 MVA, 1.13 MVAR, 3.26 MW	Voltage: 12,581 V Voltage Drop: -0.9%	Voltage: 11,809 V Voltage Drop: 5.3%	Voltage: 11,695 V Voltage Drop: 6.2%	Voltage: 11,550 V Voltage Drop: 7.4%	Voltage: 12,636 V Voltage Drop: -1.3%	Voltage: 12,349 V Voltage Drop: 1.0%	Voltage: 12,125 V Voltage Drop: 2.8%	Voltage: 12,341 V Voltage Drop: 1.0%	Voltage: 12,338 V Voltage Drop: 1.1%	Voltage: 12,241 V Voltage Drop: 1.8%	Voltage: 12,066 V Voltage Drop: 3.2%
2021 Load w/ added capacitors	Recloser: 3.872 MVA, .761 MVAR, 3.797 MW Bench Lake Reg: 2.084 MVA, .545 MVAR, 2.011 MW Capacitors: 1.038 MVAR	Voltage: 12,566 V Voltage Drop: -0.8%	Voltage: 12,170 V Voltage Drop: 2.4%	Voltage: 12,100 V Voltage Drop: 3.0%	Voltage: 12,019 V Voltage Drop: 3.6%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,522 V Voltage Drop: -0.4%	Voltage: 12,479 V Voltage Drop: -0.1%	Voltage: 12,516 V Voltage Drop: -0.4%	Voltage: 12,517 V Voltage Drop: -0.4%	Voltage: 12,417 V Voltage Drop: 0.4%	N/A
70A at Bench Lake Reg												
2021 Load w/ 70A at Bench Lake Reg	Recloser: 4.045 MVA, 1.46 MVAR, 3.772 MW Bench Lake Reg: 1.47 MVA, .456 MVAR, 1.397 MW	Voltage: 12,557 V (1.007pu) Voltage Drop: -0.7%	Voltage: 12,064 V (0.967pu) Voltage Drop: 3.25%	Voltage: 12,002 V (0.9625pu) Voltage Drop: 3.75%	Voltage: 11,944 V (0.958pu) Voltage Drop: 4.21%	Voltage: 12,670 V (1.016pu) Voltage Drop: -1.6%	Voltage: 12,558 V (1.007pu) Voltage Drop: -0.71%	Voltage: 12,529 V (1.004pu) Voltage Drop: -0.48%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,553 V (1.006pu) Voltage Drop: -0.67%	Voltage: 12,485 V (1.001) Voltage Drop: -0.13%	N/A
2021 Load 250 kVA Load + 350 hp	Recloser: 4.733 MVA, 1.738 MVAR, 4.404 MW Bench Lake Reg: 2.229 MVA, .630 MVAR, 2.137 MW	Voltage: 12,575 V Voltage Drop: -0.8%	Voltage: 11,983 V Voltage Drop: 3.9%	Voltage: 11,902 V Voltage Drop: 4.6%	Voltage: 11,813 V Voltage Drop: 5.3%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,498 V Voltage Drop: -0.2%	Voltage: 12,395 V Voltage Drop: 0.6%	Voltage: 12,491 V Voltage Drop: -0.2%	Voltage: 12,490V Voltage Drop: -0.2%	Voltage: 12,411 V Voltage Drop: 0.5%	Voltage: 12,356 V Voltage Drop: 0.9%
2021 Load 500 kVA Load + 350 hp	Recloser: 5.051 MVA, 1.915 MVAR, 4.674 MW Bench Lake Reg: 2.490 MVA, .737 MVAR, 2.379 MW	Voltage: 12,578V Voltage Drop: -0.9%	Voltage: 11,935 V Voltage Drop: 4.3%	Voltage: 11,846 V Voltage Drop: 5.0%	Voltage: 11,745 V Voltage Drop: 5.8%	Voltage: 12,680 V Voltage Drop: -1.7%	Voltage: 12,478 V Voltage Drop: -0.1%	Voltage: 12,339 V Voltage Drop: 1.1%	Voltage: 12,472 V Voltage Drop: -0.0%	Voltage: 12,470V Voltage Drop: -0.0%	Voltage: 12,391 V Voltage Drop: 0.6%	Voltage: 12,294 V Voltage Drop: 1.4%
2021 Load 1000 kVA Load + 350 hp	Recloser: 5.720 MVA, 2.303 MVAR, 5.236 MW Bench Lake Reg: 3.024 MVA, .957 MVAR, 2.869 MW	Voltage: 12,571V Voltage Drop: -0.8%	Voltage: 11,819 V Voltage Drop: 5.2%	Voltage: 11,713 V Voltage Drop: 6.1%	Voltage: 11,588 V Voltage Drop: 7.1%	Voltage: 12,675 V Voltage Drop: -1.6%	Voltage: 12,424 V Voltage Drop: 0.4%	Voltage: 12,209 V Voltage Drop: 2.1%	Voltage: 12,417 V Voltage Drop: 0.4%	Voltage: 12,415V Voltage Drop: 0.4%	Voltage: 12,336 V Voltage Drop: 1.1%	Voltage: 12,150 V Voltage Drop: 2.6%

Min/Max Metering Values

SEL-2431
Voltage Reg

A-Phase

Date: 09/14/2021 Time: 10:58:08

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	102.8	07/09/2021	18:38:24	5.7	03/25/2021	22:11:35
VS (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VS (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VL (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VL (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
VCMP (kV)	7.55	05/08/2018	16:34:20	6.76	11/16/2018	09:10:37
VCMP (V sec)	125.9	05/08/2018	16:34:20	112.6	11/16/2018	09:10:37
P (kW)	739	07/09/2021	18:38:24	40	03/25/2021	22:11:35
Q (kVAr)	212	07/07/2017	12:55:57	-92	02/11/2020	13:58:27
S (kVA)	749	07/09/2021	18:38:24	41	03/25/2021	22:11:35
PF @ S Max/Min	0.99	07/09/2021	18:38:24	0.96	03/25/2021	22:11:35
Freq (Hz)	60.12	09/18/2018	09:52:34	59.71	06/16/2017	04:15:54
Tap Pos	+16	02/20/2017	11:42:24	-16	02/20/2017	11:48:16

Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
VS (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VS (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VL (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VL (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VCMP (kV)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
VCMP (V sec)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
P (kW)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
Q (kVAr)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
S (kVA)	\$\$\$\$\$\$	(Reset)		\$\$\$\$\$\$	(Reset)	
PF @ S Max/Min	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
Freq (Hz)	\$\$\$\$\$	(Reset)		\$\$\$\$\$	(Reset)	
Tap Pos	\$\$\$	(Reset)		\$\$\$	(Reset)	

Last MaxMin Reset 02/14/2017 19:55:55

Demand/Peak

SEL-2431

B Phase

Date: 09/14/2021

Time: 10:55:40

Voltage Reg

Line Current (IL)

	DEMAND (A pri)	PEAK (A pri)	DATE	TIME
Forward	49	95	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:51

Real Power (P)

	DEMAND (kW)	PEAK (kW)	DATE	TIME
Forward	353	682	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:50

Reactive Power (Q)

	DEMAND (kVar)	PEAK (kVar)	DATE	TIME
Forward OUT	58	126	07/30/2020	14:12:27
Forward IN	0	85	04/10/2020	23:40:33
Reverse OUT	0	0	(Reset)	
Reverse IN	0	0	03/15/2017	12:33:51

Apparent Power (S)

	DEMAND (kVA)	PEAK (kVA)	DATE	TIME
Forward	357	691	07/09/2021	18:43:19
Reverse	0	0	03/15/2017	12:33:51

Last Demand Reset 07/07/2021 17:23:17

Last Peak Reset 02/14/2017 19:55:55

Snipping Tool

New Mode

Select the snip mode using the button.

Snipping Tool

In a future update, home. Try improve & Sketch (or try the Windows logo key)

Try Snip & Sketch

Min/Max Metering Values

SEL-2431
Voltage Reg

C Phase

Date: 09/20/2021 Time: 12:58:53

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	93.9	07/09/2021	16:30:55	0.8	05/20/2019	11:37:00
VS (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VS (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VL (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VL (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VCMP (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VCMP (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
P (kW)	677	07/09/2021	16:30:55	-8	03/09/2020	11:44:34
Q (kVAr)	205	02/07/2019	09:21:23	-95	10/07/2020	01:35:10
S (kVA)	683	07/09/2021	16:30:55	5	05/20/2019	11:37:00
PF @ S Max/Min	0.99	07/09/2021	16:30:55	0.93	05/20/2019	11:37:00
Freq (Hz)	60.12	09/18/2018	09:42:58	59.71	06/16/2017	04:15:37
Tap Pos	+15	07/07/2021	17:30:28	-07	11/16/2018	10:08:06

Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	2.9	03/17/2020	13:52:53	2.3	03/26/2020	12:44:45
VS (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VS (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VL (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VL (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VCMP (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VCMP (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
P (kW)	8	03/17/2020	13:52:53	-6	03/17/2020	13:52:09
Q (kVAr)	-17	03/26/2020	12:44:46	-20	03/17/2020	13:51:21
S (kVA)	21	03/17/2020	13:52:53	17	03/26/2020	12:44:46
PF @ S Max/Min	0.42	03/17/2020	13:52:53	-0.05	03/26/2020	12:44:46
Freq (Hz)	60.04	03/17/2020	13:51:23	59.99	03/26/2020	12:46:10
Tap Pos	-02	03/26/2020	12:44:14	-03	03/17/2020	13:50:55

Last MaxMin Reset 02/14/2017 18:46:47

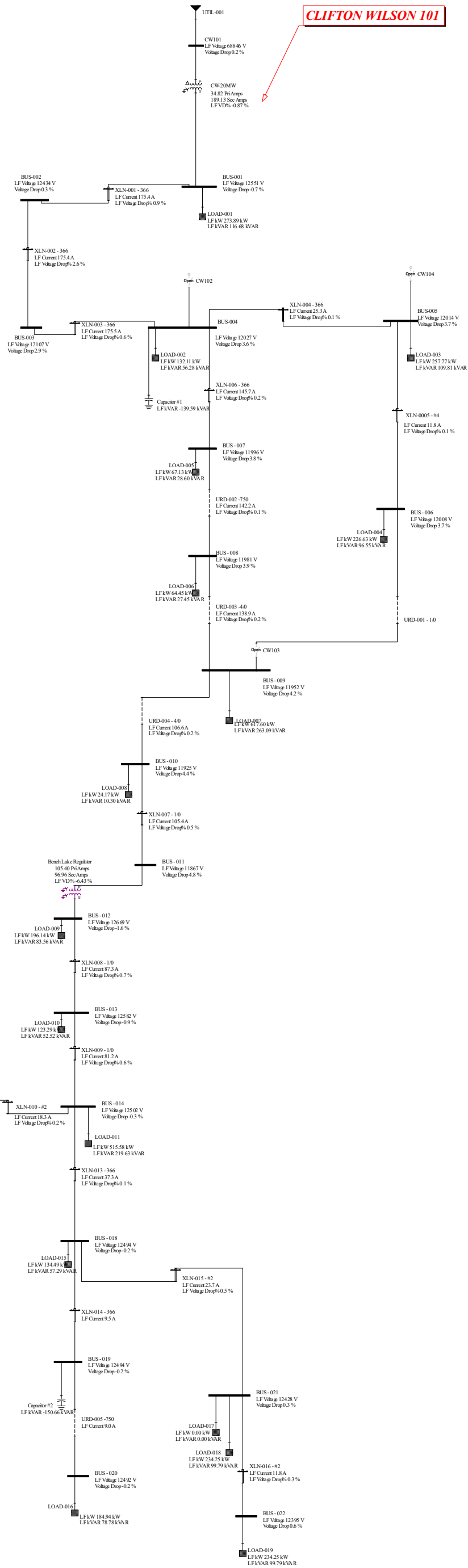
BenchLake VoltageReg A

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7698	7/9/2021	23:45:01	42.85	122.225	122.235	122.235	2	41.62	304.981	12.165	0	305.255	0	0	0	0	0
7699	7/9/2021	23:30:01	42.5	122.255	122.265	122.265	2	41.707	305.811	11.815	0	306.072	0	0	0	0	0
7700	7/9/2021	23:15:00	41.25	122.61	122.625	122.625	3	43.497	319.275	17.316	0	319.766	0	0	0	0	0
7701	7/9/2021	23:00:00	44.25	122.77	122.785	122.785	3	45.388	333.435	15.89	0	333.834	0	0	0	0	0
7702	7/9/2021	22:45:00	44.55	122.59	122.6	122.6	3	46.764	342.847	20.861	0	343.495	0	0	0	0	0
7703	7/9/2021	22:30:00	45.65	122.295	122.305	122.305	3	46.288	338.962	20.379	0	339.587	0	0	0	0	0
7704	7/9/2021	22:15:01	47.3	122.42	122.435	122.435	3	47.446	347.99	21.345	0	348.691	0	0	0	0	0
7705	7/9/2021	22:00:01	47.7	122.33	122.345	122.345	4	51.315	374.444	24.296	0	375.247	0	0	0	0	0
7706	7/9/2021	21:45:01	51	122.035	122.05	122.05	4	52.793	385.514	26.362	0	386.429	0	0	0	0	0
7707	7/9/2021	21:30:00	49.95	122.245	122.255	122.255	4	52.308	383.185	31.125	0	384.462	0	0	0	0	0
7708	7/9/2021	21:15:01	51.25	121.74	121.75	121.75	5	51.381	374.692	26.424	0	375.656	0	0	0	0	0
7709	7/9/2021	21:00:00	55.35	121.94	121.95	121.95	4	54.655	398.267	36.084	0	399.907	0	0	0	0	0
7710	7/9/2021	20:45:01	53.65	122	122.015	122.015	4	55.166	400.687	36.84	0	402.393	0	0	0	0	0
7711	7/9/2021	20:30:01	56.75	121.43	121.435	121.435	4	58.317	426.218	37.191	0	427.853	0	0	0	0	0
7712	7/9/2021	20:15:01	57.55	122.175	122.19	122.19	5	58.246	425.034	34.874	0	426.498	0	0	0	0	0
7713	7/9/2021	20:00:01	54.45	122.25	122.26	122.26	5	57.431	418.045	38.481	0	419.831	0	0	0	0	0
7714	7/9/2021	19:45:00	56.35	122.4	122.415	122.415	5	57.837	423.124	30.756	0	424.255	0	0	0	0	0
7715	7/9/2021	19:30:00	57.95	122.205	122.215	122.215	5	59.767	435.646	35.251	0	437.087	0	0	0	0	0
7716	7/9/2021	19:15:00	58.95	122.22	122.235	122.235	5	60.252	440.462	37.614	0	442.103	0	0	0	0	0
7717	7/9/2021	19:00:01	62.05	122.51	122.515	122.515	6	62.898	459.502	44.922	0	461.714	0	0	0	0	0
7718	7/9/2021	18:45:01	65.1	121.8	121.81	121.81	6	63.91	465.648	55.094	0	468.909	0	0	0	0	0
7719	7/9/2021	18:30:01	69.35	121.865	121.875	121.875	6	67.674	493.475	60.032	0	497.125	0	0	0	0	0
7720	7/9/2021	18:15:01	67.35	122.07	122.08	122.08	7	68.726	499.865	60.452	0	503.528	0	0	0	0	0
7721	7/9/2021	18:00:00	67.6	122.01	122.025	122.025	7	65.778	480.141	49.162	0	482.685	0	0	0	0	0
7722	7/9/2021	17:45:00	63	122.88	122.885	122.885	7	61.681	451.21	40.697	0	453.054	0	0	0	0	0
7723	7/9/2021	17:30:00	63.25	122.885	122.895	122.895	8	64.412	471.369	44.064	0	473.453	0	0	0	0	0
7724	7/9/2021	17:15:00	63.9	121.795	121.81	121.81	8	63.973	466.163	39.828	0	467.887	0	0	0	0	0
7725	7/9/2021	17:00:00	61.2	122.585	122.595	122.595	9	62.759	459.415	38.827	0	461.064	0	0	0	0	0
7726	7/9/2021	16:45:01	62.05	122.125	122.135	122.135	9	64.289	468.296	42.3	0	470.211	0	0	0	0	0
7727	7/9/2021	16:30:01	65.85	121.525	121.535	121.535	9	65.723	478.175	44.564	0	480.256	0	0	0	0	0
7728	7/9/2021	16:15:01	64.6	122.24	122.255	122.255	9	62.989	460.262	40.106	0	462.025	0	0	0	0	0
7729	7/9/2021	16:00:00	62.05	122.77	122.78	122.78	10	64.149	468.181	42.989	0	470.177	0	0	0	0	0
7730	7/9/2021	15:45:01	65.05	121.735	121.745	121.745	9	62.577	455.07	42.648	0	457.075	0	0	0	0	0
7731	7/9/2021	15:30:01	64.35	121.485	121.5	121.5	9	63.721	463.309	42.081	0	465.229	0	0	0	0	0
7732	7/9/2021	15:15:01	62.8	122.545	122.555	122.555	10	61.991	453.815	38.204	0	455.428	0	0	0	0	0
7733	7/9/2021	15:00:00	59.25	122.465	122.475	122.475	10	61.818	451.679	41.527	0	453.591	0	0	0	0	0
7734	7/9/2021	14:45:00	61.25	122.21	122.22	122.22	10	60.642	443.076	43.738	0	445.243	0	0	0	0	0
7735	7/9/2021	14:30:01	60	122.425	122.43	122.43	10	59.798	436.841	42.002	0	438.861	0	0	0	0	0
7736	7/9/2021	14:15:01	61.2	122.885	122.9	122.9	10	59.257	432.559	40.007	0	434.409	0	0	0	0	0
7737	7/9/2021	14:00:01	59.6	121.09	121.1	121.1	9	56.451	409.574	35.74	0	411.142	0	0	0	0	0
7738	7/9/2021	13:45:00	59.15	121.64	121.65	121.65	9	58.938	427.895	43.956	0	430.161	0	0	0	0	0
7739	7/9/2021	13:30:00	58.4	122.045	122.06	122.06	9	57.375	418.16	41.321	0	420.214	0	0	0	0	0
7740	7/9/2021	13:15:01	57.05	121.055	121.06	121.06	9	56.927	413.7	37.848	0	415.451	0	0	0	0	0
7741	7/9/2021	13:00:00	54.05	121.805	121.815	121.815	9	55.205	402.069	36.192	0	403.728	0	0	0	0	0
7742	7/9/2021	12:45:00	56.6	122.115	122.135	122.135	9	55.975	407.425	39.779	0	409.611	0	0	0	0	0
7743	7/9/2021	12:30:01	53.55	122.24	122.25	122.25	9	55.352	398.194	77.594	0	405.699	0	0	0	0	0
7744	7/9/2021	12:15:01	56.9	121.55	121.56	121.56	9	54.575	392.426	76.152	0	399.764	0	0	0	0	0
7745	7/9/2021	12:00:01	59.35	121.625	121.635	121.635	9	58.876	421.215	84.668	0	429.663	0	0	0	0	0
7746	7/9/2021	11:45:00	54.15	122.195	122.205	122.205	9	58.007	415.814	80.254	0	423.52	0	0	0	0	0
7747	7/9/2021	11:30:00	57.3	121.93	121.94	121.94	8	56.712	407.312	77.086	0	414.597	0	0	0	0	0
7748	7/9/2021	11:15:00	53.2	121.83	121.845	121.845	8	53.835	387.229	72.478	0	393.975	0	0	0	0	0
7749	7/9/2021	11:00:00	56.25	121.51	121.52	121.52	8	55.434	396.304	77.515	0	403.89	0	0	0	0	0
7750	7/9/2021	10:45:00	56.05	121.07	121.085	121.085	7	52.997	380.447	66.635	0	386.25	0	0	0	0	0
7751	7/9/2021	10:30:01	52.55	121.6	121.615	121.615	7	51.982	373.008	66.761	0	378.95	0	0	0	0	0
7752	7/9/2021	10:15:01	51.45	121.825	121.84	121.84	7	53.105	380.71	71.184	0	387.328	0	0	0	0	0
7753	7/9/2021	10:00:00	48.4	121.79	121.8	121.8	7	52.73	377.202	73.317	0	384.293	0	0	0	0	0
7754	7/9/2021	9:45:01	52.2	121.06	121.075	121.075	5	50.763	363.689	69.285	0	370.291	0	0	0	0	0
7755	7/9/2021	9:30:01	52.25	121.8	121.81	121.81	5	50.205	362.448	67.878	0	368.763	0	0	0	0	0
7756	7/9/2021	9:15:01	49.05	122.435	122.455	122.455	6	50.029	360.775	63.715	0	366.371	0	0	0	0	0
7757	7/9/2021	9:00:00	48.75	121.675	121.69	121.69	6	48.904	350.889	62.971	0	356.515	0	0	0	0	0
7758	7/9/2021	8:45:00	50.9	121.655	121.67	121.67	6	48.796	351.697	62.077	0	357.147	0	0	0	0	0
7759	7/9/2021	8:30:01	46.05	122.07	122.085	122.085	6	46.001	331.534	62.304	0	337.354	0	0	0	0	0
7760	7/9/2021	8:15:00	47	122.415	122.425	122.425	7	48.168	346.538	62.899	0	352.223	0	0	0	0	0
7761	7/9/2021	8:00:00	47.75	121.17	121.18	121.18	5	46.666	335.742	57.225	0	340.594	0	0	0	0	0
7762	7/9/2021	7:45:00	45.75	121.84	121.85	121.85	5	47.386	340.322	59.627	0	345.532	0	0	0	0	0
7763	7/9/2021	7:30:00	43.95	121.745	121.755	121.755	5	43.107	310.641	54.221	0	315.356	0	0	0	0	0
7764	7/9/2021	7:15:01	45.6	121.94	121.95	121.95	5	42.651	308.525	51.029	0	312.753	0	0	0	0	0
7765	7/9/2021	7:00:00	42.45	122.03	122.045	122.045	5	40.691	293.319	44.553	0	296.713	0	0	0	0	0
7766	7/9/2021	6:45:01	42.8	121.43	121.44	121.44	4	40.712	293.052	48.345	0	297.035	0	0	0	0	0
7767	7/9/2021	6:30:00	37.95	121.98	121.99	121.99	4	37.052	268.515	39.782	0	271.491	0	0	0	0	0
7768	7/9/2021	6:15:00	34.9	122.17	122.18	122.18	4	36.502	263.596	37.844	0	266.351	0	0	0	0	0
7769	7/9/2021	6:0															

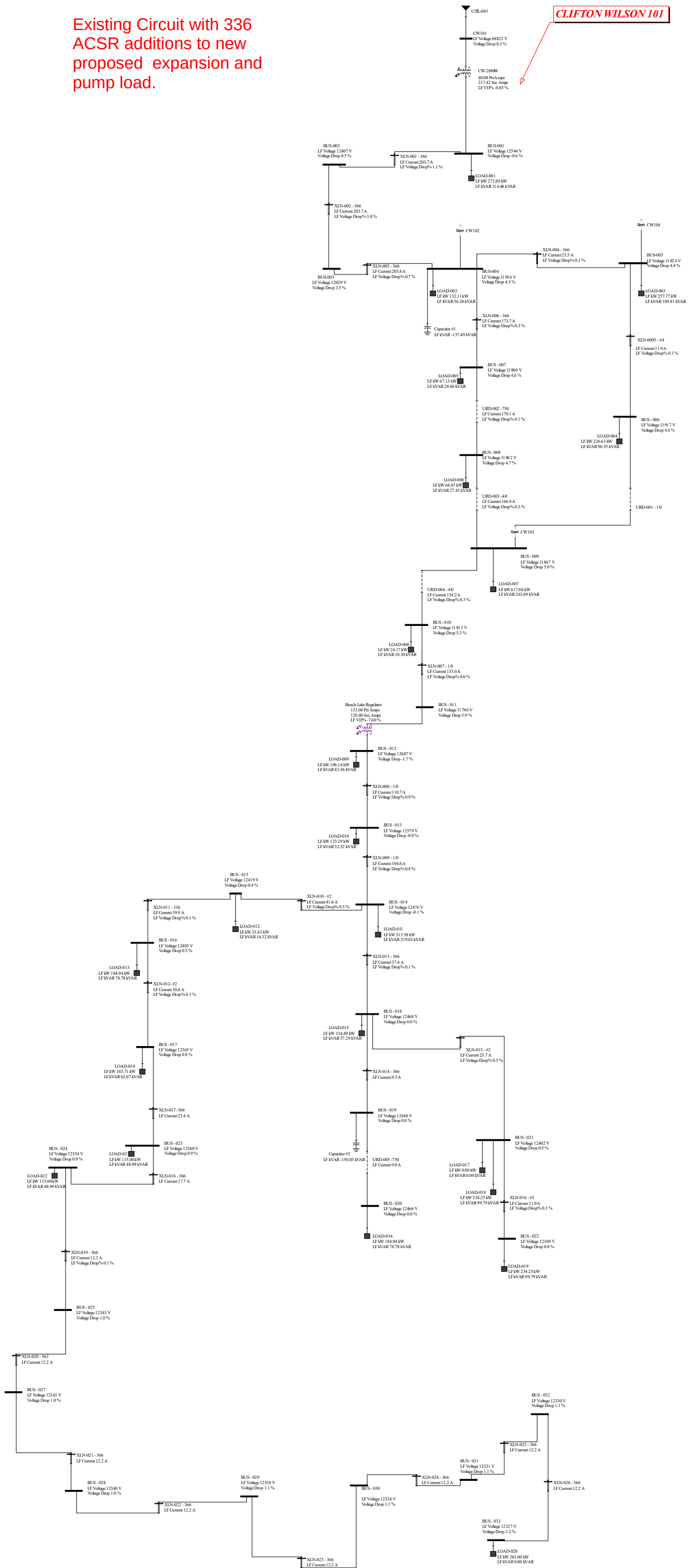
#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	55.85	122.06	122.095	122.095	4	55.748	405.242	47.46	0	408.022	0	0	0	0	0
7700	7/9/2021	23:30:01	55.05	122.02	122.05	122.05	4	55.09	400.452	45.369	0	403.033	0	0	0	0	0
7701	7/9/2021	23:15:00	54.45	121.555	121.58	121.58	4	55.787	405.676	46.863	0	408.391	0	0	0	0	0
7702	7/9/2021	23:00:00	53.75	122.04	122.07	122.07	5	58.65	426.388	56.833	0	430.181	0	0	0	0	0
7703	7/9/2021	22:45:01	60.35	121.81	121.84	121.84	5	61.305	444.469	59.939	0	448.503	0	0	0	0	0
7704	7/9/2021	22:30:01	58.7	121.97	122	122	5	59.817	435.223	57.585	0	439.038	0	0	0	0	0
7705	7/9/2021	22:15:00	64.6	122.595	122.62	122.62	6	62.973	458.29	63.92	0	462.734	0	0	0	0	0
7706	7/9/2021	22:00:00	66.15	121.845	121.87	121.87	6	66.15	479.921	65.002	0	484.307	0	0	0	0	0
7707	7/9/2021	21:45:00	66.7	121.945	121.97	121.97	6	68.067	493.689	67.105	0	498.236	0	0	0	0	0
7708	7/9/2021	21:30:00	67	122.905	122.935	122.935	7	68.736	500.724	68.741	0	505.435	0	0	0	0	0
7709	7/9/2021	21:15:00	66.55	122.79	122.82	122.82	7	68.2	496.759	62.908	0	500.737	0	0	0	0	0
7710	7/9/2021	21:00:01	72.05	122.27	122.3	122.3	7	68.895	502.268	63.506	0	506.288	0	0	0	0	0
7711	7/9/2021	20:45:01	75.85	121.79	121.815	121.815	7	73.808	534.374	74.552	0	539.559	0	0	0	0	0
7712	7/9/2021	20:30:00	75.8	121.735	121.76	121.76	7	70.437	512.848	67.224	0	517.26	0	0	0	0	0
7713	7/9/2021	20:15:01	72.1	122.51	122.54	122.54	8	74.556	543.386	68.757	0	547.727	0	0	0	0	0
7714	7/9/2021	20:00:01	72.2	122.19	122.22	122.22	8	75.726	550.278	73.792	0	555.214	0	0	0	0	0
7715	7/9/2021	19:45:00	77.2	122.76	122.785	122.785	9	78.217	570.32	79.807	0	575.885	0	0	0	0	0
7716	7/9/2021	19:30:00	75.85	122.85	122.88	122.88	9	80.553	585.712	84.768	0	591.823	0	0	0	0	0
7717	7/9/2021	19:15:00	83.15	122.935	122.96	122.96	9	84.293	612.744	94.711	0	620.026	0	0	0	0	0
7718	7/9/2021	19:00:01	85.9	122.895	122.92	122.92	9	89.502	649.124	101.644	0	657.043	0	0	0	0	0
7719	7/9/2021	18:45:01	91.65	122.405	122.435	122.435	10	94.134	680.091	108.369	0	688.688	0	0	0	0	0
7720	7/9/2021	18:30:00	85.35	122.285	122.315	122.315	9	86.858	630.072	96.388	0	637.411	0	0	0	0	0
7721	7/9/2021	18:15:01	92.55	120.695	120.72	120.72	9	85.584	617.524	89.692	0	624.012	0	0	0	0	0
7722	7/9/2021	18:00:01	86.9	122.195	122.225	122.225	10	87.014	631.101	93.983	0	638.078	0	0	0	0	0
7723	7/9/2021	17:45:01	84.7	122.235	122.265	122.265	11	84.585	615.379	88.698	0	621.749	0	0	0	0	0
7724	7/9/2021	17:30:01	82.95	122.295	122.325	122.325	12	86.55	628.587	93.834	0	635.561	0	0	0	0	0
7725	7/9/2021	17:15:00	86.25	122.3	122.325	122.325	13	87.266	633.485	95.25	0	640.617	0	0	0	0	0
7726	7/9/2021	17:00:01	90.2	121.67	121.705	121.705	13	87.976	637.173	99.303	0	644.87	0	0	0	0	0
7727	7/9/2021	16:45:00	96.35	121.755	121.785	121.785	13	92.128	665.715	100.677	0	673.29	0	0	0	0	0
7728	7/9/2021	16:30:00	96.55	121.335	121.365	121.365	13	92.016	665.912	101.781	0	673.65	0	0	0	0	0
7729	7/9/2021	16:15:00	89.8	122.045	122.07	122.07	13	91.565	660.947	104.05	0	669.095	0	0	0	0	0
7730	7/9/2021	16:00:01	93.1	121.02	121.05	121.05	12	88.092	636.346	96.028	0	643.561	0	0	0	0	0
7731	7/9/2021	15:45:01	88.1	121.37	121.4	121.4	12	86.984	628.195	94.651	0	635.299	0	0	0	0	0
7732	7/9/2021	15:30:01	81.15	121.75	121.785	121.785	12	84.519	609.647	88.868	0	616.094	0	0	0	0	0
7733	7/9/2021	15:15:01	84.7	121.36	121.385	121.385	12	84.892	613.21	91.48	0	620.002	0	0	0	0	0
7734	7/9/2021	15:00:01	87.65	121.525	121.555	121.555	12	82.764	600.983	87.389	0	607.309	0	0	0	0	0
7735	7/9/2021	14:45:01	82.7	121.99	122.02	122.02	12	83.784	606.074	89.031	0	612.585	0	0	0	0	0
7736	7/9/2021	14:30:01	74.35	122.915	122.945	122.945	13	80.007	581.449	84.199	0	587.519	0	0	0	0	0
7737	7/9/2021	14:15:01	85.4	121.505	121.53	121.53	13	82.045	590.713	84.377	0	596.714	0	0	0	0	0
7738	7/9/2021	14:00:00	78.6	121.35	121.38	121.38	12	79.199	570.858	83.531	0	576.943	0	0	0	0	0
7739	7/9/2021	13:45:00	79	121.66	121.685	121.685	12	77.827	561.049	84.113	0	567.332	0	0	0	0	0
7740	7/9/2021	13:30:01	78.5	122.04	122.07	122.07	11	73.194	531.438	71.473	0	536.235	0	0	0	0	0
7741	7/9/2021	13:15:00	73.25	121.68	121.71	121.71	11	74.955	541.659	74.603	0	546.789	0	0	0	0	0
7742	7/9/2021	13:00:00	66.7	122.17	122.195	122.195	10	70.477	513.359	68.706	0	518	0	0	0	0	0
7743	7/9/2021	12:45:00	72.05	122.64	122.67	122.67	11	70.922	515.052	78.789	0	521.257	0	0	0	0	0
7744	7/9/2021	12:30:00	69.85	121.285	121.315	121.315	11	73.857	527.035	111.556	0	538.717	0	0	0	0	0
7745	7/9/2021	12:15:00	76.2	121.64	121.665	121.665	11	74.738	534.383	115.089	0	546.65	0	0	0	0	0
7746	7/9/2021	12:00:00	75.3	121.68	121.71	121.71	11	72.659	519.572	113.991	0	531.966	0	0	0	0	0
7747	7/9/2021	11:45:00	72.8	122.18	122.215	122.215	11	74.639	533.374	119.69	0	546.664	0	0	0	0	0
7748	7/9/2021	11:30:01	72.95	121.375	121.405	121.405	10	71.507	509.55	110.513	0	521.411	0	0	0	0	0
7749	7/9/2021	11:15:00	72.85	121.175	121.2	121.2	9	70.229	499.306	111.79	0	511.674	0	0	0	0	0
7750	7/9/2021	11:00:01	71.1	120.955	120.98	120.98	9	67.803	483.882	107.603	0	495.713	0	0	0	0	0
7751	7/9/2021	10:45:00	66	122.82	122.85	122.85	10	65.939	472.05	102.912	0	483.147	0	0	0	0	0
7752	7/9/2021	10:30:00	63.55	122.055	122.08	122.08	9	64.067	457.074	98.722	0	467.622	0	0	0	0	0
7753	7/9/2021	10:15:00	64.5	121.495	121.52	121.52	9	64.073	457.374	98.911	0	467.962	0	0	0	0	0
7754	7/9/2021	10:00:00	62.7	121.79	121.82	121.82	9	66.583	473.281	108.013	0	485.473	0	0	0	0	0
7755	7/9/2021	9:45:00	62.2	121.56	121.585	121.585	7	59.501	426.154	89.192	0	435.4	0	0	0	0	0
7756	7/9/2021	9:30:01	64	121.575	121.6	121.6	7	60.778	435.605	93.31	0	445.502	0	0	0	0	0
7757	7/9/2021	9:15:01	54.4	122.475	122.5	122.5	7	53.698	387	76.402	0	394.48	0	0	0	0	0
7758	7/9/2021	9:00:01	55.7	121.485	121.515	121.515	8	55.189	395.926	76.206	0	403.211	0	0	0	0	0
7759	7/9/2021	8:45:00	60.75	121.61	121.64	121.64	8	56.738	406.226	82.782	0	414.585	0	0	0	0	0
7760	7/9/2021	8:30:00	52.7	121.825	121.855	121.855	8	53.606	384.545	74.776	0	391.76	0	0	0	0	0
7761	7/9/2021	8:15:00	57.15	121.535	121.565	121.565	7	55.043	394.708	76.124	0	402.003	0	0	0	0	0
7762	7/9/2021	8:00:01	52.75	121.985	122.015	122.015	7	51.193	366.532	71.286	0	373.413	0	0	0	0	0
7763	7/9/2021	7:45:00	50.6	121.37	121.4	121.4	6	50.855	364.755	65.357	0	370.573	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	121.45	121.48	121.48	6	48.432	348.281	62.981	0	353.942	0	0	0	0	0
7765	7/9/2021	7:15:01	51.2	122.02	122.045	122.045	6	50.333	361.872	70.214	0	368.631	0	0	0	0	0
7766	7/9/2021	7:00:00	52.2	121.665	121.69	121.69	6	49.209	353.398	66.207	0	359.558	0	0	0	0	0
7767	7/9/2021	6:45:01	50.1	121.09	121.115	121.115	5	49.172	353.301	62.892	0	358.871	0	0	0	0	0
7768	7/9/2021	6:30:00	49.05	122.05	122.085	122.085	5	48.475	347.774	63.291	0	353.497	0	0	0	0	0
7769	7/9/2021	6:15:01	46.15	121.37	121.395	121.395	4	46.193	331.132	58.679	0	336.302	0	0	0	0	0
7770	7/9/2021	6:00:01	42.25	121													

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	46.3	121.925	121.94	121.94	1	46.966	343.645	22.703	0	344.434	0	0	0	0	0
7700	7/9/2021	23:30:01	49.65	122.14	122.155	122.155	2	49.6	363.32	28.687	0	364.467	0	0	0	0	0
7701	7/9/2021	23:15:00	48.3	122.65	122.665	122.665	3	50.736	372.199	29.122	0	373.357	0	0	0	0	0
7702	7/9/2021	23:00:00	52.1	121.79	121.8	121.8	3	52.2	381.13	33.174	0	382.608	0	0	0	0	0
7703	7/9/2021	22:45:00	55.05	121.54	121.555	121.555	3	53.684	390.458	35.946	0	392.163	0	0	0	0	0
7704	7/9/2021	22:30:01	57	122.32	122.335	122.335	3	55.312	404.269	41.787	0	406.445	0	0	0	0	0
7705	7/9/2021	22:15:00	52.7	122.455	122.47	122.47	3	54.793	401.136	36.645	0	402.819	0	0	0	0	0
7706	7/9/2021	22:00:00	58.1	122.46	122.475	122.475	4	58.731	427.968	40.525	0	429.898	0	0	0	0	0
7707	7/9/2021	21:45:01	57.85	121.225	121.24	121.24	3	57.867	421.261	38.885	0	423.089	0	0	0	0	0
7708	7/9/2021	21:30:01	57.15	122.74	122.755	122.755	4	62.018	452.489	50.747	0	455.35	0	0	0	0	0
7709	7/9/2021	21:15:01	63.3	121.505	121.515	121.515	4	63.214	458.313	47.975	0	460.827	0	0	0	0	0
7710	7/9/2021	21:00:00	64	122.635	122.65	122.65	5	62.144	452.185	47.72	0	454.736	0	0	0	0	0
7711	7/9/2021	20:45:00	61.85	122.695	122.71	122.71	4	65.029	475.374	51.487	0	478.221	0	0	0	0	0
7712	7/9/2021	20:30:00	66.5	122.46	122.48	122.48	5	66.95	487.984	55.798	0	491.172	0	0	0	0	0
7713	7/9/2021	20:15:00	72.05	121.415	121.425	121.425	5	70.734	512.856	62.062	0	516.607	0	0	0	0	0
7714	7/9/2021	20:00:00	67.75	121.95	121.965	121.965	5	70.474	510.632	59.952	0	514.161	0	0	0	0	0
7715	7/9/2021	19:45:01	74.4	121.12	121.14	121.14	5	75.821	548.217	70.238	0	552.713	0	0	0	0	0
7716	7/9/2021	19:30:00	75.35	121.78	121.795	121.795	5	75.556	547.509	65.801	0	551.463	0	0	0	0	0
7717	7/9/2021	19:15:00	80.1	121.555	121.57	121.57	5	78.497	567.764	74.301	0	572.636	0	0	0	0	0
7718	7/9/2021	19:00:01	76.5	121.965	121.98	121.98	5	83.019	599.817	84.329	0	605.73	0	0	0	0	0
7719	7/9/2021	18:45:01	72.5	122.76	122.78	122.78	6	78.991	575.32	80.673	0	580.96	0	0	0	0	0
7720	7/9/2021	18:30:00	84.2	122.25	122.265	122.265	7	81.674	594.463	84.757	0	600.48	0	0	0	0	0
7721	7/9/2021	18:15:00	85.8	122.685	122.7	122.7	8	85.363	620.785	91.636	0	627.521	0	0	0	0	0
7722	7/9/2021	18:00:01	82.35	122.59	122.605	122.605	8	81.27	590.905	85.345	0	597.052	0	0	0	0	0
7723	7/9/2021	17:45:01	85.45	121.6	121.615	121.615	8	80.747	584.664	81.752	0	590.362	0	0	0	0	0
7724	7/9/2021	17:30:00	78.2	121.935	121.945	121.945	8	77.025	559.908	74.335	0	564.832	0	0	0	0	0
7725	7/9/2021	17:15:01	80.75	122.01	122.025	122.025	9	76.755	557.735	75.868	0	562.879	0	0	0	0	0
7726	7/9/2021	17:00:00	79.4	122.1	122.115	122.115	9	81.662	590.52	81.085	0	596.083	0	0	0	0	0
7727	7/9/2021	16:45:01	75.1	123.24	123.255	123.255	9	82.451	597.924	83.084	0	603.674	0	0	0	0	0
7728	7/9/2021	16:30:01	91.8	121.465	121.48	121.48	9	84.499	611.895	86.681	0	618.017	0	0	0	0	0
7729	7/9/2021	16:15:01	77.85	122.48	122.495	122.495	9	81.186	589.48	89.242	0	596.209	0	0	0	0	0
7730	7/9/2021	16:00:01	80.8	122.28	122.295	122.295	9	79.397	575.17	90.218	0	582.21	0	0	0	0	0
7731	7/9/2021	15:45:01	71.35	122.44	122.45	122.45	9	77.456	560.304	86.887	0	567.014	0	0	0	0	0
7732	7/9/2021	15:30:01	76.5	122.105	122.125	122.125	9	76.822	555.39	84.186	0	561.747	0	0	0	0	0
7733	7/9/2021	15:15:00	82.75	121.105	121.12	121.12	9	79.193	570.805	87.547	0	577.502	0	0	0	0	0
7734	7/9/2021	15:00:01	69.4	122.75	122.76	122.76	9	71.511	517.952	80.071	0	524.113	0	0	0	0	0
7735	7/9/2021	14:45:01	74.75	122.535	122.55	122.55	9	70.866	515.114	78.545	0	521.083	0	0	0	0	0
7736	7/9/2021	14:30:01	75.1	121.67	121.685	121.685	10	73.267	530.386	86.608	0	537.42	0	0	0	0	0
7737	7/9/2021	14:15:01	71.85	122.225	122.235	122.235	10	69.745	505.355	77.239	0	511.233	0	0	0	0	0
7738	7/9/2021	14:00:00	66.35	122.01	122.025	122.025	10	69.357	499.933	77.571	0	505.925	0	0	0	0	0
7739	7/9/2021	13:45:00	68.55	121.6	121.61	121.61	9	65.988	477.117	69.963	0	482.231	0	0	0	0	0
7740	7/9/2021	13:30:00	73.05	121.875	121.885	121.885	9	70.287	508.043	78.801	0	514.145	0	0	0	0	0
7741	7/9/2021	13:15:00	67	121.325	121.34	121.34	9	67.112	484.398	68.539	0	489.238	0	0	0	0	0
7742	7/9/2021	13:00:00	65.1	122.075	122.09	122.09	9	63.55	459.094	68.152	0	464.161	0	0	0	0	0
7743	7/9/2021	12:45:01	65.7	121.435	121.45	121.45	8	65.44	470.716	78.296	0	477.351	0	0	0	0	0
7744	7/9/2021	12:30:00	68.55	121.175	121.19	121.19	8	64.125	456.932	102.735	0	468.352	0	0	0	0	0
7745	7/9/2021	12:15:00	57.6	121.815	121.83	121.83	8	61.197	435.492	99.943	0	446.823	0	0	0	0	0
7746	7/9/2021	12:00:00	60.5	121.96	121.97	121.97	8	64.925	461.123	108.95	0	473.848	0	0	0	0	0
7747	7/9/2021	11:45:01	67.3	121.56	121.575	121.575	8	65.316	463.38	112.15	0	476.8	0	0	0	0	0
7748	7/9/2021	11:30:00	65.3	122.105	122.12	122.12	8	63.028	449.038	100.878	0	460.237	0	0	0	0	0
7749	7/9/2021	11:15:01	63.6	121.55	121.565	121.565	7	65.016	462.576	106.041	0	474.582	0	0	0	0	0
7750	7/9/2021	11:00:01	56.95	121.9	121.915	121.915	7	56.645	402.267	93.804	0	413.076	0	0	0	0	0
7751	7/9/2021	10:45:01	62.75	121.375	121.39	121.39	7	57.507	409.27	96.488	0	420.513	0	0	0	0	0
7752	7/9/2021	10:30:01	61.6	121.375	121.385	121.385	7	58.877	418.984	99.447	0	430.639	0	0	0	0	0
7753	7/9/2021	10:15:00	55.1	122.145	122.16	122.16	7	59.176	421.035	97.508	0	432.205	0	0	0	0	0
7754	7/9/2021	10:00:01	62.25	121.215	121.23	121.23	7	59.729	423.737	97.667	0	434.872	0	0	0	0	0
7755	7/9/2021	9:45:00	60.65	120.86	120.88	120.88	5	55.754	397.147	91.017	0	407.459	0	0	0	0	0
7756	7/9/2021	9:30:00	53.65	122.035	122.05	122.05	5	55.914	398.456	94.752	0	409.585	0	0	0	0	0
7757	7/9/2021	9:15:01	56.2	122.545	122.56	122.56	6	53.982	385.326	89.265	0	395.576	0	0	0	0	0
7758	7/9/2021	9:00:01	53.35	121.715	121.725	121.725	6	52.995	378.248	79.261	0	386.475	0	0	0	0	0
7759	7/9/2021	8:45:00	52.4	121.35	121.365	121.365	5	52.628	374.35	82.847	0	383.421	0	0	0	0	0
7760	7/9/2021	8:30:00	50.45	121.78	121.795	121.795	5	48.695	349.177	75.964	0	357.359	0	0	0	0	0
7761	7/9/2021	8:15:01	48.55	121.46	121.47	121.47	5	48.722	348.405	73.103	0	356.014	0	0	0	0	0
7762	7/9/2021	8:00:01	49.3	121.705	121.72	121.72	5	51.259	364.989	78.517	0	373.373	0	0	0	0	0
7763	7/9/2021	7:45:00	50.1	121.495	121.51	121.51	4	49.959	357.617	71.37	0	364.695	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	122.55	122.565	122.565	4	48.149	347.036	68.01	0	353.665	0	0	0	0	0
7765	7/9/2021	7:15:00	47.9	121.85	121.86	121.86	4	46.833	335.084	63.935	0	341.147	0	0	0	0	0
7766	7/9/2021	7:00:00	50.45	121.425	121.435	121.435	3	43.814	313.557	56.592	0	318.643	0	0	0	0	0
7767	7/9/2021	6:45:00	41.25	121.635	121.645	121.645	2	41.18	296.185	53.053	0	300.92	0	0	0	0	0
7768	7/9/2021	6:30:00	38.4	122.14	122.155	122.155	2	39.962	288.506	46.65	0	292.286	0	0	0	0	0
7769	7/9/2021	6:15:01	42.1	121.1	121.115	121.115	1	41.073	296.075	45.863	0	299.631	0	0	0	0	0
7770	7/9/2021	6:00:00	44.45	121.505	121.51</												

Existing Circuit



Existing Circuit with 336
ACSR additions to new
proposed expansion and
pump load.



Input Report (English)

Utilities

Contribution From Name	Bus Name	In/Out Service	Nominal Voltage	----- Contribution Data -----			PU (100 MVA Base)		
				DutyUnits		X/R	R PU	X PU	
UTIL-001	CW101	In	69,000	3P:	900 MVA	9.86	Pos:	0.011	0.111
				SLG:	300 MVA	7.00	Zero:	0.025	0.109

Non-Motor Loads

Name	Phase	In/Out Service	Bus Name	L-L Volts	Rated size	Units	PF	Type
LOAD-001	ABC	In	BUS-001	12,470	297.71	kVA	0.92	Lag
LOAD-006	ABC	In	BUS - 008	12,470	70.05	kVA	0.92	Lag
LOAD-016	ABC	In	BUS - 020	12,470	201.02	kVA	0.92	Lag
LOAD-002	ABC	In	BUS-004	12,470	143.60	kVA	0.92	Lag
LOAD-003	ABC	In	BUS-005	12,470	280.19	kVA	0.92	Lag
LOAD-004	ABC	In	BUS - 006	12,470	246.34	kVA	0.92	Lag
LOAD-005	ABC	In	BUS - 007	12,470	72.97	kVA	0.92	Lag
LOAD-008	ABC	In	BUS - 010	12,470	26.27	kVA	0.92	Lag
LOAD-010	ABC	In	BUS - 013	12,470	134.01	kVA	0.92	Lag
LOAD-009	ABC	In	BUS - 012	12,470	213.20	kVA	0.92	Lag
LOAD-011	ABC	In	BUS - 014	12,470	560.41	kVA	0.92	Lag
LOAD-012	ABC	In	BUS - 015	12,470	36.55	kVA	0.92	Lag
LOAD-013	ABC	In	BUS - 016	12,470	201.02	kVA	0.92	Lag
LOAD-014	ABC	In	BUS - 017	12,470	158.38	kVA	0.92	Lag
LOAD-015	ABC	In	BUS - 018	12,470	146.19	kVA	0.92	Lag
LOAD-007	ABC	In	BUS - 009	12,470	671.30	kVA	0.92	Lag
LOAD-018	ABC	In	BUS - 021	12,470	254.62	kVA	0.92	Lag
LOAD-019	ABC	In	BUS - 022	12,470	254.62	kVA	0.92	Lag

2-Winding Transformers

Name 1 / 3Phase	In/Out	Primary & Secondary				Nominal kVA	Percent Z in %	
	Phases	Bus	Conn.	Volts	FLA		R	jX

Name 1 / 3Phase	In/Out	-----Primary & Secondary-----					Nominal kVA	Percent Z in %		
		Phases	Bus	Conn.	Volts	FLA		R	jX	
Bench Lake Regulator	In	ABC	BUS - 011	WG	12,470	162	3,500.0	Pos:	0.86	5.30
3Phase			BUS - 012	WG	12,470	162		Zero:	0.86	5.30
CW-20MW	In	ABC	CW101	D	69,000	167	12,000.0	Pos:	0.86	5.30
3Phase			BUS-001	WG	12,470	926		Zero:	0.80	5.00

Transmission Lines

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base)		Per Unit (100 MVA Base)		
					G/2 pu	B/2 pu	R pu	jX pu	
URD-001 - 1/0	In	BUS - 006	0.55	1	0.0000	0.0000	Pos:	0.001	0.001
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0028	0.0008
URD-002 - 750	In	BUS - 007	0.27	1	0.0000	0.0000	Pos:	0.027	0.037
		BUS - 008	ABC		0.0000	0.0000	Zero:	0.0275	0.0371
URD-003 - 4/0	In	BUS - 008	0.19	1	0.0000	0.0000	Pos:	0.071	0.031
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0713	0.0306
URD-004 - 4/0	In	BUS - 009	0.24	1	0.0000	0.0000	Pos:	0.089	0.038
		BUS - 010	ABC		0.0000	0.0000	Zero:	0.0887	0.0380
URD-005 - 750	In	BUS - 019	0.59	1	0.0000	0.0001	Pos:	0.060	0.081
		BUS - 020	ABC		0.0000	0.0000	Zero:	0.0600	0.0809
XLN-0005 - #4	In	BUS-005	0.44	1	0.0000	0.0000	Pos:	0.136	0.189
		BUS - 006	ABC		0.0000	0.0000	Zero:	0.1358	0.1889
XLN-001 - 336	In	BUS-001	0.74	1	0.0000	0.0000	Pos:	0.146	0.306
		BUS-002	ABC		0.0000	0.0000	Zero:	0.1457	0.3061
XLN-002 - 336	In	BUS-002	2.11	1	0.0000	0.0000	Pos:	0.416	0.853
		BUS-003	ABC		0.0000	0.0000	Zero:	0.4162	0.8530
XLN-003 - 336	In	BUS-004	0.52	1	0.0000	0.0000	Pos:	0.103	0.216
		BUS-003	ABC		0.0000	0.0000	Zero:	0.1027	0.2158
XLN-004 - 366	In	BUS-005	0.53	1	0.0000	0.0000	Pos:	0.104	0.214
		BUS-004	ABC		0.0000	0.0000	Zero:	0.1044	0.2140
XLN-006 - 336	In	BUS-004	0.23	1	0.0000	0.0000	Pos:	0.046	0.095
		BUS - 007	ABC		0.0000	0.0000	Zero:	0.0462	0.0948
XLN-007 - 1/0	In	BUS - 010	0.27	1	0.0000	0.0000	Pos:	0.170	0.125
		BUS - 011	ABC		0.0000	0.0000	Zero:	0.1703	0.1254

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base)		Per Unit (100 MVA Base)		
					G/2 pu	B/2 pu		R pu	jX pu
XLN-008 - 1/0	In	BUS - 012	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 013	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-009 - 1/0	In	BUS - 013	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-010 - #2	In	BUS - 015	0.47	1	0.0000	0.0000	Pos:	0.472	0.227
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.4721	0.2268
XLN-011 - 336	In	BUS - 015	0.49	1	0.0000	0.0000	Pos:	0.097	0.199
		BUS - 016	ABC		0.0000	0.0000	Zero:	0.0970	0.1987
XLN-012 - #2	In	BUS - 016	0.42	1	0.0000	0.0000	Pos:	0.415	0.200
		BUS - 017	ABC		0.0000	0.0000	Zero:	0.4154	0.1996
XLN-013 - 336	In	BUS - 014	0.29	1	0.0000	0.0000	Pos:	0.058	0.118
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.0578	0.1184
XLN-014 - 336	In	BUS - 018	0.48	1	0.0000	0.0000	Pos:	0.094	0.193
		BUS - 019	ABC		0.0000	0.0000	Zero:	0.0942	0.1931
XLN-015 - #2	In	BUS - 021	0.94	1	0.0000	0.0000	Pos:	0.937	0.450
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.9366	0.4499
XLN-016 - #2	In	BUS - 021	0.93	1	0.0000	0.0000	Pos:	0.925	0.444
		BUS - 022	ABC		0.0000	0.0000	Zero:	0.9252	0.4444

Clifton Wilson Circuit 101 Impedance

From	To	LENGTH	Conductor Size	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Z(+) pu Full Section		Z(0) pu Full Section		B	Bpu Total	1/2 Bpu Total
		Feet		R	X	R	X	R	X	R	X	mmho/Mil		
12.47 kV Lines														
XFMR/Bus 001	Bus 002	3,900	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.04854	0.10199	0.10265	0.25102	6.58600	0.00002	0.00001
Bus 002	Bus 003	11,160	366 OH	0.30620	0.62760	0.64830	1.62210	0.13872	0.28432	0.29370	0.73485	6.67600	0.00007	0.00003
Bus 003	Bus 004	2,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03423	0.07191	0.07238	0.17700	6.58600	0.00002	0.00001
Bus 004	Bus 005	2,800	4/0 OH	0.48480	0.67450	0.95070	1.76950	0.05510	0.07667	0.10806	0.20113	6.35600	0.00002	0.00001
Bus 005	Bus 006	2,300	#2 OH	1.55030	0.74470	2.32340	2.35830	0.14474	0.06953	0.21693	0.22018	5.73400	0.00001	0.00001
Bus 006	Bus 009	2,900	1/0 UG	1.11400	0.27190	1.94300	0.34320	0.13114	0.03201	0.22873	0.04040	102.35000	0.00026	0.00013
Bus 004	Bus 007	1,240	336 OH	0.30620	0.62760	0.64830	1.62210	0.01541	0.03159	0.03263	0.08165	6.67600	0.00001	0.00000
Bus 007	Bus 008	1,420	750 UG	0.15890	0.21590	0.05280	0.15310	0.00916	0.01245	0.00304	0.00883	200.28000	0.00025	0.00013
Bus 008	Bus 009	1,025	4/0 UG	0.57020	0.24440	1.70000	0.50160	0.02373	0.01017	0.07073	0.02087	130.41000	0.00012	0.00006
Bus 009	Bus 010	1,276	4/0 UG	0.57020	0.24440	1.70000	0.50160	0.02953	0.01266	0.08806	0.02598	130.41000	0.00015	0.00007
Bus 010	Bench Lake Reg	1,435	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.05677	0.04180	0.09684	0.12044	5.96900	0.00001	0.00000
Bench Lake Reg	Bus 013	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.10356	0.07625	0.17668	0.21972	5.96900	0.00001	0.00001
Bus 013	Bus 014	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.10356	0.07625	0.17668	0.21972	5.96900	0.00001	0.00001
Bus 014	Bus 015	2,500	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.09890	0.07281	0.16872	0.20982	5.96900	0.00001	0.00001
Bus 015	Bus 016	2,600	336 OH	0.30620	0.62760	0.64830	1.62210	0.03232	0.06624	0.06842	0.17120	6.67600	0.00002	0.00001
Bus 016	Bus 017	2,200	#2 OH	1.55030	0.74470	2.32340	2.35830	0.13845	0.06651	0.20749	0.21061	5.73400	0.00001	0.00001
Bus 014	Bus 018	1,549	336 OH	0.30620	0.62760	0.64830	1.62210	0.01925	0.03946	0.04076	0.10200	6.67600	0.00001	0.00000
Bus 018	Bus 019	2,526	336 OH	0.30620	0.62760	0.64830	1.62210	0.03140	0.06435	0.06648	0.16633	6.67600	0.00001	0.00001
Bus 019	Bus 020	3,100	750 UG	0.15890	0.21590	0.05280	0.15310	0.02000	0.02717	0.00664	0.01927	200.28000	0.00055	0.00027
Bus 018	Bus 021	4,960	#2 OH	1.55030	0.74470	2.32340	2.35830	0.31214	0.14994	0.46780	0.47483	5.73400	0.00003	0.00001
Bus 021	Bus 022	4,900	#2 OH	1.55030	0.74470	2.32340	2.35830	0.30837	0.14813	0.46215	0.46909	5.73400	0.00002	0.00001
New Flat Build														
Bus 017	Bus 023	1,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.02178	0.04576	0.04606	0.11264	6.58600	0.00001	0.00001
Bus 023	Bus 024	2,600	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03236	0.06799	0.06843	0.16735	6.58600	0.00002	0.00001
Bus 024	Bus 025	9,230	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.11488	0.24137	0.24294	0.59409	6.58600	0.00005	0.00003
Bus 025	Bus 026	2,100	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.02614	0.05492	0.05527	0.13517	6.58600	0.00001	0.00001
Bus 026	Bus 027	850	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.01058	0.02223	0.02237	0.05471	6.58600	0.00000	0.00000
Bus 027	Bus 028	1,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.01966	0.04132	0.04159	0.10170	6.58600	0.00001	0.00000
Bus 028	Bus 029	3,060	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03808	0.08002	0.08054	0.19696	6.58600	0.00002	0.00001
Bus 029	Bus 030	2,700	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03360	0.07061	0.07107	0.17379	6.58600	0.00002	0.00001
Bus 030	Bus 031	750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.00933	0.01961	0.01974	0.04827	6.58600	0.00000	0.00000
Bus 031	Bus 030	2,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03211	0.06747	0.06791	0.16606	6.58600	0.00002	0.00001

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – FLAT Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/mile		Z(0) Ohms/mile		Xc(+) Mohm/mile	B _{pu} mmho/mile
		R	X	R	X		
#2 ACSR	180	1.5510	0.7621	2.3237	2.3221	0.1767	5.658
1/0 ACSR	230	0.9752	0.7346	1.6627	2.0312	0.1698	5.889
4/0 ACSR	340	0.4863	0.6913	0.9526	1.7335	0.1595	6.270
336 ACSR	530	0.3066	0.6442	0.6484	1.5856	0.1518	6.586

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – Pole Top w/lower Cross Arm Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Xc (+) Mohm/Mile	B _{pu} mmho/Mile
		R	X	R	X		
#2 ACSR	180	1.5503	0.7447	2.3234	2.3583	0.1744	5.734
1/0 ACSR	230	0.9745	0.7175	1.6625	2.0675	0.1675	5.969
4/0 ACSR	340	0.4848	0.6745	0.9507	1.7695	0.1573	6.356
336 ACSR	530	0.3062	0.6276	0.6483	1.6221	0.1498	6.676

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/1000'		Z(0) Ohms/1000'		Xc (+) Mohm/mile	B _{pu} mmho/Mile'
		R	X	R	X		
1/0 Al.	175	0.211	.0515	0.3680	0.0650	.009770	102.35
4/0 Al.	231	0.1080	0.0463	0.322	0.095	.007668	130.41
750 Al. MCM	457	0.03010	0.04090	0.0100	0.029	.004993	200.28

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile'		Z(0) Ohms/Mile'		Xc (+) Mohm/mile	B _{pu} mmho/Mile'
		R	X	R	X		
1/0 Al.	175	1.114	0.2719	1.943	0.3432	.009770	102.35
4/0 Al.	231	0.5702	0.2444	1.700	0.5016	.007668	130.41
750 Al. MCM	457	0.1589	0.2159	0.0528	0.1531	.004993	200.28

The Okonite Company,
Ramsey NJ, 07446,
1 (201) 825-0300

Impedance and Technical Data

From Master Catalog of Okonite Cables:
Section 2 - Sheet 36

[Okonite Product Catalog Page](#)

Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi- Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
162-23-3081	4/0 AWG Al	Triplexed	0.114+j0.044	0.112+j0.044	0.385+j0.145	0.449+j0.025	0.167+j0.759
		Cradled	0.112+j0.041	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.738
		1 OD -Horizontal	0.113+j0.053	0.110+j0.048	0.376+j0.143	0.440+j0.024	0.164+j0.734
		7.5 in. -Horizontal	0.125+j0.091	0.110+j0.089	0.363+j0.150	0.440+j0.024	0.164+j0.653
		Rectangular	0.112+j0.049	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.739
Additional Information:		Capacitance = 80.5 [pF/ft]		DC Resistance @ 25C = 0.084 [ohms/kft]			
Calculation Parameters:		kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 11 x 14 AWG, OD=1.300in					

The Okonite Company,
Ramsey NJ, 07446,
1 (201) 825-0300

Impedance and Technical Data

From Master Catalog of Okonite Cables:
Section 2 - Sheet 36

[Okonite Product Catalog Page](#)

Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi- Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
162-23-3096	750 kcmil Al	Triplexed	0.036+j0.038	0.032+j0.039	0.127+j0.032	0.130+j0.019	0.087+j0.725
		Cradled	0.038+j0.035	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.704
		1 OD -Horizontal	0.041+j0.045	0.032+j0.043	0.124+j0.031	0.127+j0.018	0.085+j0.700
		7.5 in. -Horizontal	0.059+j0.061	0.032+j0.074	0.124+j0.032	0.127+j0.018	0.085+j0.638
		Rectangular	0.038+j0.042	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.705
Additional Information:	Capacitance = 136 [pF/ft]		DC Resistance @ 25C = 0.024 [ohms/kft]				
Calculation Parameters:	kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 15 x 10 AWG, OD=1.950in						

CLIFTON WILSON 101

MAX LOAD - 3.77 MW ON CW101
MAX CURRENT T-1 520 AMPS

All overhead ACGR
All VRD ERP

— overhead
--- underground

600 North

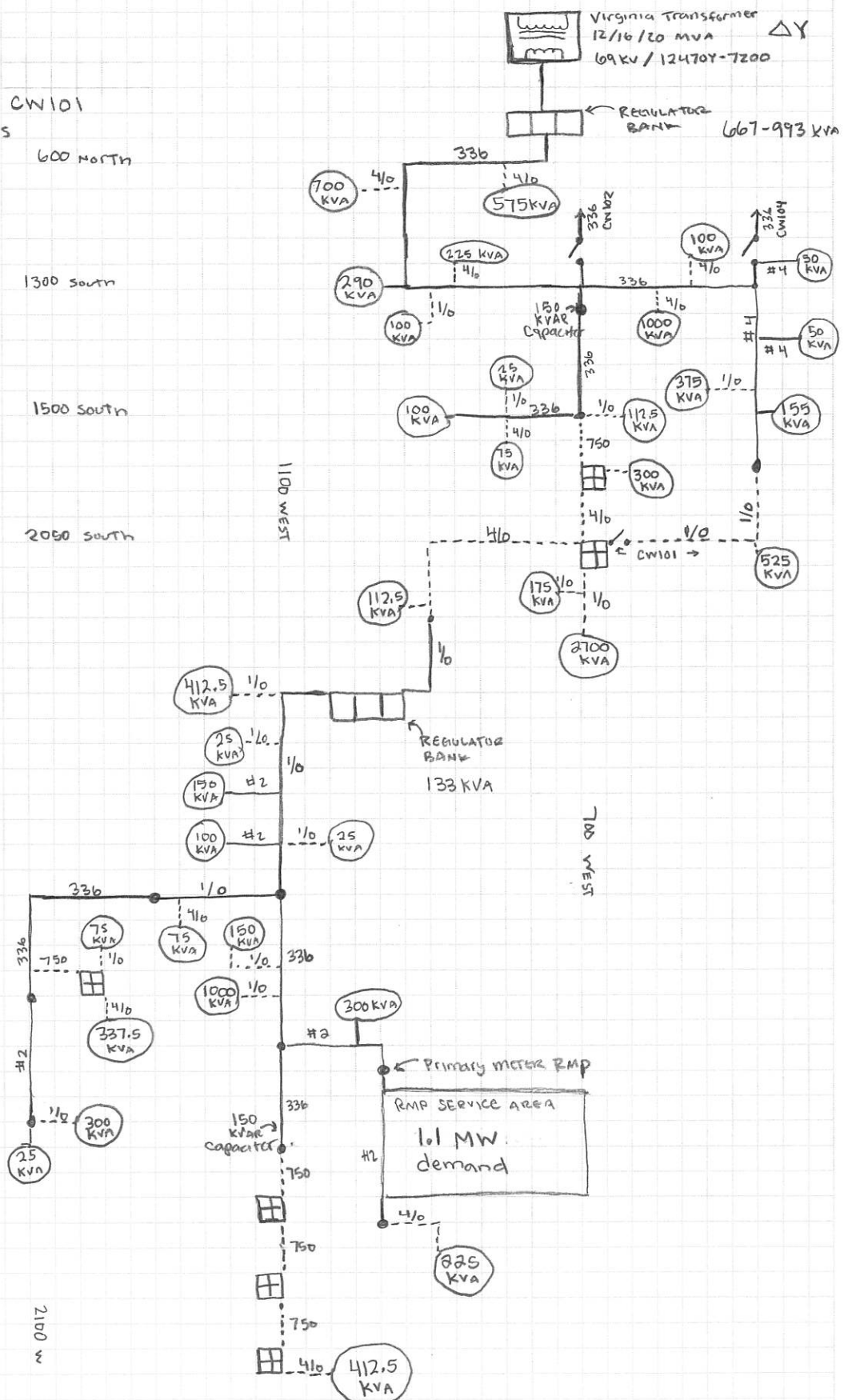
1300 South

1500 South

2050 South

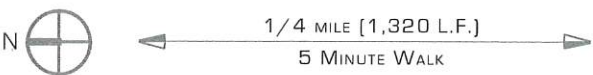
3000 South

2100 W



[illegible]

CONCEPT PLAN - SAND HOLLOW MESA



01.14.21

10 NEIGHBORHOODS

4

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / Mixed Use	12.7 Ac
Lodging	Hotel, Guest House, B & B	22 Suites / Ac. 3.2 Ac
Multifamily		20 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 8.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.0 Ac
RV Resort		18 Lots / Ac. 24.5 Ac

1

Public Settings	Civic Buildings, Public Spaces	15.2 Ac
Commercial	Retail, Business, Services / Mixed Use	3.5 Ac
Lodging	Hotel, Guest House, B & B	24 Suites / Ac. 4.5 Ac
Multifamily		22 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 11.5 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

Public Settings	Civic Buildings, Public Spaces	18.2 Ac
Commercial	Retail, Business, Services / Mixed Use	8.0 Ac
Lodging	Hotel, Guest House, B & B	24 Suites / Ac. 6.0 Ac
Multifamily		22 DU / Ac. 13.0 Ac
Townhouse		12 DU / Ac. 18.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 12.2 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac

5

Public Settings	Civic Buildings, Public Spaces	14.5 Ac
Commercial	Retail, Business, Services / Mixed Use	12.5 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 3.0 Ac
Multifamily		20 DU / Ac. 10.0 Ac
Townhouse		12 DU / Ac. 12.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 11.0 Ac

3

Public Settings	Civic Buildings, Public Spaces	10.5 Ac
Commercial	Retail, Business, Services / Mixed Use	9.1 Ac
Lodging	Hotel, Guest House, B & B	24 Suites / Ac. 4.6 Ac
Multifamily		22 DU / Ac. 8.4 Ac
Townhouse		12 DU / Ac. 9.1 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

9

Public Settings	Civic Buildings, Public Spaces	5.8 Ac
Commercial	Retail, Business, Services / Mixed Use	2.8 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 0.0 Ac
Multifamily		15 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 10.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.7 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 7.1 Ac

6

Public Settings	Civic Buildings, Public Spaces	11.0 Ac
Commercial	Retail, Business, Services / Mixed Use	4.8 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 3.0 Ac
Multifamily		20 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 10.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac
RV Resort		18 Lots / Ac. 15.0 Ac

7

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / Mixed Use	4.3 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 1.0 Ac
Multifamily		20 DU / Ac. 9.0 Ac
Townhouse		12 DU / Ac. 13.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 11.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 8.8 Ac

8

Public Settings	Civic Buildings, Public Spaces	7.5 Ac
Commercial	Retail, Business, Services / Mixed Use	4.5 Ac
Lodging	Hotel, Guest House, B & B	22 Suites / Ac. 5.2 Ac
Multifamily		18 DU / Ac. 10.0 Ac
Townhouse		10 DU / Ac. 10.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 5.0 Ac

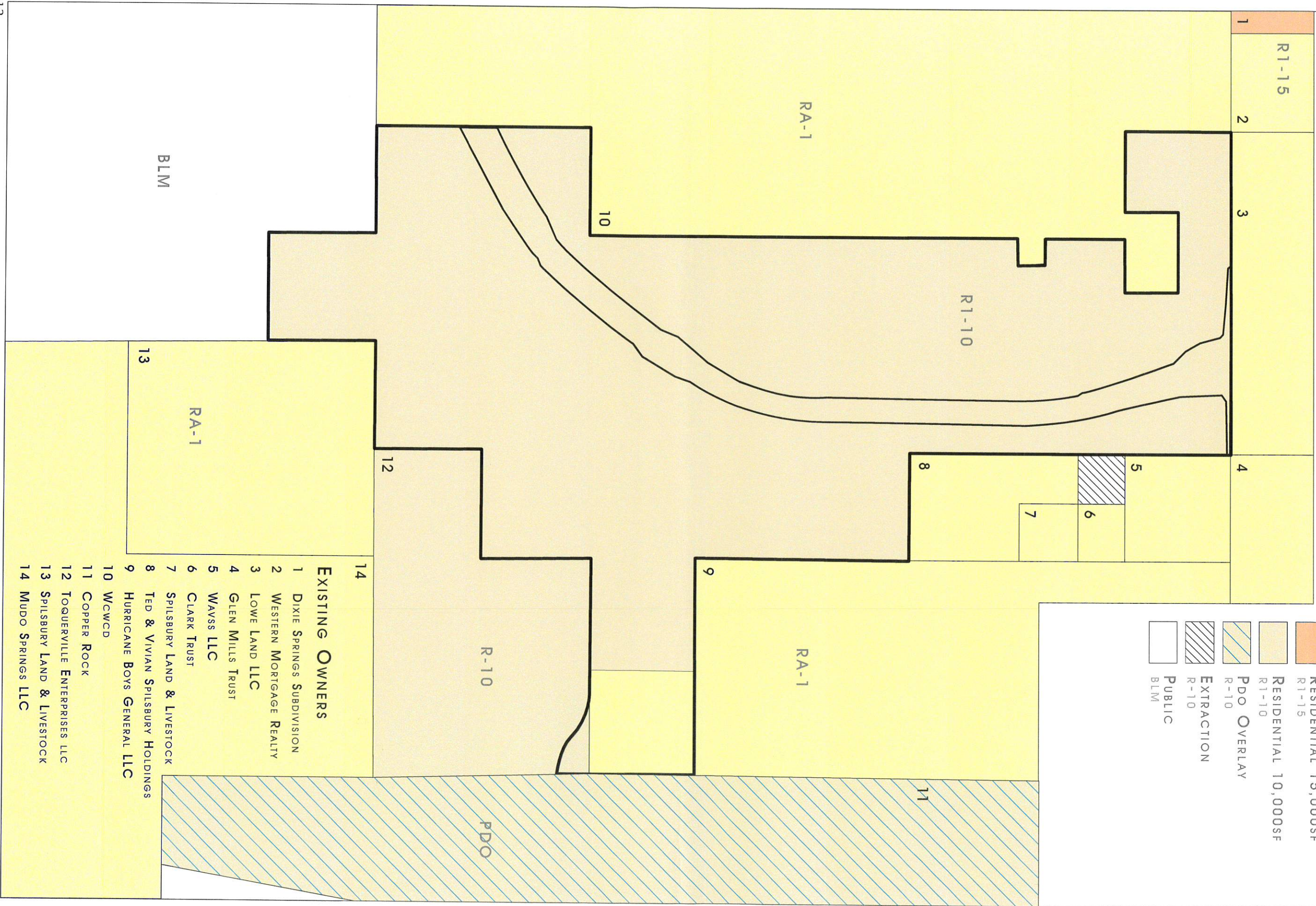
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Public Settings	Civic Buildings, Public Spaces	4.0 Ac
Commercial	Retail, Business, Services / Mixed Use	4.0 Ac
Lodging	Hotel, Guest House, B & B	20 Suites / Ac. 1.0 Ac
Multifamily		15 DU / Ac. 2.7 Ac
Townhouse		12 DU / Ac. 4.2 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.3 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.6 Ac

EXISTING ZONING

KEY

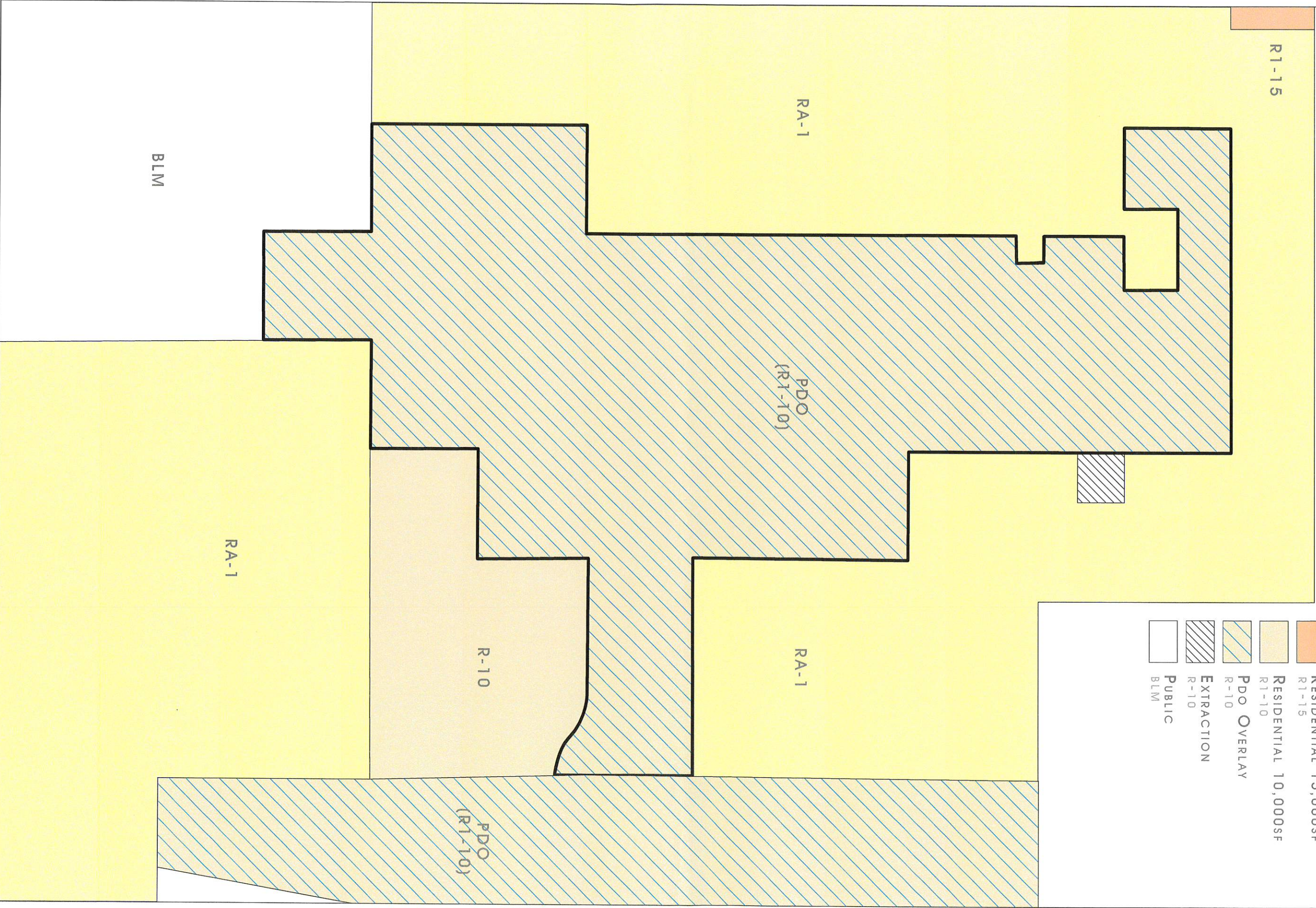
- RESIDENTIAL AGRICULTURE
- RA-1
- RESIDENTIAL 15,000SF
- R1-15
- RESIDENTIAL 10,000SF
- R1-10
- PDO OVERLAY
- PDO R-10
- EXTRACTION
- R-10
- PUBLIC
- BLM



PROPOSED ZONING

KEY

- RESIDENTIAL AGRICULTURE
RA-1
- RESIDENTIAL 15,000SF
R1-15
- RESIDENTIAL 10,000SF
R1-10
- PDO OVERLAY
PDO R-10
- EXTRACTION
R-10
- PUBLIC
BLM



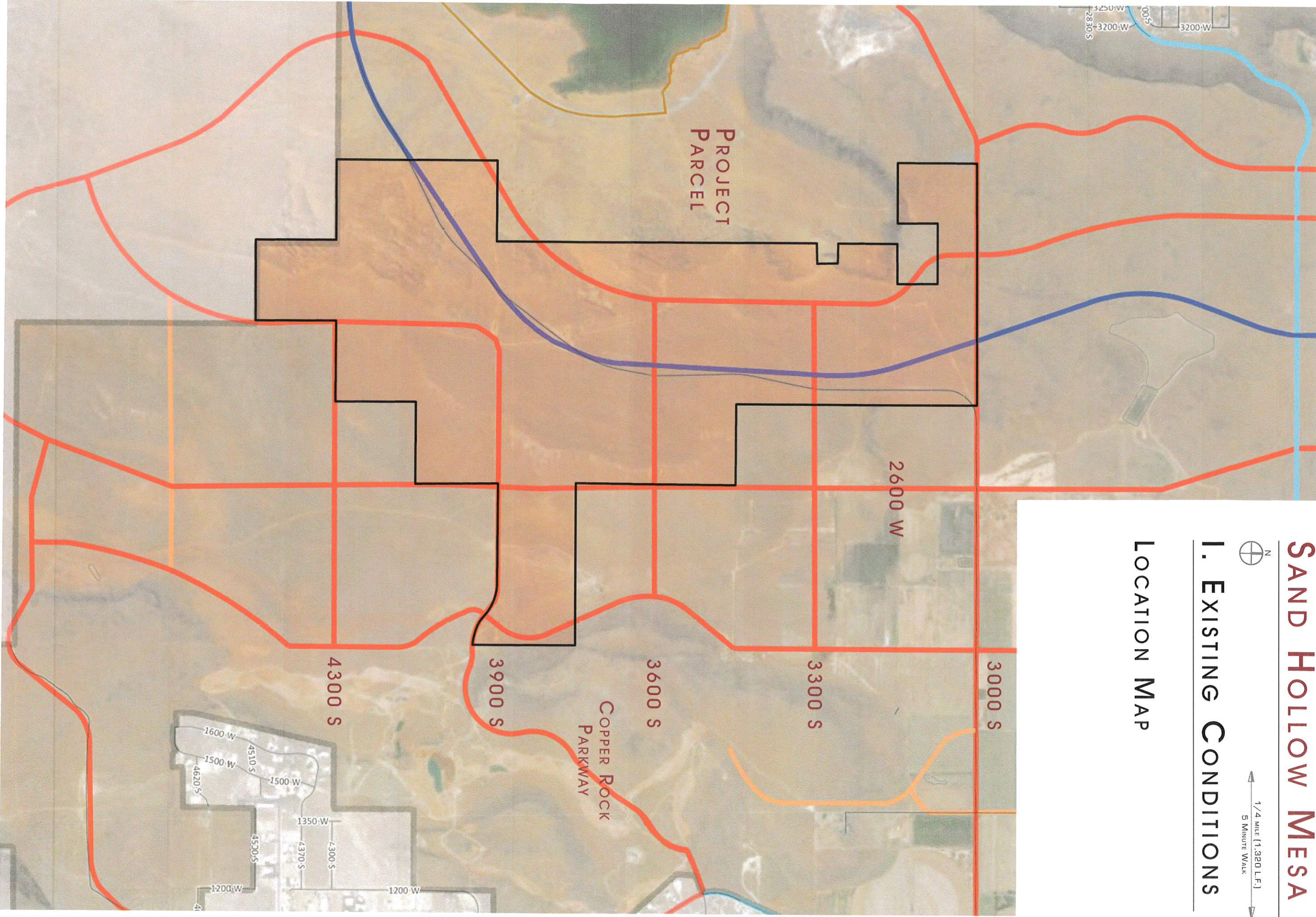
SAND HOLLOW MESA



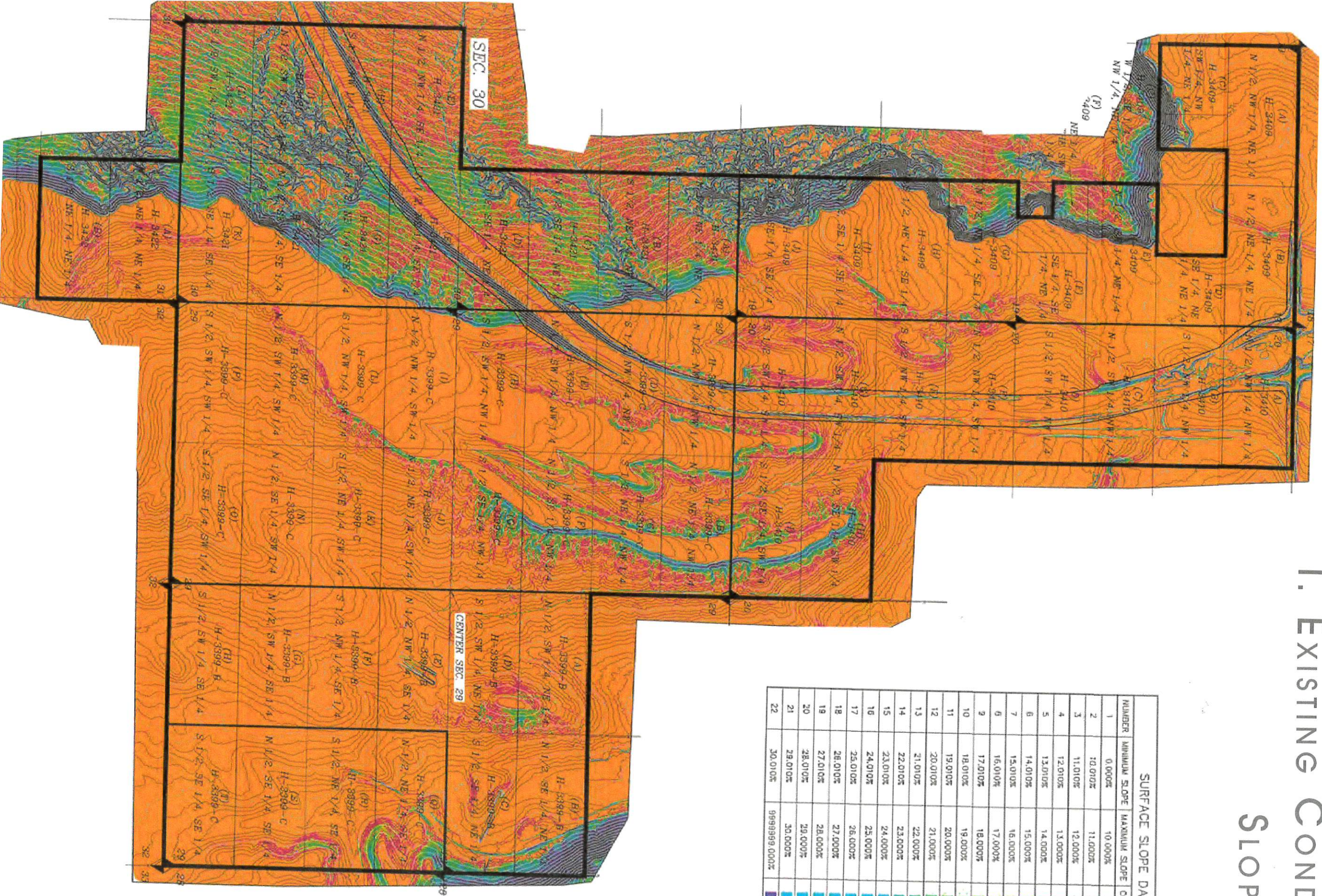
1/4 MILE (1,320 L.F.)
5 MINUTE WALK

I. EXISTING CONDITIONS

LOCATION MAP



I. EXISTING CONDITIONS SLOPE MAP



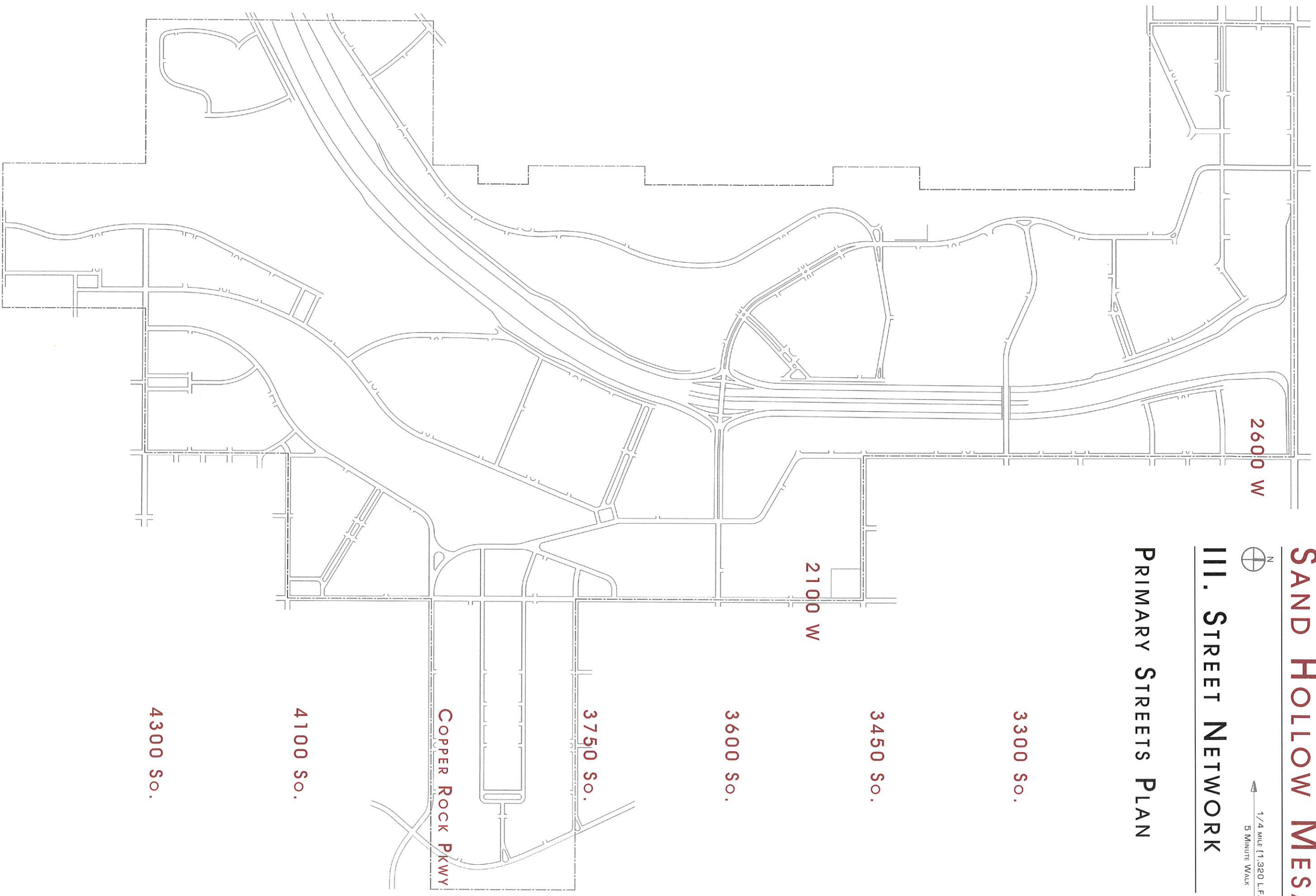
SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)
5 MINUTE WALK

III. STREET NETWORK

PRIMARY STREETS PLAN



SAND HOLLOW MESA



1/4 MILE [1,320 L.F.]
5 MINUTE WALK

IV. OPEN SPACE

OPEN LANDSCAPE
& PUBLIC SPACES



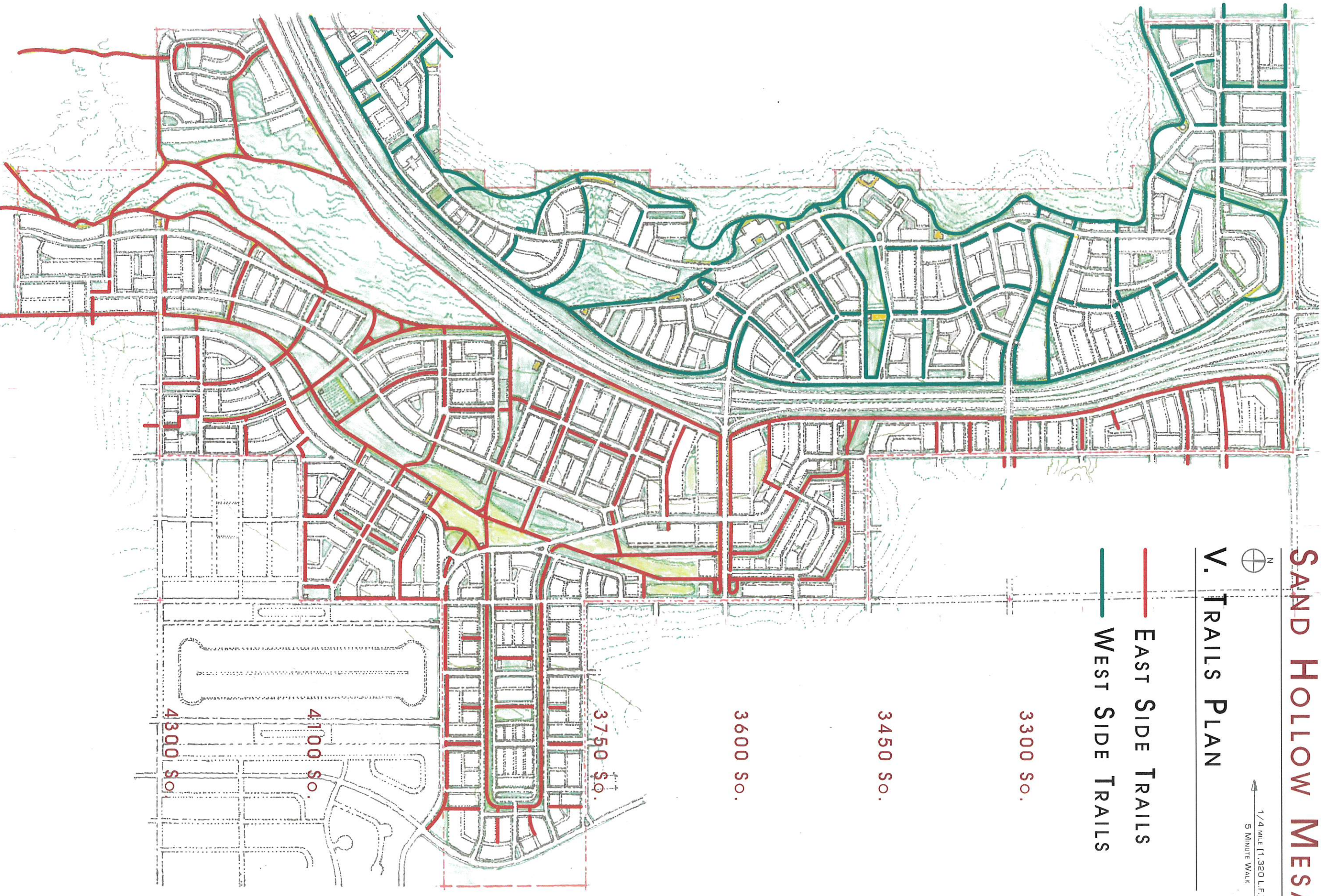
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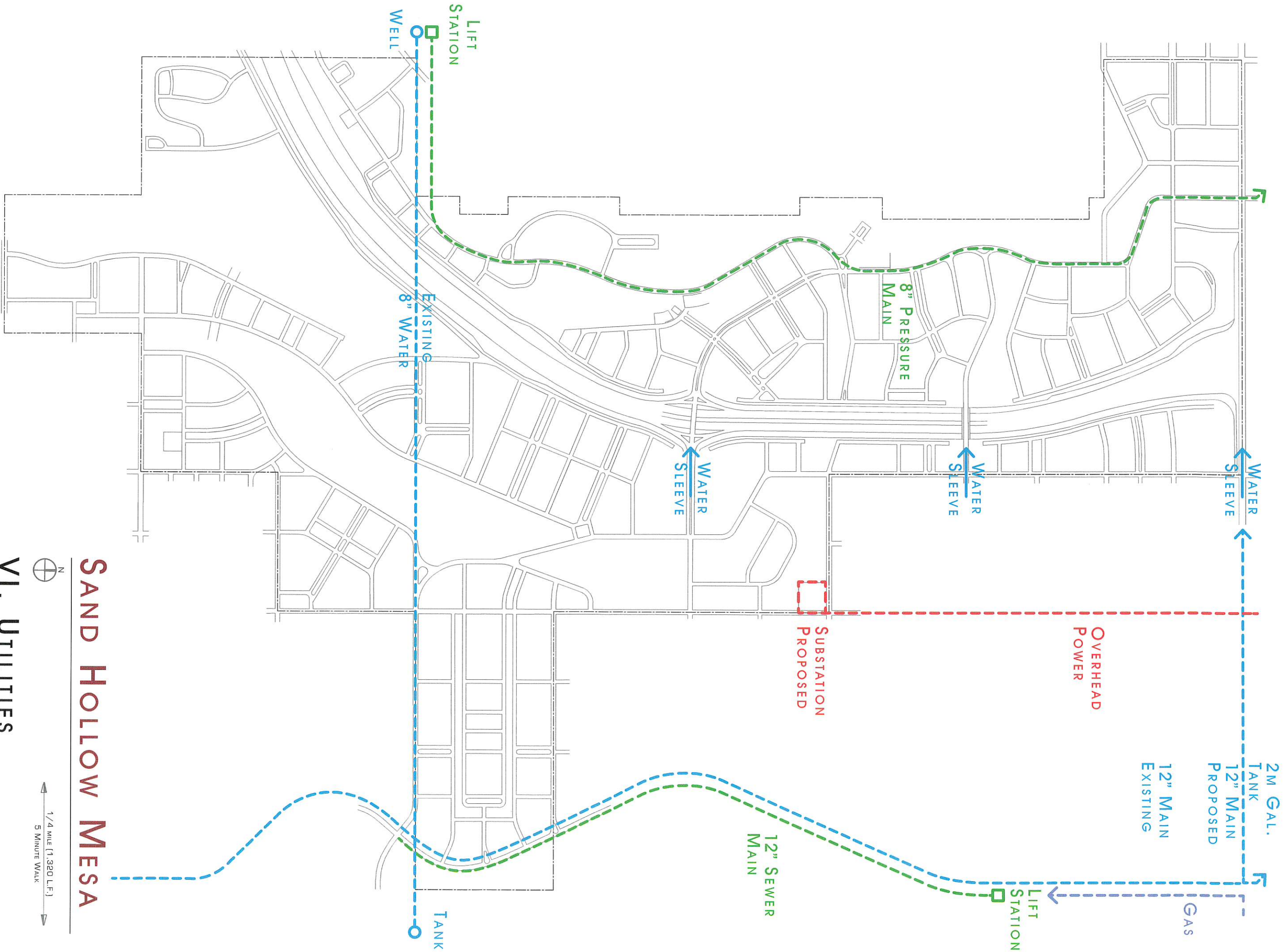


1/4 MILE [1,920 L.F.]
5 MINUTE WALK

V. TRAILS PLAN

- EAST SIDE TRAILS
- WEST SIDE TRAILS





SAND HOLLOW MESA

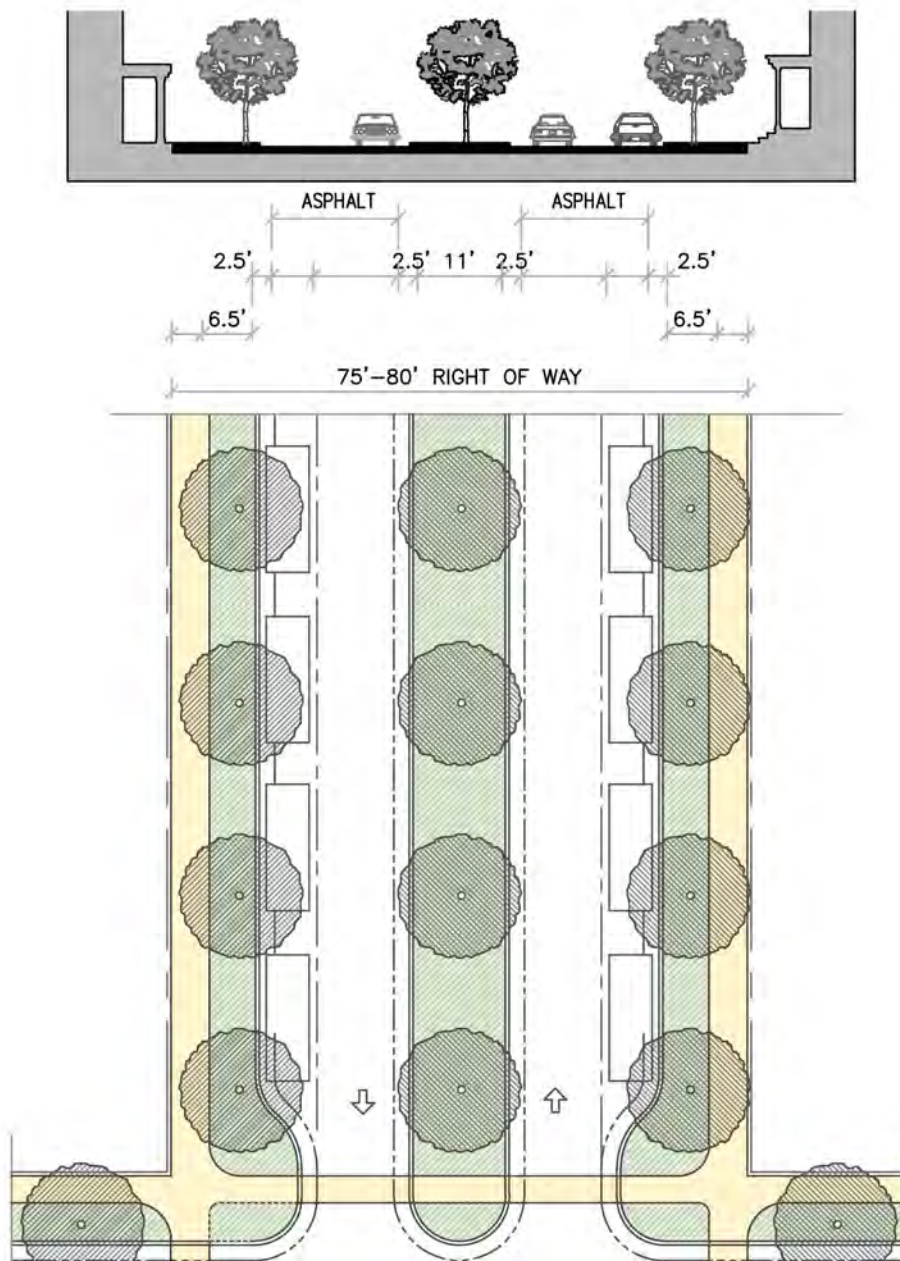


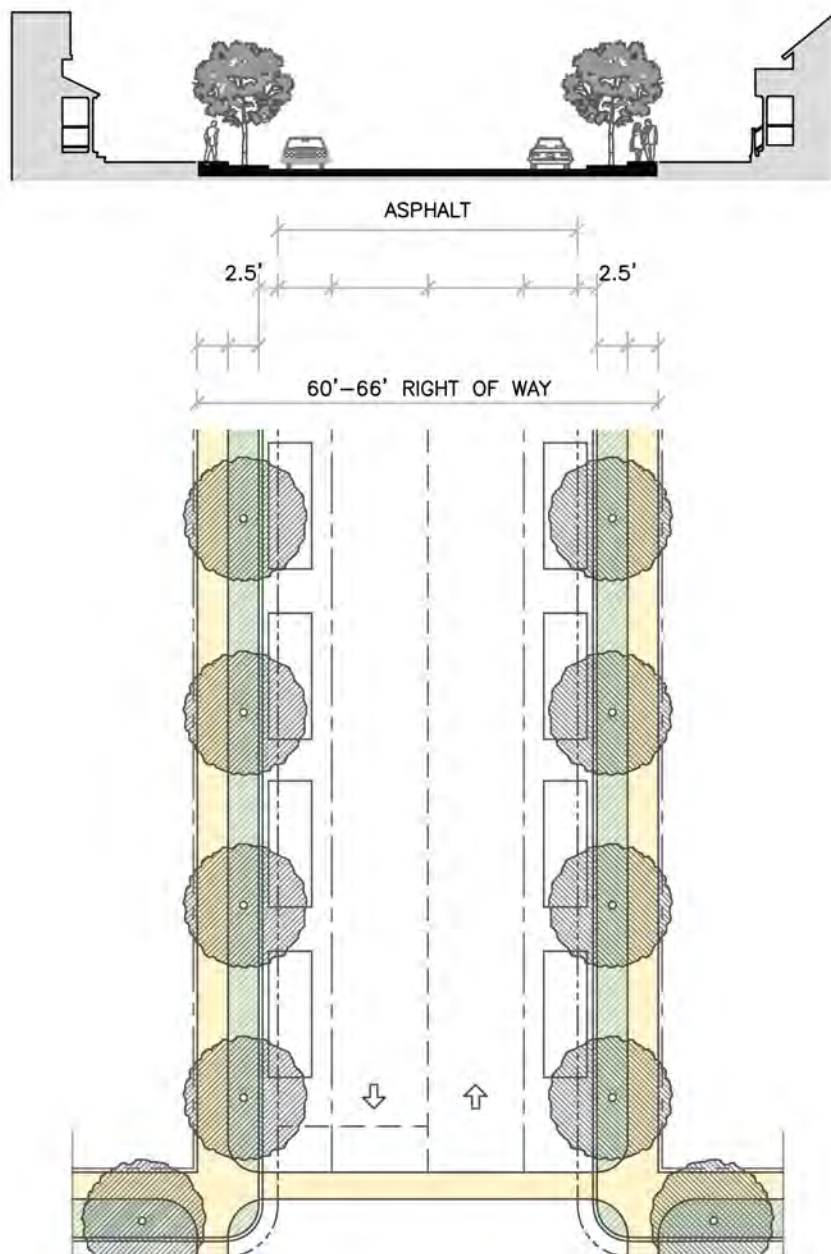
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5 MINUTE WALK

VI. UTILITIES

RESIDENTIAL AVENUE
PARKING BOTH SIDES

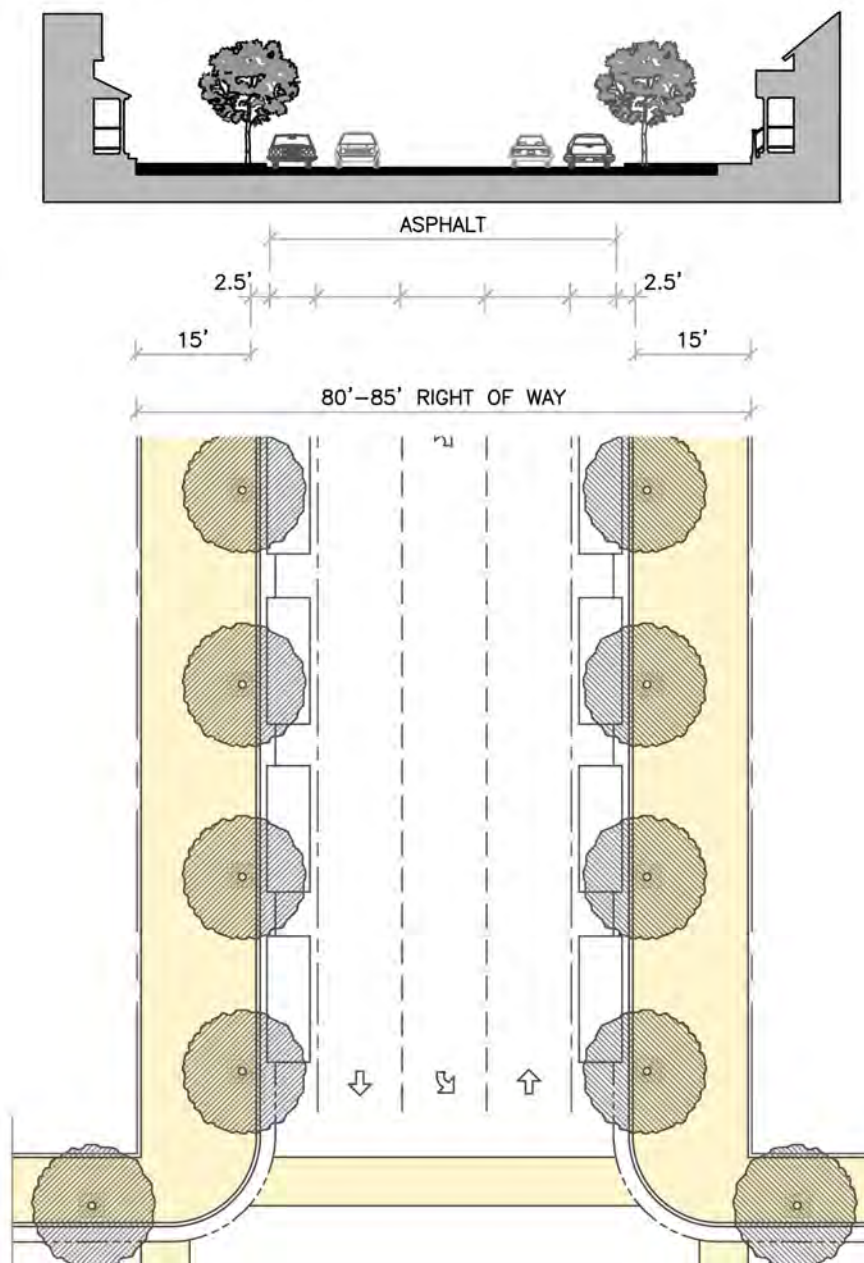
DIVIDED TRAVEL

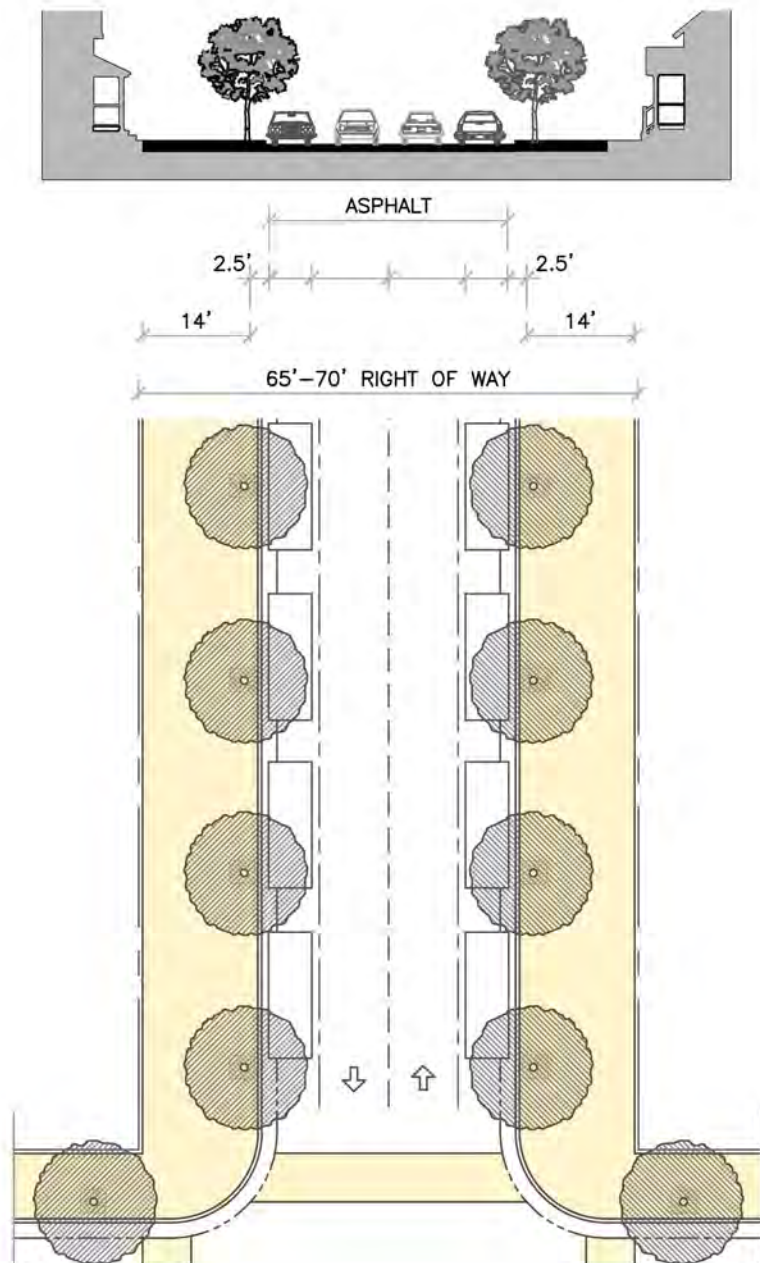


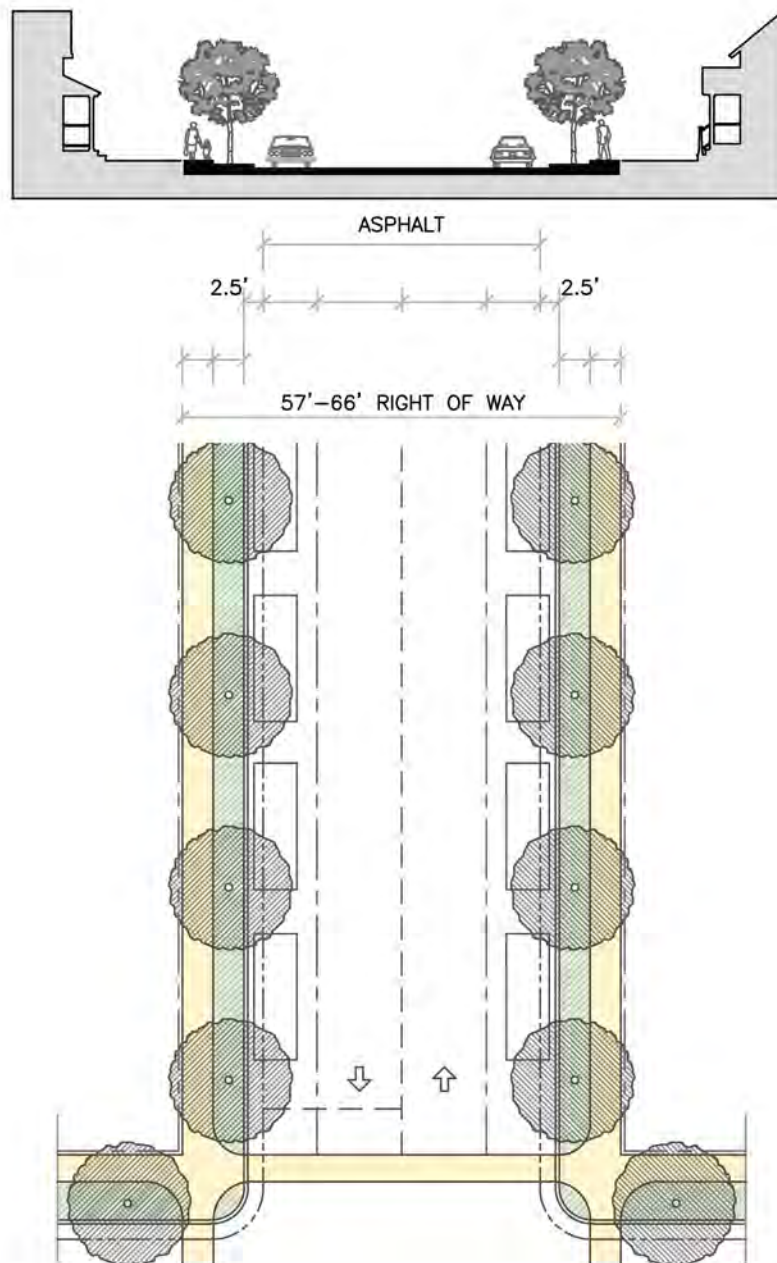


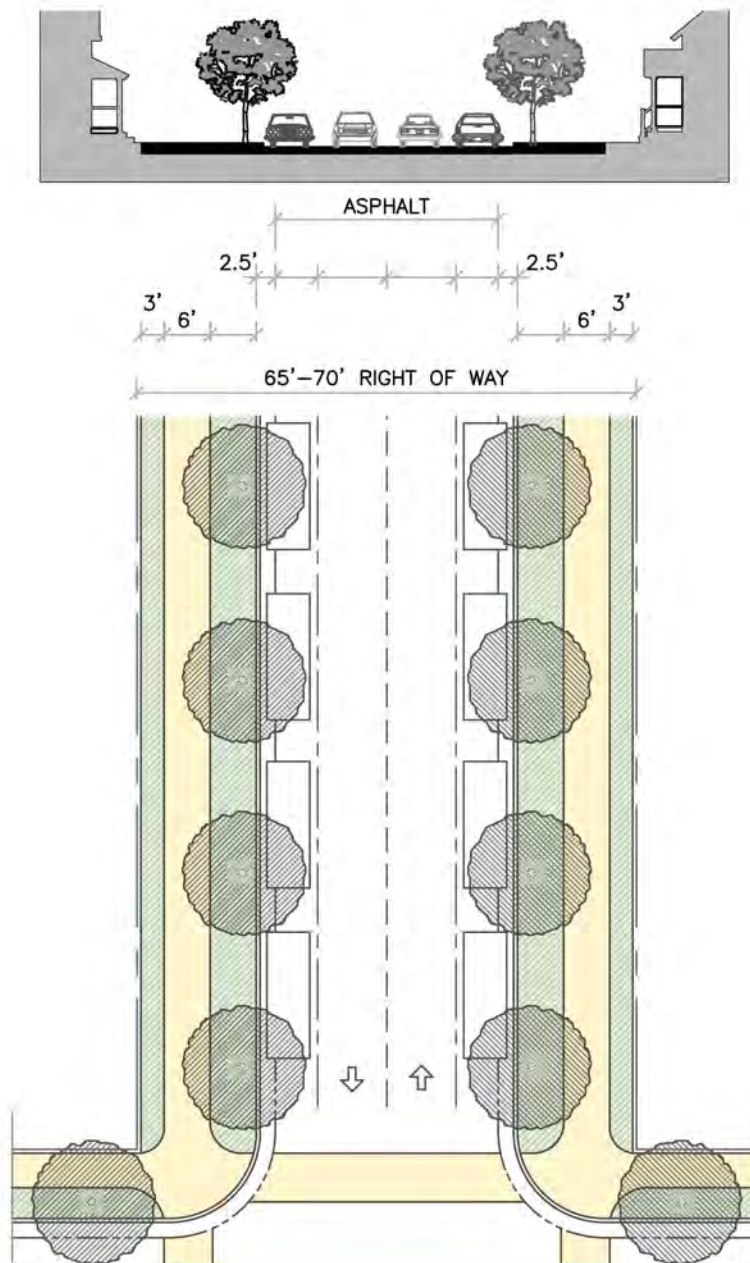
CENTER/MIXED USE
TURN LANE

TWO WAY TRAVEL



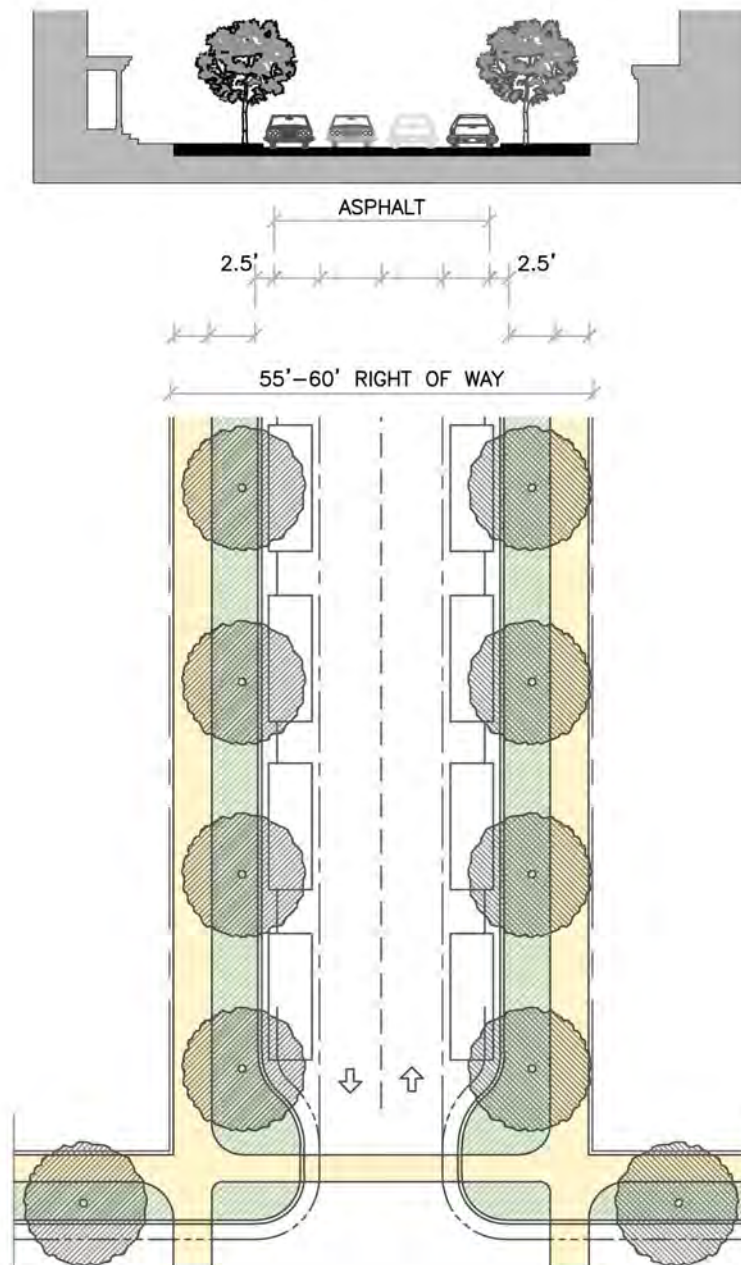






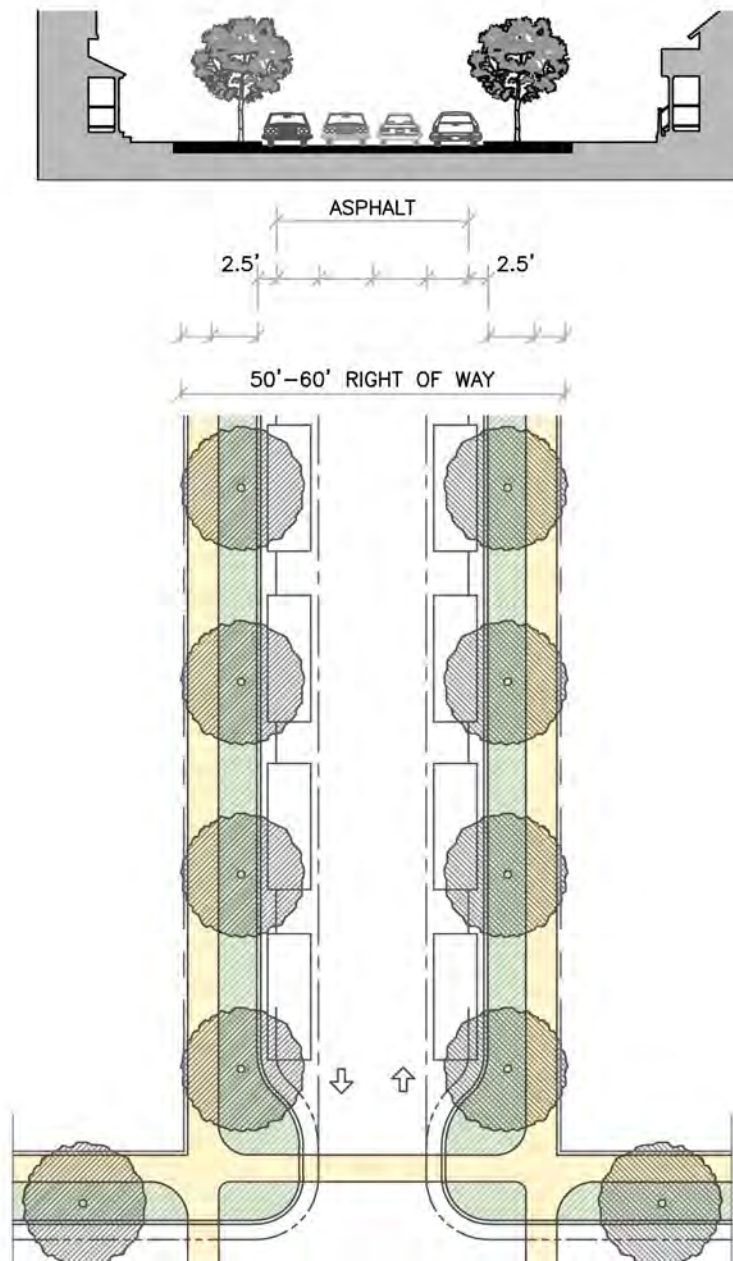
LOCAL STREET
PARKING BOTH SIDES

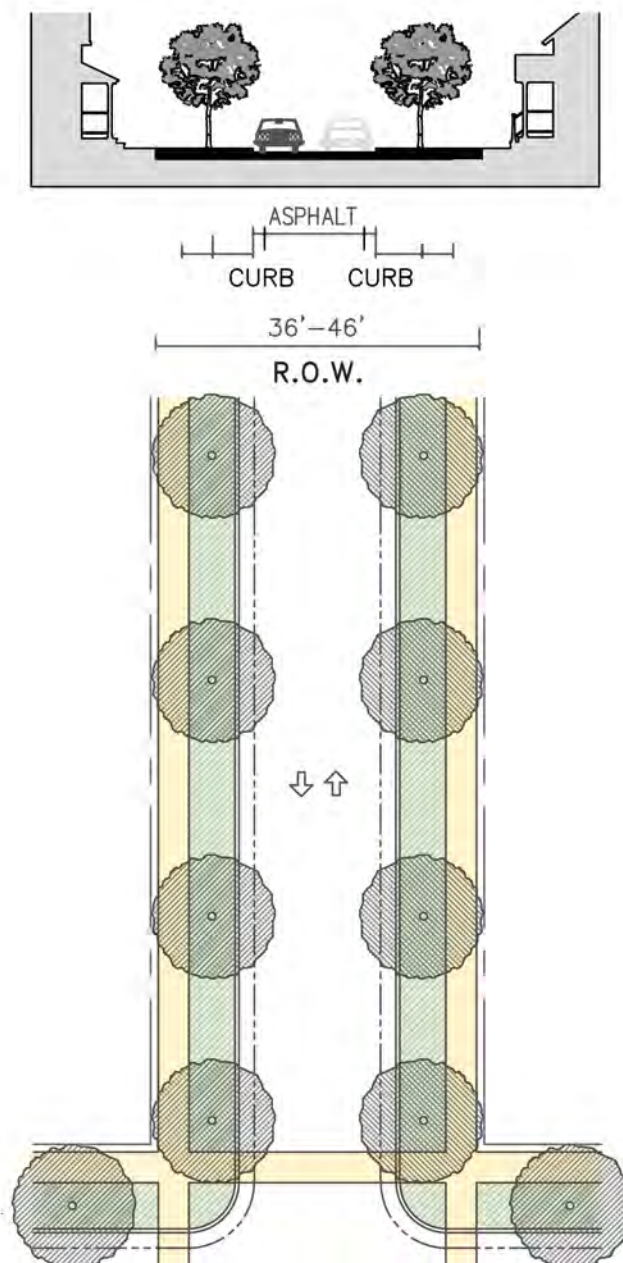
TWO WAY TRAVEL



SMALL STREET
PARKING BOTH SIDES

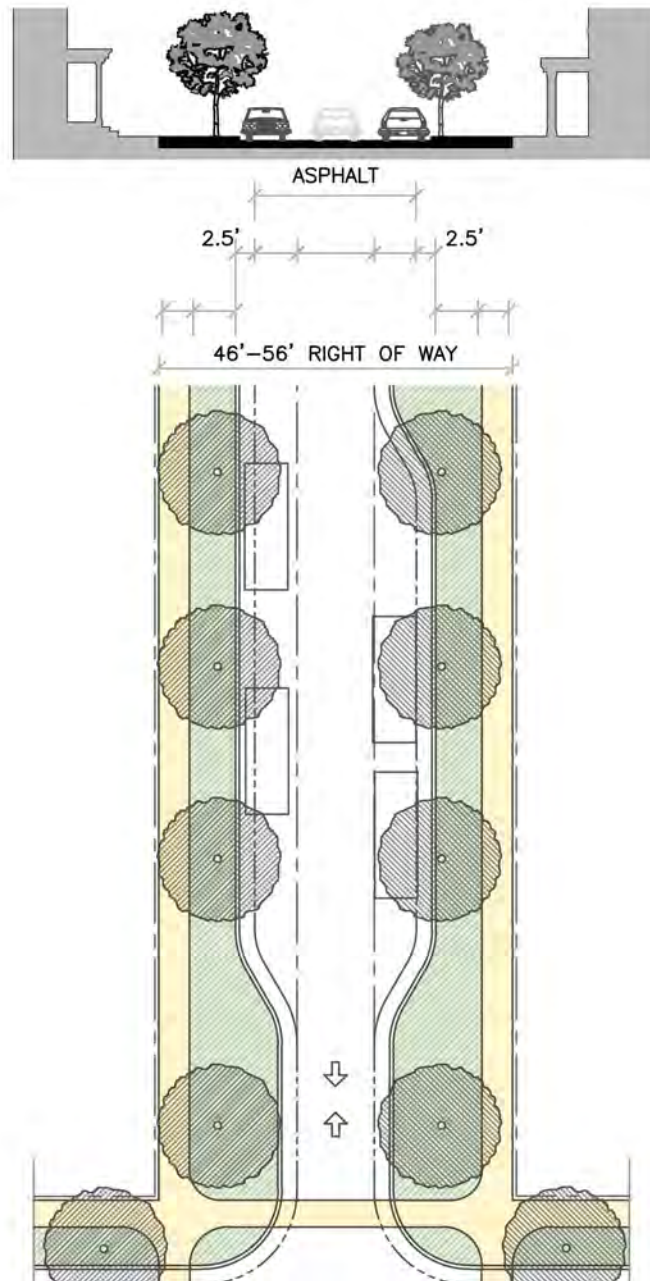
TWO WAY TRAVEL





QUEUE LANE
PARKING BOTH SIDES

TWO WAY TRAVEL



ILLUSTRATIVE PROGRAM

(FOR GENERAL DESCRIPTIVE PURPOSES ONLY)

DETACHED / SINGLE FAMILY										
Sub-Totals	422	1,487	820	294	383	202	42	9	707	711
% of Total	12%	41%	22%	8%	10%	6%	1%	0%		
Total Dwellings			3,660							
Total (by Type)			2,730		930					
% of Total			75%		25%		DETACHED / SINGLE FAMILY			

**DEVELOPMENT AGREEMENT
FOR
SAND HOLLOW MESA PROJECT**

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of the ___ day of ~~February~~March, 2021 (the “Effective Date”), by and between the CITY OF HURRICANE, a Utah municipal corporation, hereinafter referred to as “City,” and RG SAND HOLLOW, LLC, a Utah limited liability company, hereinafter referred to as “Developer.” The City and Developer are hereinafter sometimes referred to individually as a “Party and collectively referred to as “Parties.”

RECITALS

A. Developer is developing that certain real property located within the City of Hurricane, comprising approximately 1,092 acres of land more particularly described on “Exhibit A”, attached hereto and incorporated herein by reference (the “Property”).

B. The Property is owned by TOQUERVILLE ENTERPRISES, LLC, (“TE”) a Nevada limited liability company, and WESTERN STATES VENTURES, LLC, a Utah limited liability company (“WSV”). TE and WSV are hereinafter collectively referred to as the “Owners.”

C. By executing the consents and acknowledgements below, Owners agree that the Property shall receive the entitlements and be subject to the rights, benefits, and obligations set forth in this Agreement.

D. The Property is currently included within and subject to the City in the “R-10 Residential” zone (the “Underlying Zone”).

E. Developer has applied to the City for a rezone of the Property to establish a project known as the Sand Hollow Mesa Project (the “Project”), which would cause the Property to be included in the Planned Development Overlay (“PDO”) zone. The Project is currently planned for development in multiple phases and shall include residential, commercial, and recreational uses as allowed in the PDO zone. The general layout and design of the Project is depicted in the Master Plan [defined below], a copy of which is attached as Exhibit B. The general uses contemplated by the Project are set forth in the Concept Program [defined below], a copy of which is attached as Exhibit C.

F. Pursuant to Hurricane City Code Sections 10-7-7 and 10-7-10, Developer has submitted, and the City has reviewed, the application package, including this Agreement and the Master Plan.

G. Developer is willing to design and construct the Project 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 and zoning and development regulations under the terms of this Agreement as more fully set forth below.

H. In connection with approving the PDO rezone, the City Council and Developer have agreed to enter into this Agreement to memorialize the entitlements, obligations, benefits and agreements made to apply to the Property through approval of the PDO rezone. A copy of this Agreement shall be recorded in the public record on title of the Property in the office of the Washington County Recorder.

I. The City Council further authorizes the Mayor of the City to execute and deliver this Agreement on behalf of the City.

J. The City has the authority to enter into this Agreement pursuant to Utah Code Ann. § 10-9a-102(2) and the City Code [defined below], 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 the City Code.

K. This Agreement is generally consistent and in conformity with the City's general plan and City Code. The development of the Project and any permits issued by the City shall be pursuant to this Agreement and the City Code.

L. 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.

M. Owners consent to this Agreement solely for the purpose of subjecting the Property to the agreements, approvals, and responsibilities set forth in this Agreement. The Owners shall not be liable for any of Developer's obligation as set forth in this Agreement, unless Developer assigns its rights to this Agreement to the Owners pursuant to Section 14 of this Agreement.

N. 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.

O. 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. Definitions. Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized has the meaning given to it by this Agreement. Certain terms and phrases are referenced below; others are defined where they appear in the text of this Agreement, including the Exhibits.

a. "Agreement" means this Agreement including all of its exhibits.

- b. “Amenities” means amenities (both public and private) that will be more specifically set forth on site plans for each Neighborhood.
- c. “Applicable Law” has the meaning set forth in Subsection 12(j) below.
- d. “Approval Documents” has the meaning set forth in Section 4 below.
- e. “Concept Program” means the document which is attached as Exhibit C.
- f. “City” means the City of Hurricane, and includes, unless otherwise provided, any and all of the City’s agencies, departments, officials, employees or agents.
- g. “City Code” means the Hurricane City Code in effect on January 15, 2021.
- h. “Dwelling Unit” or “DU” means a structure or portion thereof designed and capable of daily residential occupancy. A Dwelling Unit must contain at least a kitchen, a bathroom and one or more bedrooms.
- i. “Effective Date” has the meaning set forth in the Preamble.
- j. “Future Law” means the laws, ordinances, policies, standards, guidelines, directives, procedures and processing fee schedules of the City which may be in effect in the future at any time when a Land Use Application is submitted and which may or may not apply to such Land Use Application based upon the terms of this Agreement.
- k. “Land Use Application” means an application required by Chapter 10 of the City Code.
- l. “Master Plan” means the concept master plan for the Project, a copy of which is attached as Exhibit B.
- m. “Maximum Density” means the three thousand six-hundred sixty-seven (3,667) Dwelling Units Developer may construct as part of the Project.
- n. “Neighborhood” means an area within the Project that may be developed, into one or more separate residential or commercial subdivision phases as generally shown in the Master Plan or as may be designated in future revisions of the Master Plan.
- o. “Non-Residential Development” means development projects that are not Dwelling Units and include, but are not limited to, RV parks, commercial space, retail space, lodging spaces, Private Amenity(ies), and Public Amenity(ies).
- p. Off Highway Vehicle (“OHV”) has the meaning set forth in Section 7-1-8(A) of the City Code.
- q. “Offsite Improvements” has the meaning set forth in Subsection 7(~~fa~~)(v).
- r. “Onsite Improvements” has the meaning set forth in Subsection 7(~~ea~~)(v) below.

s. “Open Space” means areas within the Project that include natural areas, recreation and activity areas (including both active and passive areas), parks, pavilions, Amenities, trails, and other areas not dedicated as roads and not included within lots for private ownership.

t. “Private Amenity(ies)” means any Amenity owned or managed by a private entity and is not a Public Amenity.

u. “Project Design Code” means the design standards or guidelines for the Project that Developer will adopt and implement. In case of conflict between the Project Design Code and City Code, the Project Design Code shall take precedence—subject to the City’s standards for health and safety.

v. “Public Amenity(ies)” has the meaning set forth in Subsection 7(~~ea~~)(iii) below.

w. “Road Improvements” has the meaning set forth in Subsection 7(~~div~~) below.

x. “Master Street Plan” means the street plan and road construction ~~standards~~approved street concepts for the Project, a copy of which is attached hereto as Exhibit D.

y. “Sub-Developer” means any party designated by Developer to develop all or part of one or more of the Neighborhoods pursuant to the terms of this Agreement.

z. “System Improvements” has the meaning set forth in Utah Code Ann. § 11-36a-102(21).

aa. “Term” has the meaning set forth in Subsection 13(n) below.

2. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

3. Zoning. The Property shall be developed in accordance with (i) the requirements of the Underlying Zone and the PDO Zone, (ii) the Master Plan, and (iii) this Agreement. Developer shall develop the Property in a manner that is consistent with the uses described on the Master Plan and that does not exceed the Maximum Density set forth in this Agreement. The Parties agree that the Master Plan and this Agreement comply with City Code, including the Underlying Zone and the PDO Zone.

4. Governing Standards. This Agreement and PDO Zone establish the development rights for the Project, including the approved uses, Maximum Density, and general configuration for the Project. All Developer submittals shall be consistent with this Agreement and the Master Plan, unless minor deviations are approved by planning staff in accordance with this Agreement. The term “minor deviations” shall mean the adjustment of any Neighborhood as depicted on the Master Plan to accommodate surface conditions, approved uses, or engineering requirements; adjustments of uses among and within neighborhoods so long as the overall development

intensity approved by the Master Plan is not increased; or other changes allowed by Applicable Law. No deviation or change shall allow the Project to exceed the Maximum Density. Changes to the development of the Project that are not minor deviations may require an amendment to this Agreement in accordance with Section 18.

5. Vested Rights and Reserved Legislative Powers.

a. Vested Rights. As of the Effective Date, Developer has the vested right to proceed with the development of the Property in accordance with this Agreement, including the Master Plan. This Agreement memorializes Developer's rights to develop the Project in fulfillment of this Agreement and Applicable Law. Specifically, Developer is vested with the right to: (i) to develop and construct the Project in accordance with Applicable Law; (ii) develop Dwelling Units up to the Maximum Density; (iii) operate units as short-term rentals in accordance with Section 3-10-11 of the City Code, which shall be considered part of the "Applicable Law", as defined below; (iv) develop Non-Residential Development as allowed by Applicable Law; (v) connect to existing public roads and infrastructure as depicted on the Master Plan; and (vi) connect to existing public infrastructure, upon the payment of generally applicable fees. The Parties intend that the rights granted to Developer under this Agreement are the contractual rights and also those rights that exist under the Applicable Law. The Parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509.

b. Applicable Law. The City's Future Laws with respect to the development or use of the Property shall not apply except as follows:

i. Developer Agreement. Future Laws that Developer agrees in writing to the application thereof to the Project;

ii. Compliance with State and Federal Laws. Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project and do not effect a taking of the right to develop the uses in the densities described in this Agreement;

iii. Safety Code Updates. Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare, and that do not require the revision or reconfiguration of the road areas depicted on the Master Plan;

iv. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.

v. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.

vi. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.

c. Reserved Legislative Powers. The Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. ~~Notwithstanding the foregoing, the City shall not impair Developer's vested rights unless Developer is provided with written notice and an opportunity to be heard with respect to any effort to invoke compelling and countervailing governmental interest exception.~~ Notwithstanding the foregoing, the City reserves the right to enact an ordinance in accordance with Utah Code Ann. § 10-9a-504 establishing a temporary land use regulation for any part or all of the area within the municipality, including area within the Project, which prohibits or regulates the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval if the City Council makes a finding of compelling countervailing public interest in accordance with Utah and federal law after notice to Developer and an opportunity to be heard. Furthermore, the Parties agree that the City shall have the right to impose a water exaction for additional building in accordance with Utah Code Ann. § 10-9a-508.

6. Development Applications. The Concept Program constitutes and operates as a preliminary site plan for commercial uses within the Project. Final site plans for all Non-Residential Development shall be reviewed and approved by the planning commission acting as the land use authority. Preliminary subdivision plats for residential uses shall be reviewed and approved by the city council, with planning staff acting as the land use authority for any such final subdivision plat approval, consistent with Applicable Law. The Concept Program and Master Plan may be updated administratively by the City's staff without approval by the city council or planning commission so long as the changes constitutes a minor deviation as defined in Section 4 or is otherwise allowed by Applicable Law. All development applications shall be processed in accordance with Applicable Law.

7. Specific Obligations. As an integral part of the consideration for this Agreement, the Parties agrees as follows:

a. Developer Obligations: Developer agrees to do the following with respect to the Project:

i. Phased Development. The Project consists of a number of Neighborhoods as depicted in the Master Plan. Developer may further divide the Neighborhoods into sub-neighborhoods. Developer may construct individual portions of Neighborhoods itself or Developer may convey Neighborhoods or sub-neighborhoods to Sub-Developers. Sub-Developers shall be bound by and shall cause its employees and agents to act in accordance with the terms of this Agreement.

ii. Project Code. Developer shall adopt and record a covenant regarding a detailed Project Design Code which governs the design standards Project. Developer shall provide a copy of the Project Design Code to the City. The Project Design Code may be administered by an owner's association or associations established for the Project.

iii. Construction of Open Space and Amenities. The Project will contain certain Amenities that will be more specifically set forth on the subdivision plats and site plans for each Neighborhood. Developer shall designate on a site plan or final subdivision plat which Amenities will be designated Public Amenities. Developer shall cause the Amenities to be constructed concurrently with each Neighborhood wherein the Amenities are located (or with which they are associated). If Developer provides the City with a form of financial assurance, pursuant to Section 10-39-13 of the City Code, guaranteeing the completion of the Amenities, then Developer shall not be required to commence the installation of the Amenities, or portions of the Amenities, before building permits are issued for construction on residential lots adjoining the Amenities. Upon completion of the Public Amenities, Developer and the Owners shall dedicate Public Amenities to the City, or other public entity agreed to by the Parties. The public use for Public Amenities shall be governed by the public entity owning such amenity. Any Amenities that will be dedicated to the public shall be defined herein as a "Public Amenity". The general public shall have no access to Amenities not identified as a Public Amenity. Subject to the provisions of Section 4, including adjustments in location and programming, Developer shall develop the Open Space areas of the Project according to the Master Plan.

iv. Road Improvements. The improvements described in this Subsection 7(a)(iv) are known as the "Road Improvements." Access and connecting roads shall provide for safe and efficient circulation within, and adequate entrances and exits for the Project, as described in the Master Plan. Developer shall design, construct or improve and, together with the Owners and subject to the easements described in Subsection 7(b)(iii) below, dedicate all needed road sections in the Master Street Plan that connect the Project to the

City's existing roadways. Developer shall design, construct and, together with the Owners, dedicate all other roads (including collector or arterial roads) within the Project. All Road Improvements within the Project shall be constructed according to the City's Roadway Construction Standards or the approved Master Street Plan, which for the Project. The Master Street Plan may be updated or revised through approval of subdivision plats or site plans pursuant to this Agreement and Applicable Law. Developer shall conduct a transportation study for the Project. The City may require additional Road Improvements to meet the City's traffic safety standards. All access and connecting roads shall be completed in accordance with the approved plans and existing specifications submitted in connection with one or more subdivision plats or site plans for the various phases of the Project. The road cross-sections, widths and design details described in Exhibit C are approved for the Project, notwithstanding the existence or adjustment of other road standards that may apply elsewhere in the City. —With the recording of subdivision plats or other road dedication plats Developer may reserve easements within the roads with the following statement within the ~~owner's~~owners' dedication: “ . . . the foregoing dedication is subject to a reservation by the undersigned of an easement for the use of the public roads for off highway vehicles, (“OHVs”), subject to all rules and regulations of the city with the exception of any rule or regulation or law that would otherwise prohibit the use of such public roads for ~~off highway vehicles.~~OHVs. The foregoing reserved easement may be conveyed by the undersigned to an ~~owner's~~owners' association.”

v. Onsite and Offsite Improvements. Developer shall be responsible for constructing and installing the culinary water and sewer service distribution lines within the Project that are necessary to connect to existing public infrastructure (the “Onsite Improvements”). The Parties acknowledge that the existing public infrastructure will require the construction of certain offsite improvements (the “Offsite Improvements”). Developer may construct any Offsite Improvements necessary for the Project, within rights of ways and other areas designated by or obtained by City for the Offsite Improvements, and Developer shall dedicate the Offsite Improvements to the City.

vi. Upsizing Improvements. The City shall reimburse Developer, ~~on terms agreeable according to both Parties, the Title 9, Chapter 6 of the City Code,~~ for the actual development, design, construction, installation, and other-related costs for the installation of System Improvements not attributable to the Project. Developer ~~shall~~ is not be obligated to install any System Improvements without first obtaining an agreement on the timing of payment, ~~which payment may be a direct payment from the City, or if agreed to by the Parties in each Party's sole discretion, a credit against any impact fees payable by Developer for the Project reimbursement.~~

vii. Electrical Distribution System. The Project will be serviced by the Hurricane City Power Department (the “Power Department”). Developer shall cause to be conveyed to the Power Department approximately 1.146 acres of land

more particularly described on “Exhibit DE” (the “Substation Property”). In exchange for the Substation Property, the City agrees to cause the Power Department to construct a substation to service the Project upon the Substation Property.

viii. Construction Standards and Requirements. All construction on the Property, the Onsite Improvements, and the Offsite Improvements shall be constructed and completed in accordance with Applicable Law and this Agreement, including, but not limited to setback requirements, building height requirements, lot coverage requirements and all off-street parking requirements.

b. Obligations of City.

i. General Obligations. The Parties acknowledge and agree that the Developer’s agreement to perform and abide by the covenants and obligations of the Developer set forth herein is material consideration for the City’s agreement to perform and abide by the covenants and obligations of the City set forth herein.

ii. Conditions of Approval. The City shall not impose any further conditions on the Project other than those detailed in this Agreement, unless agreed to in writing by the Parties. The Developer shall remain bound by Applicable Law unless specifically agreed to otherwise herein.

iii. Acceptance of Improvements. The City shall accept all Onsite Improvements, Offsite Improvements, and Public Amenities intended for the City and constructed by the Developer, or the Developer’s contractors, subcontractors, agents or employees. The City shall accept all dedicated Road Improvements subject to certain easements permitting the use of OHV’s as described in Section 7(a)(iv) above. Prior to the construction of any road, utility, or public improvements within the Project, the City shall review and require adjustments or changes to meet the requirements of this Agreement. The City shall cooperate and allow Developer to construct the Offsite Improvements, ~~and the~~ The City shall accept Developer’s dedication of the Offsite Improvements, only if: (i) the improvements have been installed or inspected by the City or its representative; and (ii) Developer has warranted the improvement according to Section 10-39-14 of the City Code. The City shall reserve the capacity of the Offsite Improvements for the Project.

8. Conditions Precedent. The Parties enter this Agreement in anticipation of the satisfaction of certain conditions precedent, which if not satisfied, will frustrate the purposes of this Agreement. Accordingly, if the Conditions [defined below] are not satisfied or otherwise waived by the Parties, this Agreement shall be rendered null and void upon written notice delivered no later than seven (7) days after the approval of this Agreement and upon delivery of such written notice none of the Parties shall have any further obligation to the other arising out of this Agreement. The Parties recognize that the Conditions will be satisfied contemporaneously with or prior to the execution of this Agreement, but such Conditions have been identified herein

for purposes of setting forth the intent of the Parties. For purposes of this Agreement, the following shall constitute the “Conditions,” to be approved in the following order:

- a. The final approval and acceptance of this Agreement including the Master Plan, by the City Council; and
- b. The enactment of an ordinance effecting the rezone of the Property to be included in the PDO zone in a manner that allows this Project.

9. Default and Remedies. An “Event of Default” shall occur under this Agreement if any Party fails to perform its obligations hereunder when due and the defaulting Party has not cured the delinquent obligations within sixty (60) days following delivery to the delinquent Party of written notice of such delinquency. Such notice shall specify the nature of the alleged Event of Default and the manner in which such Event of Default may be satisfactorily cured, if possible. Notwithstanding the foregoing, if the default cannot reasonably be cured or if there is some reasonable basis for delay within that 60-day period, a Party shall not be in default so long as that ~~party~~ Party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete. If the Event of Default is cured, then no default shall exist, and the noticing Party shall take no further action.

- a. In the event of an uncured Event of Default, the non-defaulting Party shall, in addition to any other remedy allowed by law, be entitled to the court’s imposition of specific performance and /or injunctive relief, but not monetary damages. All rights and remedies under this Agreement, and /or statute or common law shall be deemed cumulative and the selection of one of the rights or remedies shall not be deemed a waiver of any other right or remedy.

- b. If City elects to consider terminating this Agreement due to an uncured Event of Default by Developer, then City shall give to Developer written notice of City’s intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City’s legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City’s legislative body determines that a material uncured Default has occurred and is continuing, City may thereafter pursue the remedy of termination through an appropriate judicial proceeding.

10. Specific Acts of Default. The Parties hereto agree that any of the following occurrences, acts or failure to act shall constitute an Event of Default by Developer, if not timely cured by Developer, for which the City may elect to terminate the Agreement in accordance with Section 10 above: (a) the filing of a petition in bankruptcy by Developer, (b) foreclosure on any portion of the Property which has the effect of creating an unapproved subdivision under Utah law, or (c) Developer’s failure, without good cause as determined in good faith by City, for a period of five (5) years to commence construction of improvements in any new development phase or new Neighborhood. Upon such termination, all approvals or development rights not developed or improved and that are otherwise granted hereunder to Developer shall lapse and all obligations of the City hereunder shall cease.

11. 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~~Party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such ~~party~~Party at its address shown below:

To the Developer: RG Sand Hollow, LLC
2265 E. Murray Holladay Rd.
Holladay, UT 84117
Attn: Anthon Stauffer

With a copy to: Snell & Wilmer L.L.P.
15 West South Temple, Suite 1200
Salt Lake City, UT 84101
Attention: Wade Budge

To the City: City of Hurricane
Attention: City Recorder
68 S. 700 W.
Hurricane, UT 84737

With a copy to: City of Hurricane
Attention: City Attorney
68 S. 700 W.
Hurricane, UT 84737

To the Owner: Toquerville Enterprises, LLC
Attention: Yvonne S. Mendenhall
700 Porto Mio Way
Las Vegas, NV, 89138

12. 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.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the ~~parties~~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. Referendum or Challenge. Both Parties understand that any legislative action by the city council is subject to referral or challenge by individuals or groups of citizens, including approval of development agreements and a rezone of the Property. If a referendum or challenge relates to the city council's approval of this Agreement or the rezoning, and the referendum or challenge is submitted to a vote of the people pursuant to Utah Code Ann. § 20A-7-601, then Developer may deliver a notice of rescission to the City to terminate this Agreement. Upon Developer's delivery of a notice of rescission pursuant to this Subsection 12(d), this Agreement shall automatically terminate whereupon the Parties shall have no further rights or obligations under this Agreement.

e. Third Party Rights. The Parties to this Agreement are the Developer and City. The Owners are intended third party beneficiaries, and this Agreement shall run with the land as described in Subsection 12(h) below. There are no other intended third-party beneficiaries of this Agreement. 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.

f. 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.

g. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

h. Agreement to Run With the Land. This Agreement shall be recorded against the Project. The agreements, benefits, burdens, rights and responsibilities contained herein shall be deemed to run with the land and shall be binding on and shall inure to the benefit of all successors in ownership of the Project, or portion thereof, as applicable, with respect to that portion of the Project owned by such successors in ownership. Nothing in this Agreement shall apply to residents or property owners who purchase developed lots or units within the Project, it being the intent of this Agreement that it governs the development of the Project, not the use by subsequent owners or residents.

i. 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.

j. Applicable Law. This Agreement is entered into under and pursuant to and is to be construed and enforceable in accordance with the rules, regulations, official policies, standards and specifications applicable to the development of the Project (the “Applicable Law”), including the applicable City Code, resolutions, state law, and federal law, which shall be those in effect as of the Effective Date.

k. 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~~ Party shall apply to the interpretation or enforcement of this Agreement.

l. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any ~~party~~ 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 Code.

m. Approval and Authority to Execute. Each of the Parties represents and warrants that, 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.

n. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the Parties hereto that in the event a final plat for a portion of the Property has not been recorded in the Office of the Washington County Recorder within five (5) years from the date of this Agreement (the “Term”), or upon the occurrence of an event of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term shall be automatically extended for successive five (5) year periods unless during the Term a final plat is not recorded or during the term the last subdivision plat or site plan for the Property is recorded. Upon termination because a termination as allowed by law, a termination for failure of plat recording during any five year term or upon buildout, a notice of termination of this Agreement may be recorded with the Washington County Recorder by either Party hereto.

ii. Upon termination of this Agreement for the reasons set forth in the Agreement, following the notice and process that the Agreement requires, the obligations of the City and the defaulting party to each other hereunder shall

terminate, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or termination of this Agreement shall be rescinded or limited in any manner.

13. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer without the consent of the City where such assignment is to an entity controlled or owned by Developer, consistent with Subsection 13(d). All other assignments shall require the consent of the City as provided herein.

a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section 13. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.

d. Related Entities. Developer may assign or transfer its rights and obligations under this Agreement to Developer's affiliates, subsidiaries, or related entities without the City's consent. Any of Developer's successor-in-interest shall be bound by the Agreement.

e. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

14. Sale or Conveyance. If the Owners sell or ~~conveys~~convey all or part of the Property, the Property so sold and conveyed shall bear the same rights, privileges, intended uses, configurations, and density as applicable to the Property and be subject to the same limitations and rights of the City as set forth in this Agreement without any required approval, review, or consent by the City except as may apply to the assignment of development rights under this Agreement as described in Section 13 above.

15. No Waiver. Any Party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the Party intended to be benefited by the provisions, and a waiver by a Party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

16. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

17. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; pandemics; fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that ~~party~~Party for a period equal to the duration of that prevention, delay or stoppage.

18. Amendment. This Agreement may be amended only in writing signed by the Parties hereto. This Agreement may be amended without obtaining the signature of subsequent owners of the Property, including lot owners, residents or developed property owners.-

[Signatures and acknowledgments follow on the next page]

IN WITNESS WHEREOF, the ~~parties~~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:

RG SAND HOLLOW, LLC, a Utah limited liability company

By _____

Its: _____

~~Date~~Name: _____

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the ____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that said person 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

[Signatures and acknowledgments continue on next page]

OWNER'S CONSENT:

The following owners consent to the Master Developer executing the foregoing Agreement, and subjecting the Property to the Project, approvals, obligations and benefits described herein.

TOQUERVILLE ENTERPRISES, LLC,
a Nevada limited liability company:

By _____

Its: _____

~~Date~~Name: _____

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the ____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that said person 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

WESTERN STATES VENTURES, LLC, a Utah
limited liability company:

By _____

Its: _____

~~Date~~Name: _____

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the ____ day of _____, 20__, personally appeared before me _____, who being by me duly sworn, did say that said person 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

EXHIBIT A

Legal Description of Property:

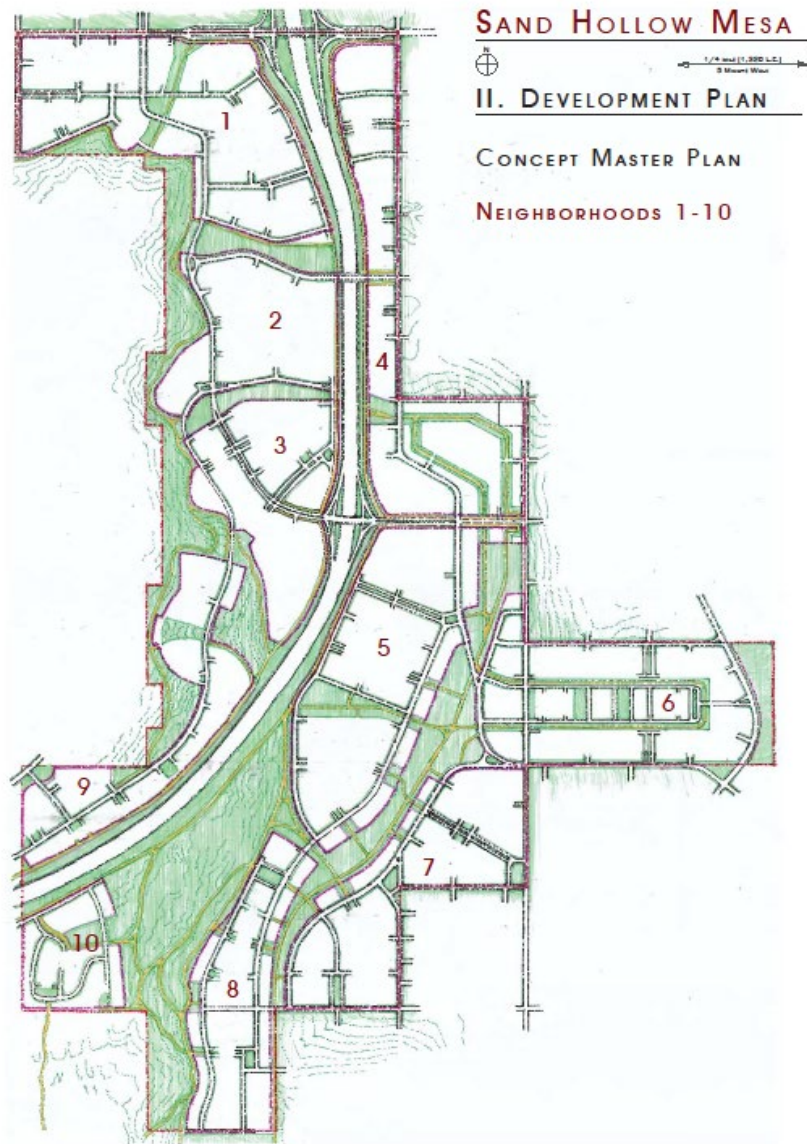
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, BEING THE COMMON CORNER OF SECTIONS 29, 30, 31 & 32; THENCE S00°54'56"W, ALONG THE EAST SECTION LINE OF SECTION 31, 1312.19 FEET TO THE 1/16 CORNER OF SAID SECTION 31; THENCE N88°57'41"W, ALONG THE 1/16TH LINE, 1322.27 FEET TO THE NORTH-SOUTH 1/16TH LINE; THENCE N00°57'56"E, ALONG THE 1/16TH LINE, 1313.59 FEET TO THE 1/16TH CORNER ON THE SOUTH SECTION LINE OF SECTION 30; THENCE N88°53'33"W, ALONG THE SOUTH SECTION LINE, 1321.14 FEET TO THE SOUTH 1/4 CORNER OF SECTION 30; THENCE N00°59'47"E, ALONG THE 1/4 SECTION LINE, 2636.98 FEET TO THE CENTER QUARTER CORNER OF SECTION 30; THENCE S88°55'00"E, ALONG THE 1/4 SECTION LINE, 1321.47 FEET TO THE 1/16TH CORNER; THENCE N00°58'28"E, ALONG THE NORTH-SOUTH 1/16TH LINE, 2640.21 FEET TO THE 1/16TH CORNER ON THE SOUTH SECTION LINE OF SECTION 19; THENCE N01°01'32"E, ALONG THE NORTH-SOUTH 1/16TH LINE, 2637.48 FEET TO THE 1/16TH CORNER IN SECTION 19; THENCE S88°58'31"E, ALONG THE 1/4 SECTION LINE, 329.89 FEET; THENCE N01°01'40"E 329.70 FEET; THENCE N88°58'43"W 329.86 FEET TO THE NORTH-SOUTH 1/16TH LINE; THENCE N01°01'53"E, ALONG THE 1/16TH LINE, 989.05 FEET TO THE 1/16TH CORNER; THENCE S88°59'18"E, ALONG THE EAST-WEST 1/16TH LINE, 659.61 FEET; THENCE N01°01'27"E 659.45 FEET; THENCE N88°59'42"W 989.29 FEET; THENCE S01°02'06"W 659.33 FEET TO THE EAST-WEST 1/16TH LINE; THENCE N88°59'18"W, ALONG THE 1/16TH LINE, 989.41 FEET TO THE 1/4 SECTION LINE; THENCE N01°02'44"E, ALONG THE 1/4 SECTION LINE, 1318.43 FEET TO THE NORTH QUARTER CORNER OF SECTION 19; THENCE S89°00'06"E, ALONG THE NORTH SECTION LINE OF SECTION 19, 2637.77 FEET TO THE COMMON CORNER OF SECTION 17, 18, 19, 20 (NORTHEAST CORNER OF SECTION 19); THENCE S88°57'52"E, ALONG THE NORTH SECTION LINE OF SECTION 20, 1316.43 FEET TO THE 1/16TH CORNER; THENCE S01°01'06"W, ALONG THE 1/16TH LINE, 2639.62 FEET; THENCE S01°00'58"W, ALONG THE 1/16TH LINE, 1319.92 FEET TO THE 1/16TH CORNER; THENCE S88°51'19"E, ALONG THE 1/16TH LINE, 1316.11 FEET TO THE 1/4 SECTION LINE OF SECTION 20; THENCE S01°01'38"W, ALONG THE 1/4 SECTION LINE, 1320.77 FEET TO THE SOUTH 1/4 CORNER OF SECTION 20, ALSO THE NORTH 1/4 CORNER OF SECTION 29; THENCE S00°55'44"W, ALONG THE 1/4 SECTION LINE IN SECTION 29, 1318.21 FEET TO THE 1/16TH CORNER; THENCE S88°52'39"E, ALONG THE 1/16TH LINE, 2638.18 FEET TO THE EAST SECTION LINE; THENCE S00°39'45"W, ALONG THE EAST SECTION LINE, 1315.42 FEET TO THE EAST 1/4 CORNER; THENCE N88°55'38"W, ALONG THE 1/4 SECTION LINE, 2644.29 FEET TO THE NORTH-SOUTH 1/16TH LINE; THENCE S0°55'44"W, ALONG THE 1/16TH LINE, 1318.48 FEET TO THE WEST-EAST 1/16TH LINE; THENCE N88°55'47"W, ALONG THE 1/16TH LINE, 1317.36 FEET TO THE NORTH-SOUTH 1/16TH LINE; THENCE S0°58'12"W, ALONG SAID 1/16TH LINE, 1318.53 FEET TO THE SOUTH SECTION LINE OF SECTION 29, THENCE N88°56'37"W, ALONG THE SOUTH SECTION LINE, 1318.30 FEET TO THE POINT OF BEGINNING. AREA IS 1,020.45 ACRES.

LESS 91.24 ACRES FOR THE SR-7 HIGHWAY AND LESS 5.63 ACRES FOR COPPER ROCK PARKWAY AND 2100 WEST ROAD.
CONTAINING 923.58 ACRES.

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EXHIBIT B
Master Plan



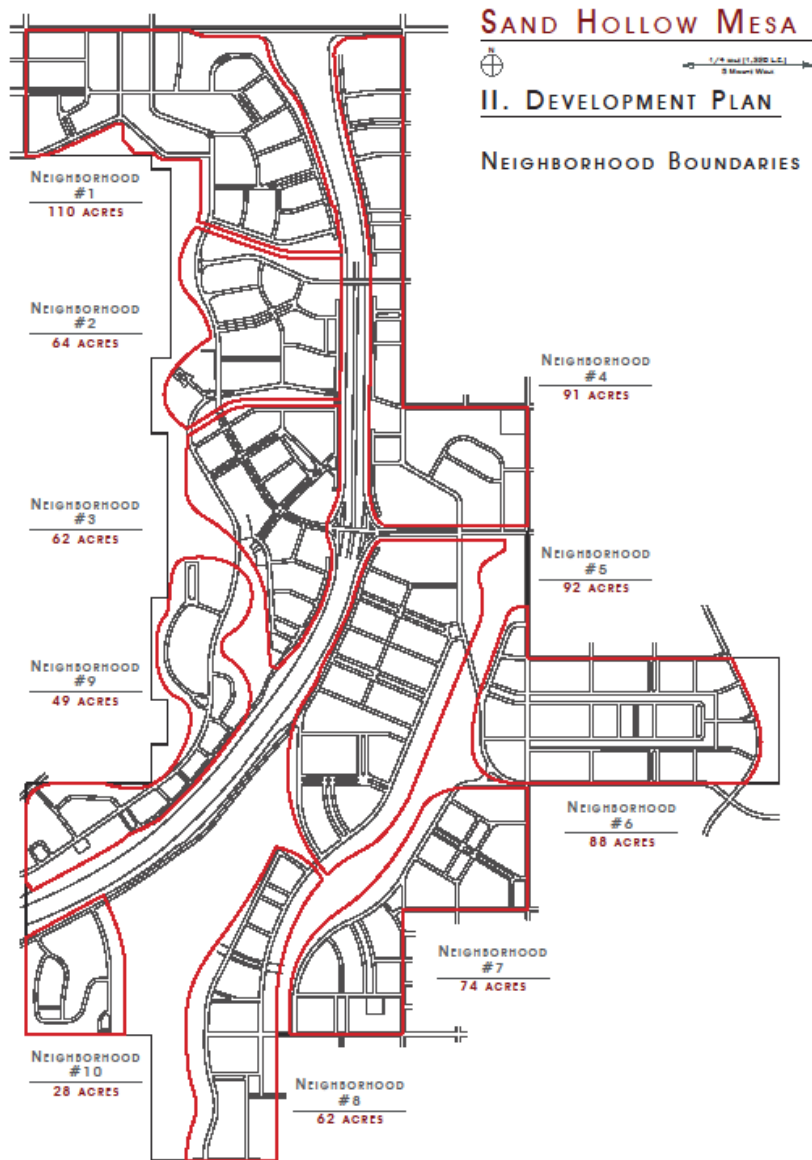


EXHIBIT C Concept Program

CONCEPT PROGRAM

Neighborhood 1

Public Settings	Civic Buildings, Public Spaces	18.2 Ac
Commercial	Retail, Business, Services / M.U.	8.0 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 6.0 Ac
Multifamily		22 DU / Ac. 13.0 Ac
Townhouse		12 DU / Ac. 18.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 12.2 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac
RV Resort		18 Lots / Ac. 0.0 Ac

Neighborhood 6

Public Settings	Civic Buildings, Public Spaces	11.0 Ac
Commercial	Retail, Business, Services / M.U.	4.8 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 3.0 Ac
Multifamily		20 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 10.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac
RV Resort		18 Lots / Ac. 15.0 Ac

Neighborhood 2

Public Settings	Civic Buildings, Public Spaces	15.2 Ac
Commercial	Retail, Business, Services / M.U.	3.5 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 4.5 Ac
Multifamily		22 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 11.5 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

Neighborhood 7

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / M.U.	4.3 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 1.0 Ac
Multifamily		20 DU / Ac. 9.0 Ac
Townhouse		12 DU / Ac. 13.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 11.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 8.8 Ac

Neighborhood 3

Public Settings	Civic Buildings, Public Spaces	10.5 Ac
Commercial	Retail, Business, Services / Mixed Use	9.1 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 4.6 Ac
Multifamily		22 DU / Ac. 8.4 Ac
Townhouse		12 DU / Ac. 9.1 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

Neighborhood 8

Public Settings	Civic Buildings, Public Spaces	7.5 Ac
Commercial	Retail, Business, Services / M.U.	4.5 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac. 5.2 Ac
Multifamily		18 DU / Ac. 10.0 Ac
Townhouse		10 DU / Ac. 10.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 5.0 Ac

Neighborhood 4

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / M.U.	12.7 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac 3.2 Ac
Multifamily		20 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 8.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.0 Ac
RV Resort		18 Lots / Ac 24.5 Ac

Neighborhood 9

Public Settings	Civic Buildings, Public Spaces	5.8 Ac
Commercial	Retail, Business, Services / M.U.	2.8 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 0.0 Ac
Multifamily		15 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 10.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.7 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 7.1 Ac
RV Resort		18 DU / Ac. 0.0 Ac

Neighborhood 5

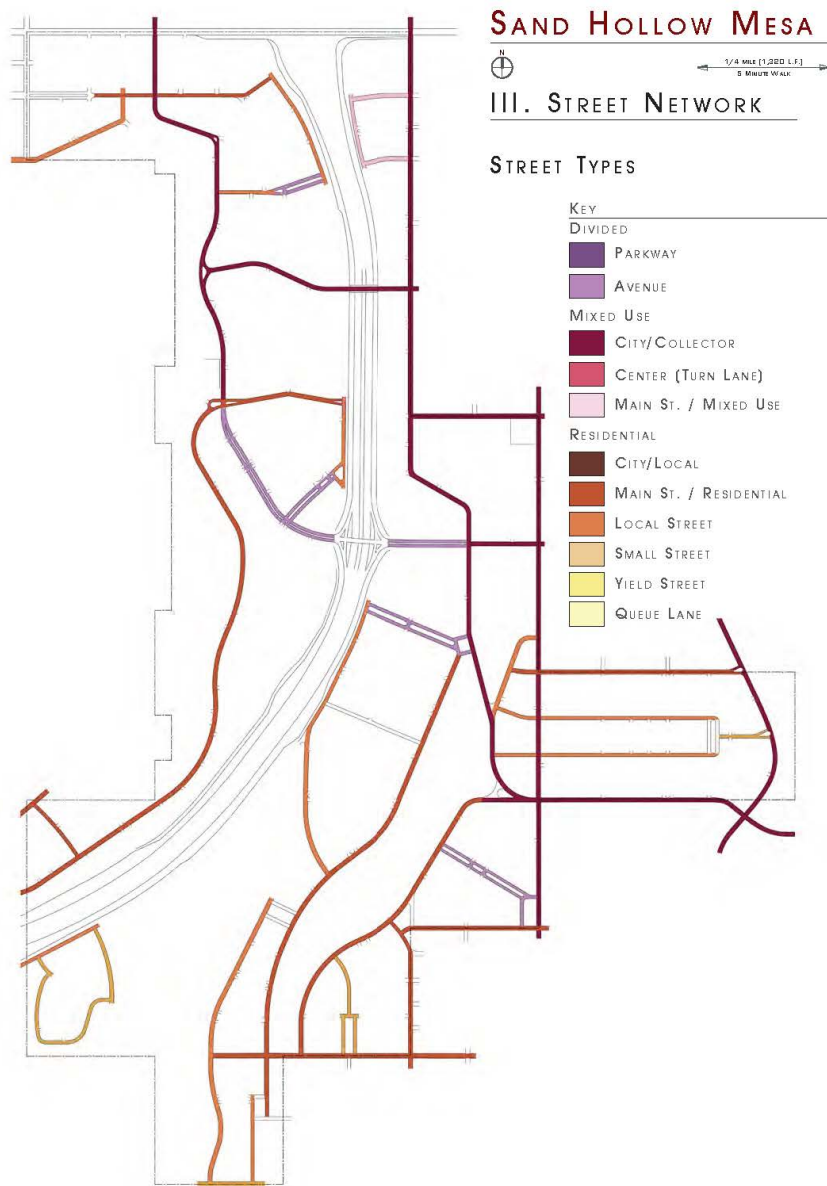
Public Settings	Civic Buildings, Public Spaces	14.5 Ac
Commercial	Retail, Business, Services / M.U.	12.5 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac 3.0 Ac
Multifamily		20 DU / Ac. 10.0 Ac
Townhouse		12 DU / Ac. 12.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 11.0 Ac

Neighborhood 10

Public Settings	Civic Buildings, Public Spaces	4.0 Ac
Commercial	Retail, Business, Services / M.U.	4.0 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 1.0 Ac
Multifamily		15 DU / Ac. 2.7 Ac
Townhouse		12 DU / Ac. 4.2 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.3 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.6 Ac

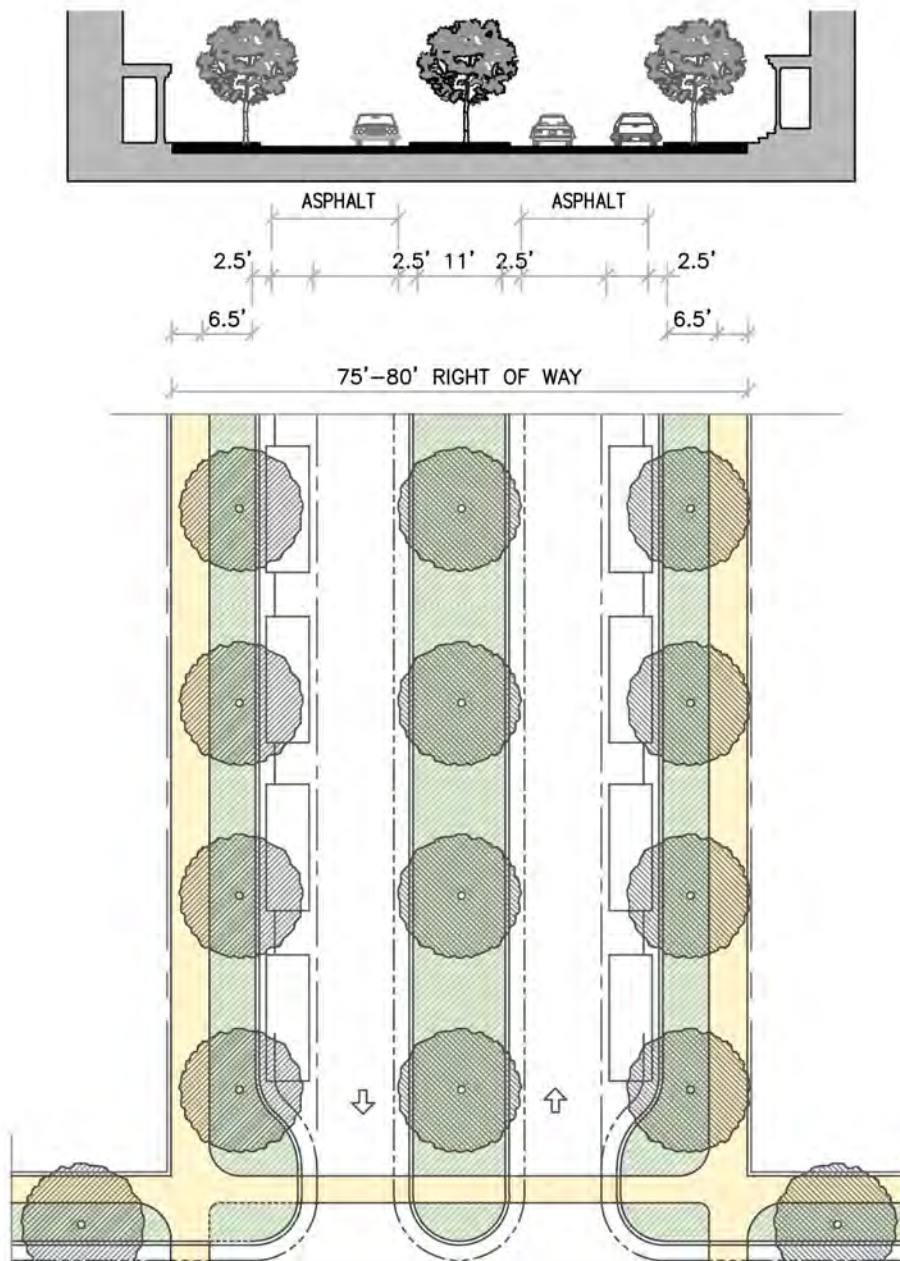
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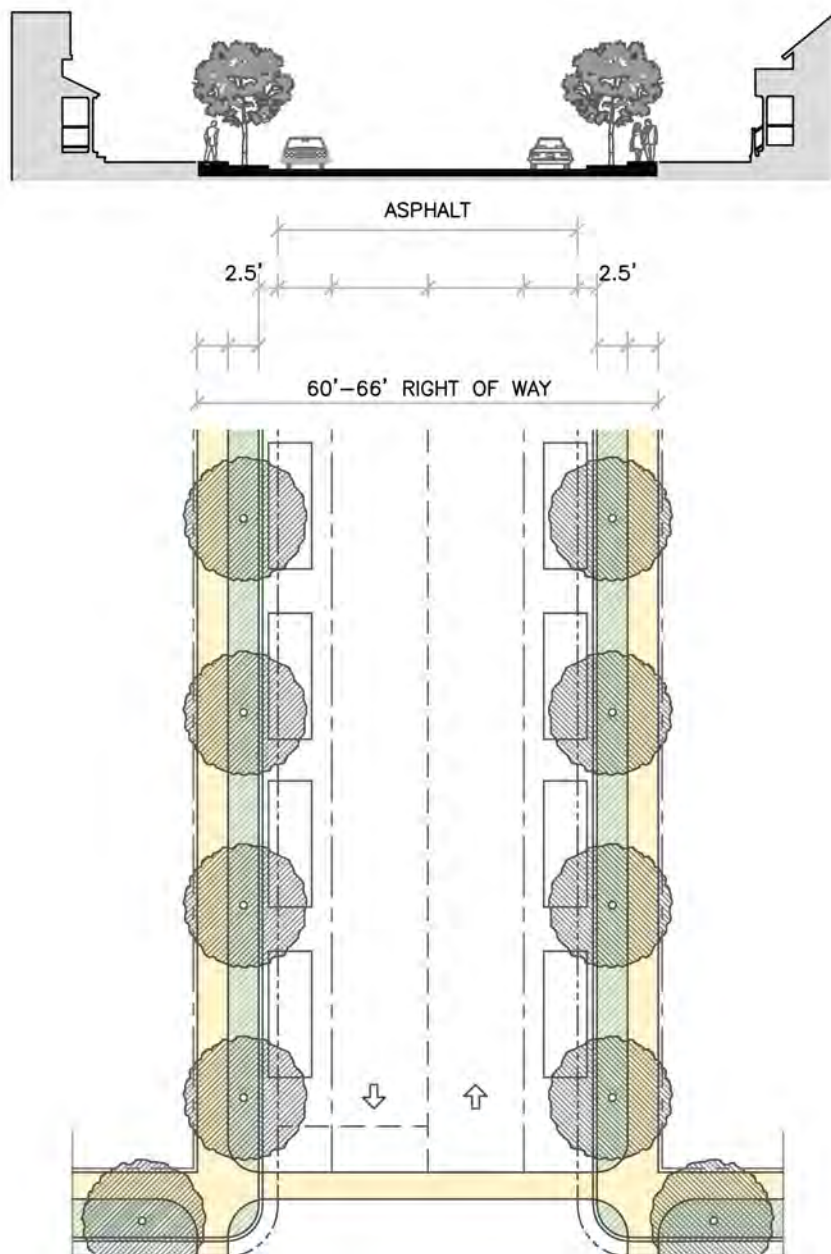
EXHIBIT D
Master Street Plan



RESIDENTIAL AVENUE
PARKING BOTH SIDES

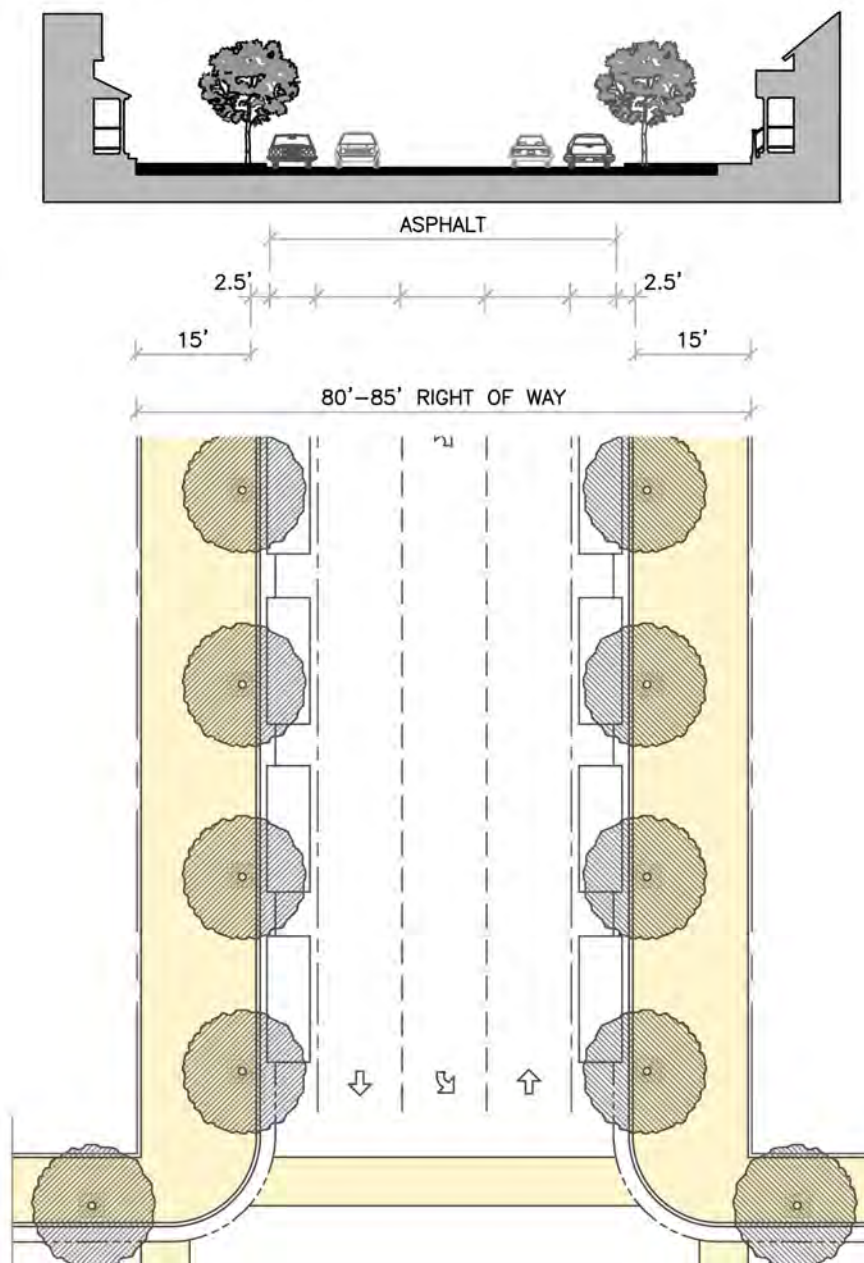
DIVIDED TRAVEL

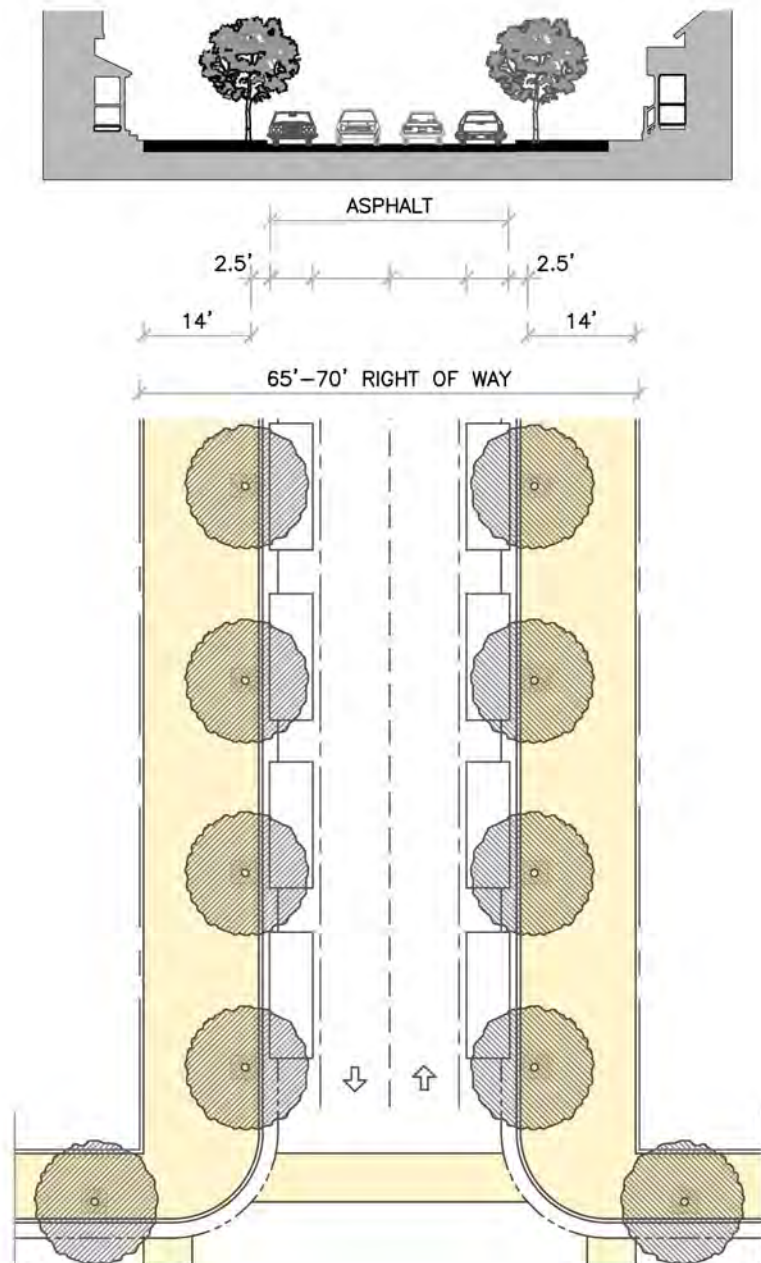


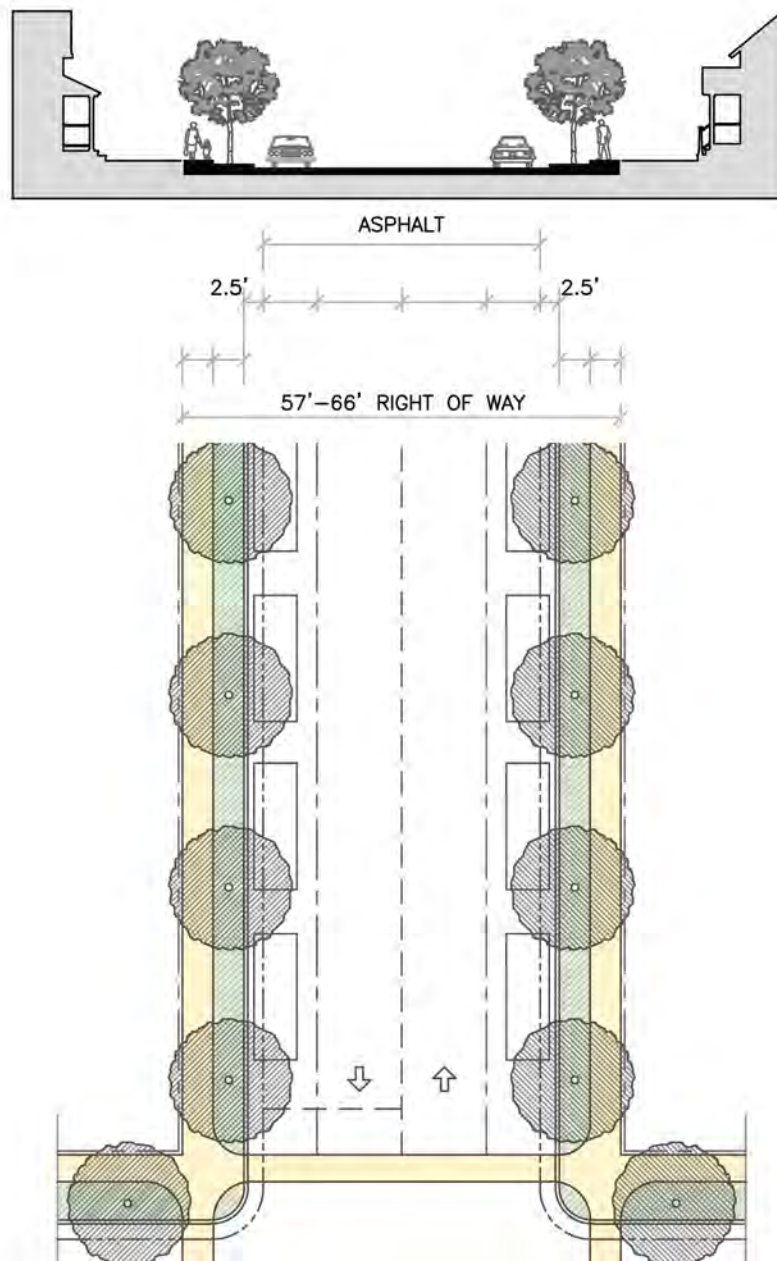


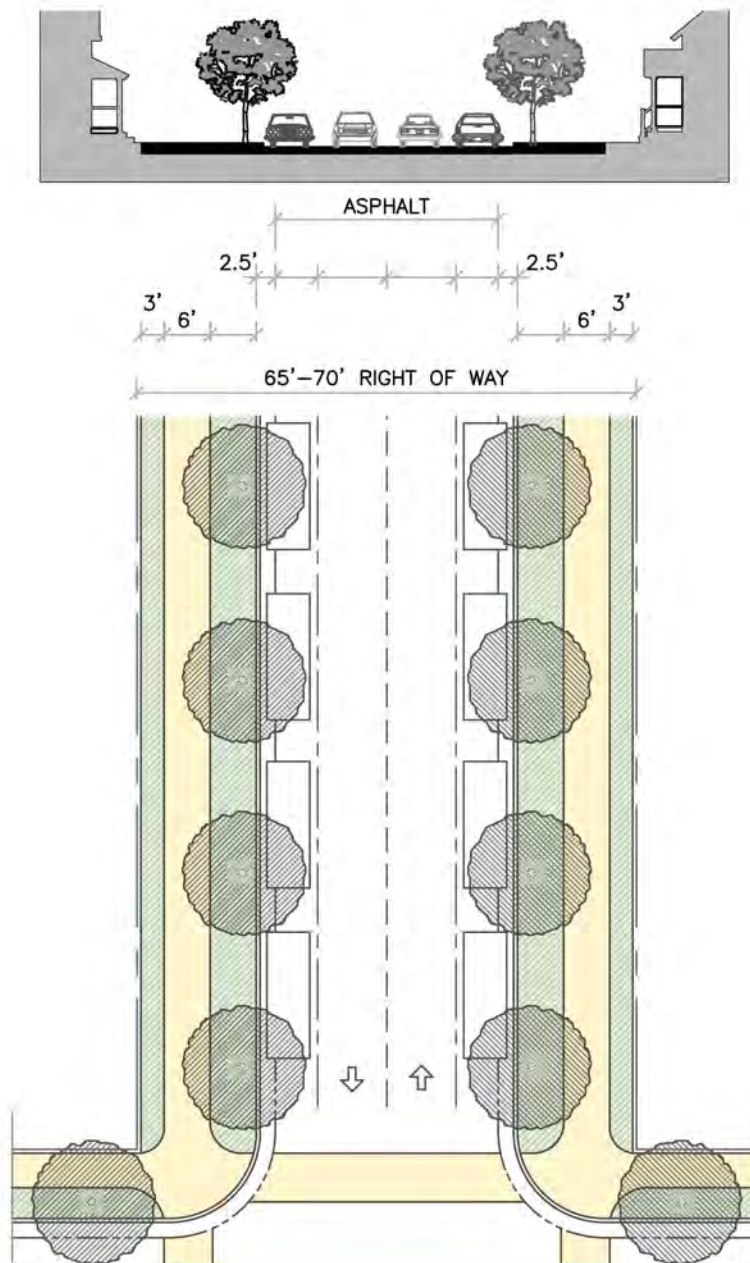
CENTER/MIXED USE
TURN LANE

TWO WAY TRAVEL



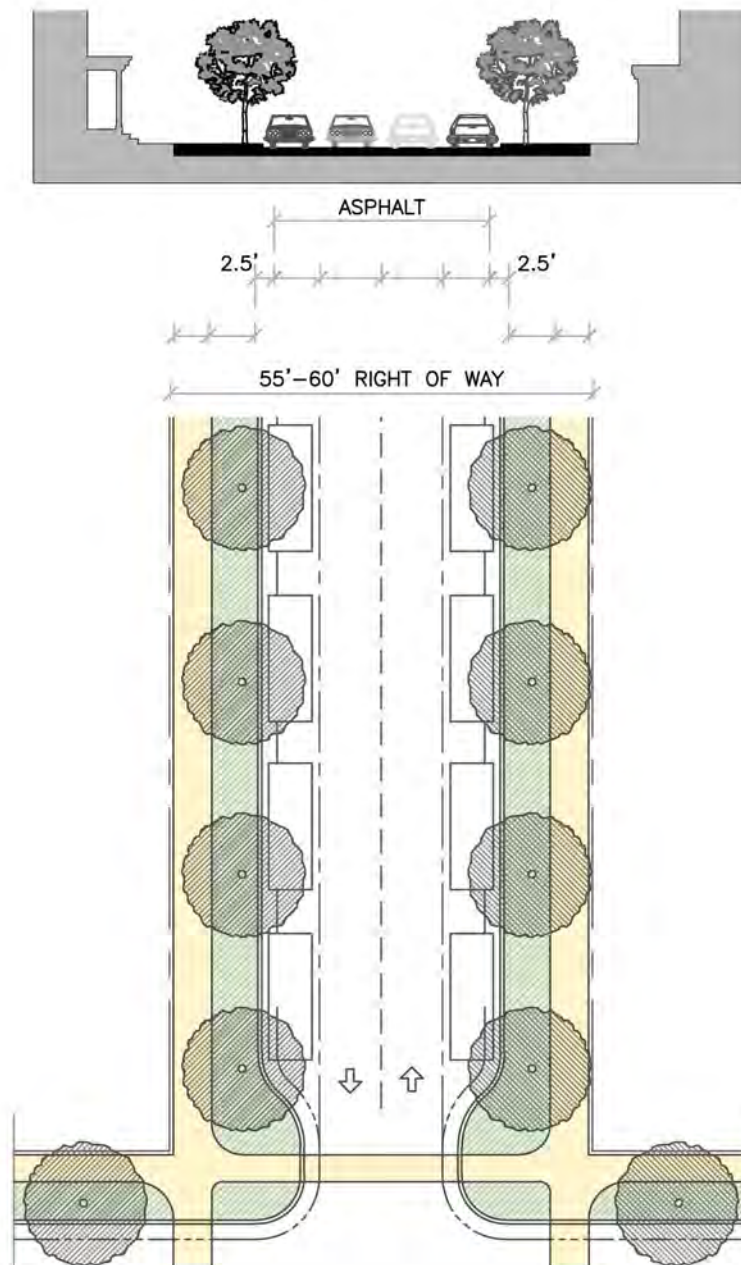






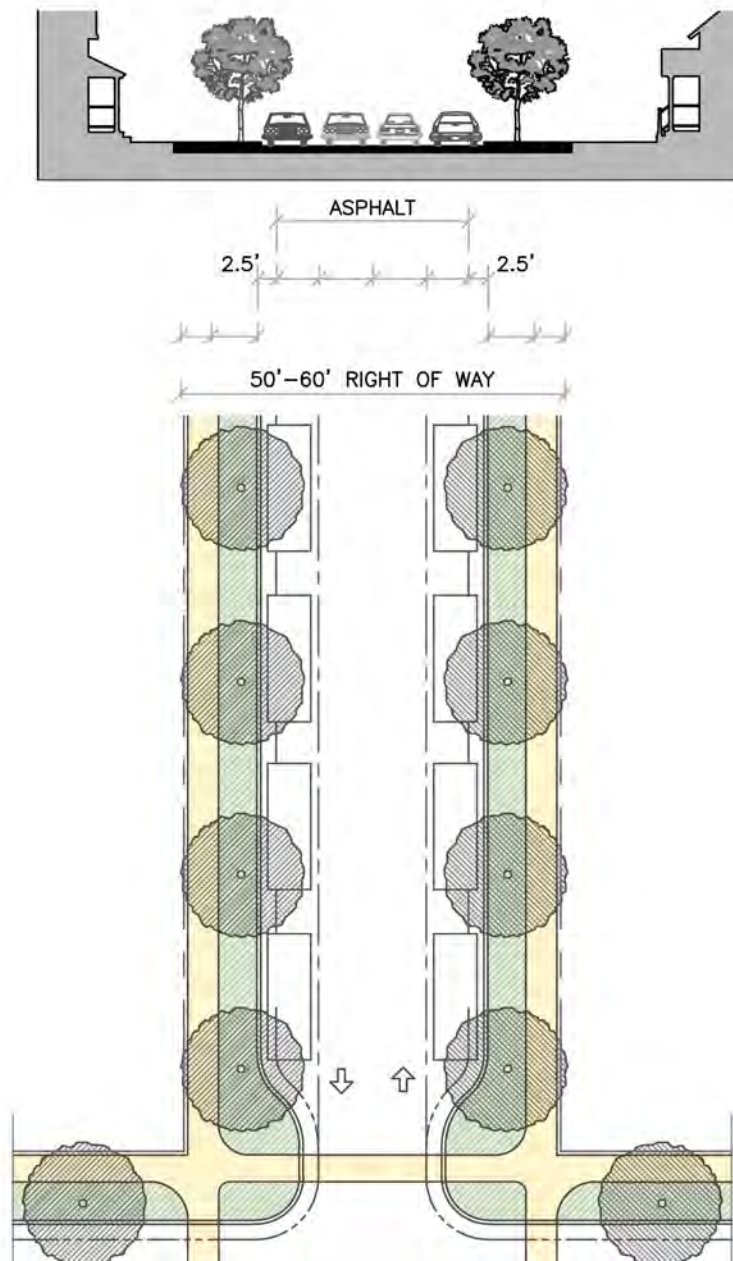
LOCAL STREET
PARKING BOTH SIDES

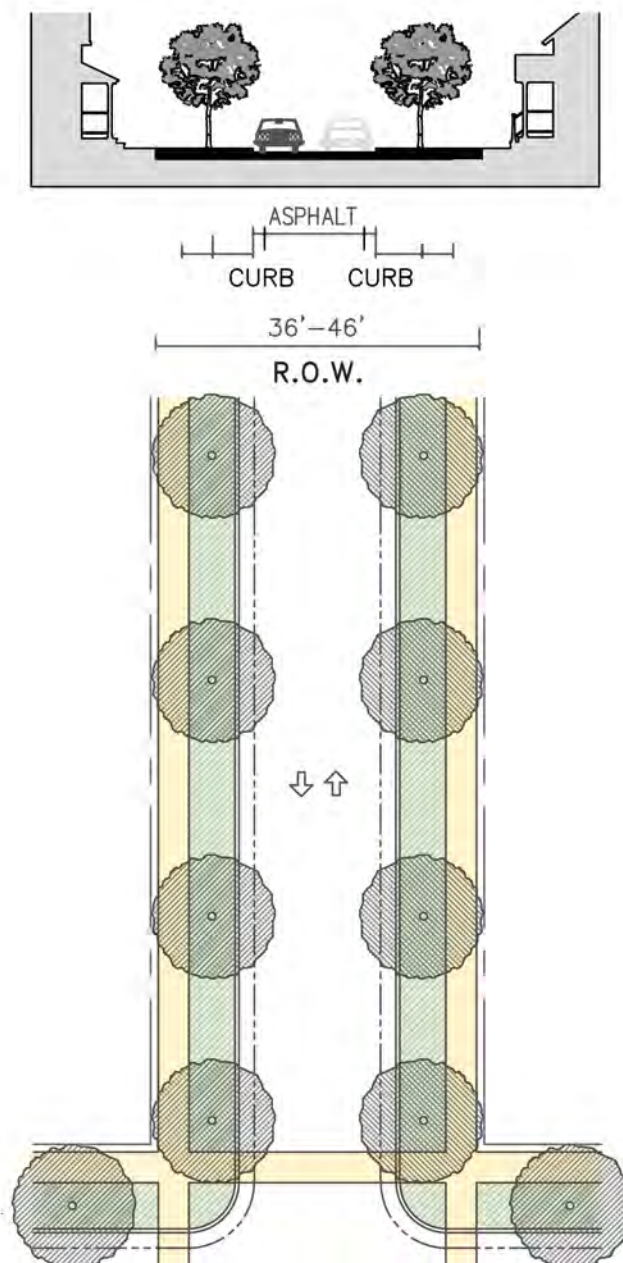
TWO WAY TRAVEL



SMALL STREET
PARKING BOTH SIDES

TWO WAY TRAVEL





QUEUE LANE
PARKING BOTH SIDES

TWO WAY TRAVEL

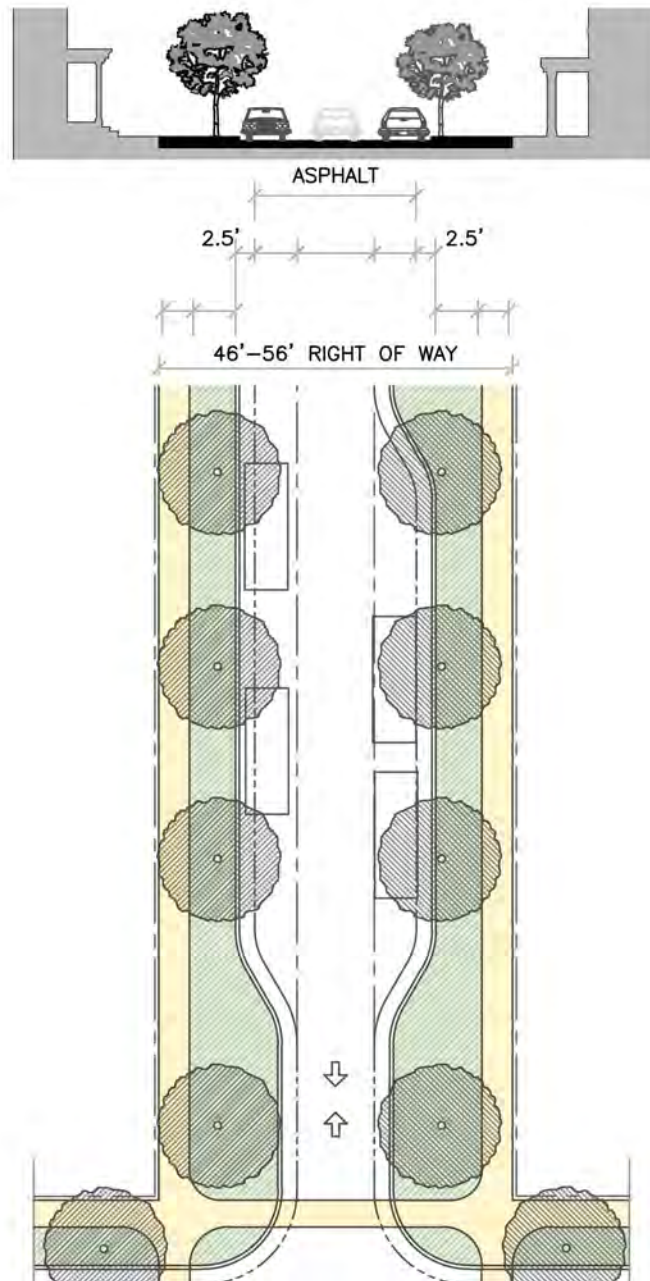


EXHIBIT E
Description of Substation
Property

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN; THENCE N1°01'38"E, ALONG THE 1/4 SECTION LINE, 1086.47 FEET AND WEST 35.01 FEET TO THE POINT OF BEGINNING; THENCE N88°51'19"W 250.00 FEET; THENCE N1°01'38"E 200.00 FEET; S88°51'19"E 230.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 31.37 FEET THROUGH THE CENTRAL ANGLE OF 89°52'57"; THENCE S1°01'38"W 180.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 49,914.69 SQUARE FEET OR 1.146 ACRE

SAND HOLLOW MESA

ILLUSTRATIVE PROGRAM

SUMMARY 2.14.21

(FOR GENERAL DESCRIPTIVE PURPOSES ONLY)

Neighborhood		MIXED USE (Flats)	RESIDENTIAL							COMMERCIAL	
			MULTIFAMILY (Stacked)	TOWNHOUSE (Attached)	DETACHED / SINGLE FAMILY					LODGING	RV
					(Sideyard)	(Small Lot)	(Moderate Lot)	(Large Lot)	(Estate Lot)		
					4,000 SF	6,000 sf	10,000 SF	20,000 SF	40,000 SF		
1	110 ac.	79	264	163	73	55	27	5	0	130	0
2	64 ac.	35	177	97	24	29	11	0	0	104	0
3	62 ac.	50	189	90	20	21	15	3	0	104	0
4	91 ac.	46	121	76	17	29	19	5	0	77	441
5	92 ac.	68	178	90	15	50	32	9	5	72	0
6	88 ac.	34	148	66	32	44	22	5	2	66	270
7	74 ac.	29	134	91	50	69	28	5	0	22	0
8	62 ac.	32	149	73	22	32	18	5	2	114	0
9	49 ac.	26	104	54	32	29	18	5	1	0	0
10	28 ac.	23	22	20	8	26	13	2	0	18	0

DETACHED / SINGLE FAMILY										
Sub-Totals	422	1,487	820	294	383	202	42	9	707	711
% of Total	12%	41%	22%	8%	10%	6%	1%	0%		
Total Dwellings								3,660		
Total (by Type)			2,730					930		
% of Total			75%					25%		
DETACHED / SINGLE FAMILY										

SAND HOLLOW MESA

ILLUSTRATIVE PROGRAM

2.14.21

(FOR GENERAL DESCRIPTIVE PURPOSES ONLY)

1,022 ACRES

COMMERCIAL

LODGING

RESIDENCES

NEIGHBORHOOD 1

TOTAL DEVELOPED AREA 110.0 AC.

PUBLIC LAND		43.5 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		25.3 AC					
PUBLIC SPACES			16.0 AC	Recorded area	16.0 AC			
PUBLIC BUILDINGS			2.2 AC					
PRIVATE LAND		65.6 AC						
COMMERCIAL	BUSINESS / RETAIL		0.7 AC	0.25	7,623 SF	0.0		
	LODGING	alloc. 1,500 SF	5.0 AC			26.0	130 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			6.6 AC	0.20	57,499 SF	12.0		79 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	12.0 AC			22.0		264 DU
(averaged density)	ATTACHED	3,000 SF	13.6 AC			12.0		163 DU
	SIDEYARD	4,000 SF	8.1 AC			9.0		73 DU
	SMALL LOT	6,000 SF	9.2 AC			6.0		55 DU
	MODERATE LOT	10,000 SF	7.5 AC			3.6		27 DU
	LARGE LOT	20,000 SF	2.9 AC			1.8		5 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						35 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		58,610 SF		165 Units	667 DU

NEIGHBORHOOD 2

TOTAL DEVELOPED AREA 64.0 AC.

PUBLIC LAND		29.9 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		14.7 AC					
PUBLIC SPACES			14.0 AC	Recorded area	14.0 AC			
PUBLIC BUILDINGS			1.2 AC					
PRIVATE LAND		34.0 AC						
COMMERCIAL	BUSINESS / RETAIL		0.5 AC	0.25	5,445 SF	0.0		
	LODGING	alloc. 1,500 SF	4.0 AC			26.0	104 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			2.9 AC	0.20	25,265 SF	12.0		35 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	8.0 AC			22.0		177 DU
(averaged density)	ATTACHED	3,000 SF	8.1 AC			12.0		97 DU
	SIDEYARD	4,000 SF	2.7 AC			9.0		24 DU
	SMALL LOT	6,000 SF	4.8 AC			6.0		29 DU
	MODERATE LOT	10,000 SF	3.0 AC			3.6		11 DU
	LARGE LOT	20,000 SF	0.0 AC			1.8		0 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						25 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		27,639 SF		129 Units	373 DU

NEIGHBORHOOD 3

TOTAL DEVELOPED AREA 62.0 AC.

PUBLIC LAND		24.8 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		14.3 AC					
PUBLIC SPACES			6.5 AC	Recorded area	6.5 AC			
PUBLIC BUILDINGS			4.0 AC					
PRIVATE LAND		36.0 AC						
COMMERCIAL	BUSINESS / RETAIL		0.3 AC	0.25	3,267 SF	0.0		
	LODGING		4.0 AC			26.0	104 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			4.2 AC	0.20	36,590 SF	12.0		50 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	8.6 AC			22.0		189 DU
(averaged density)	ATTACHED	3,000 SF	7.5 AC			12.0		90 DU
	SIDEYARD	4,000 SF	2.2 AC			9.0		20 DU
	SMALL LOT	6,000 SF	3.5 AC			6.0		21 DU
	MODERATE LOT	10,000 SF	4.1 AC			3.6		15 DU
	LARGE LOT	20,000 SF	1.6 AC			1.8		3 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						28 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		35,872 SF		132 Units	388 DU

NEIGHBORHOOD 4

TOTAL DEVELOPED AREA 91.0 AC.

PUBLIC LAND		30.1 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	20.9 AC						
PUBLIC SPACES		6.2 AC		Recorded area	6.2 AC			
PUBLIC BUILDINGS	(INCL. SUBSTATION)	3.0 AC						
PRIVATE LAND		61.1 AC						
COMMERCIAL	BUSINESS / RETAIL	3.0 AC		0.25	32,670 SF	0.0		
	LODGING	3.2 AC				24.0	76.8 Stes	
	RV	24.5 AC				18.0	441 Lots	
MIXED USE		3.8 AC		0.20	33,106 SF	12.0		46 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,000 SF	5.5 AC			22.0		121 DU
	ATTACHED	3,000 SF	6.3 AC			12.0		76 DU
	SIDEYARD	4,000 SF	1.9 AC			9.0		17 DU
	SMALL LOT	6,000 SF	4.8 AC			6.0		29 DU
	MODERATE LOT	10,000 SF	5.4 AC			3.6		19 DU
	LARGE LOT	20,000 SF	2.7 AC			1.8		5 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						24 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		59,198 SF		542 Units	312 DU

NEIGHBORHOOD 5

TOTAL DEVELOPED AREA 92.0 AC.

PUBLIC LAND		35.7 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	21.2 AC						
PUBLIC SPACES		10.5 AC		Recorded area	10.5 AC			
PUBLIC BUILDINGS		4.0 AC						
PRIVATE LAND		55.7 AC						
COMMERCIAL	BUSINESS / RETAIL	2.5 AC		0.25	27,225 SF	0.0		
	LODGING	3.0 AC				24.0	72 Stes	
	RV	0.0 AC				18.0	0 Lots	
MIXED USE		5.7 AC		0.20	49,658 SF	12.0		68 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,000 SF	8.9 AC			20.0		178 DU
	ATTACHED	3,000 SF	7.5 AC			12.0		90 DU
	SIDEYARD	4,000 SF	1.7 AC			9.0		15 DU
	SMALL LOT	6,000 SF	8.3 AC			6.0		50 DU
	MODERATE LOT	10,000 SF	8.8 AC			3.6		32 DU
	LARGE LOT	20,000 SF	4.8 AC			1.8		9 DU
	ESTATE	40,000 SF	4.5 AC			1.0		5 DU
	ACCESSORY						40 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		69,195 SF		112 Units	446 DU

NEIGHBORHOOD 6

TOTAL DEVELOPED AREA 88.0 AC.

PUBLIC LAND		31.2 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	20.2 AC						
PUBLIC SPACES		8.0 AC		Recorded area	8.0 AC			
PUBLIC BUILDINGS		3.0 AC						
PRIVATE LAND		56.5 AC						
COMMERCIAL	BUSINESS / RETAIL	0.8 AC		0.20	6,970 SF	0.0		
	LODGING	3.0 AC				22.0	66 Stes	
	RV	15.0 AC				18.0	270 Lots	
MIXED USE		3.4 AC		0.15	22,216 SF	10.0		34 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,500 SF	7.4 AC			20.0		148 DU
	ATTACHED	3,000 SF	5.5 AC			12.0		66 DU
	SIDEYARD	4,000 SF	3.6 AC			9.0		32 DU
	SMALL LOT	6,000 SF	7.3 AC			6.0		44 DU
	MODERATE LOT	10,000 SF	6.0 AC			3.6		22 DU
	LARGE LOT	20,000 SF	2.7 AC			1.8		5 DU
	ESTATE	40,000 SF	1.8 AC			1.0		2 DU
	ACCESSORY						24 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		26,267 SF		360 Units	352 DU

NEIGHBORHOOD 7

TOTAL DEVELOPED AREA 74.0 AC.

PUBLIC LAND		26.2 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		17.0 AC					
PUBLIC SPACES			6.2 AC	Recorded area	6.2 AC			
PUBLIC BUILDINGS			3.0 AC					
PRIVATE LAND		47.7 AC						
COMMERCIAL	BUSINESS / RETAIL		0.4 AC	0.20	3,485 SF	0.0		
	LODGING		1.0 AC			22.0	22 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			2.9 AC	0.15	18,949 SF	10.0		29 DU
RESIDENTIAL	STACKED	alloc. 2,500 SF	8.4 AC			16.0		134 DU
(averaged density)	ATTACHED	3,000 SF	7.6 AC			12.0		91 DU
	SIDEYARD	4,000 SF	5.6 AC			9.0		50 DU
	SMALL LOT	6,000 SF	11.5 AC			6.0		69 DU
	MODERATE LOT	10,000 SF	7.8 AC			3.6		28 DU
	LARGE LOT	20,000 SF	2.5 AC			1.8		5 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						30 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		20,190 SF		52 Units	407 DU

NEIGHBORHOOD 8

TOTAL DEVELOPED AREA 62.0 AC.

PUBLIC LAND		21.8 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		14.3 AC					
PUBLIC SPACES			4.5 AC	Recorded area	4.5 AC			
PUBLIC BUILDINGS			3.0 AC					
PRIVATE LAND		40.1 AC						
COMMERCIAL	BUSINESS / RETAIL		0.4 AC	0.20	3,485 SF	0.0		
	LODGING		5.2 AC			22.0	114 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			3.2 AC	0.15	20,909 SF	10.0		32 DU
RESIDENTIAL	STACKED	alloc. 2,500 SF	8.3 AC			18.0		149 DU
(averaged density)	ATTACHED	3,000 SF	6.1 AC			12.0		73 DU
	SIDEYARD	4,000 SF	2.4 AC			9.0		22 DU
	SMALL LOT	6,000 SF	5.3 AC			6.0		32 DU
	MODERATE LOT	10,000 SF	5.0 AC			3.6		18 DU
	LARGE LOT	20,000 SF	2.7 AC			1.8		5 DU
	ESTATE	40,000 SF	1.5 AC			1.0		2 DU
	ACCESSORY						30 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		21,954 SF		144 Units	332 DU

NEIGHBORHOOD 9

TOTAL DEVELOPED AREA 49.0 AC.

PUBLIC LAND		17.1 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		11.3 AC					
PUBLIC SPACES			3.8 AC	Recorded area	3.8 AC			
PUBLIC BUILDINGS			2.0 AC					
PRIVATE LAND		31.9 AC						
COMMERCIAL	BUSINESS / RETAIL		0.2 AC	0.20	1,742 SF	0.0		
	LODGING		0.0 AC			22.0	0 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			2.9 AC	0.15	18,949 SF	9.0		26 DU
RESIDENTIAL	STACKED	alloc. 2,500 SF	6.5 AC			16.0		104 DU
(averaged density)	ATTACHED	3,000 SF	5.4 AC			10.0		54 DU
	SIDEYARD	4,000 SF	3.6 AC			9.0		32 DU
	SMALL LOT	6,000 SF	4.8 AC			6.0		29 DU
	MODERATE LOT	10,000 SF	5.0 AC			3.6		18 DU
	LARGE LOT	20,000 SF	2.7 AC			1.8		5 DU
	ESTATE	40,000 SF	0.8 AC			1.0		1 DU
	ACCESSORY						25 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		18,622 SF		25 Units	269 DU

NEIGHBORHOOD 10

TOTAL DEVELOPED AREA 28.0 AC.

PUBLIC LAND		10.4 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	6.4 AC						
PUBLIC SPACES		2.5 AC		Recorded area	2.5 AC			
PUBLIC BUILDINGS		1.5 AC						
PRIVATE LAND		16.8 AC						
COMMERCIAL	BUSINESS / RETAIL	0.4 AC		0.20	3,485 SF	0.0		
	LODGING	0.8 AC				22.0	17.6 Stes	
	RV	0.0 AC				18.0	0 Lots	
MIXED USE		2.5 AC		0.15	16,335 SF	9.0		23 DU
RESIDENTIAL	STACKED	alloc. 2,500 SF	1.4 AC			16.0		22 DU
(averaged density)	ATTACHED	3,000 SF	2.0 AC			10.0		20 DU
	SIDEYARD	4,000 SF	0.9 AC			9.0		8 DU
	SMALL LOT	6,000 SF	4.3 AC			6.0		26 DU
	MODERATE LOT	10,000 SF	3.6 AC			3.6		13 DU
	LARGE LOT	20,000 SF	0.9 AC			1.8		2 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						16 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		17,838 SF		34 Units	113 DU

TOTALS	DEVELOPED AREA:	730 AC	355,384 SF	1,695 Units	3,660 DU
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SUMMARY TOTALS: 10 NEIGHBORHOODS

PARKWAY		91.2 AC						
OPEN LAND	Slopes > 30%	58.0 AC	200.8 AC					
	Slopes < 30%	142.8 AC						
STREETS		165.6 AC						
PUBLIC SPACES		78.2 AC						
PUBLIC BUILDINGS		26.9 AC						
COMMERCIAL	BUSINESS / RETAIL	23.2 AC			85,857 SF (90% of gross)			
	LODGING	29.2 AC				707 Suites		
	RV	39.5 AC				711 Lots		
MIXED USE		38.1 AC			269,528 SF (90% of gross)			422 DU
RESIDENTIAL	STACKED	75.0 AC						1,487 DU
	ATTACHED	69.6 AC						820 DU
	SIDEYARD	32.7 AC						294 DU
	SMALL LOT	63.8 AC						383 DU
	MODERATE LOT	56.2 AC						202 DU
	LARGE LOT	23.5 AC						42 DU
	ESTATE LOT	8.6 AC		348.49	AC - Residential Area			9 DU
	ACCESSORY UNITS						277 Units	

TOTAL LAND OWNERSHIP		1,022 AC						
	Assume City Base Density:	at	3.5 du/ac		3,056 DU		873 AC Developable	
	Assume Base Density + 20% PDO Incentive:				3,667 DU		(1022 AC - 91 AC - 58 AC)	

ILLUSTRATIVE PROGRAM

(FOR GENERAL DESCRIPTIVE PURPOSES ONLY)

DETACHED / SINGLE FAMILY										
Sub-Totals	422	1,487	820	294	383	202	42	9	707	711
% of Total	12%	41%	22%	8%	10%	6%	1%	0%		
Total Dwellings			3,660							
Total (by Type)			2,730		930					
% of Total			75%		25%		DETACHED / SINGLE FAMILY			

SAND HOLLOW MESA

ILLUSTRATIVE PROGRAM

2.14.21

(FOR GENERAL DESCRIPTIVE PURPOSES ONLY)

1,022 ACRES

COMMERCIAL

LODGING

RESIDENCES

NEIGHBORHOOD 1

TOTAL DEVELOPED AREA 110.0 AC.

PUBLIC LAND		43.5 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		25.3 AC					
PUBLIC SPACES			16.0 AC	Recorded area	16.0 AC			
PUBLIC BUILDINGS			2.2 AC					
PRIVATE LAND		65.6 AC						
COMMERCIAL	BUSINESS / RETAIL		0.7 AC	0.25	7,623 SF	0.0		
	LODGING	alloc. 1,500 SF	5.0 AC			26.0	130 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			6.6 AC	0.20	57,499 SF	12.0		79 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	12.0 AC			22.0		264 DU
(averaged density)	ATTACHED	3,000 SF	13.6 AC			12.0		163 DU
	SIDEYARD	4,000 SF	8.1 AC			9.0		73 DU
	SMALL LOT	6,000 SF	9.2 AC			6.0		55 DU
	MODERATE LOT	10,000 SF	7.5 AC			3.6		27 DU
	LARGE LOT	20,000 SF	2.9 AC			1.8		5 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						35 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		58,610 SF		165 Units	667 DU

NEIGHBORHOOD 2

TOTAL DEVELOPED AREA 64.0 AC.

PUBLIC LAND		29.9 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		14.7 AC					
PUBLIC SPACES			14.0 AC	Recorded area	14.0 AC			
PUBLIC BUILDINGS			1.2 AC					
PRIVATE LAND		34.0 AC						
COMMERCIAL	BUSINESS / RETAIL		0.5 AC	0.25	5,445 SF	0.0		
	LODGING	alloc. 1,500 SF	4.0 AC			26.0	104 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			2.9 AC	0.20	25,265 SF	12.0		35 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	8.0 AC			22.0		177 DU
(averaged density)	ATTACHED	3,000 SF	8.1 AC			12.0		97 DU
	SIDEYARD	4,000 SF	2.7 AC			9.0		24 DU
	SMALL LOT	6,000 SF	4.8 AC			6.0		29 DU
	MODERATE LOT	10,000 SF	3.0 AC			3.6		11 DU
	LARGE LOT	20,000 SF	0.0 AC			1.8		0 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						25 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		27,639 SF		129 Units	373 DU

NEIGHBORHOOD 3

TOTAL DEVELOPED AREA 62.0 AC.

PUBLIC LAND		24.8 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		14.3 AC					
PUBLIC SPACES			6.5 AC	Recorded area	6.5 AC			
PUBLIC BUILDINGS			4.0 AC					
PRIVATE LAND		36.0 AC						
COMMERCIAL	BUSINESS / RETAIL		0.3 AC	0.25	3,267 SF	0.0		
	LODGING		4.0 AC			26.0	104 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			4.2 AC	0.20	36,590 SF	12.0		50 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	8.6 AC			22.0		189 DU
(averaged density)	ATTACHED	3,000 SF	7.5 AC			12.0		90 DU
	SIDEYARD	4,000 SF	2.2 AC			9.0		20 DU
	SMALL LOT	6,000 SF	3.5 AC			6.0		21 DU
	MODERATE LOT	10,000 SF	4.1 AC			3.6		15 DU
	LARGE LOT	20,000 SF	1.6 AC			1.8		3 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						28 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		35,872 SF		132 Units	388 DU

NEIGHBORHOOD 4

TOTAL DEVELOPED AREA 91.0 AC.

PUBLIC LAND		30.1 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	20.9 AC						
PUBLIC SPACES		6.2 AC		Recorded area	6.2 AC			
PUBLIC BUILDINGS	(INCL. SUBSTATION)	3.0 AC						
PRIVATE LAND		61.1 AC						
COMMERCIAL	BUSINESS / RETAIL	3.0 AC		0.25	32,670 SF	0.0		
	LODGING	3.2 AC				24.0	76.8 Stes	
	RV	24.5 AC				18.0	441 Lots	
MIXED USE		3.8 AC		0.20	33,106 SF	12.0		46 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,000 SF	5.5 AC			22.0		121 DU
	ATTACHED	3,000 SF	6.3 AC			12.0		76 DU
	SIDEYARD	4,000 SF	1.9 AC			9.0		17 DU
	SMALL LOT	6,000 SF	4.8 AC			6.0		29 DU
	MODERATE LOT	10,000 SF	5.4 AC			3.6		19 DU
	LARGE LOT	20,000 SF	2.7 AC			1.8		5 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						24 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		59,198 SF		542 Units	312 DU

NEIGHBORHOOD 5

TOTAL DEVELOPED AREA 92.0 AC.

PUBLIC LAND		35.7 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	21.2 AC						
PUBLIC SPACES		10.5 AC		Recorded area	10.5 AC			
PUBLIC BUILDINGS		4.0 AC						
PRIVATE LAND		55.7 AC						
COMMERCIAL	BUSINESS / RETAIL	2.5 AC		0.25	27,225 SF	0.0		
	LODGING	3.0 AC				24.0	72 Stes	
	RV	0.0 AC				18.0	0 Lots	
MIXED USE		5.7 AC		0.20	49,658 SF	12.0		68 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,000 SF	8.9 AC			20.0		178 DU
	ATTACHED	3,000 SF	7.5 AC			12.0		90 DU
	SIDEYARD	4,000 SF	1.7 AC			9.0		15 DU
	SMALL LOT	6,000 SF	8.3 AC			6.0		50 DU
	MODERATE LOT	10,000 SF	8.8 AC			3.6		32 DU
	LARGE LOT	20,000 SF	4.8 AC			1.8		9 DU
	ESTATE	40,000 SF	4.5 AC			1.0		5 DU
	ACCESSORY						40 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		69,195 SF		112 Units	446 DU

NEIGHBORHOOD 6

TOTAL DEVELOPED AREA 88.0 AC.

PUBLIC LAND		31.2 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	20.2 AC						
PUBLIC SPACES		8.0 AC		Recorded area	8.0 AC			
PUBLIC BUILDINGS		3.0 AC						
PRIVATE LAND		56.5 AC						
COMMERCIAL	BUSINESS / RETAIL	0.8 AC		0.20	6,970 SF	0.0		
	LODGING	3.0 AC				22.0	66 Stes	
	RV	15.0 AC				18.0	270 Lots	
MIXED USE		3.4 AC		0.15	22,216 SF	10.0		34 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,500 SF	7.4 AC			20.0		148 DU
	ATTACHED	3,000 SF	5.5 AC			12.0		66 DU
	SIDEYARD	4,000 SF	3.6 AC			9.0		32 DU
	SMALL LOT	6,000 SF	7.3 AC			6.0		44 DU
	MODERATE LOT	10,000 SF	6.0 AC			3.6		22 DU
	LARGE LOT	20,000 SF	2.7 AC			1.8		5 DU
	ESTATE	40,000 SF	1.8 AC			1.0		2 DU
	ACCESSORY						24 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		26,267 SF		360 Units	352 DU

NEIGHBORHOOD 7

TOTAL DEVELOPED AREA 74.0 AC.

PUBLIC LAND		26.2 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		17.0 AC					
PUBLIC SPACES			6.2 AC	Recorded area	6.2 AC			
PUBLIC BUILDINGS			3.0 AC					
PRIVATE LAND		47.7 AC						
COMMERCIAL	BUSINESS / RETAIL		0.4 AC	0.20	3,485 SF	0.0		
	LODGING		1.0 AC			22.0	22 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			2.9 AC	0.15	18,949 SF	10.0		29 DU
RESIDENTIAL	STACKED	alloc. 2,500 SF	8.4 AC			16.0		134 DU
(averaged density)	ATTACHED	3,000 SF	7.6 AC			12.0		91 DU
	SIDEYARD	4,000 SF	5.6 AC			9.0		50 DU
	SMALL LOT	6,000 SF	11.5 AC			6.0		69 DU
	MODERATE LOT	10,000 SF	7.8 AC			3.6		28 DU
	LARGE LOT	20,000 SF	2.5 AC			1.8		5 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						30 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		20,190 SF		52 Units	407 DU

NEIGHBORHOOD 8

TOTAL DEVELOPED AREA 62.0 AC.

PUBLIC LAND		21.8 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		14.3 AC					
PUBLIC SPACES			4.5 AC	Recorded area	4.5 AC			
PUBLIC BUILDINGS			3.0 AC					
PRIVATE LAND		40.1 AC						
COMMERCIAL	BUSINESS / RETAIL		0.4 AC	0.20	3,485 SF	0.0		
	LODGING		5.2 AC			22.0	114 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			3.2 AC	0.15	20,909 SF	10.0		32 DU
RESIDENTIAL	STACKED	alloc. 2,500 SF	8.3 AC			18.0		149 DU
(averaged density)	ATTACHED	3,000 SF	6.1 AC			12.0		73 DU
	SIDEYARD	4,000 SF	2.4 AC			9.0		22 DU
	SMALL LOT	6,000 SF	5.3 AC			6.0		32 DU
	MODERATE LOT	10,000 SF	5.0 AC			3.6		18 DU
	LARGE LOT	20,000 SF	2.7 AC			1.8		5 DU
	ESTATE	40,000 SF	1.5 AC			1.0		2 DU
	ACCESSORY						30 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		21,954 SF		144 Units	332 DU

NEIGHBORHOOD 9

TOTAL DEVELOPED AREA 49.0 AC.

PUBLIC LAND		17.1 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA		11.3 AC					
PUBLIC SPACES			3.8 AC	Recorded area	3.8 AC			
PUBLIC BUILDINGS			2.0 AC					
PRIVATE LAND		31.9 AC						
COMMERCIAL	BUSINESS / RETAIL		0.2 AC	0.20	1,742 SF	0.0		
	LODGING		0.0 AC			22.0	0 Stes	
	RV		0.0 AC			18.0	0 Lots	
MIXED USE			2.9 AC	0.15	18,949 SF	9.0		26 DU
RESIDENTIAL	STACKED	alloc. 2,500 SF	6.5 AC			16.0		104 DU
(averaged density)	ATTACHED	3,000 SF	5.4 AC			10.0		54 DU
	SIDEYARD	4,000 SF	3.6 AC			9.0		32 DU
	SMALL LOT	6,000 SF	4.8 AC			6.0		29 DU
	MODERATE LOT	10,000 SF	5.0 AC			3.6		18 DU
	LARGE LOT	20,000 SF	2.7 AC			1.8		5 DU
	ESTATE	40,000 SF	0.8 AC			1.0		1 DU
	ACCESSORY						25 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		18,622 SF		25 Units	269 DU

NEIGHBORHOOD 10

TOTAL DEVELOPED AREA 28.0 AC.

PUBLIC LAND		10.4 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	6.4 AC						
PUBLIC SPACES		2.5 AC		Recorded area	2.5 AC			
PUBLIC BUILDINGS		1.5 AC						
PRIVATE LAND		16.8 AC						
COMMERCIAL	BUSINESS / RETAIL	0.4 AC		0.20	3,485 SF	0.0		
	LODGING	0.8 AC				22.0	17.6 Stes	
	RV	0.0 AC				18.0	0 Lots	
MIXED USE		2.5 AC		0.15	16,335 SF	9.0		23 DU
RESIDENTIAL	STACKED	alloc. 2,500 SF	1.4 AC			16.0		22 DU
(averaged density)	ATTACHED	3,000 SF	2.0 AC			10.0		20 DU
	SIDEYARD	4,000 SF	0.9 AC			9.0		8 DU
	SMALL LOT	6,000 SF	4.3 AC			6.0		26 DU
	MODERATE LOT	10,000 SF	3.6 AC			3.6		13 DU
	LARGE LOT	20,000 SF	0.9 AC			1.8		2 DU
	ESTATE	40,000 SF	0.0 AC			1.0		0 DU
	ACCESSORY						16 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)		17,838 SF		34 Units	113 DU

TOTALS	DEVELOPED AREA:	730 AC	355,384 SF	1,695 Units	3,660 DU
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SUMMARY TOTALS: 10 NEIGHBORHOODS

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RESIDENTIAL	STACKED	75.0 AC						1,487 DU
	ATTACHED	69.6 AC						820 DU
	SIDEYARD	32.7 AC						294 DU
	SMALL LOT	63.8 AC						383 DU
	MODERATE LOT	56.2 AC						202 DU
	LARGE LOT	23.5 AC						42 DU
	ESTATE LOT	8.6 AC		348.49 AC - Residential Area				9 DU
	ACCESSORY UNITS						277 Units	

TOTAL LAND OWNERSHIP		1,022 AC						
	Assume City Base Density:	at 3.5 du/ac		3,056 DU		873 AC Developable		
	Assume Base Density + 20% PDO Incentive:			3,667 DU		(1022 AC - 91 AC - 58 AC)		

SAND HOLLOW MESA

SECTION 1

APPLICATION TO HURRICANE CITY

SECTION 2

WRITTEN STATEMENT / DEVELOPMENT REPORT

SECTION 3

DRAWINGS AND TABULATIONS



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SECTION 1

APPLICATION TO HURRICANE CITY



SECTION 1

APPLICATION TO HURRICANE CITY

SECTION CONTENTS

I. OVERVIEW TO APPLICATION

1. Public Goals for the Project
2. Proposed Terms for Zone Change

II. CITY APPLICATION FORMS

1. Zone Change Application
2. PDO Approval Application

1. APPLICATION TO TOQUERVILLE CITY

I. OVERVIEW TO APPLICATION

1. Public Goals of the Project

2. Proposed Terms for Zone Change



I. OVERVIEW TO APPLICATION

1. Public Goals of the Project

- a. Draw inspiration from Hurricane's history and its Pioneer legacy
- b. Protect the grand landscape of the setting and its recreational uses
- c. Attract business to the city; Join civic life with workplaces and homes
- d. Create walkable neighborhoods where a mix of households socialize
- e. Weave small streets in a network to regulate quiet, slower traffic
- f. Plan handsome buildings (& front entries) for memorable street frontage
- g. Connect to Hurricane's current residents, enhancing their quality of life
- h. Develop a variety of public spaces to serve the entire community
- i. Foster traditional, dignified architecture to yield coherent small town form
- j. Promote sustainable and efficient use of city and regional resources
- k. Organize all residential options to deliver a range of dwelling prices

I. OVERVIEW TO APPLICATION

1. Public Goals for the Project

As part of our planning effort, the project team has developed the following objectives for the Sand Hollow Mesa master plan – in order to respect the character of the present town in the design of a new, complementary community. To address the growth of Washington County, as this new village is located on a new perimeter highway, and it will serve as companion to Hurricane’s historic core. The ten mixed use neighborhoods will help to stabilize the local economy and incorporate new land uses at an appropriate scale.

a. DRAW

INSPIRATION FROM HURRICANE’S HISTORY AND ITS PIONEER LINEAGE

The master plan design draws upon the traditions of southern Utah townscapes - which have conferred to us a heritage of graceful places with beautiful streets and public places, and framed by durable and restrained structures.

The distinctly strong identity of our historic towns and neighborhoods derives from long established “town making” characteristics:

block sizes, street widths and sidewalks, traditional building forms, front yard setbacks, recessed garages, fences and garden walls, front porches and entries, shading street trees, and the mix of uses and household incomes.

These esteemed places are not only the treasures of custom and legacy, they provide the models for sustainable design and smart growth, and are studied carefully to adopt their lessons.



b. PROTECT

THE GRAND LANDSCAPE OF THE SETTING AND ITS RECREATIONAL USES



The surrounding topography is the defining quality of the small town atmosphere here. Along with the climate, vegetation, and colors – it continues a history of Hurricane’s residents making a living with local resources and constraints. This character should be protected and enhanced by any new development around the city.

Land forms of the site are assertive: The long views to the high surrounding peaks, and the intermediate prospects of mesas and hills, provide an exceptional backdrop to the five neighborhoods of the community. The shape of the on-site landscape remains dominant over the development improvements. The rolling forms of the site separate each neighborhood from the other.

High points of the ground are preserved for open space and public uses – enhancing the identity and continuity of the region. An extensive network of open spaces brings the shape of topography into the neighborhood pattern, and provides numerous trailheads for access to move up into the higher elevations.

c. ATTRACT

BUSINESS TO THE CITY; JOIN CIVIC LIFE WITH WORKPLACES AND HOMES

The master plan has organized ten mixed use Neighborhoods, allowing for a progression of scale in businesses and services: larger enterprises in the Districts and smaller shops in the Neighborhood centers. Consequently, a wide choice of commercial opportunities and employment can be created.

At the center of neighborhoods, the smaller scale stores and conveniences will mix in close proximity with homes, apartments, and civic places. This development pattern, consistent with traditional towns, leads to an improved quality of life for all residents by promoting walkability and reducing vehicle trips.

Civic, educational, and commercial activities are best placed within neighborhoods – not isolated in zones. All daily activities and services are integrated at appropriate scales.



d. CREATE

WALKABLE NEIGHBORHOODS WHERE A MIX OF HOUSEHOLDS SOCIALIZE

The basic unit of town planning is the Neighborhood. A community is best comprised of unique neighborhoods, each sensitive to its own setting, that are scaled by a (maximum) quarter of a mile (1,320 feet) from the neighborhood edge to the neighborhood center. This span equates to a five minute walk, a comfortable distance for walking to purchase minor daily provisions or to reach a bus stop. The density of land use ranges from highest in the center of a neighborhood to lowest at the edge.



Neighborhoods have a distinct center and identifiable edges. Regardless of density – they are compact and visually coherent, with a variety of daily activities brought together for all residents of any age. This independence from car travel allows access and movement for all ages and abilities.



People are motivated to walk when good destinations come at the end of the walk: facilities and services in the center, or open spaces in the form of parks and plazas.

A diversity of public places supports meaningful social life in the neighborhood and town. Pedestrian activity is also enhanced when there is a high amenity provided to the walk: opportunities to socialize and enjoy appealing building fronts, entries, windows, and porches – and protected from the sun under the shade of continuous street trees.

e. WEAVE

SMALL STREETS IN A NETWORK TO GENERATE QUIET, SLOWER TRAFFIC

An interconnected, attractive network of short streets and small public spaces is comfortable, intimate, and interesting to pedestrians. Vehicle speed is slowed on short, compact, tree lined streets – and the community avoids auto-dominated, over-scaled roadways.

Variety in street design is important to the character of a place: a hierarchy of specific street types is employed in the project's planning.



The streetscape – curb, park strip, shade trees, sidewalk, and street furniture – is a key amenity for all pedestrian and vehicular uses. Pedestrian confidence and sociability derive from attractive streetscapes.

f. PLAN

HANDSOME BUILDINGS (& FRONT ENTRIES) FOR MEMORABLE STREET FRONTAGE

Design guidelines of the master plan shall control: all architectural conditions of building types and scale, their orientation to the street (and definition of the street space), front yards and driveways, entryways and verandas. The front doors of buildings face the social activity of streets, sidewalks, squares, and greens – framing a continuous edge of the street room and demarcating public spaces as “places of shared use.” The front walls of buildings are more visually interesting with well detailed front doors.



Civic buildings require important sites, and their design requires special character in order to reinforce community identity.

Vehicle parking, access drives, and service loading from trucks shall be placed behind the front facades of buildings, so that desirable street frontage is not compromised by parking lots.

g. CONNECT

TO HURRICANE'S CURRENT RESIDENTS, ENHANCING THEIR QUALITY OF LIFE

As many street and pedestrian links as possible are aligned to the surrounding properties and public open space. New development should not be isolated or limited in accessibility, so that all citizens will benefit by moving freely between new and old places.

With vehicle movement dispersed throughout the street network, concentrated traffic on collector roads and their intersections is diminished. Pedestrian comfort at crossings is enhanced – along with well designed (and shorter) cross walks. Cul-de-sac roads are avoided, as they reduce the choices of drivers to move to alternative routes to avoid congestion.



h. DEVELOP

A VARIETY OF PUBLIC SPACES TO SERVE THE ENTIRE COMMUNITY

Public places will evolve into a variety of character, materials, features, and activities. An “active” plaza, a “quiet” green, or a protected play area each have a distinct value for different residents. Green infrastructure draws businesses wishing to provide amenities for their workforce.



Public building sites shall be reserved in the master plan (in tandem with public spaces) for future construction, in order to enhance the long term civic life of the town. Municipal functions, education, worship, health and personal services, child care, socializing, and daily conveniences should be available within the neighborhood.

All sustainable small towns typically provide these civic features to their residents – building community and improving public health.

i. FOSTER

TRADITIONAL, DIGNIFIED ARCHITECTURE FOR COHERENT SMALL TOWN FORM

The plan for a large and diverse community should allow for a harmonious diversity of modestly scaled building types. Building styles should also be varied – certainly not be limited to a single, ‘monolithic’ style template (as usually seen in conventional subdivisions). Beautiful small towns are always comprised of congenial buildings using a common language, but with a comfortable choice of styles.

Contemporary building methods can be adjusted to the wisdom of the locale’s traditional vernacular, which has been based on:

- modest buildings placed on compact and neighborly lots,
- building methods by area craftsmen employing limited resources,
- using a range of building materials locally available, and
- architectural techniques suited (by necessity) to the local climate.



j. PROMOTE

SUSTAINABLE AND EFFICIENT USE OF CITY AND REGIONAL RESOURCES

The proposed land uses of a village should create an optimum balance between local jobs and housing, and help to build a strong, resilient municipal tax base. Toquerville works within modest budgets and cannot absorb large burdens placed upon its services.



By building the community in phased neighborhoods, infrastructure and services can be concentrated toward each neighborhood center. “Green” design and compact development pattern yield less cost for ongoing maintenance and for emergency services.

The proposed mix of housing will create a variety of households: singles, pre-family, full family, and post-family. The proportion of households with school children, out of the entire population, will consequently be lower than in a conventional subdivision - resulting a lesser burden on local schools (relative to tax base).

Ideally, a complementary village can leverage Hurricane’s fiscal Steadiness into a ‘high performance’ town – for both civic and financial well being.

k. ORGANIZE

ALL RESIDENTIAL OPTIONS TO DELIVER A RANGE OF DWELLING PRICES

Healthy towns remain stable and prosperous over the long term by accommodating a broad reach of incomes and housing prices. All segments of a local society have their role in the social and economic commerce of a town, and all residents should have the opportunity to walk to their employment (or transit to employment), and walk to their daily convenience purchases. Diversity of household income in the neighborhood makes for a more genuine population.

Affordable dwellings should not be built in large projects or overscaled buildings. They can be integrated into the pattern of higher priced houses using established design techniques, resulting in incremental and subtle inclusion of lower priced homes into the mix of larger homes.

With either rental or ownership choices, a variety of workforce residence types are available: “mews court” groups, “back” buildings, granny flats at the rear of lots, modest multifamily “mansions” (3 – 6 units), apartments over ground floor commercial space, and reduced dimension units (mixed into larger units of the same type).



I. OVERVIEW TO APPLICATION

2. Proposed Terms for Zone Change

I. PDO Application

- A. Zone Change Amendment
- B. PDO Application

II. Master Plan / Development Agreement

- A. Land Use
- B. Roadway Network
- C. Quality Control: Public and Private goals
- D. Infrastructure
- E. Open Space and Recreation
- F. Commercial and Residential Development
- G. Fiscal and Economic Flexibility
- H. Phasing Flexibility

III. Existing and Proposed Zoning

- A. Existing: Property and Abutters
- B. Proposed: Property and Abutters

I. OVERVIEW TO APPLICATION

2. Proposed Terms for Zone Change

I. PDO APPLICATION

A. Zone Change Amendment

An amendment to the City's Land Use Map is required for approval of this project's Planned Development Overlay, with the property's zoning changed from R-1-10 to R-1-10 / PD overlay.

B. PDO Application

The PDO approval for the property follow the terms of Title 10, Chapter 23 (PDO Zone) and Chapter 24 (Sensitive Lands), and shall be coordinated through a Development Agreement between the property owners and the City.

The narrative and quantities of this application include numerous assumptions and illustrations, which are provided for the City's review and deliberation. The text, tabulations, and images do not propose to be fixed or conclusive. They are intended to describe the various aspects of a large property's Conceptual Master Plan.

II. MASTER PLAN / DEVELOPMENT AGREEMENT

A. Land Use

1. Ten Neighborhoods

The community is organized into ten compact walkable neighborhoods, with open space between, in order to preserve the prominent landscape features of the site. Each neighborhood will evolve a careful response to its setting, a distinct identity, and range of dwelling choices.

Creating compact neighborhoods with small centers, strong pedestrian amenity, a variety of residential opportunities requires the flexibility in design and development standards articulated in the PDO ordinance – defined as the “integration of mutually compatible usesand the clustering of dwelling units, with greater efficiency, convenience, and amenity”.

2. Program and Use Mix

Land use allocations are defined in the project's Master Planning and Design Code.

As set forth in the PDO Master Plan, these land use allocations shall be vested with the property owners. The flexibility for locating and mixing land uses within the overall development area is defined by the Planning and Design Code and by the Development Agreement, entered between City and the project at the time of approval of the PDO Master Plan.

3. Density

Lot sizes and building types - and building configuration - are defined by the PDO Master Plan documents. The resulting densities shall be vested with the property owner as part of the Zone and Overlay approval. The flexibility for locating and changing density within the Master Plan development area shall be defined in the Planning and Design Code and by the Development Agreement.

B. Roadway Network

1. Primary Roadways

The proposed configuration in the Master Plan shall generally be followed, together with the established intersections along the Southern Parkway. The main roadway locations have carefully followed the City's master streets plan.

2. Secondary Roadways

This configuration for smaller streets shall remain flexible and will likely evolve through the build-out of the development. The Master Plan layout in the project submittal provides an example of the currently contemplated secondary roadway network – with well defined block sizes and street spaces enhancing pedestrian connectivity and amenity.

C. Quality Control: Public and Private Goals

1. City Policies and Regulations

Community amenities shall be balanced between public and private goals, consistent with City policy statements and the applicable zoning standards. The standards established by the project's Master Planning and Design Code /Development Agreement are indispensable to a project of this scale, leading to community development of the highest quality on the site.

2. Project Covenants and Governance

Benchmarks for quality control through general guidelines, as well as through specific requirements. These requirements will be designed to protect the public interest while allowing flexibility during the build-out phases of the project over a period of several years. As stipulated in the PDO ordinance, a design review entity shall work with the Design Code to guarantee quality control.

D. Infrastructure

1. Connections to Existing Utilities

It is assumed that utility connections to City systems will be supplied to the project in accordance with the existing standards and policies of those utilities, including services that may be placed in easements through adjacent private property.

2. Capital Cost Planning

It is assumed that the City will be flexible in determining the developer's up-front costs for utilities and roadways. For a project of this size, the burden of early stage infrastructure is considerable and the phasing of developers' expenditures is an important factor in managing project finances.

E. Open Space and Recreation

1. Open Landscape and Public Spaces

The quantity of open landscape and public spaces on the site – advocated by the PDO ordinance - shall be 279 acres, as described in the Master Plan submittal:

200.8 acres outside neighborhood boundaries and 78.2 acres within neighborhoods.

It is requested that flexibility is allowed for phased construction as designed over the entire build out of the Master Plan. See Section 3, Part IV Open Space: 'Quantities'.

2. Allocation for Recreation Parcels

27 acres have been allocated within the ten neighborhoods for public and recreational use. See Section 3, Part II Development Plan: 'Program Summary'.

F. Residential and Commercial Development

1. Mixed Use Neighborhoods

The project is not an exclusively residential development. There is a neighborhood center for each of the ten mixed use neighborhoods. Each neighborhood and its center is unique – specific to site and program. The variety in development patterns required by the PDO zone's objectives is strongly achieved by the strategies for walkable neighborhoods.

2. Commercial Centers

Each neighborhood contains a center, with a mix of uses and commercial activity. Some centers shall be large (at the Parkway interchanges) and some shall be small – acting at a minor neighborhood scale.

A specific commercial program is not currently proposed. The business development of a large community area is complex and evolves with each phase. The market cycles of Washington County will dictate each phase of design and construction, and the Development Agreement and the Master Planning & Design Code shall govern quality control of each phase.

G. Fiscal and Economic Flexibility

1. Infrastructure Investment

For city services and schools, the investment in facilities and services is inevitably a major cost. It is assumed that flexibility will be allowed by the City and service districts to allow for capital planning and 'concurrency' of services and budgets - as matched to the new community's demand for services. The first step in this planning will occur in the PDO entitlement process and Development Agreement.

2. Taxes

Until the time that final plats are approved for individual phases of development, the open land of the project property shall be taxed on the current status.

H. Phasing Flexibility

1. First Phase

The first phase of development is currently under study, connecting to contiguous utilities on the project's east boundary. Utilities diagrams in Section 3, Part VI: 'Utilities' depict the configuration of nearby supply lines.

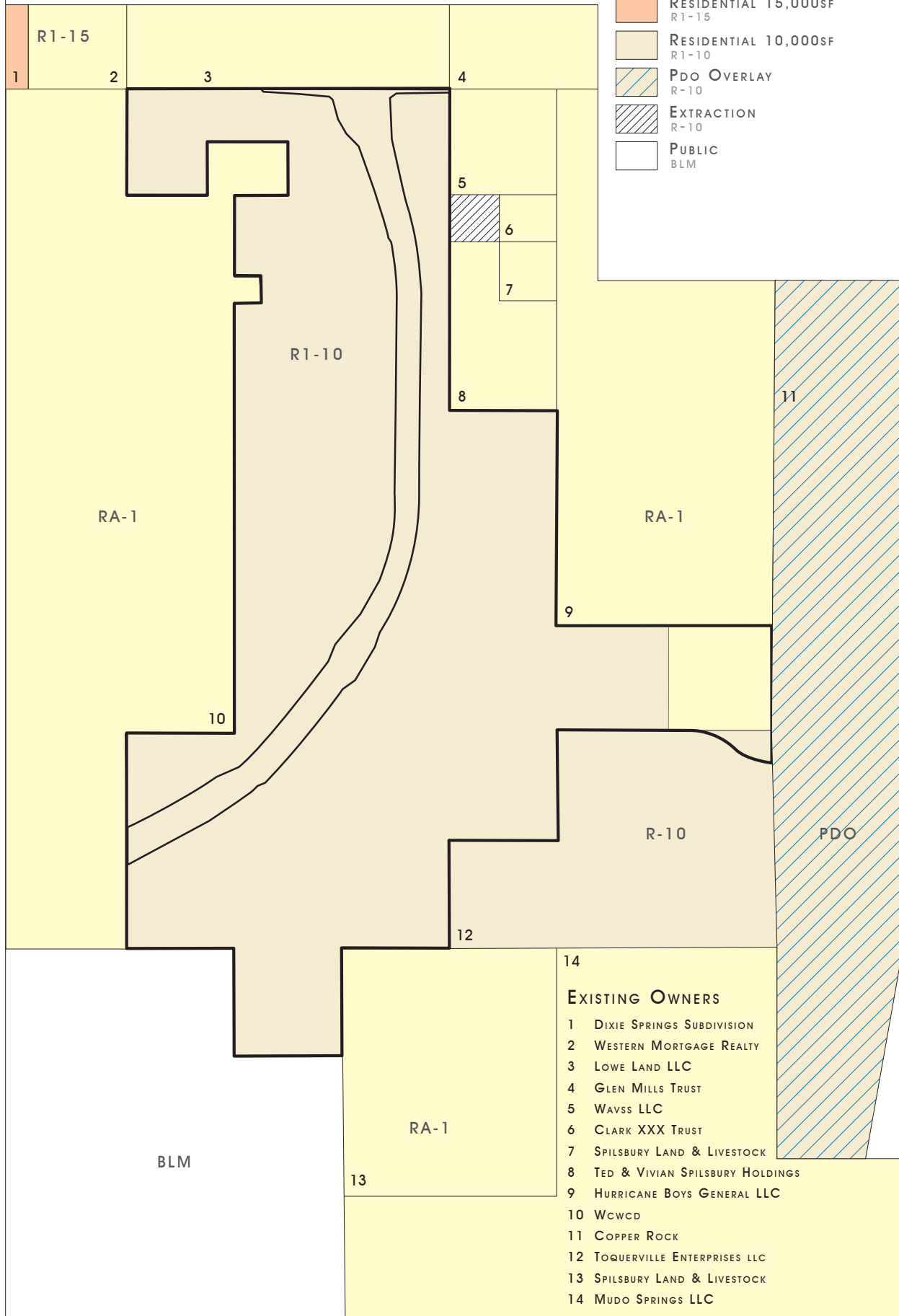
2. Flexibility for Use and Density

The Development Agreement describes the procedure for changes within vested land use and design allocations in the Master Plan configurations, and development areas and densities shall be transferable within a given neighborhood and within the open space boundaries defined in the approved Master Plan.

EXISTING ZONING

KEY

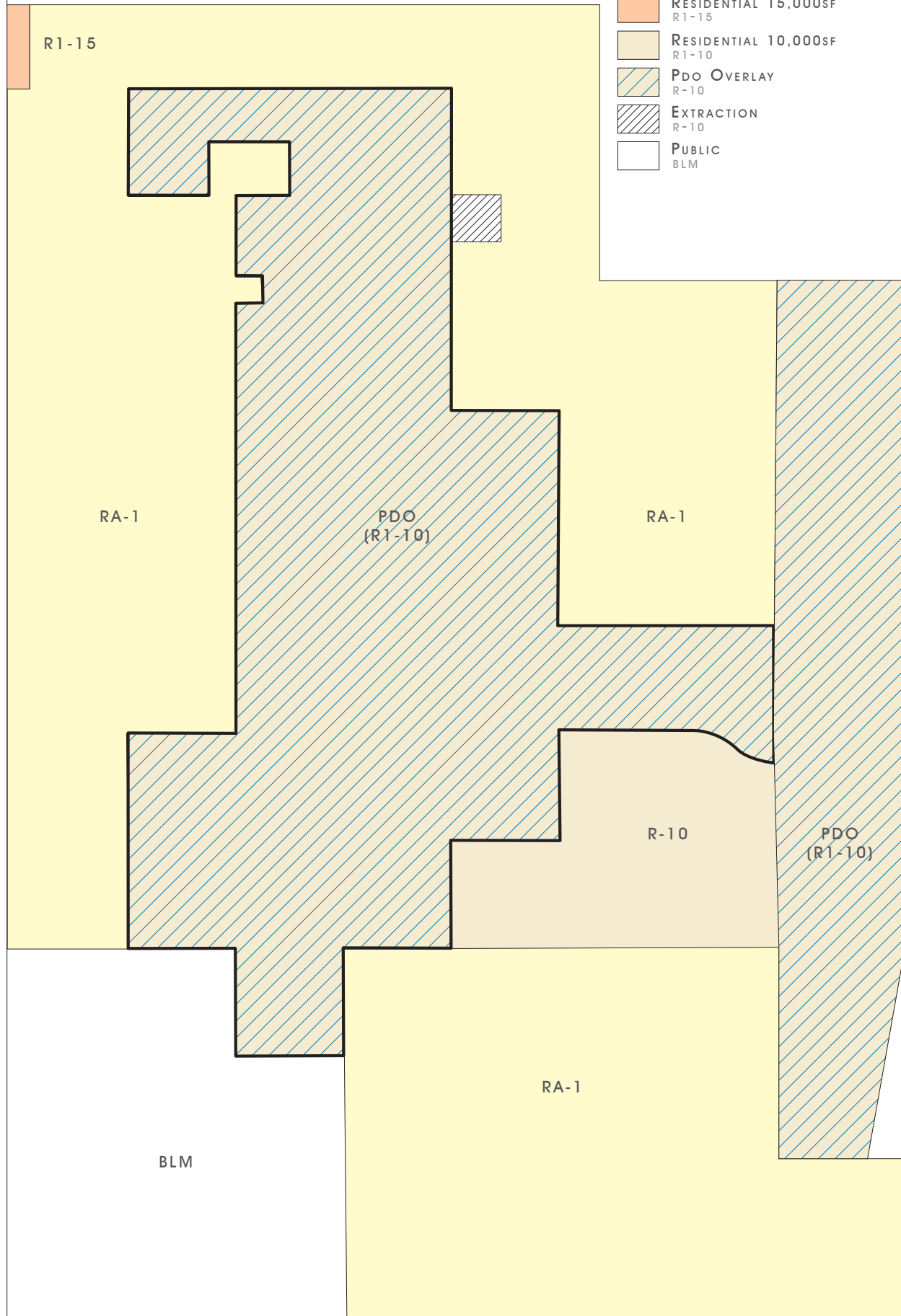
- RESIDENTIAL AGRICULTURE
RA-1
- RESIDENTIAL 15,000SF
R1-15
- RESIDENTIAL 10,000SF
R1-10
- PDO OVERLAY
R-10
- EXTRACTION
R-10
- PUBLIC
BLM



PROPOSED ZONING

KEY

	RESIDENTIAL AGRICULTURE RA-1
	RESIDENTIAL 15,000SF R1-15
	RESIDENTIAL 10,000SF R1-10
	PDO OVERLAY R-10
	EXTRACTION R-10
	PUBLIC BLM



1. APPLICATION TO TOQUERVILLE CITY

II. CITY APPLICATION FORMS

1. Zone Change Application

2. PDO Approval Application

(Preliminary Site Plan form)



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. _____

Receipt No. _____

Name: RC Sand Hollow, LLC Telephone: 801-953-1110

Address: 2265 E. Murray Holladay Rd Fax No. -

Agent (If Applicable): Anthony Stauffer Telephone: same

Email: anthony@theromneygroup.com Agent Email: _____

Address/Location of Subject Property: Bisected by Southern Parkway
(see attached)

Tax ID of Subject Property: see attached Existing Zone District: B-1-10

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

B-1-10 Revised to P20 (overlay)

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: _____

STATE OF UTAH)
 :SS
COUNTY OF)

My Commission Expires:_____

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. _____

Receipt No. _____

Name: RC Sand Hollow, LLC Telephone: 801-953-1110

Address: 2265 E. Murray Holladay Rd Fax No. -

Agent (If applicable): Anthony Stauffer Agent's Phone: same

Email: anthony@thepowmeyergroup.com Agent Email: _____

Address/Location of Subject Property: Bisected by Southern Parkway
(see attached)

Tax ID of Subject Property: see attached Zone District: R-1-10 (to PDD)

Proposed Use: (Describe, use extra sheet if necessary) see attached
Mixed use, recreational master plan

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: _____

STATE OF UTAH)
 :SS
COUNTY OF)

SECTION 2

WRITTEN STATEMENT: DEVELOPMENT REPORT



SECTION 2

WRITTEN STATEMENT : DEVELOPMENT REPORT

SECTION CONTENTS

I. INTRODUCTION

1. Project Description
2. Project Team
3. Project Goals

II. PROPERTY DEVELOPMENT

1. Land Uses
2. Operations and Maintenance
3. Utilities
4. Streets
5. Reservation to Public Purpose
6. Common Spaces / Public Use
7. Commercial / Retail
8. Timeline

III. GENERAL PLAN CRITERIA FOR APPROVAL

1. General Plan Goals (City policy document - December 2011)

IV. PDO CRITERIA FOR APPROVAL

1. PDO Standards (Title 10 Chapter 23)
2. Bonus Density (“ “ “ “)

V. APPENDIX

1. Open Space, Program, and Density
2. Bonus Density Proposal
3. Dwelling Types and Residential Lot Sizes
4. Utilities Capacity and Demand
5. School Impact
6. Household Income / Dwelling Price Projection
7. Fiscal Impact
8. Legal Description and Title

I. INTRODUCTION

1. Project Description

2. Project Team

3. Project Goals



I. INTRODUCTION

The new Southern Parkway bisects this site for its entire north-south length, and with the intent to build three interchanges along the length of the Parkway on (or near) the property, there are dramatic land use changes inevitably coming to this location.

As an optimum template for the objectives of the Planned Development Overlay Zone, the vision for the project is an “attractive and desirable environment” which will complement the dramatic recreation settings of the Sand Hollow Reservoir and the 11,000 acre BLM public lands.

The intent of a PDO zone for a large ownership (1,022.50 acres, including the Parkway R.O.W.) is to permit a master planned mix of various types of compatible residential and commercial land uses in combination with open space and recreational components - on developable land which has characteristics that warrant customized development requirements.

The proposed community intends to use the best practices of the design and development profession to create an exemplary addition to southwest Hurricane.

Although residential dwelling types and development pattern will vary from location to location, each neighborhood shall consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses. Commercial centers will also vary in size and character, as illustrated in the Master Plan documents.

1. Project Description

- | | | |
|-----------------------|--|---|
| a. Project Name: | Sand Hollow Mesa | |
| b. Owner: | Toquerville Enterprises LLC | 2448 West Valley Drive, Hurricane UT 84737 |
| | Contact: Vyonne Mendenhall | 702-326-2006 |
| c. Developer: | RG Sand Hollow, LLC | 2265 East Murray Holladay Road, Holladay UT 84117 |
| | Contact: Anthon Stauffer | 801-953-1110 (affiliate of the Romney Group) |
| d. Location: | The property is bisected by the Southern Parkway, now under construction.
See Section 3 Part 1: Location Map | |
| e. Configuration | The overall north-south dimension of the project parcel is 2.25 miles, and the overall east-west dimension of the property is 1.50 miles.

The highest point on the property (on the west ridge facing at the property's south end) is elevation 3506, and the lowest point on the property is elevation 3107 (at the south east corner to the west of the Parkway alignment). | |
| f. Legal Description: | Total project area on the main land parcel is 982.5 acres
Also included in the PDO application is a 40 ac. parcel at the east side of the main parcel
See Part V. Appendix (#8) of this Section for legal descriptions | |
| g. Title Report: | See Part V. Appendix (#8) of this Section for attached report | |

2. Project Team

- | | | |
|--------------------|--|--|
| a. Civil Engineer: | Pro-Value Engineering
Karl Rasmussen | 20 South 850 West Ste 1 Hurricane, UT 84737 435-668-8307
karl@pv-eng.com |
| b. Land Planner: | Cousins Architecture & Planning
Hoyt H. Cousins | PO Box 171165 Boston, MA 02116 435-901-0774
hoyt.cousins@gmail.com |
| c. Attorney: | Snell & Wilmer
Wade Budge | 15 W. South Temple #1200 Salt Lake City 84111 801-267-1906
wbudge@swlaw.com |
| d. Title: | Southern Utah Title
Brad Seegmiller | 20 North Main St. #300 St. George, UT 84770 435-628-0404
sutc.com |

3. Project Goals

- a. Create a model for smart growth for Hurricane.
- i. Physical objectives of growth:
The City continues to be one of southern Utah's unique small towns, and continues to experience the impacts of growth that has changed so much of the state. Along with an updated City master Plan, this is an important time to implement the policies and practices that will shape the expansion of Hurricane.

The scale of the property brings enormous potential to fulfill many of the planning objectives of the Vision Dixie campaign, as commercial and residential growth begins to return to Washington County.
 - ii. Social and economic objectives of growth:
Good planning brings investment to a locale while supporting the existing businesses and residents. The needs and goals of the surrounding community should be supported by any private development initiative.

Comprehensive "sustainability" means prudent development within economic cycles, an inclusive approach to all social groups and income levels, stable financial management for each neighborhood, and a responsible attention to the city's fiscal strength.
- b. Develop a recreational identity for a large community with a variety dwelling options.
- i. The property's spectacular setting and proximity to open space and water sports:
The PDO ordinance requires the "preservation of open space for visual enjoyment and recreational use."
 - ii. The opportunity of a large planned community, with PDO approval, pursues a clear City objective:
The PDO ordinance states that the "purposes of a planned development can best be realized in large scale developments."
- c. Design high quality roadways through the site - at every scale of thoroughfare.
- All communities benefit from attractive thoroughfares that are well suited to the varied modes of travel and the connections they provide.
- i. Integrate the Southern Parkway into the property's development:

In accommodating the Parkway through the length of the property, the Plan proposes to:
 - avoid cutting the property uses and access to amenities into two separate halves, and
 - avoid undue limitations on access to portions of the property.
The proposed configuration of the primary roads in the Master Plan depicts access and egress locations to /from the Parkway. Some locations propose a full interchange and an overpass. There may be a limited right in /right out movement intersection at selected locations, subject to further study.

- ii. Coordinate the City's Master Streets Plan with the project's primary roadways:

By designing collector scale roads as community streets bordered by small commercial, recreation, and residential activity on both sides. These street shall not be car-dominant environments, shall support numerous access points from smaller scale streets into their moderate speed travel, and shall have high pedestrian amenity.

- iii. Dedicate all roadways proposed for the community as public right-of-ways (R.O.W.):

The hierarchy of street types proposed with the Master Plan shall expand the variety of street characteristics for public R.O.W's within the City. Secondary streets shall be slow speed, short in length, and highly supportive of pedestrian uses.

- d. Navigate the project review, entitlements, and development in an orderly, pragmatic fashion.

By minimizing the common risks of development – to the city, the property owner, neighbors, and project stakeholders – through open negotiation of all details in a long term effort to build stable, lovely, sustainable neighborhoods.

4. Project Development

- a. Plans and documents for Concept Master Plan

- i. The current submittal package meets the submittal requirements for a PDO Concept Plan.
- ii. A Development Agreement will be prepared for the Concept Plan submittal.

- b. Phased Development

- i. With Concept Plan approval and recording of the project, the first phase of development will begin planning.
 - ii. The community build-out shall require several years, with phasing determined by market conditions.
-

II. PROPERTY DEVELOPMENT

1. Property
2. Density
3. Land Uses
4. Utilities
5. Streets
6. Operations and Maintenance
7. Reservation to Public Purpose
8. Commercial / Retail Centers
9. Sensitive Lands
10. Timeline



II. PROPERTY DEVELOPMENT

SUMMARY

PROPERTY AREA

Site Area (gross land area)	1,022.50 Ac.	(including 'east parcel' of 40 acres)	
Parkway	91.24 Ac.		
Open Land: Slope >30%	58.26 Ac.	Net Developable Land	873 ac.
Open Land	142.80 Ac.		
Developed Area	730.46 Ac.		

DENSITY CALCULATION

Baseline for Density	873.00 Ac.	R-1-10 Zone (assume 3.5 du /ac.)	3,056 d.u.
PDO Density Bonus (Sec. 10-23-8C)			
(see Sect. 2 Part V - Appendix #2 Bonus Density)		3,056 d.u. + 20%	3,667 d.u.

PROPOSED MASTER PLAN

10 Mixed Use Neighborhood Area

Residential Program:

Primary Dwellings	328.20 Ac.	3,660 d.u.
Accessory Dwellings	(not included in density count)	277 d.u.

Commercial Program:

Commercial Space	59.60 Ac.	542,000 s.f.
Lodging Suites	31.50 Ac.	707 stes.
RV Parks	39.50 Ac.	711 lots

Public Program:

Public Spaces	78.20 Ac.
Public Building Sites	26.90 Ac.

OPEN SPACE

Required Open Space (PDO Ordinance) Not Applicable: there is no minimum open space required

Proposed Open Space	221.0 Ac.	25% of 873 net developable ac.
(see Sect. 3 Part IV Open Space #2 Open Space Quantities)		

II. PROPERTY DEVELOPMENT

1. Property

a. Current Property Parcels

- i. The property ownership for the PDO application with a zoning status of R-1-10 totals 982.50 acres.
- ii. The land area of the Southern Parkway, a total of 91.24 acres, shall be subtracted from the gross land area.

b. Additional Property Parcels

- i. An “east parcel” of 40.00 acres is included in the master plan drawings. When added to the 982.50 property area, the “gross land area” totals 1,022.50 acres.
- ii. It is currently contemplated that the western property boundary along the escarpment shall be adjusted, in coordination with the Water Conservancy District, to allocate more efficient land development: trading the Water District land area, which is situated on top of the mesa adjacent to the project area, for the Toquerville Enterprises land area at the bottom of the escarpment.

The net result of the proposed land swap would not change the project land area for the purposes of this application.

The resulting “gross land area” is 1,022.50 acres; subtracting the Parkway 91.24 acres yields a “net land area” of 931.26 acres.

c. Developable Land

- i. The “developable land area” is typically the basis for base density calculations, derived from subtracting slopes greater than 30% from the property ownership.
- ii. Slope area >30% total 58.74 acres. Subtracting this area from the “net land area” of 931.26 acres = 873 acres of “developable land”.

2. Density

a. Base Density Calculation

- i. The method to determine residential Base Density for the property is to define the developable land area (873 acres) and apply a factor of 3.5 d.u./acre for the R-1-10 Zone, which exists for the currently property (with the exception of the “easterly” 40 acres, which shall be brought into the project master plan).
- ii. The resulting residential Base Density for the property is 3,056 dwelling units. If the project application for a *20% density bonus* is approved by the City, the resulting project density shall be 3,667 dwelling units.
- iii. Commercial uses are not included in the residential density count. Consequently, uses such as public /civic uses, business and retail space, lodging suites, or RV rental parks are not included in the 3,667 d.u. tally.

b. Project Density

- i. Program estimates have been developed from the ten illustrative neighborhood plans. The current residential program tabulated for this submittal totals 3,660 dwelling units, and the tally is depicted in further detail on later pages in this package.
- ii. The estimated residential program is conceptual, and provided as a general picture of the proposed community.
- iii. The residential density is separate from the commercial density, as articulated in the paragraph (on Base Density) above, which is comprised of public /civic uses, business and retail space, lodging suites, and RV rental parks.

3. Land Uses

a. 10 Neighborhoods:

The Concept Plan has employed ten walkable, mixed use neighborhoods to illustrate the development.

Ranging in area from 28 ac. to 110 ac. in size, the neighborhoods demonstrate an approach to traditional town planning – applied as a response to the landscape and the local infrastructure. The master plan drawings are conceptual and general, and do not portray a fixed configuration.

- i. Traditional town planning is organized by the *Neighborhood Unit* – defined by a walkable measure of 1,320 feet: a quarter mile (equal to a five minute walk) from the edge of the neighborhood to the center.
- ii. Each neighborhood has a center and an edge. The neighborhood centers are the most dense and mixed use, and the edges of neighborhoods are least density and exclusively residential.
- iii. Each neighborhood is comprised of six land use zones (“T zones”), calibrated within the basic neighborhood conditions of *Core, Center, General, and Edge*.

b. Land Use Zones

Refer to Section 3. Part VII: Neighborhood Plans

Neighborhood Zones	(Neighborhood character)	(Minimum lot size)	
Core Condition	Mixed Use zone		T-5.0 zone
Center Condition	Attached Residence zone	4,000 s.f. min. lot	T-4.5 zone
	Small Lot Residence zone	6,000 s.f. min. lot	T-4.0 zone
General Condition	Moderate Lot Residence zone	9,000 s.f. min. lot	T-3.5 zone
	Large Lot Residence zone	12,000 s.f. min. lot	T-3.0 zone
Edge Condition	Rural Residence zone	20,000 s.f. min. lot	T-2.5 zone

c. Program Tabulations

The summary (see attached exhibit in Section 3. Part II. Master Plan Program) is for illustration purposes only.

<u>Neighborhoods</u>	<u>Dev. Area</u>	<u>Public Facility</u>	<u>Commercial</u>	<u>Residential</u> (primary)	<u>Residential</u> (accessory)	<u>Residential</u> (lodging)	<u>RV Park</u>
Neighborhood #1	110 ac.	2.2 acres	66,640 s.f.	678 d.u.	35 d.u.	144 suites	0 lots
Neighborhood #2	64 ac.	1.2 acres	29,403 s.f.	378 d.u.	25 d.u.	108 suites	0 lots
Neighborhood #3	62 ac.	4.0 acres	76,448 s.f.	375 d.u.	28 d.u.	110 suites	0 lots
Neighborhood #4	91 ac.	3.0 acres	120,160 s.f.	291 d.u.	24 d.u.	70 suites	441 lots
Neighborhood #5	92 ac.	4.0 acres	113,692 s.f.	448 d.u.	40 d.u.	60 suites	0 lots
Neighborhood #6	88 ac.	3.0 acres	31,755 s.f.	337 d.u.	24 d.u.	60 suites	270 lots
Neighborhood #7	74 ac.	3.0 acres	28,227 s.f.	400 d.u.	30 d.u.	20 suites	0 lots
Neighborhood #8	62 ac.	3.0 acres	30,187 s.f.	355 d.u.	30 d.u.	114 suites	0 lots
Neighborhood #9	49 ac.	2.0 acres	18,426 s.f.	272 d.u.	25 d.u.	0 suites	0 lots
Neighborhood #10	28 ac.	1.5 acres	20,000 s.f.	125 d.u.	16 d.u.	20 suites	0 lots
Total Developed	730 ac.	26.9 acres	715,000 s.f.	3,660 d.u.	277 d.u.	707 suites	711 Lots

d. Housing

- i. Permanent Home / Second Home: *Guidelines provided in Master Planning & Design Code*

A significant portion of dwellings are currently built and purchased in Washington County for second home buyers - drawn to the region for its climate, recreation, scenic beauty, and rural character. A central challenge to a new community is to balance the pattern of permanent residence / second home lifestyles so that the best aspects of each type of ownership are brought to each neighborhood.

- ii. Ownership Dwelling / Rental Dwelling: *Guidelines provided in Master Planning & Design Code*

The rental market is an integral segment of the housing market in the County, and renting residents can play a beneficial role in a healthy community. Rental dwellings are permitted in both primary units and accessory units. Design and development standards are also required to guard against substandard rental housing – so that their typical shortcomings (lower quality construction, too many units in one location, a rental ‘project’ identity, unregulated parking, etc.).

- iii. Primary Unit / Accessory Unit: *Guidelines provided in Master Planning & Design Code*

See Section 2. Part V. Appendix #3 Dwelling Types

Accessory dwelling units are not included in the project density count, according to the City policy.

A range of household types and income levels come to Washington County and comprise a broad market of buyers and renters contributing to the life and economy of Hurricane.

Accessory dwellings are defined as a minor unit within a single family ownership lot, and provide an important element of the lower priced units integrated to the community’s master plan.

- iv. Workforce Housing 80% of area median income (AMI)

For a family of four, this income level for Washington County is \$44,140 per year (80% of the County median income of \$55,175) – which typically projects to a home purchase price of \$ 180,000, using a factor of 30% of income (to be allocated to housing costs).

The guidelines of the current City Housing Plan (November 2019) shall be followed in the project.

e. Lodging

- i. Density factors Lodging suite < 500 s. f. = 0.25 ERU (“equivalent residential unit”) 4 stes /d.u.
500 - 800 s.f. = 0.33 ERU 3 stes /d.u.

- ii. Recreation Identity

Lodging units provide the support for tourism in Hurricane, and there is a tax base benefit for this commercial use. Air BnB operations shall be subject to City regulation.

f. RV Parks and ATV’s

- i. RV rental lots located within the master plan

- a. Two settings are currently planned for RV Parks, with a total of 711 RV rental lots within Neighborhoods #4 and #6. Depending on the market conditions over time, the RV park locations may be modified.
b. RV spaces, for vehicles parked by homeowners, shall be planned for designated lots – and an adequate amount of spaces for RV parking shall be accommodated by the master plan.

- ii. ATV trails within the master plan

- a. Trails are the most important amenity that can be provided to a new community, in this benign climate, and with the great size of the property, the scale of the proposed trail system (22 miles) is a key competitive advantage and a tremendous amenity that can be created within Sand Hollow Mesa.
b. In addition to – or in some conditions alongside - a pedestrian trail network, a system of trails for ATV use shall provide a major recreation feature to the community, and shall provide access to public open space to the south of the site (BLM land and the Sand Mountain OHV Riding Area).

g. Open Space Summary

- i. Total Land: 1,022.50 ac. Gross land area 931.26 ac. Net land area
(less Southern Parkway R.O.W.)
- ii. Developable Land Area: 873.00 acres (931.26 ac. less 58.26 ac. of slopes > 30%)
- iii. Developed Land 730.00 acres (78% of developable land area)
- iv. Open space required (by PDO factors): No open space minimum required by the PDO ordinance.
Open space in project master plan: 279.00 ac. 30% of developable land area See Section 3 Part IV

4. Utilities

a. Existing Capacity

Summary:

Details are supplied Section 2 Part V. Appendix #4: Utilities Capacity & Demand

b. Proposed Demand

Summary:

Details - “ “ “ “ “ “ “ “
Water demand for the eventual build out of the community is projected to reach 2,122 acre-feet (AF).

c. Location /Configuration

Placement of utilities shall generally be located in the R.O.W's and easements.

i. Water

Illustrated on the Utilities Supply Map

ii. Sewer

“ “ “ “ “ “

iii. Gas

“ “ “ “ “ “

iv. Power

“ “ “ “ “ “

v. Stormwater

“ “ “ Stormwater diagram

vi. R.O.W. of public thoroughfares

vii. Easements within rear lanes in center of blocks

5. Streets

a. Public

All streets and their R.O.W. shall be dedicated to the city

b. Private

Rear lanes (mid-block)

Easements within the interior of blocks shall be property owners (P.O.A.) owned, managed, and maintained. Selected areas may be allocated to public utility easements, as specific plat design shall define.

6. Operations and Maintenance

a. Public Ownership

i. Streets

All public streets - shall be owned and operated *by the City*.

ii. Utilities

All utilities - shall be owned and operated *by applicable service districts*.

iii. Public Facilities

Improvements built on parcels deeded or sold to public ownership - shall be operated *by the applicable public entity*.

iv. Public Spaces

Open spaces deeded or sold to public ownership - shall be operated *by the City*.

b. Common Ownership

i. Community Scale

Community-wide facilities and spaces to be owned through agreements between neighborhoods, and operated by neighborhood representatives from the responsible neighborhoods.

ii. Neighborhood Scale

Facilities and spaces specific to each neighborhood shall be operated by representatives from the property owners associations (P.O.A.) within the neighborhood, as defined by the community's Master CC&R's and Development Agreement.

The financial stability, and the residents' commitment to maintaining the quality, of common assets depends on the cohesion and social strength of a neighborhood.

7. Reservation to Public Purpose

a. Buildings and Facilities

As determined through the approval process and preparation of the Development Agreement, parcels within the master plan shall be deeded or sold to the city for public use.

b. Public Use

- i. Open space and facilities owned by the community or a neighborhood, where public access is *open and unlimited*.
- ii. Character of Activity
 - a. Active areas – sports fields, hard surface courts, community agriculture, trails for biking / walking /ATV's
 - b. Passive areas – parks and greens, trails and paths

c. Common Use

- i. Open space and facilities owned by the community or a neighborhood, where public access is *limited or requires fee participation*.

d. Access to Public Recreation

- i. BLM Lands and Sand Mountain OHV Riding Area:
The project shall provide connections to the trail system of the public lands.
- ii. Water Sports and Golf Courses:
The Sand Hollow Reservoir, the Sand Hollow Golf Course, and the Copper Rock Golf Course are in immediate proximity to the project area. The project intends to optimize the access for its future residents to these amenities.

8. Commercial / Retail Centers

a. Existing

- | | | |
|-------------------|-----------------|--|
| i. Nearby Centers | Washington City | 8.5 miles to the east of the property |
| | Hurricane City | 4.0 miles to the north of the property |

b. Proposed (in project)

- i. Larger Centers
Four neighborhoods include the likely larger mixed use / commercial centers, placed to the east and west side of the two interchanges along the Southern Parkway:
Neighborhoods #1 (8.0 ac), #3 (8.6 ac), #4 (12.7 ac), #5 (12.5 ac).
The commercial space allocated for these 4 centers is estimated to be 377,000 sq. ft.
- ii. Smaller Centers
Six neighborhoods include the likely smaller mixed use / commercial centers, located at the centers of the neighborhoods:
Neighborhoods #2 (3.5 ac), #6 (4.8 ac), #7 (4.3 ac), #8 (4.6 ac), #9 (2.8 ac), #10 (4.0 ac).
The commercial space allocated for these 6 centers is estimated to be 165,000 sq. ft.

9. Sensitive Lands

a. Title 10 Chapter 24

- i. Existing Conditions
The majority of the site (72%: 725 acres) is comprised of minimal slopes (<10%). A sizeable part of the site (19%: 197 acres) has low-to-moderate slopes (<20%). A smaller portion of the property (5%: 52 acres) has moderate slopes (20-30%).
- ii. Development Pattern
Where developed land is placed on slopes >10%, the guidelines of the Sensitive Lands ordinance shall be followed.

10. Timeline

a. Approvals

- i. Concept Plan
The property owner is prepared to conduct the city review and submittals in a timely manner.

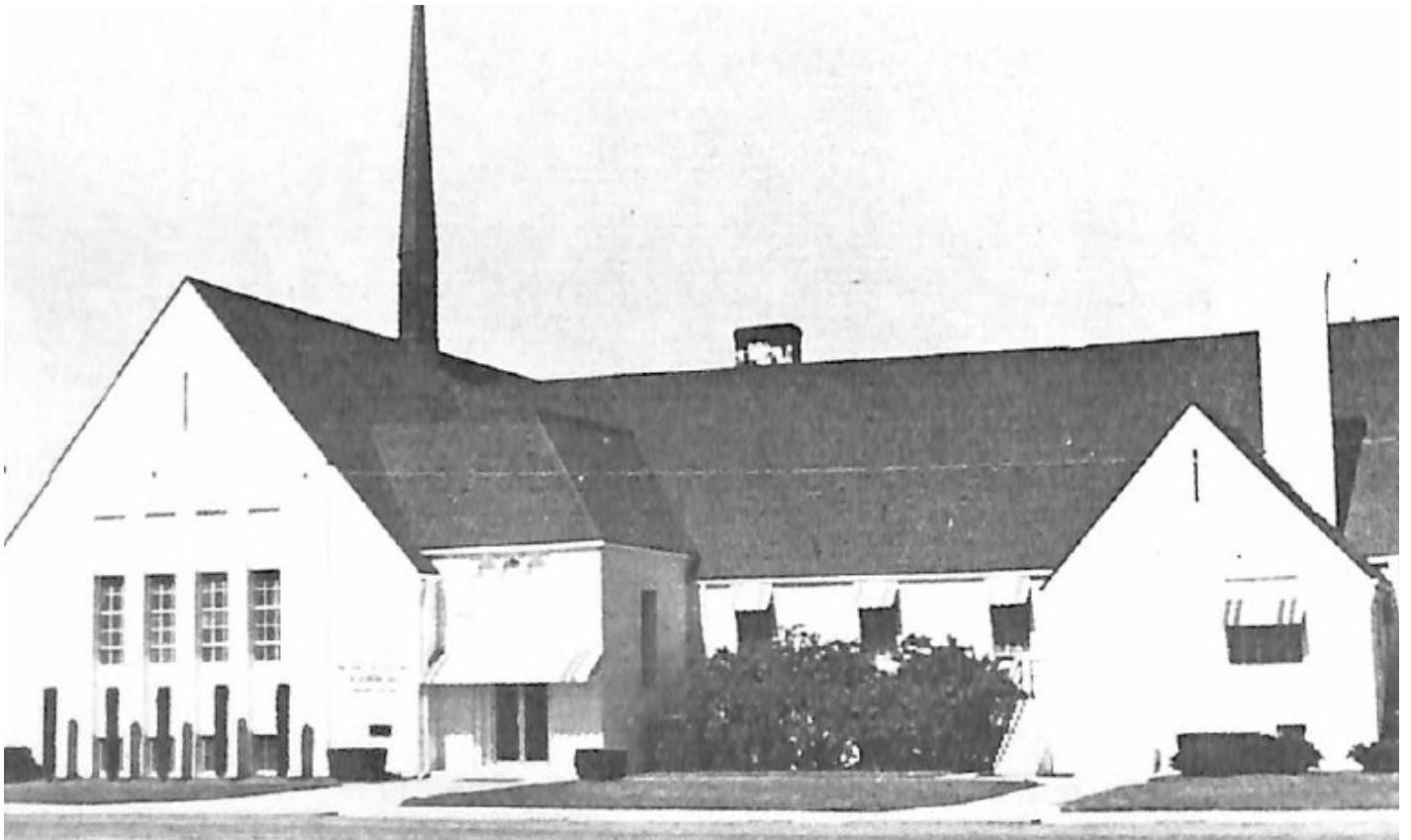
b. Project Development

- i. Infrastructure
No estimate of construction timing or project phasing is yet proposed by owner.
- ii. Phasing
The community shall be built out through phasing in the neighborhoods. Specific phasing locations will be determined by available infrastructure and by the construction of common amenities.
- iii. Market Absorption
To estimate an approximate time frame for the project build-out (for discussion purposes only):
With a variety of price ranges, for different dwelling options, a reasonable assumption of 180 dwellings /year yields a completed project in 20 years.

III. GENERAL PLAN CRITERIA

1. General Plan Goals

Hurricane General Plan: Policy Document (December 2011)



III. GENERAL PLAN CRITERIA FOR APPROVAL

SUMMARY

General Plan Goals

(General Plan - Policy Document, Nov. 2011)

I. Natural Setting

- i. Objective B Preserve ridges, escarpments, natural features; Provide open space for public benefit
- ii. Objective C Use cost effective techniques to preserve open space
- iii. Objective D Distribute the cost of protecting natural settings

II. Economy

- i. Objective B Attract new business and employment
- ii. Objective C Attract clean, non-polluting industries
- iii. Objective D Locate industrial uses convenient to transportation and other services
- iv. Objective E Encourage commercial development in walkable centers

III. Quality of Built Environment

- i. Objective A Preserve small town quality and rural character of the historic old town
- ii. Objective C Enhance qualities that bring visitors and residents to Hurricane

IV. Growth

- i. Objective A Growth at in selected areas, and at a level, that can be sustained by services
- ii. Objective B Expand into growth areas that are visually, economically, geographically related
- iii. Objective D Establish design standards that preserve and enhance unique character
- iv. Objective E Assure that development takes place with adequate public facilities

V. Residential

- i. Objective A Assist with affordably priced /sized homes to meet the needs of all community residents
- ii. Objective B Encourage development of neighborhoods to emphasize a sense of community
- iii. Objective C Encourage small neighborhood centers – to reduce the need for cross-town traffic
- iv. Objective D Preserve a rural lifestyle consistent with the local heritage

VI. Transportation

- i. Objective B Develop alternative traffic ways to, and around, Hurricane
- ii. Objective C Preserve adequate rights-of-way to accommodate future traffic needs
- iii. Objective D Anticipate alternative travel modes in the design of streets and developments
- iv. Objective E Reduce high speeds and traffic levels through neighborhoods

VII. Recreation

- i. Objective A Provide a variety of park types /sizes to meet a broad spectrum of recreational needs
- ii. Objective B Assure future enjoyment of, and access to, park land
- iii. Objective E Provide walking and bike paths /lanes in an interconnected system

III. GENERAL PLAN CRITERIA FOR APPROVAL

General Plan Goals

(General Plan - Policy Document, Nov. 2011)

I. Natural Setting

Preserve the natural beauty and features that provide a healthy environment and give Hurricane its unique identity.

i. Objective B Preserve ridges, escarpments, natural features; Provide space for public benefit.

a. The master plan's preservation of the prominent natural features of the landscape – high topography, hillsides, the west facing escarpments – is the first step in the protection of resources on this land. The uses and maintenance of the open landscape will be defined in the project CC&R's and Development Agreement.

b. Substantial preservation of open landscape and allocation of land for recreational activities is described in the project's master plan drawings and design code. Protection of soils, watercourses, and vegetation will be defined in the project CC&R's and Development Agreement.

c. The central (active) amenity of the community – the trail system accommodating biking, pedestrians, and ATV's – is obviously dependent on the natural character of the site's land.

ii. Objective C Use cost effective techniques to preserve open space.

a. The applicant intends responsible stewardship of the land and will sustain the health of its natural systems, habitat, and scenic value by carefully siting development to complement the surrounding landscape. The goal is a respectful relationship between development and the land.

b. Sand Hollow Mesa will be built as a high quality community that is a sustainable model for other desert and grassland settings. Design practices, as defined in the Master Plan Design Code, shall include:

- Selecting building materials that are renewable, locally sourced and durable, to complement the land;
- Using solar and wind energy where feasible;
- Using landscaping techniques that minimize the consumption of water;
- Low impact development (LID) to maintain storm water on localized sites.

iii. Objective D Distribute the cost of protecting natural settings.

Property owners associations shall be organized as the community builds out, and the hierarchy of public spaces shall be governed and supported by the range of business owners and residents.

II. Economy

Sustain a strong, diverse economy to provide employment opportunities for residents.

i. Objective B Attract new business and employment.

a. the variety of businesses and services incorporated in the master plan are likely to provide opportunities for local employment for the city's residents.

b. Substantial commercial space is created in the master plan, as defined in the project documents. Within the ten Neighborhood Centers, a substantial range of scale business size shall be possible.

ii. Objective C Attract clean, non-polluting industries.

Commercial use areas are described in master plan's neighborhood centers and business districts. Clean

tech businesses that will come with an evolving economy shall be integrated into the service and retail workplaces of these centers – creating attractive and competitive settings for business development.

iii. Objective D Locate industrial uses convenient to transportation and other services.

The commercial and mixed use centers of the master plan allow for light uses (or 'clean tech') at a range of scale, as defined in the Master Plan & Design Code.

iv. Objective E Encourage commercial development in walkable centers.

a. Each neighborhood is organized around a center of modest area. The neighborhood centers are within a walkable range for all residents. The master plan and Design Code (submitted in summary form with the application) shall define the scale and character of the commercial activity – predominantly boutique in nature in the smaller centers and with larger businesses in the larger centers.

b. Destination lodging can be supported and enhanced by the project, and would be located in the Neighborhood Centers. These locations are readily accessible from the Parkway and would consequently be quite desirable to travelers. Controls shall be placed on lodging type and scale:

- In the smaller neighborhood centers: small scale
- in the larger neighborhood centers: moderate scale

In market terms, the small scale of lodging (such as small guest houses and bed-and- breakfast) in the project's neighborhoods shall complement the (likely) larger scale lodging directly adjacent to interchanges.

III. Quality of the Built Environment

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

i. Objective A Preserve small town quality and rural character of the historic old town.

a. The beautiful landscape is enormously important to the small town character of the area, and protecting the strong topography of this site rising above Sand Hollow Reservoir sustains the identity and the future of Hurricane.

b. In organizing the community into ten neighborhoods, each surrounded by open space, the scale of each developed setting is finite: the clear edges of a neighborhood, looking onto open space, engenders an clear identity for its residents – enforcing the character of a small town or village.

ii. Objective C Enhance qualities that bring visitors and residents to Hurricane.

a. Building uses and amenities within the master plan shall support the travel of destination guests to Springdale and Zion National Park. Direct access off the Parkway should readily support businesses at the central locations of the site – such as dining, shopping, services in support of travelers, casual outdoor social activities: as a gateway to Hurricane.

b. The community's recreational identity and active uses will be a regional destination, and shall drive much of the lodging and commercial activity on the property.

IV. Growth

Foster orderly urban growth that are compatible with the character of the community, discouraging urban sprawl.

i. Objective A Growth in selected areas, and at a level, that can be sustained by services.

With mixed use, walkable neighborhoods there shall be a significant provision for commercial uses – of a wide variety of scale – that will allow for more businesses and services available to residents by either vehicle or pedestrian connection.

ii. Objective B Expand into growth areas that are visually, economically, geographically related.

The Southern Parkway - with three planned interchanges on (on near) the property - will generate a linear corridor for a redefined Hurricane: a southern gateway to the town and a matrix for high value businesses. The long term vision of the Sand Hollow Mesa master plan will help to sustain this future.

iii. Objective D Establish design standards that preserve and enhance unique character.

a. Traditional town planning and design, with walkable neighborhoods surrounded by open land, is consistent with Hurricane's character in small blocks, quiet streets, verdant streetscape, and small buildings.

- b. The Master Plan Design Code of the project (submitted with project application) shall control:
 - the scale, appearance, style, entry frontages, and quality of new residential construction
 - the harmonious configuration of blocks, lots, yards, various building types, and off street parking
 - the uses and densities in each neighborhood of the proposed community
 - the streets, streetscapes, public places, and recreational open spaces in each neighborhood

iv. Objective E Assure that development takes place with adequate public facilities.

- a. Emergency services: the project team shall engage with city to assess emergency services – to estimate the timing of demand and of services supplied.
- b. Schools: the project team shall engage with school district to assess projected student numbers – to estimate needs for schoolchildren.
- c. Compliance with city master plan: the project team shall engage with the city to assess capital improvements – to estimate the timing of demand and timing of improvements supplied – to meet that demand.

No current estimates have been compiled on capital needs at this point of the project application or have any estimates been prepared on Impact fees, nor on the timing of demand and of services to be supplied.

V. Residential

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

i. Objective A Assist with affordably priced, sized homes to meet the needs of all the community.

- a. The Master Plan and Design Code (submitted in summary form with the application) of the project shall control:
 - the mix of dwelling types (and thus household incomes)
 - the tactics by which good quality workforce housing is integrated into the community.
- b. Such tactics work through design and zoning techniques, and not through the imposition of public controls or deed restrictions – which are cumbersome and expensive.
- c. The plat submittals will include a projection of household income (and dwelling prices) for the community, incorporating the current data on housing needs for the city and county.

ii. Objective B Encourage development of neighborhoods to emphasize a sense of community.

- a. A variety of housing choices is a demonstrated community need. To ensure the quality of this range of building types, a high degree of design control over dwellings within the master plan is demonstrated in the project's Master Plan Design Code (submitted in summary form with the application).
- b. Each neighborhood of the project controls the scale of residential development:
 - by the modest overall size of the neighborhood, and
 - by the gradation of zones within the neighborhood – T-2.5 / T-3.0 / T-3.5 / T-4.0 / T-4.5 / T-5.0 which adjusts the character and size of home type (and lot size), so that over-large sectors of the same house type are avoided.
- c. To contribute to a strong neighborhood and stable social setting for inhabitants:
 - a high quality of the homes shall be developed within this planned community,
 - diverse households and incomes in shall be part of walkable neighborhoods, and
 - open space and recreation opportunities will be provided at several scales.

iii. Objective C Encourage small neighborhood centers to reduce the need for cross-town traffic.

- a. The smallest of the neighborhood centers will not have anything more than minimal retail – more likely local services (day care, a social spot, convenience services for visitors, trailhead supplies) and small live-work shopfronts.
- b. Moderate centers will include small convenience retail, informal dining, and food purveyors.

iv. Objective D Preserve a rural lifestyle consistent with the local heritage.

Rural lifestyles are comprised of contiguity to open space, a diminished dependence on car travel to shopping and services, larger house lots, and a visually coherent landscape of vegetation and small buildings. The edges of each neighborhood shall attain this small town character – as controlled by the Master Plan Design Code.

VI. Transportation

Provide a system that moves people to and through Hurricane, and minimize negative impacts on adjacent land uses.

i. Objective B Develop alternative traffic ways to, and around, Hurricane.

The proposed Southern Parkway accommodated by the project is a long established City need, identified in numerous city documents after several years of planning. The Parkway and its connections to the center of Hurricane should complement – in the community's master plan - future land uses contiguous to this movement network.

ii. Objective C Preserve adequate rights-of-way to accommodate future traffic needs.

The planning attendant to a large scale master plan provides the optimum way to guarantee that the City's master streets plan is followed.

iii. Objective D Anticipate alternative travel modes in the design of streets and developments.

a. The Master Plan & Design Codes defining the thoroughfares of the community shall follow "Complete Streets" principles, with all modes of movement provided in a balanced fashion. Street design in the master plan shall not allow vehicles to dominate pedestrian /biking uses on any thoroughfare in the community.

b. Bicycle Movement: Bikeways shall be located in several conditions – marked 'on-street' sharing with vehicle lanes, designated on-street bike lanes, segregated bike lanes at street level (but physically separate), and independent bike paths.

c. Local Transit: Options for local transit in Hurricane are certainly a future consideration. The project makes available optimal locations (for transit stops in neighborhood centers) for these anticipated needs.

d. ATV Use: The community trail system provides for connections to the BLM trails. On-street use shall be designed with specific platted streets.

iv. Objective E Reduce high speeds and traffic levels through neighborhoods

a. The Master Plan Design Code establishes a range of thoroughfare types for the community, defining the visual character, pedestrian amenity, and traffic performance of each street type. The standards for streets (along with the roadway configuration in the master plan) governs the traffic speeds.

b. A properly scaled street network with small blocks disperses traffic, providing multiple routes through any neighborhood and avoiding the concentration of cars onto collectors that is the harmful result of conventional subdivision pods.

VII. Recreation

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

i. Objective A Provide a variety of park types /sizes to meet a spectrum of recreational needs.

a. The use of the numerous parks proposed for the site shall add to the City's recreation amenities.

b. Public sites provided within the master plan – through deed transfers or sale transactions – shall be determined through the approval process and the preparation of the Development Agreement for each plat submittal.

ii. Objective B Assure future enjoyment of, and access to, park land.

The project shall provide public access on its public roadways to trail heads for the BLM lands to the south of the project. Access to the dramatic landscape (by trails) of the site shall add to the City's scope of Recreation assets, and shall add to the recreational / destination identity of the City.

iii. Objective E Provide walking and bike paths /lanes in an interconnected system.

a. At a total length of 22 miles, the new trails in the project shall provide a substantial increase and enormous extension to the trail system of the city. At a combined area of 78 acres for new parks, the project shall provide a substantial increase in the parks of the city.

b. All thoroughfares of the master plan are specifically described in the project drawings and Master Plan Design Code to accommodate full pedestrian and biking networks – within the new community and at connections to surrounding properties.

IV. PDO CRITERIA for APPROVAL

1. PDO Standards

Hurricane Land Use Code: Title 10 – Chapter 23 (Overlay Zone)

2. Bonus Density

Hurricane Land Use Code: Title 10 – Chapter 23 (Overlay Zone)



IV. PDO CRITERIA FOR APPROVAL

SUMMARY

1. MPDO Standards

(Title 10 – Chapter 23)

a. Uses:

A combination of uses are allowed, consistent with General Plan and underlying Zone Regulations.

b. Lot Sizes:

Minimum lot size areas are not limited by underlying zone, but shall be harmonious to context.

c. Housing Types:

A variety of housing types is required.

d. Architecture:

Character and style harmonious within project; characteristics controlled by approved guidelines.

e. Utilities / Streets:

Specifications for streets, utilities, services may be modified from city standards.

f. Open Space:

Provided in a manner consistent with Open Space guidelines.

g. Water Plan:

Proposed water conservation quantified, through landscape materials and irrigation techniques.

h. City Standards:

Conventional standards may be waived, and flexible interpretation of city standards is available.

i. Affordability:

Workforce housing to be provided in a manner consistent with city housing plan and state law.

2. Bonus Density

(Title 10 – Chapter 23)

IV. PDO CRITERIA FOR APPROVAL

1. PDO Standards

(Title 10 – Chapter 23)

a. Uses:

A combination of uses are allowed, consistent with General Plan and underlying Zone Regulations.

Range of Uses: As defined in the Master Plan Design Code (provided in summary form with this application), a range of uses (and their mix) is essential to the structure and identity of a genuine neighborhood – which must have a center and identifiable edges.

Scale of Uses: Limits on building sizes shall be consistent with the intended small town character of the community.

b. Lot Sizes:

Minimum lot size areas are not limited by underlying zone, but shall be harmonious to context.

A range of lot sizes are stipulated in the Master Plan Design Code, with the smallest lot sizes specified in the neighborhood 'center' zone. Larger lot sizes are found in the 'edge' zones, which are closer to the surrounding context – and is thus harmonious to contiguous properties.

<u>Neighb. Condition</u>	<u>Zone</u>	<u>Minimum lot size</u>	<u>Single family condition</u>	<u>Sub-zone</u>
Edge	Rural residence zone	20,000 sq. ft. lots	(for detached dwellings)	<i>T-2.5 zone</i>
General	Large lot residence zone	12,000 sq. ft. lots	(“ “ “)	<i>T-3.0 zone</i>
	Moderate lot residence zone	9,000 sq. ft. lots	(“ “ “)	<i>T-3.5 zone</i>
Center	Small lot residence zone	6,000 sq. ft. lots	(“ “ “)	<i>T-4.0 zone</i>
	Attached residence zone	4,000 sq. ft. lots	(“ “ “)	<i>T-4.5 zone</i>
Core	Mixed use zone	2,000 sq. ft. lots		<i>T-5.0 zone</i>

See this Section Part V. Appendix #3: (Dwelling Types and Lot Sizes) for a simple summary.

c. Housing Types:

A variety of housing types is required.

A range of dwelling types, sizes, scale, and configurations is specifically defined in the Master Plan Design Code. Dwelling types may be occupied in either ownership or rental format.

Primary Dwellings

Exclusively residential:	Detached residences	Free standing house / cottage Zero lot line house / cottage
“ “ :	Attached residences	Rowhouse Duplex
“ “ :	Stacked residences	Mansion apartments – 4 / 5 / 6 unit
Primarily residential:	Mixed use buildings	Flats over ground floor commercial

Accessory Dwellings

Back buildings:	Granny flats
Mews court buildings:	Carriage houses

See Part V. Appendix #3: Dwelling Types and Lot Sizes for a simple summary.

d. Architecture:

Character and style harmonious within project; characteristics controlled by approved guidelines.

Building types and architectural guidelines are fully enumerated. As described in the Master Plan Design Code, the design review of all buildings through the entire build-out of the community shall be administered by a Design Review authority.

When effectively administered by this authority (the Town Architect), quality control is maintained – and architectural character and style shall be harmonious.

e. Utilities / Streets:

Specifications for streets, utilities, services may be modified from city standards.

Certain modifications may be submitted to the city for review.

f. Open Space:

Provided in a manner consistent with Open Space guidelines.

Open space areas shall be preserved in quantity well in excess of the city requirements.

g. Water Plan:

Proposed water conservation quantified, through landscape materials and irrigation techniques.

A modest water conservation plan shall be submitted, with a focus on xeriscaping.

Recently developed storm drainage techniques - when integrated into the design of public spaces, shall be used to keep all immediate discharge detained on-site (to meet city standards). See Section 3 Utilities: Storm Drainage Master Plan.

h. City Standards:

Conventional standards may be waived, and flexible interpretation of city standards is available.

To achieve a compact, high quality, mixed use set of neighborhoods – with strong pedestrian amenity – numerous standards of conventional subdivisions must be waived, and flexible adjustments introduced.

Consistency with Subdivision Design Standards.

The guidelines and specifications of the Master Plan Design Code shall be consistent with the city subdivision design standards – although not entirely identical. There are acceptable variations to any city standard, depending on detail and context: these variations would have to be approved by the city.

i. Affordability:

Workforce housing to be provided in a manner consistent with city housing plan and state law.

Contract instruments: Legal covenants for protecting affordable housing may be used where required by state and city statute, but the most effective way to make handsome ‘attainable’ units is by design techniques.

Design instruments: Current practices in design and development provide new and imaginative techniques in building affordable residences, seamlessly integrating lower priced homes into the community – so there is no stigma identified with less expensive housing.

When lower priced choices are incorporated into the development pattern - almost ‘invisible’ within the variety of architecture on a street - affordable habitat is dignified and attractive.

The primary impediment to achieving this optimum result is typically a city’s zoning code (imposing justifiable constraints within the standard regulations), which in the case of a master planned setting can be overcome by a comprehensive approach in the Development Agreement.

2. Bonus Density

(Title 10 – Chapter 23)

A detailed outline of the proposed density calculation is available in the Appendix.

	<u>Proposed density factor</u>	<u>(see attached worksheet: Part V. Appendix)</u>		
a. Overall Design	(up to 5% bonus)	3 %	proposed bonus	
b. Building Design	(up to 5% bonus)	3 %	“	“
c. Energy Efficiency	(up to 5% bonus)	2 %	“	“
d. Parking Upgrades	(up to 5% bonus)	5 %	“	“
e. Open Space	(up to 5% bonus)	3 %	“	“
f. Recreational facilities	(up to 5% bonus)	2 %	“	“
g. Landscaping	(up to 5% bonus)	2 %	“	“
Total Proposed Bonus Density		20%	“	“

Residential Program

Baseline Density	3,056 dwellings	Bonus Density (+20%) = 3,667 dwellings	
1,022 acre ownership	Proposed Program:	Primary dwellings	3,660 primary dwellings 277 accessory dwellings

Commercial Program

Density calculation not applicable

1,022 acre ownership	Proposed Program	Commercial space	542,000 sq. ft.
		Lodging Suites	707 Suites
		RV Rental Lots	711 Lots

See Section 2. Part V. Appendix #2 (Bonus Density Tabulation)

V. APPENDIX DOCUMENTS

1. Open Space, Program, and Residential Density
2. Bonus Density Tabulation
3. Dwelling Types and Residential Lot Sizes
4. Utilities Capacity and Demand
 - 4a. Water
 - 4b. Sewer 4c. Gas 4d. Power 4e. Storm Water
5. School Impact
6. Household Mix
7. Fiscal Impact
8. Legal Description / Title Report



V. APPENDIX

1. Open Space, Program, and Residential Density

Available Bonus Density (through 20% factor) of 611 d.u. added to 3,056 d.u. = 3,667 d.u.

SITE AREA

Total Land Area	1,022.50 Acres
Less: Parkway R.O.W.	91.24 Ac.
Less: Slopes > 30%	58.26 Ac.
Net Developable Area	873.00 Acres

CONVENTIONAL PLAN - BASE DENSITY CALCULATION

Base: 10,000 S.F Lots (R-1-10 zone): Assume 3.5 DU /AC. 873.00 Acres at 3.50 du /ac. 3,056 DU
(base 'zone')

Bonus: PDO density bonus - potential 20% 3,056 x 1.20 = 611 DU **3,667 DU**
(Not including commercial program) Allowed
Primary Dwellings

PROPOSED MASTER PLAN

Residential Density

	Neighborhood Boundary Area (720 Acres)		Net Developed Residential Lots		
Neighborhood 1	110 Acres	678 d.u.	68 Acres	9.97 du /ac.	
Neighborhood 2	64 Acres	378 d.u.	35 Acres	10.80 du /ac.	
Neighborhood 3	62 Acres	375 d.u.	33 Acres	11.37 du /ac.	
Neighborhood 4	91 Acres	291 d.u.	32 Acres	9.10 du /ac.	
Neighborhood 5	92 Acres	448 d.u.	54 Acres	8.30 du /ac.	
Neighborhood 6	88 Acres	337 d.u.	46 Acres	7.33 du /ac.	
Neighborhood 7	74 Acres	400 d.u.	52 Acres	7.69 du /ac.	
Neighborhood 8	62 Acres	355 d.u.	39 Acres	9.10 du /ac.	
Neighborhood 9	49 Acres	272 d.u.	36 Acres	7.56 du /ac.	
Neighborhood 10	28 Acres	125 d.u.	17 Acres	7.35 du /ac.	
Residential /Mixed Use developed area		3,660 d.u. (primary dwellings)	412 Acres	at 8.88 du /ac. (avrg. density)	3,660 DU Primary Dwellings 277 DU Accessory Units

Commercial Density

Lodging Suites		32 Acres	707 Stes.
RV Parks		40 Acres	711 Lots
Commercial / Business Space	N.A.	142 Acres	542,000 SF
Public / Municipal space	N.A.	27 Acres	

Net Open Space (not including 58 ac. area of slopes > 30%) 221 Acres (25% of total area of 873 ac.)

V. APPENDIX

2. Bonus Density Tabulation

Criteria	Requirements	Project Proposal	Bonus Factor
a. Overall Design			
<u>Up to 5% bonus:</u> 60% of requirement	a. Streetscape <i>Landscaping on all streets provides overall unity</i>	0.30 Defined in Project Design Code	5% x 0.60 <u>3%</u>
	b. Public & Common Lighting <i>Lighting on public spaces /streets coherent, attractive</i>	0.10 Defined in Project Design Code	
	c. Perimeter fencing <i>Design and materials complement building design</i>	0.10 Defined in Project Design Code	
	d. Public Amenities <i>Civic buildings, water features, public art</i>	0.10 Defined in Project Design Code	
b. Building Design			
<u>Up to 5% bonus:</u> 60% of requirement	a. Materials <i>75% of front facades - masonry, high quality siding</i>	0.30 Defined in Project Design Code	5% x 0.60 <u>3%</u>
	b. Enclosed Parking <i>Required parking for dwellings in garages</i>	0.30 Defined in Project Design Code	
c. Energy Efficiency			
<u>Up to 5% bonus:</u> 40% of requirement	a. Building Insulation <i>R-Values > R-19 in walls, R-38 in roofs</i>	0.20 Defined in Project Design Code	5% x 0.40 <u>2%</u>
	b. Active or passive solar features <i>Buildings with solar water heaters, earth insulation</i>	0.10 Defined in Project Design Code	
	c. Water Conservation <i>Xeriscaping measures for irrigation</i>	0.10 Defined in Project Design Code	
d. Parking Upgrades			
<u>Up to 5% bonus:</u> 100% of requirement	a. Lots screened from public view <i>Berms, landscaping, locations at block interior</i>	0.40 Defined in Project Design Code	1.00 x 5% <u>5%</u>
	b. Lots with landscaped islands <i>Beyond required minimums</i>	0.20 Defined in Project Design Code	
	c. Trees shade >50% of parking lot areas <i>(When trees reach maturity)</i>	0.20 Defined in Project Design Code	
	d. RV parking areas screened <i>Adequate area and landscaping for designated RV's</i>	0.20 Defined in Project Design Code	
e. Open Space			
<u>Up to 5% bonus:</u> 60% of requirement	a. Quantity <i>Described in master plan, neighborhood plans</i>	0.20 <u>xx ac.</u> open space (see attached worksheet)	0.60 x 5% <u>3%</u>
	b. Public space integrated to developed area <i>Parks, public spaces connected to trails, walkways</i>	0.20 See project documents (described on master plan)	
	c. Stormwater Detention <i>Design and landscape suitable for multiple uses</i>	0.20 Defined in Project Design Code	
f. Recreational Facilities			
<u>Up to 5% bonus:</u> 40% of requirement	a. Active exterior recreation <i>Pool, tennis, spa, picnic, shaded pavilions, etc.</i>	0.20 <u>5.0 ac.</u> land dedicated (see project design code)	5% x 0.40 <u>2%</u>
	b. Interior recreation <i>Common buildings or meetings, daycare, services</i>	0.20 Defined in Project Design Code	
	c. Dedication of land for public parks, trails <i>For development by City</i>	0.20 <u>xx.0 ac.</u> park land dedicated (see attached worksheet)	
g. Landscaping			
<u>Up to 5% bonus:</u> 40% of requirement	a. Quantity of trees, shrubs, groundcover <i>Exceeds requirements of R-1-10 zone</i>	0.20 Defined in Project Design Code	5% x 0.40 <u>2%</u>
	b. Screening of fences and walls <i>Plantings complement wall materials</i>	0.20 Defined in Project Design Code	
Maximum available density bonus			<u>20%</u>

V. APPENDIX

3. Dwelling Types and Residential Lot Sizes

The sizes listed on the page are provided as estimates - - as an illustration for review by the City.

Dwelling Types

Primary Dwellings

Exclusively Residential:	Detached residences	Free standing house / Free standing cottage
		Zero lot line house / Zero lot line cottage
	“ “	Attached residences Rowhouse
	“ “	Duplex
		Stacked residences Mansion apartments – 4 / 5 / 6 unit
Primarily Residential:	Mixed use buildings	Flats over ground floor commercial

Accessory Dwellings

Back buildings:	Granny flats
Mews Court buildings:	Carriage houses
Building sizes, configuration, and scale are defined in the Master Plan Design Code.	

Residential Lot Sizes

Primary Dwellings

Single family houses		<u>Min. Lot Size</u>		
Edge	Rural Residence zone	20,000 sq. ft. lots	(for detached dwellings)	T-2.5 zone
General	Large Lot residence zone	12,000 sq. ft. lots	(“ “ “)	T-3.0 zone
	Moderate Lot Residence zone	9,000 sq. ft. lots	(“ “ “)	T-3.5 zone
Center	Small Lot Residence zone	6,000 sq. ft. lots	(“ “ “)	T-4.0 zone
	Attached Residence zone	4,000 sq. ft. lots	(“ “ “)	T-4.5 zone
Core	Mixed Use zone	2,000 sq. ft. lots		T-5.0 zone

Attached Rowhouses		<u>Min. Lot Size</u>
	Townhouse, Duplex	1,500 sq. ft. lots
Multifamily – Stacked Units		<u>Min. Lot Size</u>
	Mansion Apartments	5,000 sq. ft. lots

Accessory Dwellings

Mews Court / Small Unit	<u>Min. Lot Size</u>
Carriage Houses	1,500 sq. ft. lots

Workforce Housing

Integrated within both Primary & Accessory Dwelling Types – for both Ownership and Rental opportunities.
For example, in Ownership terms: an Affordable Housing Unit is defined as available for purchase by a household earning 80% of the area's median income (Washington County A.M.I.).
A four person household earning \$44,140 can typically afford to buy a house or condo priced at \$165,000.

V. APPENDIX

4. Utilities Capacity and Demand

- a. Culinary and Irrigation Water
- b. Sewer TBD
- c. Power TBD
- d. Gas TBD
- e. Stormwater TBD

CULINARY & IRRIGATION DEMAND

WATER DEMAND - PROJECT PROGRAM (BELOW)

2,122 AF

SUMMARY TOTALS:

10 NEIGHBORHOODS

PARKWAY		91.2 AC		
OPEN LAND	Slopes > 30%	58.0 AC	200.8 AC	
	Slopes < 30%	142.8 AC		
STREETS		165.6 AC		
PUBLIC SPACES		78.2 AC		
PUBLIC BUILDINGS		26.9 AC		
COMMERCIAL	BUSINESS / RETAIL	43.7 AC	317,748 SF	
	LODGING	31.5 AC		707 Suites
	RV	39.5 AC		711 Lots
MIXED USE		31.8 AC	224,639 SF	344 DU
RESIDENTIAL	STACKED	83.1 AC		1,600 DU
	ATTACHED / SIDEYARD	108.2 AC		1,172 DU
	SMALL LOT	61.7 AC		370 DU
	MODERATE LOT	39.5 AC		142 DU
	LARGE LOT	14.0 AC		25 DU
	ESTATE LOT	6.0 AC		6 DU
	ACCESSORY UNITS			277 Units
TOTAL LAND OWNERSHIP		1,022 AC	542,387 SF	1,695 Units 3,667 DU

V. APPENDIX

5. School Impact

This chart provides estimates - - as an illustration for review by the City on infrastructure and capital planning.

SCHOOL ATTENDANCE

Quantity of Dwellings: Quantities based on assumptions of Second homes % / Household composition
 Applicable Dwelling Units: Primary Residences (not including Second Homes, Accessory Apartments, Lodging Suites, RV Parks)
 Household Types: New Family and Full Family (not including Pre-Family, Post-Family) comprise 40% of Total Homes (incl. Accessory Apts).

DEVELOPMENT		SCHOOL CHILDREN				SCHOOL CLASSES			
NEIGHBORHOOD	NEW UNITS	NEW HOUSEHOLDS	SCHOOL FACTOR	TOTAL CHILDREN	PRE SCHOOL	GRADE SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL	
	Primary Dwellings Accessory Dwellings	TOTAL D.U. FAMILY (40%)	(Children per Household)		(25% of Total)	(25% of Total)	(25% of Total)	(25% of Total)	
1	(less 20% 2nd Home) 678 DU 542 DU + 35 DU	577 231	1.75	404	101	101	101	101	
2	378 DU 302 DU + 25 DU	327 131	1.75	229	57	57	57	57	
3	375 DU 300 DU + 28 DU	328 131	1.75	230	57	57	57	57	
4	291 DU 233 DU + 24 DU	257 103	1.75	180	45	45	45	45	
5	448 DU 358 DU + 40 DU	398 159	1.75	279	70	70	70	70	
6	337 DU 270 DU + 24 DU	294 117	1.75	206	51	51	51	51	
7	400 DU 320 DU + 30 DU	350 140	1.75	245	61	61	61	61	
8	355 DU 284 DU + 30 DU	314 126	1.75	220	55	55	55	55	
9	272 DU 218 DU + 25 DU	243 97	1.75	170	42	42	42	42	
10	125 DU 100 DU + 16 DU	116 46	1.75	81	20	20	20	20	
TOTALS	3,660 DU	3,205 DU Total Residences		2,243 School Children	561	561	561	561	

Note: Primary Dwelling - for school attendance purposes - does not include the 20% of the housing stock built as second homes.
 "Family factor" calculates that school children reside in 'New Family' and 'Full Family' dwellings - 40% of total number of residences

V. APPENDIX

6. Household Mix

The facing page projects a mix of family types anticipated in the master plan: [an illustration for review by the City on infrastructure and capital planning](#).

A projection can diverge from the original assumptions, of course, but this chart illustrates the strategy of building a genuine community – comprised of a full range of ages and household types, dwelling sizes, building types, income and ownership choice, and style of life.

Permanent vs. Second Home

Vacation homes are estimated to reach 20% of the total units – above the average patterns of Washington County. The tactics for integrating second homes with the primary homes shall be managed within neighborhood CC&R's.

Ownership vs. Rental

Rental units are anticipated to make up 10% of the permanent homes in the community - for two reasons, primarily: a.) supply an affordable choice to those unable to purchase a home, and b.) supply destination lodging for vacationers.

Recreation Vehicles

Two conditions shall be planned to accommodate RV's.

Rental RV Parks: For recreational guests on a limited term of rented occupancy.

Parking RV's behind primary dwellings: For home owners who travel to the community in the large vehicles.

Four Family Types

Household 'types' provide a useful shorthand to characterize a local populace. Four categories used here:

- Pre-Family:* Singles or married, this household does not include children.
- New Family:* Maximum two children, and typically younger parents.
- Full Family:* The conventional household with a range of children.
- Post-Family:* Generally older residents - often referred to as empty-nesters, active adults.

Home Size

Defined as 'finished' square feet of habitable space, dwellings will range from 500 sq. ft. to 5,000 sq. ft. Larger homes are not prohibited, but not expected to be a common choice.

Dwelling Price

House prices are not used on the chart, as market rates will vary over time. A range of prices will naturally follow from the range in home size.

Building Type

House style is also not specified on the chart. The design code and lot sizes separately describe the variety of dwellings – detached single family house and cottage, side-yard (semi-detached) house, duplex, attached townhouse, stacked units (in buildings from three to twelve units), flats above ground floor commercial, and accessory units.

Primary Residence vs. Accessory Residence

A secondary dwelling is an important part of creating smaller (generally under 750 sq. ft.) living choices for family members and for renters. They are typically found at the rear of a lot – behind the primary dwelling - with granny flats, backyard cottages, flats over garages, and carriage houses.

Affordable Housing

There is no category on the chart for an affordable, or 'workforce', dwelling type because lesser priced homes should be provided in a variety of building styles – and thus integrated into the community. Affordable 'projects' are prohibited in the project's Planning & Design Code.

V. APPENDIX

6. Household Mix

This chart provides estimates - - as an illustration for review by the City on infrastructure and capital planning.

UNIT SIZE	PERMANENT HOME				SECOND HOME
	10% of dwellings Pre-Family	20% of dwellings New Family	30% of dwellings Full Family	20% of dwellings Post-Family	20% of dwellings All Families
500 SF - 700 SF	74 du	50 du		50 du	30 du
Rental	7 du	5 du		5 du	
Ownership	67 du	45 du		45 du	30 du
700 SF - 1,000 SF	92 du	70 du		85 du	46 du
Rental	9 du	7 du		8 du	
Ownership	83 du	63 du		77 du	46 du
1,000 SF - 1,300 SF	92 du	100 du		95 du	76 du
Rental	9 du	10 du		10 du	
Ownership	83 du	90 du		85 du	76 du
1,300 SF - 1,600 SF	108 du	112 du	105 du	100 du	96 du
Rental	11 du	11 du	11 du	10 du	
Ownership	97 du	101 du	94 du	90 du	96 du
1,600 SF - 2,000 SF		130 du	148 du	110 du	104 du
Rental		13 du	15 du	11 du	
Ownership		117 du	133 du	109 du	104 du
2,000 SF - 2,500 SF		140 du	175 du	120 du	96 du
Rental		14 du	18 du	12 du	
Ownership		126 du	157 du	108 du	96 du
2,500 SF - 3,000 SF		130 du	185 du	110 du	86 du
Rental		13 du	19 du	11 du	
Ownership		117 du	166 du	99 du	86 du
3,000 SF - 3,500 SF			195 du	62 du	76 du
Rental			20 du	6 du	
Ownership			175 du	56 du	76 du
3,500 SF - 4,000 SF			175 du		66 du
Rental			18 du		
Ownership			157 du		66 du
4,000 SF - 5,000 SF			115 du		56 du
Rental			12 du		
Ownership			103 du		56 du

DWELLINGS

3,660 + 277 = 3,937 du 366 du 732 du 1098 du 732 du 732 du

Notes:

For illustration: rental units - as distinct from ownership units - are assumed to comprise 8% of the total permanent dwellings.

Lodging suites are not included on this list. Short term rentals (such as Air B&B) shall be subject to Neighborhood CC&R's.

Affordable home prices are created by a number of design factors - and are included, but not identified on this list.

V. APPENDIX

7. Fiscal Impact

If the City requires an estimate of financial details supporting a fiscal assessment of the project, the developer may produce information along the following outline, and with details on the facing page.

ELEMENTS OF A FISCAL STUDY

Build Out Schedule

Revenues

Property Tax - Summary	Residential Lodging Commercial
Property Tax - Allocation	City General Fund Water Conservancy District Washington County School District
Sales Tax / Franchise Fees	Lodging Rooms Lodging Guests Residents Commercial Space
Impact Fees	Residential - Primary / Secondary Lodging Commercial / Public
Permits	Building and Development

Costs

Operating Costs	General Fund
Capital Costs	Off Site (generated by project)
School District	Costs and Benefits

Summary

ASSUMPTIONS FOR BUILD - OUT SCHEDULE

1. Build Out Schedules.

Year 1 of the Fiscal Study is the point of completion for the first year's infrastructure construction.

Primary homes developed per year:	Start at approx. 10 D.U. per year.	Averaged at 40 D.U. per year by year 8.
Accessory apartments developed per year:	Start at approx. 4 D.U. per year.	Averaged at 9+ D.U. per year by year 10.
Second homes developed per year:	Start at approx. 10 D.U. per year.	Averaged at 25+ D.U. per year by year 10.
Lodging residences developed per year:	Start at approx. 10 D.U. per year.	Averaged at 15+ D.U. per year by year 5.
Lodging suites developed per year:	Start at approx. 10 D.U. per year.	Averaged at 10+ D.U. per year.
Retail, service, dining space developed per year:	Start at approx. 4,000 sq. ft. per year.	Averaged at 10,000+ sq. ft. per year.
Office, business, assembly space developed per year:	Start at approx. 5,000 sq. ft. per year.	Averaged at 20,000+ sq. ft. per year by year 9.

Build out values are averaged, and attempt to define a conservative projection of market absorption. Actual numbers shall vary in specific years.

2. Residential Unit Sizes.

Primary homes:	Average size 2,500 sq. ft.	Several dwelling types averaged: Detached moderate lot / small lot, duplex and townhouse, carriage houses, condos and apartments. Primary dwellings are permitted by the Design Code to reach 7,000 sq. ft. in size.
Accessory apartments:	Average size 650 sq. ft.	Accessory apartments are limited in size to 650 sq. ft. by the Design Code.
Second homes:	Average size 1,900 sq. ft.	Several dwelling types averaged: Detached moderate lot / small lot, duplex and townhouse, carriage houses, and stacked units (condos or apartments).
Lodging residences:	Average size 2,000 sq. ft.	Several dwelling types averaged: Detached moderate lot / small lot, duplex and townhouse, carriage houses, and stacked units. An average number of three suites incorporates a range of unit types from one to four suites (or lock outs). The size of lodging residences shall range from 950 sq. ft. to 5,000 sq. ft.
Lodging suites:	Average size 850 sq. ft.	A range of suite sizes is used: From the smallest (350 sq. ft. small hotel room type) to a larger one bedroom suite (1,100 sq. ft.).

3. Commercial Space Characteristics.

Retail space:	Retail spaces shall generally be found on the ground floor of buildings, directly accessible from street fronts. Spaces shall be small to moderate in size. Typical uses: Food/Nutrition (Small - Corner Store, Medium - 8,000 sq. ft. market, health). Goods (Home/Daily, Hardware/Hi-Tech, Software, Clothing).
Service space:	Service commercial spaces shall generally be found on the ground floor of buildings, directly accessible for street fronts. Spaces shall be small to moderate in size. Typical uses: Daily (Postal, Beauty / Barber, News Stand, Clothing, Shoes). Health. Financial (Bank, Credit Union, Insurance, Title, Realtors). Auto.
Dining space:	Dining spaces shall be located primarily on ground floors of buildings. Spaces shall be small to moderate in size. Typical uses: Deli / Bake Shops (Local proprietor fast food). Casual Eating (Themed food sit down / quick serve). Formal Dining.
Office space:	Office spaces shall be found on all floors of buildings, preferably not on important retail frontage. Spaces shall be small to moderate in size. Typical uses: Professional (software / hardware, design and construction, legal, accounting, financial)
Business space:	Business spaces shall be found on the ground floor of buildings (directly accessible from street fronts) or in some cases on second floors. Spaces shall be small to moderate in size. Typical uses: Shopfront (Bicycle sales and repair, xx). Business Front (Lodging services, Health Club). Workshop / Handicrafts.
Assembly space:	Assembly spaces are part of a variety of programs: religious, educational, governmental, recreational. Typical uses: Library, Public meeting hall, Religious congregation, Fraternal entity or club, School lecture hall.

4. Definitions.

Primary homes:	May be located within a variety of building types. The dwelling is the principal residence of the owners, per conventional standards.
Accessory apartments:	May be located within a variety of building types. Accessory apartments are defined in the Design Code.
Second homes:	May be located within a variety of building types. The dwelling is not the principal residence of the owners, per conventional standards. There is no specific standard for length of occupancy during the course of a year.
Lodging residences:	May be located within a variety of building types. Ownership structure may be fractional or whole ownership, by individual unit owners or by business ownership of several units.
Lodging suites:	May be located within a variety of building types. Ownership structure may be fractional or whole ownership, by individual unit owners or by business ownership of several units.

V. APPENDIX

OWNERSHIP PARCELS

SAND HOLLOW MESA

			LAND AREA	LESS PARKWAY	
SECTION 19	A	H-3409	N ½ NW ¼ NE ¼	20.00 ac	20.00 ac
	B	H-3409	N ½ NE ¼ NE ¼	20.00 ac	17.78 ac
	C	H-3409	SW 1/4 NW ¼ NE ¼	10.00 ac	10.00 ac
			W ½ SE 1/4 NW ¼ NE	5.00 ac	5.00 ac
	D	H-3409	SE ¼ NE ¼ NE ¼	10.00 ac	10.00 ac
	E	H-3409	N ½ SE ¼ NE ¼	20.00 ac	20.00 ac
	F	H-3409	NW ¼ NE ¼ & SE ¼ of the SW ¼ SE ¼ NE ¼	7.50 ac	7.50 ac
			SE ¼ SE ¼ NE ¼	10.00 ac	10.00 ac
	G	H-3409	N ½ NE ¼ SE ¼	20.00 ac	20.00 ac
	H	H-3409	S ½ NE ¼ SE ¼	20.00 ac	20.00 ac
	I	H-3409	N ½ SE ¼ SE ¼	20.00 ac	20.00 ac
	J	H-3409	S ½ SE ¼ SE ¼	20.00 ac	20.00 ac
SECTION 20	A	H-3410	N ½ NW ¼ NW ¼	20.00 ac	10.16 ac
	B	H-3410	S ½ NW ¼ NW ¼	20.00 ac	14.01 ac
	C	H-3410	N ½ SW ¼ NW ¼	20.00 ac	14.97 ac
	D	H-3410	S ½ SW ¼ NW ¼	20.00 ac	14.92 ac
	E	H-3410	N ½ NW ¼ SW ¼	20.00 ac	15.43 ac
	F	H-3410	S ½ NW ¼ SW ¼	20.00 ac	15.48 ac
	G	H-3410	N ½ SW ¼ SW ¼	20.00 ac	15.46 ac
	H	H-3410	N ½ SE ¼ SW ¼	20.00 ac	20.00 ac
	I	H-3410	S ½ SE ¼ SW ¼	20.00 ac	20.00 ac
	J	H-3410	S ½ SW ¼ SW ¼	20.00 ac	15.45 ac
SECTION 29	A	H-3399-C	N ½ NW ¼ NW ¼	20.00 ac	15.35 ac
	B	H-3399-C	N ½ NE ¼ NW ¼	20.00 ac	20.00 ac
	C	H-3399-C	S ½ NE ¼ NW ¼	20.00 ac	20.00 ac
	D	H-3399-C	S ½ NW ¼ NW ¼	20.00 ac	14.70 ac
	E	H-3399-C	N ½ SW ¼ NW ¼	20.00 ac	14.80 ac
	F	H-3399-C	N ½ SE ¼ NW ¼	20.00 ac	20.00 ac
	G	H-3399-C	S ½ SE ¼ NW ¼	20.00 ac	20.00 ac
	H	H-3399-C	S ½ SW ¼ NW ¼	20.00 ac	19.74 ac
	I	H-3399-C	N ½ NW ¼ SW ¼	20.00 ac	20.00 ac
	J	H-3399-C	N ½ NE ¼ SW ¼	20.00 ac	20.00 ac
	K	H-3399-C	S ½ NE ¼ SW ¼	20.00 ac	20.00 ac
	L	H-3399-C	S ½ NW ¼ SW ¼	20.00 ac	20.00 ac
	M	H-3399-C	N ½ SW ¼ SW ¼	20.00 ac	20.00 ac
	P	H-3399-C	S ½ SW ¼ SW ¼	20.00 ac	20.00 ac
	A	H-3399-B	N ½ SW ¼ NE ¼	20.00 ac	20.00 ac
	B	H-3399-B	N ½ SE ¼ NE ¼	20.00 ac	20.00 ac PLUMB
	C	H-3399-B	S ½ SE ¼ NE ¼	20.00 ac	20.00 ac PLUMB
	D	H-3399-B	S ½ SW ¼ NE ¼	20.00 ac	20.00 ac
SECTION 30	A	H-3421	N ½ NE ¼ NE ¼	20.00 ac	20.00 ac
	B	H-3421	S ½ NE ¼ NE ¼	20.00 ac	20.00 ac
	C	H-3421	N ½ SE ¼ NE ¼	20.00 ac	18.04 ac
	D	H-3421	S ½ SE ¼ NE ¼	20.00 ac	13.44 ac
	E	H-3421	N ½ NW ¼ SE ¼	20.00 ac	18.87 ac
	F	H-3421	N ½ NE ¼ SE ¼	20.00 ac	13.07 ac
	G	H-3421	S ½ NE ¼ SE ¼	20.00 ac	19.35 ac
	H	H-3421	S ½ NW ¼ SE ¼	20.00 ac	9.19 ac
	I	H-3421	N ½ SW ¼ SE ¼	20.00 ac	18.06 ac
	J	H-3421	N ½ SE ¼ SE ¼	20.00 ac	20.00 ac
	K	H-3421	S ½ SE ¼ SE ¼	20.00 ac	20.00 ac
	L	H-3421	S ½ SW ¼ SE ¼	20.00 ac	20.00 ac
SECTION 31	A	H-3422	N ½ NE ¼ NE ¼	20.00 ac	20.00 ac
	B	H-3422	S ½ NE ¼ NE ¼	20.00 ac	20.00 ac
TOTAL AREA			1,022.50 ac	930.77 ac	60

SECTION 3

DRAWINGS AND TABULATIONS



SECTION 3

DRAWINGS AND TABULATIONS

SECTION CONTENTS

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I. EXISTING CONDITIONS

1. Location Map / Ownership
2. Geology / Hydrology: Hazard Maps
3. Slope Map



I. EXISTING CONDITIONS

1. Location Map / Ownership

980.5 Acre Parcel

40.0 Acre Parcel

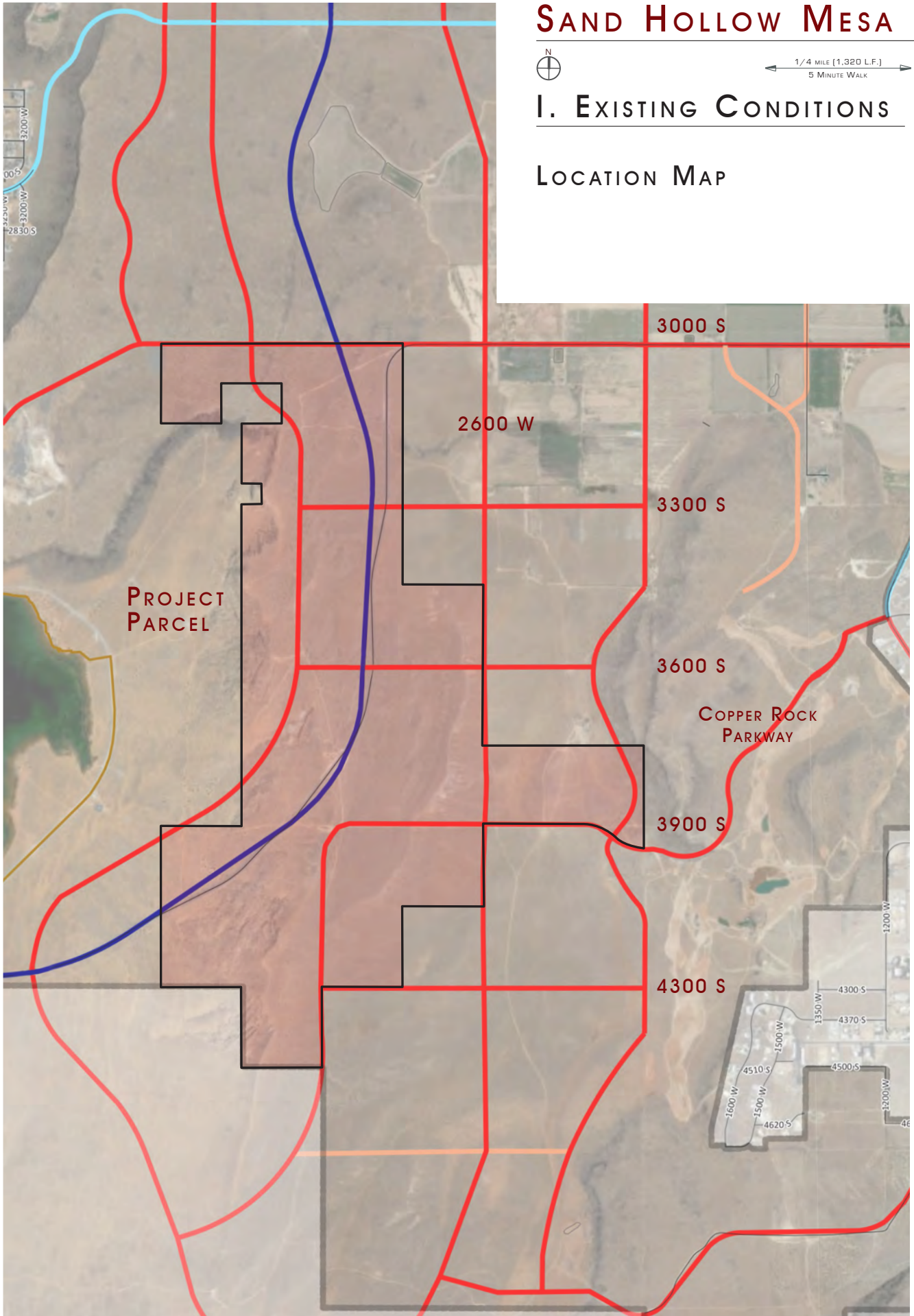
SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)
5 MINUTE WALK

I. EXISTING CONDITIONS

LOCATION MAP



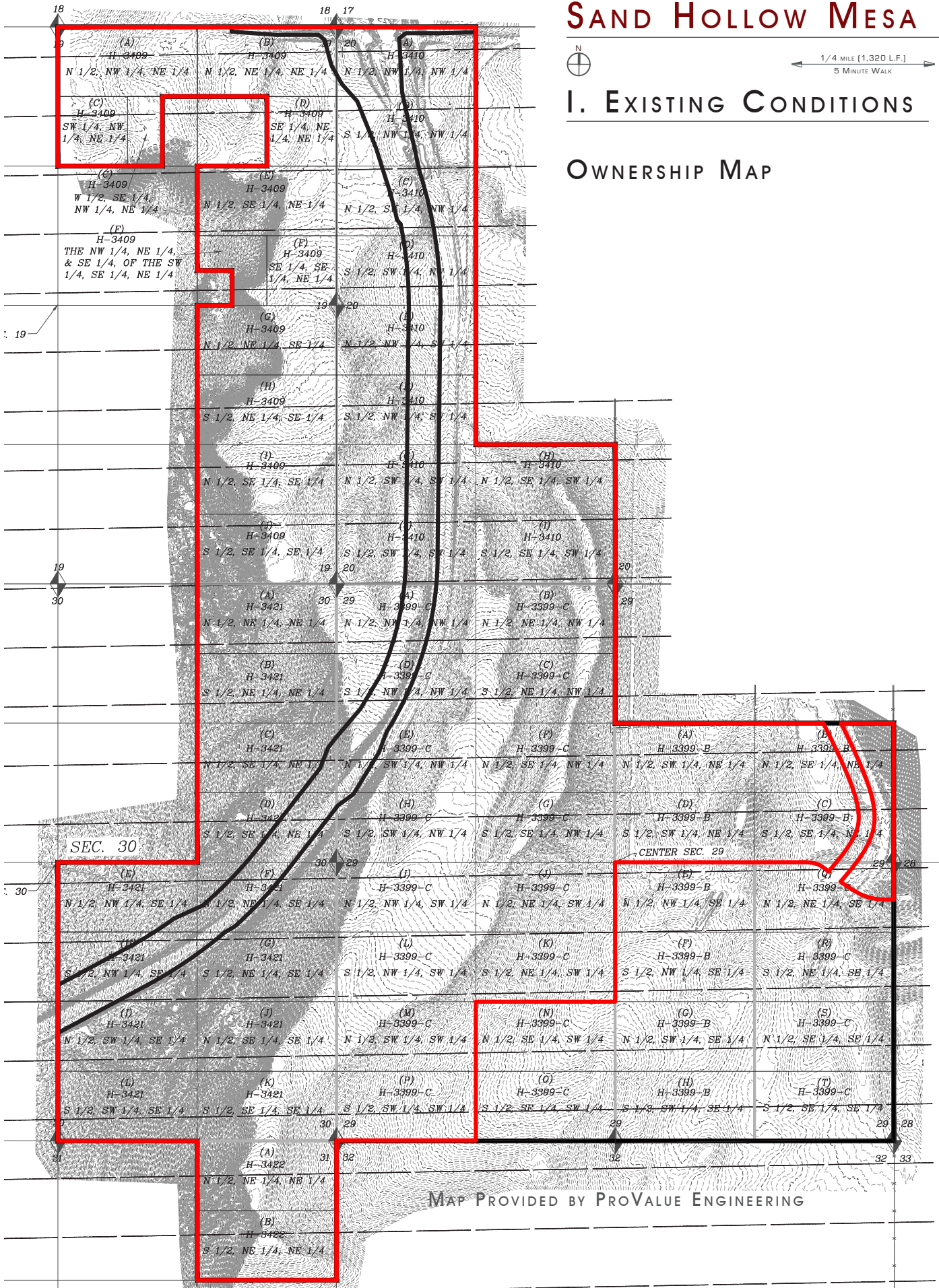
SAND HOLLOW MESA



1/4 MILE [1,320 L.F.]
5 MINUTE WALK

I. EXISTING CONDITIONS

OWNERSHIP MAP



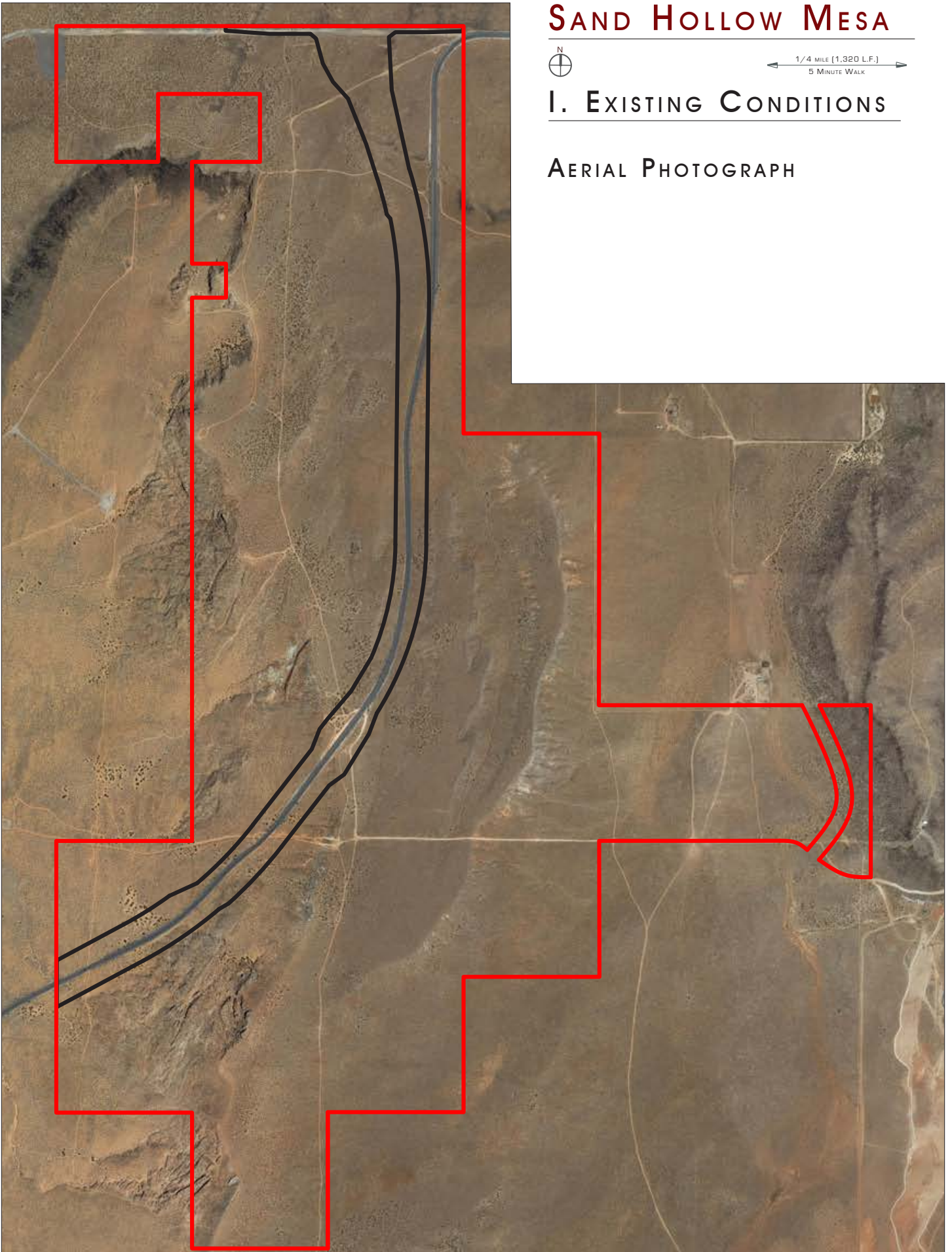
SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)
5 MINUTE WALK

I. EXISTING CONDITIONS

AERIAL PHOTOGRAPH



I. EXISTING CONDITIONS

2. Geology / Hydrology: Hazard Maps

Caliche

Collapsible Soil

Faulting

Erosion

Expansive Soil

Ground Water

Gypsiferous Soil

Landslide

Wind Blown Sand

Rockfall

Shallow Bedrock

Liquefaction

SAND HOLLOW MESA



I. EXISTING CONDITIONS

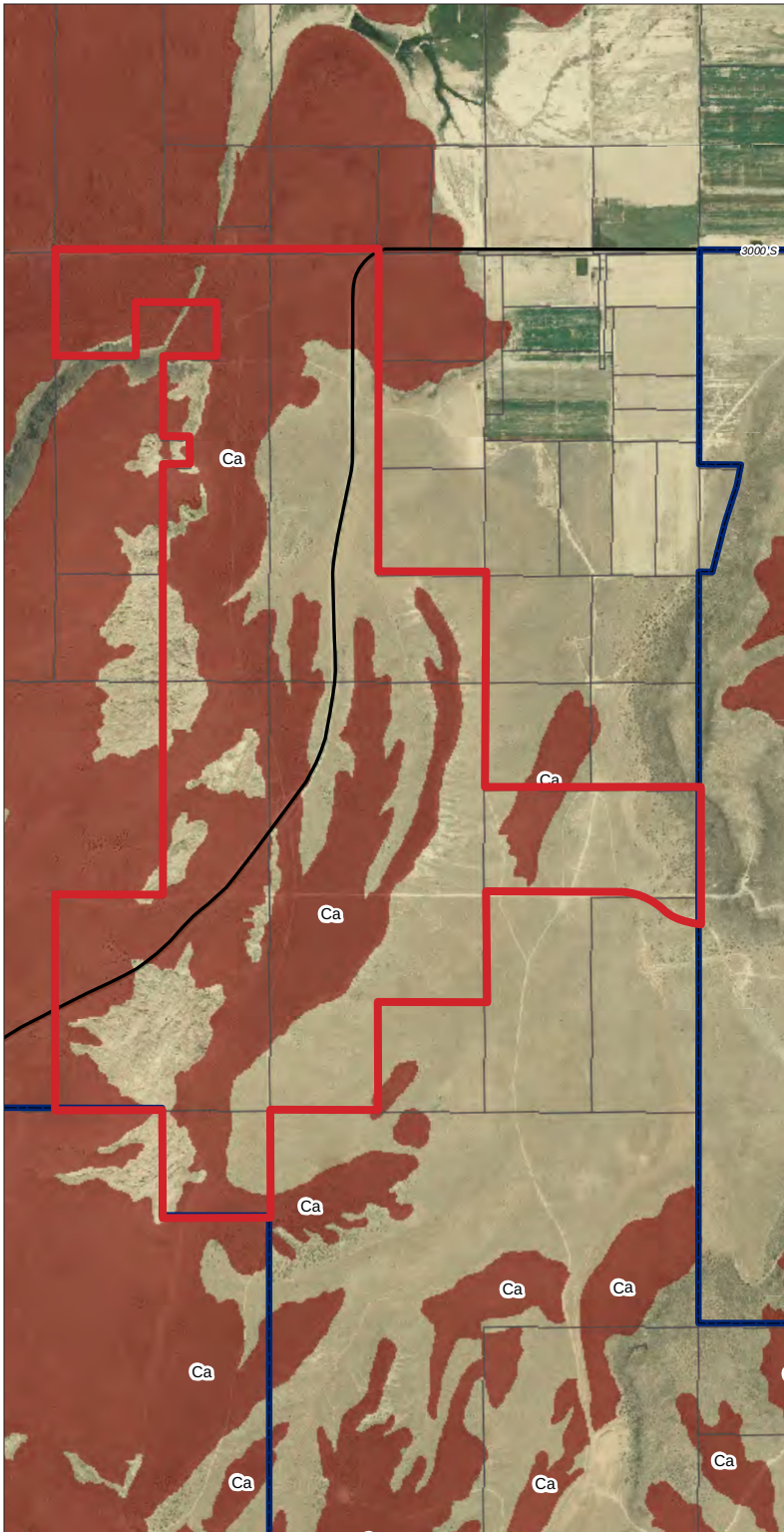
HAZARD MAPS

CALICHE

Classification:

For a detailed explanation of the contents of this map, contact the Hurricane Planning Department for a copy of Special Study 127

Caliche



SAND HOLLOW MESA



I. EXISTING CONDITIONS

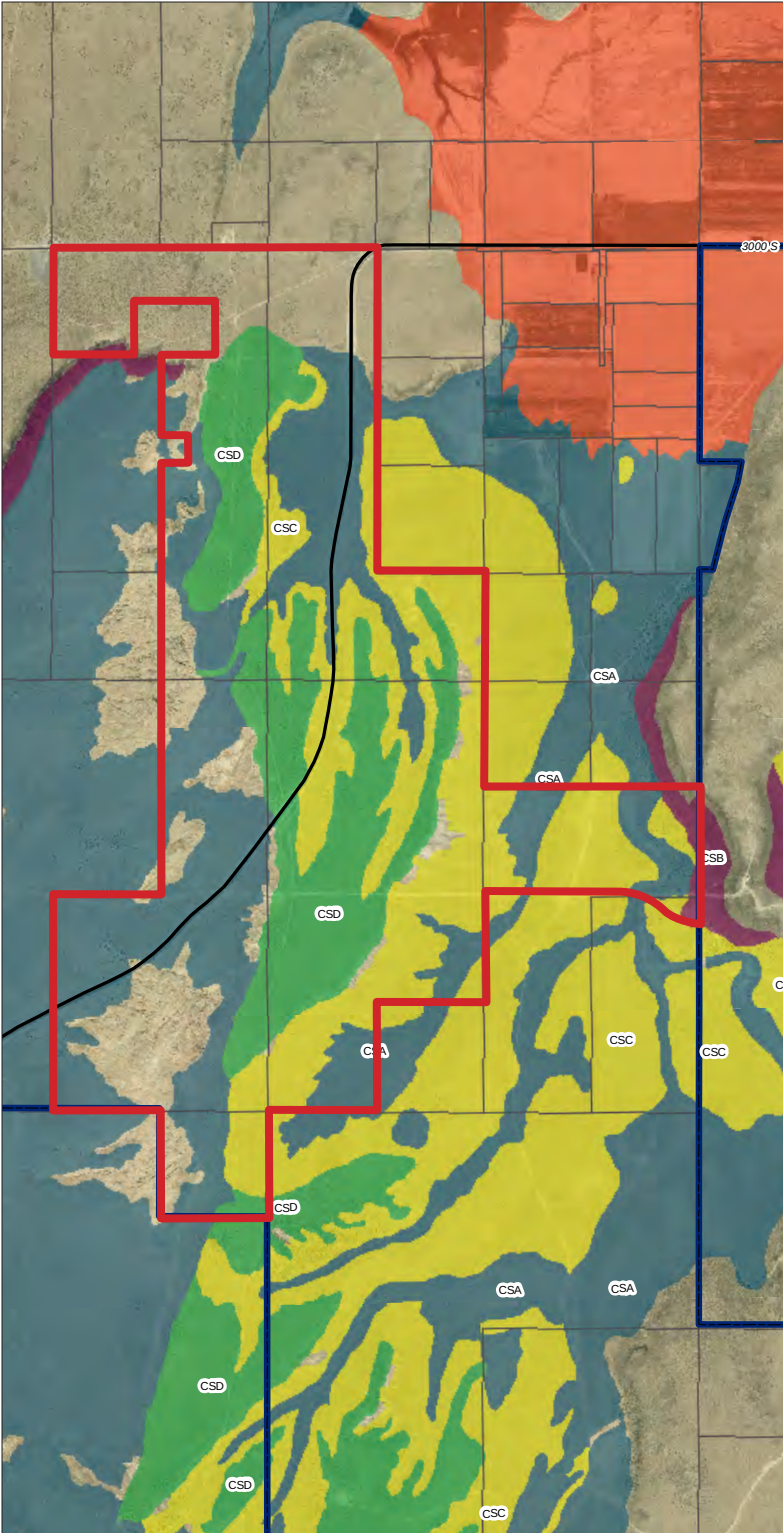
HAZARD MAPS

COLLAPSIBLE SOILS

Classification:

For a detailed explanation of the contents of this map, contact the Hurricane Planning Department for a copy of Special Study 127

- CSA-Stream/Terrace Alluvium $\geq 3\%$
- CSB-Stream/Terrace Alluvium, no data
- CSC-Fan Alluvium, Holocene
- CSD-Fan Alluvium, Pleistocene
- HCS-Area of known high collapse soils



SAND HOLLOW MESA



I. EXISTING CONDITIONS

HAZARD MAPS

FAULTING

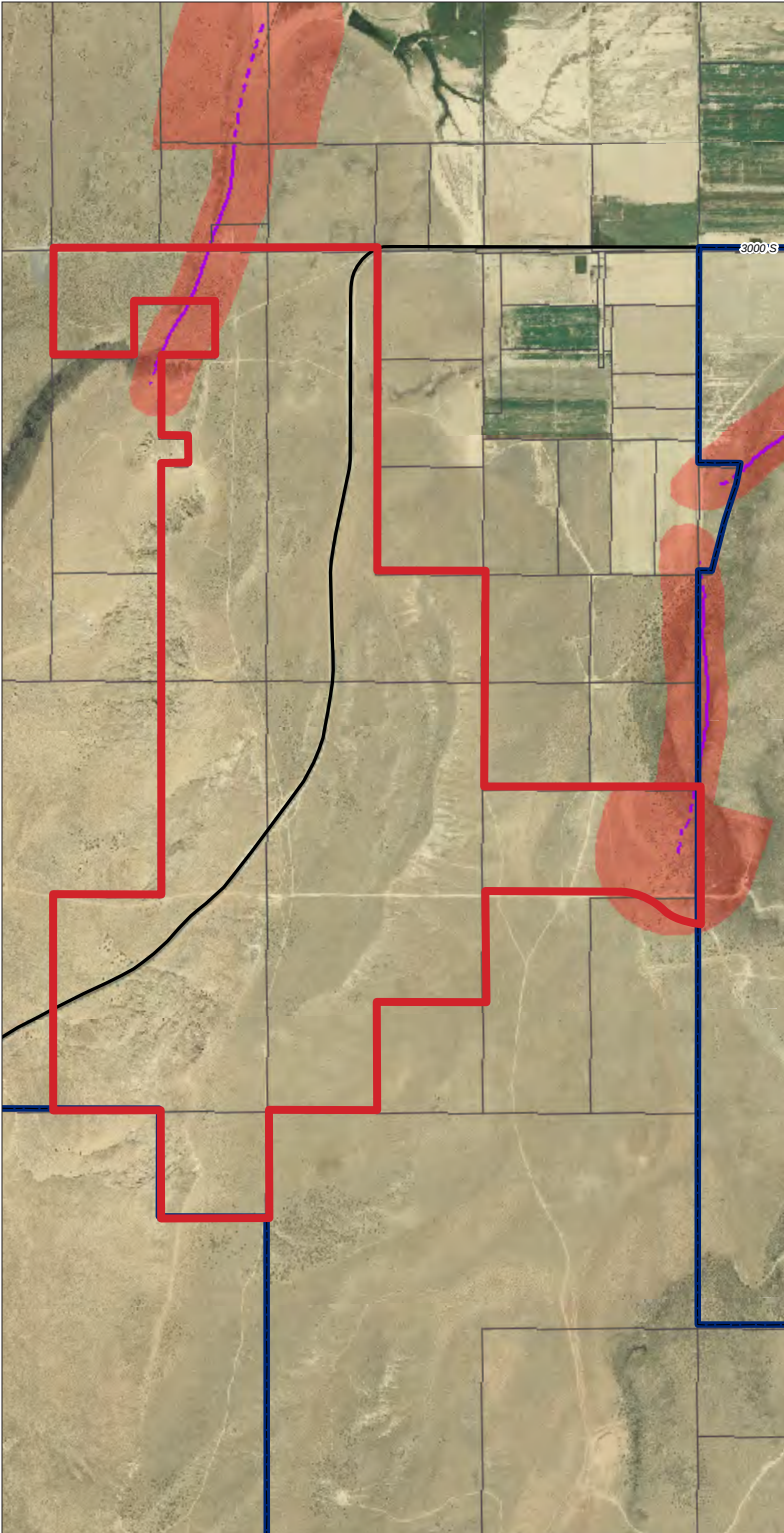
Classification:

For a detailed explanation of the contents of this map, contact the Hurricane Planning Department for a copy of Special Study 127

- Holocene, Well def
- - - Holocene, Approx/Bur
- lateQ, Well def
- - - lateQ, Approx/Bur
- Quat, Well def
- - - Quat, Approx/Bur
- Unknown, Well def
- - - Unknown, Approx/Bur

Surface Faulting

- Special Study Area



SAND HOLLOW MESA



I. EXISTING CONDITIONS

HAZARD MAPS

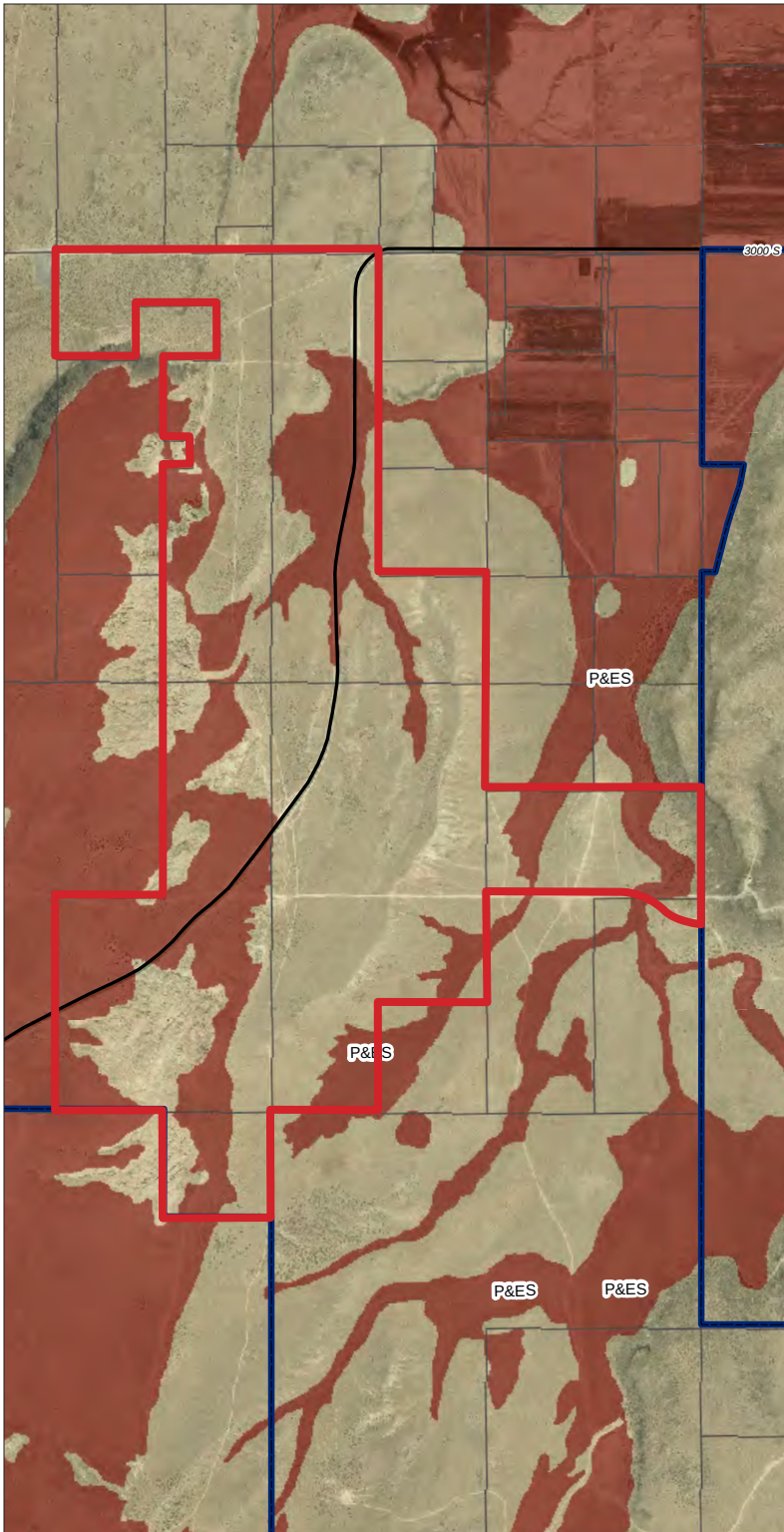
EROSION

Classification:

For a detailed explanation of the contents of this map, contact the Hurricane Planning Department for a copy of Special Study 127

Piping and Erosion

 P&ES-Soils susceptible to piping and erosion



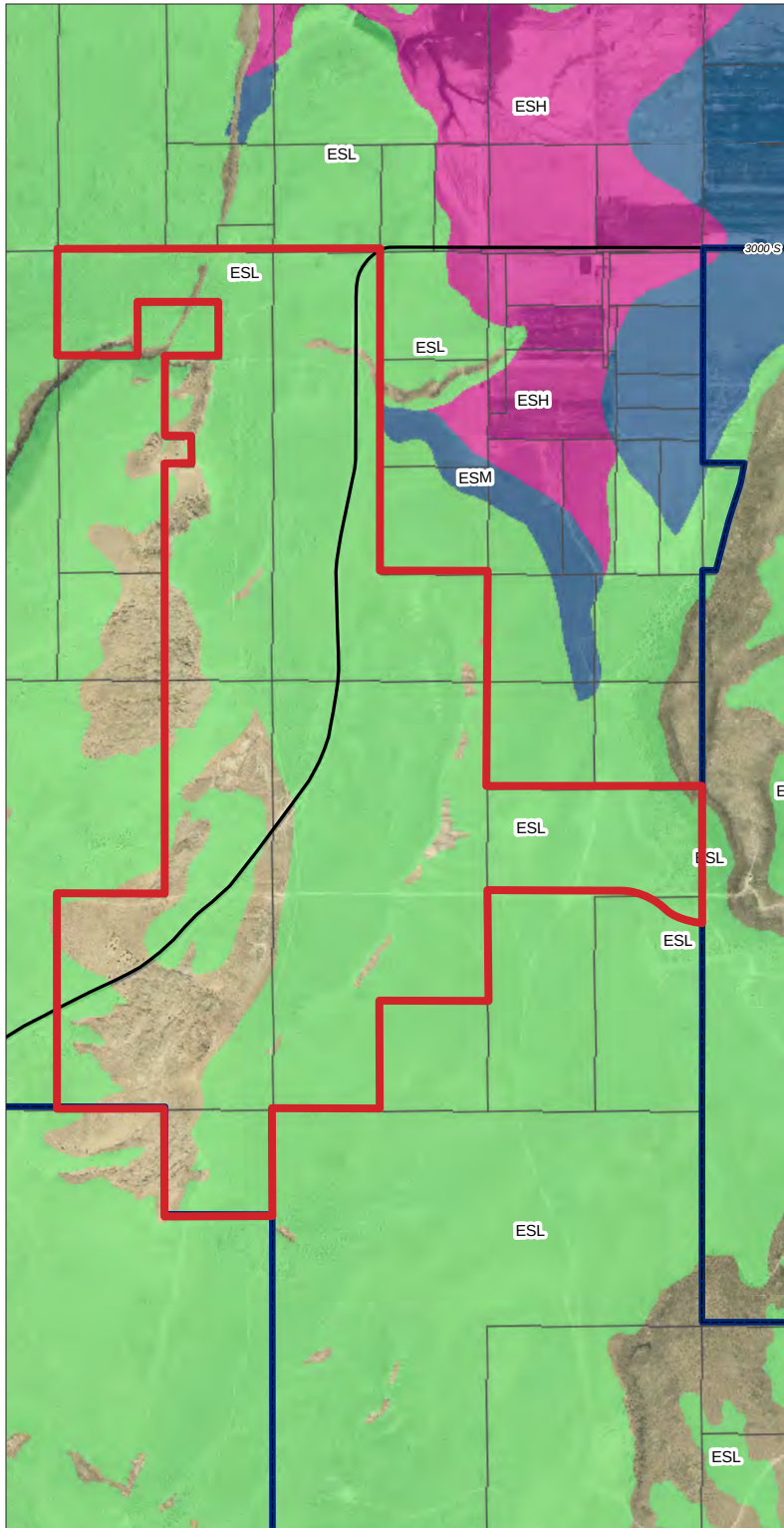
SAND HOLLOW MESA



I. EXISTING CONDITIONS

HAZARD MAPS

EXPANSIVE SOIL



Classification:

For a detailed explanation of the contents of this map, contact the Hurricane Planning Department for a copy of Special Study 127

- ESH-Soils with high susceptibility for expansion
- ESM-Soils with moderate susceptibility for expansion
- ESL-Soils with low susceptibility for expansion
- ERH-Bedrock units with high shrink/swell susceptibility, "Blue Clay"
- ERM-Bedrock units with moderate shrink/swell susceptibility
- ERL-Bedrock units with low shrink/swell susceptibility
- CHESR-Concealed area of highly expansive soil or rock

SAND HOLLOW MESA



I. EXISTING CONDITIONS

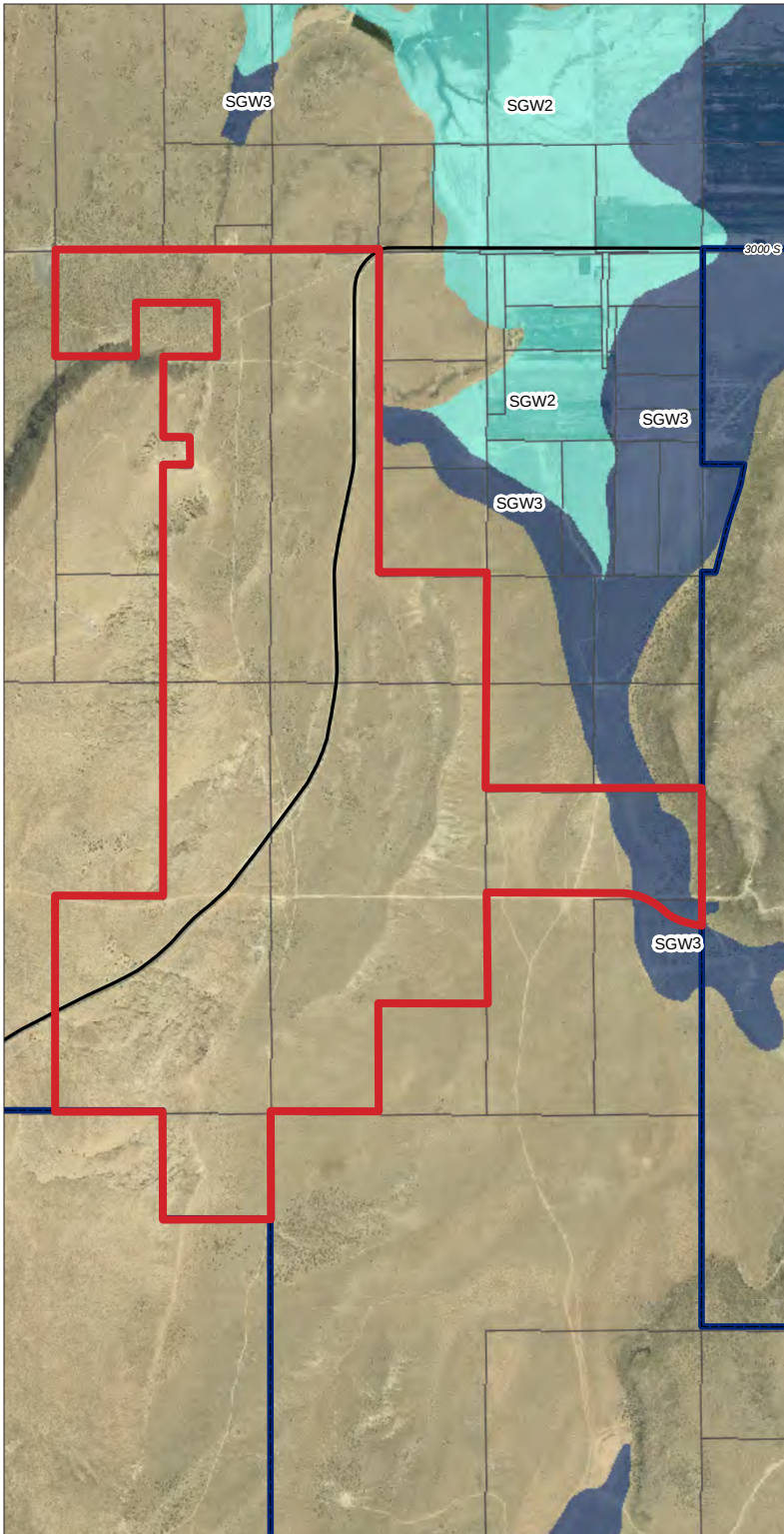
HAZARD MAPS

GROUND WATER

Classification:
For a detailed explanation of the contents
of this map, contact the Hurricane Planning
Department for a copy of Special Study 127

Shallow Ground Water

-  SGW1-Naturally wet soils or areas of permanent shallow ground water
-  SGW2-Poorly drained or slow draining generally fine-grained soils
-  SGW3-Moderately to freely draining soils with seasonal or transient shallow ground water



SAND HOLLOW MESA



I. EXISTING CONDITIONS

HAZARD MAPS

GYPsIFEROUS SOIL

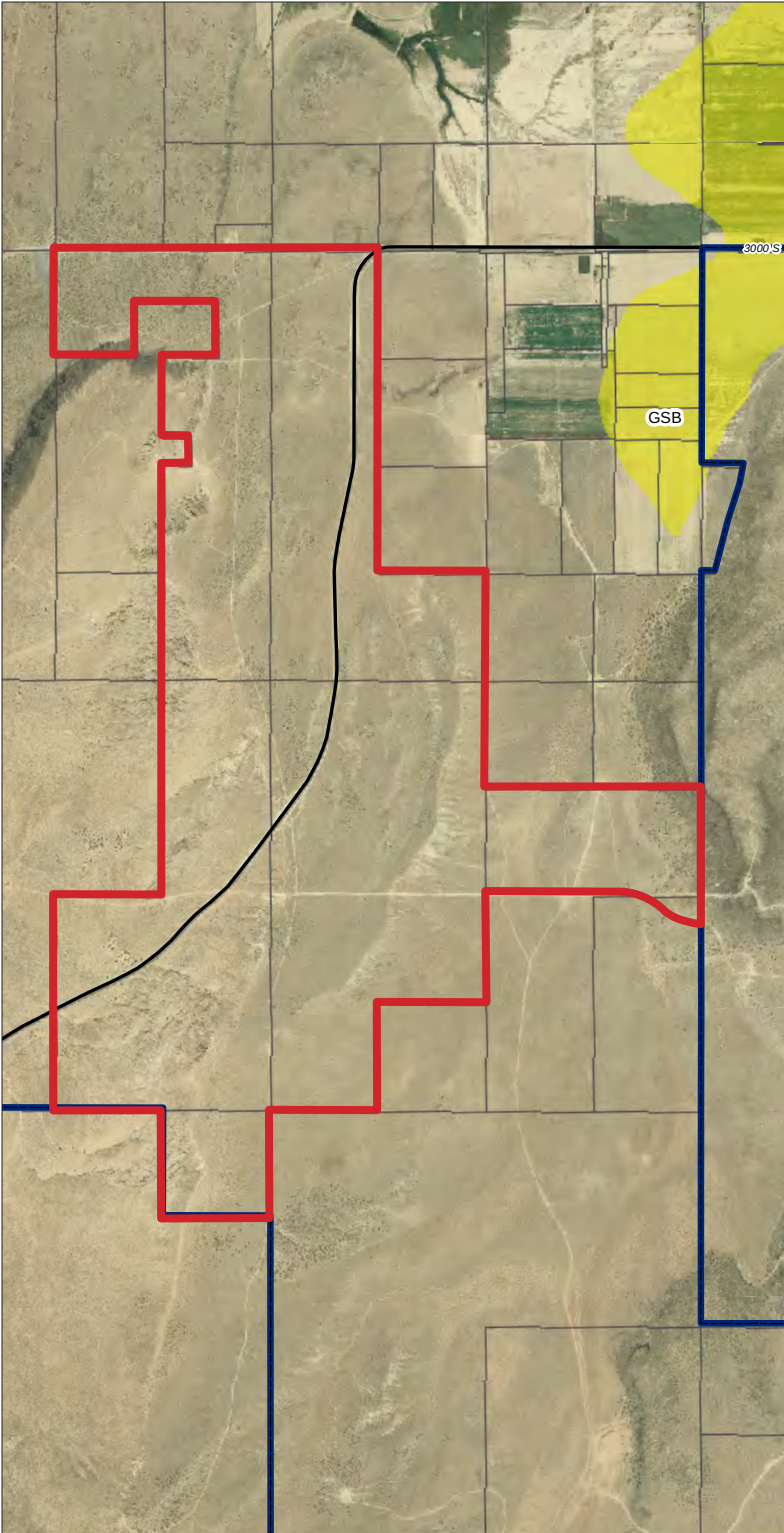
Classification:

For a detailed explanation of the contents of this map, contact the Hurricane Planning Department for a copy of Special Study 127

Gypsiferous Soil and Rock

Gypsiferous Soil and Rock

-  GSA - Gypsiferous silt and clay, visible at surface
-  GSB - Gypsum-bearing soils, concealed
-  GRA - Bedrock units with abundant gypsum
-  GRB - Bedrock units with moderate gypsum
-  GRC - Bedrock units with gypsum, undifferentiated



SAND HOLLOW MESA



I. EXISTING CONDITIONS

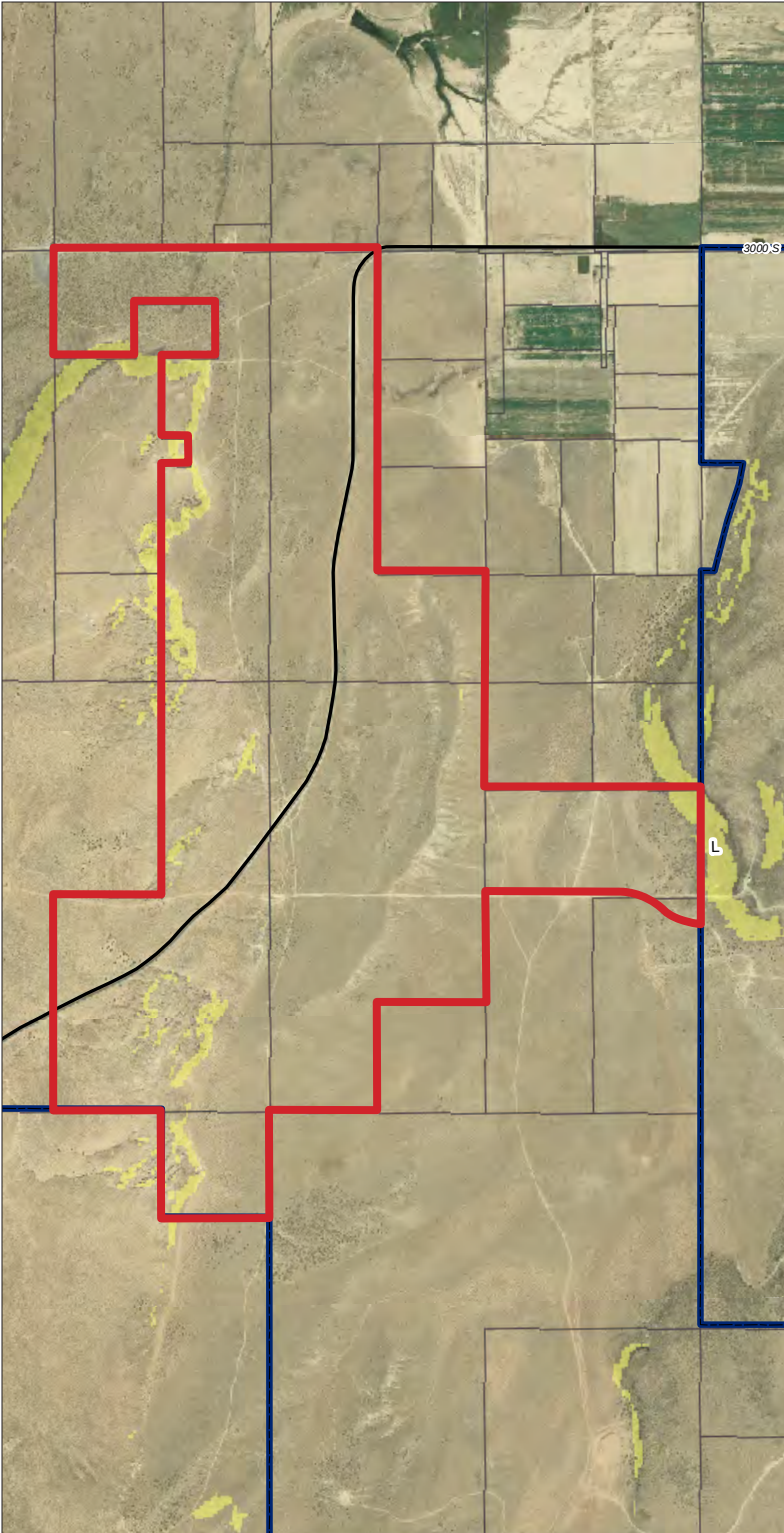
HAZARD MAPS

LANDSLIDES

Classification:
For a detailed explanation of the contents
of this map, contact the Hurricane Planning
Department for a copy of Special Study 127

Landslides

- VH - Very High: Existing landslides (Category A)
- H - High: Areas where Category B geologic units crop out on slopes greater than 15 percent (8.5°)
- MB - Moderate B: Areas where Category B geologic units crop out on slopes less than 15 percent (8.5°)
- MC - Moderate C: Areas where Category C geologic units crop out on slopes greater than 20 percent (11.3°)
- L - Low: Areas where Category D geologic units crop out on slopes greater than 30 percent (16.7°)



SAND HOLLOW MESA



I. EXISTING CONDITIONS

HAZARD MAPS

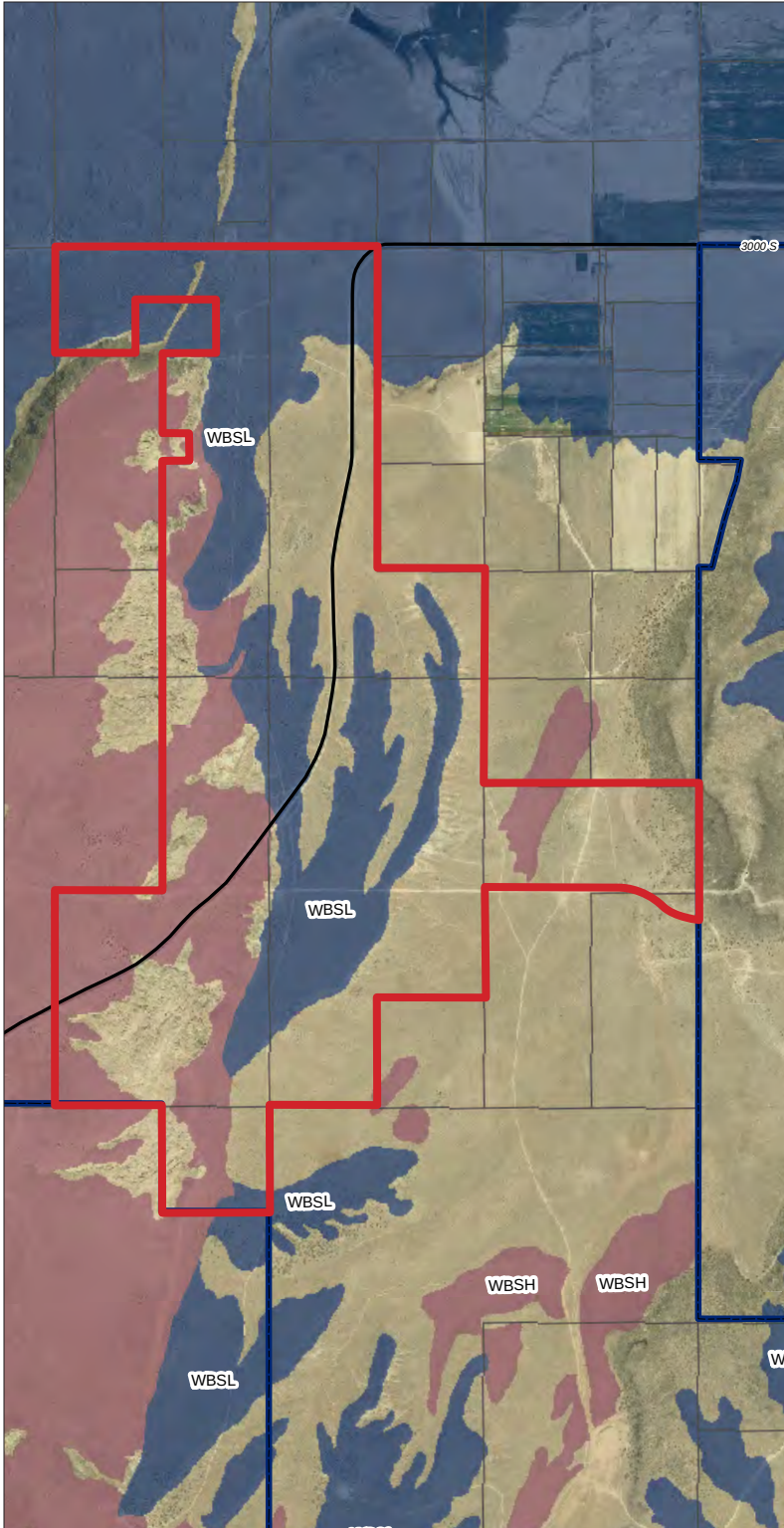
WIND BLOWN SAND

Classification:

For a detailed explanation of the contents of this map, contact the Hurricane Planning Department for a copy of Special Study 127

Wind-Blown Sand

- WBSH-High: Modern sand-dune or sheet-sand deposits
- WBSM-Moderate: Mixed-unit geologic deposits, wind dominate transport
- WBSL-Low: Mixed-unit geologic deposits with wind-blown component



SAND HOLLOW MESA



I. EXISTING CONDITIONS

HAZARD MAPS

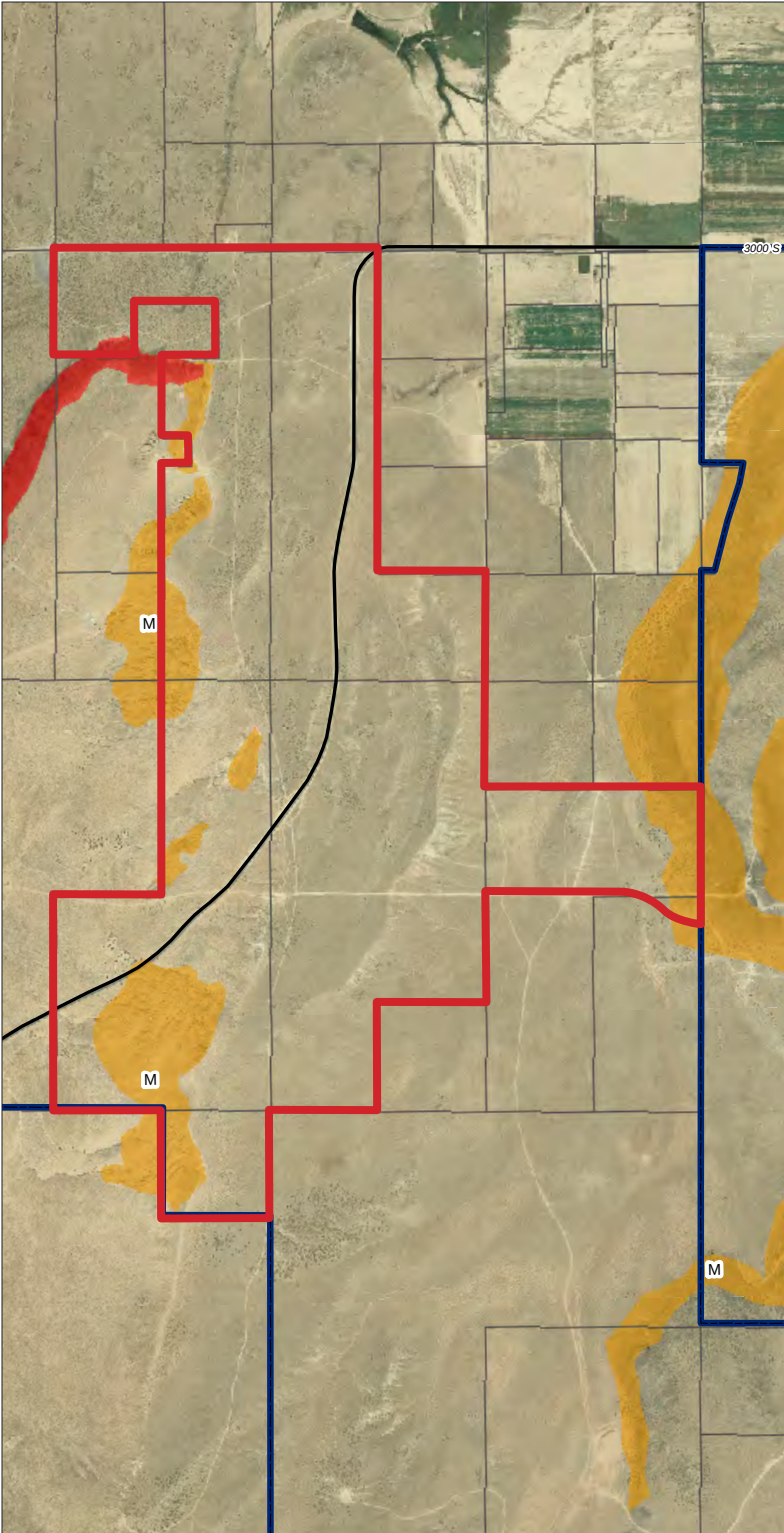
ROCKFALL

Classification:

For a detailed explanation of the contents of this map, contact the Hurricane Planning Department for a copy of Special Study 127

Rockfall

-  H - High rock-fall-hazard areas
-  M - Moderate rock-fall-hazard areas
-  L - Low rock-fall-hazard areas



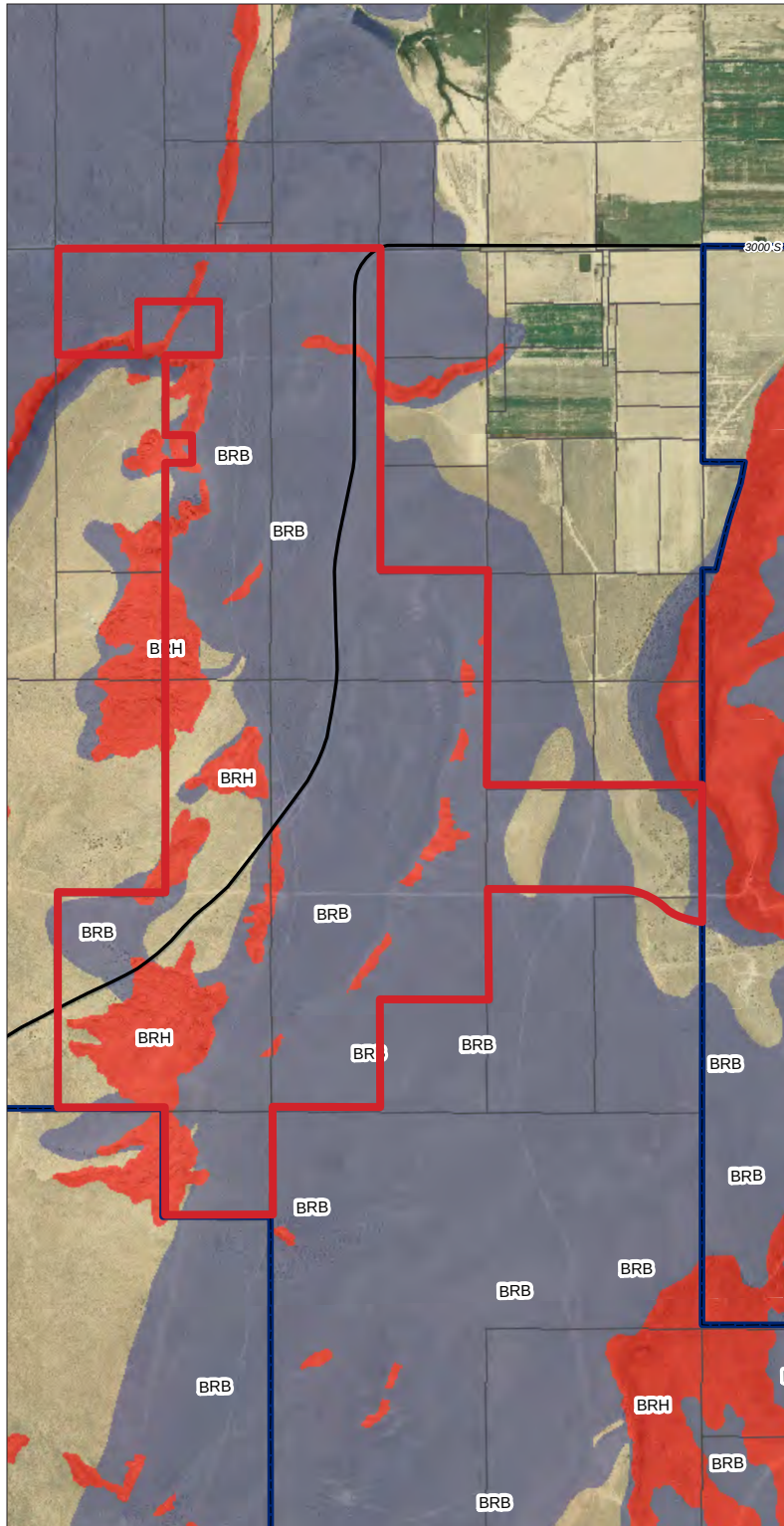
SAND HOLLOW MESA



I. EXISTING CONDITIONS

HAZARD MAPS

SHALLOW BEDROCK



Classification:
For a detailed explanation of the contents
of this map, contact the Hurricane Planning
Department for a copy of Special Study 127

- BRH-Hard: Areas where generally hard and resistant bedrock visible at ground surface
- BRS-Soft: Areas where less resistant bedrock visible at ground surface
- BRB-Buried: Areas where depth to bedrock is generally ≤ 10 feet beneath soil cover

SAND HOLLOW MESA



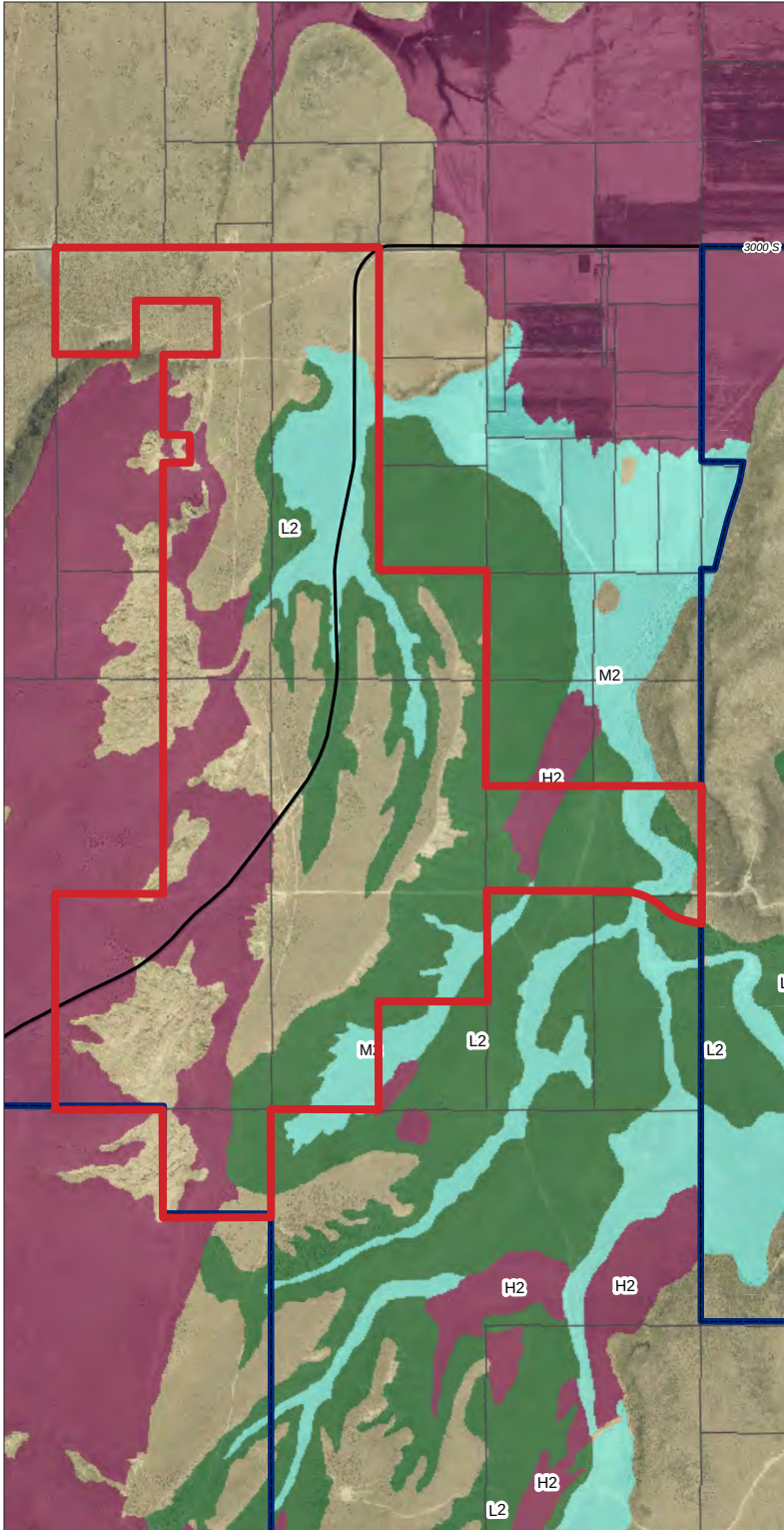
I. EXISTING CONDITIONS

HAZARD MAPS

LIQUEFACTION

Classification:
For a detailed explanation of the contents
of this map, contact the Hurricane Planning
Department for a copy of Special Study 127

- VH - Very High—Geologic units that liquefied during the 1992, ML 5.8 earthquake,
- H - High—Well-sorted sands, silty sands, and gravels where depth to ground water is ≤50 feet
- H2 - High2—Similar in texture to High category, no ground-water information
- M - Moderate—Moderately sorted sands, silty sands, and gravels, depth to ground water is ≤50 feet.
- M2 - Similar in texture to Moderate category, no ground-water information
- L - Low—Moderately to poorly sorted sands and gravels, no ground-water information
- L2 - Low2—Similar in textural characteristics to Low, no ground-water information



I. EXISTING CONDITIONS

3. Slope Map

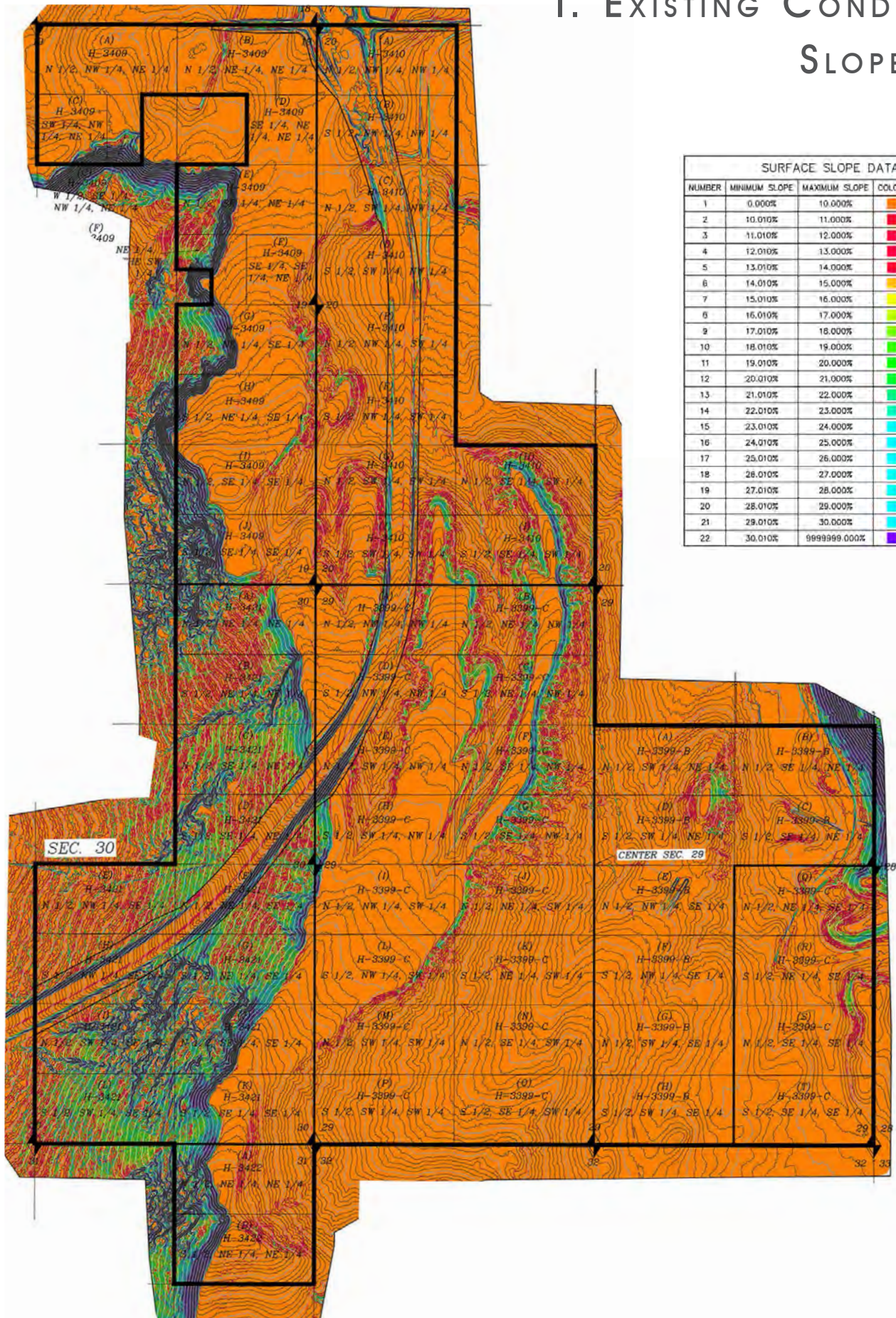


SLOPE MAP & LAND CHARACTERISTICS

Slope: 1,022 Ac. Land Area	<10%	70.2% of site	725 Acres
	10% - 20%	19.2% of site	197 Acres
	20% - 30%	5.0% of site	52 Acres
	>30%	5.6% of site	58 Acres

Aspect	A dramatic escarpment – aligned north to south - orients predominantly to the west, with the highest elevation of 3505 ft. at the south end of the parcel. The north end of the escarpment curves sharply toward the south. On the east side of this west escarpment, the topography slopes down gradually toward the east boundaries of the property.
Elevation	The high point of the property at the north end of the escarpment is at elevation 3330 ft. The low point of the parcel is elevation 3125 at the southwest property corner. The majority of the site is comprised of a fairly flat mesa, with mild undulations. The east edge of the property along 2100 West is elevation 3310 ft.
Hydrology and Wetlands	Within the mesa portion of the site, there are very minor drainages. Near the northeast corner of the property sits an area of shallow groundwater in a minor depression at elevation 3290, which drains off the site to the east. Wetlands do not exist on the site.
Dominant Vegetation	Sage grass, and mixed grasses found in variable patterns at a light density, over sandy and gravel ground surfaces.
Rock Outcropping	Bedrock crops out at the escarpment along the entire length of the land, as shown on the Existing Hazards Map titled “Shallow Bedrock”. These locations are found where slopes exceed 30% grade, and are thus outside the buildable ‘development boundary’.
Soils	Wind blown sand and gravel are the primary soil conditions on the sites, along with the prominent west facing escarpment running from north to south through the property. There are minor conditions of gypsiferous and expansive soils, which suggest construction protections against erosion (see Hazard Map “Gypsiferous”)
Groundwater	An area of moderate groundwater depth exists at the southwest corner of the site (see Hazard Map “Ground Water”).
Landslide	Landslide potential for small stone exists at selected slopes with grades greater than 30%.
Fault Lines	A minor fault line runs into the northwest corner of the property, across 3000 South, creating a swale that drains into south facing portion of the escarpment.
Sensitive Lands (Title 10 Chapter 24)	The majority of the property is comprised of minimal slopes (70.2% <10%). Where developed improvements are planned on moderate slopes (10-30%) the minimum lot sizes shall follow the guidelines of the Sensitive Lands chapter.

I. EXISTING CONDITIONS SLOPE MAP



NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA
1	0.000%	10.000%		46500034 S.F.
2	10.010%	11.000%		1902637 S.F.
3	11.010%	12.000%		1689985 S.F.
4	12.010%	13.000%		1518207 S.F.
5	13.010%	14.000%		1360343 S.F.
6	14.010%	15.000%		1233014 S.F.
7	15.010%	16.000%		1113252 S.F.
8	16.010%	17.000%		993171 S.F.
9	17.010%	18.000%		878581 S.F.
10	18.010%	19.000%		765192 S.F.
11	19.010%	20.000%		653415 S.F.
12	20.010%	21.000%		571060 S.F.
13	21.010%	22.000%		492643 S.F.
14	22.010%	23.000%		438980 S.F.
15	23.010%	24.000%		394606 S.F.
16	24.010%	25.000%		358819 S.F.
17	25.010%	26.000%		330450 S.F.
18	26.010%	27.000%		309072 S.F.
19	27.010%	28.000%		285211 S.F.
20	28.010%	29.000%		268695 S.F.
21	29.010%	30.000%		251816 S.F.
22	30.010%	999999.000%		4172243 S.F.

II. DEVELOPMENT PLAN

1. Master Plan
2. Program Summary



CONCEPT PROGRAM

Neighborhood 1

Public Settings	Civic Buildings, Public Spaces	18.2 Ac
Commercial	Retail, Business, Services / M.U.	8.0 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 6.0 Ac
Multifamily		22 DU / Ac. 13.0 Ac
Townhouse		12 DU / Ac. 18.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 12.2 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac
RV Resort		18 Lots / Ac 0.0 Ac

Neighborhood 6

Public Settings	Civic Buildings, Public Spaces	11.0 Ac
Commercial	Retail, Business, Services / M.U.	4.8 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 3.0 Ac
Multifamily		20 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 10.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac
RV Resort		18 Lots / Ac. 15.0 Ac

Neighborhood 2

Public Settings	Civic Buildings, Public Spaces	15.2 Ac
Commercial	Retail, Business, Services / M.U.	3.5 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 4.5 Ac
Multifamily		22 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 11.5 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

Neighborhood 7

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / M.U.	4.3 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 1.0 Ac
Multifamily		20 DU / Ac. 9.0 Ac
Townhouse		12 DU / Ac. 13.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 11.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 8.8 Ac

Neighborhood 3

Public Settings	Civic Buildings, Public Spaces	10.5 Ac
Commercial	Retail, Business, Services / Mixed Use	9.1 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 4.6 Ac
Multifamily		22 DU / Ac. 8.4 Ac
Townhouse		12 DU / Ac. 9.1 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

Neighborhood 8

Public Settings	Civic Buildings, Public Spaces	7.5 Ac
Commercial	Retail, Business, Services / M.U.	4.5 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac. 5.2 Ac
Multifamily		18 DU / Ac. 10.0 Ac
Townhouse		10 DU / Ac. 10.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 5.0 Ac

Neighborhood 4

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / M.U.	12.7 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac 3.2 Ac
Multifamily		20 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 8.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.0 Ac
RV Resort		18 Lots / Ac 24.5 Ac

Neighborhood 9

Public Settings	Civic Buildings, Public Spaces	5.8 Ac
Commercial	Retail, Business, Services / M.U.	2.8 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 0.0 Ac
Multifamily		15 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 10.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.7 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 7.1 Ac
RV Resort		18 DU / Ac. 0.0 Ac

Neighborhood 5

Public Settings	Civic Buildings, Public Spaces	14.5 Ac
Commercial	Retail, Business, Services / M.U.	12.5 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac 3.0 Ac
Multifamily		20 DU / Ac. 10.0 Ac
Townhouse		12 DU / Ac. 12.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 11.0 Ac

Neighborhood 10

Public Settings	Civic Buildings, Public Spaces	4.0 Ac
Commercial	Retail, Business, Services / M.U.	4.0 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 1.0 Ac
Multifamily		15 DU / Ac. 2.7 Ac
Townhouse		12 DU / Ac. 4.2 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.3 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.6 Ac

SAND HOLLOW MESA

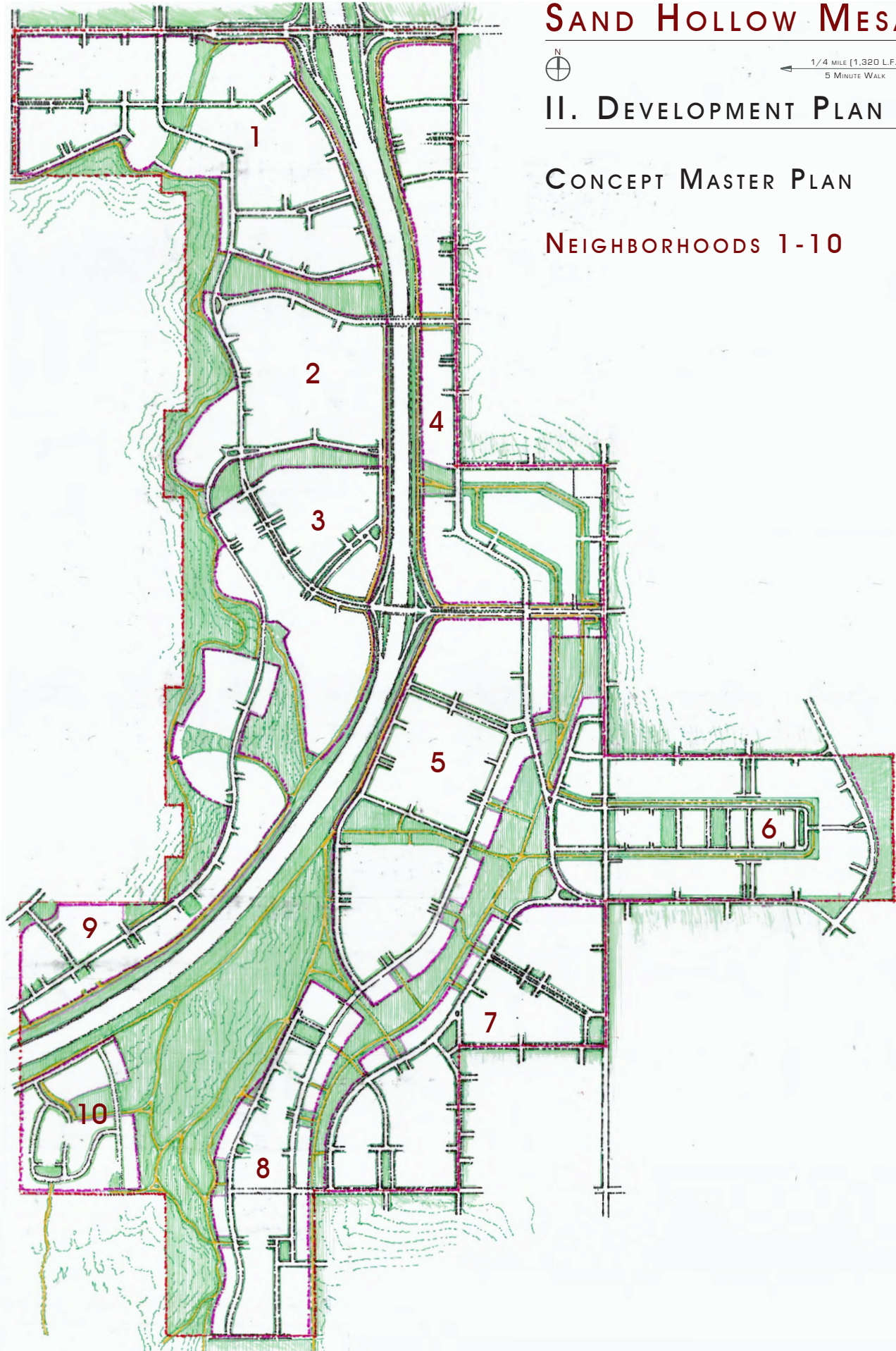


1/4 MILE (1,320 L.F.)
5 MINUTE WALK

II. DEVELOPMENT PLAN

CONCEPT MASTER PLAN

NEIGHBORHOODS 1-10



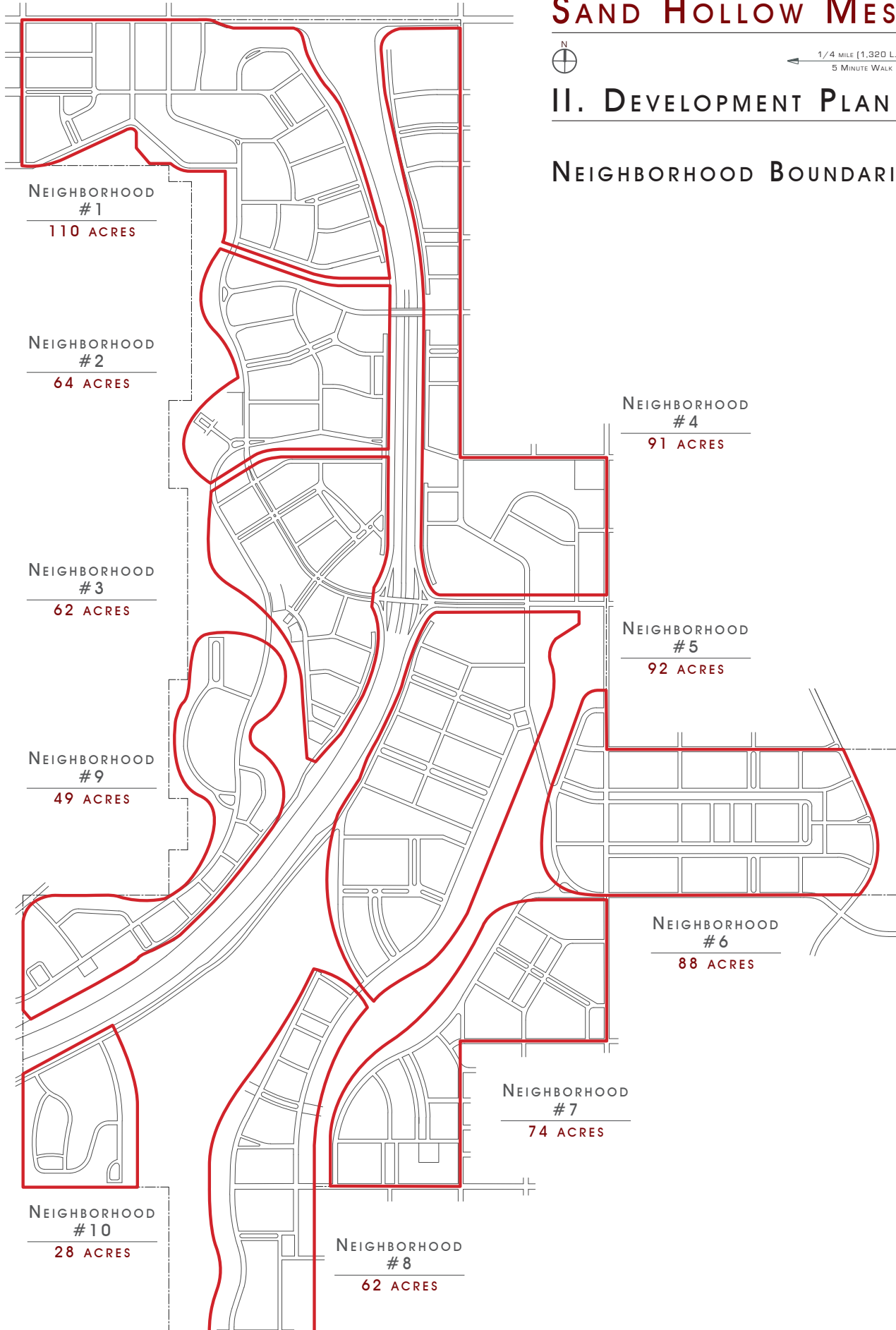
SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)
5 MINUTE WALK

II. DEVELOPMENT PLAN

NEIGHBORHOOD BOUNDARIES



					COMMERCIAL	LODGING	RESIDENCES		
NEIGHBORHOOD 1					TOTAL DEVELOPED AREA 110.0 AC.				
PUBLIC LAND		43.5 AC			F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS		23% OF TOTAL AREA					25.3 AC		
PUBLIC SPACES					Recorded area		16.0 AC		
PUBLIC BUILDINGS							2.2 AC		
PRIVATE LAND		66.5 AC							
COMMERCIAL	BUSINESS / RETAIL		2.0 AC	0.25	21,780 SF	0.0			
	LODGING	alloc. 1,500 SF	6.0 AC			24.0	144 Stes		
	RV		0.0 AC			18.0	0 Lots		
MIXED USE			6.0 AC	0.20	52,272 SF	12.0			72 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	13.0 AC			22.0			286 DU
(averaged density)	ATTACHED / SIDEYARD	3,500 SF	18.3 AC			12.0			220 DU
	SMALL LOT	6,000 SF	12.2 AC			6.0			73 DU
	MODERATE LOT	10,000 SF	6.0 AC			3.6			22 DU
	LARGE LOT	20,000 SF	3.0 AC			1.8			5 DU
	ESTATE	40,000 SF	0.0 AC			1.0			0 DU
	ACCESSORY						35 Units		
NEIGHBORHOOD TOTALS					(COMM. NET 90%)	66,647 SF		179 Units	678 DU
NEIGHBORHOOD 2					TOTAL DEVELOPED AREA 64.0 AC.				
PUBLIC LAND		29.9 AC			F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS		23% OF TOTAL AREA					14.7 AC		
PUBLIC SPACES					Recorded area		14.0 AC		
PUBLIC BUILDINGS							1.2 AC		
PRIVATE LAND		34.1 AC							
COMMERCIAL	BUSINESS / RETAIL		1.0 AC	0.25	10,890 SF	0.0			
	LODGING	alloc. 1,500 SF	4.5 AC			24.0	108 Stes		
	RV		0.0 AC			18.0	0 Lots		
MIXED USE			2.5 AC	0.20	21,780 SF	12.0			30 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	8.0 AC			22.0			176 DU
(averaged density)	ATTACHED / SIDEYARD	3,500 SF	11.6 AC			12.0			139 DU
	SMALL LOT	6,000 SF	4.0 AC			6.0			24 DU
	MODERATE LOT	10,000 SF	2.5 AC			3.6			9 DU
	LARGE LOT	20,000 SF	0.0 AC			1.8			0 DU
	ESTATE	40,000 SF	0.0 AC			1.0			0 DU
	ACCESSORY						25 Units		
NEIGHBORHOOD TOTALS					(COMM. NET 90%)	29,403 SF		133 Units	378 DU
NEIGHBORHOOD 3					TOTAL DEVELOPED AREA 62.0 AC.				
PUBLIC LAND		24.8 AC			F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS		23% OF TOTAL AREA					14.3 AC		
PUBLIC SPACES					Recorded area		6.5 AC		
PUBLIC BUILDINGS							4.0 AC		
PRIVATE LAND		37.2 AC							
COMMERCIAL	BUSINESS / RETAIL		4.6 AC	0.25	50,094 SF	0.0			
	LODGING		4.6 AC			24.0	110.4 Stes		
	RV		0.0 AC			18.0	0 Lots		
MIXED USE			4.0 AC	0.20	34,848 SF	12.0			48 DU
RESIDENTIAL	STACKED	alloc. 2,000 SF	8.4 AC			22.0			185 DU
(averaged density)	ATTACHED / SIDEYARD	3,500 SF	9.1 AC			12.0			109 DU
	SMALL LOT	6,000 SF	4.0 AC			6.0			24 DU
	MODERATE LOT	10,000 SF	2.5 AC			3.6			9 DU
	LARGE LOT	20,000 SF	0.0 AC			1.8			0 DU
	ESTATE	40,000 SF	0.0 AC			1.0			0 DU
	ACCESSORY						28 Units		
NEIGHBORHOOD TOTALS					(COMM. NET 90%)	76,448 SF		138 Units	375 DU

NEIGHBORHOOD 4

TOTAL DEVELOPED AREA 91.0 AC.

PUBLIC LAND		30.1 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	20.9 AC						
PUBLIC SPACES		6.2 AC		Recorded area	6.2 AC			
PUBLIC BUILDINGS	(INCL. SUBSTATION)	3.0 AC						
PRIVATE LAND		60.9 AC						
COMMERCIAL	BUSINESS / RETAIL	10.5 AC	0.25	114,345 SF	0.0			
	LODGING	3.2 AC			22.0	70.4 Stes		
	RV	24.5 AC			18.0	441 Lots		
MIXED USE		2.2 AC	0.20	19,166 SF	12.0			26 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,000 SF	7.0 AC		20.0			140 DU
	ATTACHED / SIDEYARD	3,500 SF	8.0 AC		12.0			96 DU
	SMALL LOT	6,000 SF	3.5 AC		6.0			21 DU
	MODERATE LOT	10,000 SF	2.0 AC		3.6			7 DU
	LARGE LOT	20,000 SF	0.0 AC		1.8			0 DU
	ESTATE	40,000 SF	0.0 AC		1.0			0 DU
	ACCESSORY						24 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)	120,160 SF		535 Units		291 DU

NEIGHBORHOOD 5

TOTAL DEVELOPED AREA 92.0 AC.

PUBLIC LAND		35.7 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	21.2 AC						
PUBLIC SPACES		10.5 AC		Recorded area	10.5 AC			
PUBLIC BUILDINGS		4.0 AC						
PRIVATE LAND		56.3 AC						
COMMERCIAL	BUSINESS / RETAIL	8.0 AC	0.25	87,120 SF	0.0			
	LODGING	3.0 AC			20.0	60 Stes		
	RV	0.0 AC			18.0	0 Lots		
MIXED USE		4.5 AC	0.20	39,204 SF	12.0			54 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,000 SF	10.0 AC		20.0			200 DU
	ATTACHED / SIDEYARD	4,000 SF	12.3 AC		10.0			123 DU
	SMALL LOT	6,000 SF	7.5 AC		6.0			45 DU
	MODERATE LOT	10,000 SF	5.0 AC		3.6			18 DU
	LARGE LOT	20,000 SF	3.0 AC		1.8			5 DU
	ESTATE	40,000 SF	3.0 AC		1.0			3 DU
	ACCESSORY						40 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)	113,692 SF		100 Units		448 DU

NEIGHBORHOOD 6

TOTAL DEVELOPED AREA 88.0 AC.

PUBLIC LAND		31.2 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	20.2 AC						
PUBLIC SPACES		8.0 AC		Recorded area	8.0 AC			
PUBLIC BUILDINGS		3.0 AC						
PRIVATE LAND		56.8 AC						
COMMERCIAL	BUSINESS / RETAIL	1.8 AC	0.20	15,682 SF	0.0			
	LODGING	3.0 AC			20.0	60 Stes		
	RV	15.0 AC			18.0	270 Lots		
MIXED USE		3.0 AC	0.15	19,602 SF	9.0			27 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,500 SF	8.0 AC		18.0			144 DU
	ATTACHED / SIDEYARD	4,000 SF	10.0 AC		10.0			100 DU
	SMALL LOT	6,000 SF	7.0 AC		6.0			42 DU
	MODERATE LOT	10,000 SF	5.0 AC		3.6			18 DU
	LARGE LOT	20,000 SF	2.0 AC		1.8			4 DU
	ESTATE	40,000 SF	2.0 AC		1.0			2 DU
	ACCESSORY						24 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)	31,755 SF		354 Units		337 DU

NEIGHBORHOOD 7

TOTAL DEVELOPED AREA 74.0 AC.

PUBLIC LAND		26.2 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	17.0 AC						
PUBLIC SPACES		6.2 AC	Recorded area		6.2 AC			
PUBLIC BUILDINGS		3.0 AC						
PRIVATE LAND		47.8 AC						
COMMERCIAL	BUSINESS / RETAIL	1.5 AC	0.20	13,068 SF	0.0			
	LODGING	1.0 AC			20.0	20 Stes		
	RV	0.0 AC			18.0	0 Lots		
MIXED USE		2.8 AC	0.15	18,295 SF	9.0			25 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,500 SF	9.0 AC		16.0			144 DU
	ATTACHED / SIDEYARD	4,000 SF	13.7 AC		10.0			137 DU
	SMALL LOT	6,000 SF	11.0 AC		6.0			66 DU
	MODERATE LOT	10,000 SF	6.8 AC		3.6			24 DU
	LARGE LOT	20,000 SF	2.0 AC		1.8			4 DU
	ESTATE	40,000 SF	0.0 AC		1.0			0 DU
	ACCESSORY					30 Units		
NEIGHBORHOOD TOTALS			(COMM. NET 90%)	28,227 SF		50 Units		400 DU

NEIGHBORHOOD 8

TOTAL DEVELOPED AREA 62.0 AC.

PUBLIC LAND		21.8 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	14.3 AC						
PUBLIC SPACES		4.5 AC	Recorded area		4.5 AC			
PUBLIC BUILDINGS		3.0 AC						
PRIVATE LAND		40.0 AC						
COMMERCIAL	BUSINESS / RETAIL	1.6 AC	0.20	13,939 SF	0.0			
	LODGING	5.2 AC			22.0	114 Stes		
	RV	0.0 AC			18.0	0 Lots		
MIXED USE		3.0 AC	0.15	19,602 SF	9.0			27 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,500 SF	10.0 AC		18.0			180 DU
	ATTACHED / SIDEYARD	4,000 SF	10.7 AC		10.0			107 DU
	SMALL LOT	6,000 SF	4.5 AC		6.0			27 DU
	MODERATE LOT	10,000 SF	3.0 AC		3.6			11 DU
	LARGE LOT	20,000 SF	2.0 AC		1.8			4 DU
	ESTATE	40,000 SF	0.0 AC		1.0			0 DU
	ACCESSORY					30 Units		
NEIGHBORHOOD TOTALS			(COMM. NET 90%)	30,187 SF		144 Units		355 DU

NEIGHBORHOOD 9

TOTAL DEVELOPED AREA 49.0 AC.

PUBLIC LAND		17.1 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	11.3 AC						
PUBLIC SPACES		3.8 AC	Recorded area		3.8 AC			
PUBLIC BUILDINGS		2.0 AC						
PRIVATE LAND		31.9 AC						
COMMERCIAL	BUSINESS / RETAIL	1.0 AC	0.20	8,712 SF	0.0			
	LODGING	0.0 AC			20.0	0 Stes		
	RV	0.0 AC			18.0	0 Lots		
MIXED USE		1.8 AC	0.15	11,761 SF	9.0			16 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,500 SF	7.0 AC		15.0			105 DU
	ATTACHED / SIDEYARD	4,000 SF	10.3 AC		10.0			103 DU
	SMALL LOT	6,000 SF	4.7 AC		6.0			28 DU
	MODERATE LOT	10,000 SF	4.1 AC		3.6			15 DU
	LARGE LOT	20,000 SF	2.0 AC		1.8			4 DU
	ESTATE	40,000 SF	1.0 AC		1.0			1 DU
	ACCESSORY					25 Units		
NEIGHBORHOOD TOTALS			(COMM. NET 90%)	18,426 SF		25 Units		272 DU

NEIGHBORHOOD 10

TOTAL DEVELOPED AREA 28.0 AC.

PUBLIC LAND		10.4 AC		F.A.R.	S. F.	DU / AC	Units	D.U.
STREETS	23% OF TOTAL AREA	6.4 AC						
PUBLIC SPACES		2.5 AC		Recorded area	2.5 AC			
PUBLIC BUILDINGS		1.5 AC						
PRIVATE LAND		17.8 AC						
COMMERCIAL	BUSINESS / RETAIL	2.0 AC	0.20	17,424 SF	0.0			
	LODGING	1.0 AC			20.0	20 Stes		
	RV	0.0 AC			18.0	0 Lots		
MIXED USE		2.0 AC	0.15	13,068 SF	9.0			18 DU
RESIDENTIAL (averaged density)	STACKED	alloc. 2,500 SF	2.7 AC		15.0			41 DU
	ATTACHED / SIDEYARD	4,000 SF	4.2 AC		9.0			38 DU
	SMALL LOT	6,000 SF	3.3 AC		6.0			20 DU
	MODERATE LOT	10,000 SF	2.6 AC		3.6			9 DU
	LARGE LOT	20,000 SF	0.0 AC		1.8			0 DU
	ESTATE	40,000 SF	0.0 AC		1.0			0 DU
	ACCESSORY						16 Units	
NEIGHBORHOOD TOTALS			(COMM. NET 90%)	27,443 SF			36 Units	125 DU
TOTALS		DEVELOPED AREA:	730 AC	542,387 SF			1,695 Units	3,660 DU

SUMMARY TOTALS:

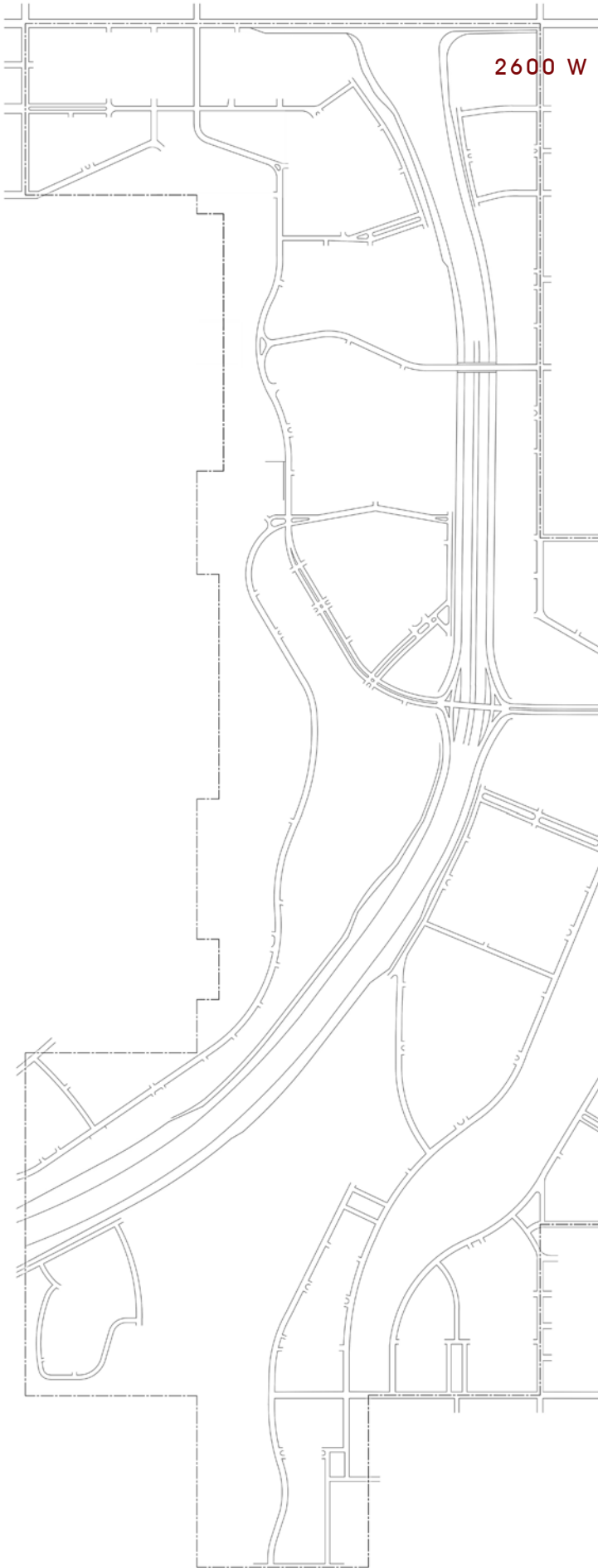
10 NEIGHBORHOODS

PARKWAY			91.2 AC					
OPEN LAND	Slopes > 30%	58.0 AC	200.8 AC					
	Slopes < 30%	142.8 AC						
STREETS			165.6 AC					
PUBLIC SPACES			78.2 AC					
PUBLIC BUILDINGS			26.9 AC					
COMMERCIAL	BUSINESS / RETAIL		43.7 AC	317,748 SF	(90% of gross)			
	LODGING		31.5 AC			707 Suites		
	RV		39.5 AC			711 Lots		
MIXED USE			31.8 AC	224,639 SF	(90% of gross)			344 DU
RESIDENTIAL	STACKED		83.1 AC					1,600 DU
	ATTACHED / SIDEYARD		108.2 AC					1,172 DU
	SMALL LOT		61.7 AC					370 DU
	MODERATE LOT		39.5 AC					142 DU
	LARGE LOT		14.0 AC					25 DU
	ESTATE LOT		6.0 AC	328.40 AC - Residential Area				6 DU
	ACCESSORY UNITS						277 Units	
TOTAL LAND OWNERSHIP			1,022 AC					
Assume City Base Density:			at 3.5 du/ac	3,056 DU		873 AC Developable		
Assume Base Density + 20% PDO Incentive:				3,667 DU		(1022 AC - 91 Ac - 58 AC)		

III. STREET NETWORK

1. Primary Streets Plan
2. Street Types: Sections and Specifications





SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)
5 MINUTE WALK

III. STREET NETWORK

PRIMARY STREETS PLAN

3300 So.

3450 So.

2100 W

3600 So.

3750 So.

COPPER ROCK PKWY

4100 So.

4300 So.

III. STREET NETWORK

3. Street Types: Sections and Specifications

DIVIDED THOROUGHFARES

Parkway	12'-0"	Travel Lane	(one travel path)
Avenue	11'-0"	"	"

MIXED USE THOROUGHFARES

City / Collector	12'-6"	"	"
Center / Turn Lane	11'-0"	"	"
Main Street / Mixed Use	10'-0	"	"

RESIDENTIAL THOROUGHFARES

City / Local	11'-0"	"	"
Main Street / Residential	9'-0"	"	"
Local Street	8'-0"	"	"
Small Street	7'-0"	"	"
Yield Street	12'-0"	two direction travel	
Queue Lane	11'-0'	two direction travel	

SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)
5 MINUTE WALK

III. STREET NETWORK

STREET TYPES

KEY

DIVIDED

 PARKWAY

 AVENUE

MIXED USE

 CITY/COLLECTOR

 CENTER (TURN LANE)

 MAIN ST. / MIXED USE

RESIDENTIAL

 CITY/LOCAL

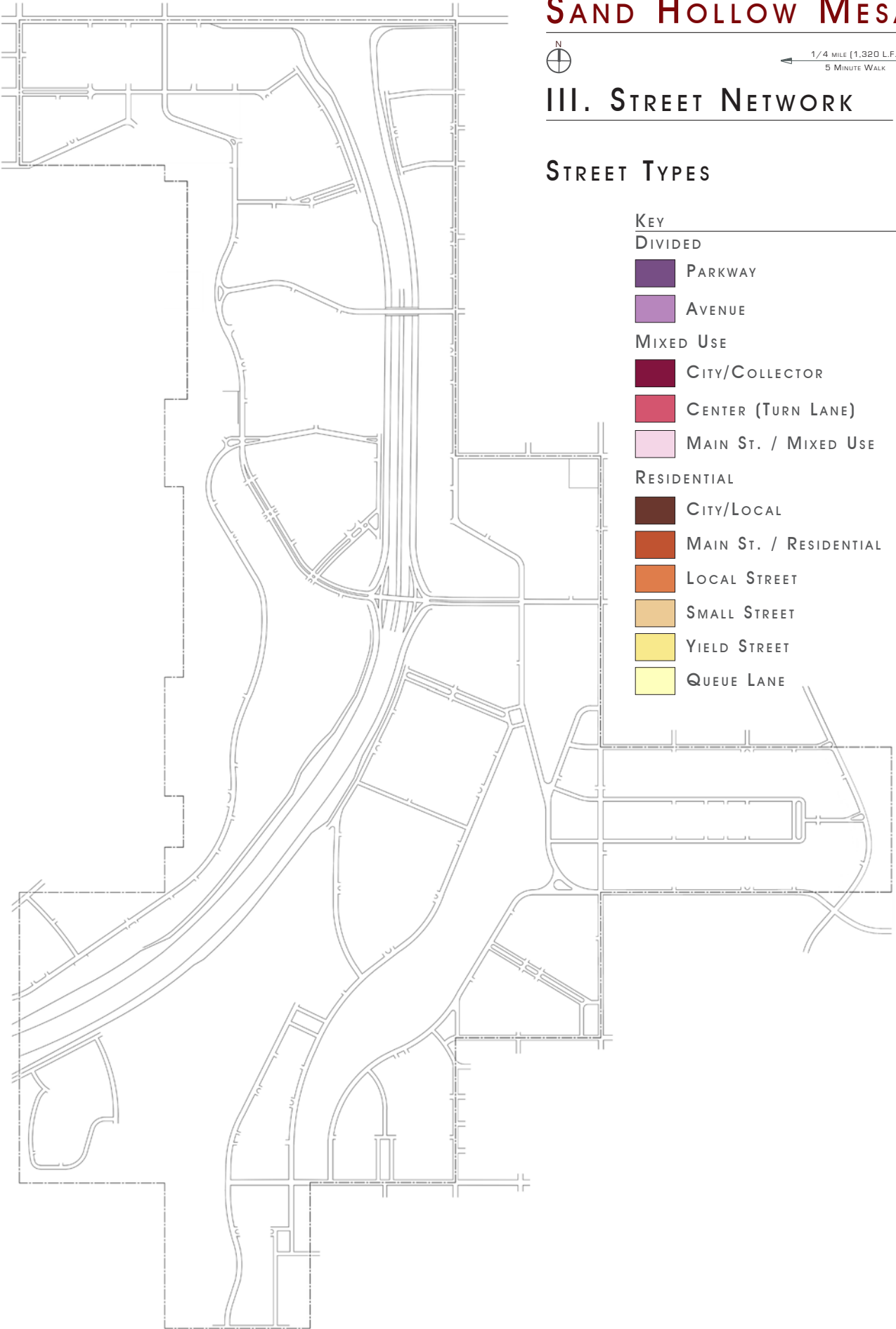
 MAIN ST. / RESIDENTIAL

 LOCAL STREET

 SMALL STREET

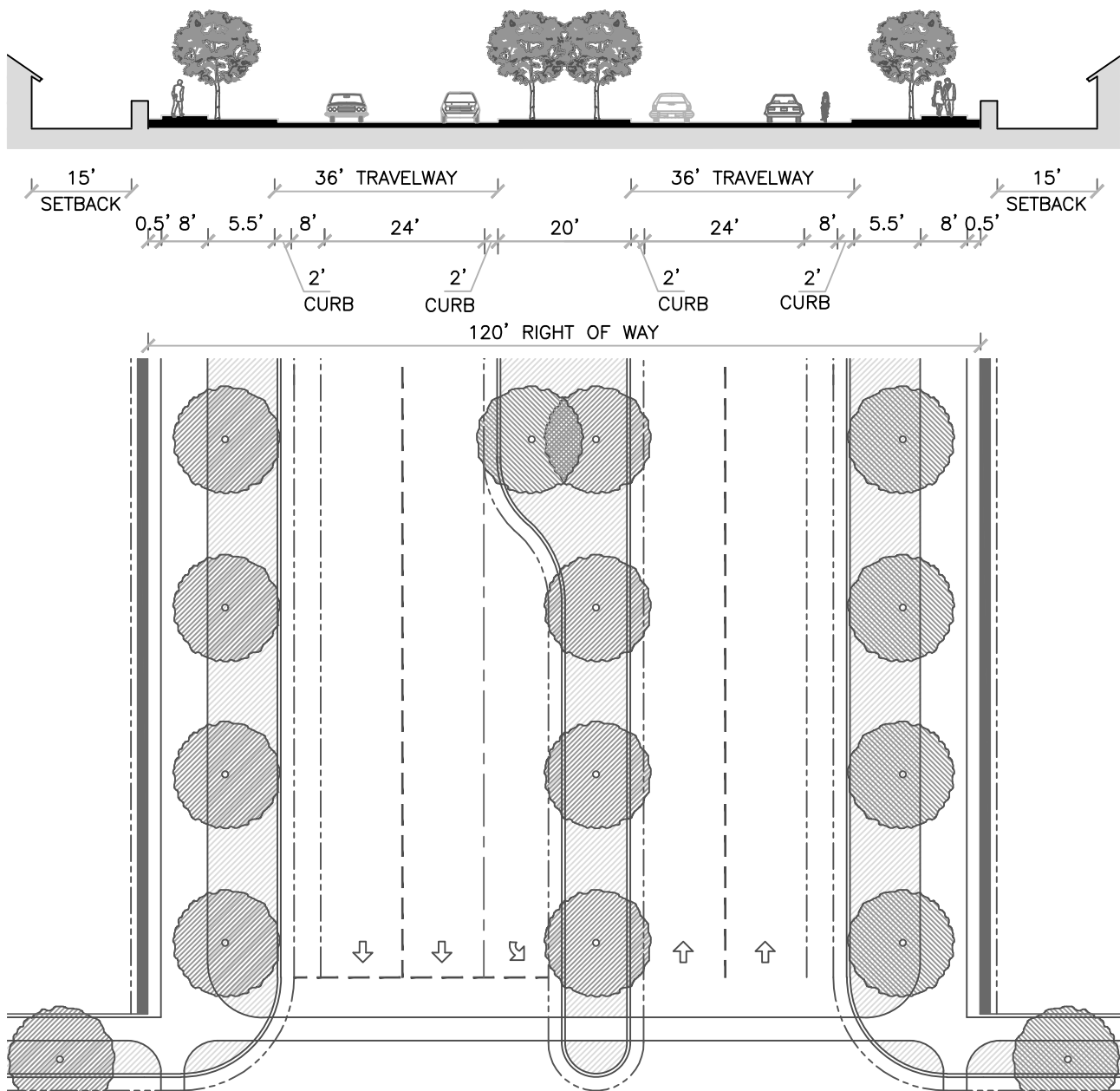
 YIELD STREET

 QUEUE LANE



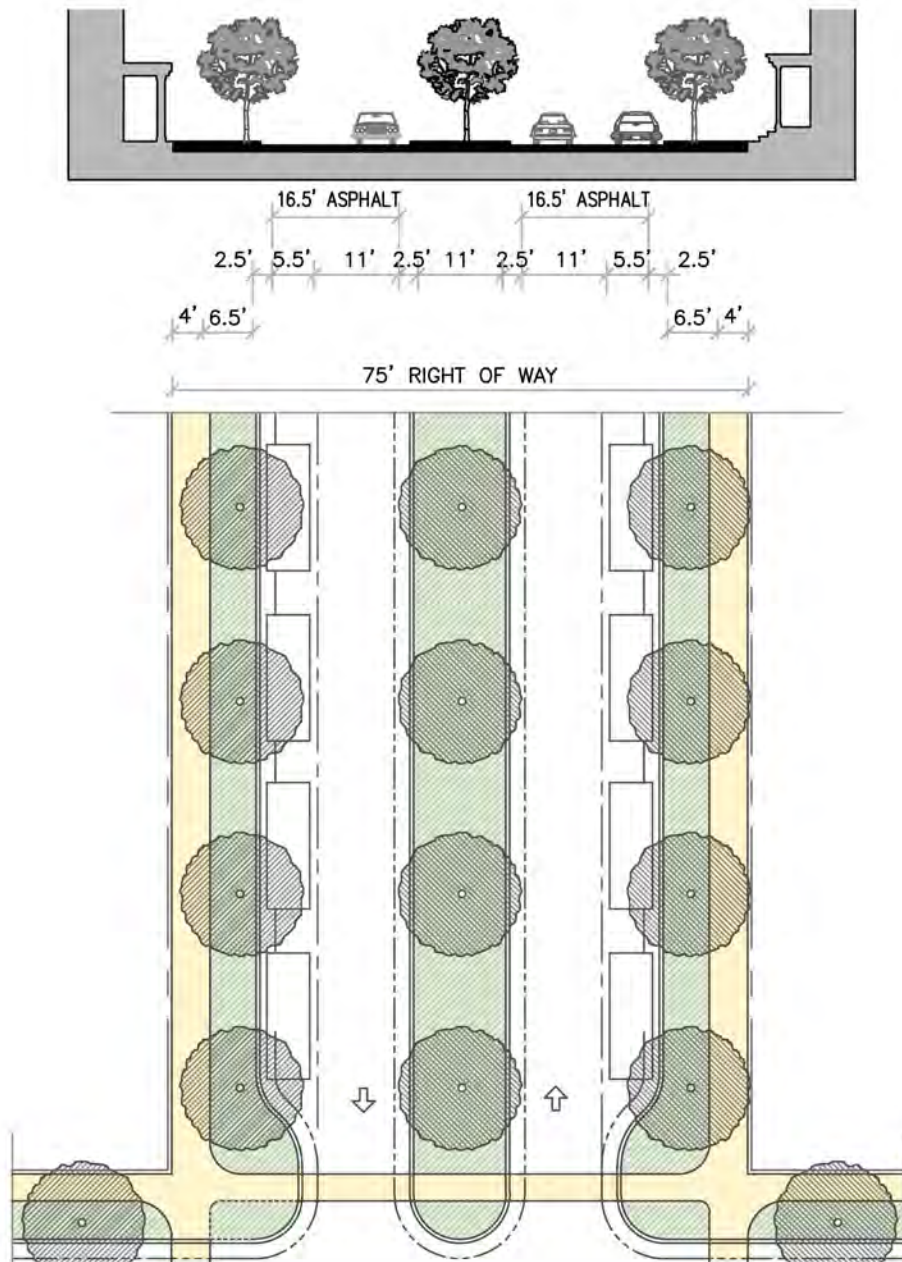
PARKWAY (UPDATED)

12.0' TRAVEL LANE



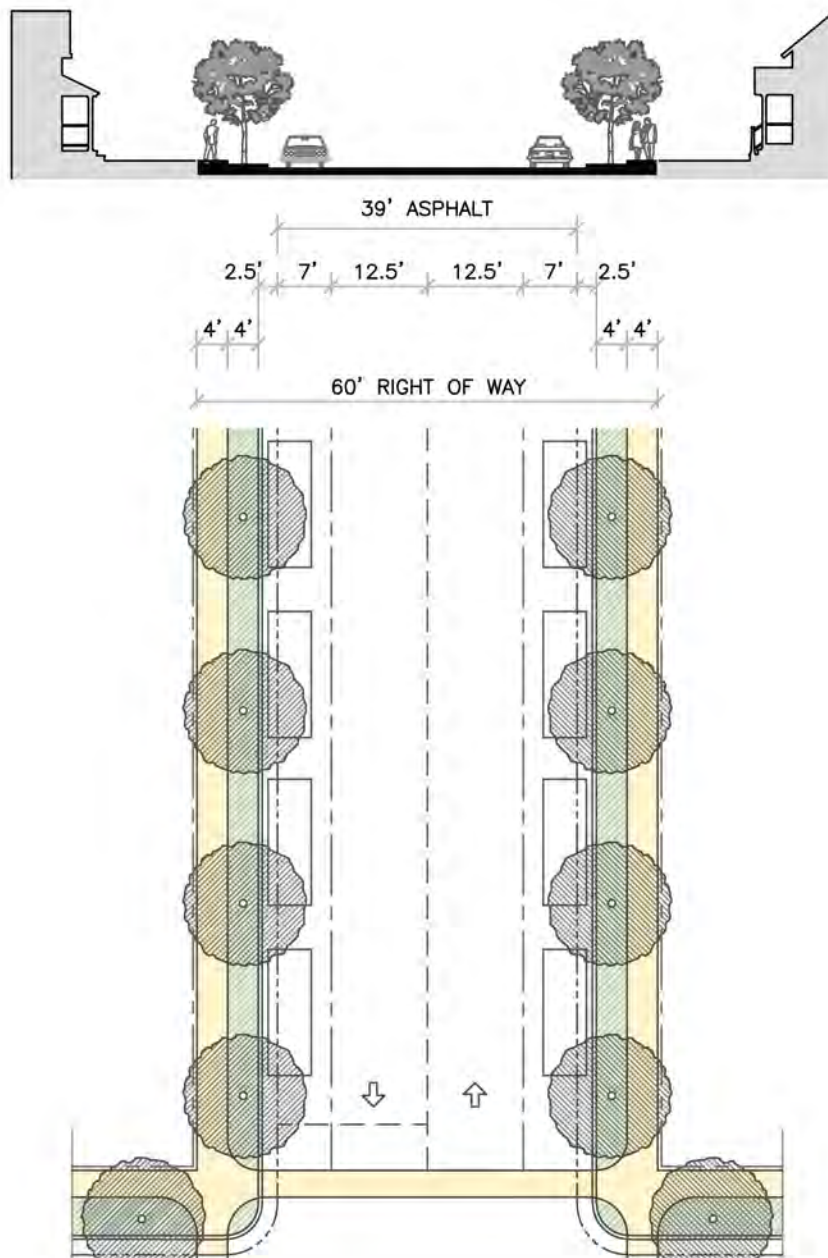
RESIDENTIAL AVENUE PARKING BOTH SIDES

10' TRAVEL



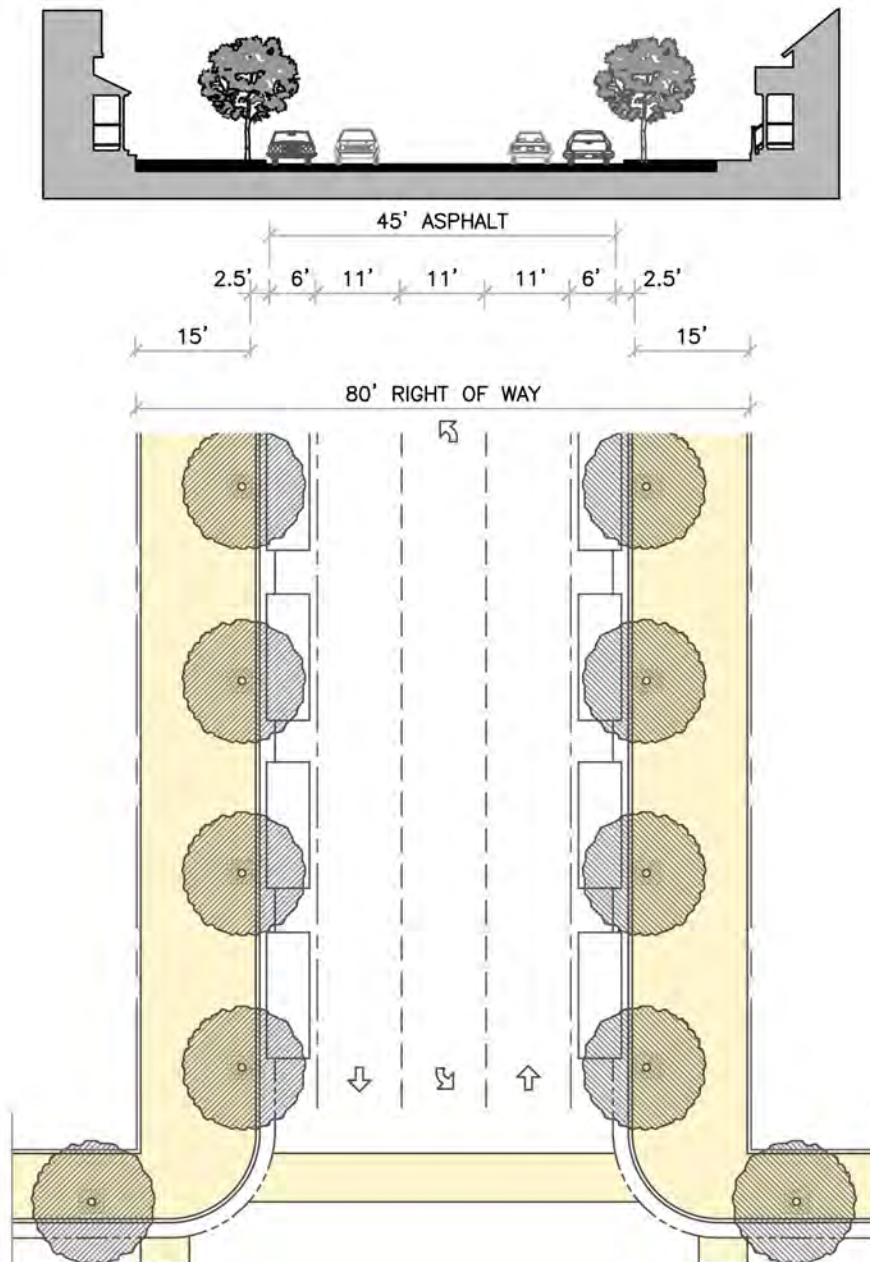
CITY/COLLECTOR
RESIDENTIAL

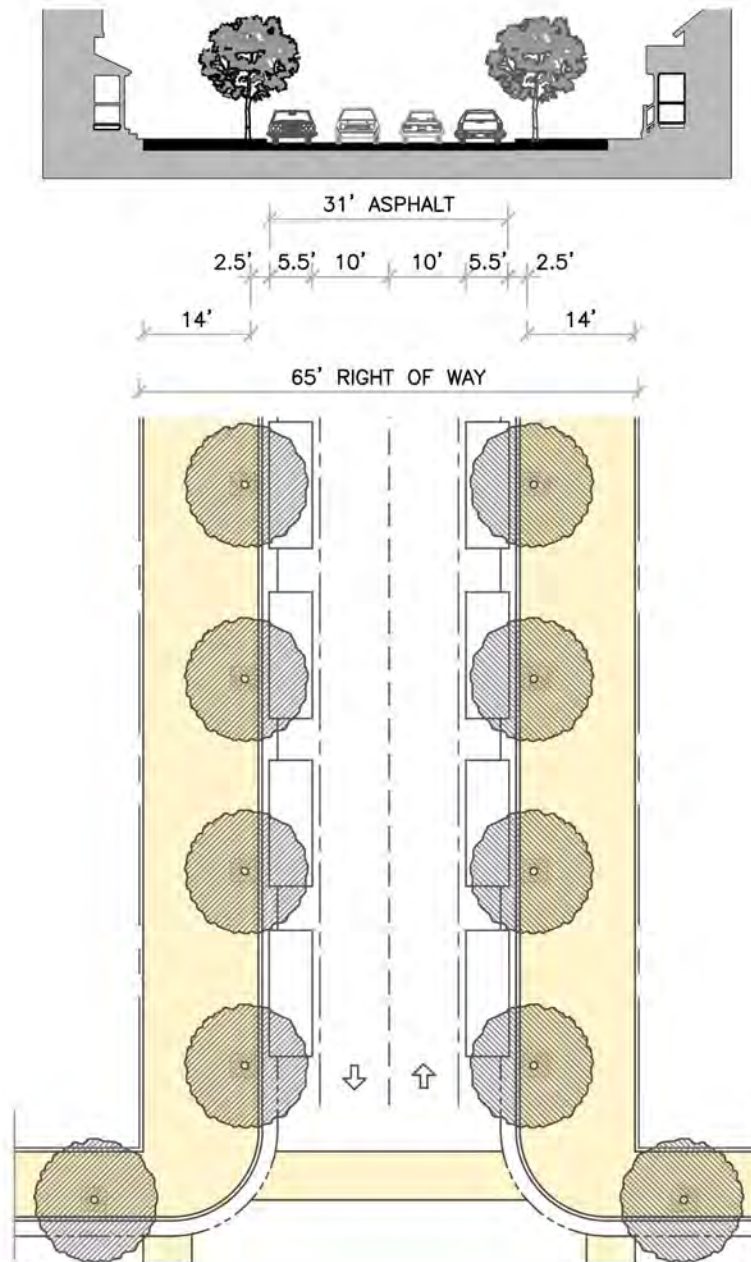
25' TRAVEL
TWO WAY

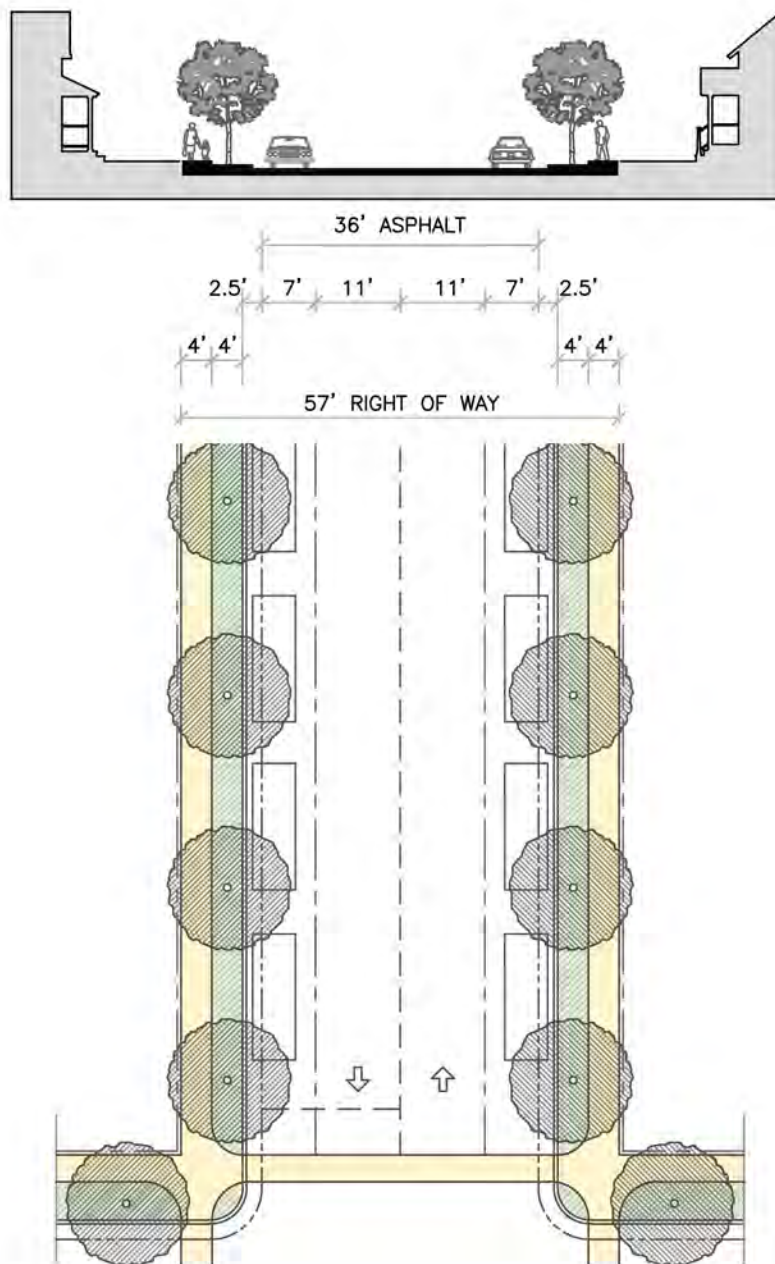


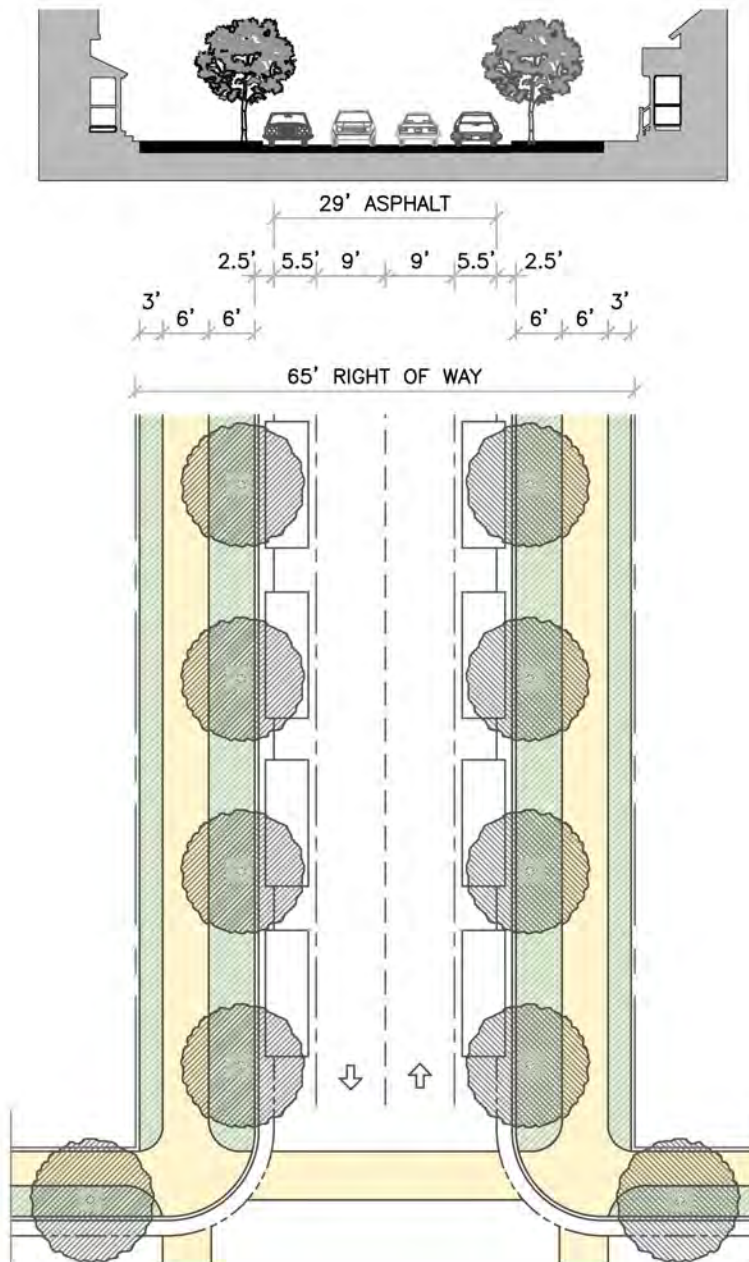
CENTER/MIXED USE
TURN LANE

11' TRAVEL



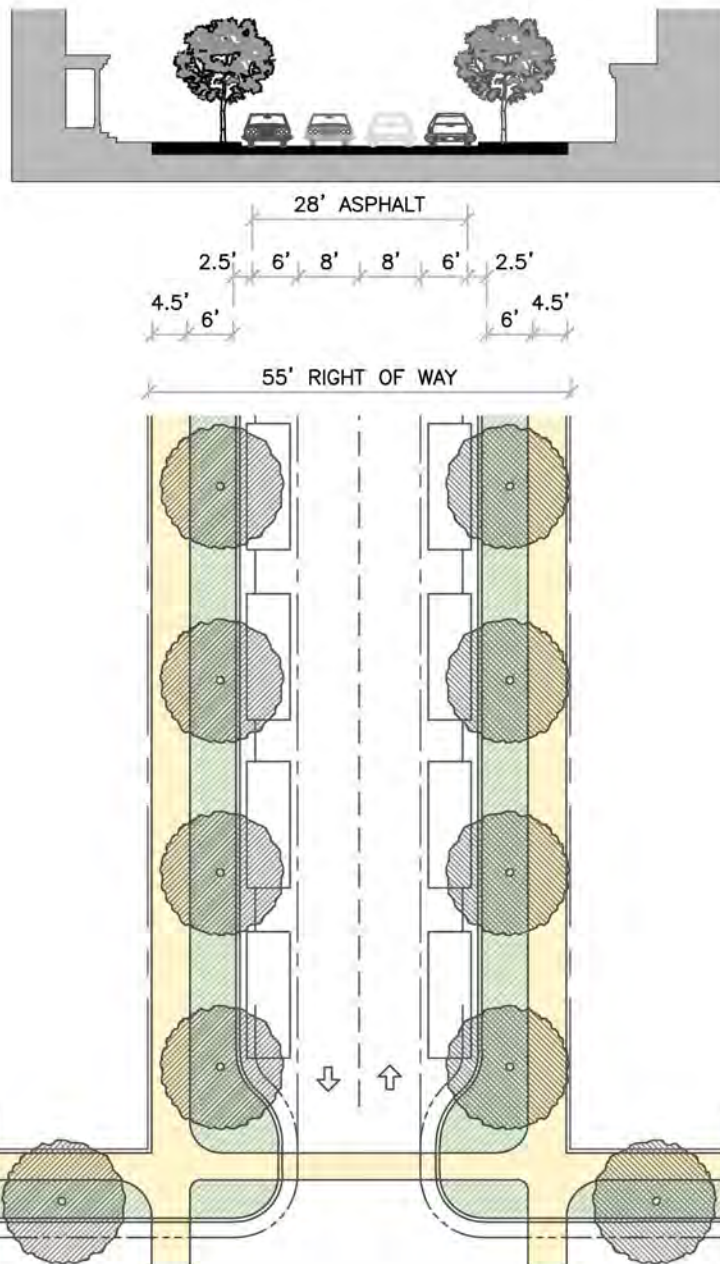






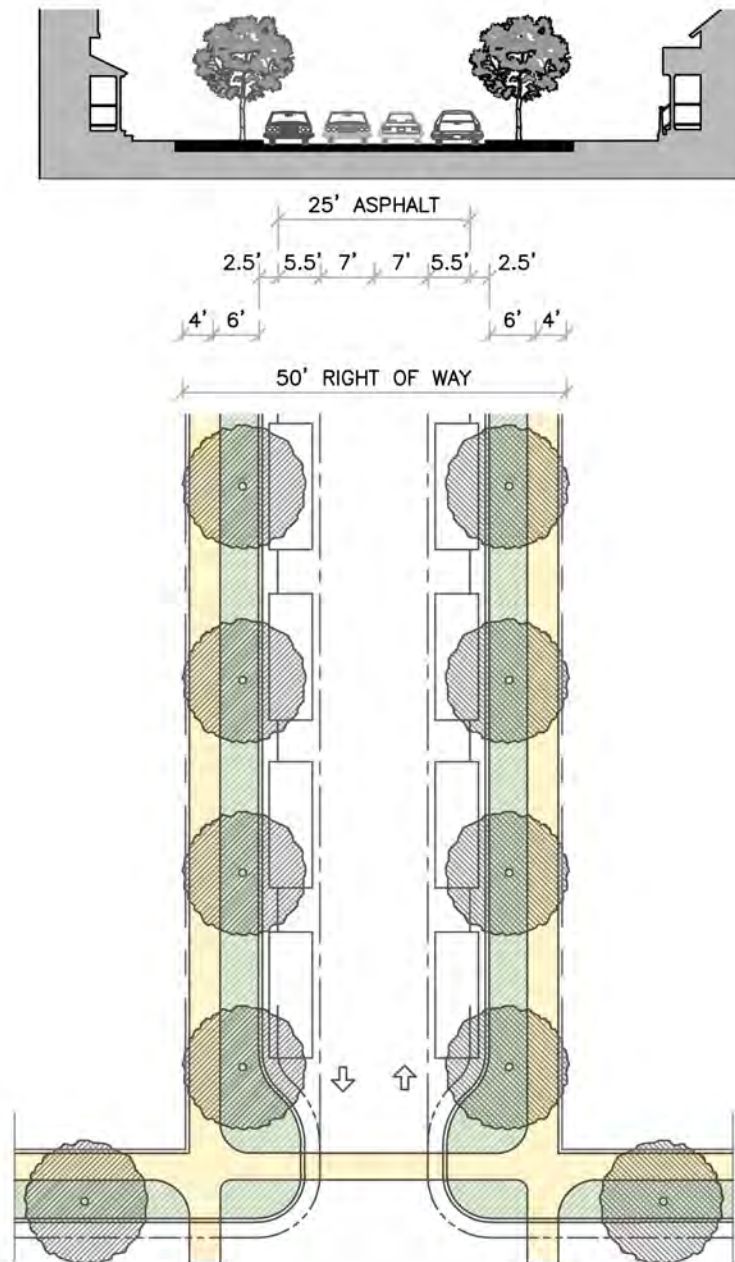
LOCAL STREET PARKING BOTH SIDES

8' TRAVEL



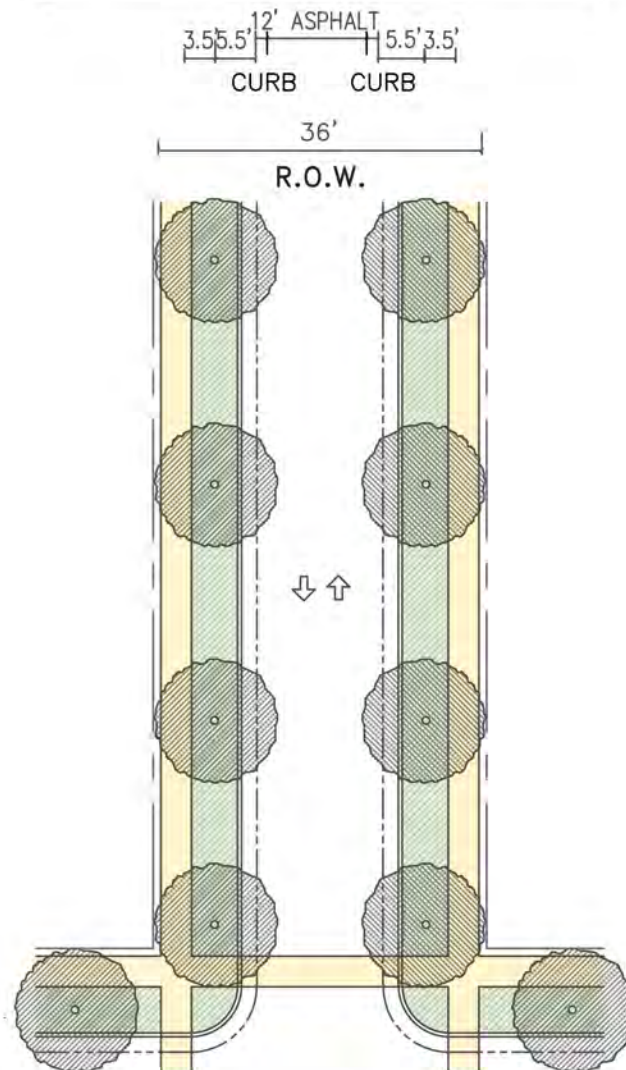
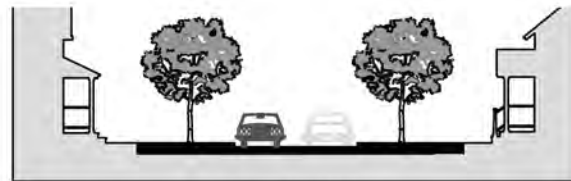
SMALL STREET PARKING BOTH SIDES

7' TRAVEL



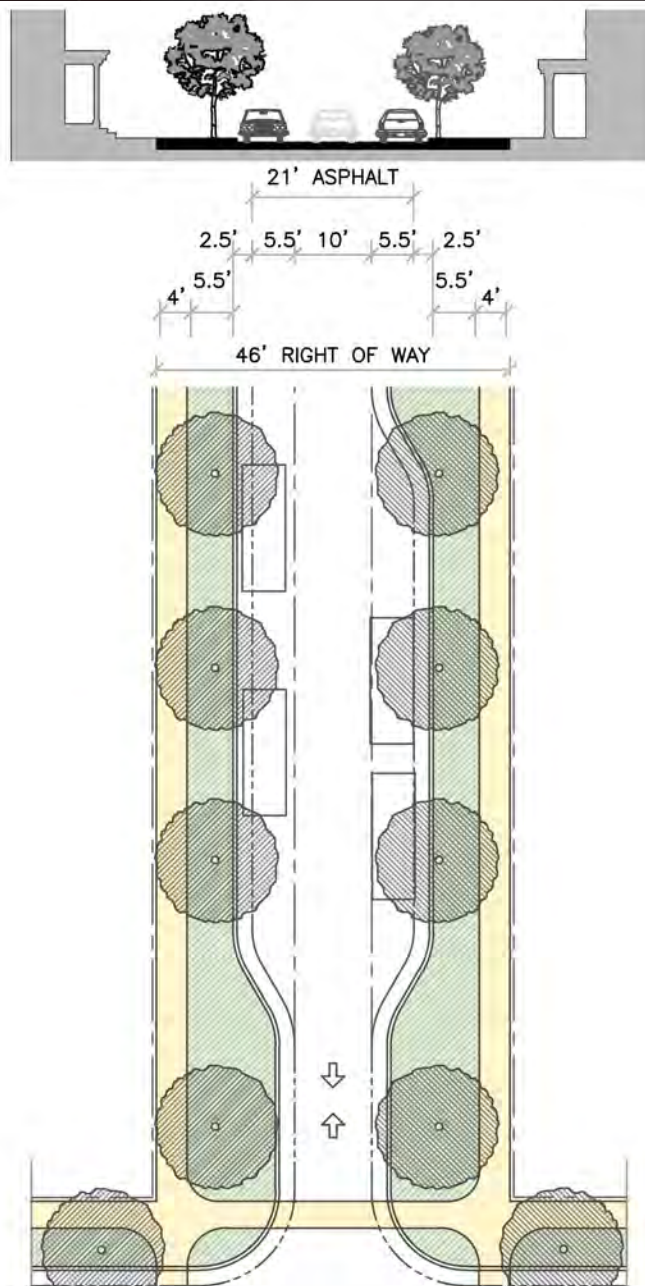
YIELD STREET (LANE)

12' TRAVEL



QUEUE LANE
PARKING BOTH SIDES

10' TRAVEL



IV. OPEN SPACE

1. Open Landscape and Public Spaces
2. Open Space Quantities
3. Public Space Types



IV. OPEN SPACE

2. Open Space Quantities

a. Open Landscape

Outside Neighborhood Boundaries	200.8 acres
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b. Public Spaces

Neighborhoods	1	16.0 acres
	2	14.0 acres
	3	6.5 acres
	4	6.2 acres
	5	10.5 acres
	6	8.0 acres
	7	6.2 acres
	8	4.5 acres
	9	3.8 acres
	10	2.5 acres

Total Public Spaces	78.2 acres
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TOTAL OPEN SPACE

279.0 Acres

30% of Ownership Land
(net of Parkway R.O.W.)

Active vs. Passive Areas (both Open Landscape and Public Spaces:

Playgrounds, Playfields, Trails	51.0 acres
Leisure (passive) Areas	36.0 acres
Recreation Facilities (land parcels)	11.0 acres

SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)
5 MINUTE WALK

IV. OPEN SPACE

OPEN LANDSCAPE & PUBLIC SPACES



IV. OPEN SPACE

3. Public Space Types

a. Park and Field

- Community Park
- Greenway
- Sportsfield

b. Green and Garden

- Local Park / Playground
- Green
- Common Garden

c. Hard Surface / Hard Edge

- Square
- Plaza
- Courtyard

PARK & FIELD

COMMUNITY PARK



GREENWAY



SPORTS FIELD



GREEN & GARDEN

PARK / PLAYGROUND



GREEN



COMMON GARDEN



HARD SURFACE / HARD EDGE

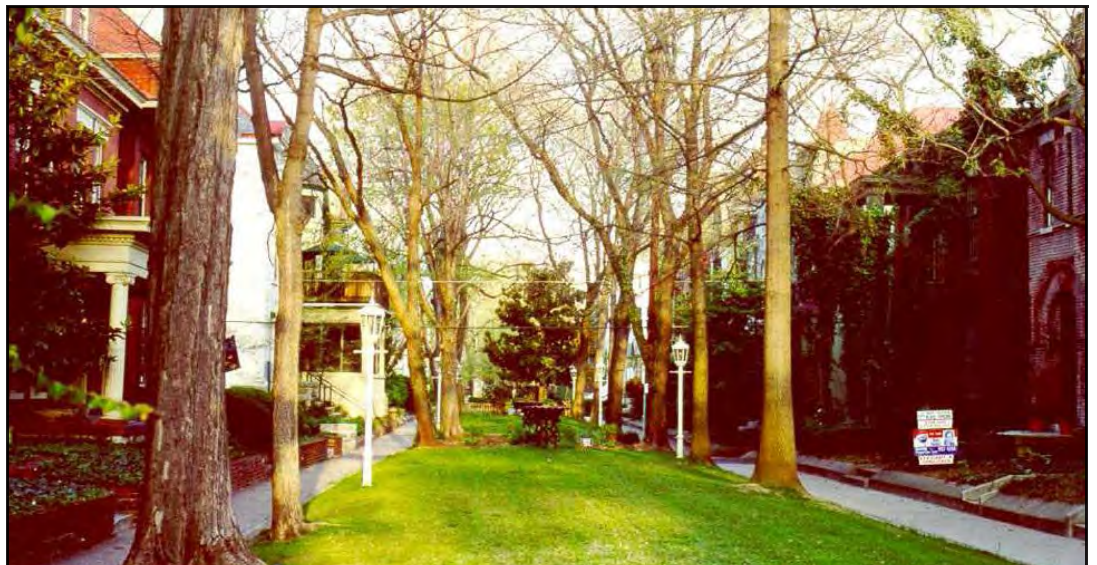
SQUARE



PLAZA



COURTYARD



V. TRAILS & PEDESTRIAN PLAN

1. Master Plan

2. Trail Quantities



V. TRAILS & PEDESTRIAN PLAN

2. Trail Quantities

West Side of Parkway

Neighborhoods

Uses: Pedestrian & Cycle	1	13,750 linear feet	2.60 miles
	2	8,200 linear feet	1.55 miles
	3	8,300 linear feet	1.57 miles
	9	6,900 linear feet	1.30 miles

Subtotal		37,150 linear feet	7.02 miles
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East Side of Parkway

Neighborhoods

Uses: Pedestrian, Cycle, ATV	4	7,400 linear feet	1.40 miles
	5	19,950 linear feet	3.77 miles
	6	10,650 linear feet	2.01 miles
	7	8,200 linear feet	1.55 miles
	8	11,350 linear feet	2.14 miles
	10	3,700 linear feet	0.70 miles

Subtotal		61,250 linear feet	11.57 miles
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Parkway Concourse

East & West Sides

21,200 linear feet	4.18 miles
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Total Trails

119,600 linear feet	22.77 miles
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SAND HOLLOW MESA



1/4 MILE (1,320 L.F.)
5 MINUTE WALK

V. TRAILS PLAN

- EAST SIDE TRAILS
- WEST SIDE TRAILS

3300 So.

3450 So.

3600 So.

3750 So.

4100 So.

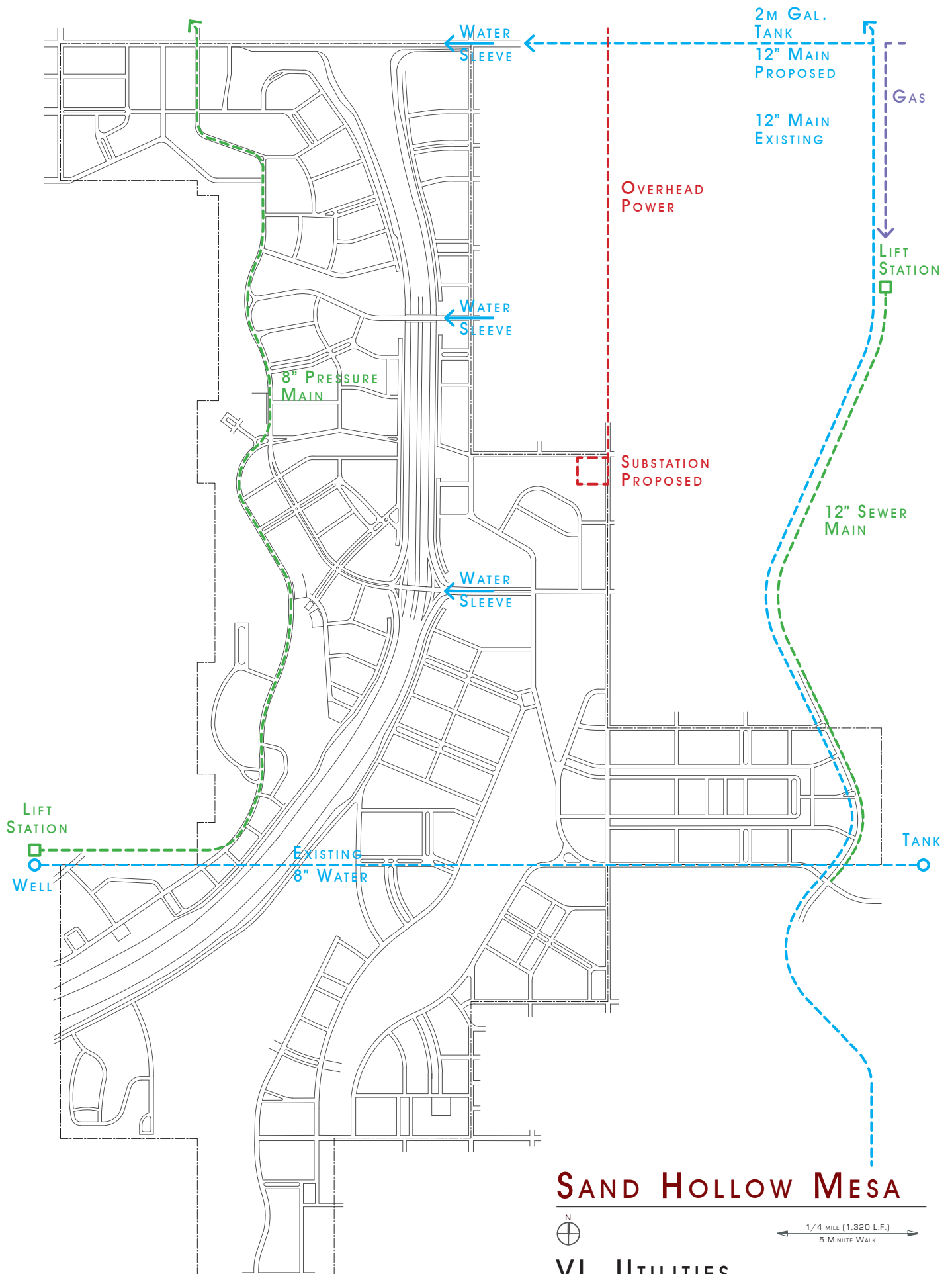
4300 So.

VI. UTILITIES

EXISTING & PROPOSED

1. Sewer Lines
2. Water Supply
3. Gas Supply
4. Power & Communications
5. Storm Water

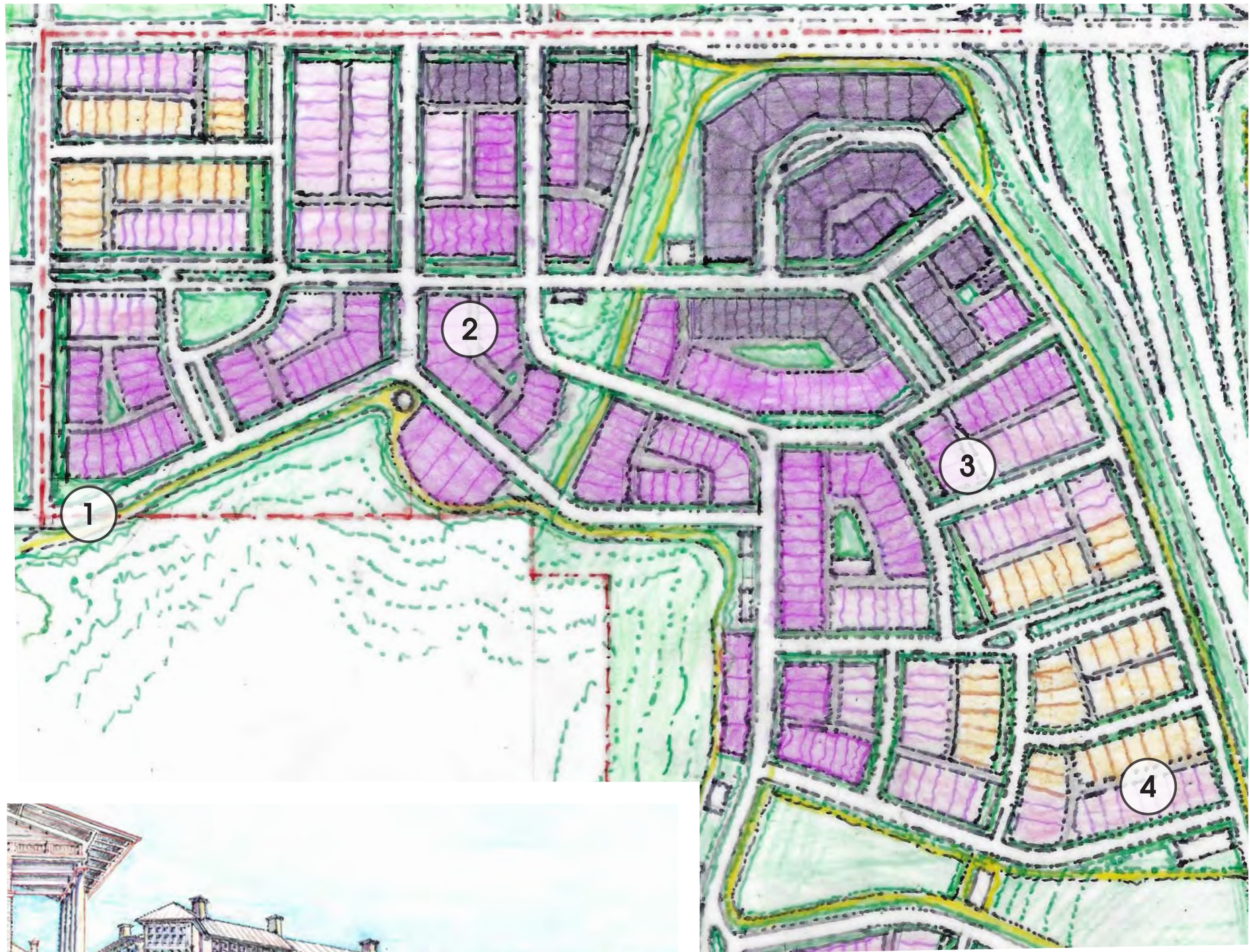




VII. NEIGHBORHOOD PLANS

Ten Neighborhoods : Plans and Renderings





NEIGHBORHOOD 1

PLAN IS FOR ILLUSTRATION ONLY

1. MIXED USE / 3 STORY - SMALL LOT



2. STACKED RESIDENCE / LODGING



3. STACKED RESIDENCE / MANSION HOUSE



4. ATTACHED TOWNHOUSE / ROWHOUSE



BUILDING TYPES



1. MIXED USE / 3 STORY - SMALL LOT



2. STACKED RESIDENCE / LODGING



3. ATTACHED TOWNHOUSE / ROWHOUSE



4. SIDEYARD - HOUSE / SMALL LOT





NEIGHBORHOOD 3

PLAN IS FOR ILLUSTRATION ONLY

1. MIXED USE / 3 STORY - MODERATE LOT



2. STACKED RESIDENCE / LODGING



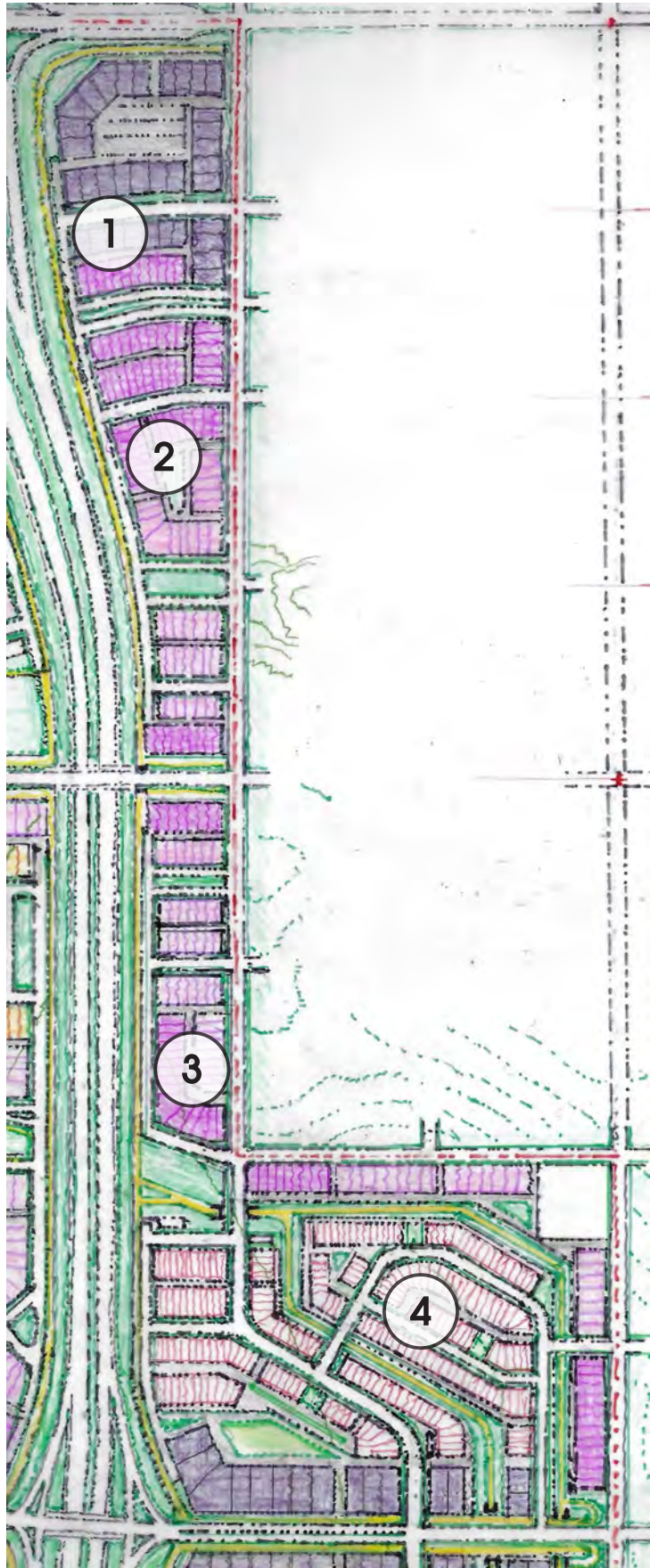
3. ATTACHED TOWNHOUSE / ROWHOUSE



4. DETACHED COTTAGE / MODERATE LOT



BUILDING TYPES



NEIGHBORHOOD 4

PLAN IS FOR ILLUSTRATION ONLY

1. EXCLUSIVELY COMMERCIAL



2. STACKED RESIDENCE / MANSION



3. DETACHED - MINIMUM COTTAGE / RV



4. RECREATIONAL VEHICLE (RV)



BUILDING TYPES



NEIGHBORHOOD 5

PLAN IS FOR ILLUSTRATION ONLY

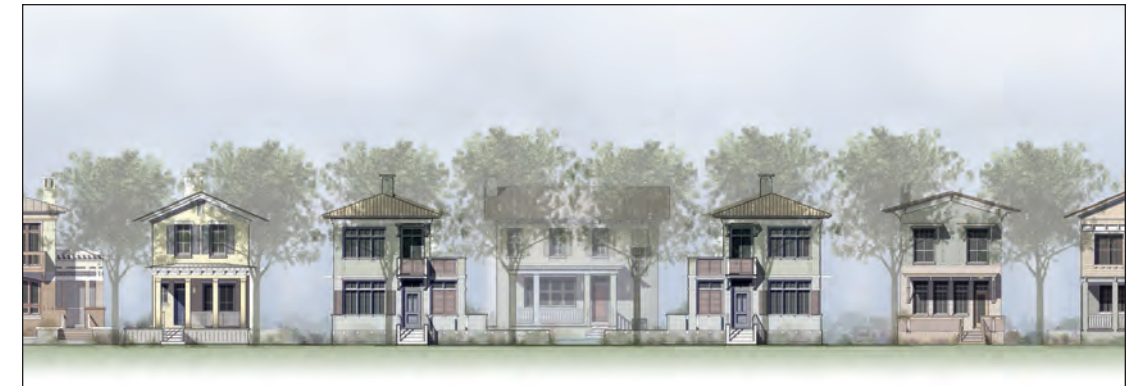
1. EXCLUSIVELY COMMERCIAL



2. ATTACHED TOWNHOUSE / ROWHOUSE



3. SIDEYARD / HOUSE - SMALL LOT



4. DETACHED / COTTAGE - MODERATE LOT



BUILDING TYPES



NEIGHBORHOOD 6

PLAN IS FOR ILLUSTRATION ONLY

1. MIXED USE/3 STORY - SMALL LOT



2. DETACHED/FRONT ACCESS



3. DETACHED COTTAGE/RV PARKING



4. RECREATIONAL VEHICLE (RV)



BUILDING TYPES



NEIGHBORHOOD 7

PLAN IS FOR ILLUSTRATION ONLY

1. MIXED USE/2 STORY - SMALL LOT



2. ATTACHED/COTTAGE



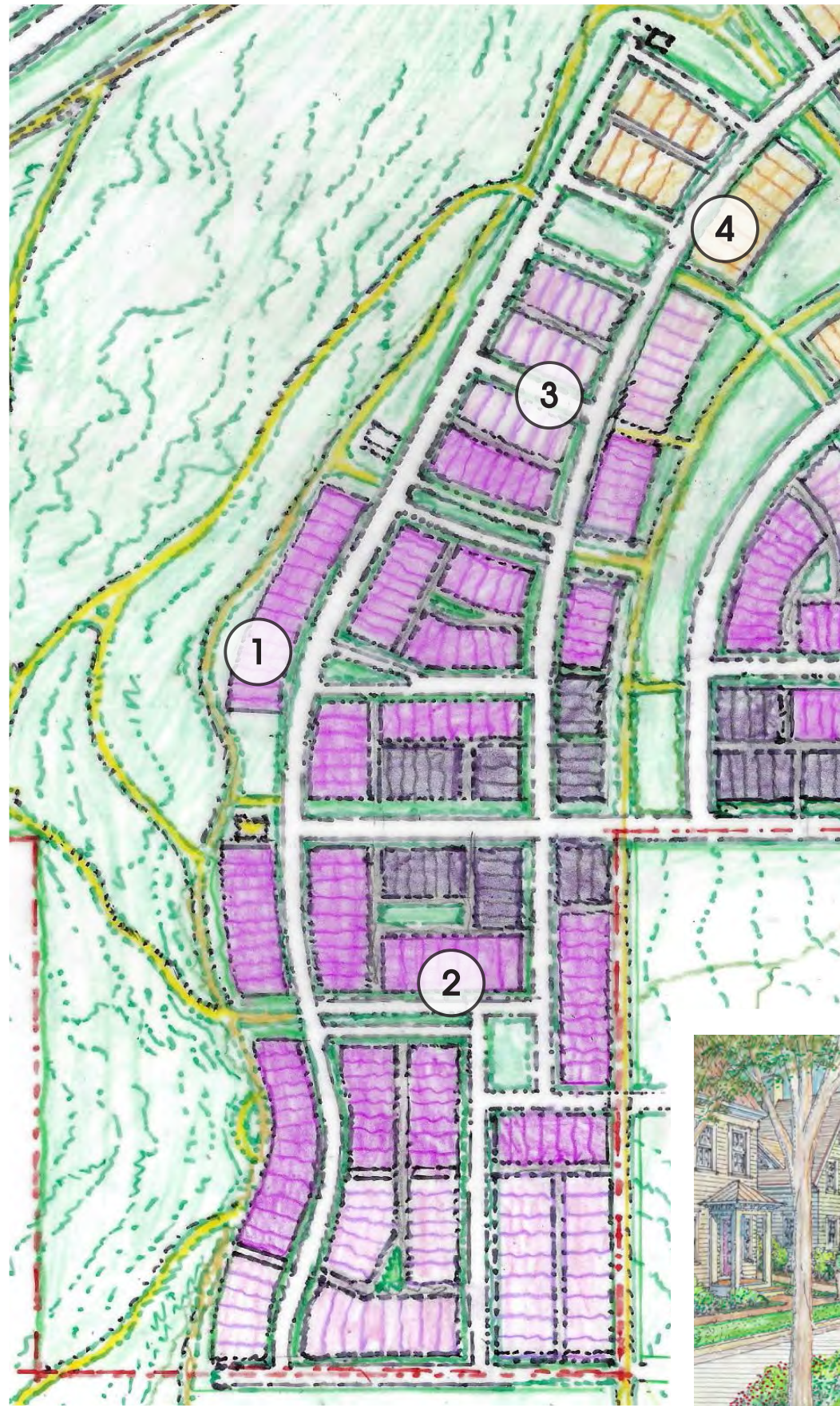
3. DETACHED - MINIMUM COTTAGE/RV



4. ATTACHED/COTTAGE



BUILDING TYPES



NEIGHBORHOOD 8

PLAN IS FOR ILLUSTRATION ONLY

1. STACKED RESIDENCE/3 STORY MANSION



2. ATTACHED TOWNHOUSE /FOURPLEX



3. SIDEYARD/HOUSE & DUPLEX



4. SIDEYARD - HOUSE/SMALL LOT



BUILDING TYPES



NEIGHBORHOOD 9

PLAN IS FOR ILLUSTRATION ONLY

1. FLEX USE/SMALL LOT



2. ATTACHED TOWNHOUSE/GROUP



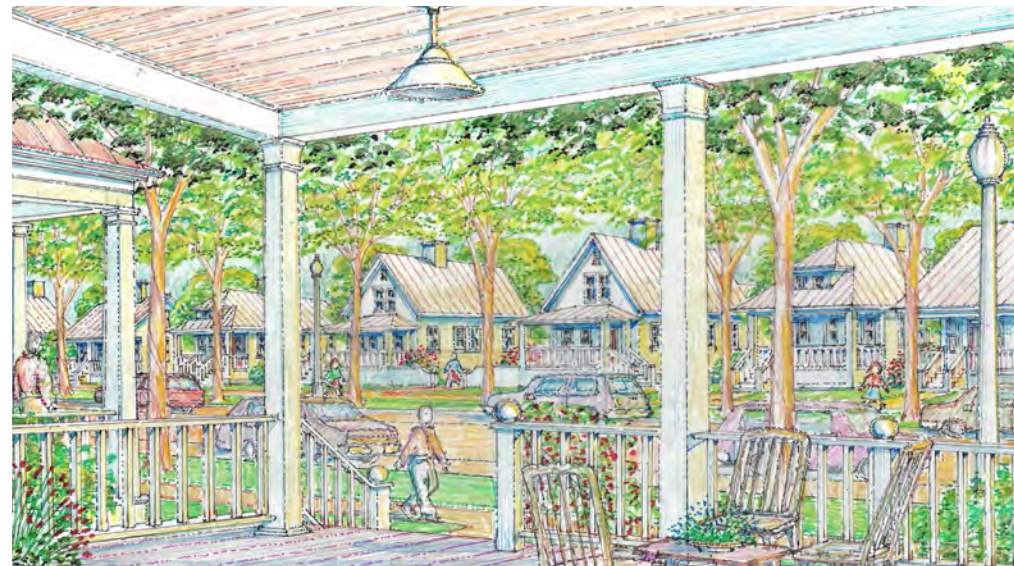
3. SIDEYARD HOUSE/SMALL LOT



4. DETACHED HOUSE/MODERATE LOT



BUILDING TYPES



NEIGHBORHOOD 10

PLAN IS FOR ILLUSTRATION ONLY

1. FLEX USE/ATTACHED - SIDEYARD



2. RECREATION PAVILION



3. DETACHED - COTTAGE/SMALL LOT



4. DETACHED - MINIMUM COTTAGE/RV



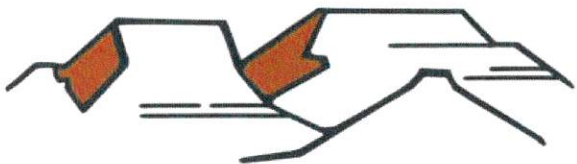
BUILDING TYPES





Application

Application Accepted Date: 11/13/2023		Valuation		\$	0.00
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES			
Description: Pre-plat needed for this property		Planning Fee		\$	150.00
Tenant / Project Name: HORSEMAN'S EDGE & HURRICANE CLIFFS IND		Planning Fee		\$	150.00
Bldg. Address: 3155 South 1100 West		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: HORSEMAN'S EDGE & Phase:		Amount Paid:		\$	0.00
Block: HURRICANE CLIFFS Parcel #: H-3396-C, H-3396-D, H-3396-E		Remaining Due:		\$	150.00
Zone: RA-0.5 & M-1 3396-E					
Property Owner: Scott Stratton					
Permit Contact: Karl Rasmussen P:(435) 680-0816					
Email: karl@pv-eng.com					
CONTACT INFORMATION					
Engineer of Record: Karl Rasmussen					
Email: karl@pv-eng.com P: (435) 680-0816					
General Contractor: Scott Stratton					
License #: TBD P: (435) 229-1673					
City: State: Zip:					
Email: scottstratton4966@gmail.com					
APPLICATION DETAILS					
APPROVALS					
Plan Review Finalized:		Yes	11/27/23	Brienna Spencer	
Setbacks					
Front:		Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER: PENDPP23-27					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Karl Rasmussen					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Brienna Spencer		11/27/2023			
Application Issued By: Date:					
Receipt #: 8.174437-11/13/23					



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

Date: November 9, 2023

To Whom It May Concern:

Scott Stratton (the "Developer") has requested a culinary water will serve letter for the subdivision known as Horseman's Edger & Hurricane Cliffs Industrial, located at approximately 3053 S 1100 W in Hurricane, Utah (the "Project").

Infrastructure

The City currently has infrastructure to supply culinary water in the general area of the Project. However, Developer will be responsible to connect the Project to the existing water infrastructure, including the installation of infrastructure in dedicated public streets and as otherwise required to meet City standards. In addition, Developer may be required to obtain and supply a hydraulic water study to ensure the waterline will deliver required fire flows. A looped water system may be required.

Water Supply

As of the date of this letter, the city has adequate water to supply water to 6 residential connections 23 industrial connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

In addition to the requirements and limitations described above, Developer shall be required to comply with all applicable laws, ordinances, policies, and construction and design standards. These requirements include, but are not limited to, secondary water system requirements and any obligations described in an applicable development agreement.

Sincerely,

Ken Richins
Water Department Superintendent



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

March 29, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Horseman's Edge

Stephen,

There is sewer capacity for this project. 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

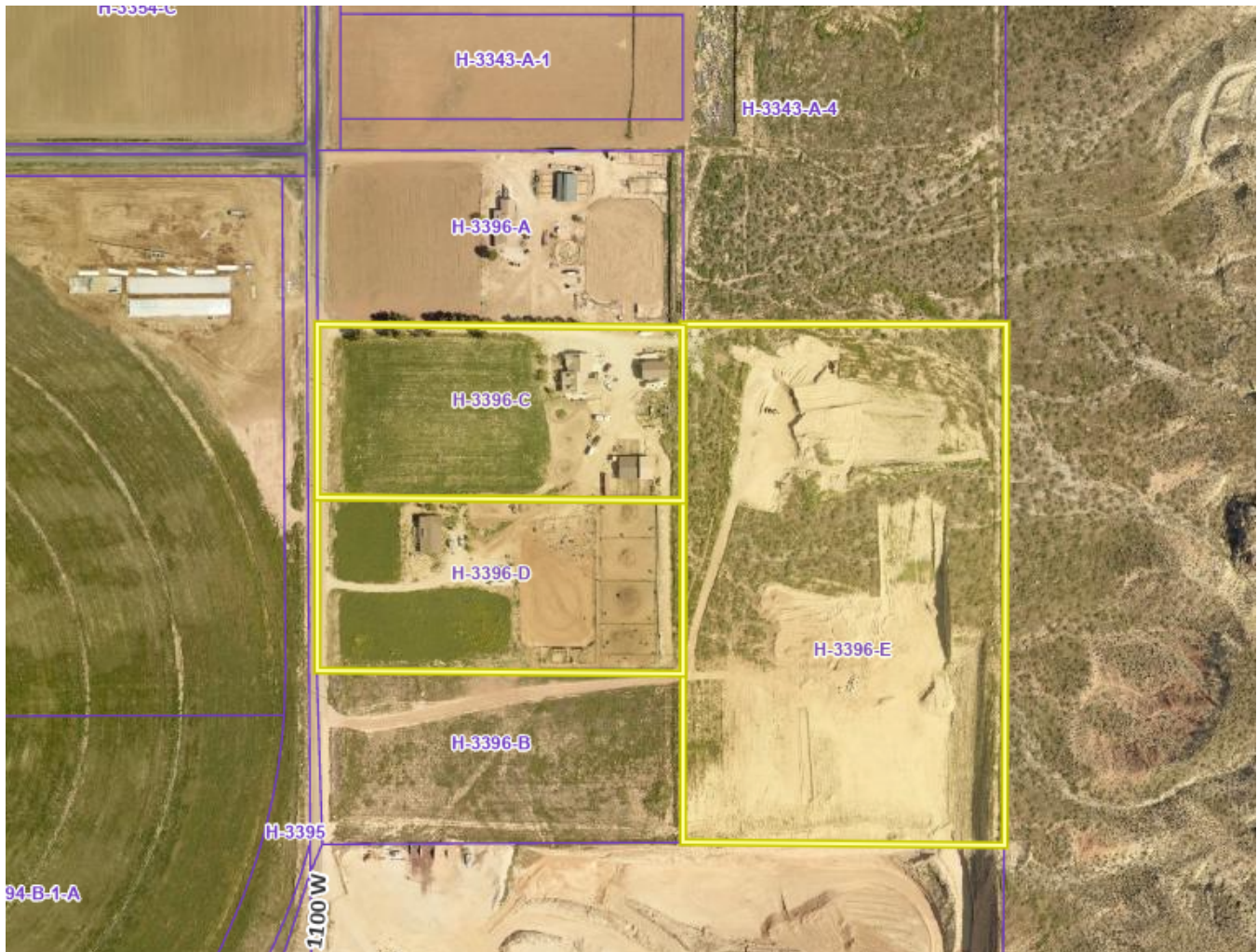


STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	PP23-27
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Scott Stratton
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat
Location:	3155 S 1100 W
Zoning:	RA-0.5, M-1
General Plan Map:	Rural Residential

Discussion:

The applicant has filed a preliminary plat for Horseman's Edge and Hurricane Cliff's Industrial. This is a split zoned subdivision between RA-0.5 and M-1. This was originally approved as a RA-0.5 PDO subdivision in 2021 and has since been rezoned so that three-quarters of the property is zoned industrial. The subdivision consists of six residential lots and 23 industrial lots.



JUC Comments

The following items will need to be addressed:

1. **Power:** Horseman's Edge was originally designed as a residential subdivision, the new zone change asked for light industrial or commercial with the type of zone normally three phase power is needed, is this the case or can we move forward with initial designs? Plat is approved by Power Dept under the conditions that residential portion would be limited to 200 amps per lot and the rest could go to 400 amps, this is per contractual agreement between HC Power and the developers south of 1300 S.
2. **Water:** Need a water model.
3. **Street:** Will need improvements on 1100 W.
4. **Sewer:** No comments.
5. **Engineering:** Legal descriptions need to be updated. Will landscaped detention areas and open space be conveyed to a homeowners association or Hurricane City? Site data box needs to be updated to reflect what is on the plat. Special geotech investigation is required for development this close to the Hurricane Cliffs. Engineering encourages developer to prioritize reviewing development standards specified in HCC 10-28-2 with the geotech report as construction plans are made.

6. **Fire:** Scale too small to do full analysis
7. **Cable:** No comments
8. **Fiber:** Add Infowest notes
9. **Gas:** No comments
10. **Water Conservancy:** No comments

Staff Comments: Preliminary Plat

1. Zoning is RA-0.5 and M-1. All residential lots meet RA-0.5 standards. There are no minimum lot size standards in M-1, however most lots are around 0.5 acres. This size is smaller than typical for industrial lots in Hurricane, but similar sized lots do exist.
2. Planning staff appreciates the proposed open space and connectivity to the BLM-owned property in the Hurricane Cliffs.
3. Block lengths appear to comply with city code.
4. All lots should be labeled with lot size (Lots 11 and 12 are not labeled)
5. Standard road cross-sections are shown.
6. Will-serve letters from the water and sewer providers have been provided.
7. A note has been provided indicating the property is not in a desert tortoise take area.
8. Hurricane City Code 10-37-4 states:

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.

Power capacity is currently limited in this area, however the developer has paid into a plan to get additional power capacity to this area in a timely manner. Water pressure is still a concern in this area of town.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend the plat be updated to address planning and engineering staff's comments before approval by the City Council.

HORSEMAN'S EDGE LEGAL DESCRIPTION

AREA CONTAINS 463,161 SQUARE FEET OR 10.633 ACRES.

HURRICANE CLIFFS INDUSTRIAL PHASE 1 LEGAL DESCRIPTION

AREA CONTAINS 463,161 SQUARE FEET OR 10.633 ACRES.

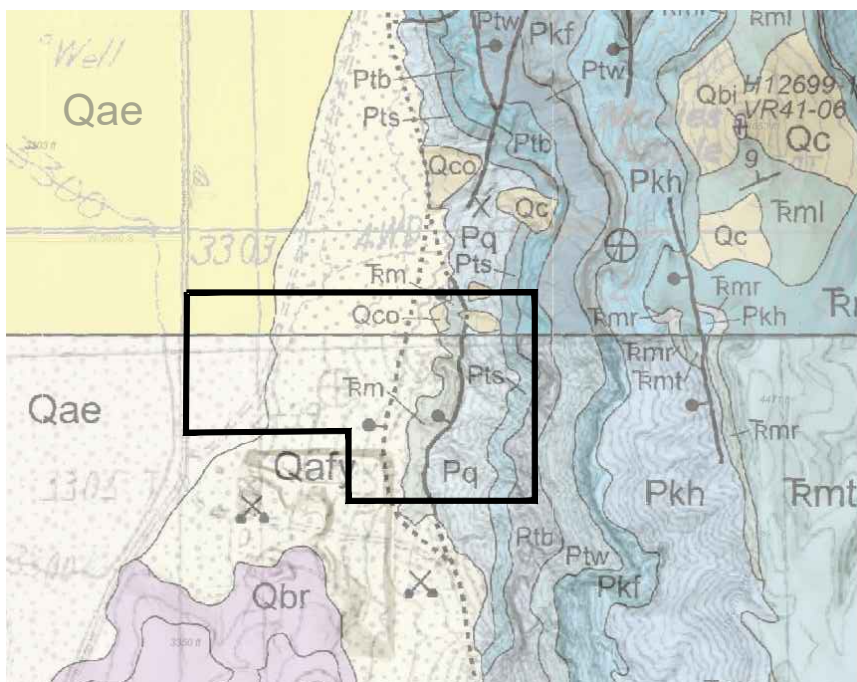
HURRICANE CLIFFS INDUSTRIAL PHASE 2 LEGAL DESCRIPTION

AREA CONTAINS 332,471 SQUARE FEET OR 7.632 ACRES.

HURRICANE CLIFFS INDUSTRIAL PHASE 3 LEGAL DESCRIPTION

AREA CONTAINS 278,293 SQUARE FEET OR 6.389 ACRES.

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.

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.

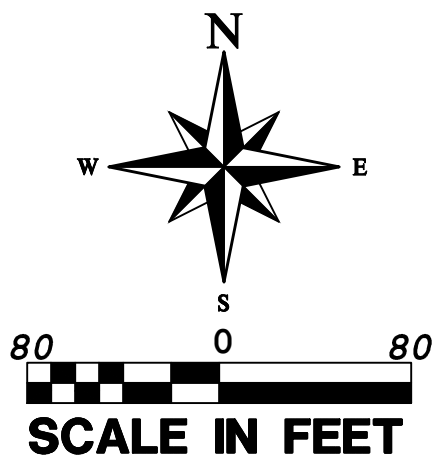
P1b: BRADY CANYON MEMBER -- MEDIUM-LIGHT-GRAY TO DARK-GRAY, MEDIUM- TO COARSE-GRAINED, THICK-BEDDED, FOSSILIFEROUS LIMESTONE WITH REDDISH-BROWN CHERT NODULES; CONTAINS LOCALLY COMMON BRACHIOPODS, CRINOIDS, AND CORALS; FORMS PROMINENT CLIFF; 200 FEET (60 M) THICK.

Plw: 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		PROPOSED SEWER MANHOLE
	ADJACENT PROPERTY LINE		PROPOSED WATER METER
	LOT LINE		PROPOSED WATER VALVE
	EASEMENT LINE		PROPOSED FIRE HYDRANT
	CENTER LINE		PROPOSED SEWER CLEANOUT
	SECTION LINE		EXISTING WATER WELL
	PHASING LINE		EXISTING SEWER MANHOLE
	PROPOSED 8" SEWER MAIN		
	PROPOSED 4" WATER LATERAL		
	PROPOSED 8" WATER MAIN		
	PROPOSED 4" WATER LATERAL		
	PROPOSED IRRIGATION		
	EXISTING 10" SEWER MAIN		
	EXISTING 12" WATER MAIN		
	EXISTING IRRIGATION MAIN		
	MAJOR CONTOUR LINE		
	MINOR CONTOUR LINE		

SCALE IN FEET



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 BASIS OF BEARING IS S0°02'49"E 2641.12 FEET FROM THE NORTHWEST CORNER TO THE WEST QUARTER (1/4) CORNER OF SECTION 22.

THE PREVIOUSLY SUBMITTED ZONE CHANGE TO M-1 OVER PARCELS
H-3396-C, H-3396-D & H-3396-E.

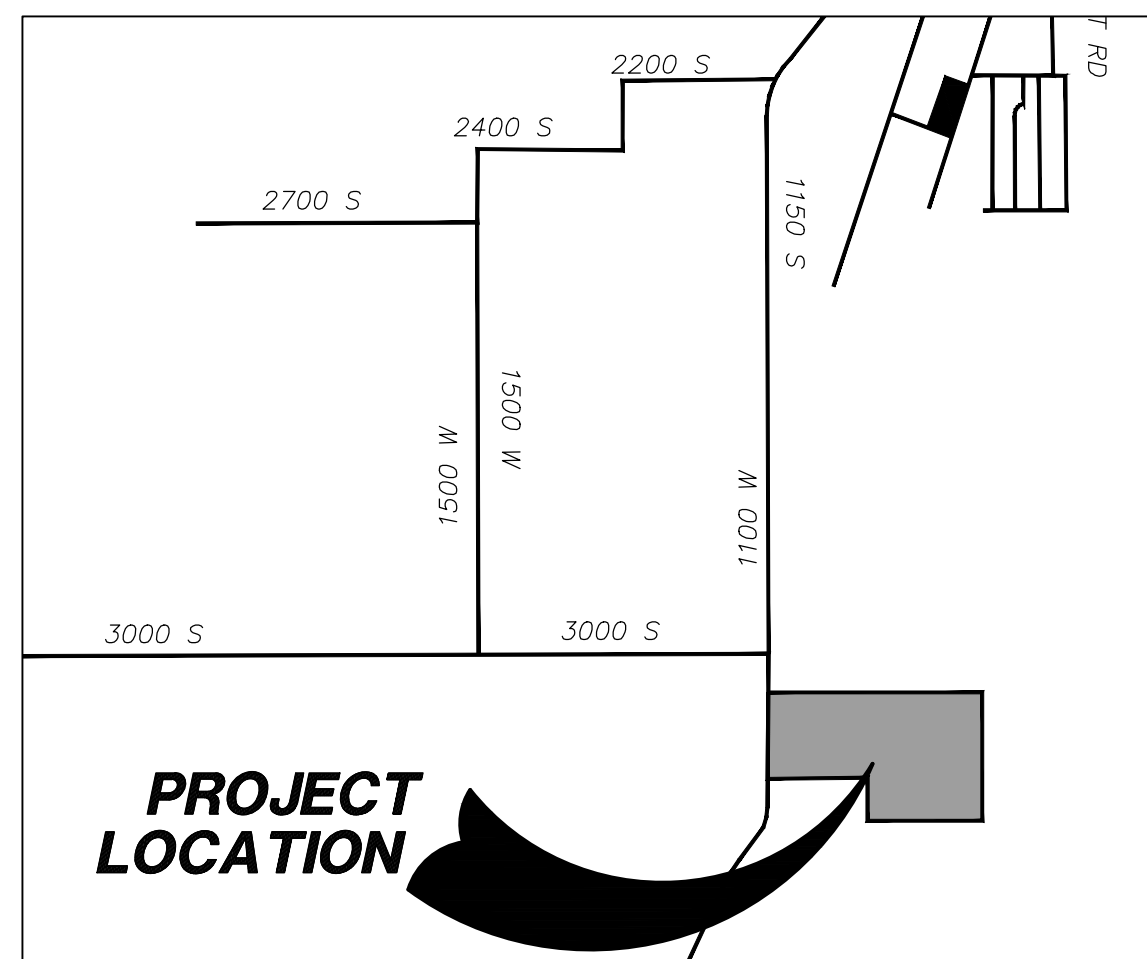
THIS SUBDIVISION IS PROPOSED TO HAVE 29 LOTS.

STORM WATER DRAIN TO PROPOSED DETENTION BASINS

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	39.27'	25.00'	35.36'	S44°17'11"E	90°00'00"
C2	39.27'	25.00'	35.36'	S45°42'49"W	90°00'00"
C3	72.41'	226.00'	72.10'	S80°06'28"E	18°21'27"
C4	31.87'	174.00'	31.83'	S76°10'35"E	10°29'40"
C5	23.88'	174.00'	23.86'	N85°21'18"W	7°51'46"
C6	64.08'	200.00'	63.80'	S80°06'28"E	18°21'25"
C7	64.08'	200.00'	63.80'	S80°06'28"E	18°21'25"
C8	55.75'	174.00'	55.51'	S80°06'28"E	18°21'26"
C9	47.81'	226.00'	47.72'	S75°59'23"E	12°07'16"
C10	24.60'	226.00'	24.59'	S86°10'06"E	6°14'10"
C11	39.27'	25.00'	35.36'	S44°17'11"E	90°00'00"
C12	39.27'	25.00'	35.36'	S45°42'49"W	90°00'01"
C13	63.61'	226.00'	63.40'	N81°13'22"W	16°07'38"
C14	48.98'	174.00'	48.81'	N81°13'22"E	16°07'38"
C15	56.29'	200.00'	56.11'	S81°13'22'E	16°07'38"
C16	56.29'	200.00'	56.11'	S81°13'22'E	16°07'38"
C17	48.98'	174.00'	48.81'	S81°13'22'E	16°07'38"
C18	63.61'	226.00'	63.40'	S81°13'22'E	16°07'38"
C19	31.36'	20.00'	28.24'	S45°47'49"W	89°50'04"
C20	31.47'	20.00'	28.33'	S44°12'11"E	90°09'56"
C21	31.47'	20.00'	28.33'	S44°12'11"E	90°09'56"
C22	31.36'	20.00'	28.24'	S45°47'49"W	89°50'04"
C23	31.36'	20.00'	28.24'	S45°47'49"W	89°50'04"
C24	31.47'	20.00'	28.33'	N44°12'11"W	90°08'54"
C25	20.99'	95.00'	20.94'	N7°12'34"E	12°39'28"
C26	47.14'	30.00'	42.44'	S44°08'20"E	90°02'19"
C27	88.00'	65.00'	79.22'	N49°08'20"E	90°19'02"
C28	74.10'	56.00'	70.15'	N19°09'07"E	65°19'06"
C29	56.89'	65.00'	55.09'	N76°53'04"W	50°08'49"
C30	21.17'	95.00'	21.13'	S84°22'72"W	12°46'05"
C31	31.47'	20.00'	28.32'	N44°12'18"W	90°09'46"
C32	31.36'	20.00'	28.24'	S45°47'42"W	89°50'14"
C33	21.23'	95.00'	21.18'	S5°31'30"E	12°48'11"
C34	47.12'	30.00'	42.43'	N45°50'30"E	90°00'00"
C35	87.93'	56.00'	79.17'	N45°51'33"E	89°57'55"
C36	56.73'	65.00'	54.95'	S13°06'27"E	50°00'18"
C37	74.19'	65.00'	70.23'	S70°48'31"W	62°23'50"
C38	21.05'	95.00'	21.01'	N82°48'36"W	12°41'48"



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	BBR-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY $\leq$ 10 FEET BENEATH SOIL COVER
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT



VICINITY MAP

N.T.S

[illegible]

**PROVALUE
ENGINEERING, INC.**
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



TITLE SHEET FOR:
**HORSEMAN'S EDGE &
HURRICANE CLIFFS INDUSTRIAL**
LOCATED IN SECTION 22, T12S, R13W, S1, R. & M.

DATE	11/8/2023
SCALE	1"=80'
JOB NO.	335-019
SHEET NO:	

1 OF 1

25.019 HOBSEMAN'S EDGE PBE BI AT COMBINED DWG



Application

Application Accepted Date: 11/21/2023		Valuation		\$	0.00
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES			
Description: This is an amended preliminary plat to add 1 addit		Planning Fee		\$	150.00
Tenant / Project Name: Hurricane Heights Town Homes - Phase		Planning Fee		\$	150.00
Bldg. Address: 475 N. 500 W.		Sub Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00
Subdivision: Hurricane Heights Town Homes Phase: 5		Amount Paid:		\$	0.00
Block: Lot #: NA Parcel #: H-3-1-34-1403		Remaining Due:		\$	150.00
Property Owner: HH5, LLC					
Permit Contact: Bret Peterson P:(801) 580-4445					
Email: bret@basementsetc.com					
CONTACT INFORMATION					
General Contractor: HH5, LLC					
License #: P: (801) 580-4445					
Address: 13133 Grouse Pointe Cv					
City: Draper State: UT Zip: 84020					
Email: bret@basementsetc.com					
APPLICATION DETAILS					
		APPROVALS		DATE	INFO
Plan Review Finalized:		Yes	11/27/23	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDPP23-28					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Bret Peterson					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
				11/27/2023	
Application Issued By:				Date:	
Receipt #: 8.174433-11/21/23					



City of Hurricane

Water Department
Ken Richins, Superintendent

May 8, 2018

To Whom It May Concern:

A will serve letter has been requested for the Hurricane Heights Subdivision, located at approximately 650 W 600 N in Hurricane, Utah.

Yes, we do have a culinary water main in the area of 650 W 600 N, Hurricane, UT.

A fire hydrant flow analysis will be required to ensure the main waterline will deliver the required fire flows. A hydraulic study will also be required.

Sincerely,

Connie Martin, Administrative Assistant



November 21, 2023

Hurricane City
Gary Cupp
127 N. 870 W.
Hurricane, UT 84737

Subject: Hurricane Heights Phase 5

Gary,

There is sewer capacity for this project. 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,

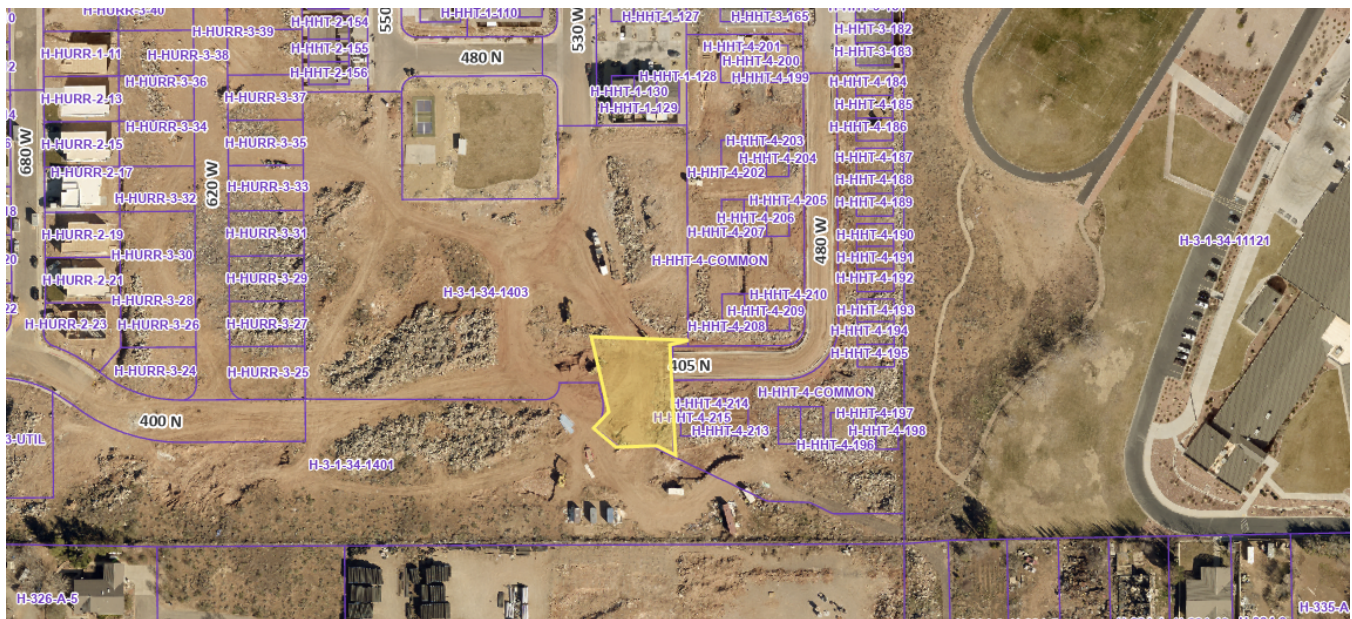
A handwritten signature in cursive script that reads "Amber Gillette".

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

Agenda Date:	12/14/2023
Application Number:	PP23-28
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	HH5, LLC
Agent:	Bret Peterson
Request:	Approval of a Preliminary Plat
Location:	475 N 500 W
Zoning:	RM-2
General Plan Map:	Planned Community

Discussion: The applicant is proposing to add two additional lots to the Hurricane Heights Townhomes development. In designing the Hurricane Heights Hobby Garages development to the south, it was discovered that two stormwater basins were planned adjacent to each other. The two basins will now be combined and one of the basins will be converted into a duplex. This phase will also include shifting one unit in the approved Phase 5 and changing the cul-de-sac on 400 N to a knuckle into 530 W.



Map is approximate

JUC Comments

Public Works: Need more detail on how drainage works

Water:. Okay. Need to extend new water lines.

Power: Will have to develop power to this spot.

Sewer:. No issue to additional two lots.

Engineering: The applicant should label the moved retention basin on the preliminary plat. Approved construction plans from 12/17/2018 are inconsistent with the proposed plat amendment. Amended construction plans must be reapproved by the JUC. Applicant should coordinate the construction plans for this project with Hurricane Heights Hobby Garages. The construction plans for Hurricane Heights Hobby Garages depicted changes to the original construction plans.

Streets: Okay with amendments

Fire: Okay

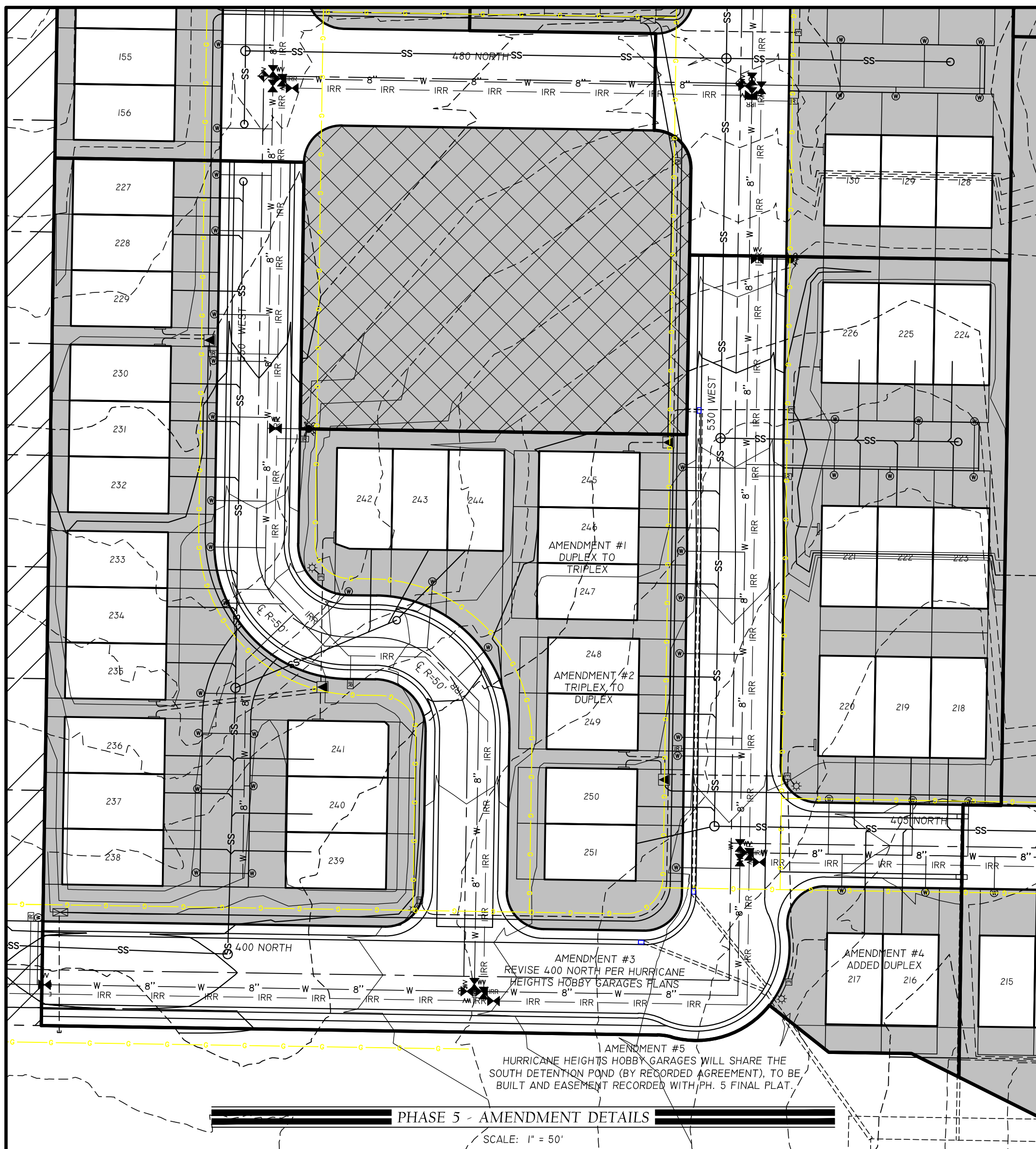
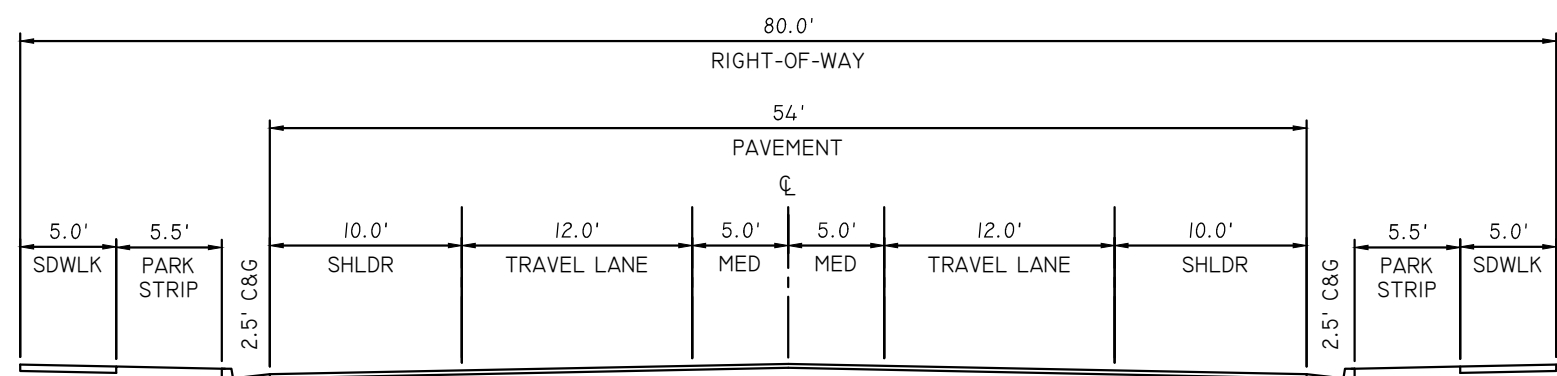
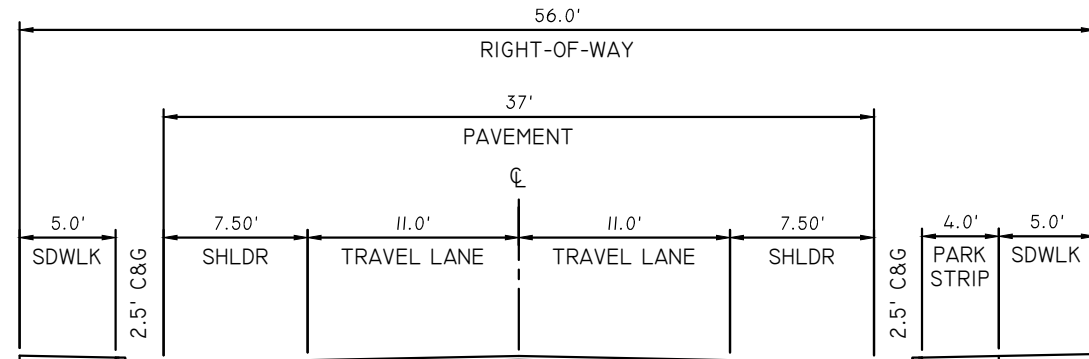
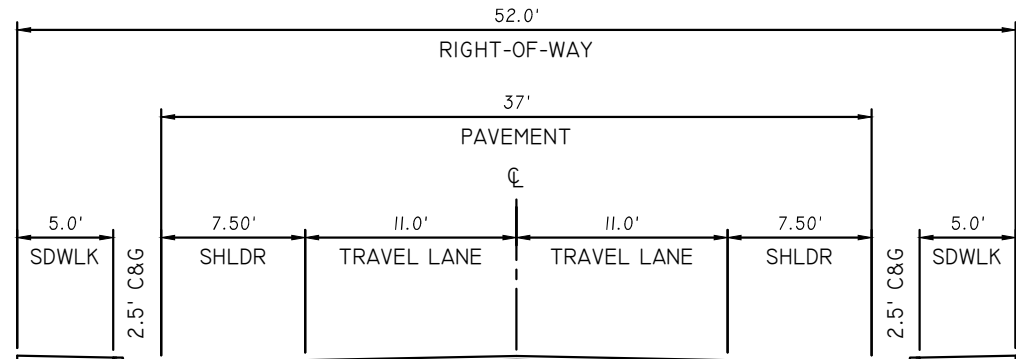
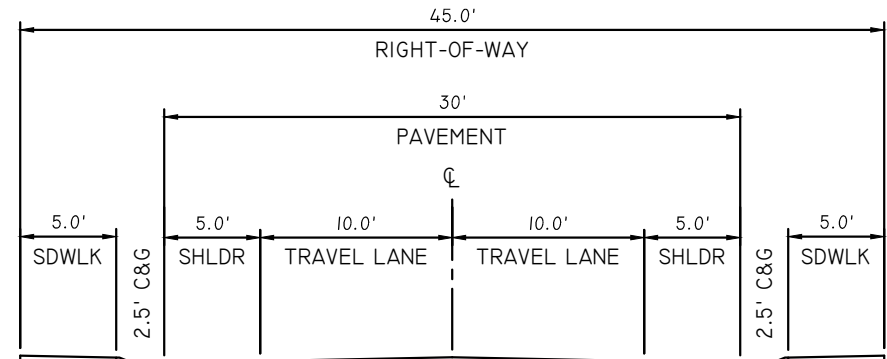
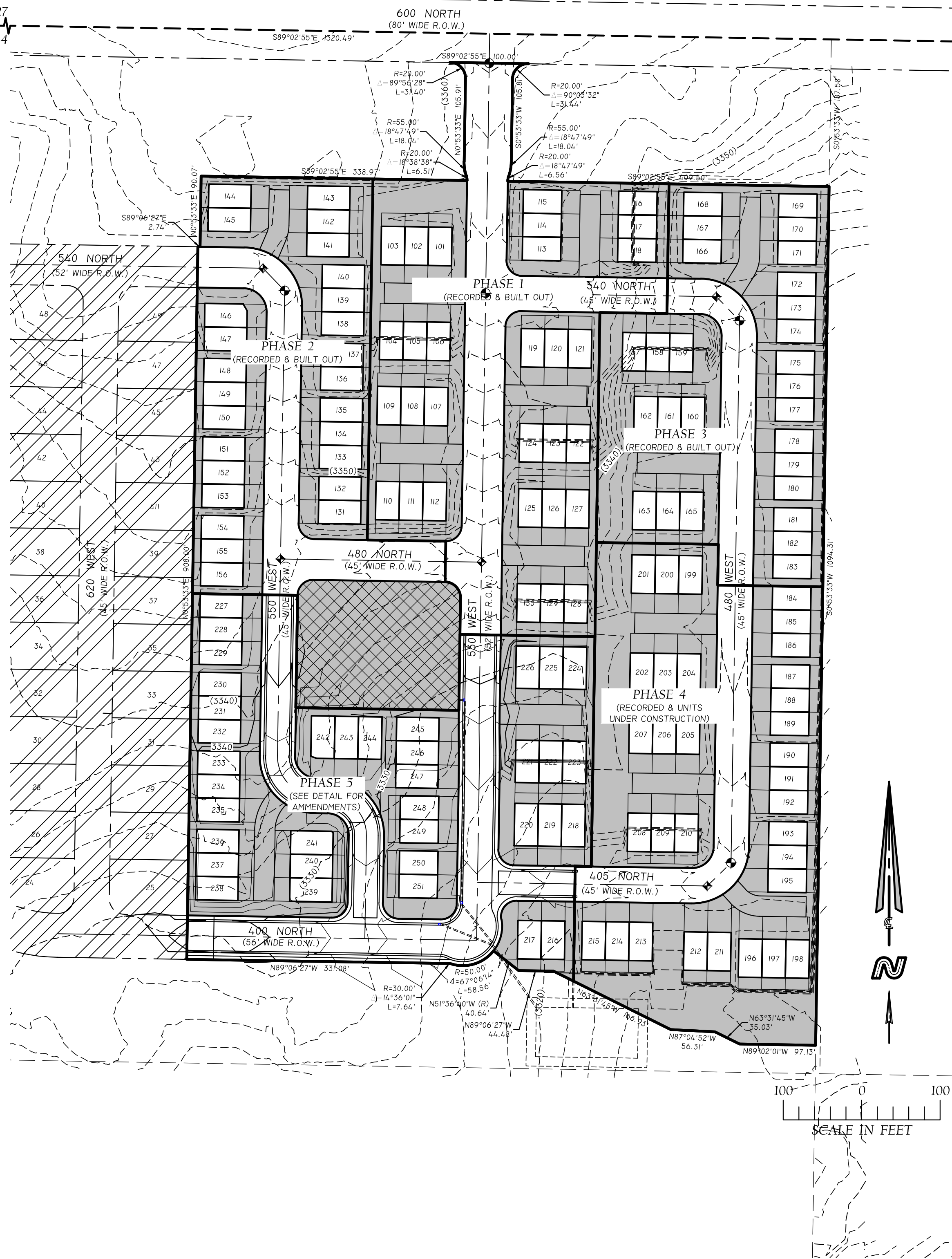
Phone/Cable: No comments

WCWCD: No comments

Staff Comments: Preliminary Plat

1. This property is zoned RM-2. The original preliminary plat for this development showed 149 units over 18.616 acres. The maximum density in RM-2 is ten units an acre or 186 units maximum for the entire development. The zoning would allow for two more units to be built.
2. If approved, new construction drawings for Phase 5 of Hurricane Heights Townhomes, reflecting these changes will need to be submitted.
3. The subdivision will presumably be developed in one phase.
4. A will-serve letter from the sanitary and culinary water provider has been provided.
5. A note indicating whether the plat is located in a desert tortoise take area has been provided.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval of the preliminary plat subject to staff and JUC comments.



UTILITIES & DRAINAGE NOTES:

- UTILITIES SHOWN ON THIS AMENDED PRELIMINARY PLAT THROUGHOUT PHASES 1 THRU 4 ARE EXISTING AND INSTALLED SPECIFICALLY FOR THIS SUBDIVISION AND FOLLOW THE APPROVED CONSTRUCTION DRAWINGS AND/OR DRAWINGS OF RECORD PROVIDED TO THE CITY FOLLOWING COMPLETION OF EACH PHASE.
- PHASE 5 WILL COMPLETE WATER LINE LOOPS, STORM DRAINAGE RUN-OFF AND CONTROL, AND SEWER (WITH THE ADDITION OF 2 UNITS).
- THE PREVIOUSLY "BURRITO TYPE" DETENTION IN THE CENTER-SOUTH OF THE PROJECT WILL BE AN OPEN DETENTION POND AND ACCOMMODATE DRAINAGE FROM THIS PROJECT AND THE FUTURE HURRICANE HEIGHTS HOBBY GARAGES.

PROPERTY ADDRESS:

475 NORTH 500 WEST, CITY OF HURRICANE, WASHINGTON COUNTY, UTAH.
N.W.1/4, NE1/4, SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT
LAKE BASE AND MERIDIAN.

DENSITY CALCS:

HURRICANE HEIGHTS TOWNHOMES

TYPICAL UNIT SIZE: 30' WIDE X 49' OR 54' DEEP

TOTAL AREA: 19.138 ACRES
TOTAL LOTS: 181
DENSITY: 7.9 UNITS/ACRE (EXCLUDING ROADWAYS 10.3 UNITS/ACRE)

TOTAL AREA LESS ROADWAYS: 637,812 SQ.FT. (14.642 ACRES)
GROUND FLOOR COVERAGE VARIES/UNIT: AVERAGE = 1411 SQ.FT. (INCLUDES PORCH UNDER 2ND FLOOR & GARAGE)
2ND FLOOR VARIES/UNIT: AVERAGE = 1106/2 = 553 SQ.FT.
TOTAL: 296,564 SQ.FT. (6.808 ACRES)

OPEN SPACE: 53.5% (7.834 ACRES)

GEOLOGICAL HAZARDS:

POTENTIAL GEOTECHNICAL CONSTRAINTS FOR HURRICANE HEIGHTS TOWNHOMES

THE FOLLOWING IS BASED ON THE UTAH GEOLOGICAL SURVEY SPECIAL STUDY 127, GEOLOGICAL HAZARDS
AND ADVERSE CONSTRUCTION CONDITIONS REPORT PREPARED FOR ST. GEORGE-HURRICANE METROPOLITAN
AREA, WASHINGTON COUNTY, UTAH 2008

BRECCIA PIPES AND PALEOKARST: NONE

FAULTS: NONE

LIQUIFACTION: NONE

LANDSLIDES: NONE

ROCKFALL: NONE

CALICHE: YES

GYPSIFEROUS ROCK: NO

PIPING & EROSION: NO

EXPANSIVE: LOW POSSIBILITY

WINDBLOWN SAND: NONE

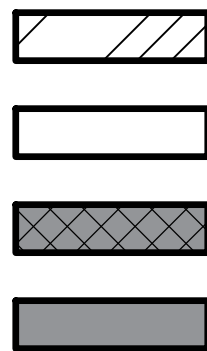
SHALLOW GROUNDWATER: NONE

NOTE: A GEOTECHNICAL REPORT ADDRESSING THESE POTENTIAL HAZARDS WILL BE PROVIDED PRIOR TO
ANY CONSTRUCTION

DESERT TORTOISE TAKE:

THE PROJECT IS LOCATED IN A DESERT TORTOISE TAKE AREA (PER
R.C.D.R. TAKE AREA 7 MAP) BUT UNDERSTAND THAT THE AREA HAS
BEEN CLEARED AND IS NO LONGER A TAKE AREA.

LEGEND:



HURRICANE HEIGHTS SUBDIVISION (NOT A PART OF THIS PRELIMINARY PLAT)

PRIVATE AREA (WITH UNIT NUMBER) OR PUBLIC STREET (WITH STREET NAME)

RECREATION AREA (0.774 ACRES) [EXISTING, W/UNDERGROUND DETENTION]

COMMON AREA (PUBLIC UTILITY EASEMENT)

BOUNDARY DESCRIPTION:

HURRICANE HEIGHTS TOWNHOMES - OVERALL BOUNDARY (5 PHASES):

BEGINNING AT A POINT WHICH LIES SOUTH 89°02'55" EAST 1320.49 FEET ALONG THE SECTION LINE AND SOUTH 00°53'33" WEST 187.50 FEET ALONG THE EAST SIXTEENTH LINE FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE CONTINUING ALONG SAID EAST SIXTEENTH LINE SOUTH 00°53'33" WEST 1094.31 FEET; THENCE LEAVING SAID EAST SIXTEENTH LINE NORTH 89°02'01" WEST 97.13 FEET; THENCE NORTH 63°31'45" WEST 35.03 FEET; THENCE NORTH 87°04'52" WEST 56.31 FEET; THENCE NORTH 63°31'45" WEST 166.93 FEET; THENCE NORTH 89°06'27" WEST 44.68 FEET; THENCE NORTH 51°36'40" WEST 40.64 FEET ALONG A RADIAL LINE TO A POINT ON THE ARC OF A 50.00 FOOT RADIUS CURVE CONCAVE NORTHERLY THE RADIUS POINT OF WHICH LIES NORTH 51°36'40" WEST; THENCE WESTERLY 58.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°06'14" TO THE POINT OF REVERSE CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY 7.64 FEET ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 14°36'01" TO THE POINT OF TANGENCY; THENCE NORTH 89°06'27" WEST 331.08 FEET TO THE SOUTHEAST CORNER OF HURRICANE HEIGHTS SUBDIVISION, PHASE 3, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID SUBDIVISION NORTH 00°53'33" EAST 552.00 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°06'27" EAST 2.74 FEET; THENCE NORTH 00°53'33" EAST 90.07 FEET; THENCE SOUTH 89°02'55" EAST 338.97 FEET TO A POINT ON THE CURVE OF A 20.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH LIES NORTH 89°15'37" WEST; THENCE NORTHERLY 6.51 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 18°30'58" TO THE POINT OF REVERSE CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE NORTHERLY 18.04 FEET ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°47'49" TO THE POINT OF TANGENCY; THENCE NORTH 00°53'33" EAST 105.91 FEET TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY 31.40 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°56'28" TO THE POINT OF CUSP, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF 600 NORTH, AN 80.00 FOOT WIDE PUBLIC STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°02'55" EAST 100.00 FEET TO THE POINT OF CUSP OF A 20.00 FOOT RADIUS TANGENT CURVE CONCAVE SOUTHEASTERLY THE RADIUS POINT OF WHICH LIES SOUTH 00°57'05" WEST; THENCE SOUTHWESTERLY 31.44 FEET ALONG THE ARC OF SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°03'32" TO THE POINT OF TANGENCY; THENCE SOUTH 00°53'33" WEST 105.81 FEET TO THE POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHWESTERLY 18.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°47'49" TO THE POINT OF REVERSE CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY 6.56 FEET ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 18°47'49" TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 89°02'55" EAST 409.50 FEET ALONG SAID NON-TANGENT LINE TO A POINT ON SAID EAST SIXTEENTH LINE AND THE POINT OF BEGINNING, CONTAINS 19.138 ACRES.

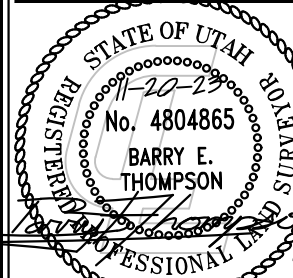
HURRICANE HEIGHTS TOWNHOMES
AMENDED PRELIMINARY PLAT

OWNER: HH5, LLC
13133 S. GROUSE POINTE COVE
DRAPER, UT. 84020
CONTACT PERSON: BRETT PETERSON
13133 S. GROUSE POINTE COVE
DRAPER, UT. 84020
(801) 580-4445
BRETT@ASENMENTSETC.COM

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

Center Line
SURVEY & DESIGN
146 SOUTH STATE STREET, LAVERKIN, UTAH 84745
PHONE: (435) 767-8445



JOB # (CLIENT #)
2310-0261 (1081)
FILE NAME:
AMND PRE-PLAT 2.1

AMENDED PRELIMINARY PLAT
FOR
HURRICANE HEIGHTS TOWNHOMES

HH5, LLC

LOCATED IN THE NE1/4 SECTION 34, T41S, R13W, SUBRAN
CITY OF HURRICANE, WASHINGTON COUNTY, STATE OF UTAH

DATE:
November 20, 2023

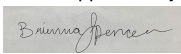
SCALE:
1" = 100'

SHEET

1



Hurricane City Application

Application Accepted Date: 11/27/2023		Valuation		\$	0.00	
Type of Improvement: Site Plan (Final)		PERMIT FEES				
Description: 31 unit apartment complex.		Planning Fee		\$	250.00	
Tenant / Project Name: Mountain View Apartments		Sub Total:		\$	250.00	
Bldg. Address: 60 S 925 W		Permit Total:		\$	250.00	
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00	
Subdivision: Mountain View Apartments Phase:		Remaining Due:		\$	250.00	
Block: Lot #: Parcel #: H-3-1-34-32391						
Zone: RM-3						
Property Owner: Interstate Rock Products, Inc.						
Permit Contact: Chase Stratton P:(435) 773-3666						
Email: chase.stratton@interstaterock.com						
CONTACT INFORMATION						
General Contractor: Interstate Rock Products						
License #: P: (435) 773-3666						
City: State: Zip:						
Email: chase.stratton@interstaterock.com						
APPLICATION DETAILS						
		APPROVALS		DATE	INFO	
		Plan Review Finalized:	Yes	11/29/23	Brienna Spencer	
		Setbacks	Front:	Rear:	Left:	Right:
		Min.				
		Actual:				
		APPLICATION NUMBER: PENDFSP23-60				
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.				
		Applicant Name: Chase Stratton				
		Signature of Applicant/Authorized Agent or Owner: Date:				
		Chase Stratton		11/29/2023		
		Application Approved By:		Date:		
				11/29/2023		
		Application Issued By:		Date:		
		Receipt #: 8.174550-11/27/23				



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	FSP23-60
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Interstate Rock Products
Agent:	Chase Stratton
Request:	Approval of a Final Site Plan
Location:	60 S 925 W
Zoning:	RM-3
General Plan Map:	Single Family

Discussion: The applicant is seeking a final site plan approval for a 31 unit apartment complex located behind Jiffy Lube near State St and to the east of the Pecan Plaza development. The preliminary site plan was approved in September of 2022.

JUC Comments

The Joint Utility Committee signed off on the construction drawings for this project in November of 2023.



Staff Comments: Final Site Plan

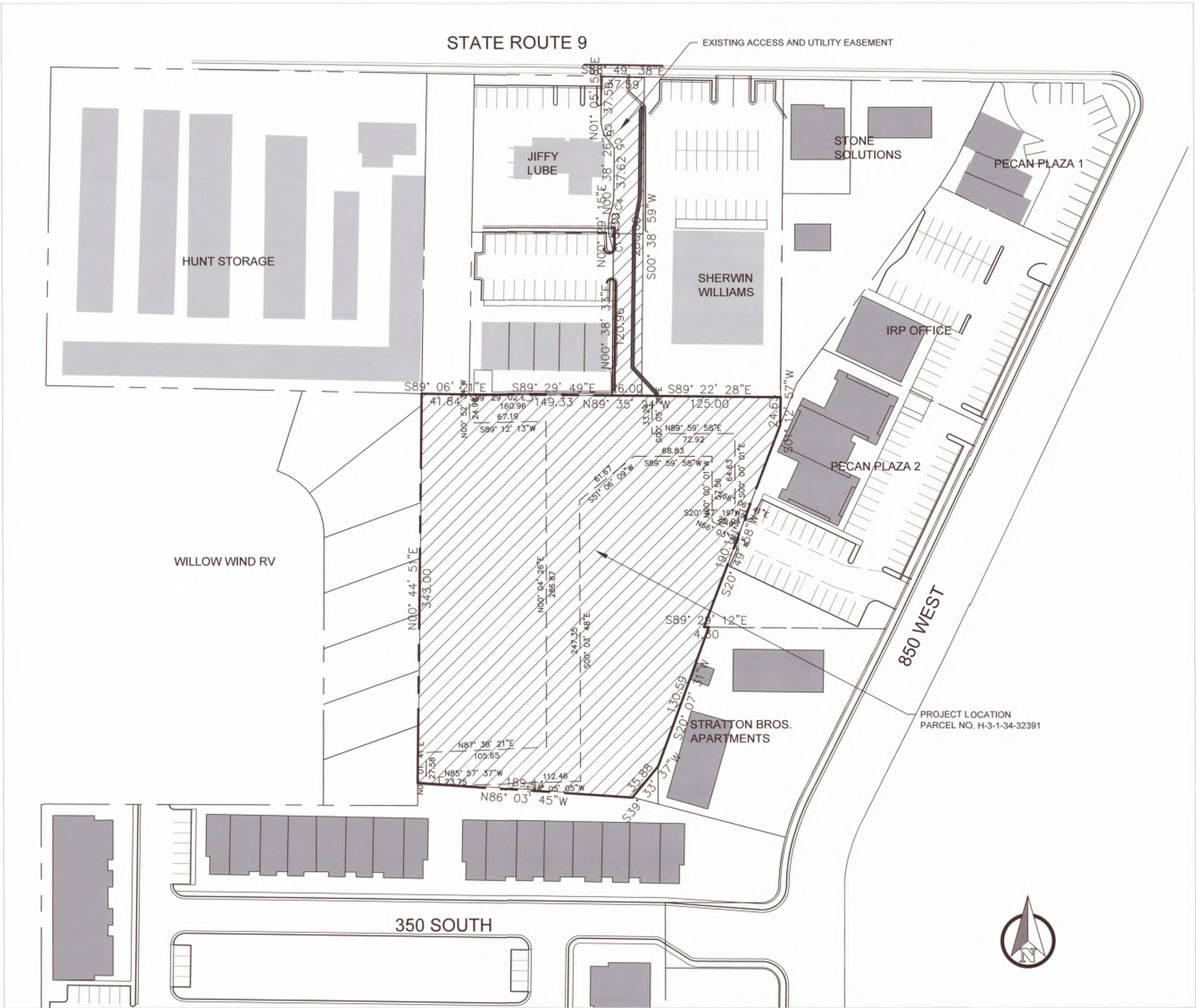
1. The lot layout, setbacks, and sizes comply with zoning standards and the preliminary approval.
2. **Landscaping:** A landscaping plan has been provided. Hurricane City Code requires one tree and two shrubs for each unit which would be 31 trees and 62 shrubs. The site plan shows more than sufficient trees and shrubs to meet this code.
 - a. The landscaping plan shows two grass turf areas. Per HCC 10-32-11: *If the development has a common area jointly owned and maintained by a homeowners association, grass is not permitted outside of an active recreation area. This grass will all have to be removed.*
3. **Outdoor Lighting:** The applicant has provided an outdoor lighting note that complies with Hurricane City Standards. Staff would recommend pickleball court lights be placed on a timer.
4. **Parking:** 31 multifamily units require 62 parking stalls and 64 are provided.
5. At the City's request pedestrian sidewalk access has been provided to State St through the existing drive aisle and 850 W. Planning staff greatly appreciates these connections.
6. The applicant has provided building renderings as required. No buildings are above 35 feet in roof height.

Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Staff would recommend approval of the final site plan application with the following conditions:

1. That the landscaping plan be modified to comply with Hurricane City Code.

SITE CONSTRUCTION PLANS FOR: MOUNTAIN VIEW APARTMENTS

HURRICANE, UT, 84737



APPROVALS		
ENTITY	SIGNATURES	DATE
UDOT	<i>Matthew Rupp</i>	10-31-23
PUBLIC WORKS	<i>Mike Vencovich</i>	11-3-2023
ZONING	<i>G. BP</i>	10/4/23
STREETS/WATER	<i>W. W.</i>	10-4-23
FIRE	<i>John Pentel</i>	10-4-23
CITY ENGINEER	<i>James Behrman</i>	11-3-23
POWER	<i>Y. P.</i>	10-4-23
SEWER	<i>Amber Milledale</i>	10-4-23
WCWCD	<i>Travis Boone</i>	10-4-23
GAS	<i>W. S.</i>	10-3-23
PHONE	<i>D. S.</i>	10/3/23
CABLE	<i>Address TDS notes</i>	10-7-23
	<i>W. W. Parks</i>	10/4/23

PROJECT DETAILS:

OWNER/APPLICANT:
INTERSTATE ROCK PRODUCTS, INC.
42 SOUTH 850 WEST, HURRICANE, UT 84737
(435)635-2628

PLANS PREPARED BY:
INTERSTATE ROCK PRODUCTS
CONTACT: TRACE ALLEN, PE
42 SOUTH 850 WEST, HURRICANE, UTAH 84737
(435)635-2628 (OFFICE)

PROJECT LOCATION:
985 WEST STATE STREET
HURRICANE, UT 84737

ASSESSOR PARCEL: H-3-1-34-32391
AND RECORDED PRIVATE ACCESS &
UTILITY EASEMENT DOC#200990049816

- SHEET INDEX**
- 1 - COVER SHEET
 - 2 - GENERAL NOTES
 - 3 - SITE PLAN
 - 4 - POWER PLAN
 - 5 - UTILITY PLAN
 - 6 - GRADING PLAN
 - 7 - DETAILS
 - 8 - DETAILS
 - 9 - DETAILS, ACSD
 - 10 - DETAILS, HC

Info west: Needs Notes. Needs signature, etc

GIS: Benjamin Hodner 10/4/23

** Subject to redline on sheet 3. Public Utility Easements haven't recorded as of 11-3-2023.*

INTERSTATE ROCK

GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P: 435.635.2628 | F: 435.635.2177

REGISTERED PROFESSIONAL ENGINEER
NO. 260231
TRACE L. ALLEN
9/25/2023
STATE OF UTAH

DESIGNED BY: TLA
DRAWN BY: TLA
CHECKED BY:

INTERSTATE ROCK PRODUCTS, INC.

COVER SHEET

MOUNTAIN VIEW APARTMENTS

HURRICANE, UTAH

REV.	DATE	DESCRIPTION	BY

DATE

09/25/2023

SCALE

NTS

PROJ. #

3000-1445

PAGE #

1

GENERAL NOTES & LEGEND FOR: MOUNTAIN VIEW APARTMENTS

DUST CONTROL NOTES:

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

- 1. APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
- 2. PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS, OR EQUIPMENT PENETRATION.
- 3. APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
- 4. OPERATE HAUL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

- 1. WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
- 2. INSTALL FENCE BARRIER AND /OR "NO TRESPASSING" SIGN TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

GENERAL NOTES:

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY DESIGN AND CONSTRUCTION STANDARDS, ASH CREEK SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS, AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE INTERNATIONAL BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES.
- 2. TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
- 3. NOTIFY BLUE STAKES OF UTAH FOR EXISTING UTILITY LOCATION MARKING PRIOR TO ANY EXCAVATION. CONTACT PHONE: 811 OR (800)662-4111.
- 4. TRENCHES IN WHICH WATER, SEWER, OR OTHER UTILITIES LINES HAVE BEEN INSTALLED OR UNCOVERED SHALL NOT BE BACKFILLED UNTIL THEY HAVE BEEN INSPECTED BY THE CITY, ASH CREEK SPECIAL SERVICE DISTRICT, OR UTILITY PROVIDER. CITY SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
- 5. ALL CONSTRUCTION TO BE AS SHOWN ON THESE PLANS. ANY ALTERATIONS SHALL HAVE THE WRITTEN APPROVAL OF THE CITY ENGINEER AND/OR ASH CREEK SPECIAL SERVICE DISTRICT AS APPLICABLE.
- 6. LOCATE ALL OVERHEAD INTERFERENCES WHICH AFFECT CONSTRUCTION OPERATIONS. TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO OVERHEAD INTERFERENCES. LOCATION AND PROTECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- 7. USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER OR TELECOMMUNICATION LINES. PROTECT THE SAFETY OF PUBLIC, PERSONNEL, AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY ASSOCIATED WITH THESE ITEMS.
- 8. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
- 9. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND INGRESS / EGRESS.
- 10. TAKE ALL PRECAUTIONS TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENT DISTURBED SHALL BE REPLACED AND/OR ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED PROFESSIONAL SURVEYOR.

CONSTRUCTION NOTES:

- 1. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HURRICANE CITY [435-635-2188], OF THE "INTERNATIONAL BUILDING CODE", 2011 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN ANY GEOTECHNICAL INVESTIGATION REPORTS.
- 2. ALL EXCAVATION, GRADING, AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE FIELD ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
- 3. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN CLEAN CONDITIONS ON THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES.
- 4. PROJECT SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5. CONTRACTOR IS RESPONSIBLE AND REQUIRED TO OBTAIN THEIR OWN UPDES/NOI PERMITS.
- 6. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL AND ANY SWPPP REQUIREMENTS.
- 7. PRIOR TO AND DURING COMPACTION OPERATIONS, ALL BACKFILL MATERIAL SHALL HAVE THE REQUIRED MOISTURE CONTENT UNIFORM THROUGHOUT EACH LAYER.
- 8. ALL NON-ROADWAY DUST CONTROL MATERIAL SHALL BE FIRMLY PLACED AND COMPACTED TO A 3" CRUST AT 5% OVER OPTIMUM, AND ALL GRADING SHALL BE COMPACTED TO 95%.
- 9. ALL RIP-RAP ROCK SHALL BE APPROVED BY OWNER.
- 10. CONTRACTOR MUST COORDINATE WITH OTHER CONTRACTORS WORKING IN AREAS.
- 11. CONTRACTORS MUST PROTECT EXISTING FACILITIES.
- 12. ALL SITE BLASTING MUST OCCUR DURING DAYLIGHT HOURS AND HAVE A DUST CONTROL PLAN PROVIDED BY THE CONTRACTOR.

GENERAL UTILITY NOTES

- 1. ALL UTILITY LINES SHALL CONFORM TO HURRICANE CITY CONSTRUCTION STANDARDS.
- 2. CONTRACTOR SHALL NOTIFY HURRICANE CITY AT LEAST 24 HOURS IN ADVANCE FOR ANY UTILITY CONNECTIONS TO EXISTING UTILITIES.
- 3. NO NEW UNDERGROUND UTILITIES SHALL BE BACKFILLED UNTIL INSPECTED BY OWNER AND/OR HURRICANE CITY. THE CITY SHALL BE NOTIFIED 48 HOURS IN ADVANCE.
- 4. EXISTING UTILITIES ARE SHOWN ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, OR SHOWN INCORRECTLY. CONTRACTOR TO BLUE STAKE EXISTING UTILITIES PRIOR TO EXCAVATION TO VERIFY LOCATION.
- 5. CONTRACTOR SHALL POTHOLE ALL CRITICAL UTILITY CROSSINGS AT LEAST 500 FEET PRIOR TO CONSTRUCTION AT THE CROSSING AREA.
- 6. CONTRACTOR RESPONSIBLE TO RAISE/LOWER ALL EXISTING CLEANOUTS, MANHOLES, & VALVES AND PROVIDE ALL APPURTENANCES AS REQUIRED TO MATCH FINISH GRADE.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE INTERIOR OF ALL PIPE BE CLEAR OF DEBRIS INCLUDING SOIL, ROCKS, TRASH, ETC. IT IS RECOMMENDED THAT THE ENDS OF THE PIPE BE COVERED IN CASE OF STORM RUNOFF OR UTILITY BREAKAGE. ANY CLEANING OF THE PIPE INTERIOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- 8. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPERS EXPENSE.

TDS CABLE NOTES

- 1. THE CONTRACTOR WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIPHERY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
- 2. TDS WILL PROVIDE CONDUITS, PLEASE CONTACT MATT AT (435)817-0180 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO SCHEDULE WORK.
- 3. ANY QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO DAVID TRAUNTVEIN WITH TDS AT (435)817-0180
- 4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE CONTRACTOR.
- 5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE CONTRACTOR. AS WILL DAMAGES CAUSED BY OTHER SUBCONTRACTORS WORKING ON THIS PROJECT.

CENTURYLINK INTERNET FIVER OPTIC NOTES

- 1. DEVELOPER TO PROVIDE ALL TRENCH, BACKFILL AND ROAD CROSSINGS. CENTURYLINK SUBCONTRACTOR (NEILS FUGAL) WILL PLACE CONDUIT IN TRENCH. CALL 435-632-6553, 15 DAYS PRIOR TO REQUIRING CONDUIT TO SCHEDULE DELIVERY.
- 2. ANY BREAKS/BLOCKAGES IN CONDUIT RESULTING FROM IMPROPER BACKFILL OR OTHER CONSTRUCTION/UTILITY PLACEMENT ARE THE DEVELOPER'S RESPONSIBILITY TO REPAIR AND MAY RESULT IN DELAY OF SERVICE.
- 3. CONTACT CENTURYLINK ENGINEER AT 385-479-7339 OR BRAXTON.PETERSON@CENTURYLINK.COM WITH ANY QUESTIONS OR CHANGES TO JUC PLANS.
- 4. ANY CENTURYLINK FACILITY RELOCATIONS ASSOCIATED WITH PROJECT WILL BE BILLABLE 100% TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

DOMINION ENERGY NOTES

- 1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH (435)231-9971.
- 2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
- 3. IF CASING/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E 350 N --ST GEORGE).
- 4. ALL OF THE UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. **NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE**DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION. **
- 5. ALL TRENCHES SHALL BE BACKFILLED 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 SERVICE TO THIS PROJECT.
- 9. CONTACT JC HALL, (435)210-0729, 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 FULL WIDTH OF THE UTILITY EASEMENT IS GRADED TO THE 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.

ASH CREEK SPECIAL SERVICE DISTRICT

- 1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
- 2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
- 3. PRIOR TO COMPLETION OF THE PROJECT PROVE A PDF AND 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE OF PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.

- 4. THE CONTRACTOR WILL BE RESPONSIBLE TO CLEAN AND TEST THE SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANDREL TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
- 5. DURING CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.

HURRICANE CITY PARKS DEPARTMENT NOTES:

- 1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE 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 WATER NOTES

- 1. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", "THE INTERNATIONAL PLUMBING CODE", AND THE "INTERNATIONAL BUILDING CODE" LATEST EDITION AS ADMINISTERED BY HURRICANE CITY.
- 3. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
- 4. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE (LPC)" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
- 5. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
- 6. THRUST RESTRAINT ON THE NEW PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE THRUST BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
- 7. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
- 8. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
- 9. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
- 10. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
- 11. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL APPROVAL OF THE CITY. A MINIMUM OF 48 HOURS NOTICE TO THE CITY SHALL BE REQUIRED BEFORE MAKING CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL CUSTOMERS WHO WILL BE AFFECTED BY SERVICE INTERRUPTION AT LEAST 24 HOURS PRIOR TO THE INTERRUPTIONS OF SERVICE.
- 12. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING AN APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION.
- 13. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. HURRICANE CITY SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
- 14. 14 GAUGE WIRE SHALL BE TAPED TO ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL BE BROUGHT UP AT EACH WATER VALVE BOX AND HYDRANT.

LEGEND

DEFINITION	PROPOSED	EXISTING	DEFINITION	PROPOSED	EXISTING
SURVEY MONUMENTS					
SECTION CORNER AS NOTED			CLASS II MONUMENT		
CLASS I MONUMENT			PROPERTY CORNER		
GRADING & STORM DRAIN					
MINOR CONTOUR (1' OR 2')			TBC ELEVATIONS		
MAJOR CONTOUR (5' OR 10')			WALL ELEVATIONS		
STORM DRAIN PIPE			MANHOLE		
FLOWLINE			CURB INLET		
SURFACE FLOW DIRECTION			AREA DRAIN / DROP INLET		
REDI ROCK RETAINING WALL			CMU BLOCK RETAINING WALL		
UTILITIES					
NATURAL GAS LINE			SANITARY SEWER PIPE		
TELEPHONE LINE			SEWER MANHOLE		
CABLE TV LINE			SEWER CLEANOUT		
FIBER OPTIC LINE			CULINARY WATER		
TELEPHONE PEDISTAL			IRRIGATION WATER		
CTV PEDISTAL			FIRE HYDRANT		
VAULT			VALVE		
TRANSFORMER			OVERHEAD POWER		
SECONDARY BOX			POWER		
STREET LAMP			POWER VAULT		
ROADWAY					
ASPHALT			30" CURB & GUTTER		
CONCRETE			SPEED LIMIT SIGN		
ADA RAMP			STOP SIGN / NAME SIGN		
WATERWAY					
DETAIL CALLOUT					
DEFINITION	CALLOUT	DESCRIPTION	DEFINITION	CALLOUT	DESCRIPTION
TYPICAL DETAIL CALLOUT		DETAIL LABEL SHEET #	ROADWAY SECTION		ASPHALT ROADBASE

INTERSTATE ROCK



GENERAL BUILDING & ENGINEERING CONTRACTOR
42 SOUTH 850 WEST, HURRICANE, UT 84737
P:435.635.2628 | F:435.635.2177



DESIGNED BY __TLA

DRAWN BY __TLA

CHECKED BY __

INTERSTATE ROCK PRODUCTS, INC.

GENERAL NOTES

MOUNTAIN VIEW APARTMENTS

HURRICANE, UTAH

BY

DESCRIPTION

DATE

09/25/2023

SCALE

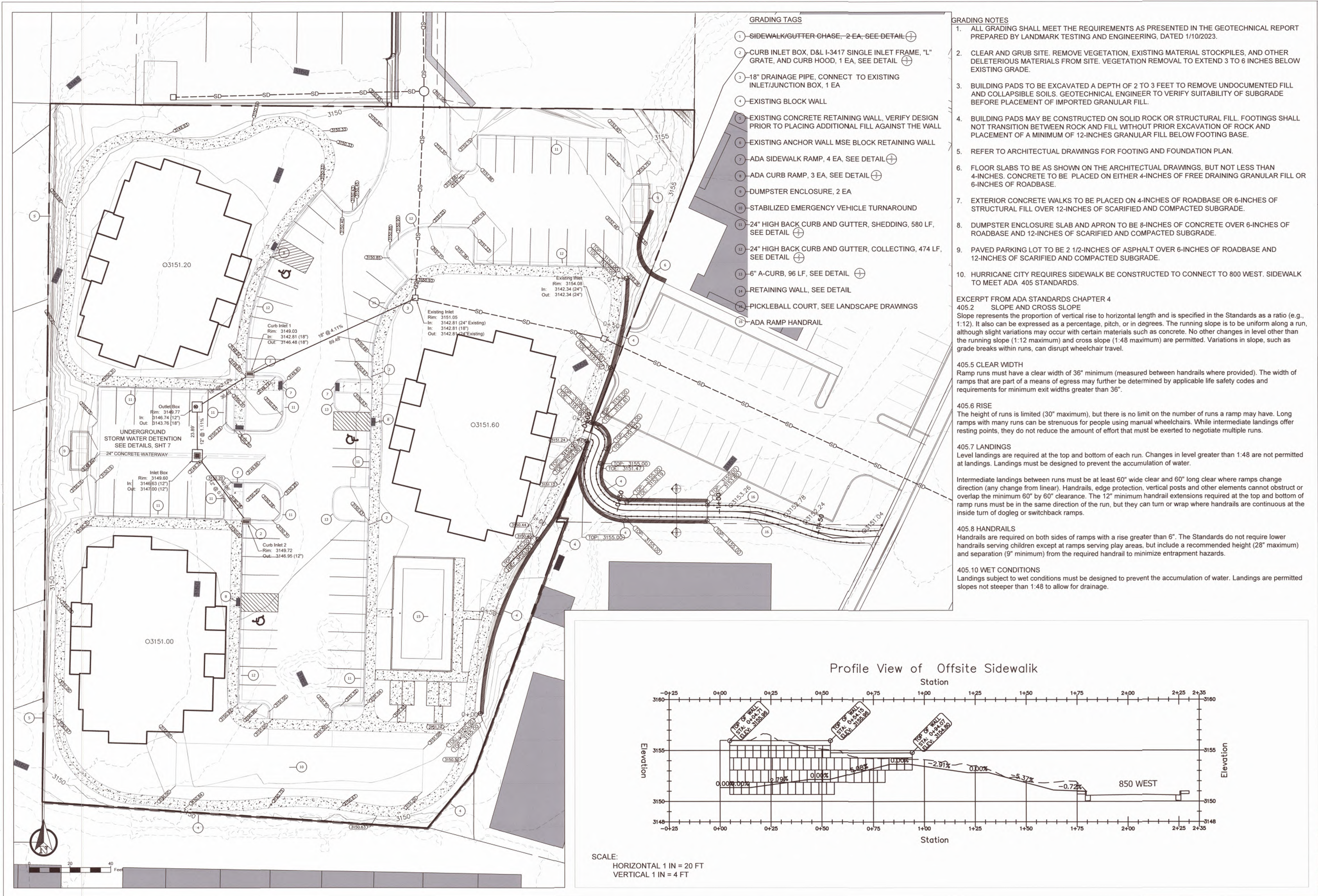
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3000-1445

PAGE #

2



INTERSTATE ROCK

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DESIGNED BY: TLA
DRAWN BY: TLA
CHECKED BY:

INTERSTATE ROCK PRODUCTS, INC.

GRADING PLAN

MOUNTAIN VIEW APARTMENTS

HURRICANE, UTAH

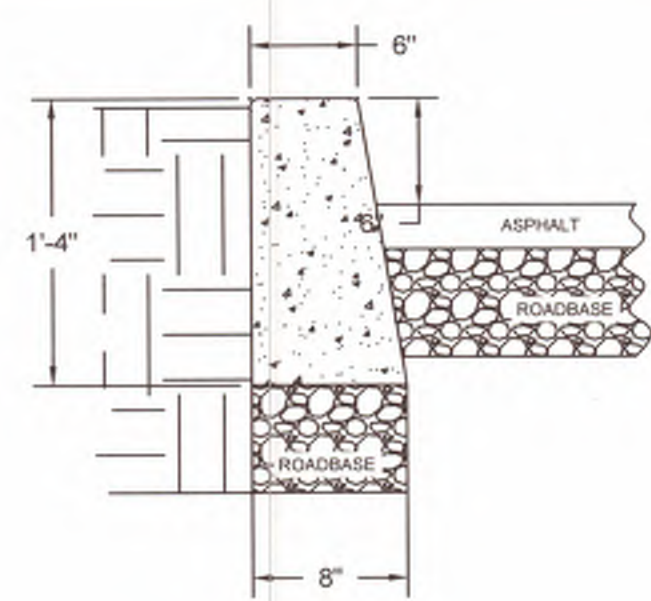
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PROJ. # 3000-1445

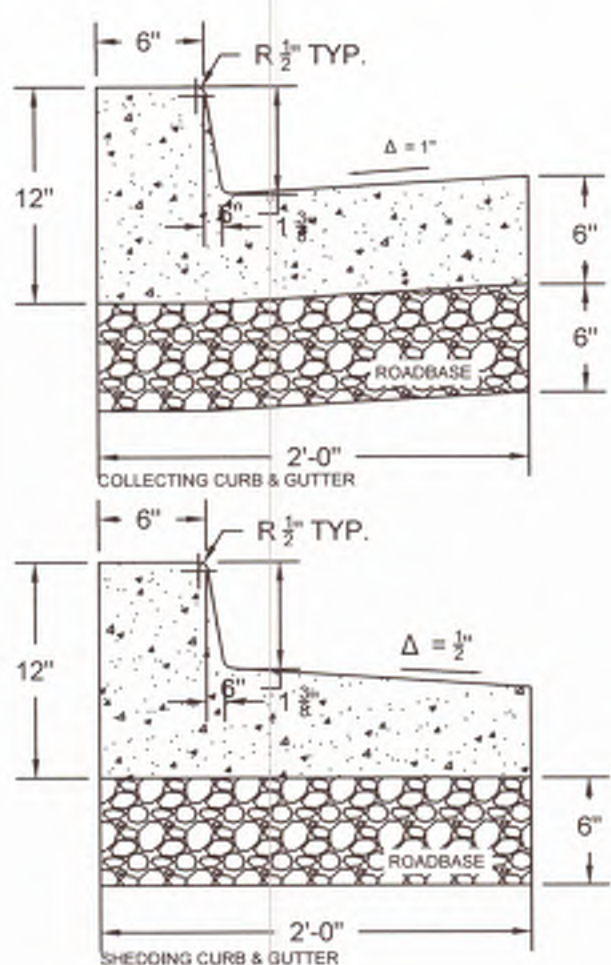
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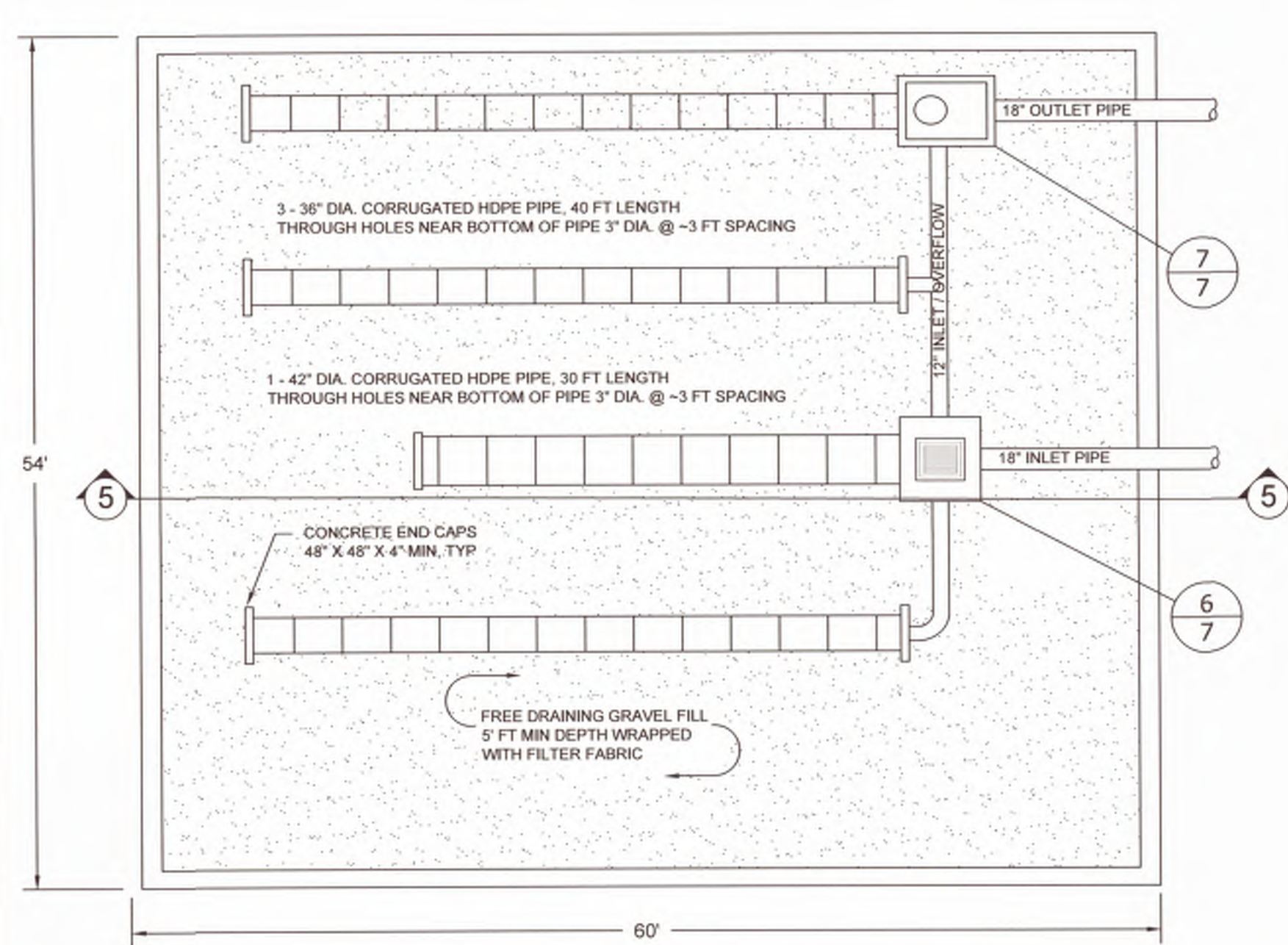
1 DETAIL: A-CURB

Scale: NTS



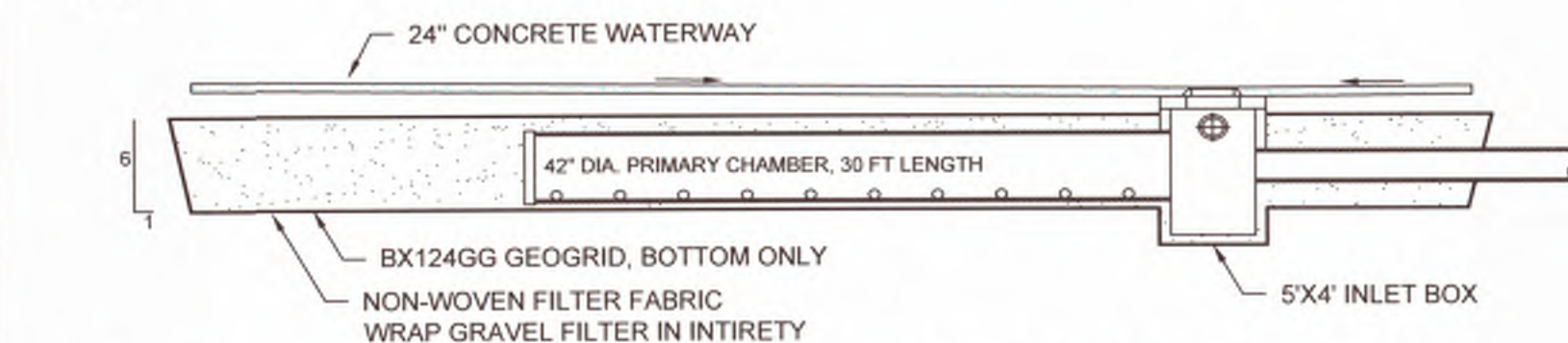
2 DETAIL: CURB AND GUTTER

Scale: NTS



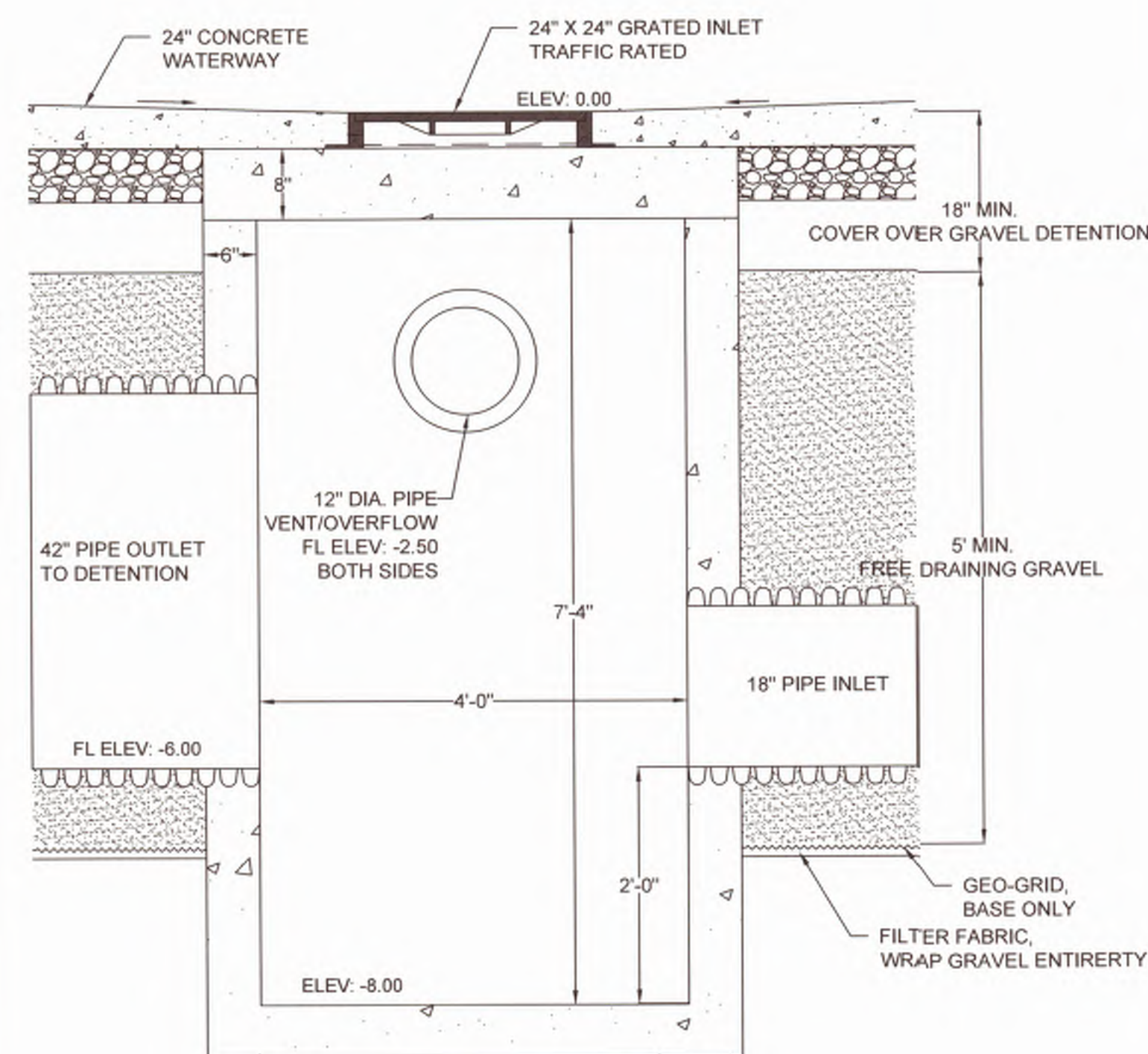
4 DETAIL: STORM WATER DETENTION, PLAN VIEW

Scale: NTS



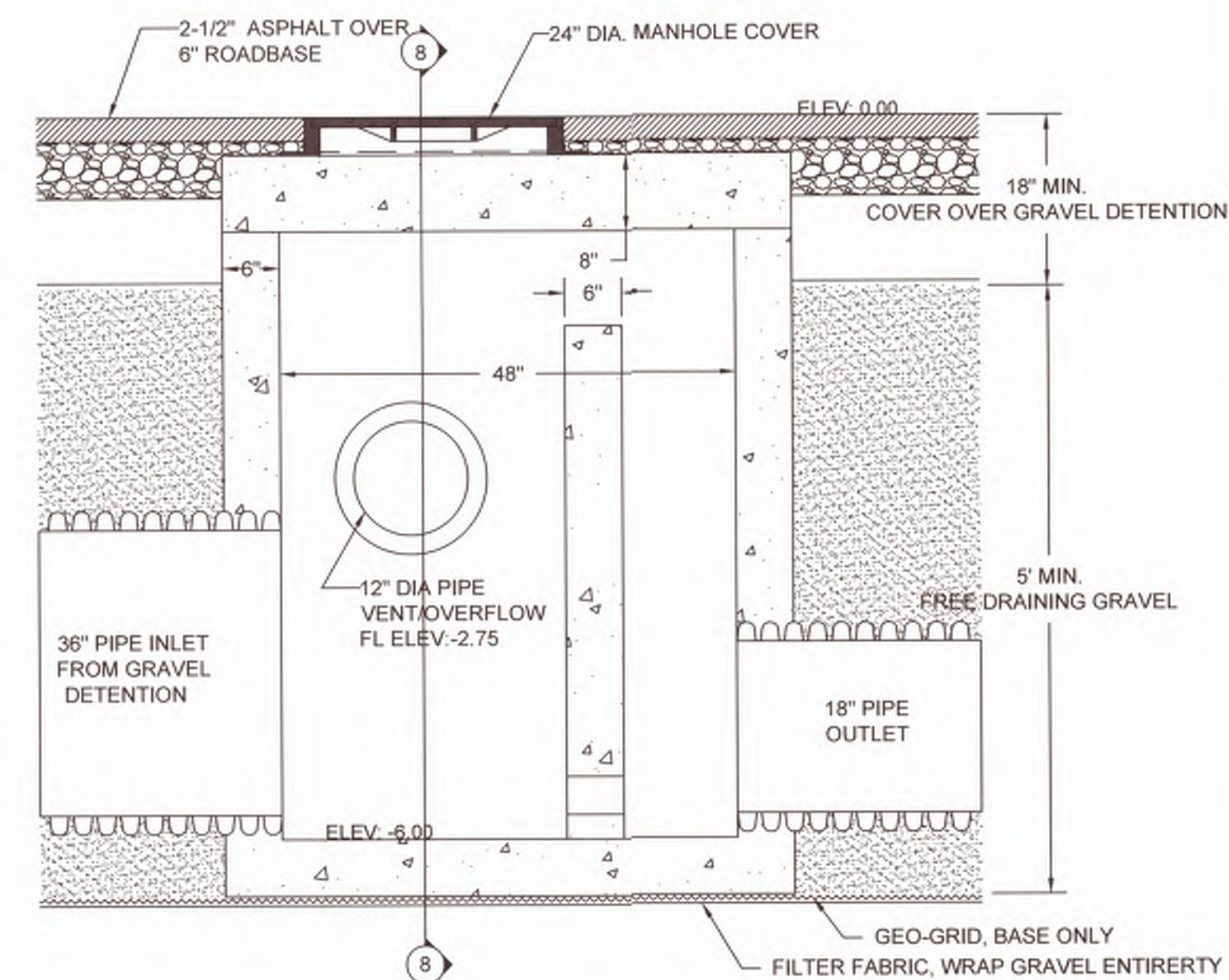
5 DETAIL: STORM WATER DETENTION, SECTION VIEW

Scale: NTS



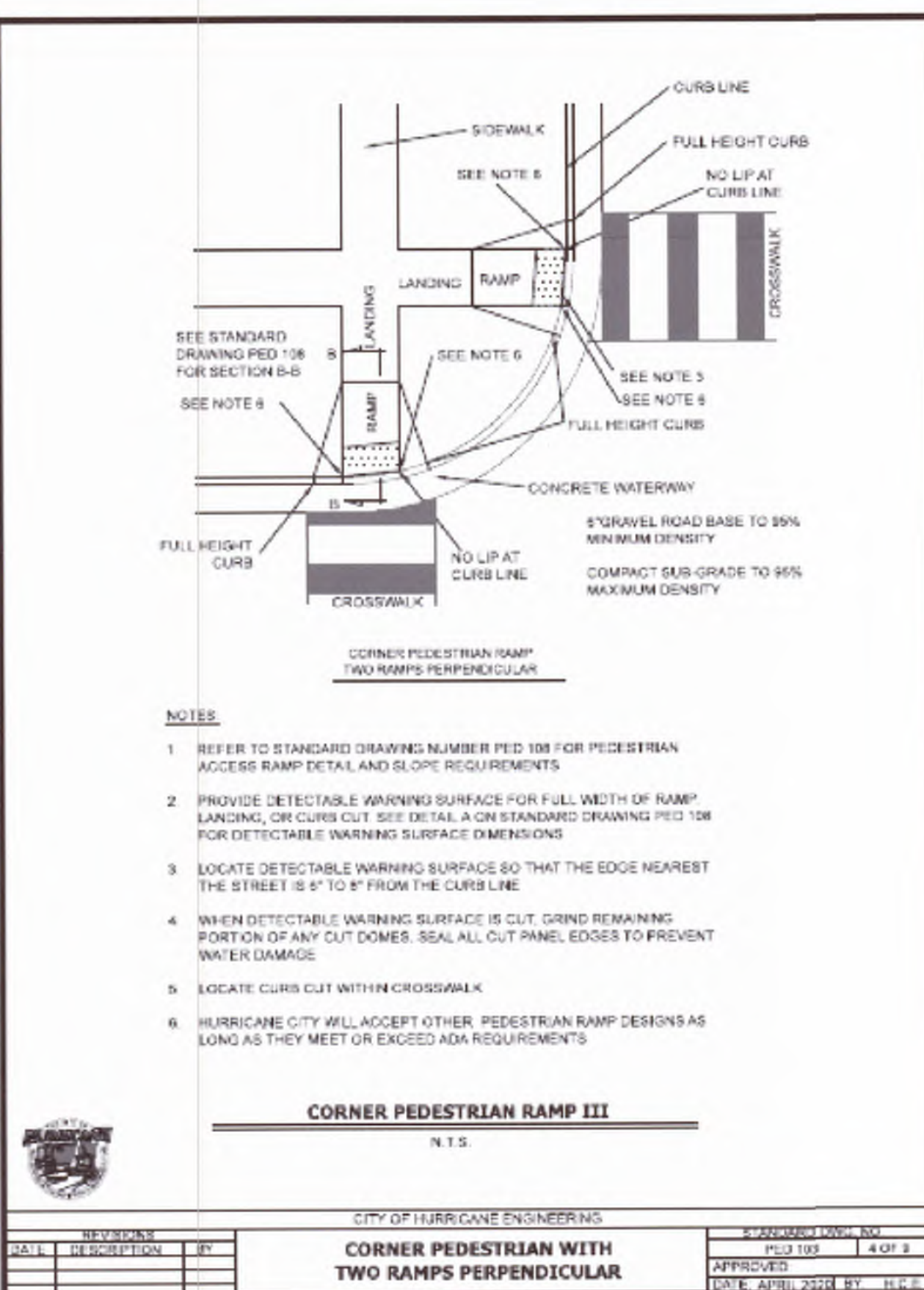
6 DETAIL: STORM WATER DETENTION, INLET BOX

Scale: NTS



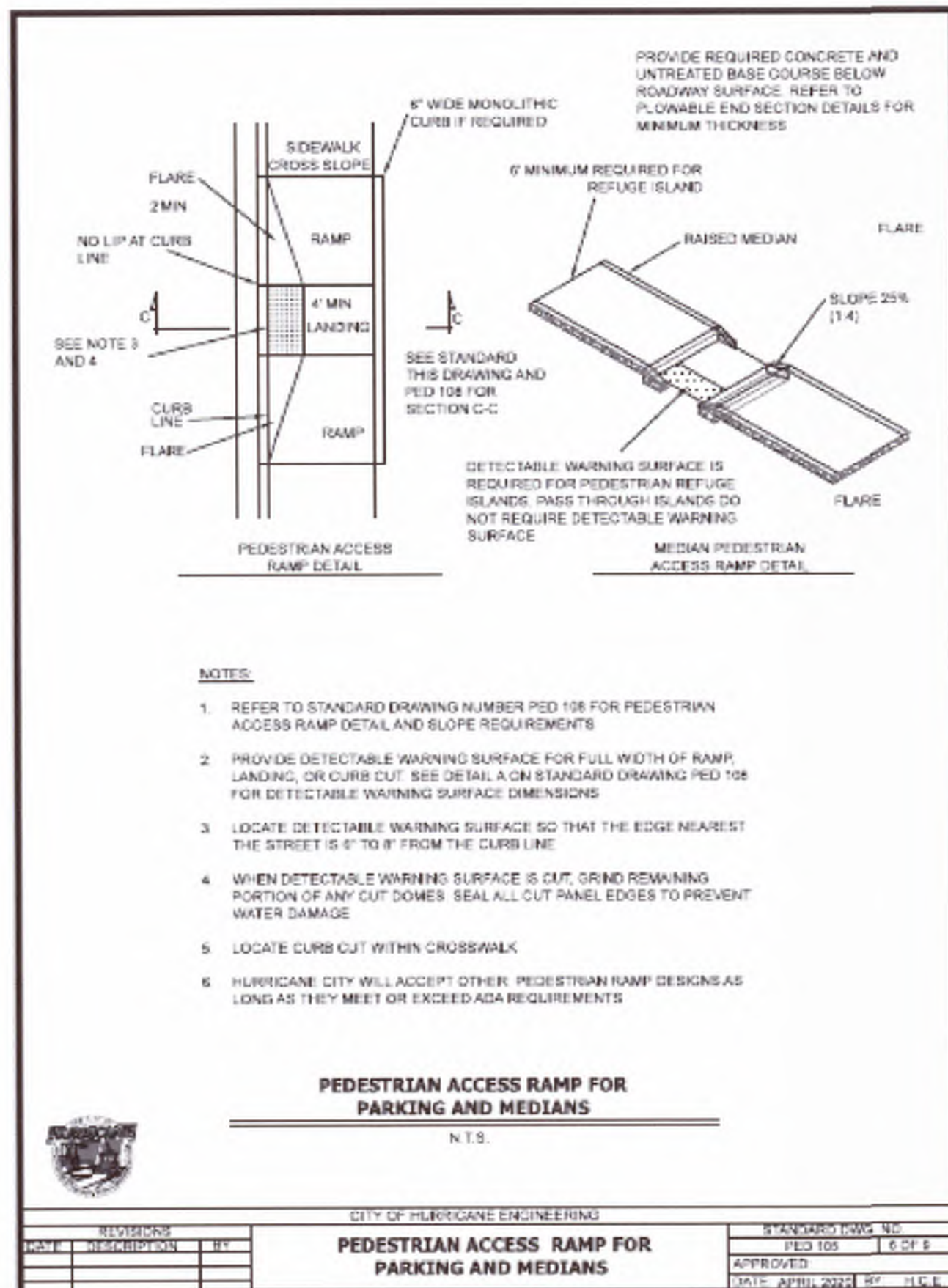
7 DETAIL: DETENTION, OUTLET/CONTROL BOX, SECTION 1

Scale: NTS

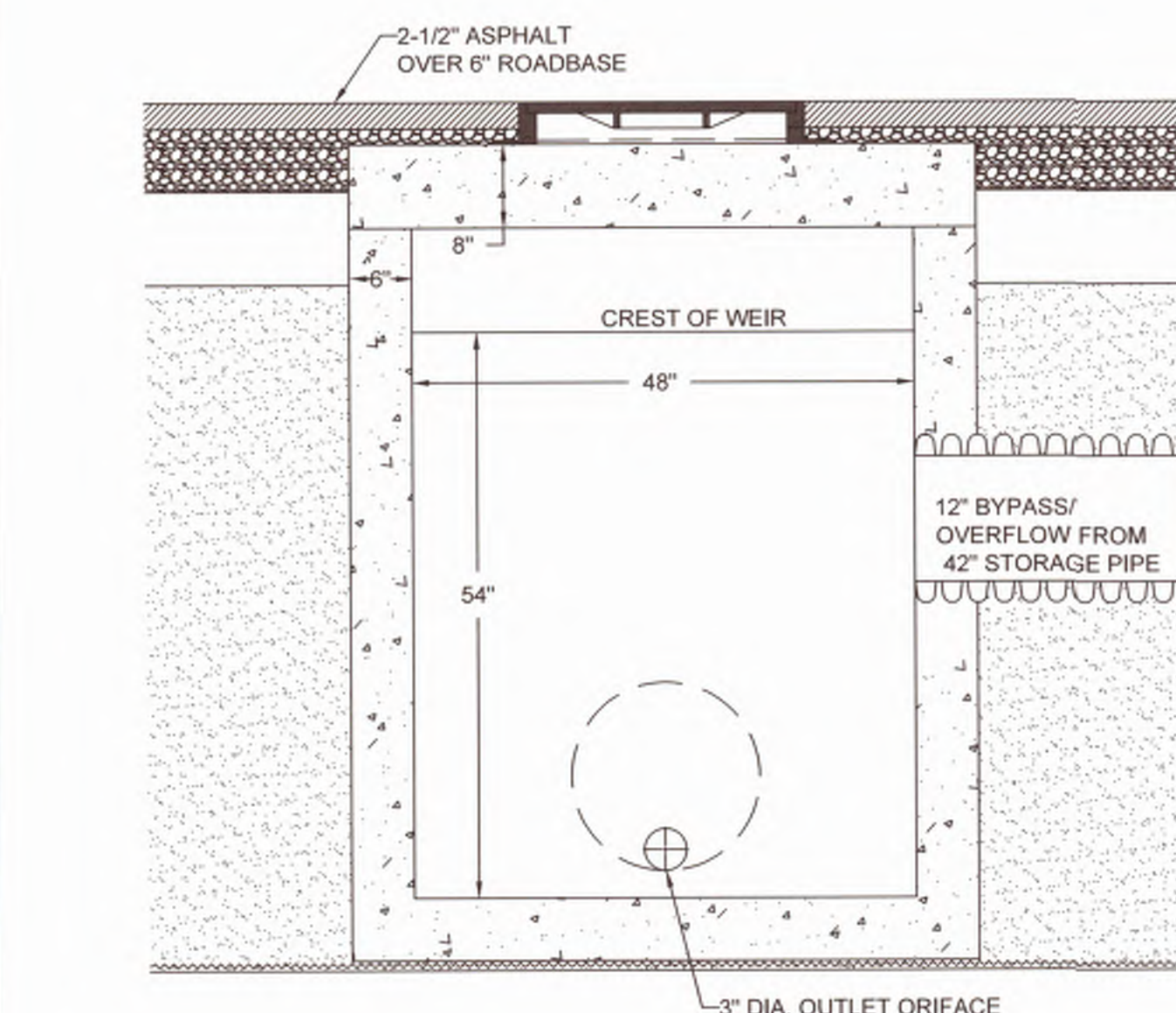


3 DETAIL: ADA RAMPS

Scale: NTS



PEDESTRIAN ACCESS RAMP FOR PARKING AND MEDIANS



8 DETAIL: DETENTION, OUTLET/CONTROL BOX, SECTION 2

Scale: NTS

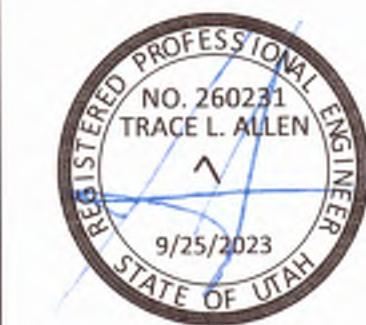
- STORM WATER DETENTION GENERAL NOTES**
- THIS DETENTION SYSTEM USES A COMBINATION OF PIPE AND FREE DRAINING GRAVEL TO PROVIDE SUFFICIENT VOIDS TO RETAIN THE SPECIFIED VOLUME OF WATER.
 - THE INLET BOX INCORPORATES A 2" SUMP FOR SEDIMENT SEPARATION. FLOW ENTERS STORAGE BED THROUGH THE PRIMARY CHAMBER OF 42" DIA. THIS LARGER CHAMBER PERMITS ACCESS FOR INSPECTION AND MAINTENANCE. VENTING AND OVERFLOW PROTECTION ARE ACCOMPLISHED BY PLACING SMALLER PIPE OUTLETS SITUATED ABOVE THE MID POINT OF THE PRIMARY CHAMBER USING 12" DIA. PIPE MANIFOLD CONNECTING TO SMALL PIPE CHAMBERS.
 - THE OUTLET CONTROL BOX USES A SMALLER ORIFICE TO MEET THE ALLOWABLE RELEASE RATE. A WEIR IS USED TO REDUCE THE RISK OF FLOODING SHOULD THE PRIMARY CHAMBER BECOME CLOGGED.
 - PIPES TO BE CORRUGATED HDPE.
 - PIPE CONFORMING TO ASTM F2648 HAVING A SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATIONS ARE TO BE USED.
 - PIPE JOINTS TO BE BELL AND SPIGOT CONFORMING TO ASTM F2648. PIPES JOINTS FOR DIAMETERS FROM 12" TO 60" WILL BE MEET ASTM F477.
 - PIPE CHAMBERS WILL HAVE FREE ENDS PLUGGED USING A COMMERCIALLY AVAILABLE FITTING OR A PRECAST CONCRETE BACKING BLOCK.
 - INSTALLATION TO BE IN ACCORDANCE WITH ASTM D2321 AND THE PIPE MANUFACTURERS RECOMMENDED GUIDELINES. MINIMUM COVER IN TRAFFICKED AREAS FOR 4" THROUGH 48" DIAMETER SHALL BE ONE FOOT.
 - FILTER FABRIC SHOULD BE PLACED A SUFFICIENT HEIGHT ABOVE THE PERFORATION TO PREVENT MIGRATION OF GRAVE AND/OR SEDIMENTS.
 - FREE DRAINING GRAVEL STORAGE CELL IS DESIGNED USING AN INDUSTRY STANDARD POROSITY OF 40%.
 - FREE DRAINING GRAVEL SHALL EXTEND A MINIMUM OF 6" BELOW THE PRIMARY PIPE CHAMBER EXTENDING TO THE FULL DIMENSIONS SHOWN ON THE PLAN.
 - FREE DRAINING GRAVEL TO BE A MINIMUM OF 5 FT IN DEPTH, AND PROVIDE A MINIMUM OF 9 IN COVER OVER PIPE CHAMBERS.
 - SIDE WALL OF DETENTION MAY BE SLOPED OR VERTICAL.
- DEPENDENT ON SITE CONDITIONS.**
- GEOGRID AND GEOTEXTILE FILTER FABRIC
 - NON-WOVEN FILTER FABRIC TO MEET THE FOLLOWING PROPERTIES:
- | Property | Test Method | Unit | Min. Avg. Roll Value |
|-------------------------|-------------|---------------------|----------------------|
| Grab Tensile | ASTM D4632 | lbs | 160 |
| Grab Elongation | ASTM D4632 | % | 50 |
| Trapezoid Tear Strength | ASTM D4533 | lbs | 60 |
| CBR Puncture Resistance | ASTM D6241 | lbs | 410 |
| Permeability | ASTM D4491 | sec ⁻¹ | 1.5 |
| Water Flow | ASTM D4491 | gpm/ft ² | 110 |
| AOS | ASTM D4751 | US Sieve | 70 |
| Melting Point | ASTM D276 | °F | 320 |
| UV Resistance | ASTM D4355 | %/hr | 70/500 |
- GEOSYNTHETIC NON-WOVEN FILTER FABRIC TO ENCAPSULATE THE FREE DRAINING GRAVEL.
 - SINGLE LAYER OF GEOGRID BX124GG, OR EQUAL, TO BE PLACED ON THE BOTTOM OF CHAMBER BETWEEN FILTER FABRIC AND FREE DRAINING GRAVEL LAYER.
 - CONCRETE INLET AND OUTLET BOXES
 - PRECAST OR CAST IN PLACE CONCRETE STRUCTURE.
 - INSIDE DIMENSIONS: LENGTH: 5'-0" WIDTH: 4'-0" WALL AND FLOOR THK 6" ROOF THK 8"
 - CONCRETE STRENGTH: $f_c = 4500$ PSI REBAR: $f_y = 60$ KSI, NUMBER 5 BAR 12" OC, EACH WAY ALL FACES

DESIGN REQUIREMENTS AND CALCULATIONS USING RATIONAL METHOD

Contributing Area, A (acre) =	2.12	Equations Used in Worksheet	
Runoff Coefficient, C =	0.7	Runoff Volume	$V_r = (CIA)t$
Allowable Release Rate, Q_{out} (cfs) =	0.42	Discharge Volume	$V_{out} = Q_{out}t$
Rainfall Frequency, Year =	100	Storage Volume	$V_s = (V_r - V_{out})f_s$
Factor of Safety, f_s =	1	Time to Empty	$t_{empty} = V_s/Q_{out}$
Required Storage Volume, V_s (cu-ft)	7570.1		
Time to Empty, t_{empty} (hr) =	5.01		

Time	Time	100YR 24HR Rainfall	Rainfall Intensity	Average Runoff Flow Rate	Runoff Volume	Maximum Allowable Release Rate	Release Volume	Required Storage Volume	Time to Empty
t	t (hr)	(in)	(in/hr)	(cfs)	(cu-ft)	(cfs)	(cu-ft)	(cu-ft)	t _{empty} (hr)
5 min	0.08	0.54	6.48	9.62	2,884.90	0.42	126.00	2,758.90	1.82
10 min	0.17	0.82	4.92	7.30	4,380.77	0.42	252.00	4,128.77	2.73
15 min	0.25	1.02	4.08	6.05	5,449.25	0.42	378.00	5,071.25	3.35
30 min	0.50	1.38	2.76	4.10	7,372.51	0.42	756.00	6,616.51	4.38
60 min	1.00	1.70	1.70	2.52	9,082.08	0.42	1,512.00	7,570.08	5.01
2 hr	2.00	1.84	0.92	1.37	9,830.02	0.42	3,024.00	6,806.02	4.50
3 hr	3.00	1.86	0.62	0.92	9,936.86	0.42	4,536.00	5,400.86	3.57
6 hr	6.00	2.14	0.36	0.53	11,432.74	0.42	9,072.00	2,360.74	1.56
12 hr	12.00	2.42	0.20	0.30	12,928.61	0.42	18,144.00	-	-
24 hr	24.00	2.76	0.12	0.17	14,745.02	0.42	36,288.00	-	-
							MAX	7,570.08	

DETENTION STORAGE CAPACITY	
VOLUME OF CELL	
BASE	3,502 SF
TOP	3,804 SF
AVERAGE	3,653 SF
DEPTH	5.0 FT
CELL VOLUME	18,265 CU-FT
VOLUME OF PIPES	
42" DIA. 1 @ 30'	289 CU-FT
30" DIA. 3 @ 40'	589 CU-FT
PIPE VOLUME	878 CU-FT
VOLUME OF GRAVE	
CELL VOLUME	18,265 CU-FT
PIPE VOLUME	878 CU-FT
GRAVEL VOLUME	17,387 CU-FT
VOLUME OF VOIDS AVAILABLE	
GRAVE 40%	6,955 CU-FT
PIPE 100%	878 CU-FT
TOTAL STORAGE	7,833 CU-FT



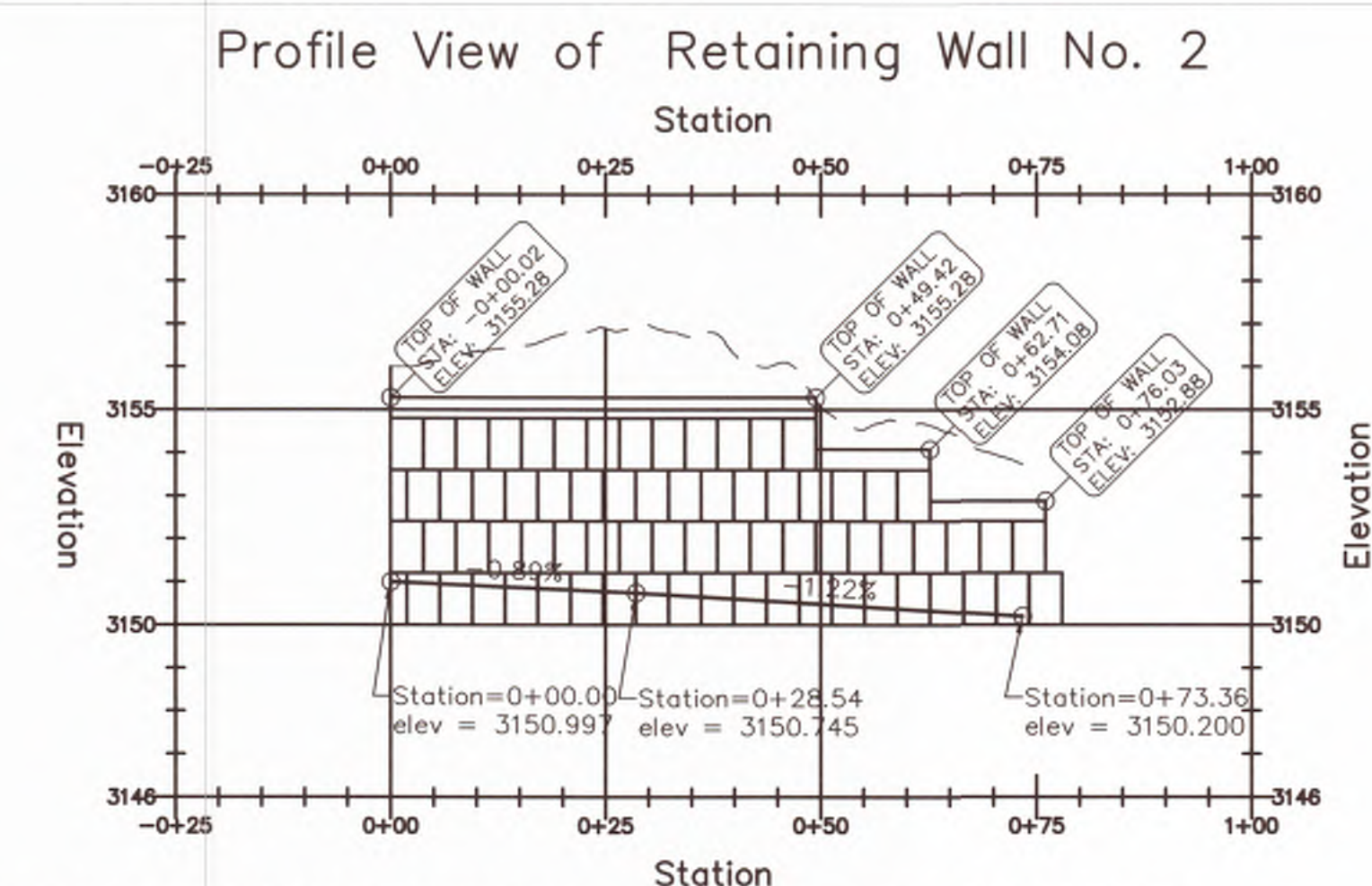
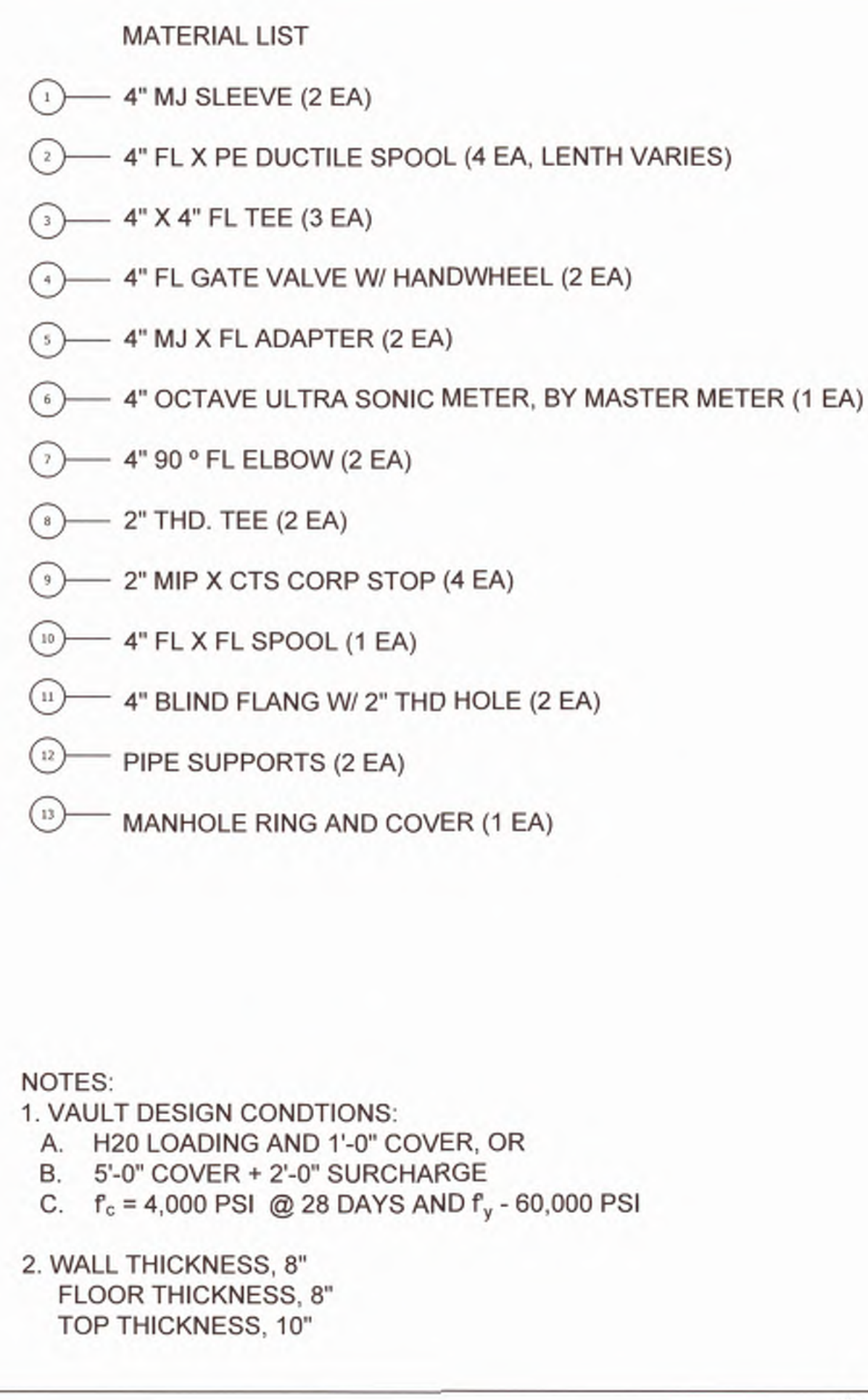
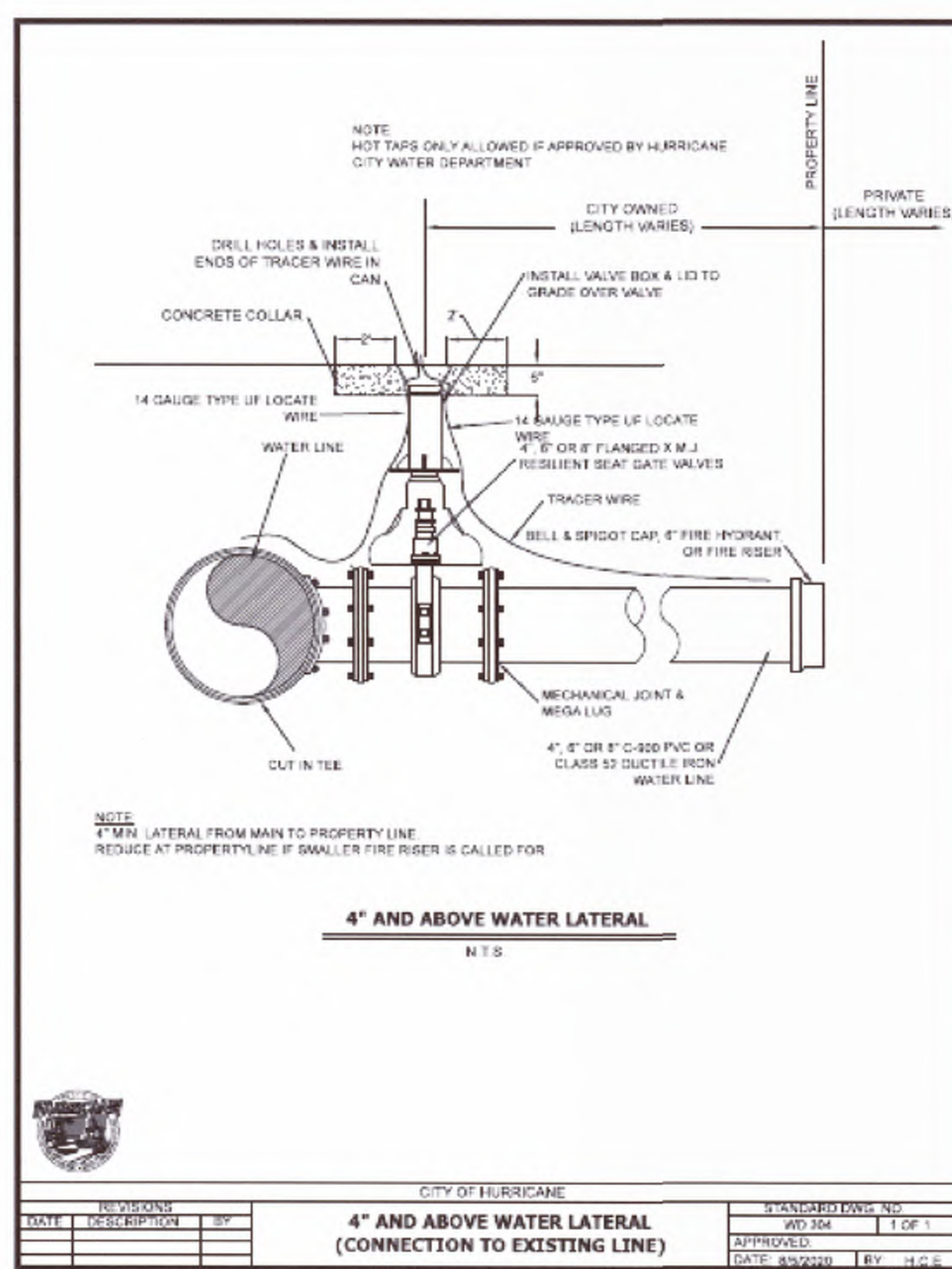
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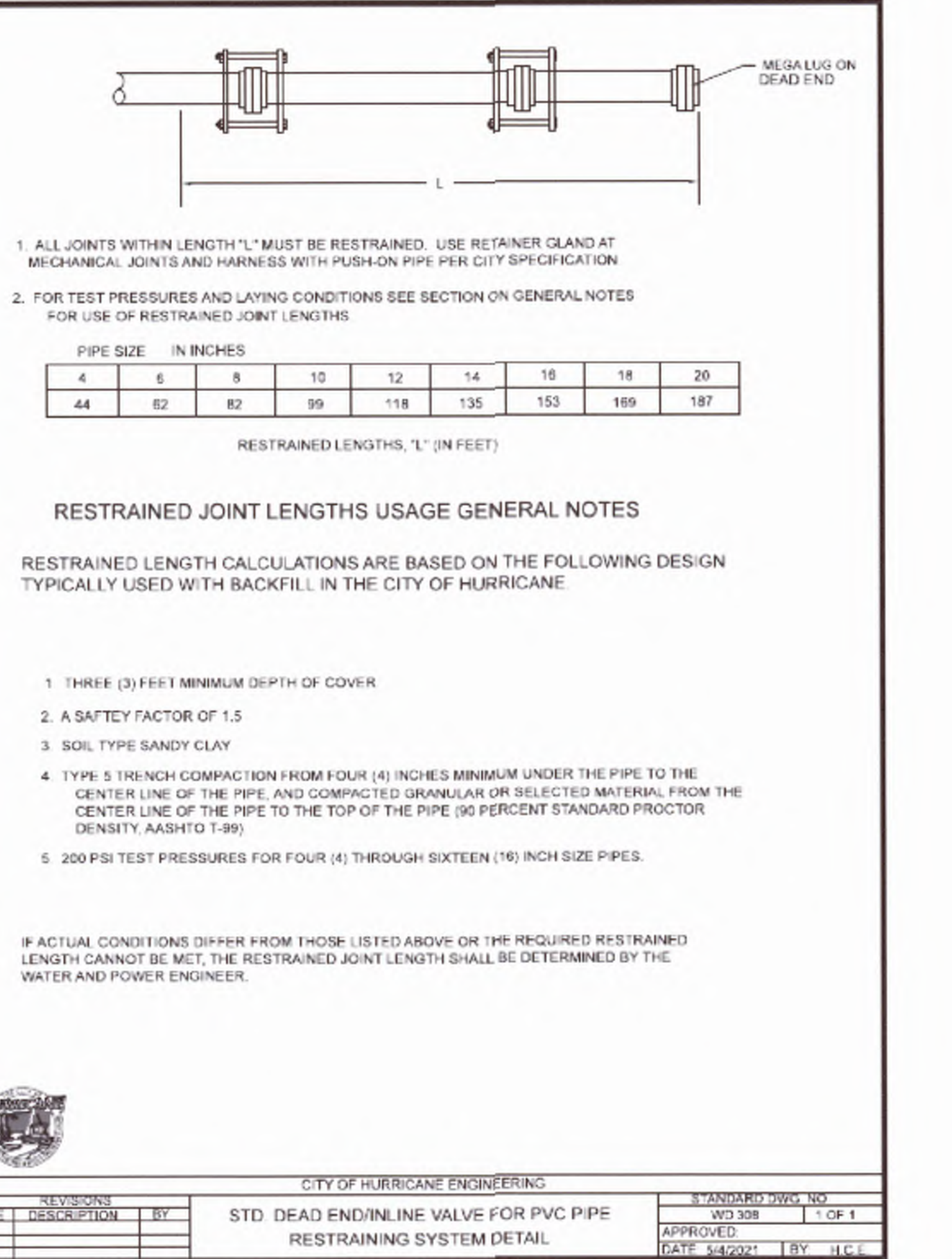
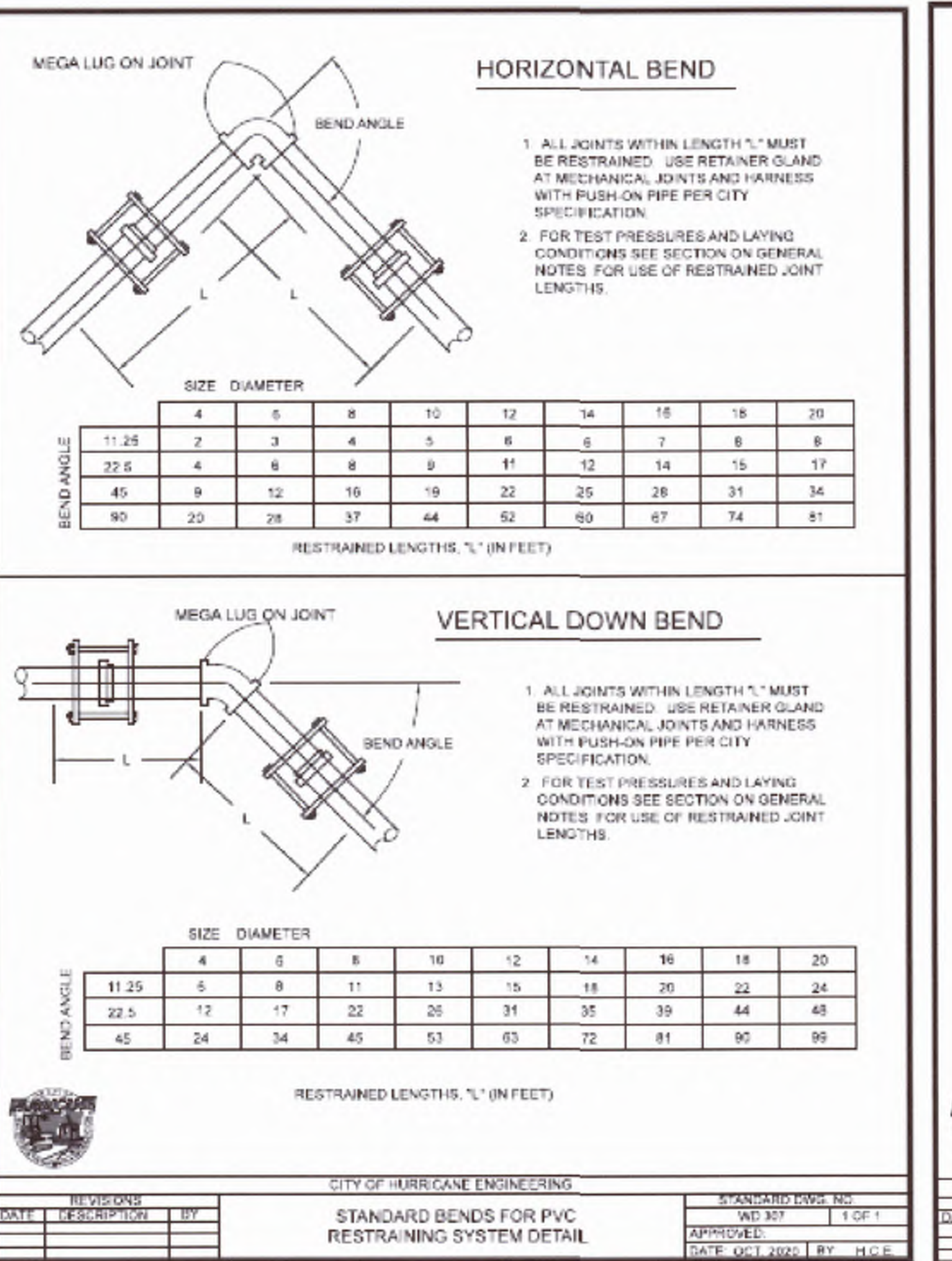
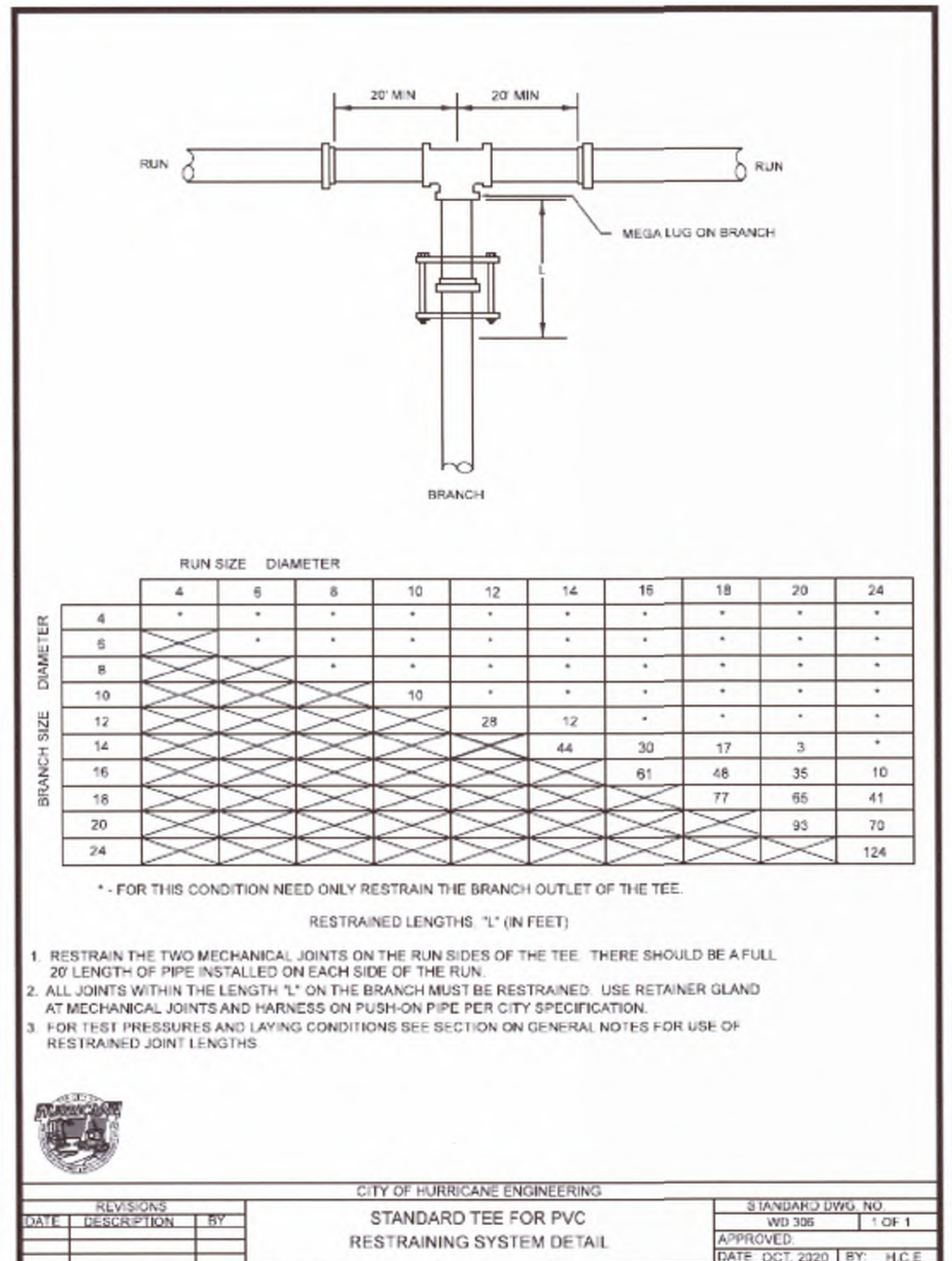
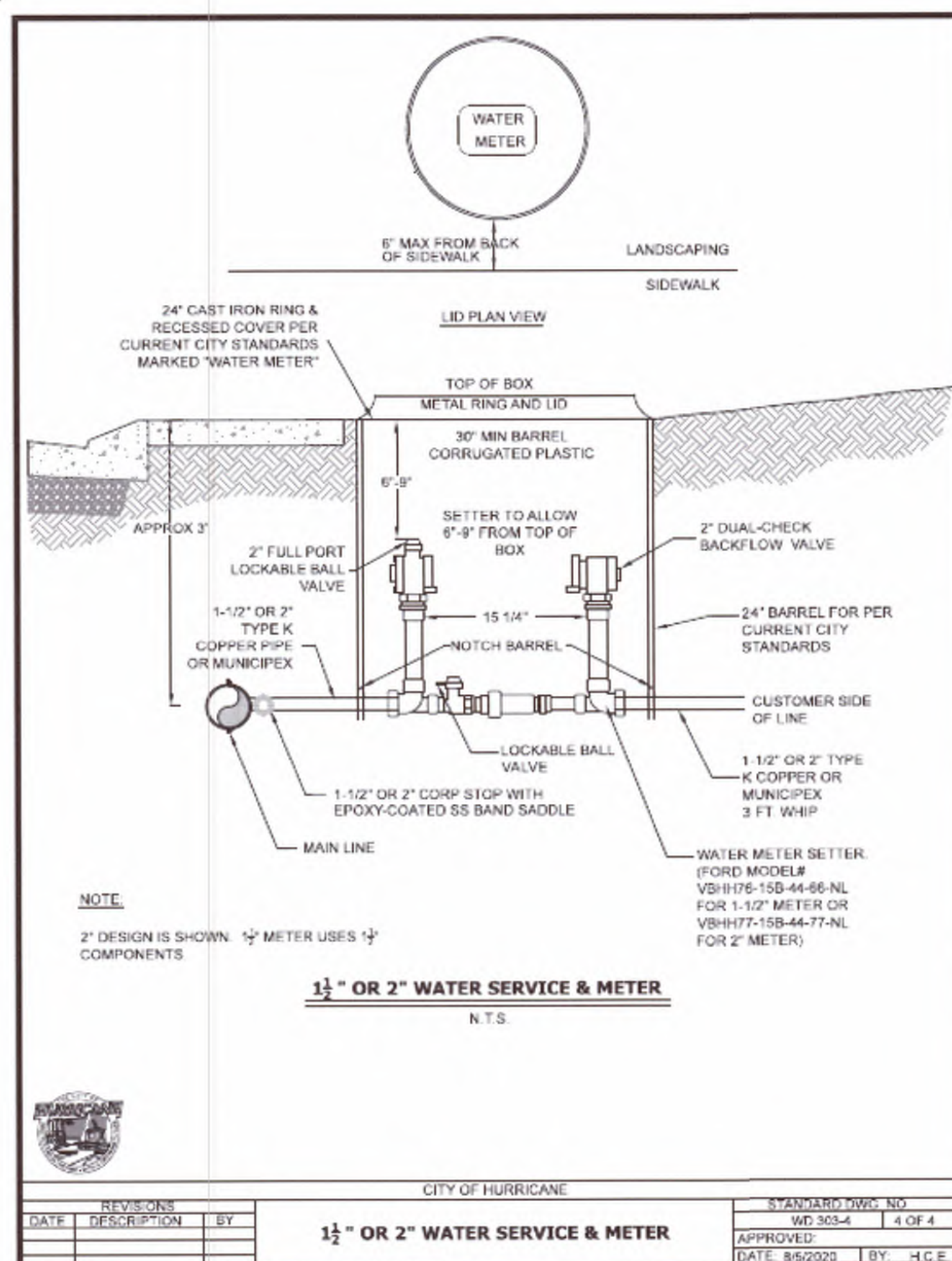
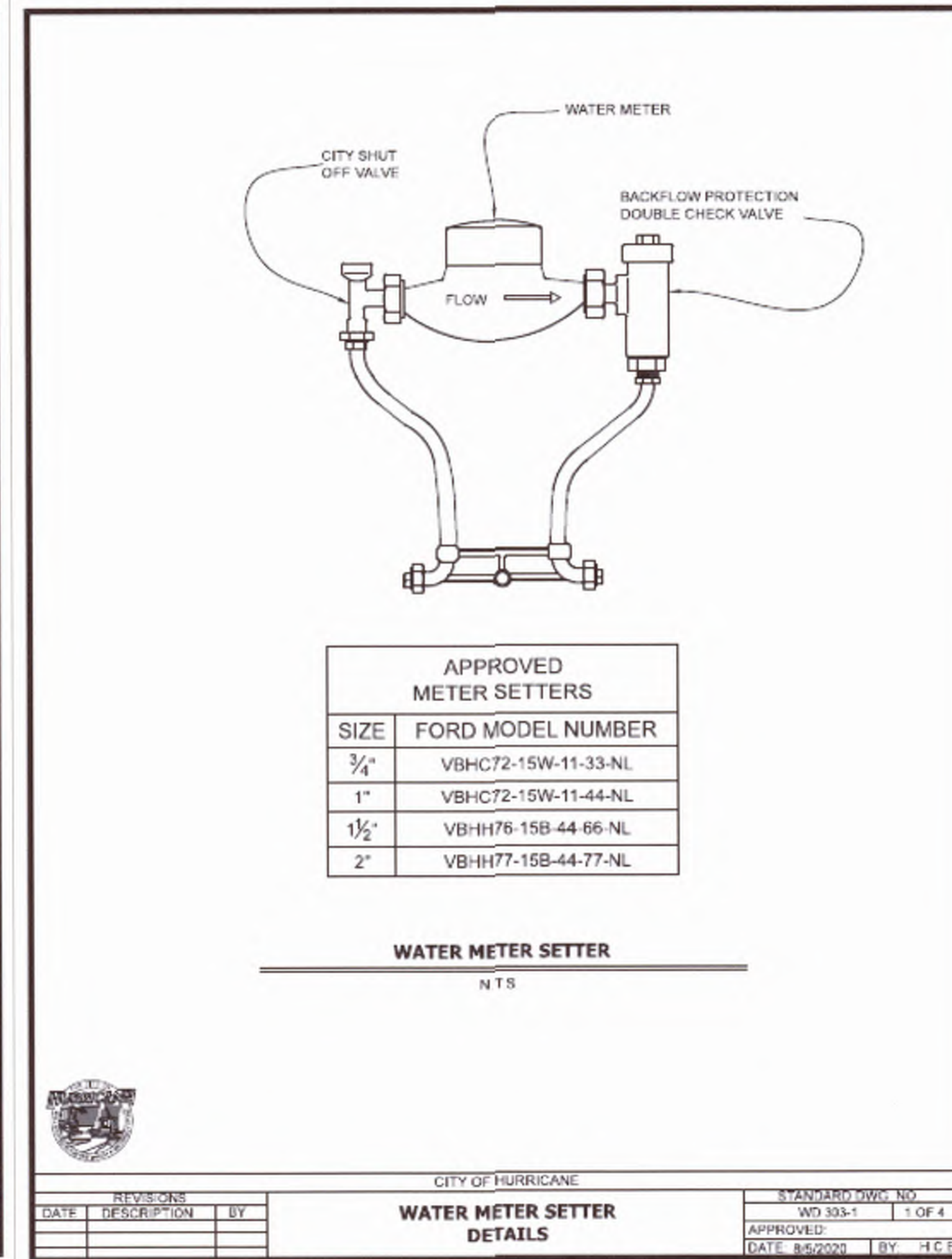
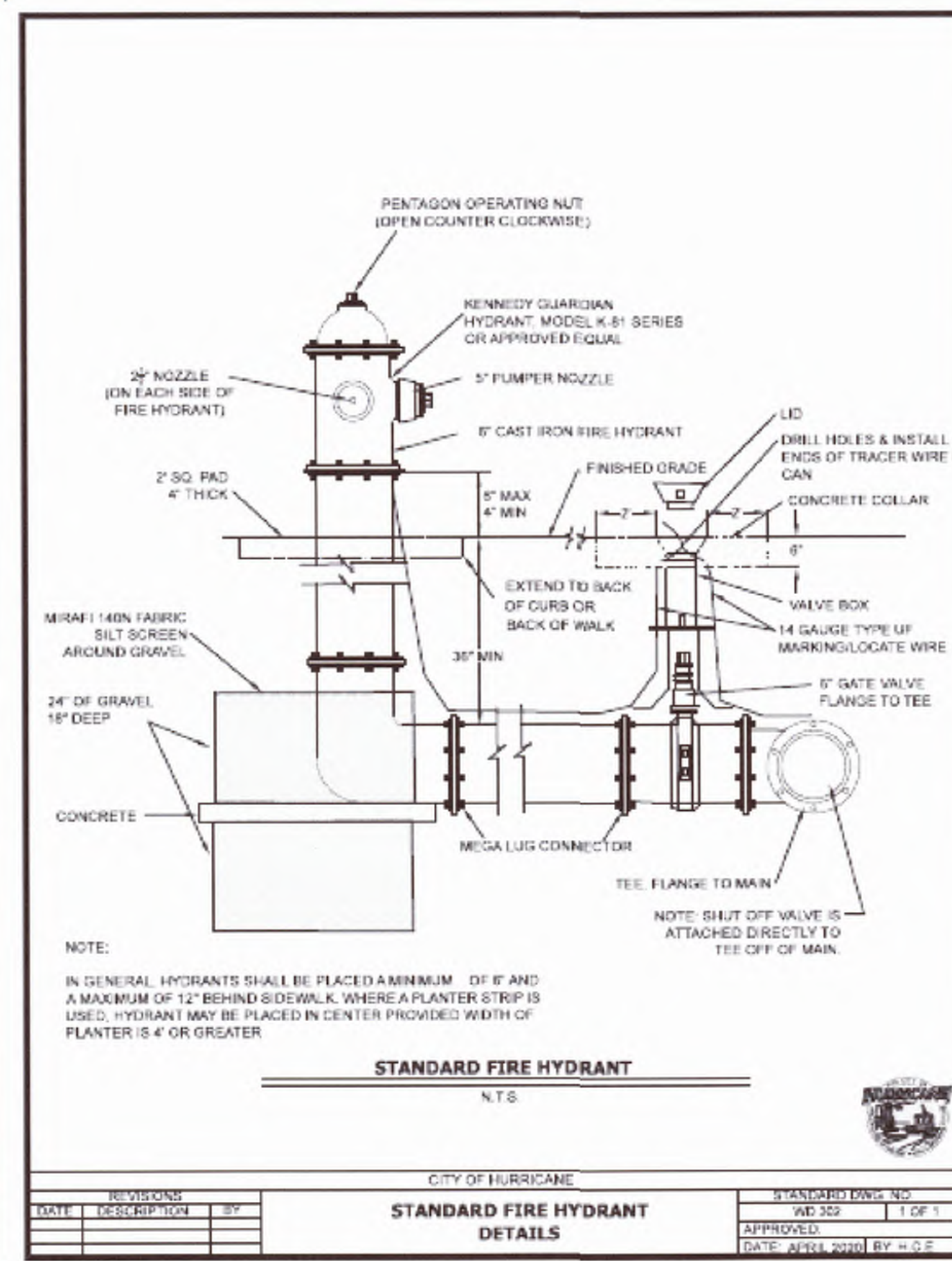
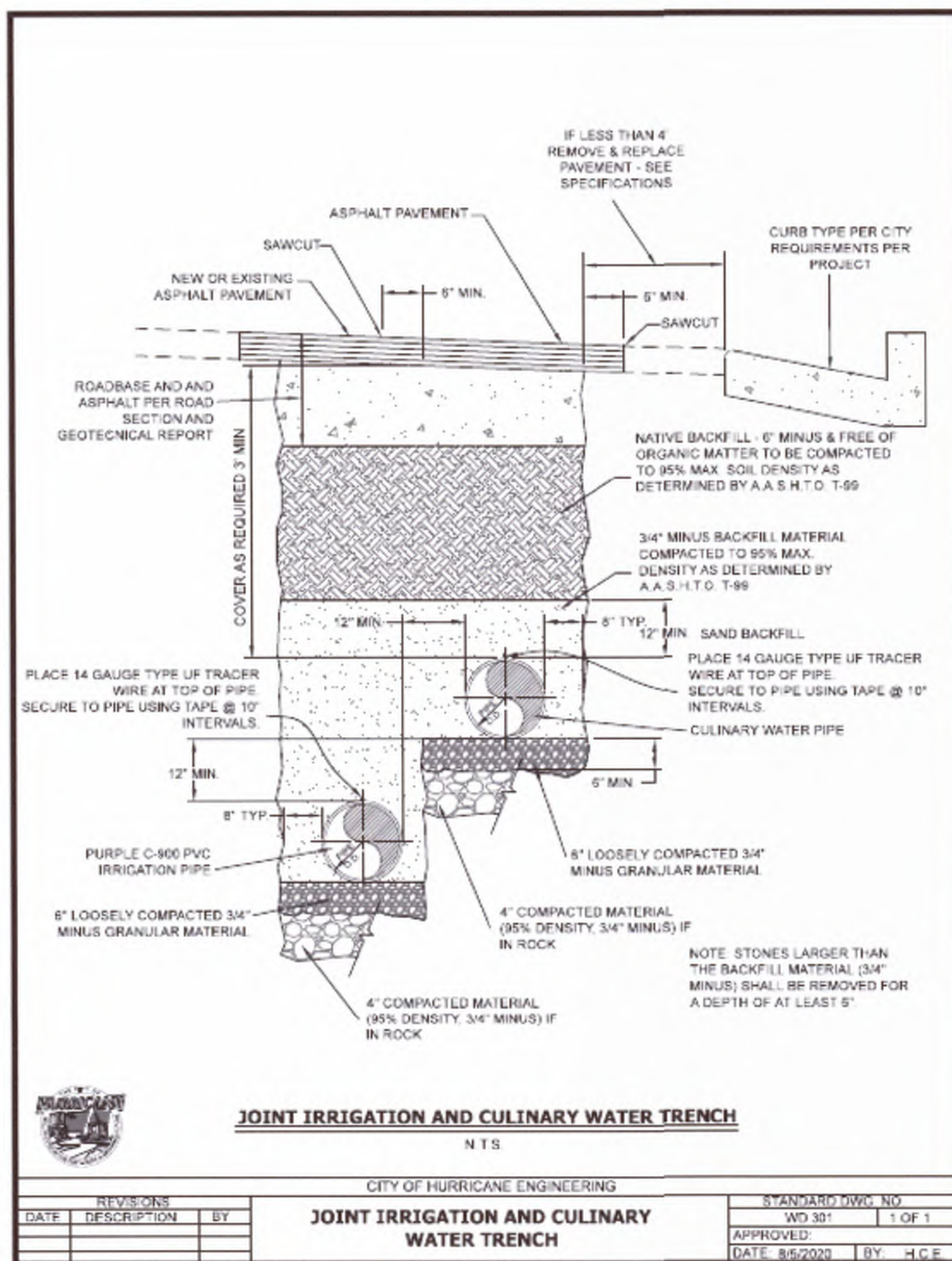
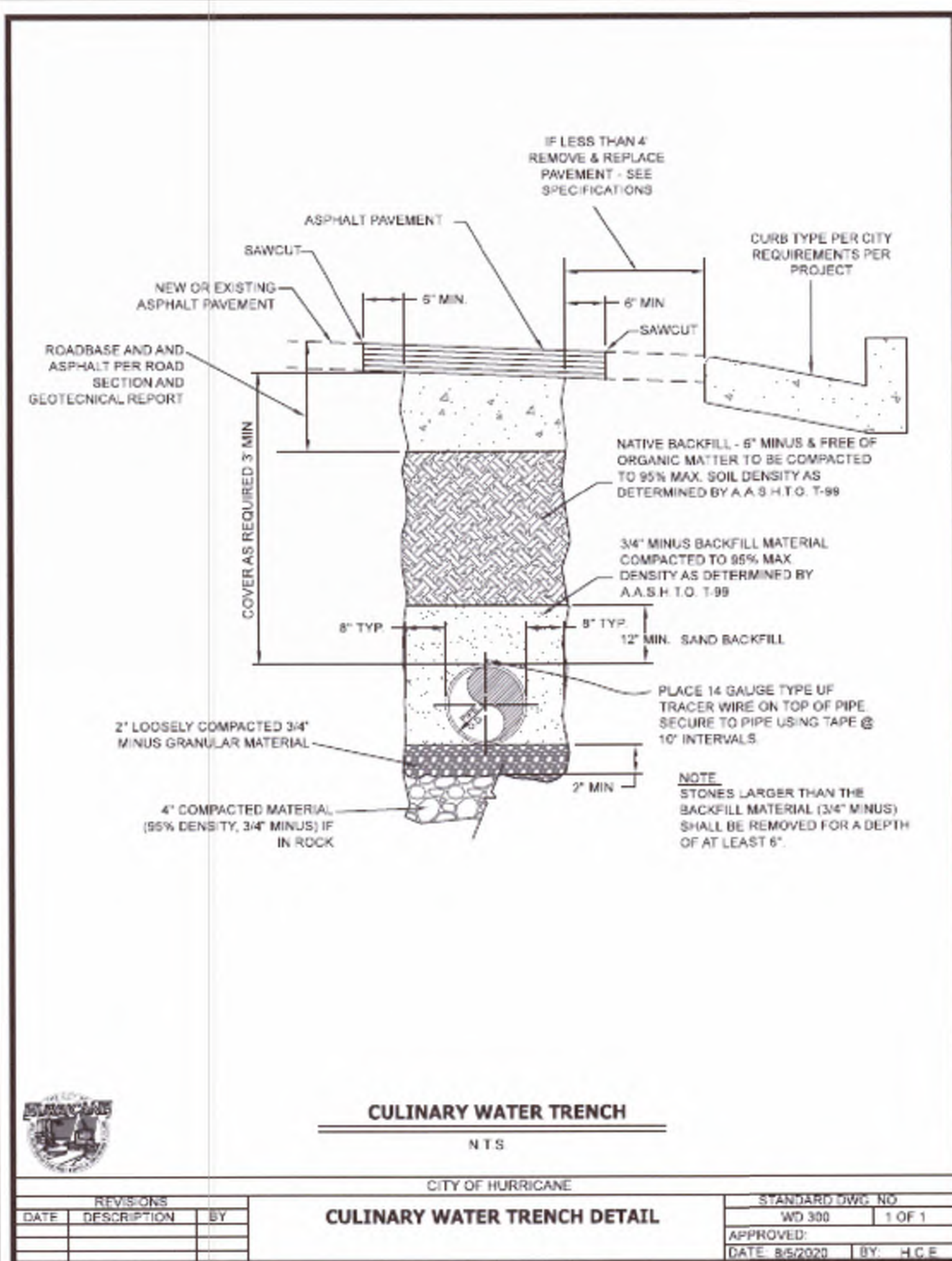
INTERSTATE ROCK PRODUCTS, INC.
DETAILS AND NOTES
MOUNTAIN VIEW APARTMENTS
HURRICANE, UTAH

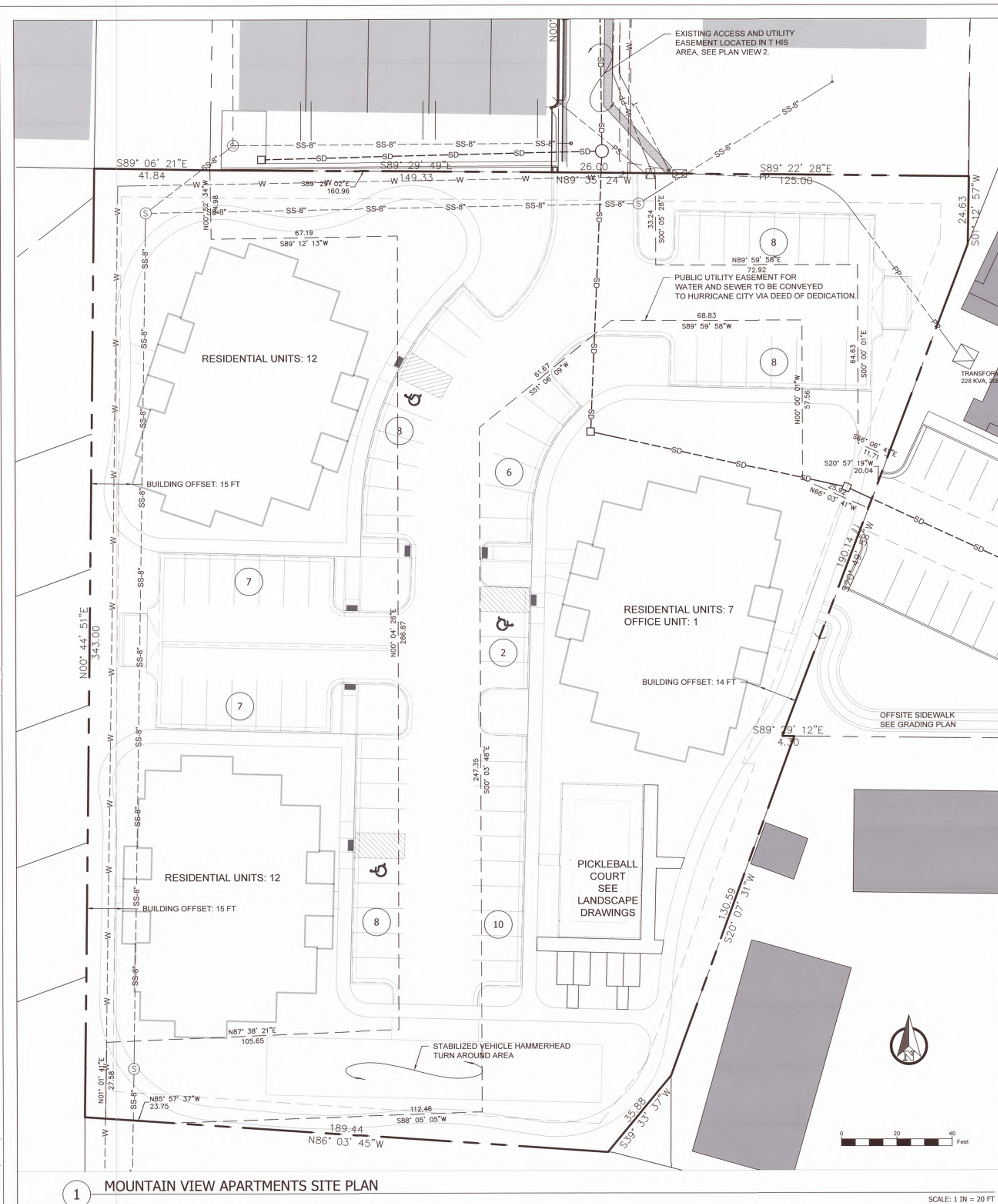
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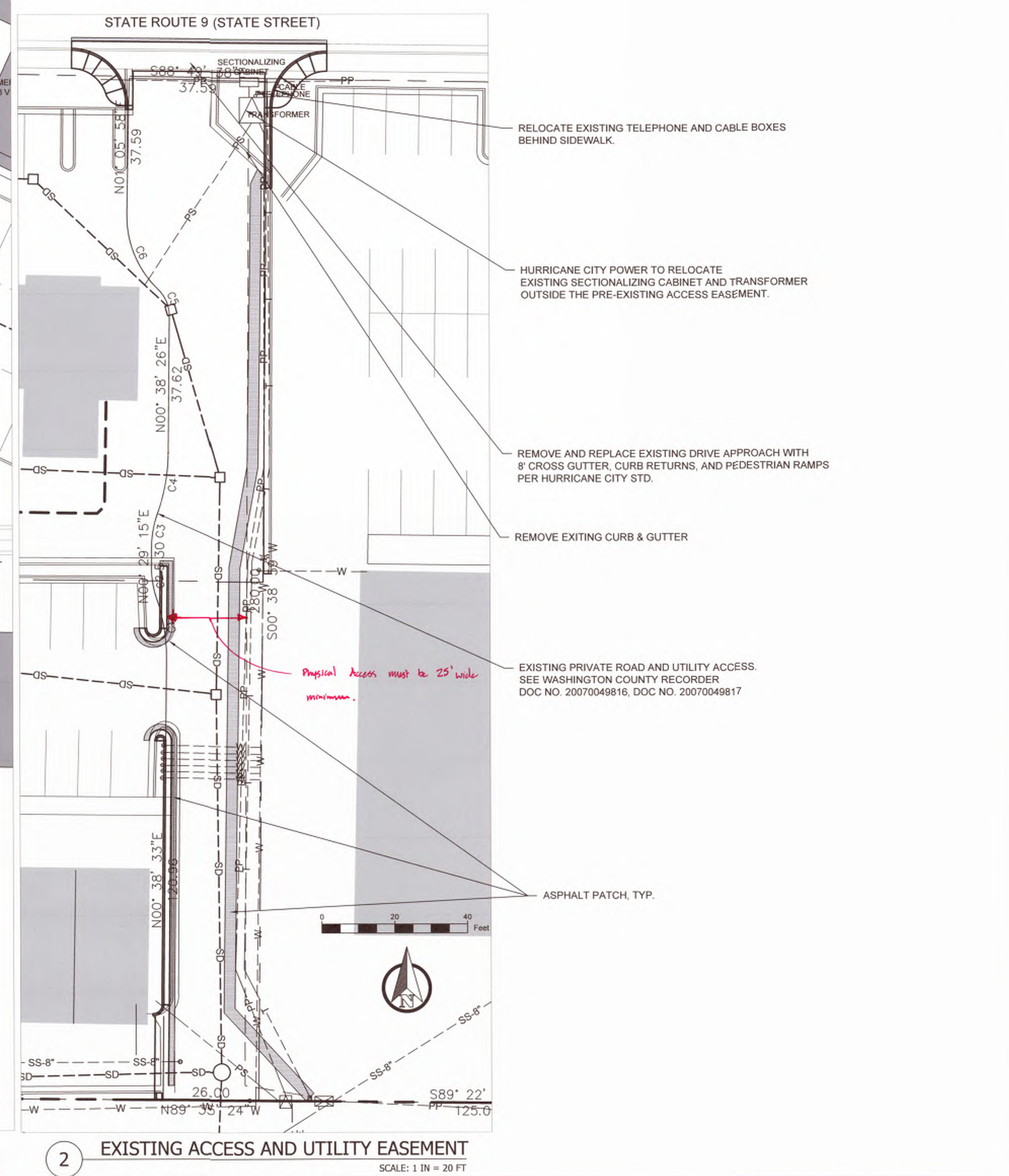
GENERAL NOTES

Curve #	Length	Radius	Delta
C1	16.90	50.00	019°21'59"
C2	9.30	27.50	019°22'03"
C3	9.30	27.50	019°21'59"
C4	16.90	50.00	019°21'59"
C5	8.18	10.00	046°51'56"
C6	22.71	27.50	047°19'22"

LEGEND

_____	PROPERTY LINE
-----	UTILITY EASEMENT
_____	PROPOSED DEVELOPMENT LAYOUTS
-----W-----W-----W-----	EXISTING WATER LINE
-----S-----S-----S-----	EXISTING SEWER LINE
-----SD-----SD-----SD-----	EXISTING STORM DRAIN
-----P-----P-----P-----	EXISTING POWER
	PARKING CUNT

DESIGN PROPERTIES	
RESIDENTIAL APARTMENT UNITS:	31
RENTAL OFFICE:	1
PROVIDED PARKING:	64
ADA PARKING:	4
PARCEL AREA (LESS ACCESS EASEMENT):	91,640 SF (2.10 AC)
BUILDING ROOF AREA:	9,453 SF (10.3%)
PAVED PARKING SURFACE AREA:	35,730 SF (39.0%)
PICKLE BALL COURT AREA:	1,680 SF (1.8%)
LANDSCAPED AREA:	44,777 SF (48.9%)
STORM RUNOFF DESIGN VALUES	
DESIGN DISCHARGE RATE (0.2 CFS/ACRE)	0.42 CFS
DETENTION STORAGE	7,570 CU-FT



D

C

B

A

ABBREVIATIONS INDEX

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
#	NUMBER	MH	MANHOLE
AC	ALTERNATING CURRENT	MIC	MICROPHONE
A.F.F.	ABOVE FINISH FLOOR	MIN	MINIMUM
AIC	AMPS INTERRUPTING CAPACITY	MTG	MOUNTING
AM	AMPS METER	MTR	MOTOR
AMP	AMPERE	N/A	NOT APPLICABLE
ANN	ANNUNCIATOR	NC	NORMALLY CLOSED
ATS	AUTOMATIC TRANSFER SWITCH	NEC	NATIONAL ELECTRICAL CODE
AUX	AUXILIARY	NEMA	NATIONAL ELECT. MANUFAC. ASSOC.
AWG	AMERICAN WIRE GAUGE	NFPA	NATIONAL FIRE PROTECTION ASSOC.
BC	BARE COPPER	N.I.C.	NOT IN CONTRACT
BFG	BELOW FINISH GRADE	NO	NORMALLY OPENED
C	CONDUIT	NTS	NOT TO SCALE
CAB	CABINET	OS & Y	OUTSIDE SCREW & YOKE
CATB	COMMUNITY ANTENNA TELEVISION	PB	PUSHBUTTON
CATV	CABLE TELEVISION	PF	POWER FACTOR
CKT	CIRCUIT	PFR	PHASE FAILURE RELAY
CLG	CEILING	PNL	PANEL
CNTR	CONTRACTOR	PT	POTENTIAL TRANSFORMER
C.O	CONDUIT ONLY	PVC	POLYVINYL CHLORIDE CONDUIT
CRT	COMPUTER TERMINAL	(R)	RELOCATE
CT	CURRENT TRANSFORMER	RECEP	RECEPTACLE
CU	COPPER	REQ	REQUIREMENT
CW	COMPLETE WITH	RLA	RATED LOAD AMPS
DB	DECIBEL	RMP	ROCKY MOUNTAIN POWER
DC	DIRECT CURRENT	RMS	ROOT MEAN SQUARE
DWG	DRAWING	SE	SERVICE ENTRANCE
(E)	EXISTING	SPEC	SPECIFICATIONS
EG	EMPTY CONDUIT	SPKR	SPEAKER
EG	EMERGENCY GENERATOR	SS	SELECTOR SWITCH
EMT	ELECTRICAL METALLIC TUBING	SW	SWITCH
EX	EXPLOSION PROOF	SWBD	SWITCHBOARD
FACP	FIRE ALARM CONTROL PANEL	SWGR	SWITCHGEAR
FC	FOOT CANDLE	TTB	TELEPHONE TERMINAL BOARD
FT	FOOT	TTC	TELEPHONE TERMINAL CABINET
GFI	GROUND FAULT INTERRUPTER	TV	TELEVISION
GND	GROUND	TYP	TYPICAL
GRC	GALVANIZED RIGID CONDUIT	UG	UNDERGROUND
HP	HORSE POWER	UPS	UNINTERRUPTED POWER SUPPLY
HZ	HERTZ	V	VOLT (KV-KILOVOLT)
IFC	INTERNATIONAL FIRE CODE	VAIR	VOLT-AMPS/REACTIVE
IG	ISOLATED GROUND	VM	VOLT METER
IMC	INTERMEDIATE METALLIC CONDUIT	W	WATTS
IN	INCH	W/	WITH
J-BOX	JUNCTION BOX	WH	WATTHOUR METER
KV	KILOVOLT	W/O	WITHOUT
KVA	KILOVOLT AMPERES	WP	WEATHERPROOF
KVAR	KILOVARS	XFMR	TRANSFORMER
KW	KILOWATT	XFMR SW	TRANSFER SWITCH
LRA	LOCKED ROTOR AMPS	XP	EXPLOSION PROOF
LTO	LIGHTING	1P	SINGLE-PHASE
LMF	MANUFACTURER	2P	TWO-POLE
MAX	MAXIMUM	3P	THREE-POLE
MB	MAIN BUS	4P	FOUR-POLE
MCC	MOTOR CONTROL CENTER	Ø	PHASE
MCM	1000 CIRCULAR MILLS		

GENERAL NOTES

- CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC) OF ALL EQUIPMENT FURNISHED UNDER ALL DIVISIONS, INCLUDING ALL EXISTING EQUIPMENT TO BE RE-USED. REVIEW ALL SHOP DRAWINGS AND EXISTING EQUIPMENT BEFORE BEGINNING ROUGH-IN.
- SEE SECTION 265100 (16510) OF THE SPECIFICATION FOR REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
- SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.
- SEE SPECIFICATION FOR ENERGY SAVING LAMP AND BALLAST REQUIREMENTS.
- FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
- THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
- ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH MASONRY CONTRACTOR.
- ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
- CONTRACTOR SHALL VERIFY FURNITURE LAYOUT PRIOR TO ANY FLOORBOX OR POKE-THRU INSTALLATION. COORDINATE EXACT LOCATION OF FLOOR BOX OR POKE-THRU WITH OWNER AND FURNITURE PROVIDER PRIOR TO ROUGH-IN.
- CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING			
MAXIMUM LENGTH		BRANCH CIRCUIT VOLTAGE	
CONDUCTOR LENGTH (FT)	120 VOLT	277 VOLT	
<70	MIN. #12 AWG	MIN. #12 AWG	
70 - 115	MIN. #10 AWG	MIN. #12 AWG	
115 - 170	MIN. #8 AWG	MIN. #10 AWG	
170 - 270	MIN. #6 AWG	MIN. #8 AWG	
271 - 380	NOTE B	MIN. #8 AWG	
>380	NOTE B	NOTE B	

- THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.
- PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE DROP LESS THAN 3% WITH A 15 AMP LOAD.
- CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 15 AMP LOAD. IF NECESSARY CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.

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E002	ELECTRICAL SCHEDULES
E101	ELECTRICAL SITE PLAN
E201	MAIN LEVEL LIGHTING PLAN - 3-STORY
E202	SECOND LEVEL LIGHTING PLAN- 3-STORY
E203	THIRD LEVEL LIGHTING PLAN- 3-STORY
E301	MAIN LEVEL POWER/SYSTEMS PLAN - 3-STORY
E302	SECOND LEVEL POWER/SYSTEMS PLAN- 3-STORY
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E401	ENLARGED PLAN -2 BDRM
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E501	ONE-LINE DIAGRAMS
E502	SERVICE LOAD CALCULATIONS
E503	PANELBOARD SCHEDULES
E601	ELECTRICAL DIAGRAMS
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SYMBOL SCHEDULE

NOTES:

- SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
- HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR.
- REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
- SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED.
- NEMA TYPE "ND" NON-FUSED UNLESS NOTED "F" (FUSED). USE "HD" 480 V.
- HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR.
- PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
- DOUBLE ARROWS INDICATES A DOUBLE FACE UNIT.
- DEVICES NOTED WITH AN "X" INDICATE TO COORDINATE WITH MILL/WORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
- SUBSCRIPT INDICATES NEMA CONFIGURATION.
- SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR. DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING.
- COORDINATE WITH DOOR HARDWARE SUPPLIER.
- FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +18" TO BOTTOM OF BOX FROM FINISHED FLOOR, OR AS NOTED.
- ARROWS SHOWN ON DEVICE INDICATE SENSOR AIMING DIRECTION.
- CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE INDICATED IN TAG.
- MOUNT ON TRACK OF OVERHEAD DOOR, 6" FROM TOP OF DOOR, UNLESS OVERHEAD DOOR IS A ROLL UP DOOR, THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS.
- INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW INDICATES FRONT OF RACK.
- SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION.
- MOUNTING HEIGHT IS TO BOTTOM OF DISPLAY.

*TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED ON THIS SET OF DRAWINGS.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

GENERAL							
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES	SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
	ONE CIRCUIT, HOME RUN TO PANEL				EQUIPMENT PANEL, SEE DRAWINGS	+72"	6.
	2 CIRCUIT, HOME RUN TO PANEL				CABLE TRAY	AS NOTED	
	3 CIRCUIT, HOME RUN TO PANEL				GROUND BUS BAR	+18"	6.
	CONDUIT RUN CONCEALED IN WALL OR CEILING				LIGHT FIXTURE (LETTER DESIGNATES TYPE)		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND				EQUIPMENT NUMBER		
	CONDUIT UP				ARCHITECTURAL ROOM NUMBER		
	CONDUIT DOWN				DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE		
	CONDUIT STUB LOCATION	CAP CONDUIT			DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE / LEGEND		
	CONDUIT / CIRCUIT CONTINUATION						

MULTIPLE SYSTEM SYMBOLS

	RECEPTACLE SWITCH PACK		ABOVE CEILING			JUNCTION BOX (F' IN FLOOR)	AS NOTED	
	DUPLEX RECEPTACLE	UPPER OUTLET SWITCH CONTROLLED	+18" OR AS NOTED	2. 9.		MOTOR OUTLET	TO SUIT EQUIP.	2.
	SIMPLEX RECEPTACLE		+18" OR AS NOTED	2. 9.		PUSHBUTTON	+46"	2.
	DUPLEX RECEPTACLE		+18" OR AS NOTED	2. 9. 11.		NON-FUSED DISCONNECT SWITCH	+60"	5. 6.
	DUPLEX RECEPTACLE			9.		FUSED DISCONNECT SWITCH	+60"	5. 6.
	5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE			13.		BREAKER DISCONNECT SWITCH	+60"	5. 6.
	WEATHERPROOF RECEPTACLE		+24" OR AS NOTED	2. 9.		SINGLE POLE SWITCH	+46"	2. 4.
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE		+18" OR AS NOTED	2. 9.		MANUAL STARTER THERMAL OVERLOAD SWITCH WITH PILOT LIGHT	+46"	2. 4.
	DUPLEX RECEPTACLE EMERGENCY POWER (RED)		+18" OR AS NOTED	2. 9. 11.		MAGNETIC STARTER	+60"	6. 7.
	FOURPLEX RECEPTACLE		+18" OR AS NOTED	2. 9. 11.		MAGNETIC STARTER / DISCONNECT COMBINATION	+60"	6. 7.
	GROUND FAULT INTERRUPTER FOURPLEX RECEPTACLE		+18" OR AS NOTED	2. 9.		VARIABLE FREQUENCY DRIVE	+66"	6.

LIGHTING

	CEILING LIGHT FIXTURE	CEILING	1.		POWER PACK	ABOVE CEILING	SEE DIAGRAM, SPEC.
	WALL LIGHT FIXTURE	AS NOTED	1.		DIGITAL ROOM CONTROLLER (SUBSCRIPT INDICATES NUMBER OF RELAYS)	ABOVE CEILING	SEE DIAGRAM, SPEC.
	RECESSED DOWNLIGHT FIXTURE	CEILING	1.		EMERGENCY LIGHTING CONTROL UNIT	ABOVE CEILING	SEE DIAGRAM, SPEC.
	RECESSED WALL-WASH DOWNLIGHT FIXTURE	CEILING	1.		THREE-WAY SWITCH	+46"	2. 4.
	LIGHT FIXTURE	AS NOTED	1.		FOUR-WAY SWITCH	+46"	2. 4.
	EGRESS LIGHT FIXTURE	AS NOTED	1.		TIMER SWITCH	+46"	2. 4.
	AREA LIGHT POLE AND FIXTURE	CONCRETE BASE	1. SEE DIAGRAM		LOW VOLTAGE WALLSTATION (SUBSCRIPT INDICATES CONFIGURATION & CONTROL SEQUENCE)	+46"	2. SEE DIAGRAM, SPEC.
	BOLLARD	CONCRETE BASE	1.		DUAL TECH. CEILING MOUNTED OCCUPANCY SENSOR (PROVIDE WITH ALL PP AND ROOM CONTROLLERS)	CEILING	SEE DIAGRAM, SPEC.
	STEP LIGHT FIXTURE	AS NOTED	1.		DUAL TECH. WALL MOUNTED OCCUPANCY SENSOR (SUBSCRIPT D = DIMMING AND DAYLIGHT CONTROL)	+46"	2. 4. SEE DIAGRAM, SPEC.
	IN-GRADE LIGHT FIXTURE	CONCRETE BASE	1.		PHOTO-ELECTRIC CONTROL (LOCATE ON ROOF, FACE NORTH)	AS NOTED	MOUNT AS PER MER.
	FLOOD OR TRACK FIXTURE	AS NOTED	1.		DIGITAL DAYLIGHT SENSOR	CEILING	SEE DIAGRAM, SPEC.
	CEILING / WALL MOUNTED EXIT LIGHT	CEILING/ AS NOTED	1. 3. 8.		COMBO EXIT / EMERGENCY LIGHT FIXTURE	AS NOTED	1.
	EMERGENCY LIGHT FIXTURE	AS NOTED	1.		TIME CLOCK	+60"	2.

POWER

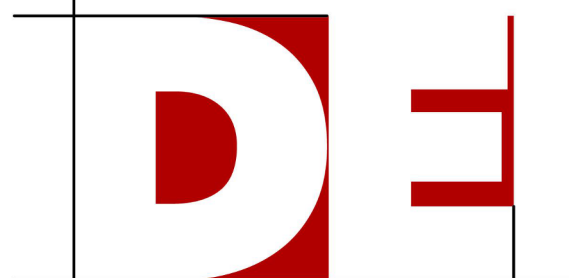
	ISOLATED GROUND RECEPTACLE	+18" OR AS NOTED	2. 9.		PLUGMOLD	+46" OR AS NOTED	2. SEE SPEC.
	TAMPER-PROOF RECEPTACLE	+18" OR AS NOTED	2. 9.		FLAT PANEL DISPLAY WALL BOX TVSS RECEPT. DATA AND OTHER DEVICES, REFER TO DIAGRAMS	AS NOTED	SEE DIAGRAM, SPEC. 26.2726
	DUPLEX RECEPTACLE WITH USB OUTLET	+18" OR AS NOTED	2. 9.		DOORBELL CHIME	+90"	2.
	CONTROLLED DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.		FLOOR BOX - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
	FOURPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.		POKE THRU - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
	CONTROLLED FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.		PANELBOARD	+72"	6.
	TVSS PROTECTED RECEPTACLE	+18" OR AS NOTED	2. 9.		MAIN DISTRIBUTION PANEL		
	SPECIAL PURPOSE OUTLET	+18" OR AS NOTED	2. 10. W/ CAP.		TELEPHONE DEMARCATION BOARD		
	CORD DROP		SEE DIAGRAM		EQUIPMENT 4-POST RACK / CABINET	AS NOTED	18. SEE SPEC.
	CORD REEL		SEE DIAGRAM		EQUIPMENT 2-POST RACK	AS NOTED	18. SEE SPEC.
	POWER POLE				UTILITY METER / CT CABINET	+72"	6.

TELECOMMUNICATIONS

	WALL PHONE	+60" OR AS NOTED	2.		WIRELESS ACCESS POINT, TWO CABLES SOLID = WALL, DASHED = CEILING	WALL / CEILING	11.
	DATA OUTLET, ONE CABLE	+18" OR AS NOTED	2. 9. 11.		SPLITTER	ABOVE CEILING	
	DATA OUTLET, TWO CABLES	+18" OR AS NOTED	2. 9. 11.		VIA	ABOVE CEILING	
	DATA OUTLET, THREE CABLES	+18" OR AS NOTED	2. 9. 11.		FIBER BDA	ABOVE CEILING	
	DATA OUTLET, "X" INDICATES QUANTITY	+18" OR AS NOTED	2. 9. 11.		ANTENNA	CEILING	
	TELEVISION OUTLET	+18" OR AS NOTED	9. 11.		PS = PUBLIC SAFETY COM = CELLULAR/COMMERCIAL		

FIRE ALARM

	BELL	+94"	2.		SMOKE DETECTOR	CEILING	
	FIRE ALARM MANUAL STATION	+46"	2.		SMOKE/CARBON MONOXIDE DETECTOR	CEILING	
	FIRE ALARM SIGNAL HORN / STROBE	+94" / CEILING	2.		CARBON MONOXIDE DETECTOR	CEILING	
	FIRE ALARM STROBE	+94" / CEILING	2.		FLOW SWITCH		
	FIRE ALARM ANNUNCIATOR PANEL	+58"	2. SEE DIAGRAM		TAMPER SWITCH		
	ASPIRATING SMOKE DETECTION SYSTEM	CEILING			WATER FLOOD INDICATOR		
	BEAM DETECTOR		MOUNT AS PER MFR.		O.S. & Y. VALVE	SEE DIAGRAM	
	TWO-WAY COMMUNICATION SYSTEM CONTROL PANEL	+46"	2.		FIRE ALARM RELAY OR SECURITY RELAY		
	TWO-WAY COMMUNICATION SYSTEM CALL STATION	+46"	2.		FIRE ALARM CONTROL MODULE		
	FIRE ALARM RELAY				FIRE ALARM MONITOR MODULE		



DESERT EDGE
architecture

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MOUNTAIN VIEW APARTMENTS

HURRICANE, UTAH 84737

STAMP



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DATE: 2023-02-08

PROJECT NUMBER: 001017
DRAWN BY: BNA
CHECKED BY: I.M.

SYMBOLS AND NOTES

E001

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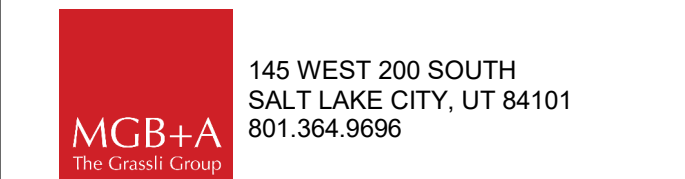
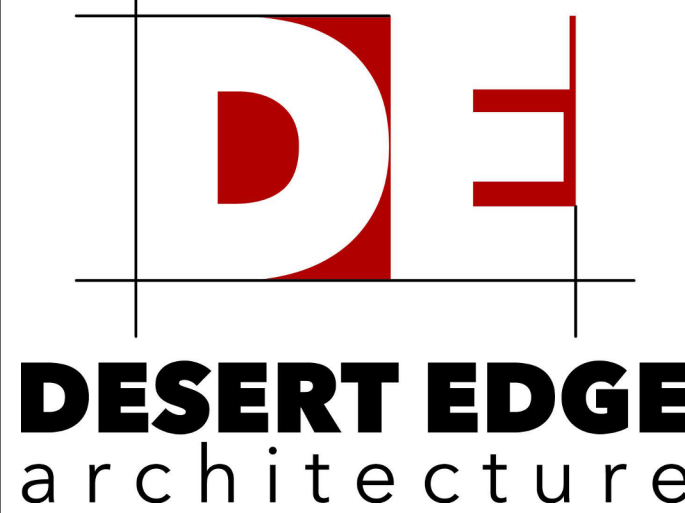
 ELECTRICAL SITE PLAN
SCALE = 1" = 20'-0"

GENERAL SHEET NOTES

1. COORDINATE ALL TRENCHING WITH GENERAL CONTRACTOR.
2. PROVIDE PULL ROPE IN ALL EMPTY CONDUITS.
3. SERVICE TRANSFORMER LOCATIONS ARE UNKNOWN. COORDINATE WITH HURRICANE CITY POWER AND CIVIL UTILITY DRAWINGS ON EXACT LOCATION OF SERVICE TRANSFORMERS FOR EACH BUILDING.
4. REFER TO MINIMUM CONDUCTOR SIZING CHART IN GENERAL NOTES ON SHEET E001.

SHEET KEYNOTES

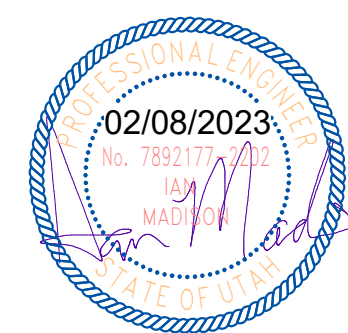
- | | |
|----|--|
| S1 | APPROXIMATE LOCATION OF BUILDING METER BANK/SERVICE DISCONNECT. REFER TO BUILDING DRAWINGS FOR ONE-LINE DIAGRAMS AND MORE INFORMATION. |
| S2 | BUILDING COMMUNICATION DEMARC LOCATION. REFER TO BUILDING PLANS FOR EXACT PHONE BOARD LOCATION ON MAIN LEVEL. PROVIDE CONDUITS FROM PHONE BOARD TO SERVICE UTILITY AS REQUIRED BY LOCAL UTILITY SERVICES. REFER TO DIAGRAM F010 AND COORDINATE WITH CIVIL UTILITY PLANS AS NEEDED. |
| S3 | PROVIDE DEDICATED 20A CIRCUIT, IN MINIMUM 1" CONDUIT, FROM PANEL 'HPX' IN NEAREST APARTMENT BUILDING FOR POWER. |
| S4 | PROVIDE (2) 1" CONDUITS FROM JUNCTION BOX TO PANEL 'HPZ' IN 2-STORY BUILDING. CONNECT IN-GRADE FLOODLIGHTS TO EXTERIOR LIGHTING CIRCUIT HPZ-3 FOR DUSK TO DAWN CONTROL. REFER TO 2-STORY BUILDING PLANS AS NECESSARY. |
| S5 | MOUNT RECEPTACLES SHOWN AGAINST PAVILION POST. |



MOUNTAIN VIEW APARTMENTS

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ELECTRICAL SITE PLAN

E101

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GENERAL SHEET NOTES

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

SHEET KEYNOTES

- L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.
L2 REFER TO ENLARGED 2BD/1BA PLANS ON SHEET E401.
L4 PROVIDE PHOTOCELL TO CONTROL EXTERIOR LIGHTING CIRCUIT. MOUNT PHOTOCELL FLUSH WITH WALL SURFACE AT HEIGHT SHOWN. PHOTOCELL TO BE INTERMATIC EK4336S (OR EQUAL).
L5 PROVIDE UNSWITCHED LIGHTING CIRCUIT TO EMERGENCY BATTERY.



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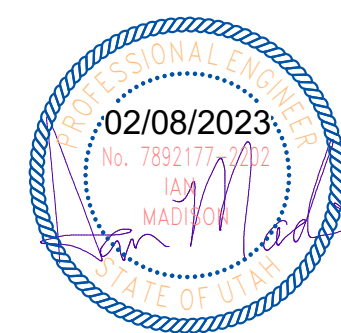


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MOUNTAIN VIEW APARTMENTS

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DATE: 2023-02-08

PROJECT NUMBER: 001017
DRAWN BY: BNA
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MAIN LEVEL LIGHTING PLAN - 3-STORY

E201



MAIN LEVEL LIGHTING PLAN

SCALE = 3/16" = 1'-0"

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

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L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.

L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.

L2 REFER TO ENLARGED 28D/18A PLANS ON SHEET E401.



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E202



SCALE = 3/16" = 1'-0"

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.

L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.



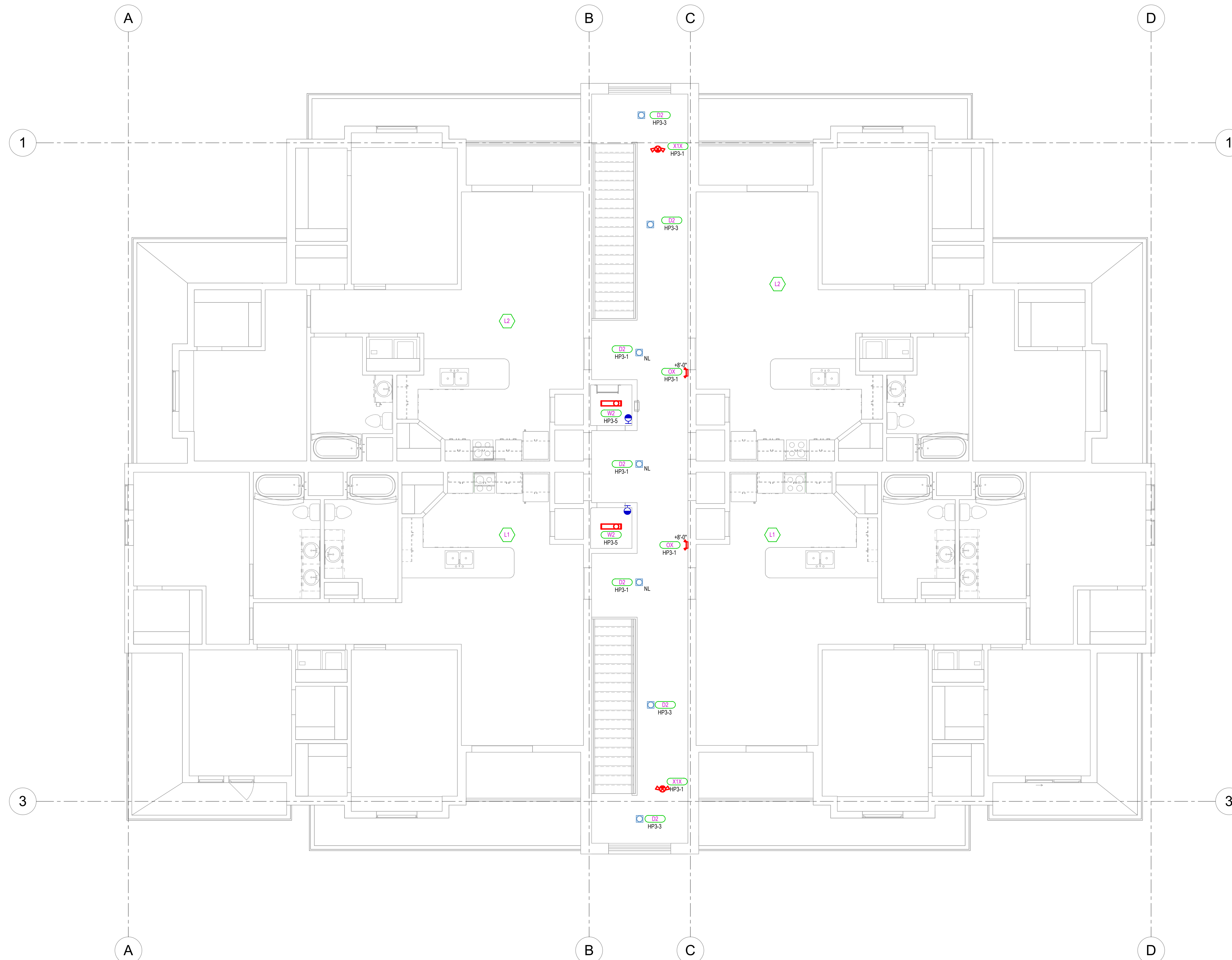
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PERMIT DRAWINGS	2023-02-08
PROJECT NUMBER:	001017
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E203



THIRD LEVEL LIGHTING PLAN

SCALE = 3/16" = 1'-0"

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ABBREVIATIONS INDEX

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
#	NUMBER	MH	MANHOLE
AC	ALTERNATING CURRENT	MIC	MICROPHONE
A.F.F.	ABOVE FINISH FLOOR	MIN	MINIMUM
AIC	AMPS INTERRUPTING CAPACITY	MTG	MOUNTING
AM	AMPS METER	MTR	MOTOR
AMP	AMPERE	N/A	NOT APPLICABLE
ANN	ANNUNCIATOR	NC	NORMALLY CLOSED
ATS	AUTOMATIC TRANSFER SWITCH	NEC	NATIONAL ELECTRICAL CODE
AUX	AUXILIARY	NEMA	NATIONAL ELECT. MANUFAC. ASSOC.
AWG	AMERICAN WIRE GAUGE	NFPA	NATIONAL FIRE PROTECTION ASSOC.
BC	BARE COPPER	N.I.C.	NOT IN CONTRACT
BFG	BELOW FINISH GRADE	NO	NORMALLY OPENED
C	CONDUIT	NTS	NOT TO SCALE
CAB	CABINET	OS & Y	OUTSIDE SCREW & YOKE
CATB	COMMUNITY ANTENNA TELEVISION	PB	PUSHBUTTON
CATV	CABLE TELEVISION	PF	POWER FACTOR
CKT	CIRCUIT	PFR	PHASE FAILURE RELAY
CLG	CEILING	PNL	PANEL
CNTR	CONTRACTOR	PT	POTENTIAL TRANSFORMER
C.O.	CONDUIT ONLY	PVC	POLYVINYL CHLORIDE CONDUIT
CRT	COMPUTER TERMINAL	(R)	RELOCATE
CT	CURRENT TRANSFORMER	RECEP	RECEPTACLE
CU	COPPER	REQ	REQUIREMENT
CW	COMPLETE WITH	RLA	RATED LOAD AMPS
DB	DECIBEL	RMP	ROCKY MOUNTAIN POWER
DC	DIRECT CURRENT	RMS	ROOT MEAN SQUARE
DWG	DRAWING	SE	SERVICE ENTRANCE
(E)	EXISTING	SPEC	SPECIFICATIONS
EG	EMPTY CONDUIT	SPKR	SPEAKER
EG	EMERGENCY GENERATOR	SS	SELECTOR SWITCH
EMT	ELECTRICAL METALLIC TUBING	SW	SWITCH
EX	EXPLOSION PROOF	SWBD	SWITCHBOARD
FACP	FIRE ALARM CONTROL PANEL	SWGR	SWITCHGEAR
FC	FOOT CANDLE	TTB	TELEPHONE TERMINAL BOARD
FT	FOOT	TTC	TELEPHONE TERMINAL CABINET
GFI	GROUND FAULT INTERRUPTER	TV	TELEVISION
GND	GROUND	TYG	TYPICAL
GRC	GALVANIZED RIGID CONDUIT	UG	UNDERGROUND
HP	HORSE POWER	UPS	UNINTERRUPTED POWER SUPPLY
HZ	HERTZ	V	VOLT (KV-KILOVOLT)
IFC	INTERNATIONAL FIRE CODE	VAIR	VOLT-AMPS/REACTIVE
IG	ISOLATED GROUND	VM	VOLT METER
IMC	INTERMEDIATE METALLIC CONDUIT	W	WATTS
IN	INCH	W/	WITH
J-BOX	JUNCTION BOX	WH	WATTHOUR METER
KV	KILOVOLT	W/O	WITHOUT
KVA	KILOVOLT AMPERES	WP	WEATHERPROOF
KVAR	KILOVARS	XFMR	TRANSFORMER
KW	KILOWATT	XFMR SW	TRANSFER SWITCH
LRA	LOCKED ROTOR AMPS	XP	EXPLOSION PROOF
LTO	LIGHTING	1P	SINGLE-PHASE
MANF	MANUFACTURER	2P	TWO-POLE
MAX	MAXIMUM	3P	THREE-POLE
MB	MAIN BUS	4P	FOUR-POLE
MCC	MOTOR CONTROL CENTER	Ø	PHASE
MCM	1000 CIRCULAR MILLS		

GENERAL NOTES

- CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC) OF ALL EQUIPMENT FURNISHED UNDER ALL DIVISIONS, INCLUDING ALL EXISTING EQUIPMENT TO BE RE-USED. REVIEW ALL SHOP DRAWINGS AND EXISTING EQUIPMENT BEFORE BEGINNING ROUGH-IN.
- SEE SECTION 265100 (16510) OF THE SPECIFICATION FOR REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
- SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.
- SEE SPECIFICATION FOR ENERGY SAVING LAMP AND BALLAST REQUIREMENTS.
- FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
- THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
- ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH MASONRY CONTRACTOR.
- ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
- CONTRACTOR SHALL VERIFY FURNITURE LAYOUT PRIOR TO ANY FLOORBOX OR POKE-THRU INSTALLATION. COORDINATE EXACT LOCATION OF FLOOR BOX OR POKE-THRU WITH OWNER AND FURNITURE PROVIDER PRIOR TO ROUGH-IN.
- CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING			
MAXIMUM LENGTH		BRANCH CIRCUIT VOLTAGE	
CONDUCTOR LENGTH (FT)	120 VOLT	277 VOLT	
<70	MIN. #12 AWG	MIN. #12 AWG	
70 - 115	MIN. #10 AWG	MIN. #12 AWG	
115 - 170	MIN. #8 AWG	MIN. #10 AWG	
170 - 270	MIN. #6 AWG	MIN. #8 AWG	
271 - 380	NOTE B	MIN. #8 AWG	
>380	NOTE B	NOTE B	

- THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.
- PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE DROP LESS THAN 3% WITH A 15 AMP LOAD.
- CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 15 AMP LOAD. IF NECESSARY CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.

SHEET INDEX

E001	SYMBOLS AND NOTES
E002	ELECTRICAL SCHEDULES
E101	ELECTRICAL SITE PLAN
E201	MAIN LEVEL LIGHTING PLAN - 3-STORY
E202	SECOND LEVEL LIGHTING PLAN- 3-STORY
E203	THIRD LEVEL LIGHTING PLAN- 3 STORY
E301	MAIN LEVEL POWER/SYSTEMS PLAN - 3 STORY
E302	SECOND LEVEL POWER/SYSTEMS PLAN- 3 STORY
E303	THIRD LEVEL POWER/SYSTEMS PLAN- 3 STORY
E401	ENLARGED PLAN -2 BDRM
E402	ENLARGED PLAN -3 BDRM
E501	ONE-LINE DIAGRAMS
E502	SERVICE LOAD CALCULATIONS
E503	PANELBOARD SCHEDULES
E601	ELECTRICAL DIAGRAMS
E602	ELECTRICAL DIAGRAMS

SYMBOL SCHEDULE

NOTES:

- SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
- HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR.
- REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
- SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED.
- NEMA TYPE "ND" NON-FUSED UNLESS NOTED "F" (FUSED). USE "HD" 480 V.
- HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR.
- PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
- DOUBLE ARROWS INDICATES A DOUBLE FACE UNIT.
- DEVICES NOTED WITH AN "X" INDICATE TO COORDINATE WITH MILL/WORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
- SUBSCRIPT INDICATES NEMA CONFIGURATION.
- SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR. DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING.
- COORDINATE WITH DOOR HARDWARE SUPPLIER.
- FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +18" TO BOTTOM OF BOX FROM FINISHED FLOOR, OR AS NOTED.
- ARROWS SHOWN ON DEVICE INDICATE SENSOR AIMING DIRECTION.
- CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE INDICATED IN TAG.
- MOUNT ON TRACK OF OVERHEAD DOOR, 6" FROM TOP OF DOOR, UNLESS OVERHEAD DOOR IS A ROLL UP DOOR, THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS.
- INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW INDICATES FRONT OF RACK.
- SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION.
- MOUNTING HEIGHT IS TO BOTTOM OF DISPLAY.

*TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED ON THIS SET OF DRAWINGS.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

GENERAL							
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES	SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
	ONE CIRCUIT, HOME RUN TO PANEL				EQUIPMENT PANEL, SEE DRAWINGS	+72"	6.
	2 CIRCUIT, HOME RUN TO PANEL				CABLE TRAY	AS NOTED	
	3 CIRCUIT, HOME RUN TO PANEL				GROUND BUS BAR	+18"	6.
	CONDUIT RUN CONCEALED IN WALL OR CEILING				LIGHT FIXTURE (LETTER DESIGNATES TYPE)		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND				EQUIPMENT NUMBER		
	CONDUIT UP				ARCHITECTURAL ROOM NUMBER		
	CONDUIT DOWN				DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE		
	CONDUIT STUB LOCATION		CAP CONDUIT		DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE / LEGEND		
	CONDUIT / CIRCUIT CONTINUATION						

MULTIPLE SYSTEM SYMBOLS

	RECEPTACLE SWITCH PACK	ABOVE CEILING			JUNCTION BOX (F' IN FLOOR)	AS NOTED	
	DUPLEX RECEPTACLE	UPPER OUTLET SWITCH CONTROLLED	+18" OR AS NOTED	2. 9.		MOTOR OUTLET	TO SUIT EQUIP
	SIMPLEX RECEPTACLE		+18" OR AS NOTED	2. 9.		PUSHBUTTON	+46"
	DUPLEX RECEPTACLE		+18" OR AS NOTED	2. 9. 11.		NON-FUSED DISCONNECT SWITCH	+60"
	DUPLEX RECEPTACLE		9.		FUSED DISCONNECT SWITCH	+60"	5. 6.
	5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE		13.		BREAKER DISCONNECT SWITCH	+60"	5. 6.
	WEATHERPROOF RECEPTACLE		+24" OR AS NOTED	2. 9.		SINGLE POLE SWITCH	+46"
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE		+18" OR AS NOTED	2. 9.		MANUAL STARTER THERMAL OVERLOAD SWITCH WITH PILOT LIGHT	+46"
	DUPLEX RECEPTACLE EMERGENCY POWER (RED)		+18" OR AS NOTED	2. 9. 11.		MAGNETIC STARTER	+60"
	FOURPLEX RECEPTACLE		+18" OR AS NOTED	2. 9. 11.		MAGNETIC STARTER / DISCONNECT COMBINATION	+60"
	GROUND FAULT INTERRUPTER FOURPLEX RECEP		+18" OR AS NOTED	2. 9.		VARIABLE FREQUENCY DRIVE	+66"

LIGHTING

	CEILING LIGHT FIXTURE	CEILING	1.		POWER PACK	ABOVE CEILING	SEE DIAGRAM, SPEC.
	WALL LIGHT FIXTURE	AS NOTED	1.		DIGITAL ROOM CONTROLLER (SUBSCRIPT INDICATES NUMBER OF RELAYS)	ABOVE CEILING	SEE DIAGRAM, SPEC.
	RECESSED DOWNLIGHT FIXTURE	CEILING	1.		EMERGENCY LIGHTING CONTROL UNIT	ABOVE CEILING	SEE DIAGRAM, SPEC.
	RECESSED WALL-WASH DOWNLIGHT FIXTURE	CEILING	1.		THREE-WAY SWITCH	+46"	2. 4.
	LIGHT FIXTURE	AS NOTED	1.		FOUR-WAY SWITCH	+46"	2. 4.
	EGRESS LIGHT FIXTURE	AS NOTED	1.		TIMER SWITCH	+46"	2. 4.
	AREA LIGHT POLE AND FIXTURE	CONCRETE BASE	1. SEE DIAGRAM		LOW VOLTAGE WALLSTATION (SUBSCRIPT INDICATES CONFIGURATION & CONTROL SEQUENCE)	+46"	2. SEE DIAGRAM, SPEC.
	BOLLARD	CONCRETE BASE	1.		DUAL TECH. CEILING MOUNTED OCCUPANCY SENSOR (PROVIDE WITH ALL PP AND ROOM CONTROLLERS)	CEILING	SEE DIAGRAM, SPEC.
	STEP LIGHT FIXTURE	AS NOTED	1.		DUAL TECH. WALL MOUNTED OCCUPANCY SENSOR (SUBSCRIPT D = DIMMING AND DAYLIGHT CONTROL)	+46"	2. 4. SEE DIAGRAM, SPEC.
	IN-GRADE LIGHT FIXTURE	CONCRETE BASE	1.		PHOTO-ELECTRIC CONTROL (LOCATE ON ROOF, FACE NORTH)	AS NOTED	MOUNT AS PER MER.
	FLOOD OR TRACK FIXTURE	AS NOTED	1.		DIGITAL DAYLIGHT SENSOR	CEILING	SEE DIAGRAM, SPEC.
	CEILING / WALL MOUNTED EXIT LIGHT	CEILING / AS NOTED	1. 3. 8.		COMBO EXIT / EMERGENCY LIGHT FIXTURE	AS NOTED	1.
	EMERGENCY LIGHT FIXTURE	AS NOTED	1.		TIME CLOCK	+60"	2.

POWER

	ISOLATED GROUND RECEPTACLE	+18" OR AS NOTED	2. 9.		PLUGMOLD	+46" OR AS NOTED	2. SEE SPEC.
	TAMPER-PROOF RECEPTACLE	+18" OR AS NOTED	2. 9.		FLAT PANEL DISPLAY WALL BOX TVSS RECEPT. DATA AND OTHER DEVICES. REFER TO DIAGRAMS	AS NOTED	SEE DIAGRAM, SPEC. 26.2726
	DUPLEX RECEPTACLE WITH USB OUTLET	+18" OR AS NOTED	2. 9.		DOORBELL CHIME	+90"	2.
	CONTROLLED DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.		FLOOR BOX - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
	FOURPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.		POKE THRU - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
	CONTROLLED FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.		PANELBOARD	+72"	6.
	TVSS PROTECTED RECEPTACLE	+18" OR AS NOTED	2. 9.		MAIN DISTRIBUTION PANEL		
	SPECIAL PURPOSE OUTLET	+18" OR AS NOTED	2. 10. W/ CAP.		TELEPHONE DEMARCATION BOARD		
	CORD DROP		SEE DIAGRAM		EQUIPMENT 4-POST RACK / CABINET	AS NOTED	18. SEE SPEC.
	CORD REEL		SEE DIAGRAM		EQUIPMENT 2-POST RACK	AS NOTED	18. SEE SPEC.
	POWER POLE				UTILITY METER / CT CABINET	+72"	6.

TELECOMMUNICATIONS

	WALL PHONE	+60" OR AS NOTED	2.		WIRELESS ACCESS POINT, TWO CABLES	WALL / CEILING	11.
	DATA OUTLET, ONE CABLE	+18" OR AS NOTED	2. 9. 11.		SOLID = WALL, DASHED = CEILING SPLITTER	ABOVE CEILING	
	DATA OUTLET, TWO CABLES	+18" OR AS NOTED	2. 9. 11.		VIA	ABOVE CEILING	
	DATA OUTLET, THREE CABLES	+18" OR AS NOTED	2. 9. 11.		FIBER BDA	ABOVE CEILING	
	DATA OUTLET, "X" INDICATES QUANTITY	+18" OR AS NOTED	2. 9. 11.		ANTENNA PS = PUBLIC SAFETY COM = CELLULAR/COMMERCIAL	CEILING	
	TELEVISION OUTLET	+18" OR AS NOTED	9. 11.				

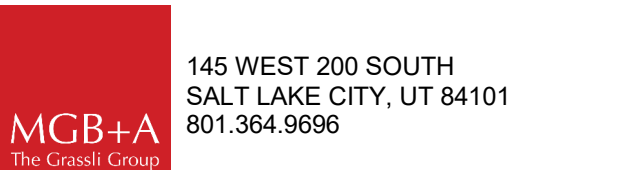
FIRE ALARM

	BELL	+94"	2.		SMOKE DETECTOR	CEILING	
	FIRE ALARM MANUAL STATION	+46"	2.		SMOKE/CARBON MONOXIDE DETECTOR	CEILING	
	FIRE ALARM SIGNAL HORN / STROBE	+94" / CEILING	2.		CARBON MONOXIDE DETECTOR	CEILING	
	FIRE ALARM STROBE	+94" / CEILING	2.		FLOW SWITCH		
	FIRE ALARM ANNUNCIATOR PANEL	+58"	2. SEE DIAGRAM		TAMPER SWITCH		
	ASPIRATING SMOKE DETECTION SYSTEM	CEILING	MOUNT AS PER MFR.		WATER FLOOD INDICATOR		
	BEAM DETECTOR		MOUNT AS PER MFR.		O.S. & Y. VALVE	SEE DIAGRAM	
	TWO-WAY COMMUNICATION SYSTEM CONTROL PANEL	+46"	2.		FIRE ALARM RELAY OR SECURITY RELAY		
	TWO-WAY COMMUNICATION SYSTEM CALL STATION	+46"	2.		FIRE ALARM CONTROL MODULE		
	FIRE ALARM RELAY				FIRE ALARM MONITOR MODULE		



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MOUNTAIN VIEW APARTMENTS

HURRICANE, UTAH 84737

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SYMBOLS AND NOTES

E001

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210

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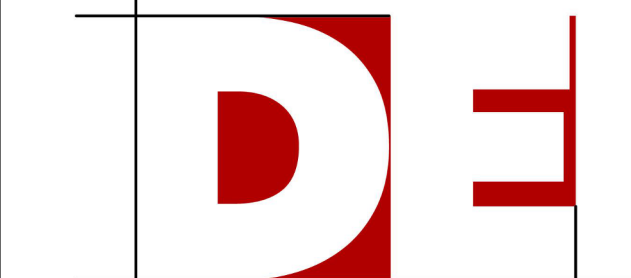
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GENERAL SHEET NOTES

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

SHEET KEYNOTES

- L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.
L2 REFER TO ENLARGED 2BD/1BA PLANS ON SHEET E401.
L4 PROVIDE PHOTOCELL TO CONTROL EXTERIOR LIGHTING CIRCUIT. MOUNT PHOTOCELL FLUSH WITH WALL SURFACE AT HEIGHT SHOWN. PHOTOCELL TO BE INTERMATIC EK4336S (OR EQUAL).
L5 PROVIDE UNSWITCHED LIGHTING CIRCUIT TO EMERGENCY BATTERY.



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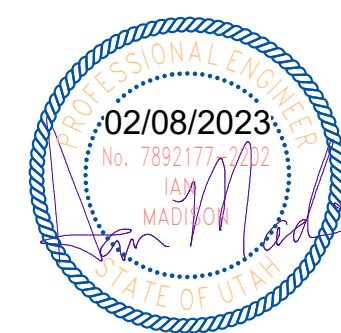


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MAIN LEVEL LIGHTING PLAN - 3-STORY

E201



MAIN LEVEL LIGHTING PLAN

SCALE = 3/16" = 1'-0"

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

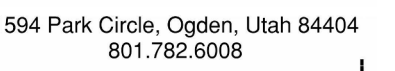
1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.

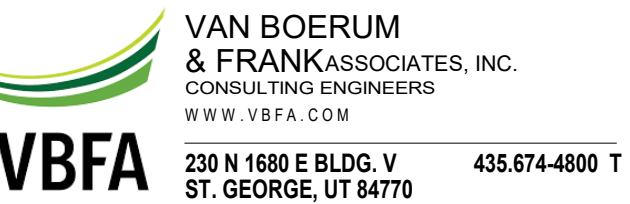
L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.



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SECOND LEVEL LIGHTING PLAN- 3-STORY

E202



SECOND LEVEL LIGHTING PLAN

SCALE = 3/16" = 1'-0"

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.

L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.



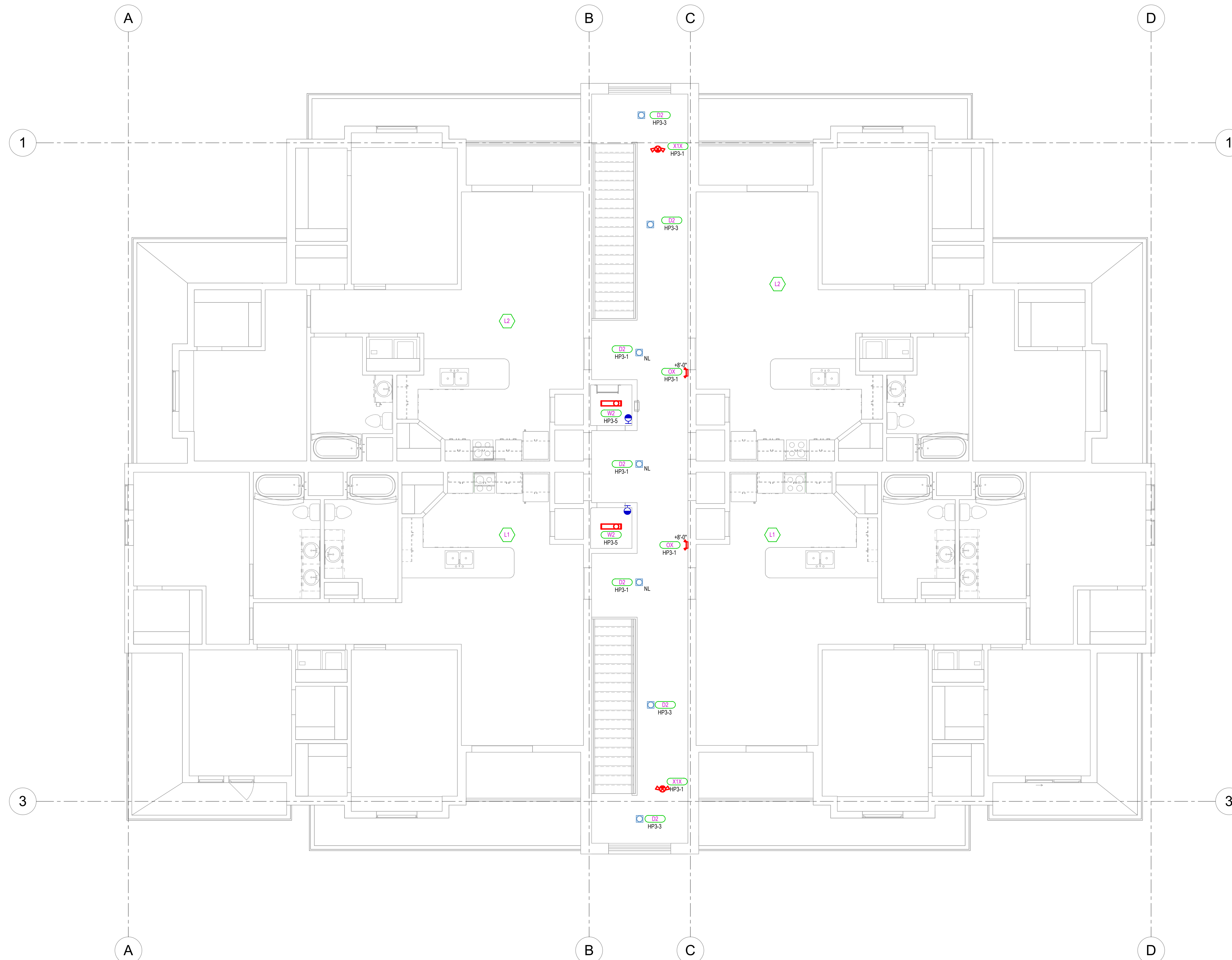
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E203



THIRD LEVEL LIGHTING PLAN

SCALE = 3/16" = 1'-0"

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B

Abstract

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E002

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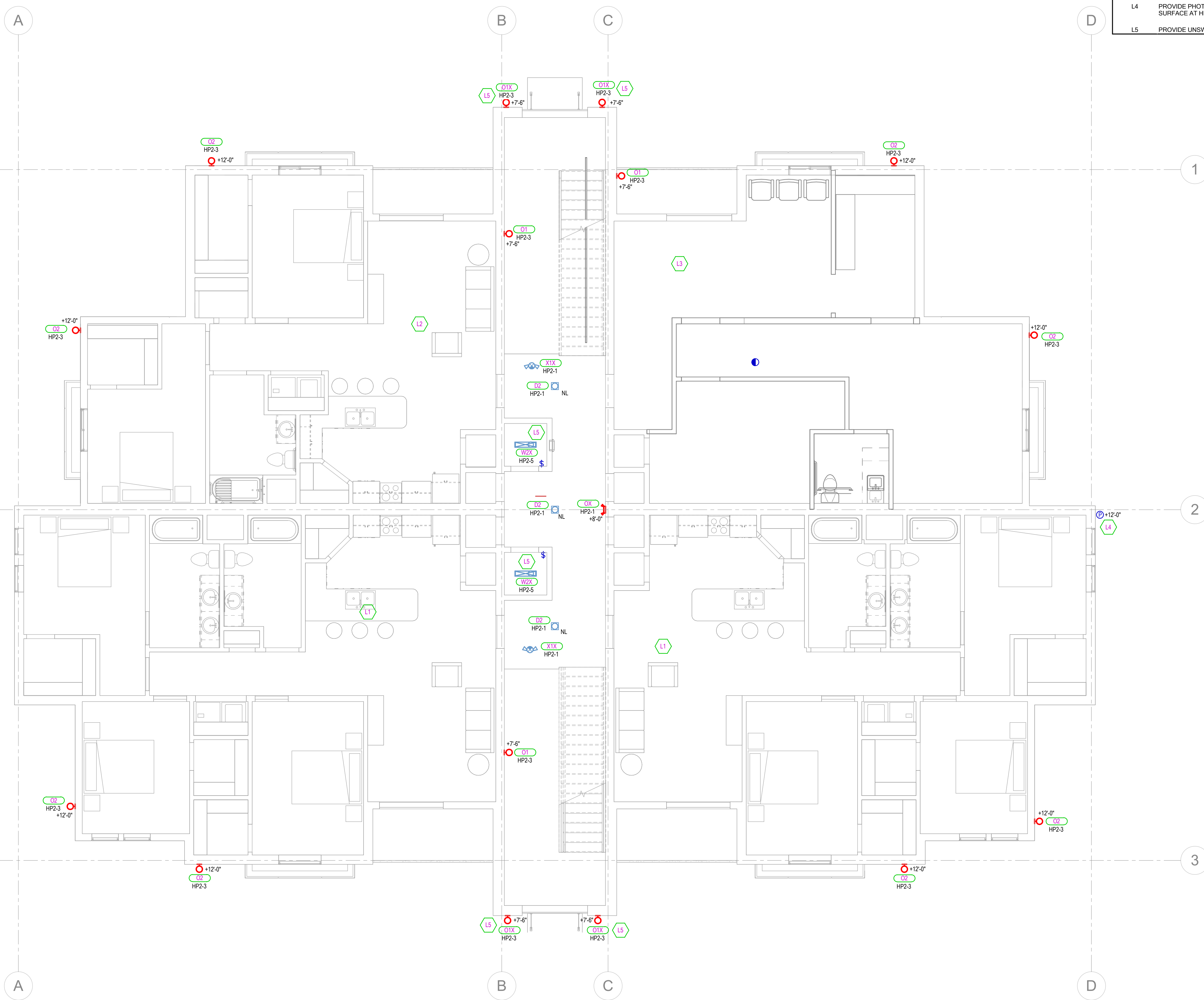
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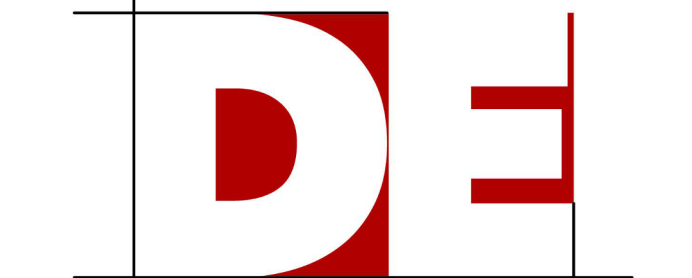
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GENERAL SHEET NOTES

- SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

SHEET KEYNOTES

- REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.
- REFER TO ENLARGED 2BD/1BA PLANS ON SHEET E401.
- REFER TO ENLARGED LEASING OFFICE PLANS ON SHEET E403.
- PROVIDE PHOTOCELL TO CONTROL EXTERIOR LIGHTING CIRCUIT. MOUNT PHOTOCELL FLUSH WITH WALL SURFACE AT HEIGHT SHOWN. PHOTOCELL TO BE INTERMATIC EK4336S (OR EQUAL).
- PROVIDE UNSWITCHED LIGHTING CIRCUIT TO EMERGENCY BATTERY.



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MAIN LEVEL LIGHTING PLAN- 2 STORY

E211



MAIN LEVEL LIGHTING PLAN

SCALE = 3/16" = 1'-0"

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORRED AND/OR ROTATED.

1. SEE ENLARGED PLANS FOR WORK IN RESIDENTIAL UNITS AS NOTED. UNITS MAY REQUIRE TO BE MIRRORED AND/OR ROTATED.

L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.

L1 REFER TO ENLARGED 3BD/2BA PLANS ON SHEET E402.

12 REFER TO ENLARGED 2BD/1BA PLANS ON SHEET E401



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E212



SCALE = 3/16" = 1'-0"

D

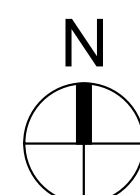
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A1 SITE PLAN
1" = 20'-0"

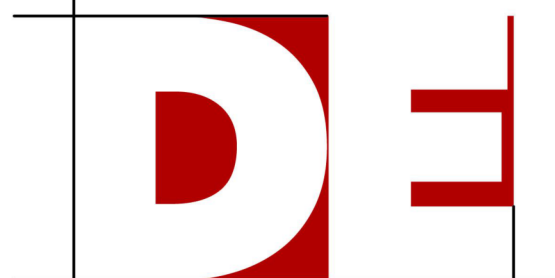


GENERAL NOTES

1. REFER TO LANDSCAPE PLANS FOR MATERIAL TYPES INSTALLED THROUGHOUT THE PROJECT.

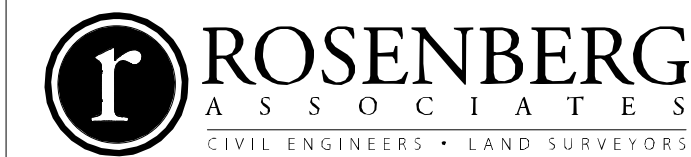
KEYNOTES

2.01	PROPERTY LINE
2.02	SETBACK LINE
3.07	CONCRETE CURB CUT WITH DETECTABLE WARNING TITLES. SEE DETAIL.
7.18	ROOF OUTLINE
23.01	MECHANICAL EQUIPMENT.
26.09	ELECTRICAL METERS. SEE ELECTRICAL DRAWINGS



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ARCHITECTURAL SITE PLAN

AS100

D

C

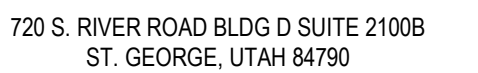
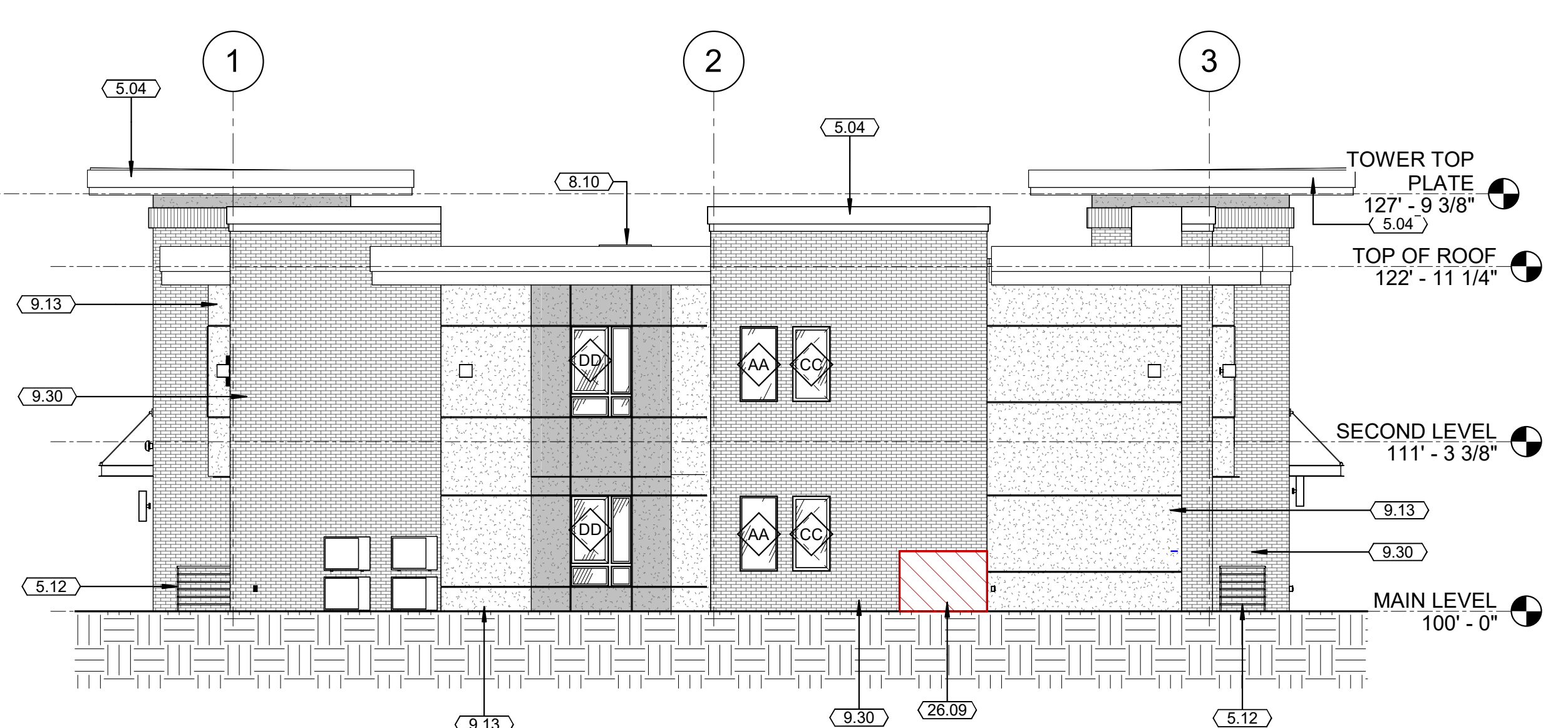
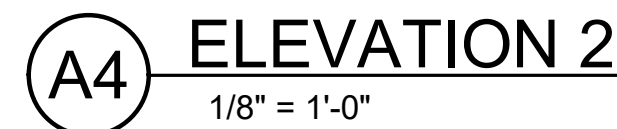
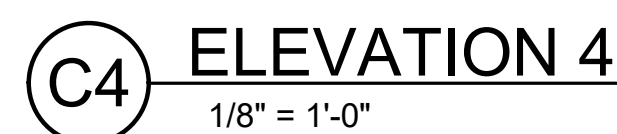
B

A

5.01	STEEL GUARDRAIL.
5.04	METAL FASCIA.
5.12	48" X 50" METAL GUARDRAIL AROUND GROUND LEVEL PATIOS.
8.10	ROOF ACCESS HATCH.
9.13	EIFS, SEE WALL MATERIAL LEGEND FOR COLOR DESCRIPTION.
9.23	ADDRESS SIGN, COMPLYING WITH IFC 505.1.
9.30	BRICK VENEER. SEE WALL TYPE ?? ON G1007
26.09	ELECTRICAL METERS, SEE ELECTRICAL DRAWINGS



ELEVATION 1
1/8" = 1'-0"



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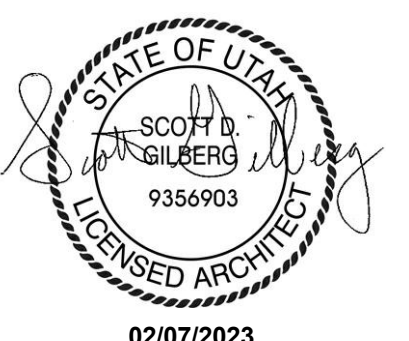
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P: 435.628.3670
F: 435.628.3680
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145 WEST 200 SOUTH
SALT LAKE CITY, UT 84101
801.364.9696

52 SOUTH 850 WEST
HURRICANE, UTAH 84737

STAMP



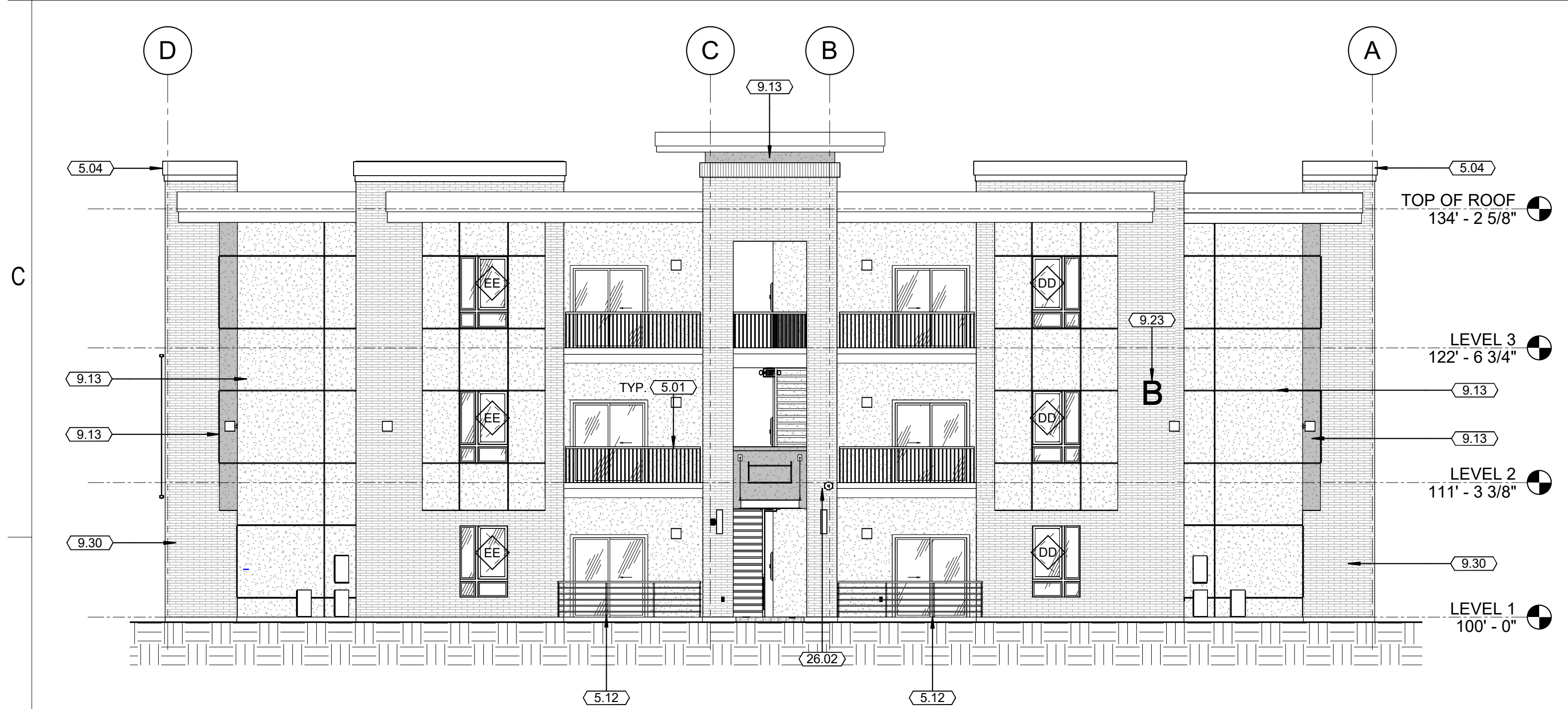
ISSUE TYPE:	DATE:
NOT FOR CONSTRUCTION	2023-02-07

PROJECT NUMBER:	001017
DRAWN BY:	Author
CHECKED BY:	Checker

EXTERIOR ELEVATIONS

AE201

GENERAL NOTES	WALL MATERIALS	KEYNOTES
A. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DOCUMENTS PRIOR TO BEGINNING WORK. CONTACT ARCHITECT WITH ANY CONFLICTS OR INCONSISTENCIES.	EIFS COLOR 1 - FOSSIL AF65	5.01 STEEL GUARDRAIL.
B. MAIN FINISH FLOOR ELEVATION IS 100'-0"	EIFS COLOR 2 - PORTICO SW 7548	5.04 METAL FASCIA.
C. PROVIDE VINYL CONTROL JOINTS IN ALL EXTERIOR STUCCO FINISHES. THE TOTAL STUCCO FINISH AREA SHALL NOT EXCEED 144 S.F. OR AS PER MANUFACTURERS WRITTEN INSTRUCTIONS. COORDINATE FINAL LOCATIONS NOT SHOWN IN THE DRAWINGS WITH THE ARCHITECT ON SITE.	EIFS COLOR 3 - QUIVER TAN SW 6151	5.12 48" X 50" METAL GUARDRAIL AROUND GROUND LEVEL PATIOS.
	EIFS ACCENT - FOSSIL AF65	8.10 ROOF ACCESS HATCH.
	STONE VENEER	9.13 EIFS, SEE WALL MATERIAL LEGEND FOR COLOR DESCRIPTION.
		9.23 ADDRESS SIGN, COMPLYING WITH IFC 505.1.
		9.30 BRICK VENEER, SEE WALL TYPE ?? ON G1007
		23.01 MECHANICAL EQUIPMENT.
		26.02 EXTERIOR WALL SCONCE. SEE ELECTRICAL DRAWINGS
		26.09 ELECTRICAL METERS, SEE ELECTRICAL DRAWINGS



C1 ELEVATION 1
1/8" = 1'-0"



A1 ELEVATION 3
1/8" = 1'-0"



C4 ELEVATION 2
1/8" = 1'-0"



A4 ELEVATION 4
1/8" = 1'-0"

DESERT EDGE
architecture

720 S. RIVER ROAD BLDG D SUITE 2100B
ST. GEORGE, UTAH 84790

ROSENBERG
ASSOCIATES

CIVIL ENGINEERS • LAND SURVEYORS

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MGB+A
The Grubb Group

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801.364.9696

MOUNTAIN VIEW
APARTMENTS

52 SOUTH 850 WEST
HURRICANE, UTAH 84737

STAMP

STATE OF UTAH
SCOTT D. GILBERG
9356903
LICENSED ARCHITECT
02/07/2023

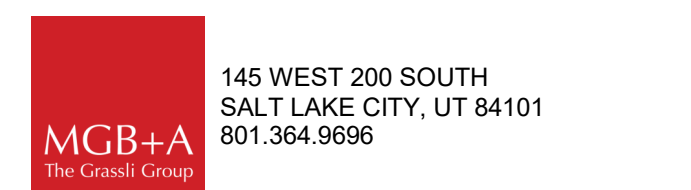
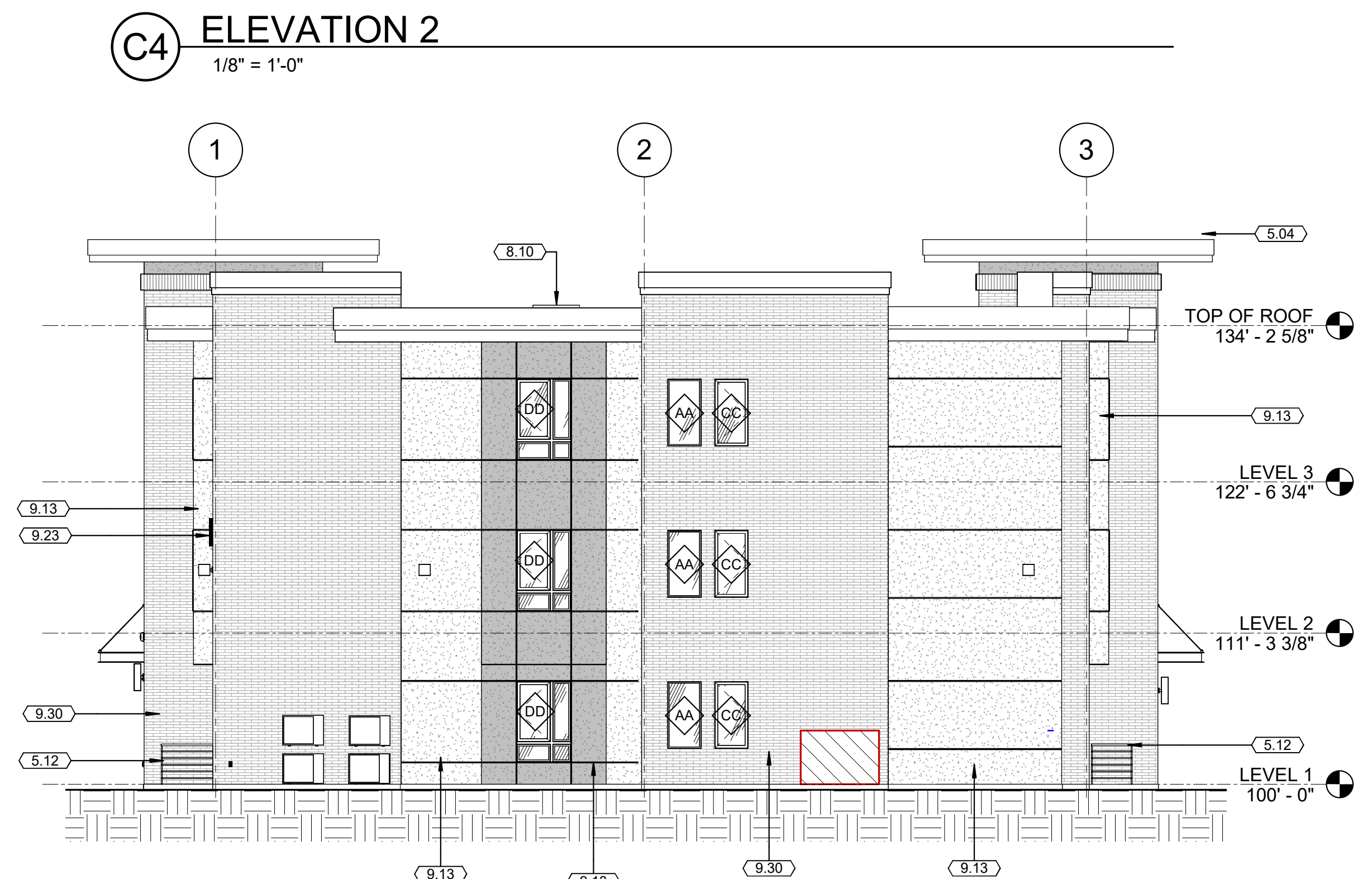
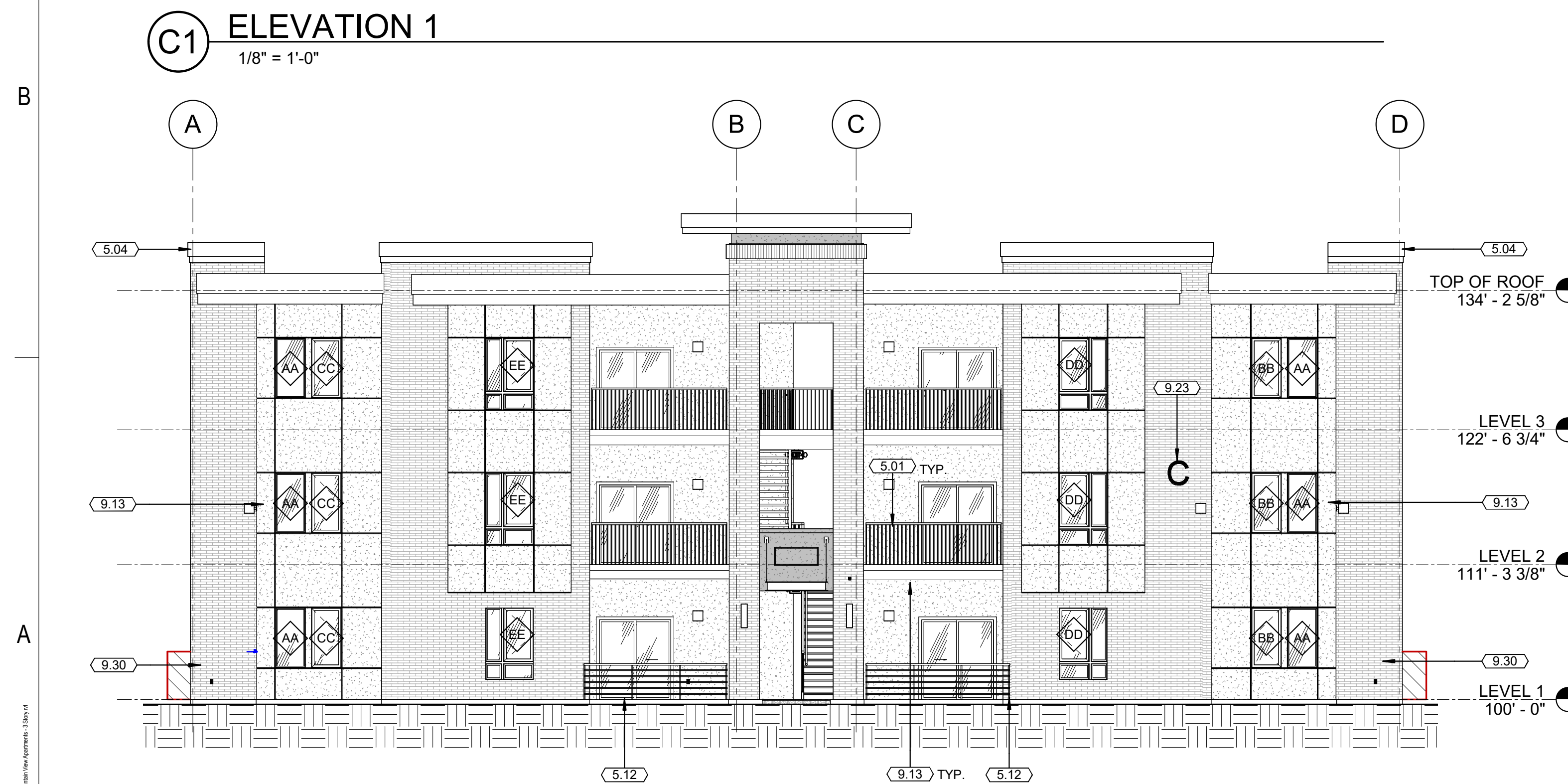
ISSUE TYPE: PERMIT SET
DATE: 2023-02-07

PROJECT NUMBER: 001017
DRAWN BY: K.B.
CHECKED BY: J.A.

EXTERIOR
ELEVATIONS

AE201

GENERAL NOTES	WALL MATERIALS	KEYNOTES
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MOUNTAIN VIEW APARTMENTS

52 SOUTH 850 WEST
HURRICANE, UTAH 84737

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EXTERIOR ELEVATIONS

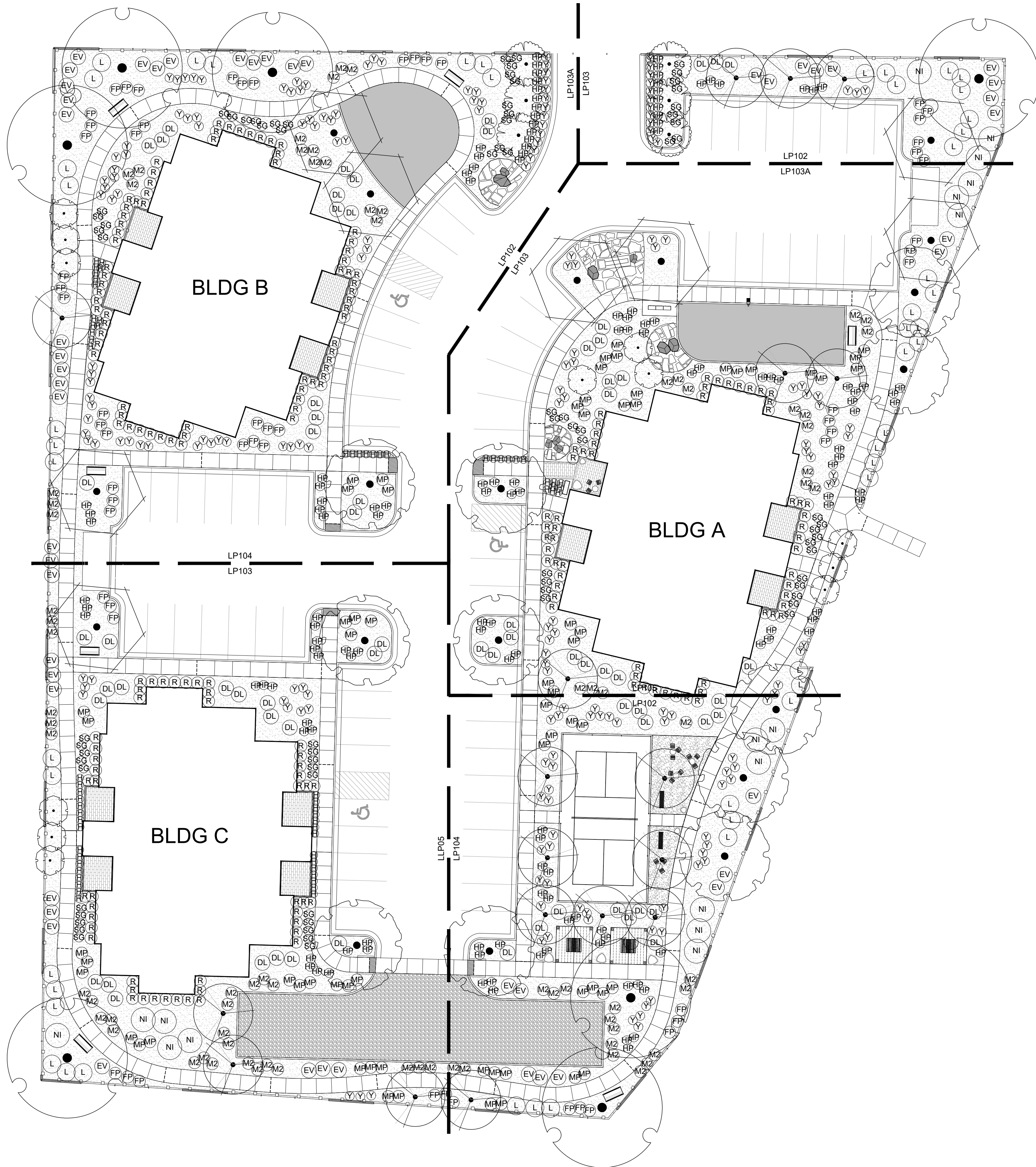
AE201

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C

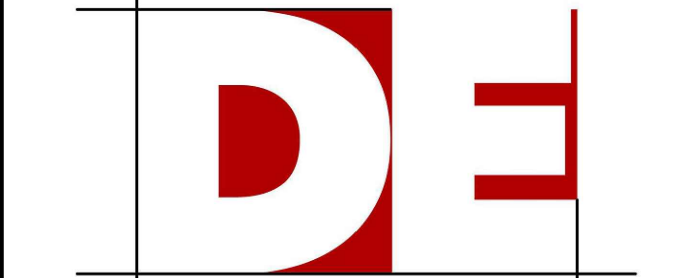
B

A



PLANT SCHEDULE

FLOWERING TREES	CODE	BOTANICAL NAME	COMMON NAME
	CL	CHILOPSIS LINEARIS 'BURGUNDY LACE'	BURGUNDY LACE DESERT WILLOW
	LI	LAGERSTROEMIA X INDICA 'ARAPAHOE'	ARAPAHOE CRAPE MYRTLE
	PA	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT GALLERY PEAR
SHADE TREES	CODE	BOTANICAL NAME	COMMON NAME
	GS	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST
	UT	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM
	ZG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA
DESERT - PERIMETER	CODE	BOTANICAL NAME	COMMON NAME
	L	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER
DESERT COLOR	CODE	BOTANICAL NAME	COMMON NAME
	H	HEMEROCALLIS FULVA 'TAWNY'	TAWNY ORANGE DAYLILY
	HP	HESPERALOE PARVIFLORA	RED YUCCA
	NI	NERIUM INDICUM	OLEANDER
	SG	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND JAPANESE SPIREA
	Y	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD ADAM'S NEEDLE
DESERT SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	DL	DASYLIRON LONGISSIMUM	TOOTHLESS DESERT SPOON
	E	ENCELIA FARINOSA	BRITTLEBUSH
	FP	FALLUGIA PARADOXA	APACHE PLUME
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	EV	EPHEDRA VIRIDIS	MORMON TEA
	R	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN
ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	MP	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS
	M2	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	CR	1" CRUSHED ROCK MULCH	APACHE GOLD (OR EQUAL)
	CG	3/8" MINUS CRUSHED GRAVEL - GRAY	CRUSHED GRAVEL W/ STABILIZER
	ZJ	ZOYSIA JAPONICA	ZOYSIA GRASS



DESERT EDGE
architecture

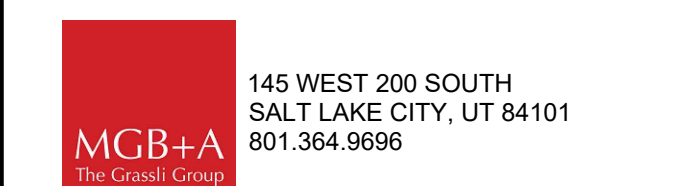
720 S. RIVER ROAD BLDG D SUITE 2100B
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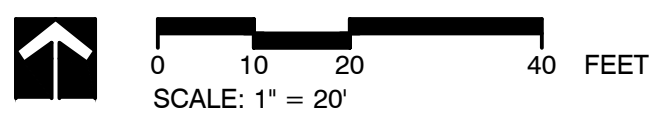
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ISSUE TYPE:	DATE:
100% CD REVIEW SET	2023-02-08
PROJECT NUMBER:	22-000
DRAWN BY:	Author
CHECKED BY:	Checker

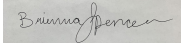
PLANTING
OVERVIEW
PLAN

LP101





Hurricane City Application

Application Accepted Date: 11/27/2023		Valuation		\$	0.00				
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES							
Description: Behind Hurricane Car Barn and across the street fr		Planning Fee		\$	200.00				
Tenant / Project Name: Suites on 9		Planning Fee		\$	200.00				
Bldg. Address: 1580 West State Street		Sub Total:		\$	200.00				
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00				
Subdivision: Phase:		Amount Paid:		\$	0.00				
Block: Lot #: Parcel #: H-3--1-33-2455		Remaining Due:		\$	200.00				
Zone: commercial									
Property Owner: Travis Barney									
Permit Contact: Travis Barney P:(435) 632-7950									
Email: whiptailgrill@yahoo.com									
CONTACT INFORMATION									
Engineer of Record: Centerline Survey									
Email: barry@clsrvy.com P: (435) 668-9830									
General Contractor: Travis Barney									
License #: P: (435) 632-7950									
Address: 51 West 1000 South									
City: Hurricane State: Utah Zip: 84737									
Email: whiptailgrill@yahoo.com									
APPLICATION DETAILS									
						APPROVALS		DATE	INFO
						Plan Review Finalized:		Yes	12/04/23 Brienna Spencer
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PENDPSP23-41									
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.									
Applicant Name: Travis Barney									
Signature of Applicant/Authorized Agent or Owner: Date:									
Application Approved By:		Date:							
		12/04/2023							
Application Issued By:		Date:							
Receipt #: 8.174540-11/27/23									



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	PSP23-41
Type of Application:	Preliminary Site Plan Application
Action Type:	Administrative
Applicant:	Travis Barney
Agent:	
Request:	Approval of a Preliminary Site Plan
Location:	1580 W State St
Zoning:	HC
General Plan Map:	Commercial

Discussion:

The applicant is proposing a single bedroom sixplex for five nightly rentals and one unit to be used as management and living quarters. This property is located behind the Car Barn and across from Tractor Supply. The lot is currently empty and is used to access a storage lot behind this lot.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** Developer to add a primary power pole. Developer to develop underground power from new pole to transformer. Maintain 15' clearance from buildings to the overhead power line. Maintain/retain/or obtain easements for existing overhead power lines.
3. **Sewer:** Easements for existing 6" lateral that runs through the property if not already in place will need to be provided. Additional sewer work including addition of a manhole new 8" sewer main reconnection of existing 4" lateral.
4. **Street:** Improvements to 1580 W. Is there enough parking for this?
5. **Water:** Okay.
6. **Engineering:** 1' wide roadway and 10' wide public utility easement dedication required. Engineering has templates available. 1580 W is a master planned 60' wide right of way that extends across State St from this location. City standards specify that the minimum throat length on a driveway should be 50' and parking lots should be designed so cars don't back onto

roadways. Driveway shall be constructed with curb returns and an eight foot water way. Cross access with Car Barn will be required to meet minimum access spacing per access management policy. The applicant should coordinate future access needs with property owners to the north and east. (See Hurricane City Standard (HCS) 3.2.3.8, HCS 3.2.4.2.G & HCS 3.2.4.2.K)

7. **Fire:** Building must be sprinkled and have an alarm system installed to 2021 IFC. Denote FDC.
8. **Cable:** No comments
9. **Gas:** No comments
10. **WCWCD:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the plans adequately mitigate interference with district facilities and property interests. The District reserves the right to rescind this acknowledgement if additional information becomes available. The district has not determined whether water will be available for this development and does not hereby make any guarantee of water availability. In addition, the development must conform with applicable district requirements, including but not limited to payment of fees.



Staff Comments: Preliminary Site Plan

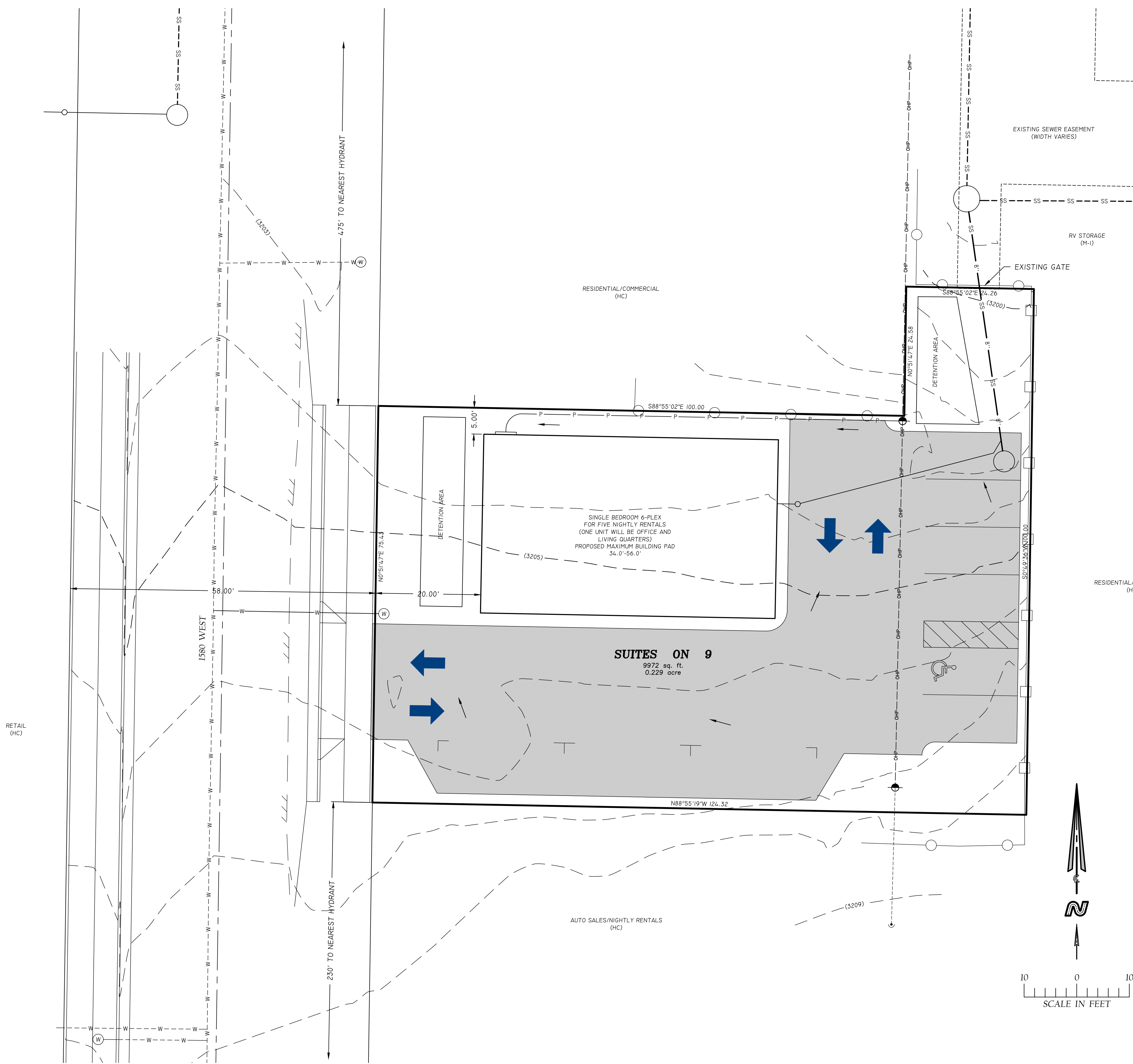
1. The property is zoned Highway Commercial. Vacation Rentals are a permitted use in this zoning being substantially similar to a hotel/motel use.
2. **Parking:** Per HCC 10-34-10 the parking requirements for this use are:

Hotel	2 spaces plus 1 space per living or sleeping unit
-------	---

The plan shows nine parking stalls for five total units which meets this code.

3. **Landscaping:** The applicant will need to ensure that the required ten-foot landscaping strip is maintained along 1580 W.
4. Under Hurricane City Code 24-hour on-site management is required for short-term rental complexes with four or more units. A “manager” office has been provided on the plan.
5. *A preliminary site plan is not intended to permit actual development of property pursuant to such plan but shall be prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development. (Hurricane City Code 10-7-10 (D)(2)(b))*

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



LAND USE SUMMARY:

SUITES ON 9:

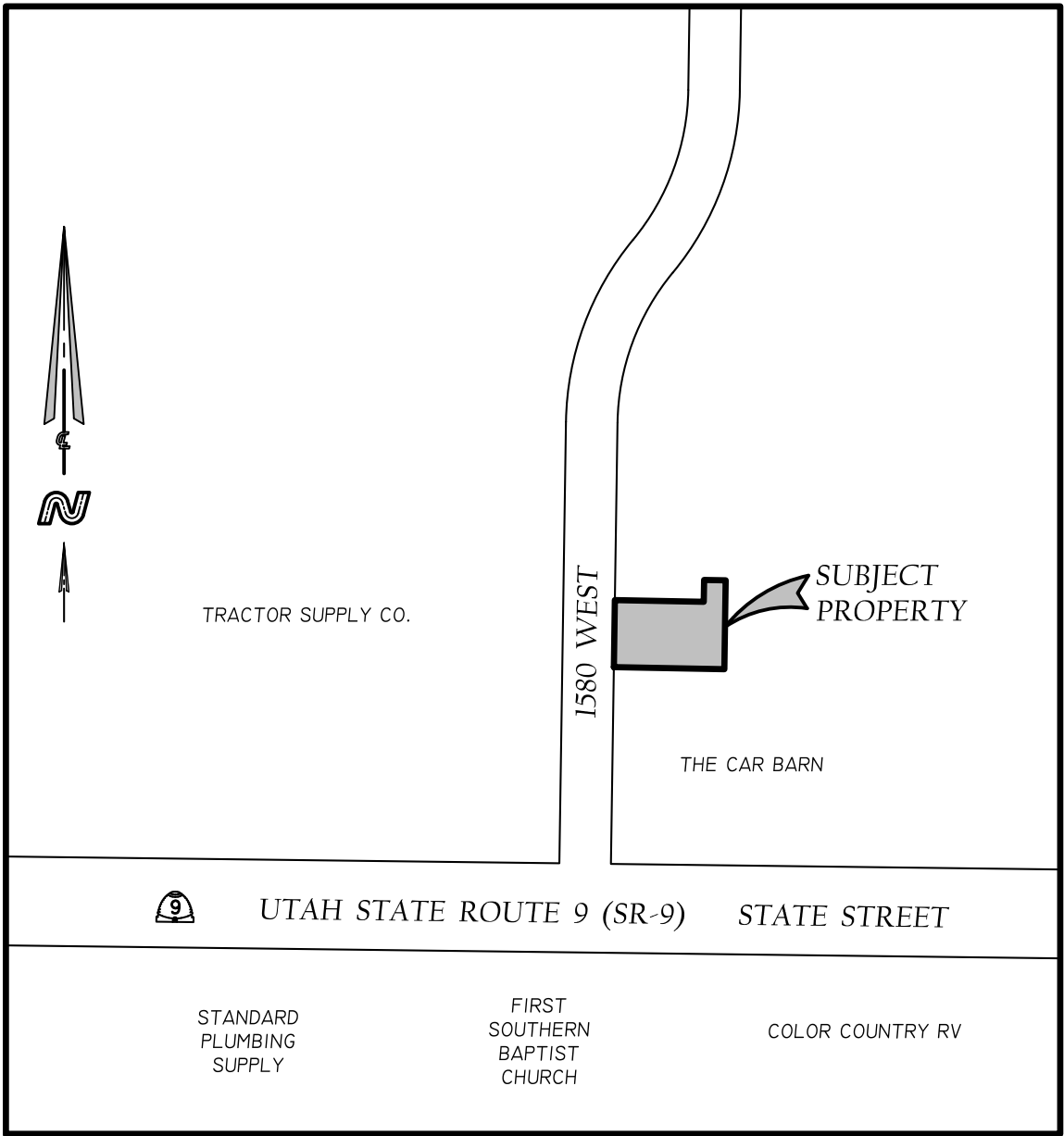
- 2-STORY 6-PLEX
1 - OFFICE ATTACHED TO SINGLE BEDROOM LIVING QUARTERS FOR MANAGER, GROUND FLOOR
1 - NIGHTLY RENTAL - ACCESSIBLE UNIT, GROUND FLOOR
4 - NIGHTLY RENTAL - SINGLE BEDROOM UNITS
(MAY BE 4 UP & 2 DOWN OR 3 UP & 3 DOWN)

PARKING SPACES = 9 (INCLUDING 1 ACCESSIBLE)

TOTAL AREA: 9,972 SQ.FT. 0.229 ACRE
TOTAL UNITS: 6
DENSITY: 26.2 UNITS/ACRE

GROUND FLOOR COVERAGE: UP TO 1904 SQ.FT. (WILL LIKELY BE SIGNIFICANTLY SMALLER, PROVIDING PORCHES AND SPACE FROM DRIVEWAY FOR EGRESS POINTS)
2ND FLOOR: UP TO 1904/2 = 952 SQ.FT.
TOTAL: 2,856 SQ.FT. 0.0655 ACRE

OPEN SPACE: 80.90% - 8,068 SQ.FT. 0.185 ACRE
28.85% - 2,877 SQ.FT. 0.066 ACRE (EXCLUDING PAVED AREA)

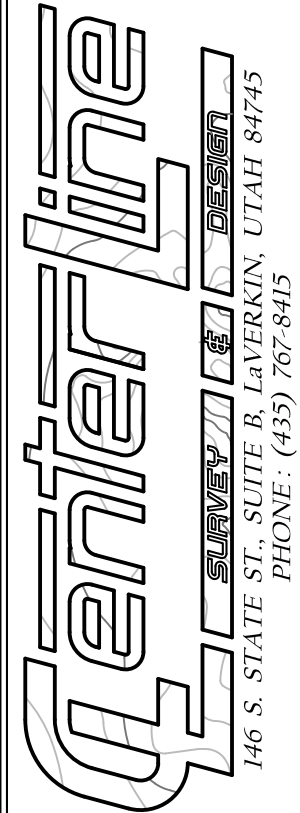


SUITES ON 9 - PRELIMINARY SITE PLAN

SCALE: 1" = 10'

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

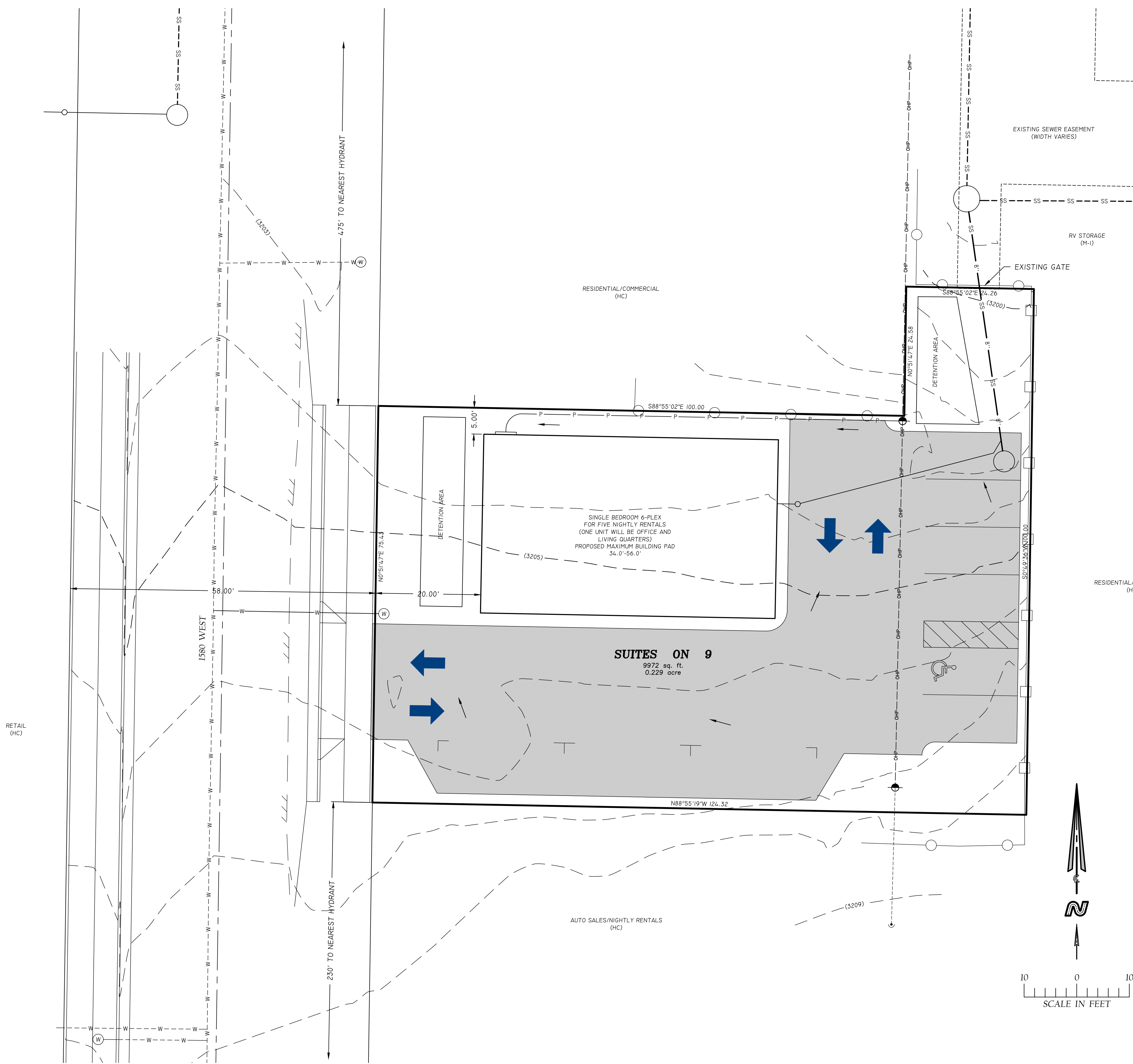


JOB # (CLIENT #):
2307-0254 (1013)
FILE NAME:
0203 EXHIBIT

PRELIMINARY SITE PLAN
FOR
SUITES ON 9
TRAVIS AND AMY BARNEY
SE4 SECTION 31, T4S, R10W, S10RM
HURRICANE, UTAH

DATE:
02-DEC-2022
SCALE:
AS NOTED

SHEET



LAND USE SUMMARY:

SUITES ON 9:

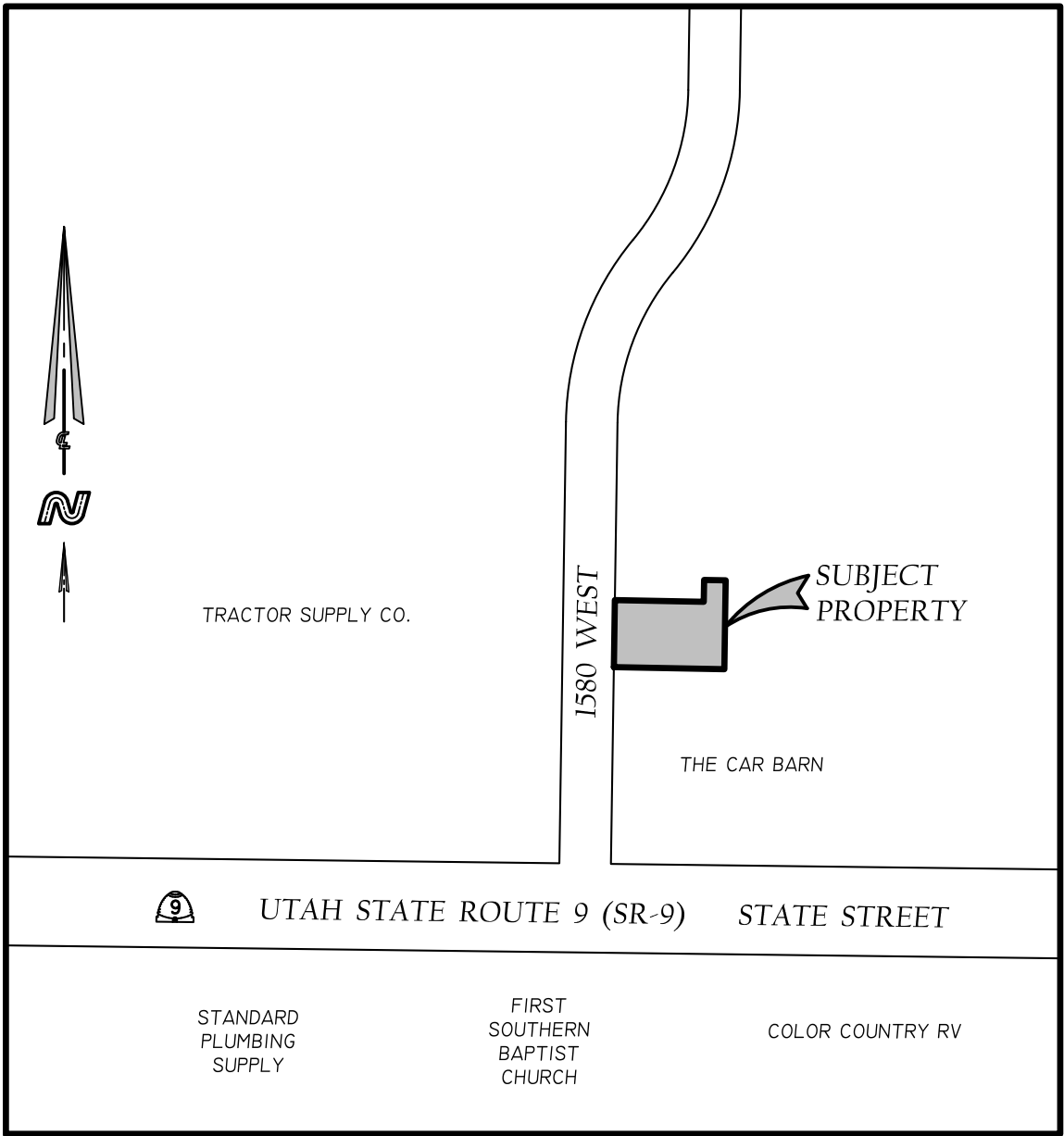
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(MAY BE 4 UP & 2 DOWN OR 3 UP & 3 DOWN)

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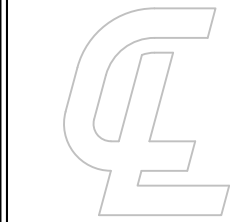
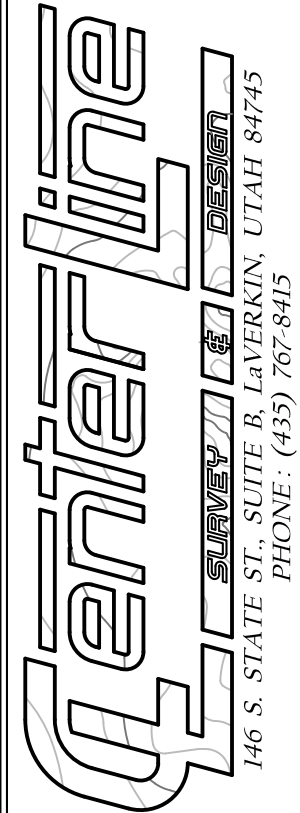


SUITES ON 9 - PRELIMINARY SITE PLAN

SCALE: 1" = 10'

REVISIONS

NO.	DATE	APPROVED BY	REMARKS



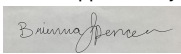
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2307-0254 (1013)
FILE NAME:
0203 EXHIBIT

PRELIMINARY SITE PLAN
FOR
SUITES ON 9
TRAVIS AND AMY BARNEY
SE4 SECTION 31, T4S, R15W, S10RM
HURRICANE, UTAH

DATE:
02-DEC-2022
SCALE:
AS NOTED

SHEET

**Application**

Application Accepted Date: 11/29/2023		Valuation		\$	0.00					
Type of Improvement: Subdivision (Final Plat Amendment)		PERMIT FEES								
Description: Combine said two lots		Planning Fee		\$	150.00					
Tenant / Project Name: Gardiner Investments		Planning Fee		\$	150.00					
Bldg. Address: 3700 W 2640 S circle		Sub Total:		\$	150.00					
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00					
Subdivision: Dixie springs Phase: C		Amount Paid:		\$	150.00					
Block: Lot #: 231,232 Parcel #: DSP-C-231, DSP-C-232		Remaining Due:		\$	0.00					
Property Owner: Gardiner Investments										
Permit Contact: Heather Hugie P:(435) 757-5878										
Email: hhugie@gmail.com										
CONTACT INFORMATION										
Engineer of Record: Rosenberg										
Email: codya@racivil.com P: (435) 619-9203										
General Contractor: Heather Hugie										
License #: 8571384-5501 P: (435) 757-5878										
Address: 2829 S 3200 W										
City: Hurricane State: UT Zip: 84737										
Email: hhugie@gmail.com										
APPLICATION DETAILS										
										
						APPROVALS		DATE	INFO	
						Plan Review Finalized:		Yes	11/30/23	Brienna Spencer
Setbacks		Front:	Rear:	Left:	Right:					
Min.										
Actual:										
APPLICATION NUMBER: PENDAFP23-18										
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.										
Applicant Name: Cody Arnoldson										
Signature of Applicant/Authorized Agent or Owner: Date:										
Application Approved By:		Date:								
		11/30/2023								
Application Issued By:		Date:								
Receipt #: 8.174578-11/29/23										



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	AFP23-18
Type of Application:	Amended Final Plat
Action Type:	Administrative
Applicant:	Heather Hugie
Agent:	Rosenberg Associates
Request:	Approval of an Amended Final Plat
Location:	3700 W 2640 W Cir
Zoning:	R1-10
General Plan Map:	Single Family

Discussion: The applicant has applied to amend the final plat for Dixie Springs Plat C to combine Lots 231 and 232 into one lot. Combining lots within a recorded subdivision requires approval of an amended final plat.



JUC Comments

JUC Comments are due December 13th, 2023 this report will be updated at that time and sent to the applicant and Planning Commission.

1. **Public Works:**
2. **Power:.**
3. **Water:.**
4. **Streets:**
5. **Sewer:**
6. **Engineering:**
7. **Fire:**
8. **Phone/Cable:**
9. **WCWCD:**

Staff Comments

1. The plat meets the amended final plat standards contained in [Utah Code 10-9a-608](#). Subdivision Amendments, updated in 2023. The following are the key items:
 - a. Depicts only the portion of the subdivision that is proposed to be amended.
 - b. Includes a plat name distinguishing the amended plat from the original plat.
 - c. Describe the differences between from the original plat.
 - d. Includes references to the original plat.
2. The Final Plat needs a full review by the City Engineering Department for surveying details.
3. The existing 10 foot public utility along 3700 W should be maintained.
4. Additional utility services will need to be shut off to the property.

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

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND PUBLIC UTILITY EASEMENT TO BE HEREFTER KNOWN AS:

DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C" - PARTIAL AMENDMENT "B"

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DOES HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC EASEMENTS. ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNER DOES HEREBY WARRANT AND ASSIGN TO HURRICANE CITY AND ITS SUCCESSORS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20__.

GARDIN INVESTMENTS LLC, A UTAH LIMITED LIABILITY COMPANY

_____) MANAGER OF GARDIN INVESTMENTS LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH) S.S.
COUNTY OF WASHINGTON)

ON THIS _____ DAY OF _____ IN THE YEAR _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF GARDIN INVESTMENTS LLC AND THAT HE EXECUTED THE FOREGOING DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF DICKEY REAL ESTATE VENTURES, LLC. AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

FULL NAME SIGNATURE: _____

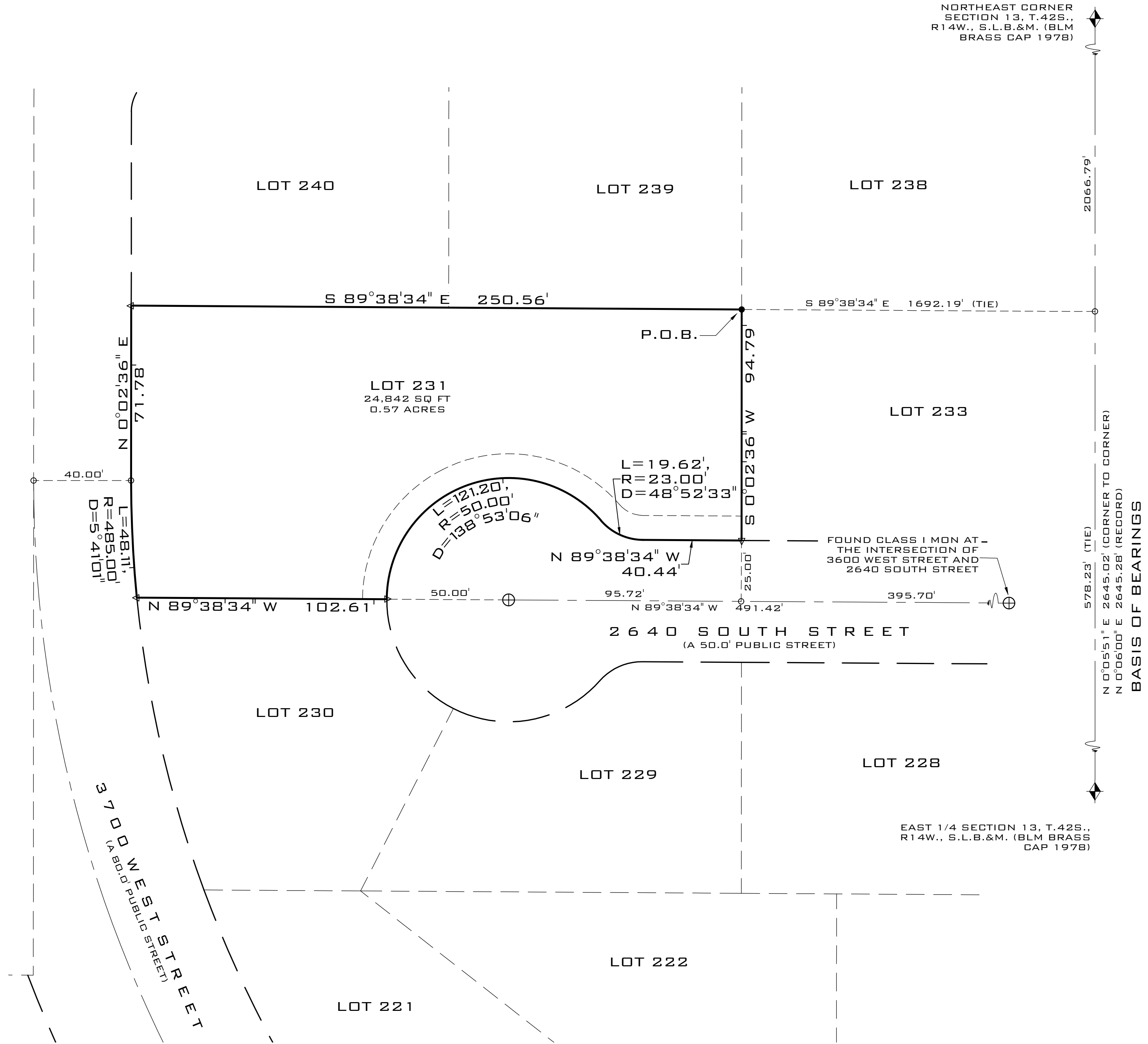
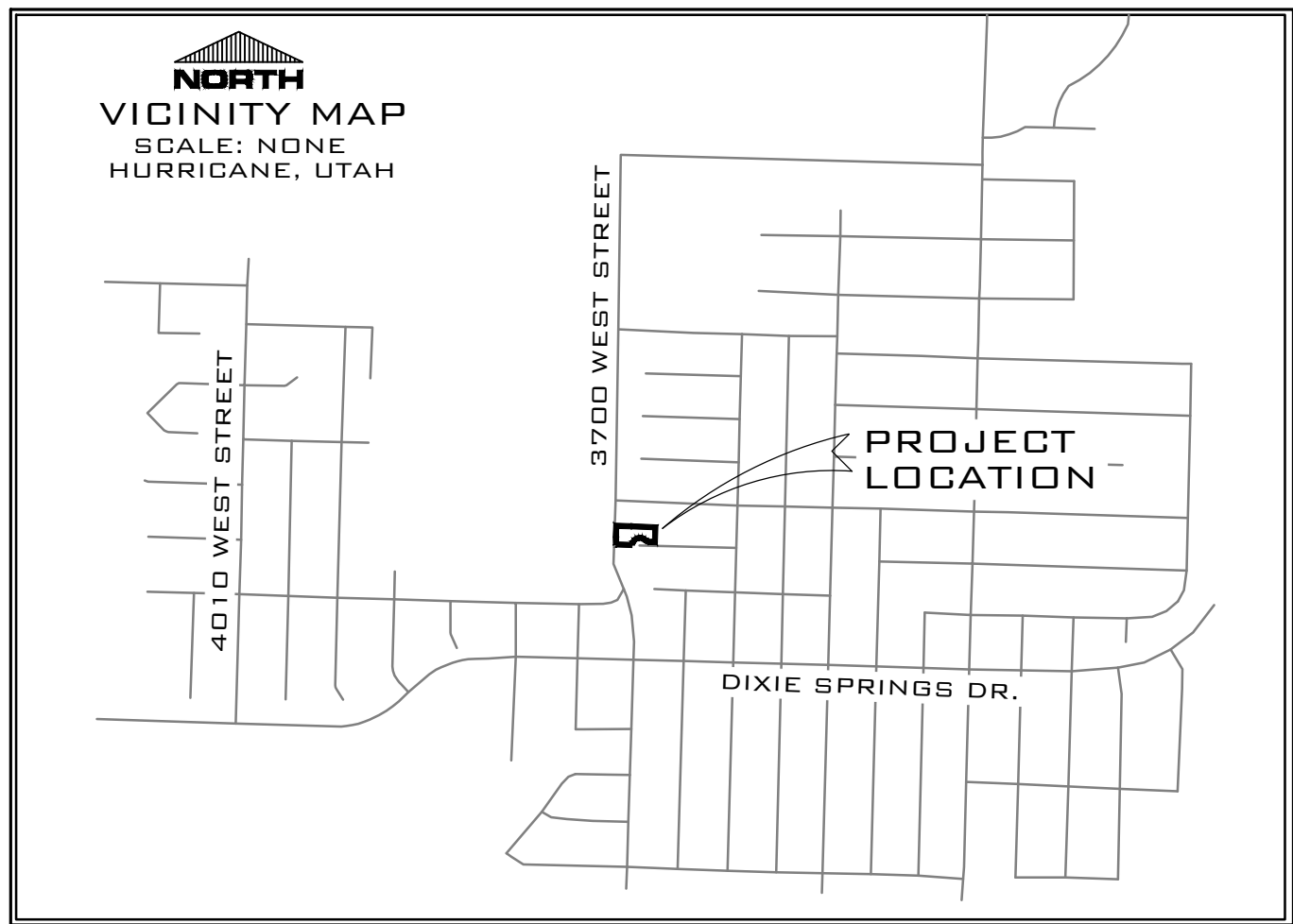
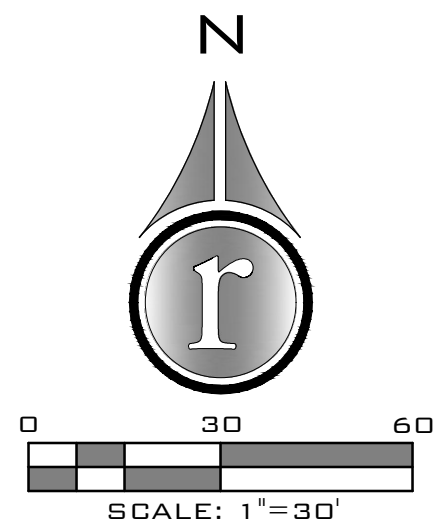
FULL NAME PRINT: _____

COMMISSION NO.: _____

EXPIRATION DATE: _____

A NOTARY PUBLIC COMMISSIONED
IN THE STATE OF _____

(STAMP NOT REQUIRED PER UTAH
CODE 46-1-16 (7) IF ABOVE
INFORMATION IS FILLED IN)

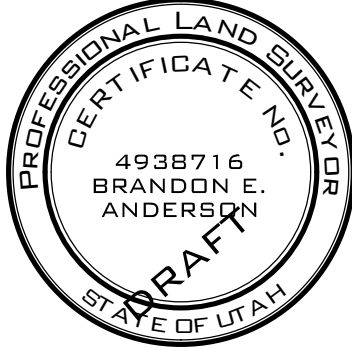


SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716, HOLD A LICENSE IN ACCORDANCE WITH TITLE 5B, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS ARE SET AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE HEREON OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO A LOT AND PUBLIC UTILITY EASEMENT TO BE HEREINAFTER KNOWN AS:

DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C" - PARTIAL AMENDMENT "B"

THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND POINTS ESTABLISHED ON THE GROUND IN ACCORDANCE WITH THE HEREON LEGAL DESCRIPTION.



BRANDON E. ANDERSON

CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

ALL OF LOTS 231 & 232 OF DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C", AS FOUND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 20170000709, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 233, DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C", SAID POINT ALSO BEING NORTH 00°05'51" EAST 578.23 FEET ALONG THE SECTION LINE AND NORTH 89°38'34" WEST 1,692.19 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE SOUTH 00°02'36" WEST 94.79 FEET ALONG THE WESTERLY LINE AND TO THE SOUTHWESTERLY CORNER OF SAID LOT 233, SAID POINT BEING ON THE NORTHERLY LINE OF 2640 SOUTH STREET;

THENCE WESTERLY ALONG SAID NORTHERLY LINE 2640 SOUTH STREET THE FOLLOWING (3) COURSES;

THENCE NORTH 89°38'34" WEST 40.44 FEET;

THENCE NORTHWESTERLY 19.62 FEET ALONG AN ARC OF A 23.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 00°21'26" EAST, LONG CHORD BEARS NORTH 65°12'18" WEST 19.03 FEET WITH A CENTRAL ANGLE OF 48°52'33");

THENCE WESTERLY 121.20 FEET ALONG AN ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 49°13'59" WEST, LONG CHORD BEARS SOUTH 69°47'26" WEST 93.63 FEET WITH A CENTRAL ANGLE OF 138°53'06") TO THE NORTHEASTERLY CORNER OF LOT 230 OF SAID DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C";

THENCE NORTH 89°38'10" WEST 102.61 FEET ALONG THE NORTHERLY LINE OF SAID LOT 230 TO THE EASTERLY LINE OF 3700 WEST STREET;

THENCE NORTHERLY ALONG SAID EASTERLY LINE OF 3700 WEST STREET THE FOLLOWING (2) COURSES;

THENCE NORTHERLY 48.11 FEET ALONG AN ARC OF A 485.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 84°21'35" EAST, LONG CHORD BEARS NORTH 02°47'54" WEST 48.09 FEET WITH A CENTRAL ANGLE OF 05°41'01");

THENCE NORTH 00°02'36" EAST 71.78 FEET TO THE SOUTHWESTERLY CORNER OF LOT 240 OF SAID DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C";

THENCE SOUTH 89°38'34" EAST 250.56 FEET ALONG THE SOUTHERLY LINE SAID LOT 240 TO AND ALONG THE SOUTHERLY LINE OF LOT 239, SAID DIXIE SPRING SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C" TO THE POINT OF BEGINNING.

CONTAINING 24,842 SQUARE FEET OR 0.57 ACRES.

AMENDMENT NOTE:

THE PURPOSES OF THIS AMENDMENT IS TO COMBINE LOTS 231 & 232 INTO ONE LOT, AND TO VACATE THE 10' REAR AND SIDE EASEMENTS ON SAID LOTS AND THE 20' EASEMENT BETWEEN SAID LOTS. NO OTHER CHANGES ARE MADE WITH THIS PLAT.

NOTES:

1. THERE EXISTS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG 2640 SOUTH STREET.

LEGEND:

- SET PK/WASHER IN WALL
- NOTHING SET OR FOUND
- ⊕ FOUND SURVEY CONTROL MONUMENT - CLASS I (HURRICANE CITY)
- △ FOUND PK NAIL IN CURB ON EXTENSION OF LOT LINE
- ★ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED

DIXIE SPRINGS SUBDIVISION
THIRD AMENDMENT AND
EXTENSION PLAT "C"
PARTIAL AMENDMENT - B
(LOTS 231 & 232)

LOCATED IN THE N.E. QUARTER OF SECTION 13, TOWNSHIP 42
SOUTH, RANGE 14 WEST SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH.

SHEET 1 OF 1



352 EAST RIVERSIDE DRIVE, SUITE A-2, ST. GEORGE, UTAH 84790
PH (435) 673-8586 FX (435) 673-8397 - WWW.RADIVIL.COM

FPLAT-AMD-PARTIAL FILE NUMBER:	10/31/23 DATE:	C.G.A. DRAWN:
14010-23 JOB NUMBER:	1" = 30' SCALE:	B.E.A. CHECKED:

ENGINEER'S APPROVAL

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20__

ENGINEER
HURRICANE CITY

APPROVAL AS TO FORM

APPROVED AS TO FORM, THIS THE _____ DAY OF _____, A.D. 20__

CITY ATTORNEY
HURRICANE CITY

ASH CREEK SPECIAL SERVICE
DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20__

ASH CREEK SPECIAL SERVICES DISTRICT

APPROVAL AND ACCEPTANCE BY THE
HURRICANE CITY, UTAH

WE, THE CITY COUNCIL OF HURRICANE CITY, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO. THIS _____ DAY OF _____, 2023.

ATTEST: CITY RECORDER
HURRICANE CITY

MAYOR
HURRICANE CITY

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER



Hurricane City Application

Application Accepted Date: 11/29/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Final)		PERMIT FEES			
Description: It is our intention to build apartments over the e		Planning Fee		\$	250.00
Tenant / Project Name: Cedar Post Rentals		Sub Total:		\$	250.00
Bldg. Address: 72 West State St. Hurricane Ut		Permit Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00
Subdivision: main street Phase:		Remaining Due:		\$	250.00
Block: Lot #: Parcel #: H-154-A					
Property Owner: Jill Hamblin					
Permit Contact: Micah Carlson P:(435) 720-4874					
Email: micah.platinum@hotmail.com					
CONTACT INFORMATION					
Engineer of Record: Pratt Engineering P.C.					
General Contractor: Jill Hamblin					
License #: P: (435) 668-2387					
Address: 72 West State street Hurricane					
City: Hurricane State: Ut Zip: 84737					
Email: jill@cedarpostpawn.com					
APPLICATION DETAILS					
		APPROVALS		DATE	INFO
Plan Review Finalized:		Yes	11/29/23	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDFSP23-61					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Micah Carlson					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By: Date:					
Brienna Spencer 11/29/2023					
Application Issued By: Date:					
Receipt #: 8.174551-11/29/23					

STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	FSP23-61
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Jill Hamblin
Agent:	
Request:	Approval of a Final Site Plan
Location:	72 W State St
Zoning:	General Commercial
General Plan Map:	Downtown District

Discussion: The applicant is seeking a preliminary site plan to add four vacation rental units on top of the already existing Cedar Post Pawn Shop. Three vacation rentals will be one-bedroom and one bathroom, while the one facing State Street will be two bedrooms and two bathrooms. This will be effectively similar to a hotel, an allowed use in General Commercial zoning. The applicant has proposed a number of upgrades to the property, such as a block wall to separate the property from residential lots and additional parking in their shared lot with ERA.



JUC Comments

1. Construction drawings were signed off in October 2023

Staff Comments: Final Site Plan

1. The proposed use is a permitted use in the General Commercial zone as substantially similar to a hotel/motel use.
2. **Parking:** Parking regulations for a hotel is “2 spaces plus 1 space per living or sleeping unit” which would be six parking spaces. Applicant plans to use the existing parking spaces for the pawnshop and ERA. The entire parking plan has seventeen spaces overall which, when one considers that Cedar Pawn and the nightly rental use tend to operate at different hours from the vacation rentals, the parking likely will be sufficient.
 - a. The Planning Commission can grant a parking exception based on the following criteria if it finds it necessary:

C. Shared Use Parking: The Planning Commission may authorize shared use of a parking lot subject to the following conditions:

1. The uses sharing the parking lot are unlikely to produce a substantial demand for parking at the same time. The City may require a shared parking study to be completed which clearly establishes that uses will make use of the shared spaces at different times of the day, week, month or year.

2. Required parking spaces reserved for persons with disabilities shall not be reduced.

3. Ongoing shared use of the parking lot is assured by an agreement or easement approved by the City which requires:

a. The parking lot to be continuously available unless an alternative legal parking lot is provided;

b. All spaces to be available without charge;

c. The Zoning Administrator to be notified thirty (30) days prior to the expiration or termination of the agreement or easement; and

d. Provision of additional parking up to the amount otherwise required under this chapter if the Zoning Administrator determines, based on parking counts, that a shared parking lot does not satisfy the off street parking demand of the uses involved.

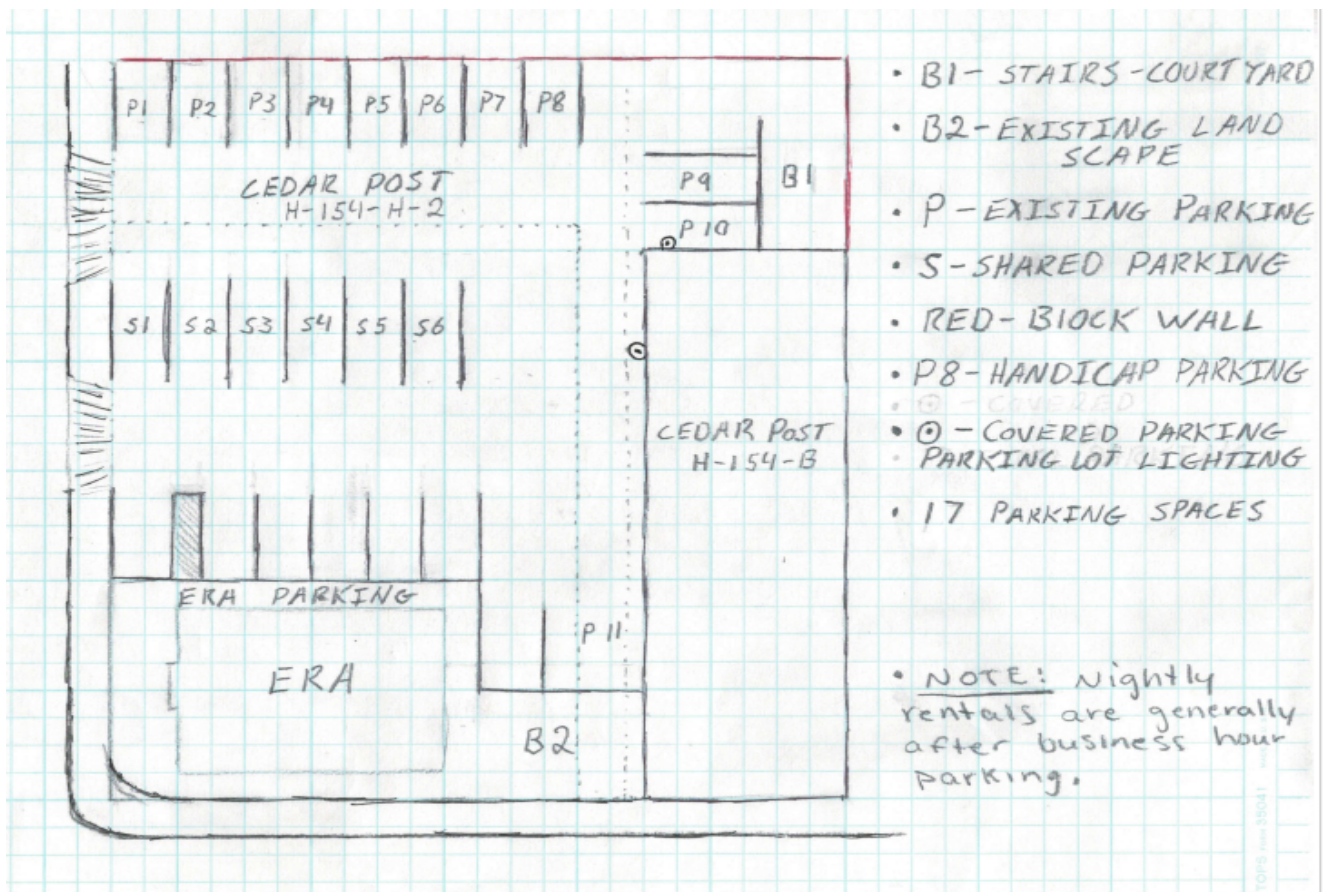
3. Applicant has provided a landscaping plan showing existing landscaping not to change. Where no changes to the frontages are request no changes are required.
4. Building elevations have been provided that show that the building, with the expansion, will not be taller than 35’.
5. A lighting plan has been provided. Any changes to the outdoor lighting should meet Hurricane City Code.

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code. Staff recommends the application be approved subject to staff and JUC comments.

Parking Plan

Cedar Post Apartments

Cedar Post Pawn currently owns eleven parking spaces and has a shared parking agreement for six additional parking spaces in the center of the parking lot, making seventeen available parking spaces. Nightly rentals are generally after business hours and weekends and doesn't typically overlap with the existing business needs. There will be assigned parking spots for each apartment, as well as a marked handicap spot (see parking diagram) that will be freshly striped and labeled. As you can see, our parking is more than adequate.



Landscape Plan

Cedar Post Apartments

Existing landscape will not change on the front elevation. A block wall will be installed on the north property line where the current wire fencing is to separate the residential and commercial spaces.



EXISTING LANDSCAPING ON STATE STREET



EXISTING LANDSCAPING ON STATE STREET



EXISTING LANDSCAPING PARKINGLOT VIEW

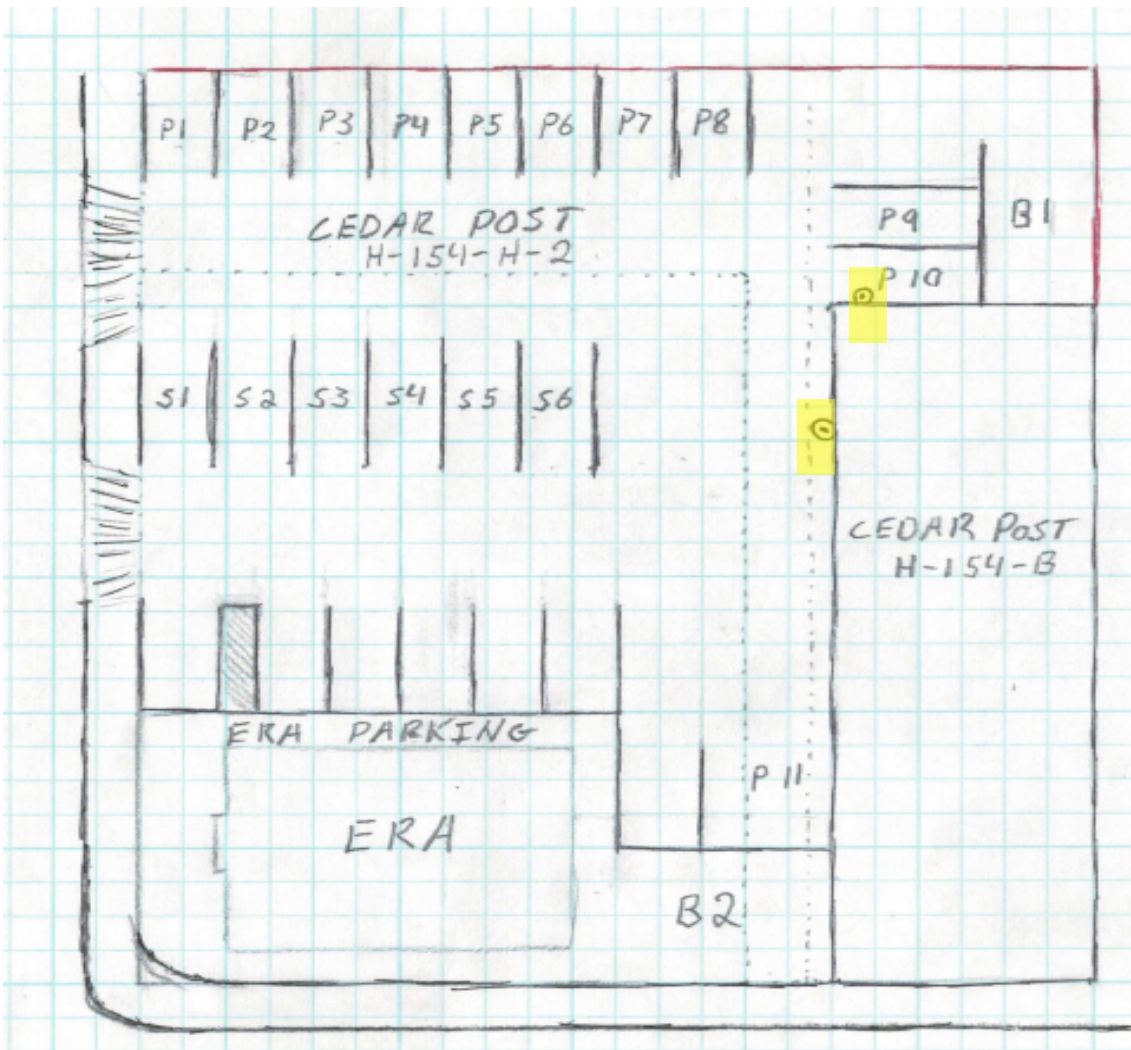


The existing fence on the north property line will be replaced with a block wall to separate the residential and commercial properties. See parking diagram.

Lighting Plan

Cedar Post Apartments

See yellow highlighted areas where there are existing parking lot lights, located on the north end and the west side of the building.



State Street

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY "DESIGN STANDARDS & SPECIFICATIONS", SPECIAL SERVICE DISTRICT STANDARDS AND SPECIFICATIONS, AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT BACK FILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF HURRICANE, AND OR THE ASH CREEK SPECIAL SERVICE DISTRICT THE CITY AND THE SEWER DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, LOCATE ALL OVERHEAD INTERFERENCE'S WHICH MAY AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THERE WITH.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.
- SUBMIT PROOFS OF STREET SIGNS TO CITY ENGINEER PRIOR TO ORDERING.

FIRE DEPARTMENT NOTES:

- NO BURNING OF CONSTRUCTION MATERIAL IS PERMITTED.
- AN APPROVED WATER SUPPLY SHALL BE MADE AVAILABLE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIAL.
- PROVIDE AND MAINTAIN ALL WEATHER FIRE ACCESS.



NOTE
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. PRATT ENGINEERING, P.C. BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

SHEET INDEX

SHEET NAME:	PAGE NUMBER
SITE PLAN	1
GENERAL NOTES	2
FLOOR PLAN	3
ROOF PLAN	4
ELEVATIONS	5
ELECTRICAL PLAN	6
SHEAR & FOUNDATION PLAN	S1
SHEAR DETAILS	S2
FOUNDATION DETAILS	S3

SITE PLAN

SCALE: 1" = 10'-0"

HAMBLIN
CEDAR POST RENTALS
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

HURRICANE CITY APPROVAL

TDS TELECOM DATE

QUESTAR GAS COMPANY DATE

CENTURY LINK DATE

ASH CREEK S.S.D. DATE

HURRICANE CITY WATER DATE

HURRICANE CITY STREETS DEPT. DATE

HURRICANE BUILDING OFFICIAL DATE

HURRICANE CITY PARKS DATE

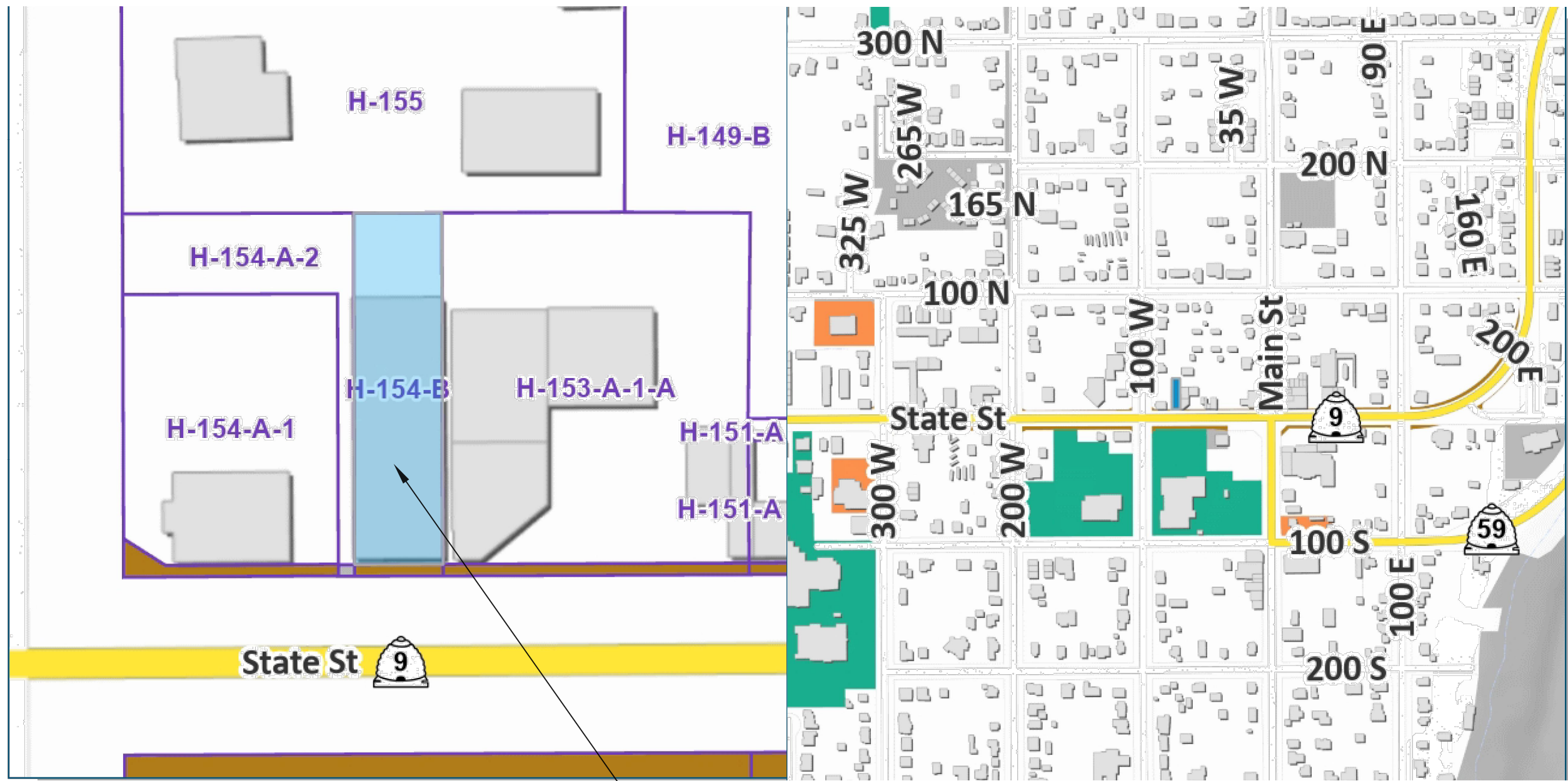
HURRICANE CITY POWER DATE

HURRICANE CITY FIRE DEPARTMENT DATE

HURRICANE CITY ENGINEER DATE

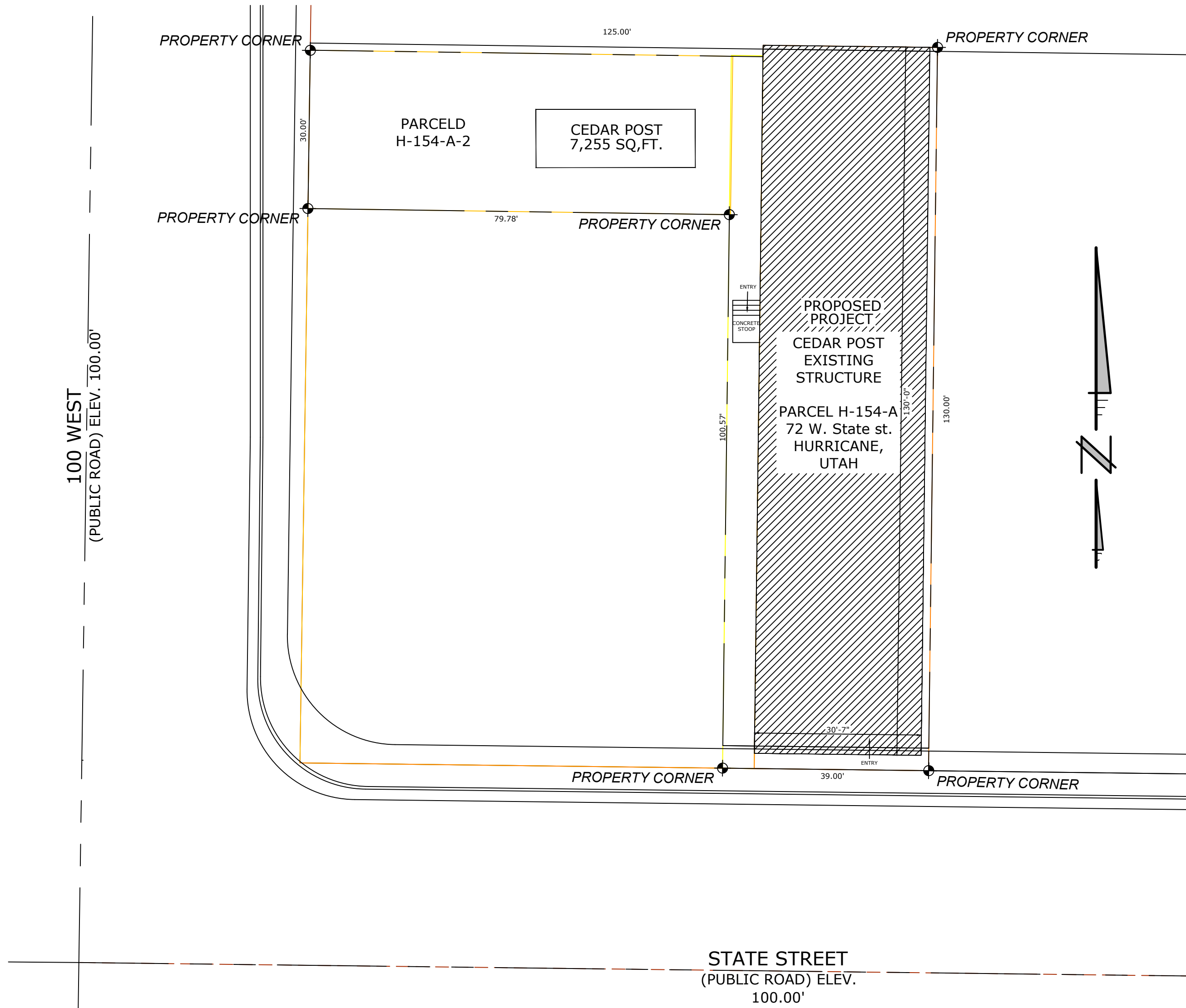
WATER CONSERVANCY DISTRICT DATE

HURRICANE CITY PUBLIC WORKS DIRECTOR DATE



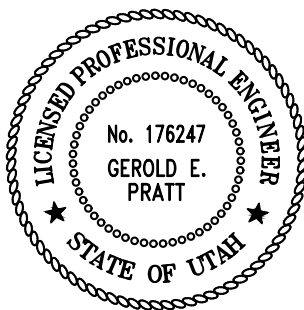
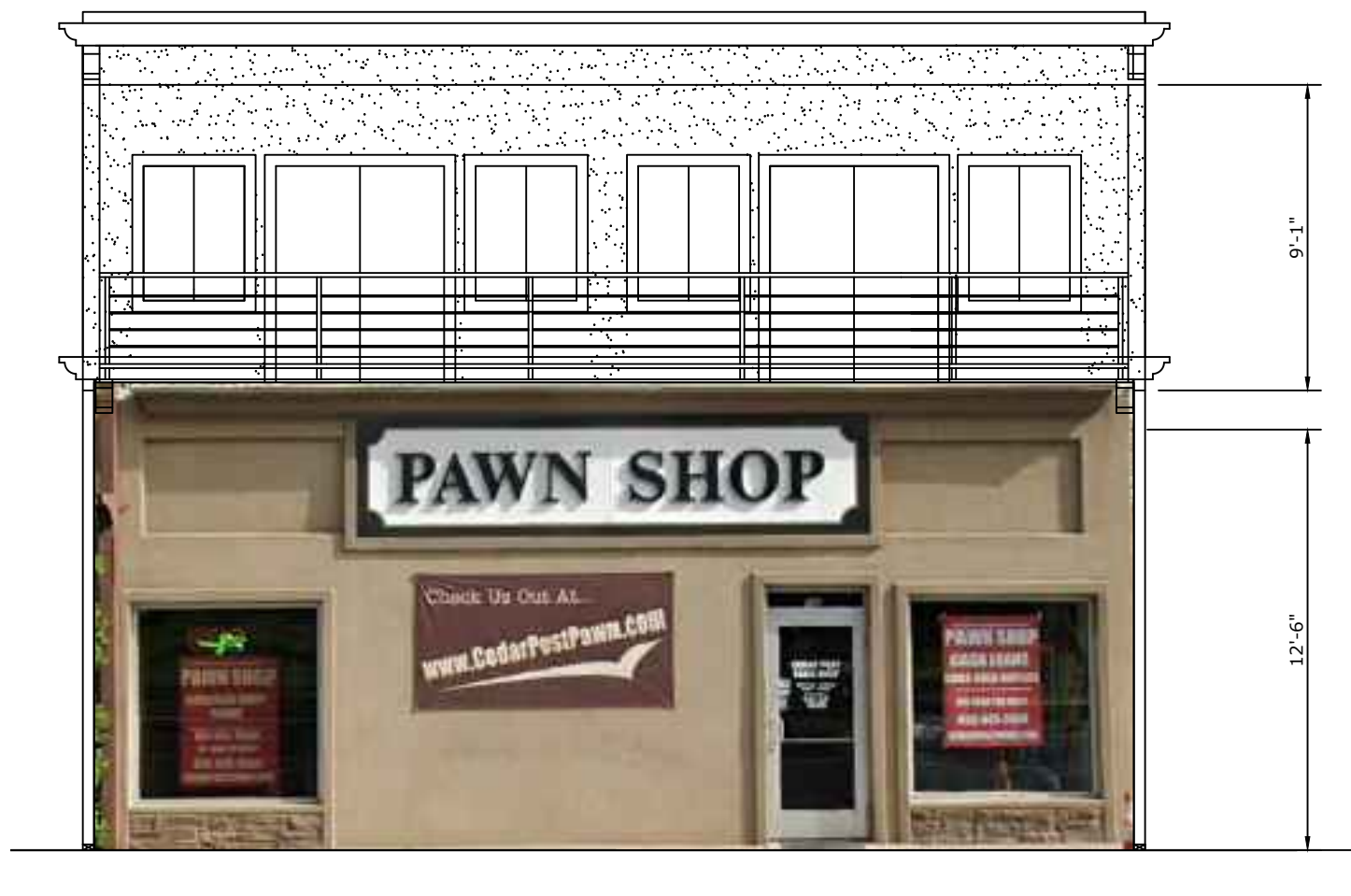
VICINITY MAP
N.T.S.

PROPOSED LOCATION



SITE PLAN

SCALE N.T.S.



REVISIONS

NO.	DATE	APPROVED BY	REVISED HOME LOCATION	REMARKS
1	01-22-19			

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 9 HURRICANE, UTAH 84737
FAX: (435) 635-5765 TEL: (435) 635-2329

SITE PLAN
CEDAR POST RENTALS
FOR
HAMBLIN
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

FILE NAME:
2109-0133
DATE:
APRIL 2022
CHECKED:

SCALE:
N.T.S.

SHEET
1
OF 9

GENERAL NOTES:

APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC), 2018
INTERNATIONAL RESIDENTIAL CODE (IRC), 2018
INTERNATIONAL FIRE CODE (IFC), 2018
INTERNATIONAL MECHANICAL CODE (IMC), 2018
INTERNATIONAL PLUMBING CODE (IPC), 2018
NATIONAL ELECTRICAL CODE (NEC), 2017

GENERAL

1. THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF PRATT ENGINEERING AND MAY BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION OF THE ENGINEER. THESE DRAWINGS AND CALCULATIONS ARE SPECIFIC TO THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.
2. THE STAMPED, SIGNED AND DATED DRAWINGS, CALCULATIONS AND DETAILS ARE TO BE USED FOR ONE PROJECT. THE REUSE OF THESE CONSTITUTES FOR A NEW STAMPED, SIGNED AND DATED SET OF DRAWINGS, CALCULATIONS AND DETAILS TO BE ISSUED BY THE ENGINEER.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND SUPPLEMENTS UNLESS HIGHER STANDARD IS CALLED FOR.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE, IN ACCORDANCE TO OSHA STANDARDS.
6. CONTRACTOR INITIATED CHANGES FROM THE APPROVED PLAN SET SHALL BE SUBMITTED FOR APPROVAL TO THE OWNER, ARCHITECT AND ENGINEER, ADEQUATE TIME (10 WORKING DAYS MINIMUM) SHALL BE PROVIDED FOR THE ENGINEER, ARCHITECT & OWNER TO REVIEW THE PROPOSED CHANGES.
7. COORDINATE STRUCTURAL DRAWINGS WITH PLUMBING, ELECTRICAL, & MECHANICAL CONTRACTORS.
8. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ENGINEER OR OWNER BEFORE CONTINUING WITH CONSTRUCTION.
9. THE TYPICAL DETAILS SHALL BE USED WHEREVER APPLICABLE UNLESS OTHERWISE NOTED ON THE DRAWINGS. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
10. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWING AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW MOST STRINGENT REQUIREMENTS AS DETERMINED BY STRUCTURAL ENGINEER WITHOUT COST TO OWNER.
11. OBSERVATION VISITS TO THE JOB SITE BY PRATT ENGINEERING FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY EARTHWORK.
13. WHEN REQUIRED, THE SPECIAL INSPECTION AGREEMENT IS TO BE PREPARED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE PROJECT IN ACCORDANCE TO IBC CHAPTER 17.

MASONRY

1. ALL CONCRETE MASONRY UNITS SHALL BE GRADE N TYPE I CONFORMING TO ASTM C90 "STANDARD SPECIFICATION FOR HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS", AND SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
2. 2.1. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, MINIMUM REINFORCING FOR MASONRY WALLS SHALL BE AS FOLLOWS:
6" WALL #5 HORIZ AT 48" O.C. AND #5 VERT. AT 48" O.C.
8" WALL #5 HORIZ AT 48" O.C. AND #5 VERT. AT 32" O.C.
10" WALL #6 HORIZ AT 48" O.C. AND #6 VERT. AT 32" O.C.
12" WALL #6 HORIZ AT 48" O.C. AND #5 VERT. AT 24" O.C.
- 2.2. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. LAP ALL MASONRY REINFORCING 40 BAR DIAMETERS.
- 2.3. ALL VERTICAL REINFORCING SHALL BE DOWELED 48 BAR DIAMETERS (SAME SIZE AND SPACING AS VERTICAL BARS INTO FOUNDATION WALL OR FOOTING BELOW).
- 2.4. ALL BLOCK CELLS SHALL BE GROUTED FULL USING CONCRETE GROUT. CELLS SHALL BE ALIGNED TO PRESERVE UNOBSTRUCTED VERTICAL CAVITIES OF 4" X 4" MINIMUM.
- 2.5. UNLESS OTHERWISE NOTED, ADDITIONAL VERTICAL BARS TO MATCH WALL REINFORCING SHALL BE PLACED AT JAMBS OF ALL OPENINGS AND AT ENDS AND INTERSECTIONS OF WALLS.
- 2.6. HORIZONTAL BARS SHALL BE PLACED IN BOND BEAMS FILLED WITH GROUT AT THE TOP OF ALL WALLS AND AT 48" O.C. MAXIMUM SPACING BETWEEN TOP OF WALL AND FOUNDATION. BOND BEAM UNITS SHALL CONTINUE UNINTERRUPTED AROUND ALL CORNERS AND WALL INTERSECTIONS.
- 2.7. ALL REINFORCING SHALL BE IN PLACE PRIOR TO GROUTING. VERTICAL REINFORCING BARS SHALL BE HELD IN POSITION AT THE TOP, BOTTOM AND AT INTERVALS NOT FARTHER APART THAN 200 BAR DIAMETERS.
3. MORTAR SHALL CONFORM TO ASTM C270-80A, "STANDARD SPECIFICATION FOR MORTAR FOR UNIT MASONRY". TYPE M OR S (AT CONTRACTORS OPTION), MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI.
4. NO MASONRY SHALL BE LAID WHEN THE TEMPERATURE OF THE OUTSIDE AIR IS BELOW 40 DEGREE F. UNLESS APPROVED METHODS ARE USED DURING CONSTRUCTION TO PREVENT DAMAGE TO THE MASONRY. SUCH METHODS SHALL INCLUDE PROTECTION OF THE MASONRY FOR A PERIOD OF AT LEAST 48 HOURS. SEE CURRENT IBC MASONRY CHAPTER FOR OTHER CONSTRUCTION AND PROTECTION REQUIREMENTS.
5. UNLESS APPROVED OTHERWISE BY THE ENGINEER, LOW LIFT GROUTED CONSTRUCTION PRACTICE SHALL BE USED. UNITS MAY BE LAID TO A HEIGHT NOT TO EXCEED 8 FEET; HOWEVER, IF THE HEIGHT EXCEEDS 8 FEET, CLEAN OUTS MUST BE USED. SUCH CLEAN OUTS SHALL BE PROVIDED BY SUITABLE OPENING IN THE FACE SHELLS IN THE BOTTOM COURSE OF EACH CELL TO BE GROUTED. THE CLEAN OUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.
6. ALL ANCHOR BOLTS AND REINFORCING STEEL MUST BE PLACED IN GROUTED CELLS.
7. STOP GROUT POUR 1/2" BELOW TOP OF BLOCK UNITS.
8. GROUT SHALL CONSIST OF 2 PARTS PORTLAND CEMENT, 3 PARTS SAND AND NOT MORE THAN 2 PARTS PEA GRAVEL. IT SHALL BE UNIFORMLY MIXED WITH ADEQUATE WATER TO FLOW INTIMATELY INTO PLACE WITHOUT SEGREGATION.
9. ALL GROUTED CELLS ARE TO BE VIBRATED TWICE WITH A MASONRY VIBRATOR NOT LESS THAN 10 MINUTES APART.
- 10.

WOOD

1. ALL PLYWOOD ROOF AND FLOOR DIAPHRAGMS AND SHEAR WALL SHALL BE APA RATED STRUCTURAL SHEATHING WITH A SPAN INDEX RATING AND THICKNESS AS NOTED ON DRAWINGS. EDGE SUPPORT, IF REQUIRED BY SPAN RATING OR THE PLYWOOD AND JOIST SPACING, SHALL CONSIST OF LUMBER BLOCKING, PANEL EDGE CLIPS, OR TONGUE AND GROOVE PLYWOOD EDGES. SEE DRAWINGS FOR PERIMETER NAILING REQUIREMENTS AND LOCATION OF DIAPHRAGM BLOCKING.
2. ALL MEMBERS FRAMING INTO THE SIDE OF HEADERS OR STUD WALLS SHALL BE ATTACHED USING METAL JOIST HANGERS.
3. ALL BOLTS FOR CONNECTIONS SHALL HAVE WASHERS PLACED UNDER NUTS AND HEADS. BOLT HOLES TO BE DRILLED 1/16" LARGER THAN BOLT DIAMETER.
4. MATERIALS:
4.1. GLUE LAM TIMBER: DOUGLAS FIR COMBINATION SYMBOL 24F-V4 FOR BEAMS (SIMPLE SPANS); 24F-V8 FOR CONTINUOUS OR CANTILEVER CONDITIONS. FB=2400 PSI, E=1,800,000 PSI.
4.2. FRAMING LUMBER: NUMBER 2 DOUGLAS FIR-LARCH OR BETTER OR AS NOTED OTHERWISE, MIN FB=1450 PSI FOR REPETITIVE USE.
4.3. PLYWOOD INTERIOR GRADE WITH EXTERIOR GLUE, SPAN INDEX RATIO:
48/24 ROOF FLOORS
32/16 WALLS
24/0
5. NAILS: STANDARD COMMON.

SPECIAL TREATMENTS (AMERICAN WOOD PRESERVERS INSTITUTE STANDARDS):

PLATES AND LEDGERS: COAT WITH PENTACHLOROPHENOL IN LIGHT PETROLEUM SOLVENT

MINIMUM NAILING REQUIREMENTS (SEE DRAWINGS FOR AREAS WITH GREATER REQUIREMENTS):

1. ROOF: NAIL ALL PLYWOOD PANEL EDGES WITH 8-d COMMON NAILS AT 4" O.C. AT ALL PANEL EDGES AND AT 6" O.C. AT ALL INTERMEDIATE SUPPORTS. UNLESS BLOCKING IS SPECIFICALLY REQUIRED ON THE DRAWINGS, USE TWO PLYCLIPS BETWEEN EACH SUPPORT FOR SPANS OF 48" O.C. AND ONE PLYCLIP BETWEEN EACH SUPPORT FOR LESSER SPANS AT ALL UNSUPPORTED PLYWOOD PANEL EDGES.
2. FLOOR: NAIL ALL PLYWOOD PANEL EDGES WITH 8-d COMMON OR DEFORMED NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" IN THE FIELD.
3. WALLS: NAIL ALL PLYWOOD PANEL EDGES WITH 8-d COMMON OR DEFORMED NAILS AT 6" O.C. AND 8" O.C. ALL INTERMEDIATE SUPPORTS, SOLID BLOCK ALL PANEL EDGES.
4. GENERAL FRAMING AND CARPENTRY: CONNECT ALL ITEMS AS PER IBC TABLE 2304.9.1 FASTENING SCHEDULE, UNLESS NOTED OTHERWISE.
5. FRAMING CONNECTIONS: USE SIMPSON STRONG-TIE CONNECTORS OR APPROVED EQUIVALENT.

1. JOIST AND RAFTERS: "U" OR "F" HANGERS AS REQUIRED.
2. BEAMS: EG HANGERS AND HGLB BEAM SEATS
3. HINGE CONNECTORS: HC 3T
4. COLUMNS: CC CAPS AND CB COLUMN BASES
5. HOLD DOWN ANCHORS: HD AND FTA
6. BLOCKING, BRIDGING, AND BRACING

PROVIDE SOLID BLOCKING AT LEAST 2 IN. THICK AND FULL DEPTH OF JOIST AT ENDS AND AT EACH SUPPORT OF JOIST. PROVIDE APPROVED BRIDGING AT A MAXIMUM OF 8'-0" O.C. MAXIMUM BETWEEN ROOF-JOIST SUPPORTS. SOLID BLOCKING BETWEEN JOISTS SHALL BE NAILED TO THE WOOD PLATE AT THE TOP OF THE WALL WITH ONE SIMPSON A35N FRAMING ANCHOR PER EACH PIECE OF BLOCKING.

7. LAMINATED BUILT-UP BEAMS OF 2X MEMBER 10 IN. OR LESS IN DEPTH SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16-d COMMON NAILS AT TWELVE-INCH (12 IN.) CENTERS, STAGGERED UNLESS SO SPIKED, OR IF THE DEPTH OF BEAM IS MORE THAN TEN INCHES (10 IN.), THE LAMINATIONS SHALL BE CONNECTED TOGETHER WITH 1/2 IN. BOLTS AT 18 IN. OC, STAGGERED. BOLTS SHALL BE PLACED 1/4 THE DEPTH OF THE MEMBER FROM THE TOP AND BOTTOM OF THE MEMBER.

ELECTRICAL

1. PROVIDE TAMPER RESISTANT RECEPTACLES PER CODE

CONCRETE

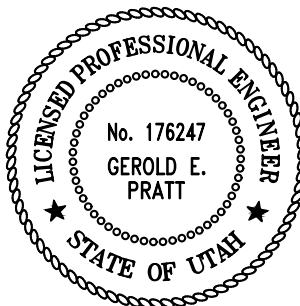
1. CONCRETE SHALL CONFORM TO ALL REQUIREMENTS OF ACI 318-11 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW:
- 1.1. CEMENT TYPES:
1.1.1. FOOTINGS, FOUNDATION WALLS, COLUMNS, BEAMS, SUSPENDED SLABS, BEARING WALLS, PIERS, SLABS ON GRADE-TYPE V PER ASTM C150.
1.1.2. EXTERIOR SLABS ON GRADE-USE 6 1/2% + 1 1/2% AIR PER ASTM C20 WITH MAX. SIZE AGGREGATE 3/4" PER ASTM C33 MAXIMUM SLUMP SHALL BE 4".
- 1.2. CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH AT 28 DAYS OF 2,500 PSI. UNLESS OTHERWISE SPECIFIED.
- 1.3. SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION ARE NOT REQUIRED FOR FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION, 3 STORIES OR LESS, THAT ARE DESIGNED IN ACCORDANCE TO IBC TABLE 1809.7 OR CONCRETE FOUNDATION WALLS CONSTRUCTED IN ACCORDANCE TO IBC TABLE 1807.1.6.2.
- 1.4. REINFORCING STEEL SHALL MEET ASTM A 615 GRADE 60 (YIELD STRESS = 60,000 PSI). ALL REINFORCEMENT SHALL BE COVERED BY A MINIMUM OF 3" CONCRETE WHEN CAST AGAINST EARTH, 1 1/2" OTHERWISE.
- 1.5. FOUNDATION WATER PROOFING AND DAMP-PROOFING, REFER TO IRC R406.
2. FOUNDATIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH IBC SECTIONS 1802.2 THROUGH 1808.9. THE USE OF CHEMICALS OR ADDITIVES TO PREVENT FREEZING SHOULD NOT BE PERMITTED. ALL CONCRETE SHALL BE PROPERLY VIBRATED IN PLACE USING INTERNAL VIBRATING RODS (MECHANICAL OR ELECTRICAL).
3. ALL SLABS ON GRADE SHALL BE PLACED WITH CONSTRUCTION JOINTS OR SAW CUTS AT 12'-0" ON CENTER (MAXIMUM) OR AS SHOWN/NOTED ON DRAWINGS.
4. CONCRETE TESTS WILL BE MADE ON MAJOR POURS AND AT SUCH OTHER TIMES AS MAY BE REQUIRED BY THE ENGINEER. EACH TEST SHALL CONSIST OF 3 CYLINDERS OF WHICH ONE SHALL BE TESTED AT SEVEN DAYS, ONE TESTED AT TWENTY-EIGHT DAYS AND ONE RETAINED IN RESERVE FOR LATER TESTS; IF REQUIRED. IN GENERAL, ONE TEST SHALL BE MADE FOR EACH 50 CUBIC YARDS OF CONCRETE ON EACH DAY'S POUR. SPECIMENS SHALL BE MADE IN ACCORDANCE WITH ASTM C-31 & C-39 STANDARDS. SLUMP AND AIR ENTRAINMENT TESTS SHALL ALSO BE MADE WITH EACH SET OF CYLINDERS TAKEN. AIR SHALL BE ADDED TO ALL CONCRETE EXPOSED TO WEATHER, UNLESS OTHERWISE PROVIDED BY CITY.
5. BEFORE CONCRETE IS POURED, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC., RELATED TO THE WORK.
6. REINFORCING STEEL PER PLANS WITH COVERAGE AS FOLLOWS:
6.1. CONCRETE CAST AGAINST AND EXPOSED TO EARTH 3"
6.2. CONCRETE EXPOSED TO EARTH BUT CAST IN FORM 2"
6.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER 1"
6.4. SLAB-ON-GRADE (FROM TOP OF SURFACE) 1 1/2"
7. BASEMENT WALL REINFORCING SCHEDULE

BASEMENT WALL REINFORCING SCHEDULE			
WALL THICKNESS	WALL HEIGHT	VERTICAL REINFORCEMENT	HORIZONTAL REINFORCEMENT
0'-8"	0' - 3'	#4 @ 24"	#4 @ 18"
	3' - 6'	#4 @ 18"	#4 @ 18"
	6' - 9'	#4 @ 12"	#4 @ 12"
	9' - 10'	#5 @ 12"	#4 @ 12"

MODEL NUMBER	L1	T	HEAD STAMP
SDS25312	3-1/2	2 1/4	S3.50
SDS25412	4-1/2	2-3/4	S5.40
SDS25600	6	3-1/4	S6

ALLOWABLE UNIFORM LOAD APPLIED TO EITHER OUTSIDE MEMBER (LBS PER LINEAL FT)							
MULTIPLE MEMBERS		SDS SCREWS, 12" O.C.		SDS SCREWS, 16" O.C.		SDS SCREWS, 24" O.C.	
ASSEMBLY	COMPONENTS	2 ROWS	3 ROWS	2 ROWS	3 ROWS	2 ROWS	3 ROWS
A	2 PIECES (ALL 1-3/4)	1360	2040	1020	1530	680	1020
B1	3 PIECES (ALL 1-3/4)	1020	1530	765	1150	510	765
B3, 4	3 PIECES (ALL 1-3/4)	1290	1935	970	1450	645	970
C, 4	4 PIECES (ALL 1-3/4)	1110	1665	835	1250	555	835
D	2 PIECES (1-3/4 TO 3-1/2)	1020	1530	765	1150	510	765
E	3 PIECES (1-3/4 TO 3-1/2 TO 1-3/4)	905	1360	680	1020	455	680
F, 4	2 PIECES (3-1/2 TO 3-1/2)	1360	2040	1020	1530	680	1020

1. If 7" beams are not equally loaded on each side, the p/l load from the lesser side should be at least 25% of the opposite side.
2. Quantity and spacing of screws in the table are for each screw head side of the assembly as shown in the assembly figures above.
3. The design professional shall ensure that adequate lateral bracing is provided to prevent displacement of the beam due to the torsion created by the structural members framing into the side of the beam assembly.
4. LSL applications involving assemblies b2, c and f are limited to interior-dry use only.



REVISIONS									
NO.	DATE	APPROVED BY	REMARKS						

Pratt Engineering, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 200 HURRICANE, UTAH 84737
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SHEAR & FOUNDATION PLAN
CEDAR POST RENTALS
FOR
HAMBLIN
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

FILE NAME:
2109-0133
DATE:
APRIL 2022
CHECKED:

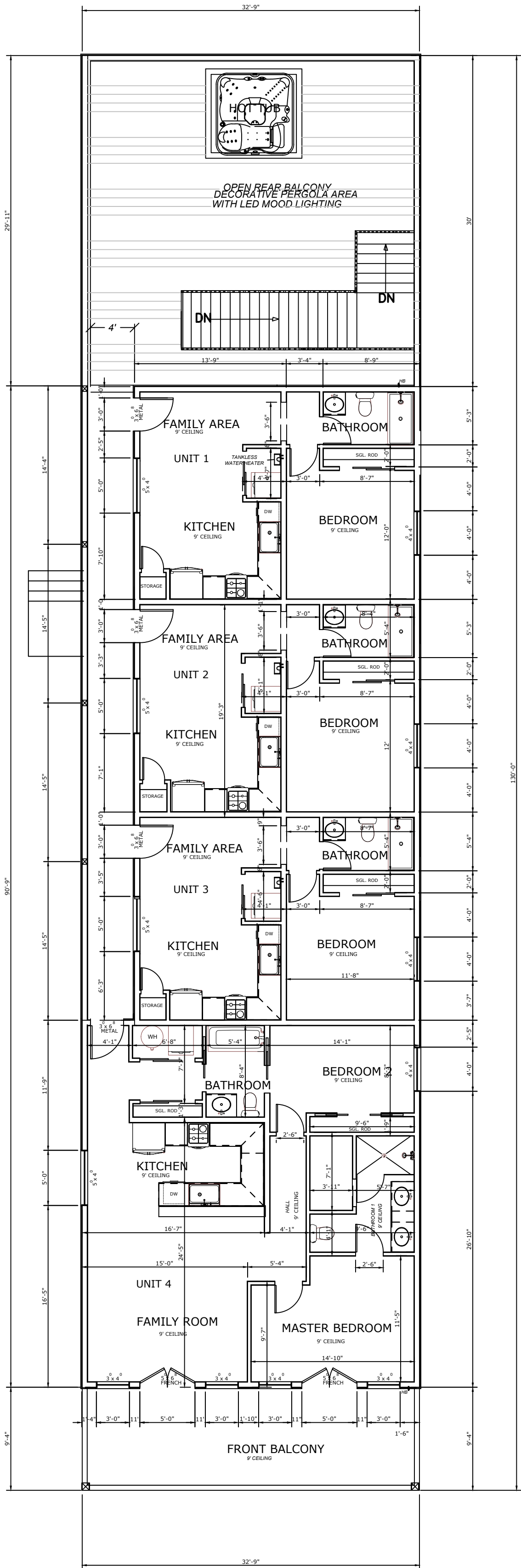
SCALE:
1/4" = 1'-0"

SHEET
2
OF 9

UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

HAMBLIN
CEDAR POST RENTALS
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH



UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISIONS

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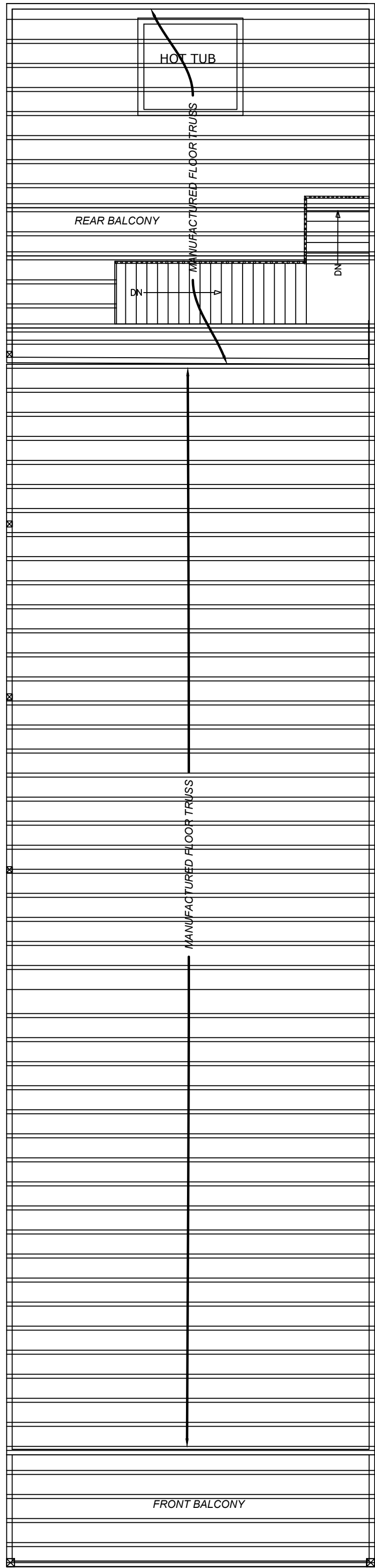
UPPER FLOOR PLAN
CEDAR POST RENTALS
FOR
HAMBLIN
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

FILE NAME:
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1/8" = 1'-0"
SHEET
3
OF 9

ROOF & FLOOR PLAN

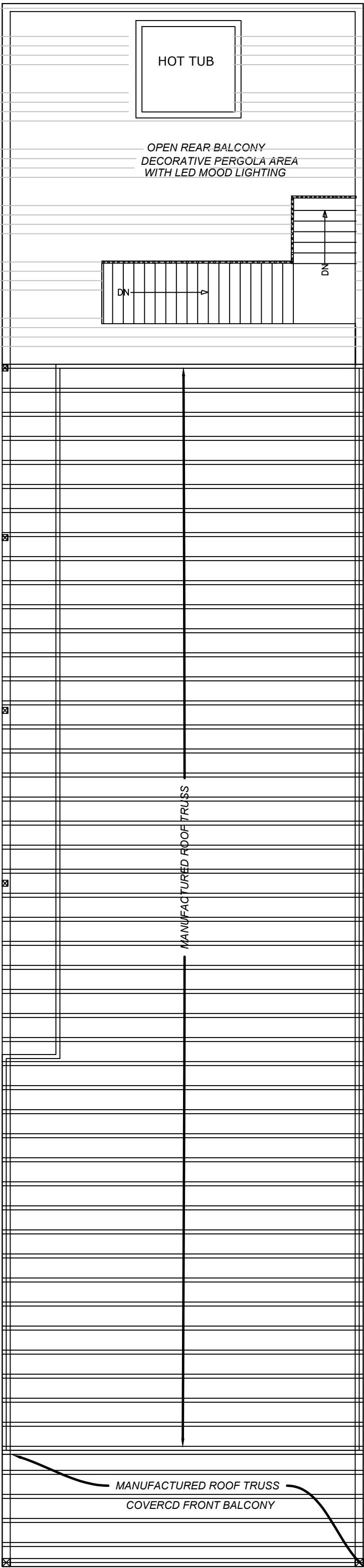
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HAMBLIN
CEDAR POST RENTALS
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH



FLOOR PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

REVISIONS			
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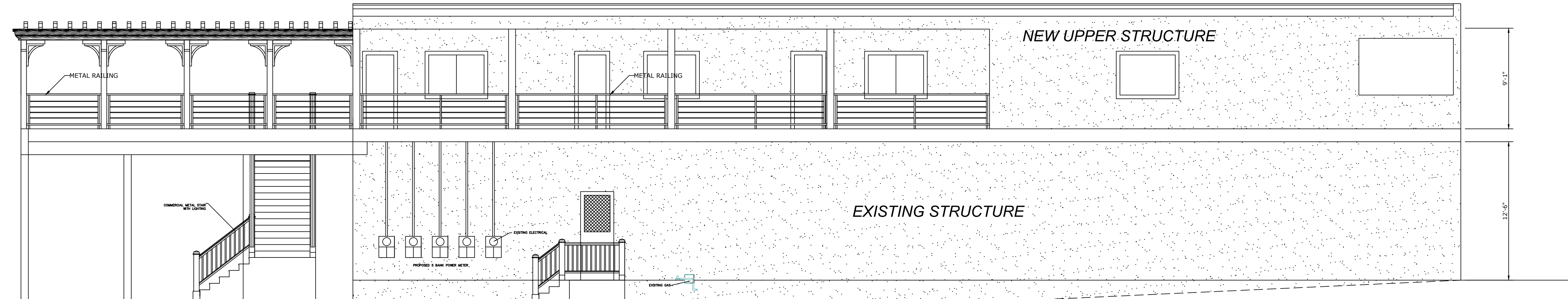
ROOF & FLOOR PLAN
CEDAR POST RENTALS
FOR
HAMBLIN
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

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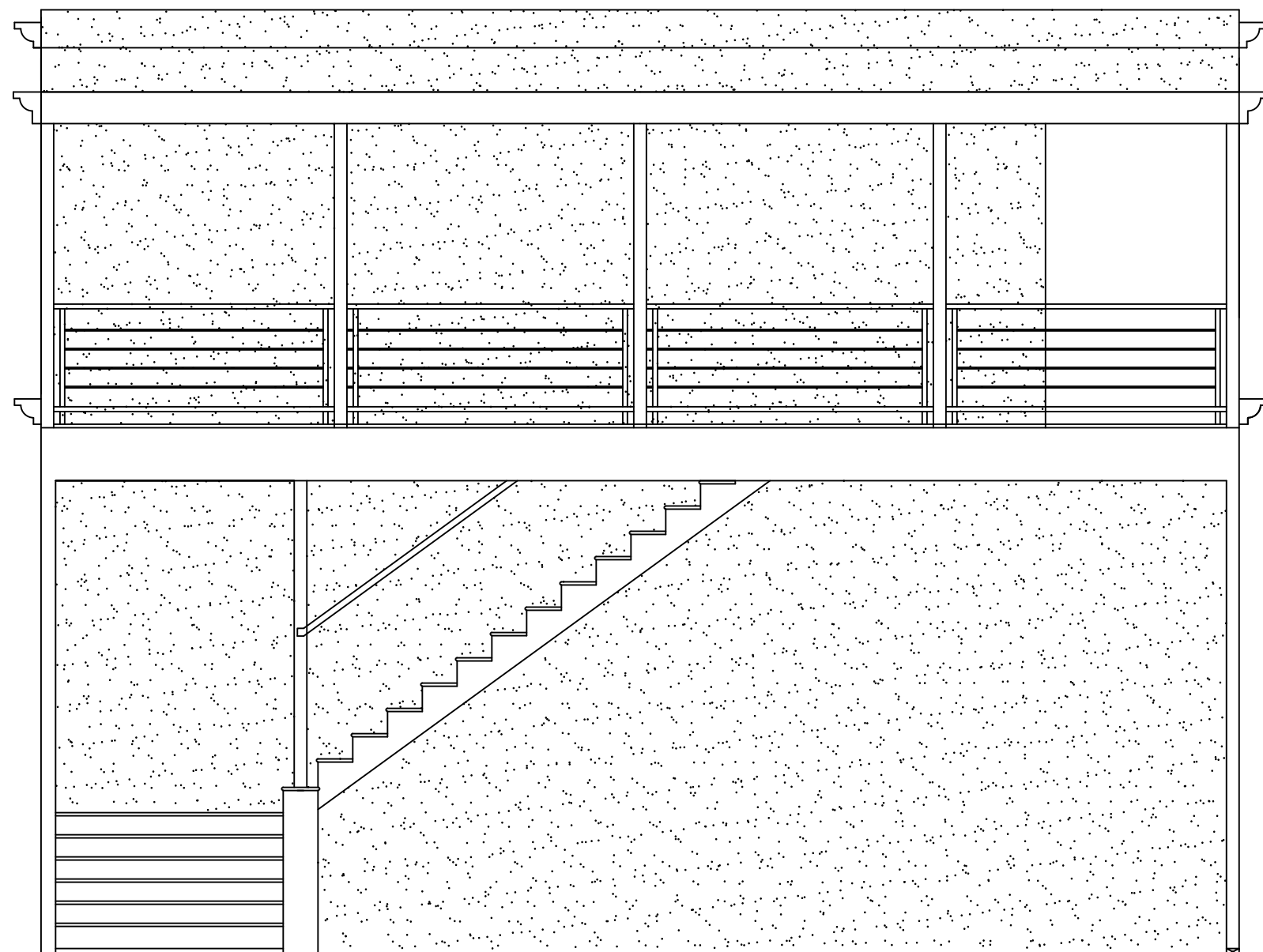
ELEVATIONS

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

HAMBLIN
CEDAR POST RENTALS
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH



WEST ELEVATION



REAR ELEVATION



FRONT ELEVATION

REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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ELEVATIONS
CEDAR POST RENTALS
FOR
HAMBLIN
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

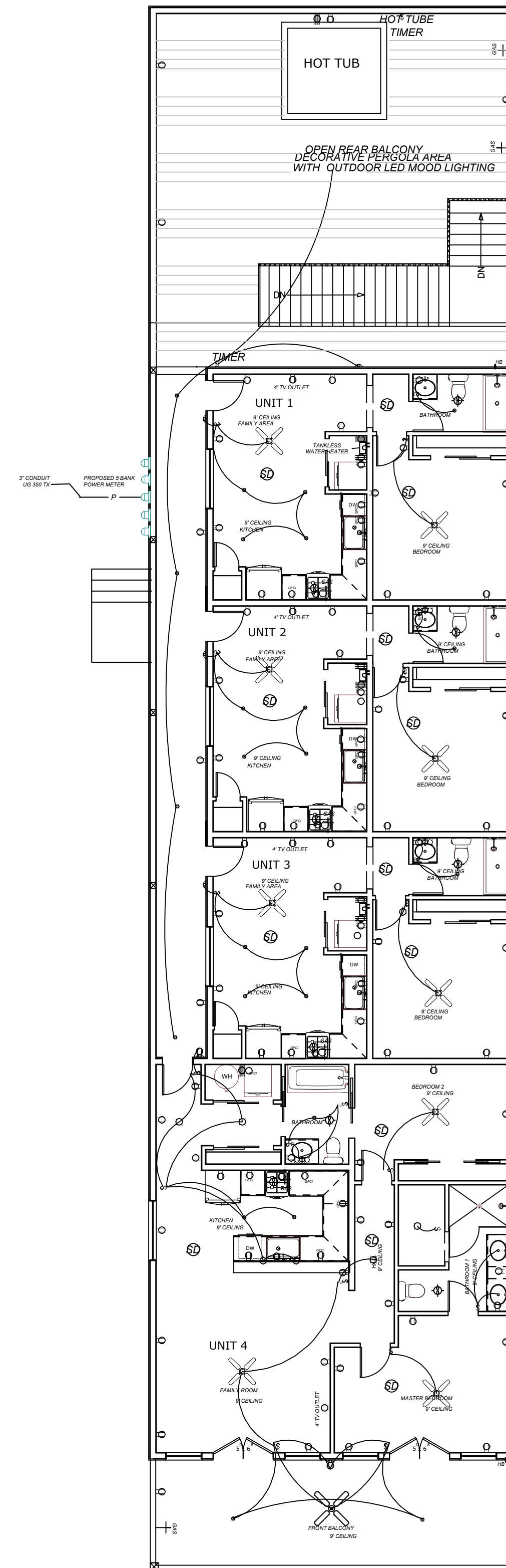
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OF 9

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

HAMBLIN
CEDAR POST RENTALS
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

HURRICANE, WASHINGTON COUNTY, UTAH



	EXTERIOR WALL MOUNT LIGHT
	POWER PLUG
	GROUND FAULT INTERRUPTER POWER PLUG
	220 V POWER PLUG
	CEILING EXHAUST FAN
	CEILING LIGHT
	SOLAR TUBE
	INTERIOR WALL MOUNT LIGHT
	LIGHT SWITCH
	RECESSED LIGHTING
	OVERHEAD CEILING FAN
	FLUORESCENT LIGHT
	LIGHT BAR (SIZE PER OWNER)
	CHANDELIER (STYLE PER OWNER)
	SMOKE DETECTOR CARBON MONOXIDE DETECTOR

200 AMP SERVICES ARE TO BE
INSTALLED FOR EACH UNIT

1. RECEPTACLES LOCATED MORE THAN 5½ FT ABOVE THE FLOOR.
2. RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
3. A RECEPTACLE LOCATED WITHIN DEDICATED SPACE FOR AN APPLIANCE THAT IN NORMAL USE ISN'T EASILY MOVED FROM ONE PLACE TO ANOTHER.
4. NONGROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN 406.4(D)(2)(A).

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

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**ELECTRICAL PLAN
CEDAR POST RENTALS
FOR
HAMBLIN
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH**

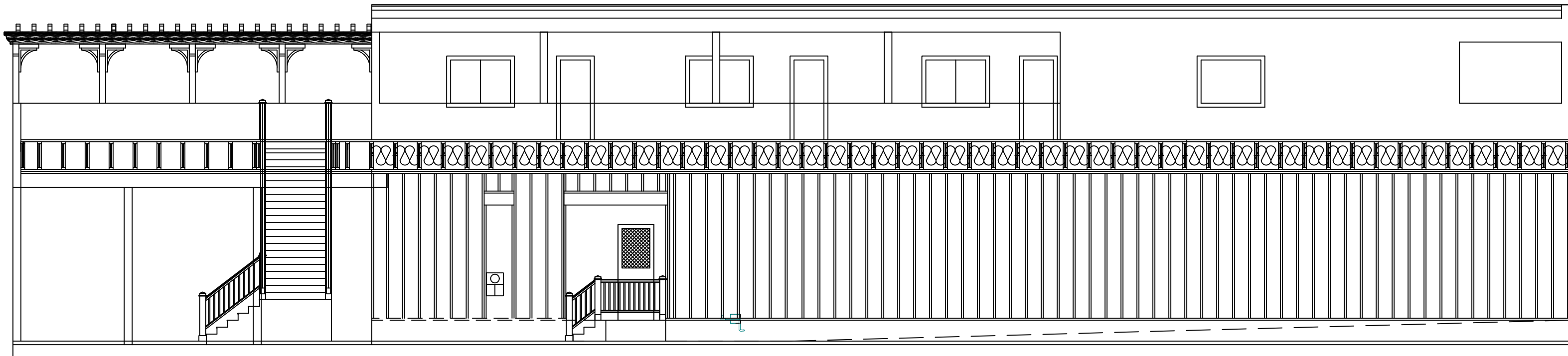
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SHEET
6
OF 9

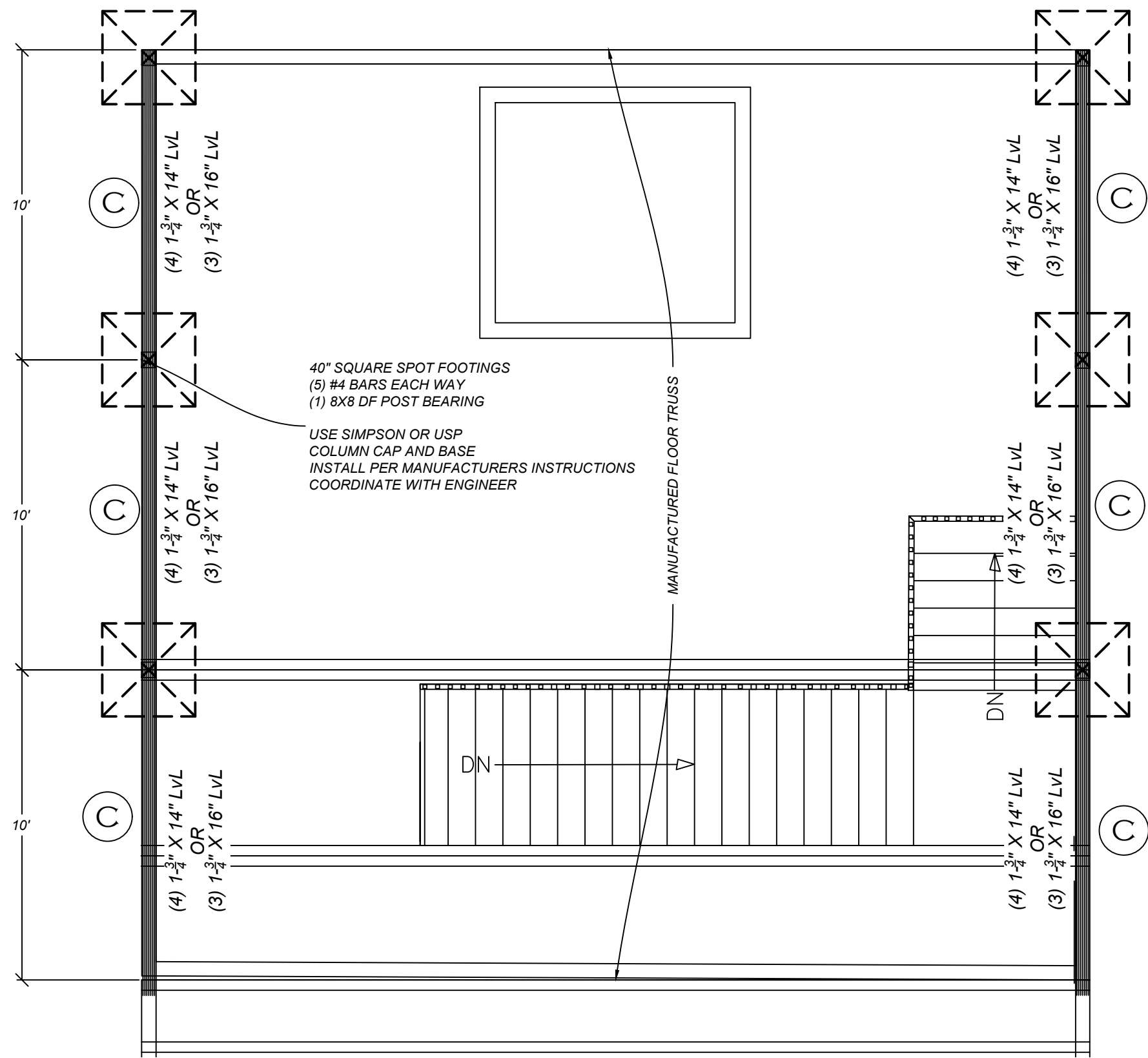
SHEAR & FOUNDATION

SCALE: 1/8" = 1'-0"

HAMBLIN
CEDAR POST RENTALS
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

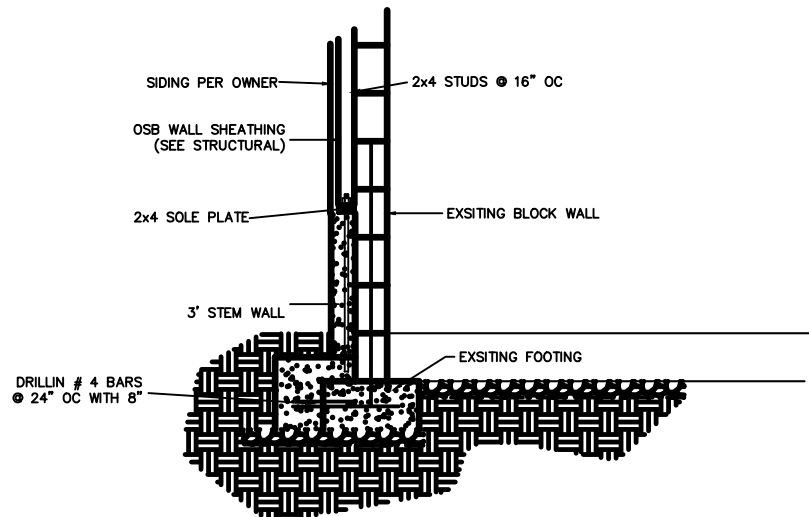


CROSS SECTION VIEW



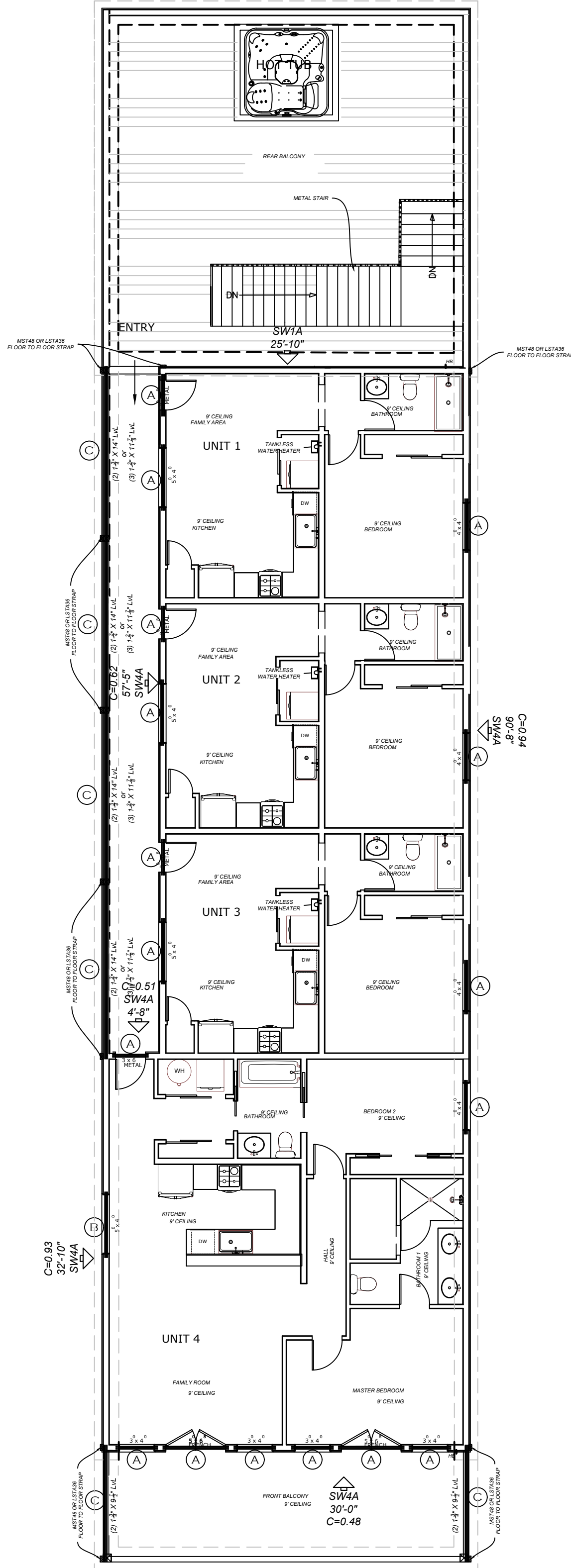
CAR PARKING AREA

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



FOOTING DETAIL

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



SHEAR & FOUNDATION

SCALE: 1/8" = 1'-0"

SHEAR PLAN

SHEAR NOTES

NOTES:

- INSTALL HEADERS AT PLATE HEIGHT.
EXTERIOR OR BEARING WALL HEADER
INSTALL (2) 2X10 DF #2
- HEADERS & BEAMS
INSTALL (2) 1-1/2" X 9-1/2" LVL OR (2) 2" X 12" DF #2
- INSTALL HEADER OR BEAM IDENTIFIED
IN LOCATION SPECIFIED ON PLAN

STRUCTURAL STRAPS

- USE 3" MIN BEARING FOR ALL HEADERS
AND 3.5" MIN BEARING FOR ALL BEAMS,
UNLESS OTHERWISE SPECIFIED.
- STHD10, HDC10, OR HDU11 STRAPS
REQUIRED FOR PORTAL SHEAR WALLS -
SW-2A (2) REQUIRED PER PANEL,
INSTALL PER MANUFACTURERS
RECOMMENDATIONS.
- HDC10 OR HDU11 STRAPS REQUIRED
FOR PORTAL SHEAR WALLS - SW-2B (2)
REQUIRED PER PANEL, INSTALL PER
MANUFACTURERS RECOMMENDATIONS.
PROVIDE SHEATHING BOTH SIDES.
- USE HDU8 FLOOR TIES OR MST60 OR
MST68 FLOOR-TO-FLOOR TIES
BETWEEN FLOORS AND USE STHD10,
HTTS, HDC10, OR HDU11 SEISMIC
STRAPS AT EACH END OF PERFORATED
SHEAR WALLS (SW4) AND NORMAL
SHEAR WALLS (SW1)

ALL SHEAR WALLS ARE TO BE CONTINUOUS
FROM THE FOOTING TO THE TOP OF
ROOF DIAPHRAGM

USE SPECIFIED MATERIALS OR
EQUIVALENT. USE SIMPSON OR USP OR
ICC APPROVED EQUIVALENT. VERIFY
EQUIVALENCY WITH STRUCTURAL CALC
PACKAGE.

ATTACH ALL TRUSSES TO STUD WALLS,
BEAMS & HEADERS WITH SIMPSON H1
MIN. ATTACH 2 PLY TRUSSES WITH
SIMPSON H10-2 OR H10A-2,
3 PLY TRUSSES WITH SIMPSON LGT3,
4 PLY TRUSSES WITH LGT4
UNLESS OTHERWISE SPECIFIED.

USE (2) 2X STUDS MIN BEARING 2 PLY
TRUSSES AND AND (3) 2X STUDS MIN
BEARING 3PLY AND LARGER TRUSSES
UNLESS OTHERWISE SPECIFIED.

CONTRACTOR MUST VERIFY TRUSS
LAYOUT AND PROFILES WITH ENGINEER
BEFORE ANY CONSTRUCTION BEGINS

ENGINEER MUST VERIFY THAT THE
HEADERS, BEAMS, POSTS AND
FOOTINGS CORRESPOND TO AND
ADEQUATELY SUPPORT THE TRUSS
LOADS, AS CALCULATED BY THE TRUSS
ENGINEER

THE MINIMUM ALLOWABLE SOIL
PRESSURE OF 1500 PSF WILL BE USED
FOR DESIGN, UNLESS VALUES ARE
PROVIDED BY GEOTECHNICAL
ENGINEER. CONTRACTOR TO VERIFY
THAT THE SOIL MEETS OR EXCEEDS
THIS VALUE.

USE 2X6 DF @ 16" O.C. FOR UN-BRACED
WALLS 12" AND HIGHER

DESIGN INFORMATION

STRUCTURAL DESIGN IS BASED UPON
INTERNATIONAL BUILDING CODE 2018

DESIGN LOADS:

ROOF LOADS
DEAD LOADS 20 PSF
LIVE LOADS 20 PSF
SNOW LOAD 20 PSF

FLOOR LOADS
FLOOR DEAD LOADS 20 PSF
FLOOR LIVE LOADS 40 PSF

WIND DESIGN
WIND 115 MPH @ 3 SEC
EXPOSURE B

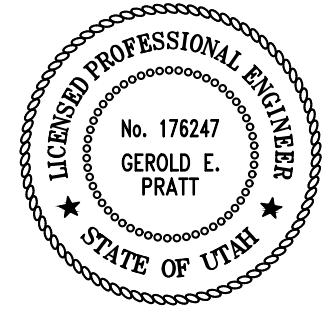
SEISMIC DESIGN
SEISMIC ZONE D1

SOIL DESIGN
ALLOWABLE SOIL PRESSURE
1500 PSF
FROST DEPTH 16"

BUILDING DATA

130'-0" X 32'-9"
2774 SQ.FT. MAIN FLOOR AREA
915 SQ.FT. PARKING AREA
1180 SQ.FT. PORCH AREA

SHEAR, BUILDING AND
FOUNDATION DETAILS ARE
FOUND ON SHEETS S2 & S3



REVISIONS

NO.	DATE	APPROVED BY	REMARKS

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SHEAR & FOUNDATION PLAN
CEDAR POST RENTALS

FOR
HAMBLIN

72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

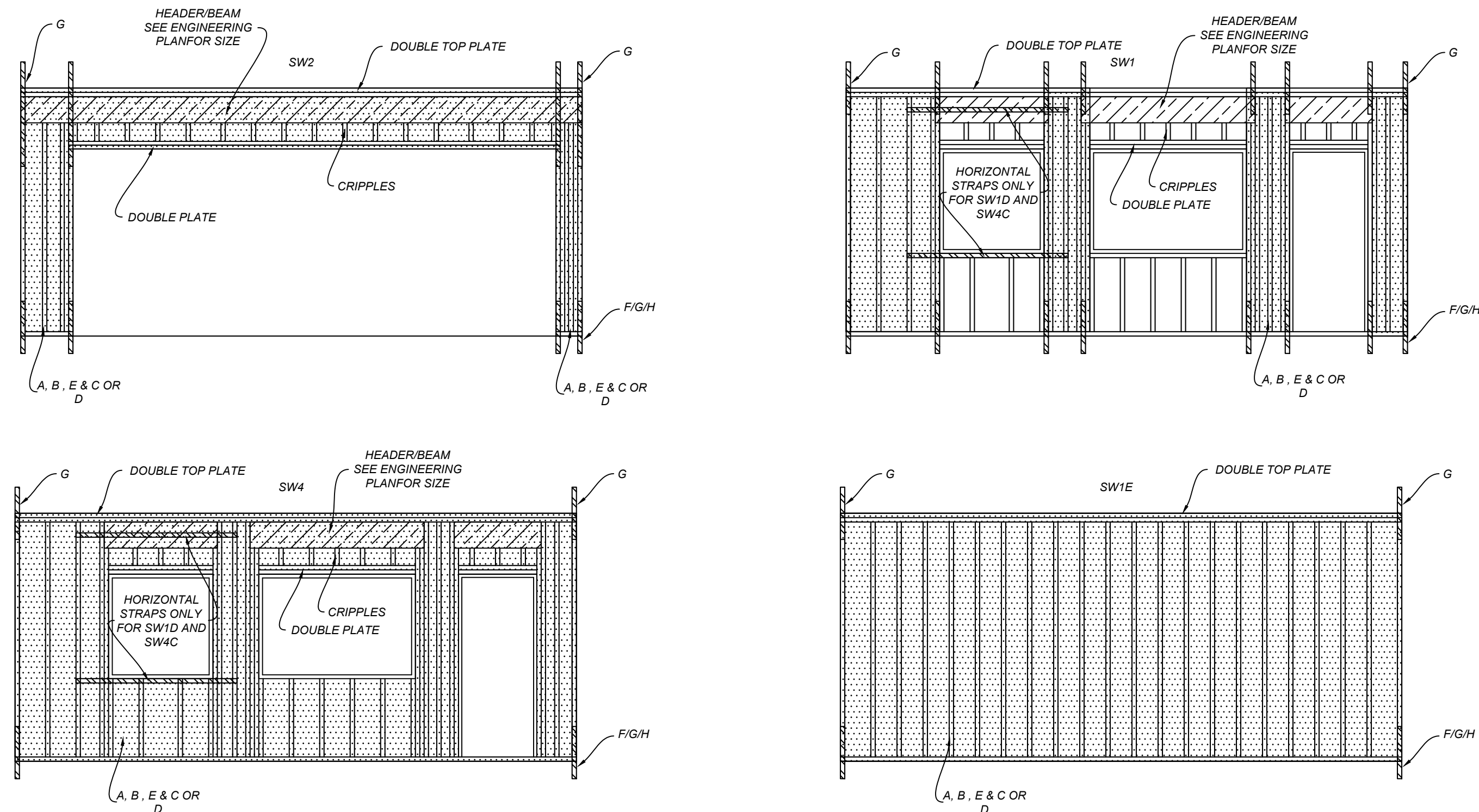
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DATE:
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SCALE:
1/8" = 1'-0"

SHEET
S1
OF 9

SCALE: 1" = 10'-0"

HAMBLIN
CEDAR POST RENTALS
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH



3. SHEAR WALL TO FOUNDATION NOTES:

1. MINIMUM LENGTHS OF PANELS ARE INDICATED ON PLAN.
2. ALL TRUSSES AND RAFTERS TO BE CONNECTED TO TOP PLATE WITH SIMPSON H1 HURRICANE TIES OR EQUIVALENT.
3. FOR GABLE ENDS LAP SHEATHING OVER PLATES NAIL AS SPECIFIED FOR SHEAR WALL.
3. SHEAR PANELS MUST BE CONTINUOUS ACROSS STORY JOINTS WITH BLOCKED JOINTS OR STRAPS.
4. LAP SHEATHING OVER PLATES, NAIL AS SPECIFIED FOR SHEAR WALL.

OR

1. INSTALL SIMPSON CS16 STRAPS 48" O.C. (13" MIN END LENGTH) OVER LENGTH OF SHEAR WALL. USE MINIMUM OF 2 STRAPS PER WALL. NAIL PER MANUFACTURER. FILL ANY HOLE, PLACE STRAP OVER STUD.
2. FOLLOW BUILDING CODE GUIDELINES FOR SHEAR WALLS WITH WALL LATHING.
3. ALL EXTERIOR WALLS TO BE SHEATHED WITH STD. NAILED PLYFORM.
4. USE 1/2" DIA ANCHOR BOLTS W/ SQUARE WASHERS @ 32" O.C. ALL WALLS. INSTALL A.B. 12" MAXIMUM DISTANCE FROM WALL END.
5. SHEAR PANELS TO BE SHEATHED AS SPECIFIED.
6. PRE-MANUFACTURED STRUCTURAL MATERIALS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
7. INSTALL SOLID BLOCKING OVER ALL BEARING WALLS.
8. CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT IBC AND OTHER LOCAL CODES.

SEAR WALL TO WALL NOTES:

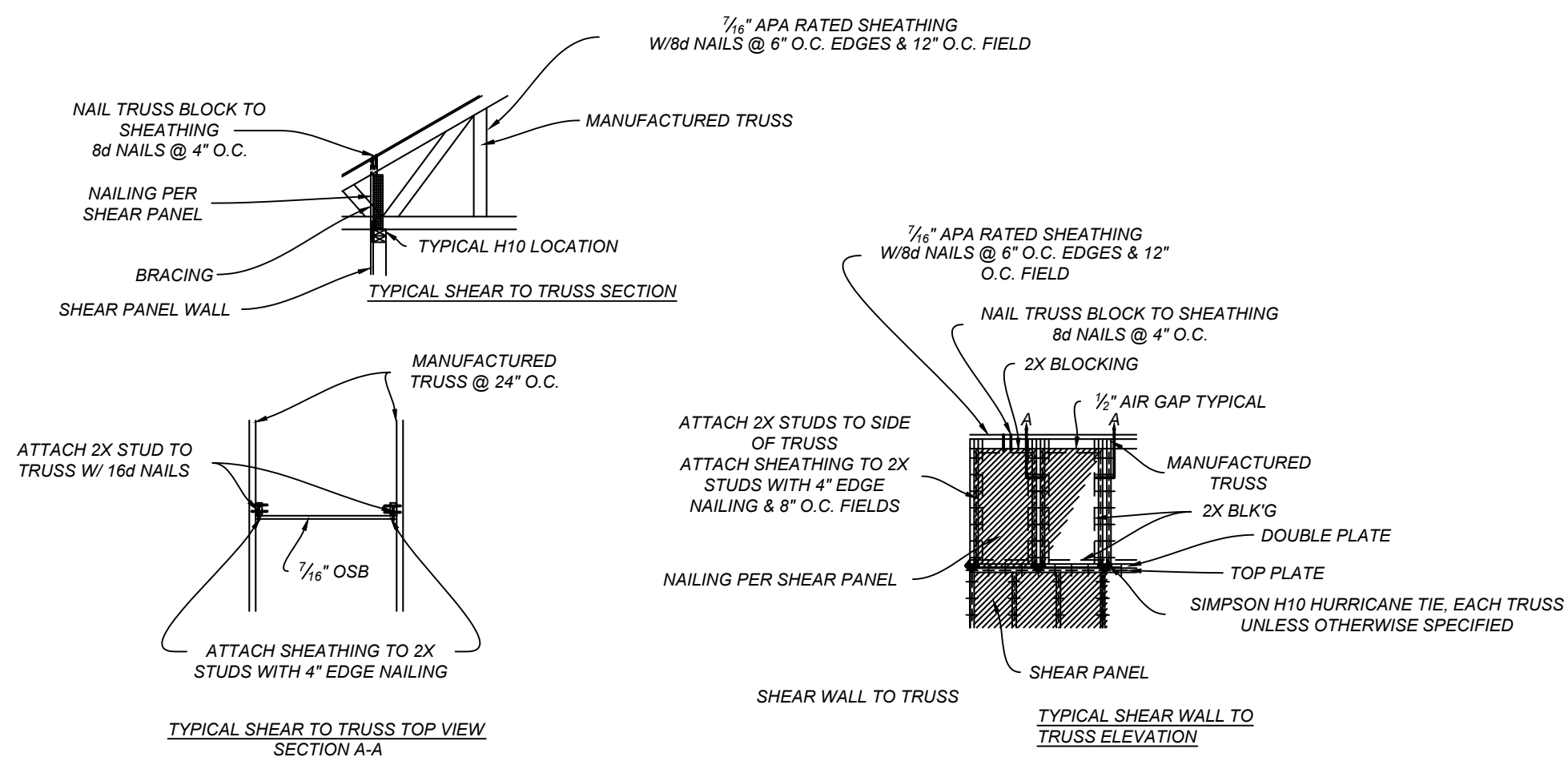
1. MINIMUM LENGTHS OF PANELS ARE INDICATED ON PLAN.
2. ALL TRUSSES AND RATTICES TO BE CONNECTED TO TOP PLATE WITH SIMPSON H1 HURRICANE TIES OR EQUIVALENT.
3. FOR GABLE ENDS LAP SHEATHING OVER PLATES N/A AS SPECIFIED FOR SHEAR WALL.
3. SHEAR PANELS MUST BE CONTINUOUS ACROSS STORY JOINTS WITH BLOCKED JOINTS OR STRAPS.
4. LAP SHEATHING OVER WALL PLATES, N/A AS SPECIFIED FOR SHEAR WALL.

-OR-

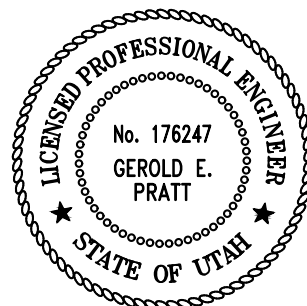
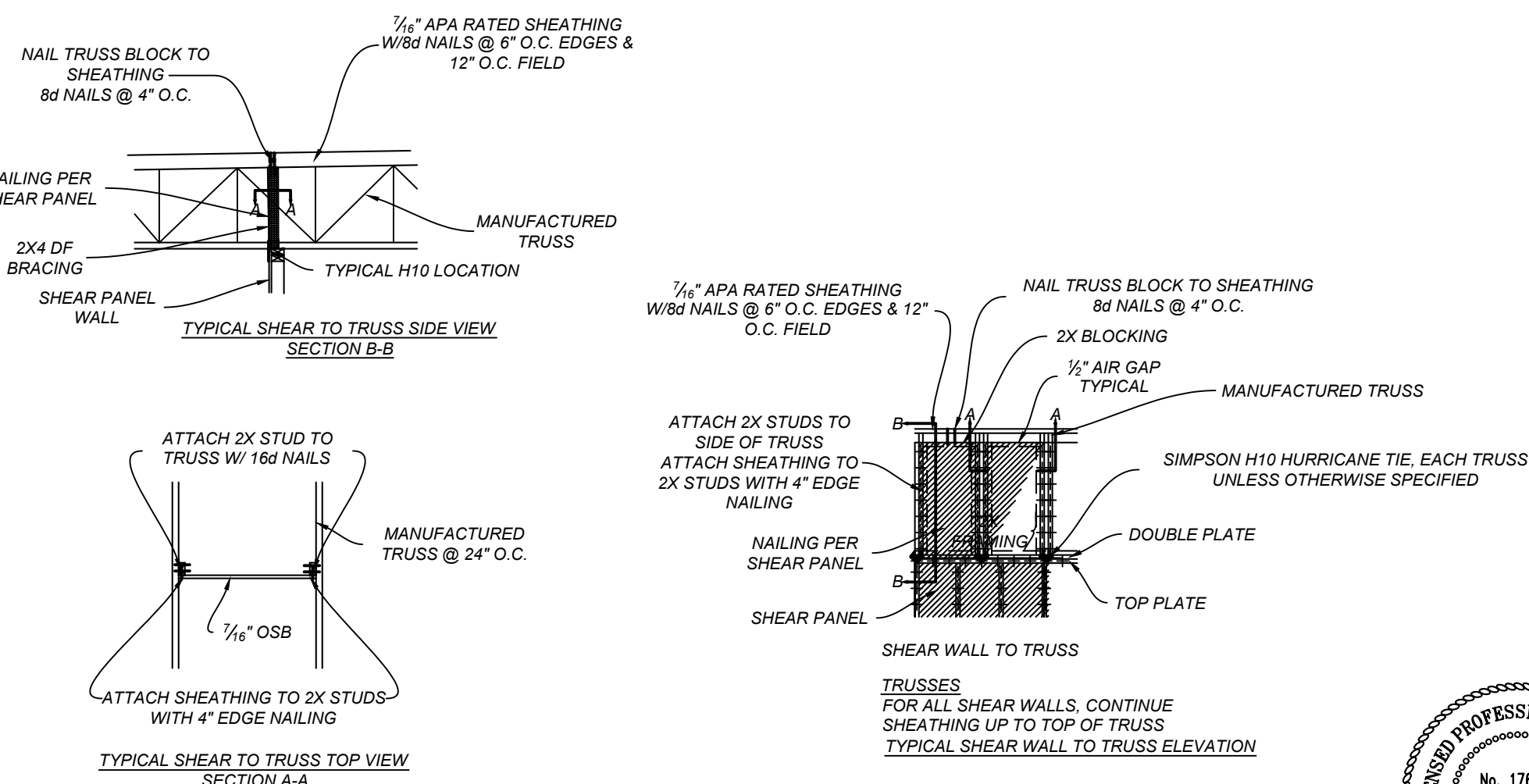
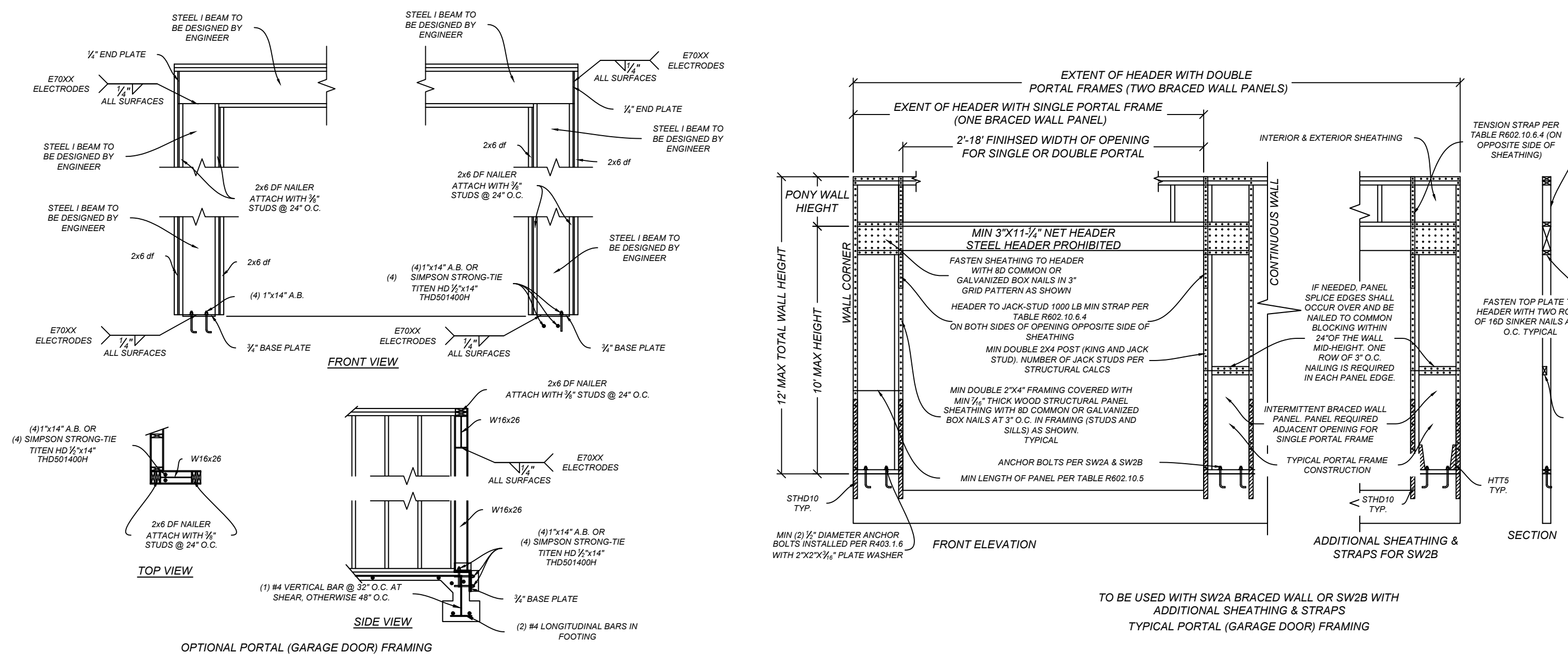
INSTALL SIMPSON C516 STRAPS 48" O.C. (13" MIN END LENGTH) OVER LENGTH OF SHEAR WALL. USE MINIMUM OF 2 STRAPS PER STUD. STRAPS TO BE EXTENDED TO TOP PLATE OVER STUD.

4. FOLLOW BUILDING CODE GUIDELINES FOR SHEAR WALL INSTALLATION.
4. ALL EXTERIOR WALLS TO BE SHEATHED WITH STD. NAILING PATTERNS.
4. INTERIOR PANELS TO BE SHEATHED AS SPECIFIED.
5. PRE-FABRICATED STRUCTURAL MATERIALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. INSTALL SOLID BLOCKING OVER ALL BEARING WALLS.
7. CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT IRC AND OTHER LOCAL CODES.

SHEAR													
SYMBOL		A	B	C	D	E	F	G	H	J			
NAME	ALLOWABLE SHEAR	SHEATHING	MINIMUM STUD SPACING	EDGE NAILING	FIELD NAILING	EDGE STAPLING	FIELD STAPLING	PANEL JOINTS	PANEL EDGES	CONCRETE PAD TO STUD WALL STRAPS	FLOOR TO FLOOR STRAPS	CONCRETE WALL TO STUD STRAPS	ANCHOR BOLTS SIZE AND SPACING
SW1A	350 PLF	$\frac{7}{8}$ " APA Rated Sheathing	2x df Studs @ 16" O.C.	8d Nails @ 4" O.C.	8d Nails @ 12" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 2" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 6" O.C.	min 2X df stud	min 2X df stud	STD10, HTTS, HDQ8, HDU11 or HD58	MST48 or LSTA36	MSTM48	1/2" A.B. @32" O.C.
SW1B	450 PLF	$\frac{7}{8}$ " APA Rated Sheathing	2x df Studs @ 16" O.C.	8d Nails @ 3" O.C.	8d Nails @ 8" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 1.5" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 4" O.C.	min 2X df stud	min 2X df stud	STD10, HTTS, HDQ8, HDU11 or HD58	MST48 or LSTA36	MSTM48	1/2" A.B. @32" O.C.
SW1C	770 PLF	$\frac{7}{8}$ " APA Rated Sheathing	2x df Studs @ 16" O.C.	8d Nails @ 2" O.C.	8d Nails @ 8" O.C.	NA	NA	min 3X df stud	min 2X df stud	STD10, HTTS, HDQ8, HDU11 or HD58	MST48 or LSTA36	MSTM60	1/2" A.B. @32" O.C.
SW1D	915 PLF	$\frac{7}{8}$ " APA Rated Sheathing	3x df Studs @ 16" O.C.	10d Nails @ 4" O.C.	10d Nails @ 8" O.C.	NA	NA	min 3X df stud	min 3X df stud	STD10, HTTS, HDQ8, HDU11 or HD58	MST60 or LSTI73	MSTM60	5/8" A.B. @32" O.C.
SW1E	100 PLF	$\frac{1}{2}$ " TYPE "X" GYPSUM	2x df Studs @ 16" O.C.	ASK ENGINEER	ASK ENGINEER	ASK ENGINEER	ASK ENGINEER	min 2X df stud	min 3X df stud	STD10, HTTS, HDQ8, HDU11 or HD58	MST48 or LSTA36	MSTM48	1/2" A.B. @32" O.C.
SW2A	350 PLF	$\frac{7}{8}$ " APA Rated Sheathing	2x df Studs @ 16" O.C.	8d Nails @ 4" O.C.	8d Nails @ 12" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 2" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 6" O.C.	min 2X df stud	min 2X df stud	SDHD10, HDQ8, HDU11 or HD12	MST48 or LSTA36	MSTM48	1/2" A.B. @32" O.C.
SW2B	770 PLF	$\frac{7}{8}$ " APA Rated Sheathing	3x df Studs @ 16" O.C.	10d Nails @ 2" O.C.	10d Nails @ 12" O.C.	NA	NA	min 3X df stud	min 3X df stud	HDQ8, HD19 or HDU11 w/ 5-1/2" of Lumber Thickness	MST60 or LSTI73	MSTM60	1/2" A.B. @32" O.C.
SW4A	350 PLF	$\frac{7}{8}$ " APA Rated Sheathing	2x df Studs @ 16" O.C.	8d Nails @ 4" O.C.	8d Nails @ 8" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 2" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 4" O.C.	min 2X df stud	min 2X df stud	STD10, HTTS, HDQ8, HDU11, HD12 or HD19	MST48 or LSTA36	MSTM48	1/2" A.B. @32" O.C.
SW4B	450 PLF	$\frac{7}{8}$ " APA Rated Sheathing	2x df Studs @ 16" O.C.	8d Nails @ 3" O.C.	8d Nails @ 8" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 1.5" O.C.	1- $\frac{1}{2}$ " 16 gauge staple @ 4" O.C.	min 2X df stud	min 2X df stud	STD10, HTTS, HDQ8, HDU11, HD12 or HD19	MST48 or LSTA36	MSTM60	1/2" A.B. @32" O.C.
SW4C	730 PLF	$\frac{7}{8}$ " APA Rated Sheathing	3x df Studs @ 16" O.C.	8d Nails @ 2" O.C.	8d Nails @ 4" O.C.	NA	NA	min 3X df stud	min 3X df stud	STD10, HTTS, HDQ8, HDU11, HD12 or HD19	MST60 or LSTI73	MSTM60	5/8" A.B. @32" O.C.



TRUSSES
FOR ALL SHEAR WALLS, CONTINUE
SHEATHING UP TO TOP OF TRUSS



CONTINUOUS FOOTINGS		SPOT FOOTINGS
A	B	C
FOOTING WIDTH	LONGITUDINAL BARS IN FOOTING	BARS BOTH WAYS
12	2 #4 BARS	
18	2 #4 BARS	3 #4 BARS
24	3 #4 BARS	3 #4 BARS
30	3 #4 BARS	4 #4 BARS
36	4 #4 BARS	4 #4 BARS
42	4 #4 BARS	5 #4 BARS

PLACE FOOTINGS ON PROPERLY PREPARED SUBGRADE
PER GEOTECHNICAL REPORT.
PROVIDE POSITIVE DRAINAGE AWAY FROM FOOTING

FOUNDATION NOTES	
SYMBOL	NOTES
FROST DEPTH	16" FROST DEPTH
D	2X TREATED PLATE, 1/2" A.B. @ 32" O.C. AT SHEAR PANELS OTHERWISE 48" O.C.
E	#3 REBAR @ 32" O.C. BOTH WAYS IN 4" SLAB OR INSTALL FIBER-MESH IN 4" SLAB
F	#4 LONGITUDINAL BAR @ 18" O.C.
G	(1) #4 VERTICAL BAR @ 32" O.C. AT SHEAR, OTHERWISE 48" O.C.
H	SLOPE FINISH GRADE AWAY FROM STRUCTURE @ 2%
J	SIMPSON A23
K	2X FRAMING
L	12" CONCRETE FOOTING DEPTH
M	12" CONCRETE FOOTING DEPTH
N	#4 BARS EACH WAY SEE SHEAR PLANS FOR THE AMOUNT OF REBAR
P	- 8" THICK - STEM WALL - USE #4 @ 24" O.C. VERTICAL
Q	SPOT FOOTING SIZE AS SHOWN ON SHEAR PLAN
R	BEAM AS SHOWN ON THE SHEAR PLAN
S	HTTS WITH TITAN BOLT BEYOND
T	1/2" SIMPSON ANCHOR BOLT
U	BASEMENT WALL STEEL - 8" THICK - 9' TALL BASEMENT WALL - USE #4 @ 12" O.C. VERTICAL OR - 8" THICK - 10' TALL BASEMENT WALL - USE #5 @ 12" O.C. VERTICAL OR BASEMENT WALL HEIGHT OVER 10' SEE ENGINEER
V	WALL STEEL HORIZONTAL #4 REBAR 12" O.C.
X	T/J SIZE AND SPACING ACCORDING TO PLAN VERIFY WITH CALC PACKAGE OR FLOOR TRUSS SIZE AND SPACING ACCORDING TO TRUSS CALCS AND LAYOUT
Y	2X6 TREATED SILL PLATE
*	OR EQUIVALENT, COORDINATED WITH ENGINEER

LEDGER DETAIL WITH SIMPSON SDS SCREWS

The diagram illustrates the connection between a joist and a ledger using a Simpson Joist Connector. The connector is shown in cross-section, with four SDS screws spaced at 16 inches on center. The screws are installed into the ledger, with a 1 1/2 inch minimum distance from the top and bottom of the ledger and band joist. The joist is shown on the left, and the ledger is on the right. The connector is labeled 'JOIST PER PLAN' and 'LEDGER PER PLAN'. The screws are labeled '4 SDS SCREWS @ 16" O.C.' and '1 1/2" minimum from bottom of ledger and band joist'.

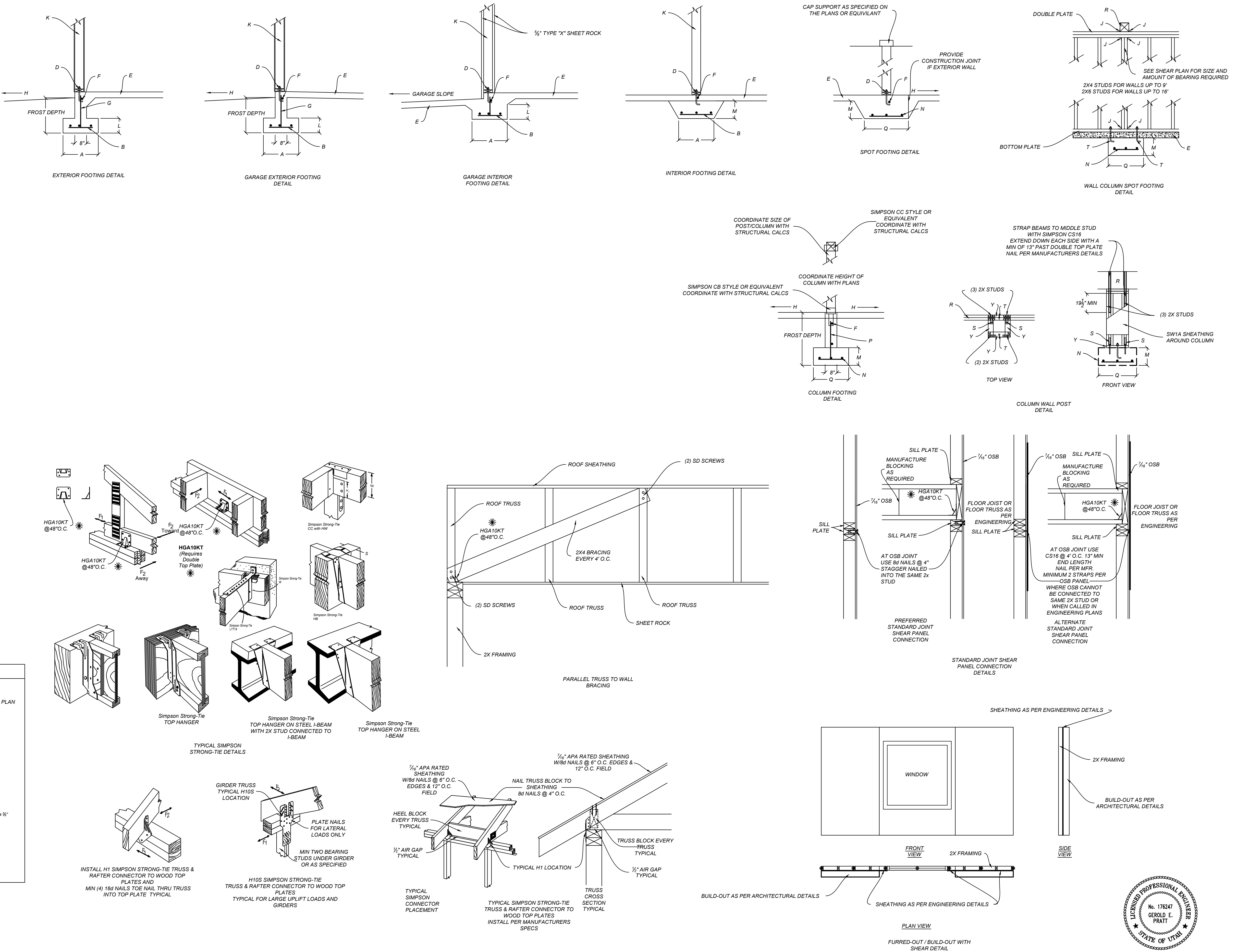
SDS Ledger Installation

Size (in)	Model No.	Thread Length (in)
1/2"x4 1/2"	SDS25412	2 3/4
1/2"x3"	SDS25300	2 3/4

Installation:

- Install Simpson Strong-Tie SDS wood screws with a 3/4" hex head driver
- SDS screws install best with a low speed 1/2" drill.

1. Refer to current F-SDSLDGR for spacing and additional information.
2. The screws shall be staggered from the top to the bottom along the horizontal run of the deck ledger per IRC 2009 Section R502.2.2.1.1.



FOUNDATION DETAIL

SCALE: 1" = 10'-0"

HAMBLIN
CEDAR POST RENTALS
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

REVISIONS

APPROVED BY

DATE

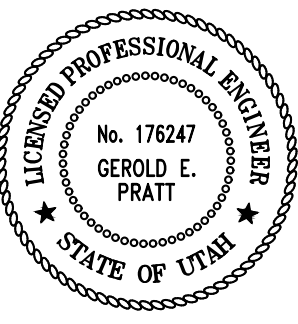
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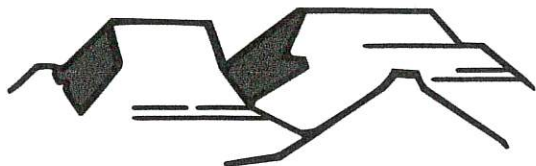
REMARKS

PRATT ENGINEERING, P.C.
CIVIL ENGINEERING AND LAND SURVEYING
51 NORTH 1000 WEST, SUITE 3, HURRICANE, UTAH 84737
TEL: (435) 635-5765 FAX: (435) 635-5239

FOUNDATION DETAILS
CEDAR POST RENTALS
FOR
HAMBLIN
72 WEST STATE ST.
HURRICANE, WASHINGTON COUNTY, UTAH

FILE NAME: 2109-0133
DATE: APRIL 2022
CHECKED:
SCALE: 1/4" = 1'-0"
SHEET
S3
OF 9





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-29

Receipt No. 8-163154

Name: CSB Dev HH LLC (Max Stokes) Telephone: 801-979-7700

Address: 765 S Skylake Dr, Salem, UT 84653 Fax No. _____

Email: stokesmw@gmail.com Agent Email: bwalker@civilsience.com

Agent (If Applicable): Civil Science - Brandee Walker Telephone: 435-668-4023

Address/Location of Subject Property: 400 North 700 West

Tax ID of Subject Property: H-3-1-34-1404 Zone District: M-1

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) 33 hobby garages to be individually sold located on approximately 4.2 acres. The 'town home' style project is requesting a zero lot line setback along the south boundary.

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. *land swap*
- ☐ 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 1/2 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

☒ 6. Signed and notarized Acknowledgement Water Supply (see attached)

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 12:00 (noon) 20 full calendar 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), H. Russell Brown, 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.

H. Russell Brown

(Property Owner)

(Property Owner)

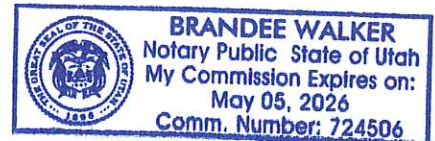
Subscribed and sworn to me this 19 day of OCTOBER 2021

Brandee Walker

(Notary Public)

Residing in: St. George

My Commission Expires: 5/5/26



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)

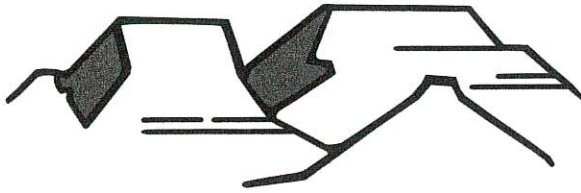
(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20____.

(Notary Public)

Residing in: _____

My Commission Expires: _____



HURRICANE CITY UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, H. Russell Brown am/are the applicant(s) of the application known as Hurricane Heights located on parcel(s) _____ within the City of Hurricane, Washington County, Utah.

By my/our signature(s) below I/we do hereby acknowledge and agree to the following:

- 1 Neither acceptance nor approval of a development application by Hurricane City shall constitute a guarantee that sufficient water will be available to serve the zone designation, project, or permit for which this application is being submitted; and
- 2 Prior to receiving final approval for the application, the applicant may be required by Hurricane City to provide a guarantee of water availability which verifies that there is a sufficient water supply; and
- 3 For any application which may be approved without a guarantee of water availability, the applicant knowingly assumes the entire risk of water availability for the project and/or application; and
- 4 I/we waive any and all claims against Hurricane City that are in any way related to water availability for any project, permit, or use for which the land use application has been approved.

Dated this 19 day of October, 2022

Applicant Name: CSB Development HH, LLC

Name of Signer (if different from Applicant Name): _____

Title of Signer: Member

Signature: [Signature]

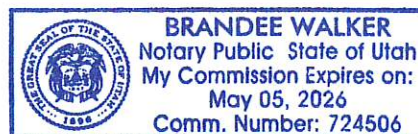
STATE OF Utah)

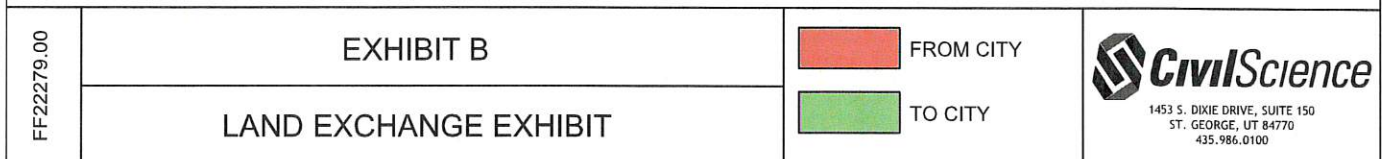
COUNTY OF Washington)

On the 19 day of October, 2022, personally appeared before me H. Russell Brown, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: [Signature]

My Commission Expires: 5/7/26





HURRICANE HEIGHTS HOBBY GARAGES BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF 700 WEST STREET, POINT BEING S 0°51'50" W 1317.15 FEET ALONG THE QUARTER SECTION LINE AND S 89°01'34" E 33.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 89°01'34" E 33.00 FEET, AND RUNNING THENCE N 0°51'50" E 40.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S 89°01'34" E 63.36 FEET; THENCE N 19°43'34" E 112.87 FEET; THENCE N 0°58'00" E 56.63 FEET, TO THE POINT OF CURVATURE OF A 20.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 15.30 FEET THROUGH A CENTRAL ANGLE OF 42°45'22", TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 400 NORTH STREET, POINT ALSO BEING ON THE SOUTH BOUNDARY OF HURRICANE HEIGHTS SUBDIVISION – PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING ON A 170.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 9°38'51" W; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING FOUR (4) COURSES, (1) ALONG THE ARC OF SAID CURVE 88.95 FEET THROUGH A CENTRAL ANGLE OF 29°58'40", TO THE POINT OF CURVATURE OF A 230.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, (2) THENCE ALONG THE ARC OF SAID CURVE 155.49 FEET THROUGH A CENTRAL ANGLE OF 38°44'02", (3) THENCE S 89°06'31" E 165.00 FEET, (4) THENCE N 0°53'29" E 56.00 FEET; THENCE S 89°06'31" E 321.64 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'26"; THENCE N 0°53'02" E 2.39 FEET; THENCE S 89°06'58" E 52.00 FEET TO A POINT OF A 30.00 RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 89°06'58" E; THENCE ALONG THE ARC OF SAID CURVE 11.93 FEET THROUGH A CENTRAL ANGLE OF 22°46'47", TO THE POINT OF CURVATURE OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 41.19 FEET THROUGH A CENTRAL ANGLE OF 47°12'20"; THENCE S 63°32'16" E 246.93 FEET; THENCE S 87°05'23" E 56.31 FEET; THENCE S 63°32'16" E 35.03 FEET; THENCE S 89°02'32" E 97.13 FEET, TO A POINT ON THE WEST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN BOOK U-11 AT PAGE 297, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE S 0°53'02" W 36.09 FEET ALONG SAID LINE, TO A POINT ON THE NORTH 1/16TH LINE OF SAID SECTION 34; THENCE N 89°01'34" W 1286.99 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 171,538 SQ. FT. OR 3.94 ACRES, MORE OR LESS

TWS
22279



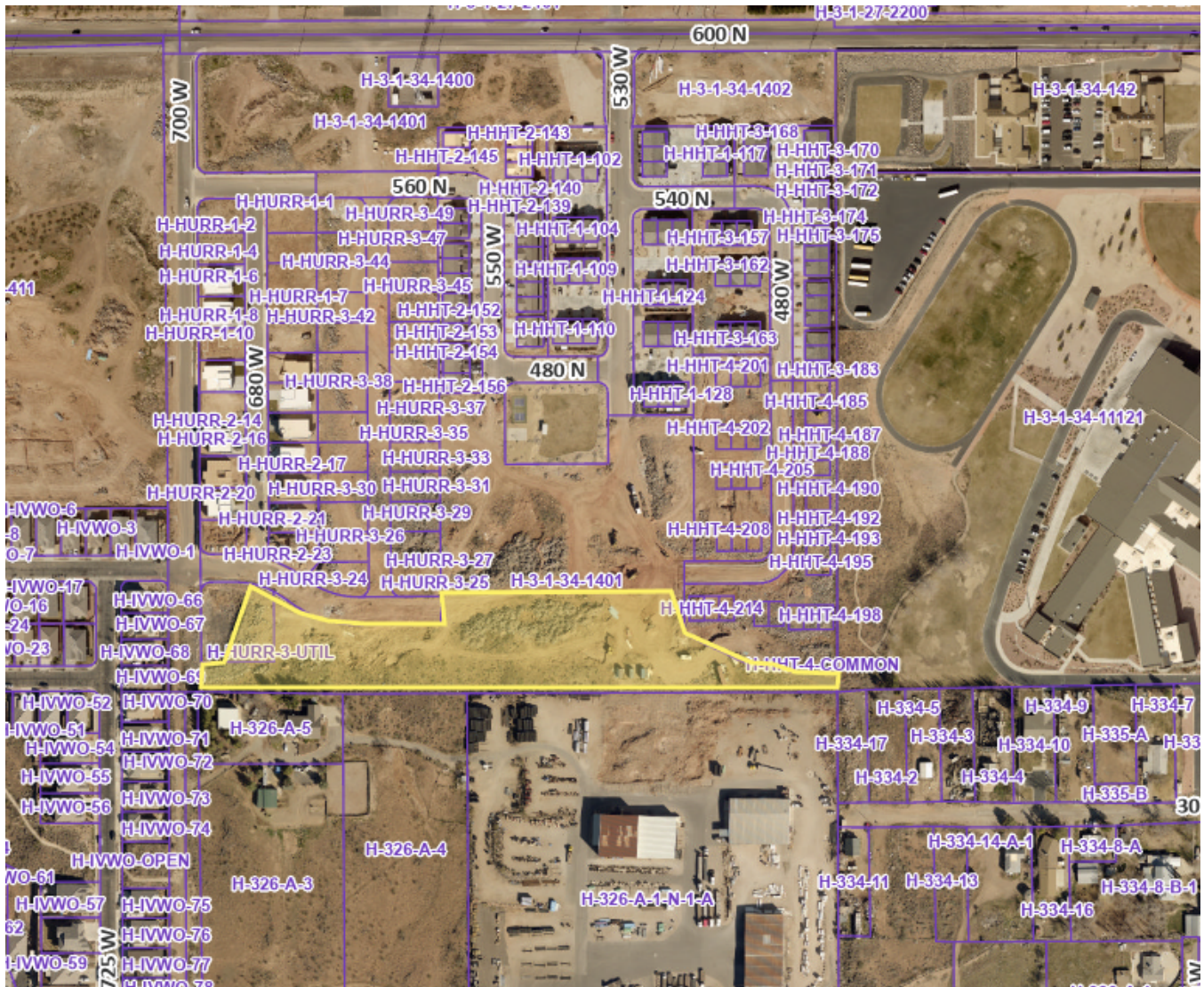
STAFF COMMENTS

Update 12/14/2023: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission. Staff finds this request to be acceptable. Construction drawings have been submitted for this project. Staff recommends those construction drawings be amended to address any additional drainage from the amendments to Hurricane Heights Townhomes Phase 5 also on the agenda tonight. The original November 10, 2022 staff report for the approved preliminary plat is pasted below.

Agenda Date:	11/10/2022
Application Number:	2022-PP-29
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	CSB Dev HH LLC (Max Stokes)
Agent:	Civil Science - Brandee Walker
Request:	Approval of a Preliminary Plat
Location:	400 N 700 W
Zoning:	M-1
General Plan Map:	Planned Community

11/10/2022 Preliminary Plat Discussion:

The applicant has filed a preliminary plat for 33 hobby garages located south of the approved Hurricane Heights Townhomes subdivision. This property was zoned M-1 as a buffer zone between the townhomes and the Scholzen Products property. The applicant is also proposing a property swap with the City on the existing detention basin near the property. The “hobby garages” concept is similar to the “man caves” concept approved elsewhere in the city: nicer storage units, no residential use permitted or intended for this development.



Boundaries are approximate

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments
2. **Power:** Developer must fill out construction application for the power department. Developer must provide info as to power needs per unit. Developer must meet with power before proceeding with this project. Power is developed to the north side of 400 N.
3. **Sewer:** Provide easements of 25' over existing sewer line and an all weather road.
4. **Street:** Consider a larger visitor parking area. Would like to see 400 N as a "No Parking" area to minimize clutter from garages.
5. **Water:** No comments
6. **Engineering:** Legal description needs some corrections. How does stormwater currently get in and out of the existing retention basin? 400 N is an existing 56' Public ROW, should continue as a public street. What is the proposed cross-section? It appears this development is dependent on

the completion of the rest of Hurricane Heights Townhomes. Where is the proposed inlet and outlet to the eastern detention pond? Additional grading detail should be requested. It's difficult to negotiate elevation differences at property lines without a building setback. Property swap may require a plat amendment to Hurricane Heights Phase 3. Improvements for 700 W, a planned 70' ROW, will be required at this phase.

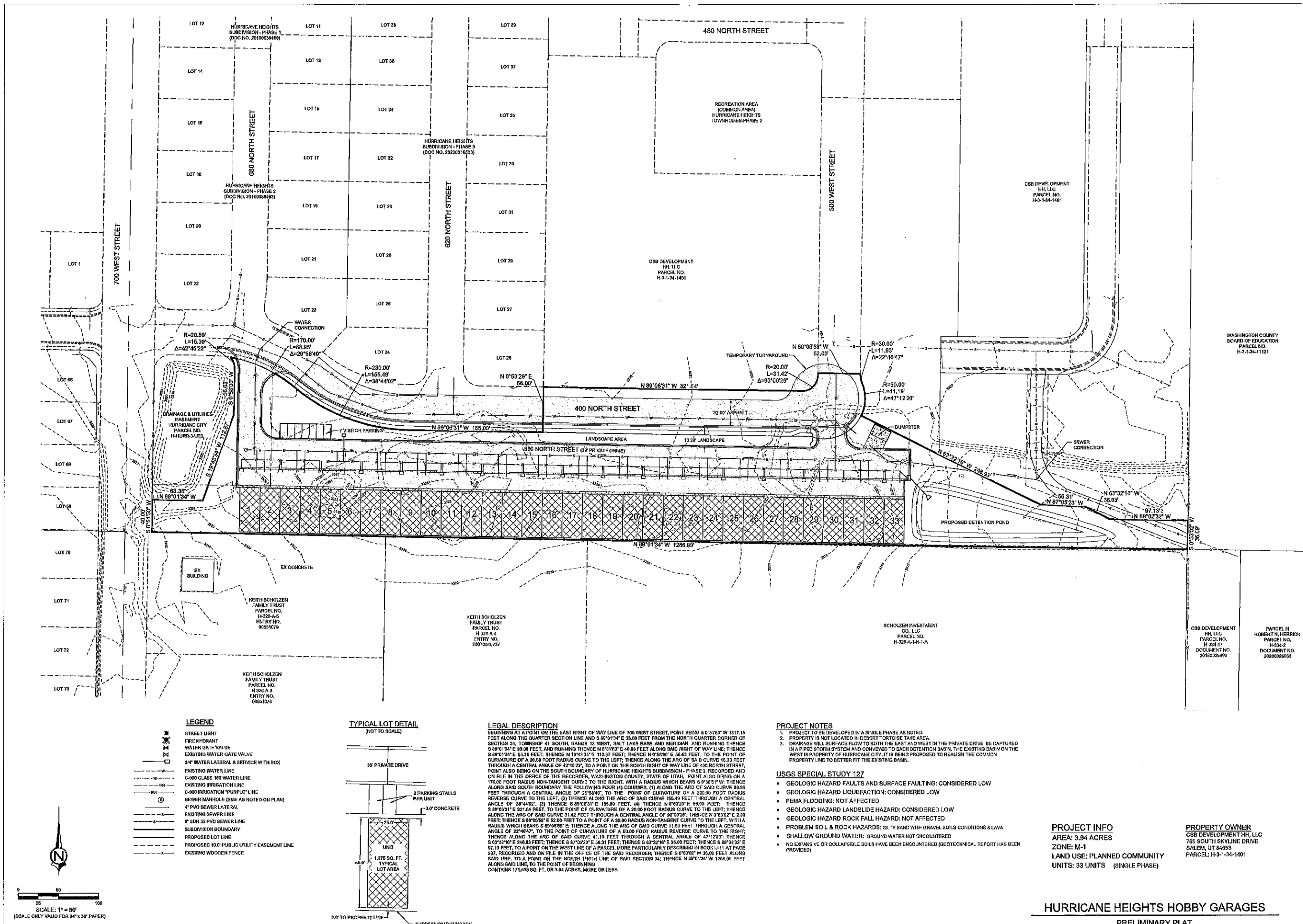
7. **Fire:** Need hydrants. Turnaround is okay. Must have secondary access functional
8. **Cable:** No comments
9. **Gas:** No comments.
10. **Water Conservancy:** No comments
11. **GIS:** No street name needed on private drive

Staff Comments: Preliminary Plat

1. Zoning is M-1, light industrial, and storage units are an approved use in M-1. No residential uses are permitted in M-1 zoning.
 - a. There are no setbacks between lots zoned M-1
2. **Parking:** No office space is provided on site so no parking spaces are required. Seven visitor spaces are provided and each unit will have two spaces in front of it.
3. Staff recommends an HOA or CC&Rs to enforce the zoning prohibitions within this zone
4. The applicant is proposing a land swap with the city. The applicant had previously dedicated a chunk of land (pictured below) to the City for a regional detention basin and is now proposing the boundaries of this piece of property be adjusted to reflect the exact placement of the detention basin. Staff finds this generally acceptable but that will need to be approved by the City Council.
5. All park strips will need to be landscaped and have the proper improvements.
6. A will serve letter from the culinary and sanitary water providers has not been provided. A water acknowledgement form has been provided
7. A note indicating whether or not the property is in a tortoise take area has been provided

11/10/2022 Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments as well as receipt of will serve letters.





1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



HURRICANE HEIGHTS HOBBY GARAGES
LOCATED IN
NE 1/4 OF SECTION 34, TOWNSHIP 41 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN

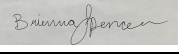
PROJ. E. FE22279
DRAWN BY: JRF
DATE: 10/13/2022
CHECKED BY: TWB
SCALE OF SHEET HOR SCALE: 1" = 50'
SHEET 1 OF 1

PROJECT INFO
AREA: 3.94 ACRES
ZONE: M-1
LAND USE: PLANNED COMMUNITY
UNITS: 33 UNITS (SINGLE PHASE)

PROPERTY OWNER
CSB DEVELOPMENT HH, LLC
765 SOUTH SKYLINE DRIVE
SALEM, UT 84653
PARCEL: H-3-1-34-1401

HURRICANE HEIGHTS HOBBY GARAGES
PRELIMINARY PLAT

Application

Application Accepted Date: 11/30/2023		Valuation		\$	0.00				
Type of Improvement: Site Plan (Final)		PERMIT FEES							
Description:		Planning Fee		\$	250.00				
Tenant / Project Name: Forsyth Triplex		Sub Total:		\$	250.00				
Bldg. Address: 163 N Main Street		Permit Total:		\$	250.00				
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00				
Subdivision: None Phase:		Remaining Due:		\$	250.00				
Block: Lot #: Parcel #: H-195-A-1									
Property Owner: Zachary Forsyth									
Permit Contact: Zach Forsyth P:(435) 669-6394									
Email: zachpharmd@gmail.com									
CONTACT INFORMATION									
Engineer of Record: Bradley Sapp									
Email: bradleysapp@gmail.com P: (307) 202-3151									
General Contractor: Zachary Forsyth									
License #: P: (435) 669-6394									
Address: 655 W 375 S									
City: Hurricane State: Utah Zip: 84737		APPROVALS							
Email: zachpharmd@gmail.com		Plan Review Finalized:		Yes	12/04/23	Brienna Spencer			
APPLICATION DETAILS		Setbacks				Front:	Rear:	Left:	Right:
		Min.							
		Actual:							
		APPLICATION NUMBER: PENDFSP23-63							
		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.							
		Applicant Name: Zachary Forsyth							
		Signature of Applicant/Authorized Agent or Owner: Date:							
		Application Approved By:				Date:			
						12/04/2023			
		Application Issued By:				Date:			
		Receipt #: 8.174584-11/30/23							



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	FSP23-63
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Zachary Forsyth
Agent:	
Request:	Approval of a Final Site Plan
Location:	163 N Main
Zoning:	RM-3
General Plan Map:	Downtown

Discussion:

The applicant has submitted a final site plan for an additional three units at the Parkview Apartments on Main St. across from Pioneer Park. A zone change to allow for three additional units on the site was approved in May of 2022.

JUC Comments

1. Construction drawings were signed off in November 2023.



Staff Comments: Final Site Plan

1. Lot layout matches zoning standards and the preliminary approvals.
2. Parking Requirement: Per HCC 10-34-10:

<i>Dwelling, multiple-family:</i>		
<i>Studio and 1 bedroom units</i>	<i>1.5 spaces per dwelling unit</i>	

2 or more bedroom units	2 spaces per dwelling unit	
----------------------------	----------------------------	--

The proposed plans show an existing 11 parking stalls with an additional three new parking spaces. 14 total parking stalls for seven units would meet this code requirement.

3. Landscape: Hurricane City code requires that a landscape buffer of 10' wide shall front each right-of-way. This requirement is already being met with two approximately 13-foot grass strips on both sides of the existing driveway. One tree and two shrubs are required for each unit. While the landscaping plan provided is vague it is anticipated that between the existing landscaping and additional landscaping that this code is met.
4. Amenities and Open Space: 20% of the property must be reserved as open space, not counting parking areas. This area should be called out on the site plan. Pursuant to HCC 10-33-5 (E)(9)(f). No amenities are required for a development this small.
5. A note has been provided that any new outdoor lighting will meet Hurricane City Code.
6. Building elevations have been provided and none are more than 35' in height.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments.

JOINT UTILITY COMMITTEE'S APPROVAL

HURRICANE CITY ENGINEERING DEPT.
HURRICANE CITY WATER DEPT.
HURRICANE CITY STREETS DEPT.
HURRICANE CITY POWER DEPT.
HURRICANE CITY PARKS DEPT.
HURRICANE CITY GIS DEPT.
HURRICANE VALLEY FIRE DEPT.
PHONE
CABLE
GAS
WCWD
HURRICANE CITY PLANNING DEPT.
PUBLIC WORKS
FIBER

HURRICANE CITY WATER NOTES

- All waterline works must be installed by a licensed and insured contractor who is approved by Hurricane City
- All construction shall conform to the "Hurricane City Standard Specifications for Design and Construction", "International Plumbing Code" (IPC), and "International Building Code" (IBC), latest edition as administered by Hurricane City
- Contractor shall pot-hole all pipelines and verify location and depth prior to proceeding with any building or pipeline construction.
- The potable water supply to lawn irrigation systems shall be protected against back flow per the "International Plumbing Code" (IPC) Section 608.16.5 and fire sprinkler systems are to conform to IPC Section 608.16.4
- All back flow assembly installation and test requirements shall be in accordance with the Hurricane City Back Flow Ordinance (Title 8, Chapter 3)
- Thrust restraint on new pipelines will be as shown on construction details. Use Mega-Lug on fittings and field lock or joint restraint gaskets on the required length of restrained pipe. No concrete thrust blocks are allowed without water department approval.
- Asphalt replaced over the pipe trench is to match existing pavement depth with a 6" over cut from the edge of the trench line on each side of the trench. Contractors shall cut off and cap (back at the water main) all existing services lines or unused stub lines that will be abandoned.
- Any changes made in the field must be first approved and documented y the Hurricane City Water Service Department
- All new fire hydrants shall be installed at the corred height. Extensions will not be allowed.
- Interruption of existing water service while making connections to the exiting infrastructure shall be done during the time of least inconvenience to customers of existing system. Interruptions of service shall be limited to less than four (4) hours per 24 hour period. Contractor shall notify all customers who will be affected by service interruption at least 24 hours prior to the interruptions of service.
- Temporary construction water may be obtained from an existing fire hydrant by making application at the Hurricane City water services department office. Unauthorized connections to the city's water system is a violation and subject to legal action.
- The existence and location of water facilities shown on the construction drawings were obtained by a search of available records. To the best of the design engineer's knowledge, the existing water facilities are as shown on the plans. Hurricane City shall not be held responsible for any error in the location and elevation of the existing water facilities.
- Gauge wire shall be taped to all water lines for locating purposes. The wire shall be brought up at each water valve box and hydrant.

INFOWEST, CATV/FIBER OPTIC NOTES

- Developer to provide all required trenching within the project.
- Any modifications required to feed project will be billed to the developer.
- InfoWest will provide all conduits. Call 435-272-3559 or email JUC@infowest.com for conduit delivery at least one week prior to opening the trench.
- For commercial projects with an MDF/COMM room, developer will install a 2" PVC run to the exterior of the building.
- Any questions regarding service should be directed towards Gab Tremblay, 435-272-3559 or JUC@infowest.com
- Relocation of new or existing InfoWest facilities is billable to the developer. The developer will be provided with an estimate of costs for work done.

ASH CREEK SSD GENERAL SEWER NOTES

- Sewer is to meet the current Ash Creek Special Services District (District) Construction Standards.
- Prior to completions of the project, provide a copy of the geotechnical report and compaction test results to the District.
- Prior to completion of the project, provide a PDF and 2'x3' plan sheet Drawing of Record to the District. The Drawing of Record should include a distance from the near side property line to the sewer lateral marker, also include any changes to the sewer main line slopes and depths.
- The contractor will be responsible to clean and test the sewer lines after all utilities have been installed, but prior to the asphalt placement. The following test will need to be completed by the contractor: mandrel test, air test, and closed-circuit camera inspection. Camera inspection if provided by the District can be scheduled with the District representative. Tuesdays or Thursdays are generally when the District can perform this camera work.
- During construction, all sewer lines will need to be capped or sealed to protect the sewer system from flooding or rain events.

ELECTRICAL LEGEND

- UPGRADE EXISTING TRANSFORMER 25KVA to 50 KVA (HURRICANE POWER TO COMPLETE WORK AND DEVELOPER WILL PAY ASSOCIATED COSTS)
- INSTALL 4" PVC WITH 500 MCM AL TRIPLEX
- INSTALL 3 SOCKET METER PACK WITH 125A MAX PER UNIT
- EXISTING SINGLE PHASE HIGH VOLTAGE LINE

SITE PLAN LEGEND

- LOT LINES, BUILDING PERIMETERS
- OTHER LINES INCLUDING DRIVEWAYS, SIDEWALKS, ETC
- SETBACKS AND EASEMENTS
- STREET CENTERLINES
- ELEVATION CONTOURS
- ELEVATION MARKERS
- LANDSCAPE AREAS

UTILITIES LEGEND

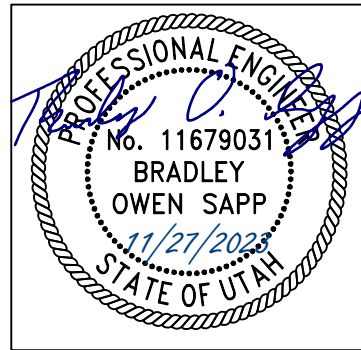
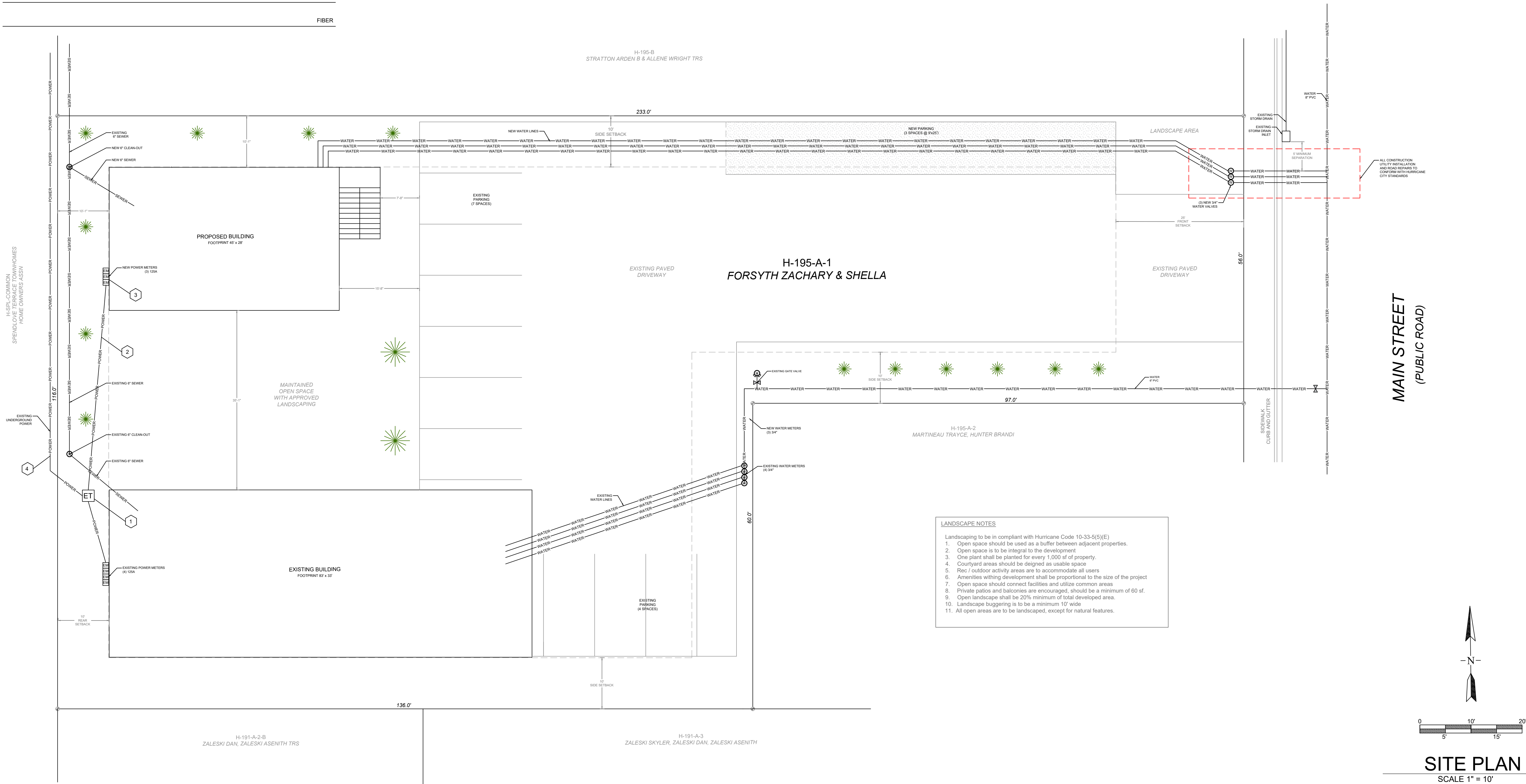
- UTILITIES:
- WATER METER AND WATER MAIN VALVE BOX LOCATION
 - SEWER CLEAN-OUT AND CONNECTION LOCATION
 - ELECTRICAL POWER TRANSFORMER
 - ELECTRICAL POWER METER
 - GAS MAIN CONNECTION LOCATION
 - GAS METER
 - FIRE HYDRANT LOCATION
 - WATER MAIN SUPPLY LINE
 - SEWER MAIN LINE
 - ELECTRICAL MAIN LINE
 - GAS MAIN SUPPLY LINE

HURRICANE POWER NOTES

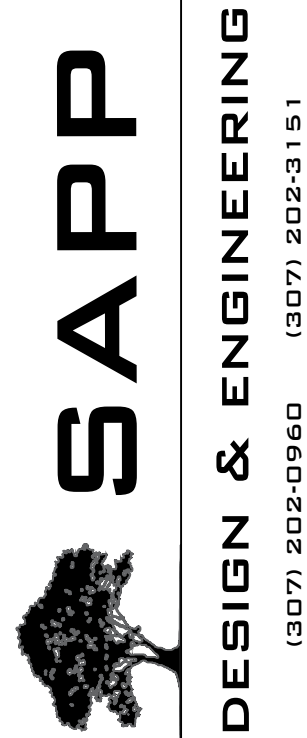
- Developer responsible for all costs, unless otherwise state on plan.
- Pre-approved contractor to work on and install any part of the electrical system
- For schematic purposes only. Equipment / placement to be per Hurricane Power specifications.
- Pre-approved contractor to review all plans with Hurricane Power prior to commencing work. Contact Hurricane Power for appointment: 435-636-5536
- Easements to be granted to Hurricane City. Developer responsible to ensure applicable easements are establish with all effected properties.
- Power lines are to be located on the North and West sides of the street, unless otherwise approved. Lines are to be located in the public utility easement if available.
- No retaining walls are permitted in the utility easement.
- Any changes to the signed plans must be approved by Hurricane Power
- JUC trench back-fill material and material near equipment is to comprise only of 1" minus soil / gravel.
- Impact fees are to be collected by Hurricane City Building Department. Impact fees will be charged per individual metelbreaker size.
- Power equipment including transformers, meters, vaults, etc. shall not be located inside fenced areas. Meters must remain accessible.
- Depending on the location, transformers may require protective bollards.
- Developer is to provide service size and voltage to Hurricane Power before a project starts so that proper transformer and equipment can be specified.
- The size of minimum conduit and conductor from the transformer to meter is: For 200A service, 4/0al in 2" PVC, for 400A service, 350mcm in 3" PVC, for 600A service, 500mcm in 4" PVC.
- A pad will be maintained around all electrical equipment. The pad is to be level with the sidewalk and extend 5' to each side of the equipment. Nearby slopes or elevation change are to be retained by approved block, walls, or stacked rock.
- An invoice will be sent and include materials and fees associated with each job. Fees will include fittings, riser fees, connection fees, and excess labor fees.
- All meter bases with multiple sockets much be labeled with placards or metallic stickers to identify the applicable unit.
- Any road cuts or boring is to be at 90 degrees to the roadway.
- Any power equipment exposed to driveways or access ways are to be protected with approved bollards.

LANDSCAPE NOTES

- Landscape to be in compliant with Hurricane Code 10-33-5(5)(E)
- Open space should be used as a buffer between adjacent properties.
 - Open space is to be integral to the development
 - One plant shall be planted for every 1,000 sf of property.
 - Courtyard areas should be designed as usable space
 - Rec / outdoor activity areas are to accommodate all users
 - Amenities withing development shall be proportional to the size of the project
 - Open space should connect facilities and utilize common areas
 - Private patios and balconies are encouraged, should be a minimum of 60 sf.
 - Open landscape shall be 20% minimum of total developed area.
 - Landscape buffering is to be a minimum 10' wide
 - All open areas are to be landscaped, except for natural features.



REV	DESCRIPTION	BY	DATE



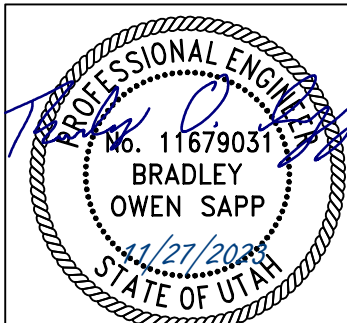
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SITE PLAN

PROJECT:
FORSYTH TRIPLEX
163 N MAIN STREET
HURRICANE, UTAH

DATE:
11/27/2023

SCALE:
1"=10'

SHEET:
SP



REV	DESCRIPTION	BY	DATE

SAPP
DESIGN & ENGINEERING
(307) 204-0960 (307) 202-3151

SHEET TITLE:
**CONSTRUCTION
DETAILS**

PROJECT:
**FORSYTH TRIPLEX
163 N MAIN STREET
HURRICANE, UTAH**

DATE:
11/27/2023

SCALE:
1" = 10'

SHEET:
CD1

TRENCH BACKFILL AND REPAIR
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
TRENCH BACKFILL AND REPAIR DETAIL

STANDARD DWG. NO. TD 100 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

DRIVEWAY APRON DETAILS
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
DRIVEWAY APRON DETAILS

STANDARD DWG. NO. CG 104 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

SEWER SERVICE CONNECTION DETAIL
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
SEWER SERVICE CONNECTION DETAIL

STANDARD DWG. NO. CG 104 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

SEWER CLEANOUT W/LID DETAIL
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
SEWER CLEANOUT W/LID DETAIL

STANDARD DWG. NO. CG 104 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

JOINT IRRIGATION AND CULINARY WATER TRENCH
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
JOINT IRRIGATION AND CULINARY WATER TRENCH

STANDARD DWG. NO. WD 301 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

WATER METER SETTER
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
WATER METER SETTER DETAILS

STANDARD DWG. NO. WD 303-1 1 OF 4
APPROVED: DATE: 8/6/2020 BY: H.C.E.

WATER METER BOX
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
WATER METER BOX DETAILS

STANDARD DWG. NO. WD 303-2 2 OF 4
APPROVED: DATE: 8/6/2020 BY: H.C.E.

3/4 AND 1/2 WATER SERVICE AND METER
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
3/4 AND 1/2 WATER SERVICE AND METER

STANDARD DWG. NO. WD 303-3 3 OF 4
APPROVED: DATE: 8/6/2020 BY: H.C.E.

1" IRRIGATION SERVICE AND METER
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
1" IRRIGATION SERVICE CONNECTION AND METER

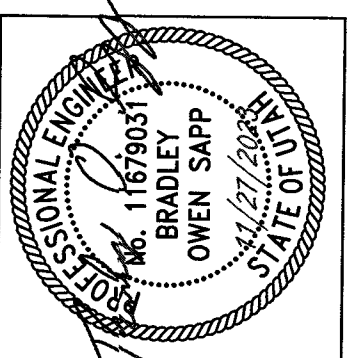
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APPROVED: DATE: 8/6/2020 BY: H.C.E.

IRRIGATION METER BOX
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
IRRIGATION METER BOX DETAILS

STANDARD DWG. NO. WD 305-2 2 OF 2
APPROVED: DATE: 8/6/2020 BY: H.C.E.



REVISIONS:		
REV	DESCRIPTION	BY DATE

SAPP DESIGN & ENGINEERING
(307) 202-0960 (307) 202-3151

SHEET TITLE:
CONSTRUCTION
DETAILS

FOURTH TRIPLEX
163 N MAIN STREET
HURRICANE, UTAH

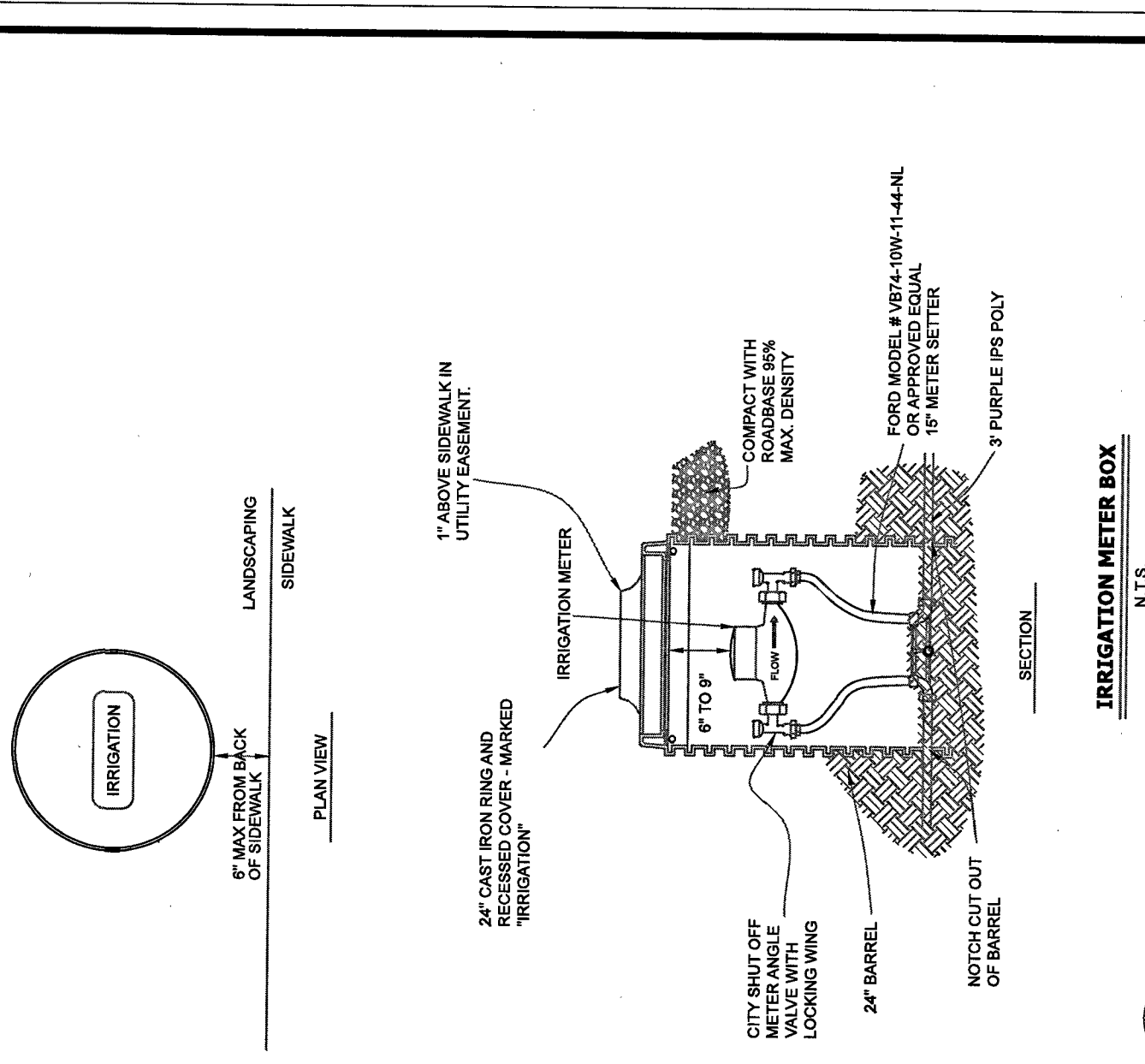
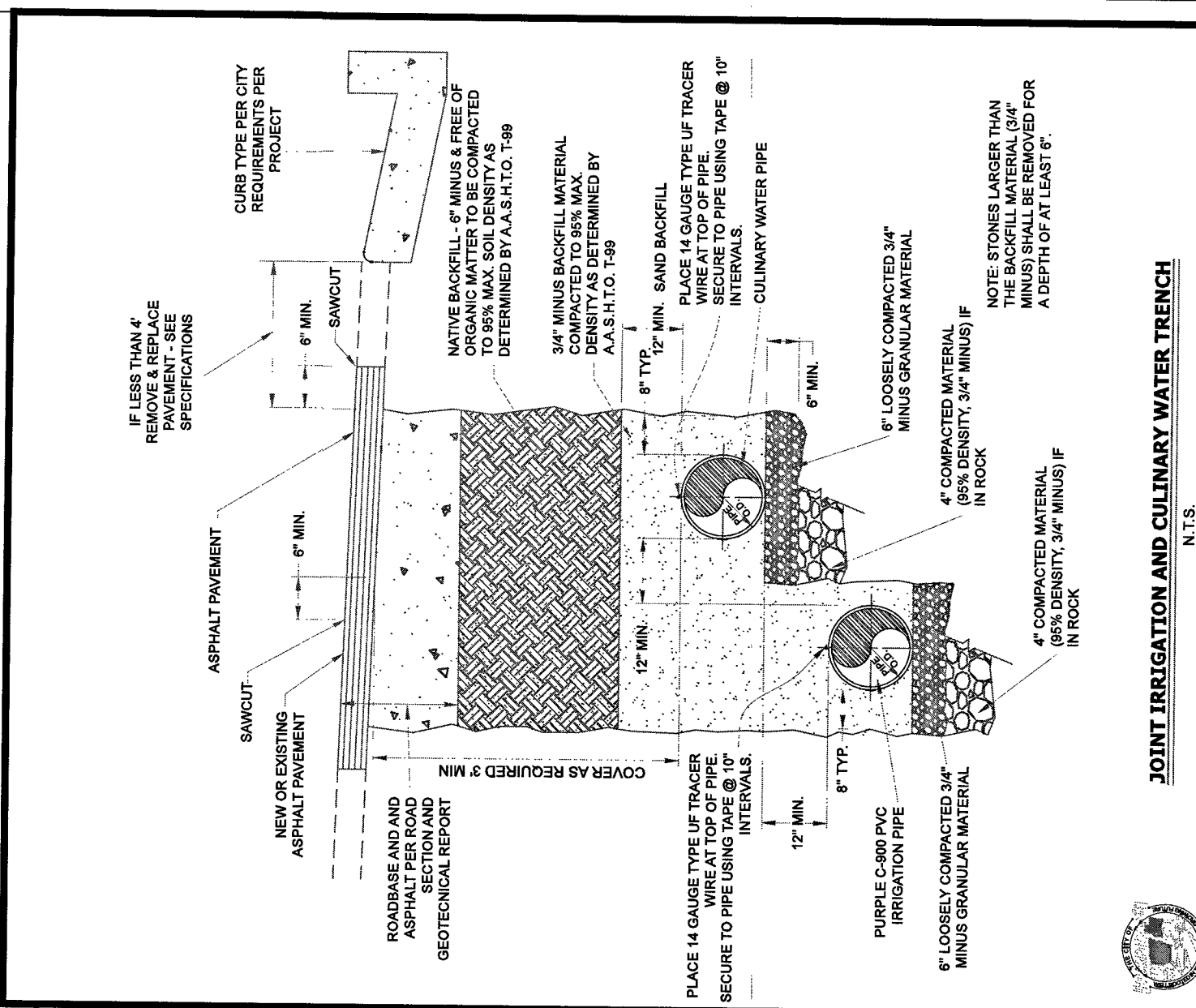
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DATE: 11/27/2023

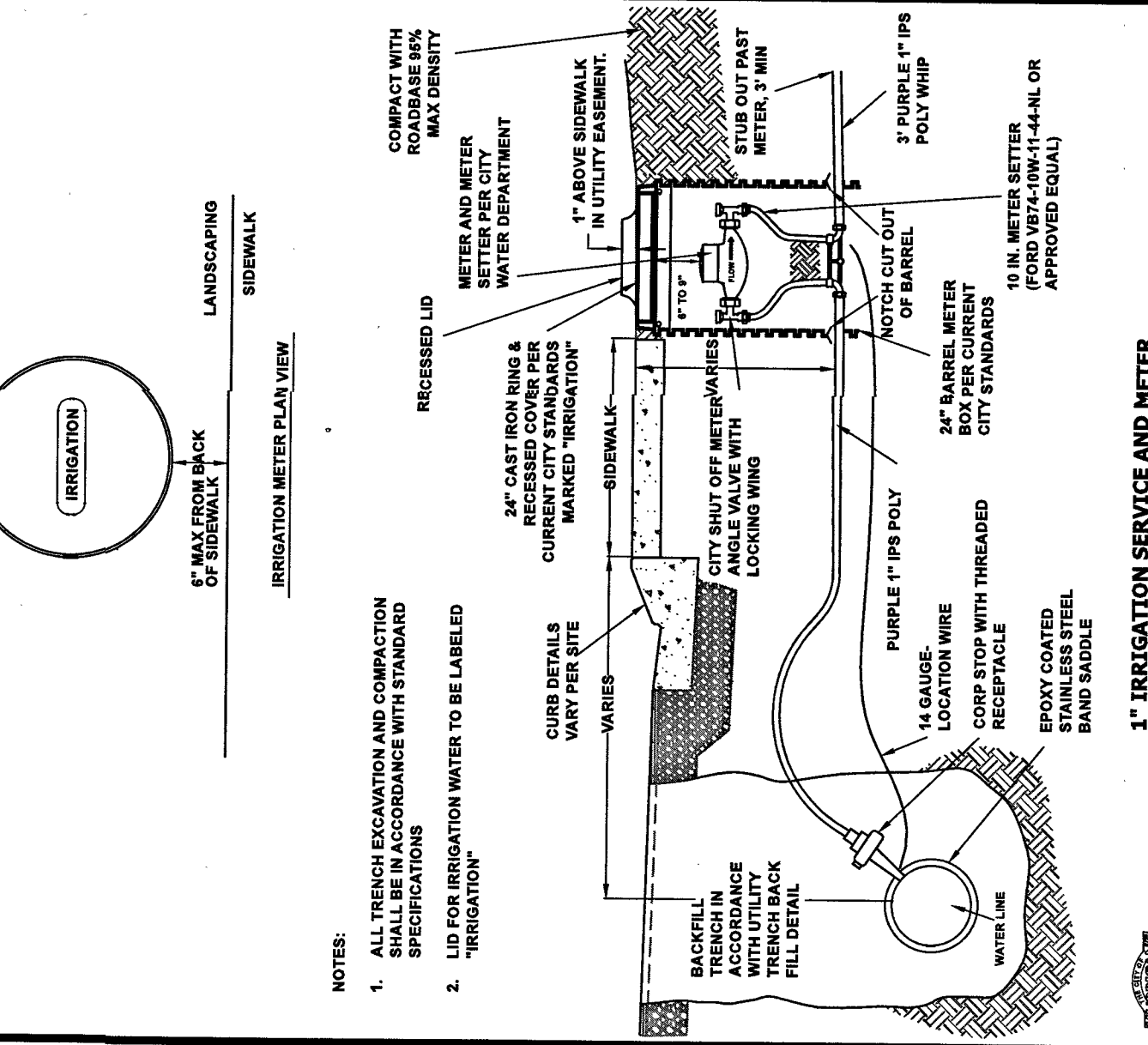
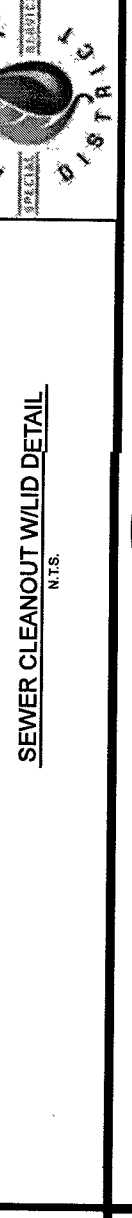
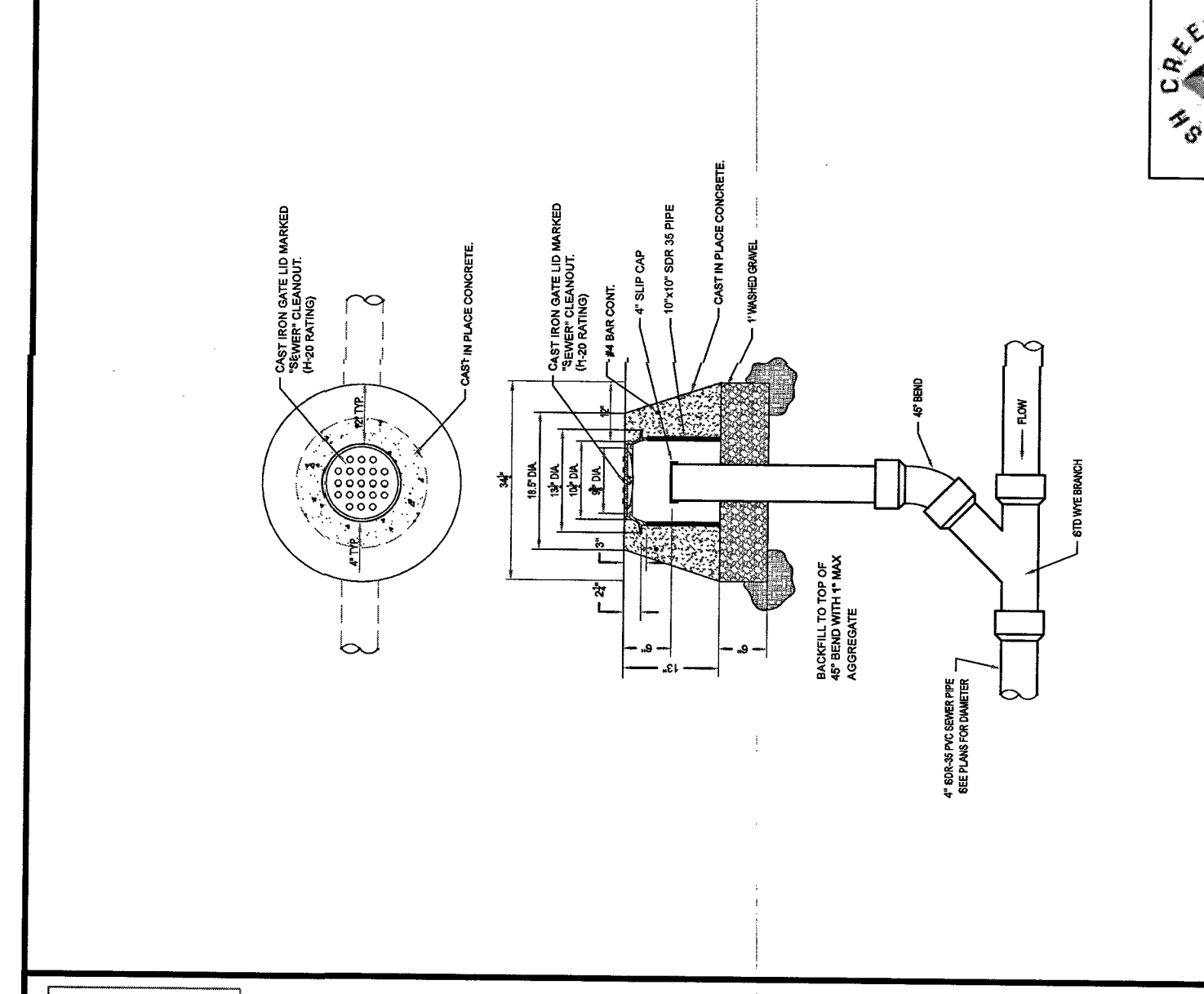
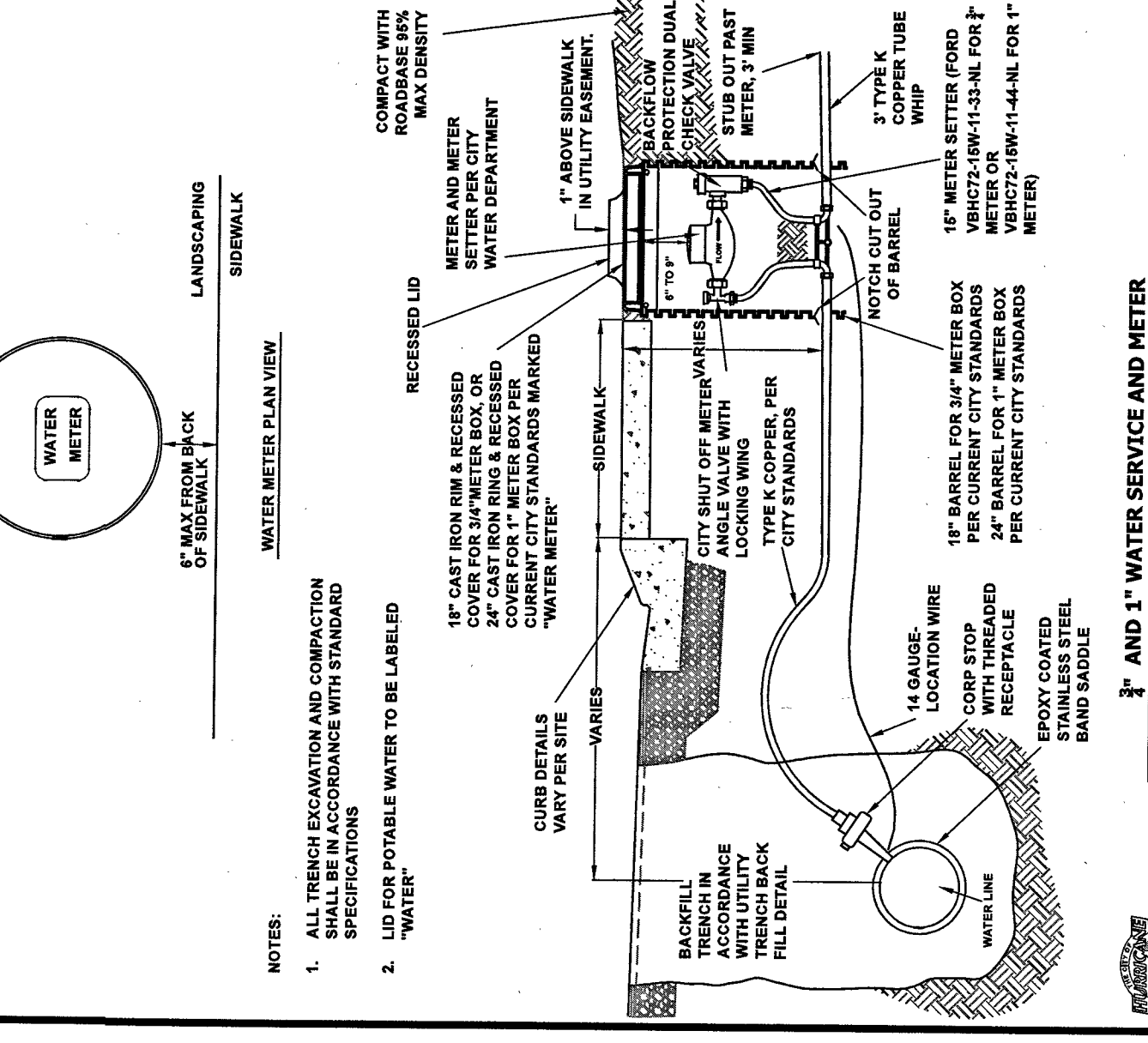
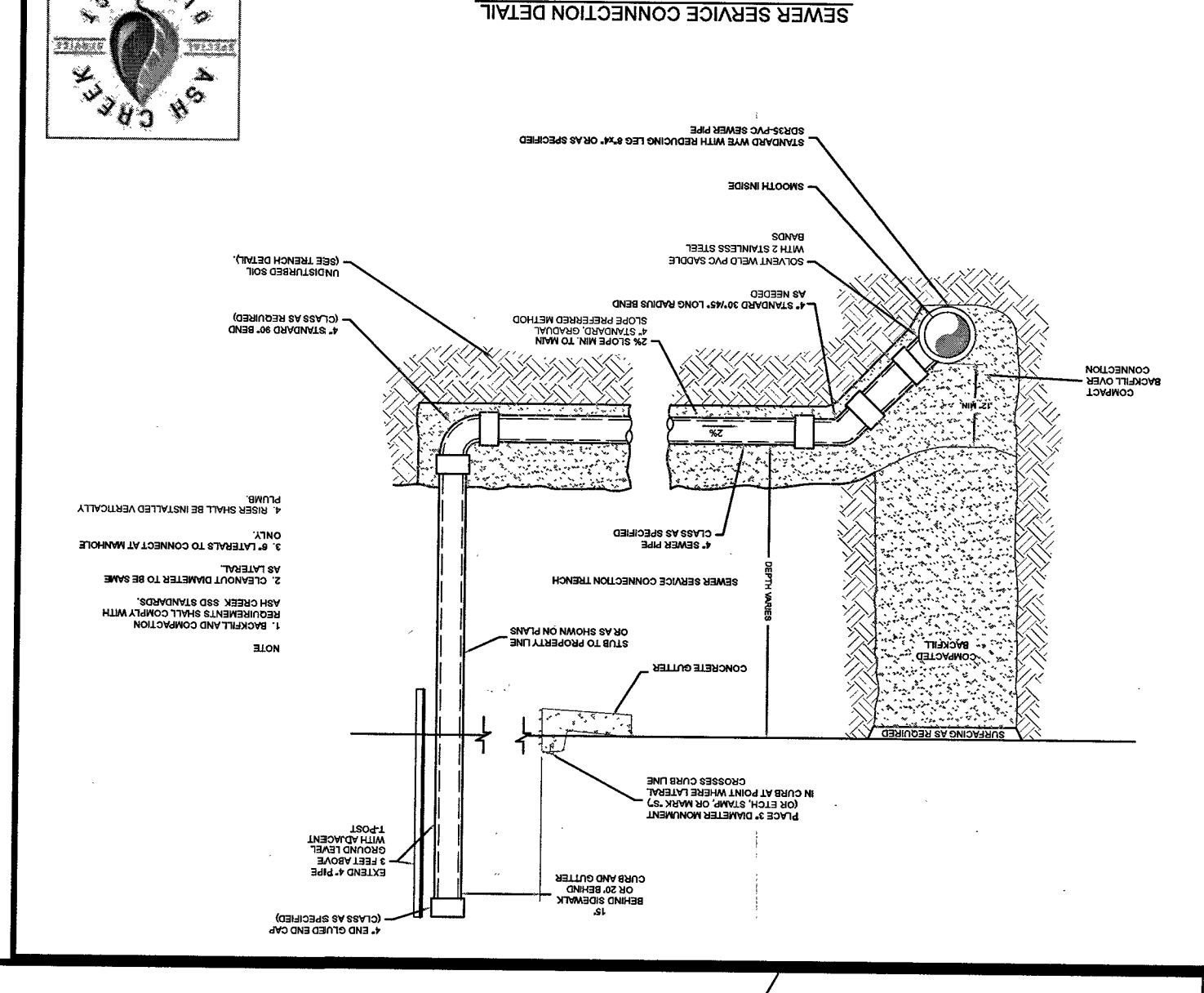
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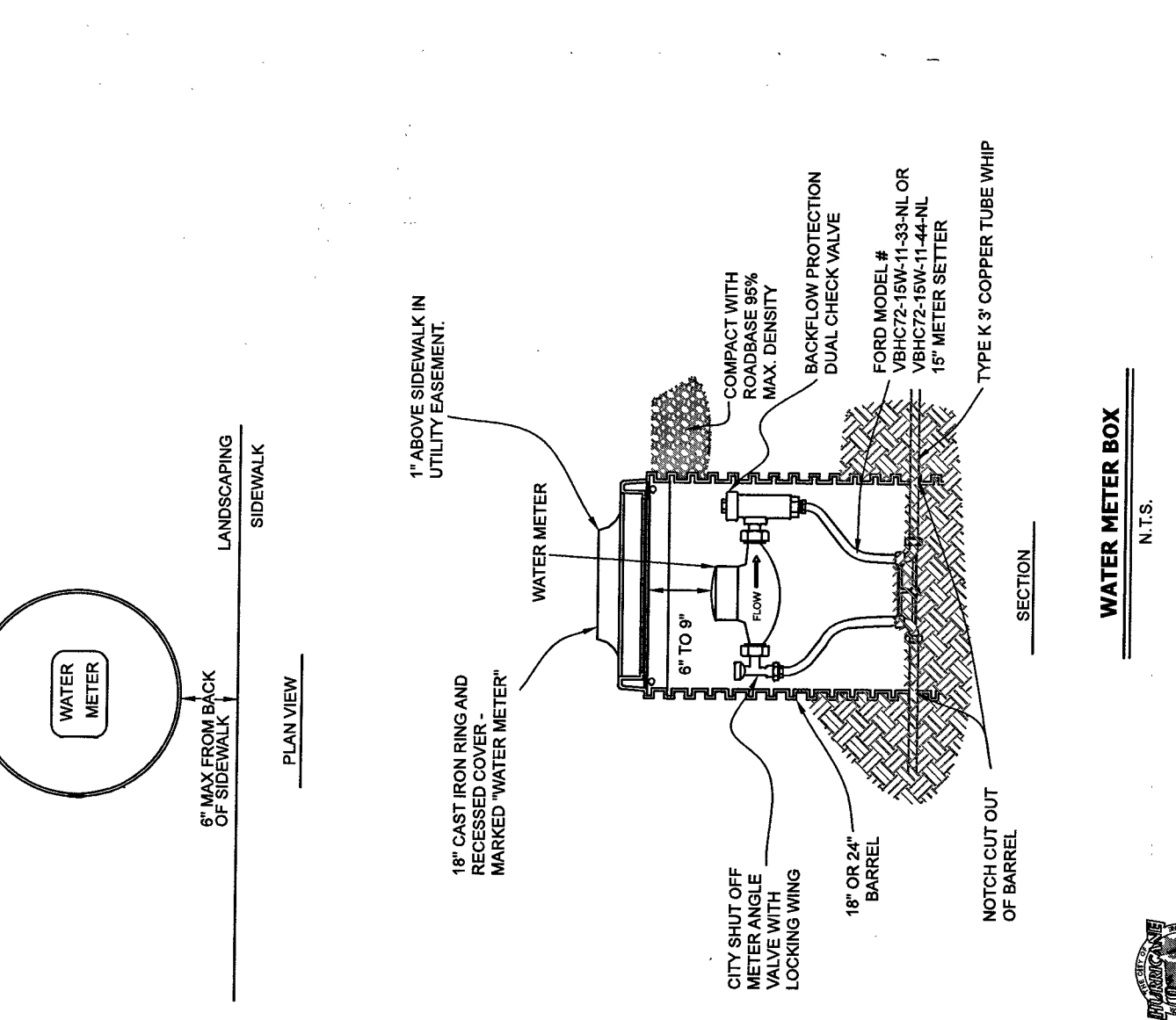
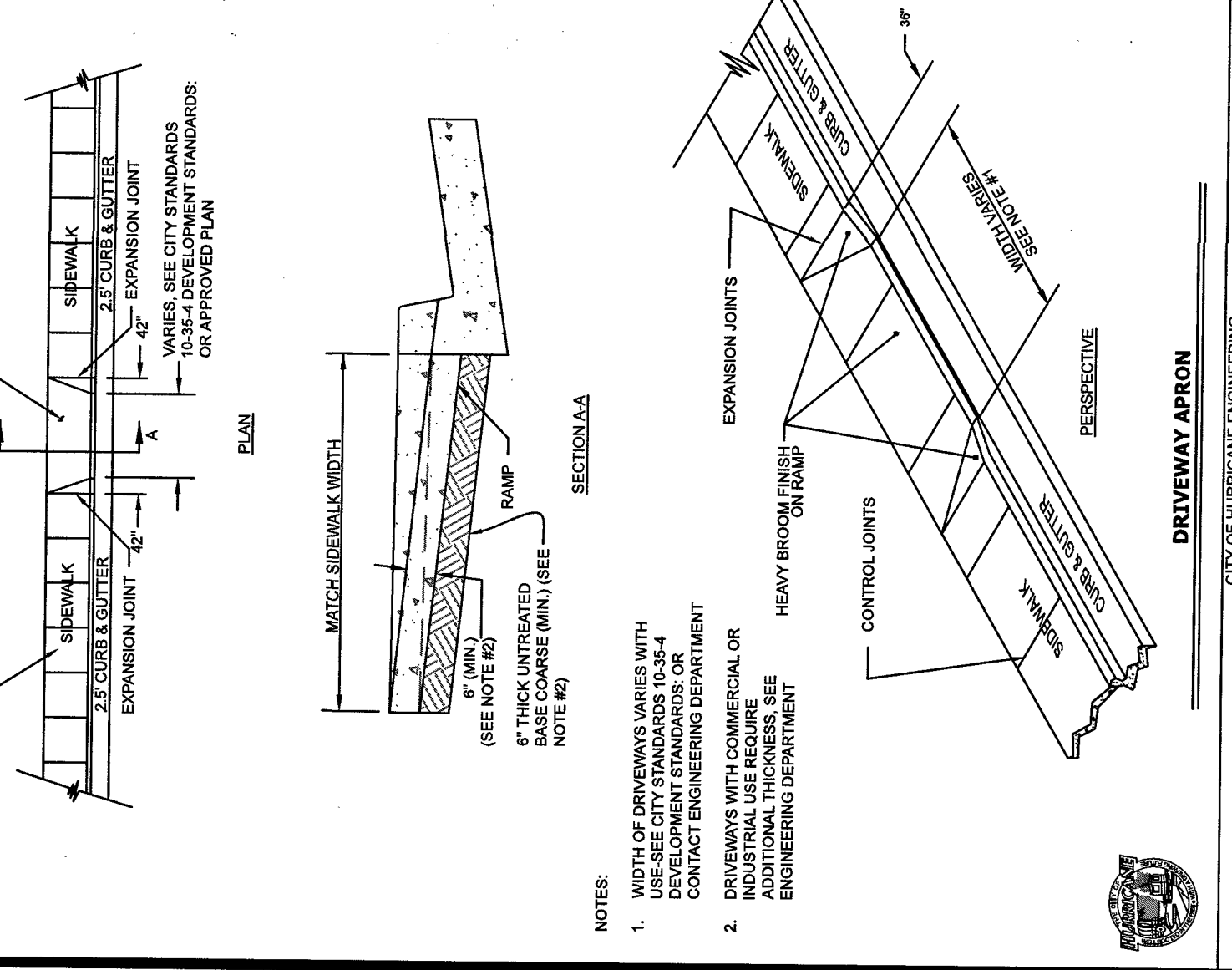
NOV 29 2023



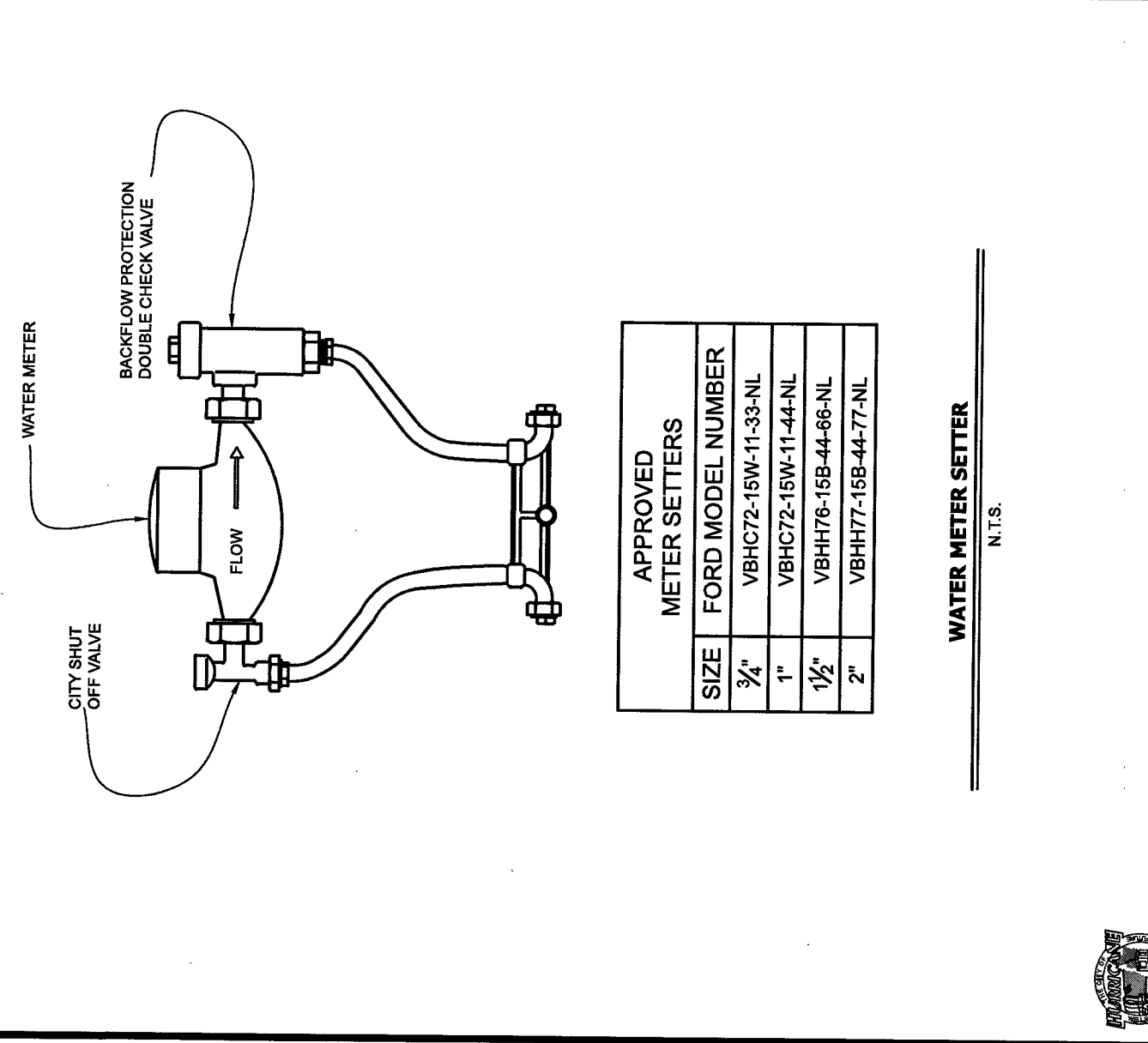
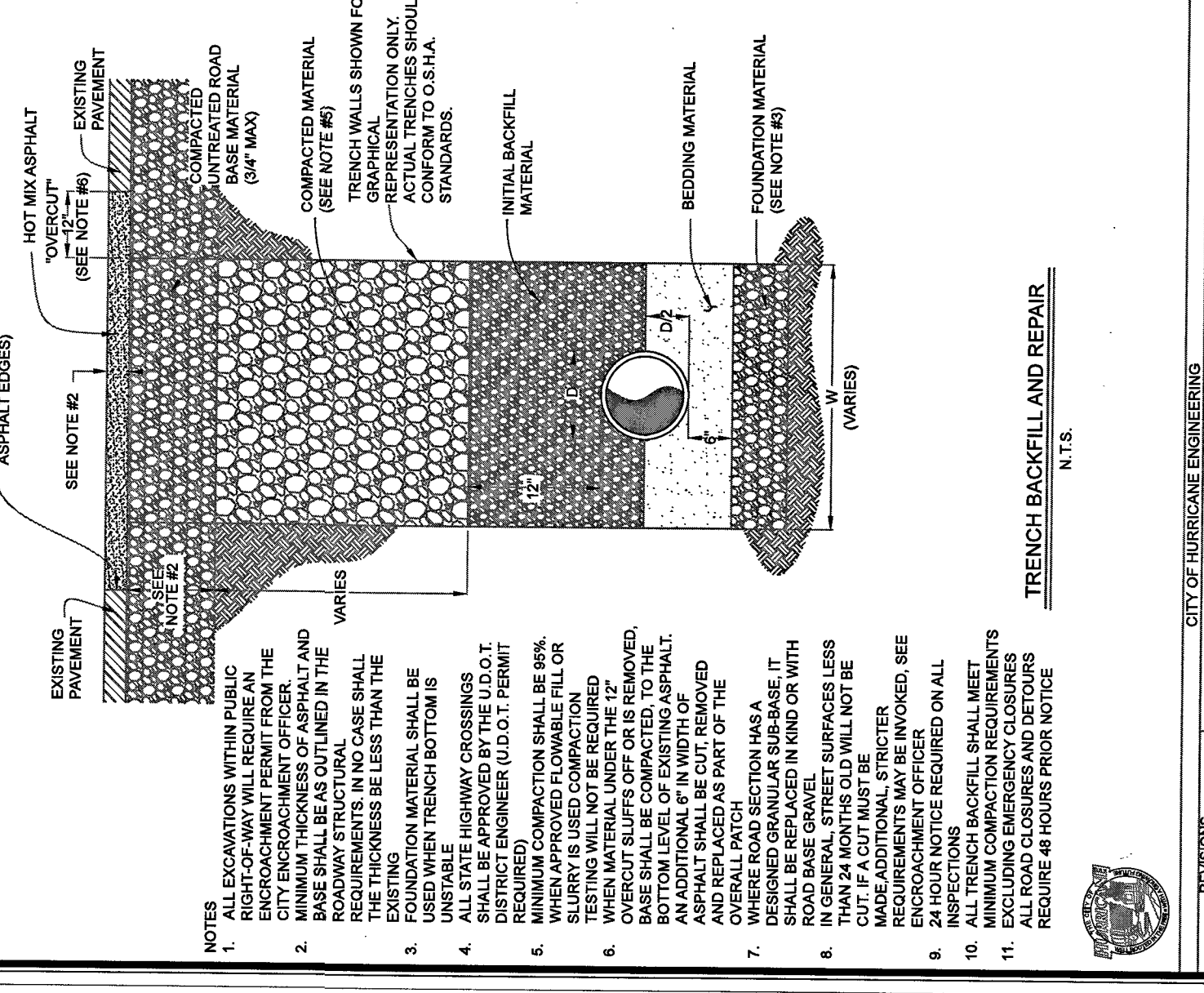
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	NAME	DESCRIPTION	BY	DATE	APPROVED	NO. 305-2
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				DETAILS		DATE

[illegible]

	REVIEWS		CITY OF HURRICANE		STANDARD DUG NO.	
	DATE	DESCRIPTION	BY		WD 3523	3 OF 4
			3rd AND 1st WATER SERVICE AND METER			
			APPROVED:		DATE: 07/29/20	BY: ACE



	CITY OF NEW ORLEANS		STANDARD DWS. NO. 3 WD 303-2 2 of 4	
	DATE _____ BY _____		APPROVED: _____ DATE: 8/25/20 BY: H.C.	
WATER METER BOX DETAILS				
REVISIONS DESCRIPTION BY				



		CITY OF HURRICANE	
REVISIONS			
DATE	DESCRIPTION	BY	
STANDARD DWG NO.		APPROVED BY	
108-1		1 OF 4	
DATE: 06/09/20		BY: HCE	
WATER METER SETTER DETAILS			

Forsyth Triplex- Lighting Plan
163 N Main

The lighting on this property will comply with Hurricane City Ordinance 10-33-7:Outdoor lighting.

FORSYTH TRIPLEX

163 N. MAIN STREET, HURRICANE, UTAH 84737



PROJECT NARRATIVE

The proposed project is a triplex to be built at 383 N. Main Street in Hurricane, UT. The triplex is to be 3 levels with a similar floor plan on each level. The first level will be partial basement construction with stair access. The upper levels are also accessed via exterior stairs.

Each unit will include and open concept living and eat-in kitchen, 3 bedrooms, and 2 bathrooms. One bedroom features an en-suite bathroom. A laundry room with storage is located near the kitchen. Mechanical equipment for each unit is contained in a closet in the respective unit.

Construction is to be traditional wood framed. Foundation walls will be flat concrete. The building will comply with local codes for 3-unit multi-family construction. Exterior finishes will be stucco. Stairs will be metal pre-fabricated and pre-engineered.

CONTENTS

CS	COVER SHEET
A1	BUILDING RENDERINGS
A2	FLOOR PLAN
A3	DIMENSION PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	ELECTRICAL PLAN
A8	PLUMBING AND MECHANICAL PLAN
SP	SITE PLAN

STRUCTURAL SHEETS

S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	SHEAR WALL PLAN
SD1	STRUCTURAL DETAILS

CONTRACTOR

TBD

Email: -
Phone: -

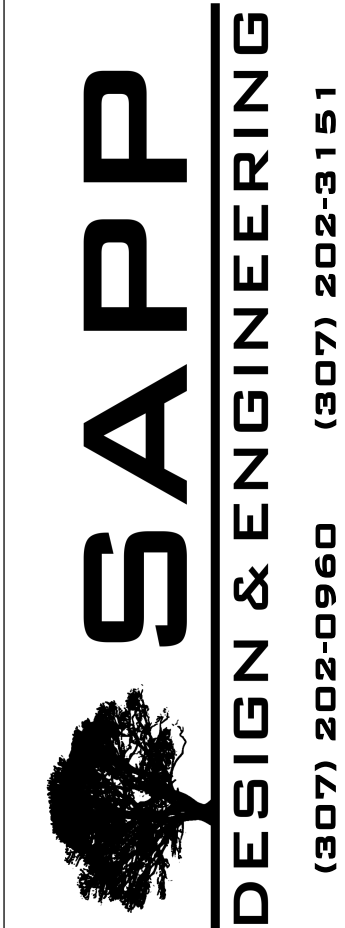
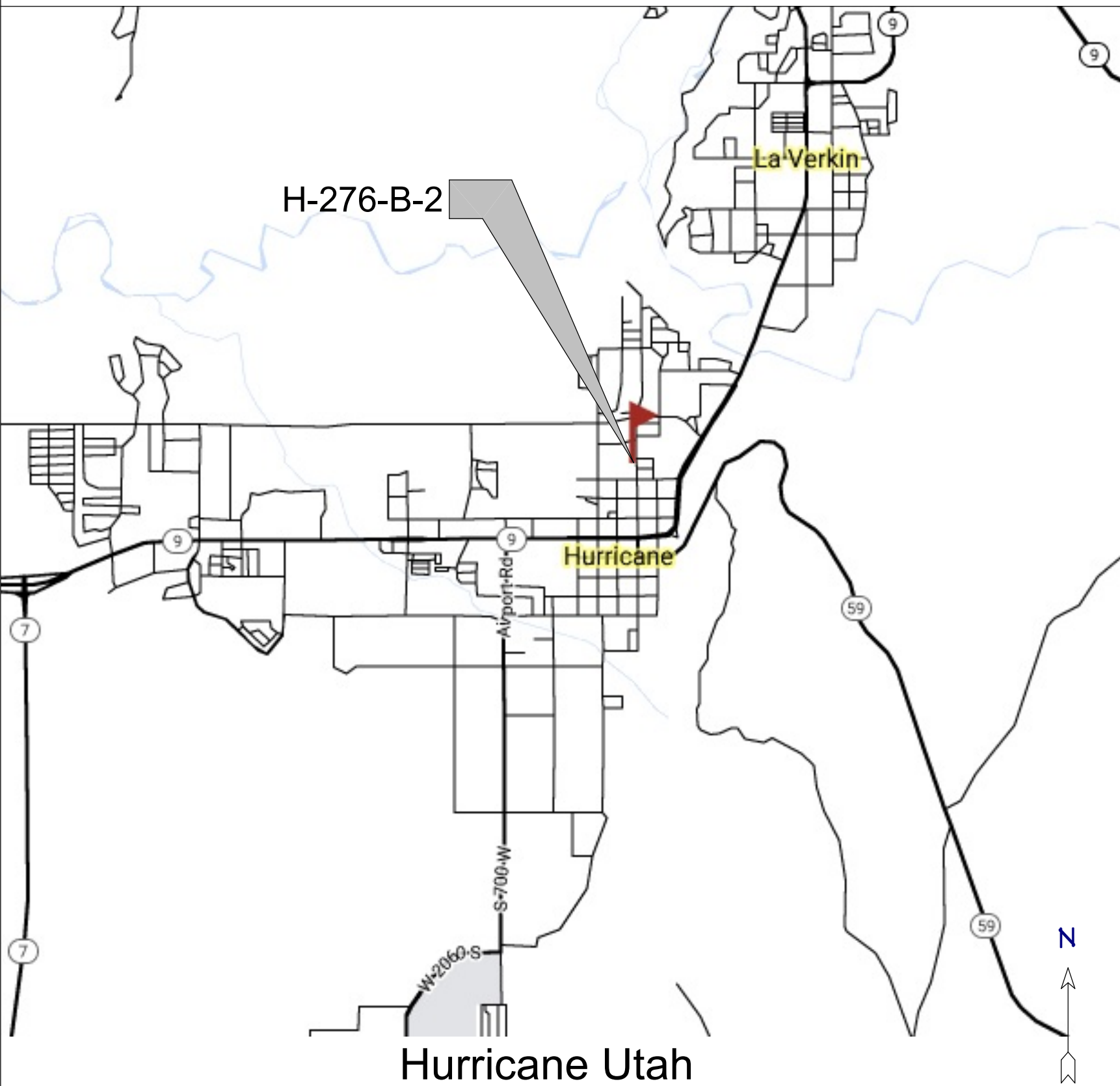
BUILDING AND ZONING SUMMARY

DESIGN CRITERA

DEPARTMENT	HURRICANE CITY		
PARCEL	H-276-B-2		
ZONING	RM-3 (15 units/ acre)		
LOT AREA	21,179 SQ. FT.		
LOT WIDTH	116.0'		
FRONTAGE	53.25'		
SETBACKS	FRONT	25'	
	SIDE	8'	
	REAR	10'	
BLDG. HEIGHT	32'-0"		
BUILDING SIZE	TOTAL FINISHED	3,276	SF
	MAIN LEVEL	1,092	SF
	2ND LEVEL	1,092	SF
	3RD LEVEL	1,092	SF
	PORCH	420	SF

2015	INTERNATIONAL RESIDENTIAL CODE
2015	INTERNATIONAL FIRE CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL PLUMBING CODE
2017	NATIONAL ELECTRICAL CODE
2018	INTERNATIONAL ENERGY CONST. CODE

PROJECT LOCATION



COVER SHEET

SHEET TITLE:

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:
5/26/23

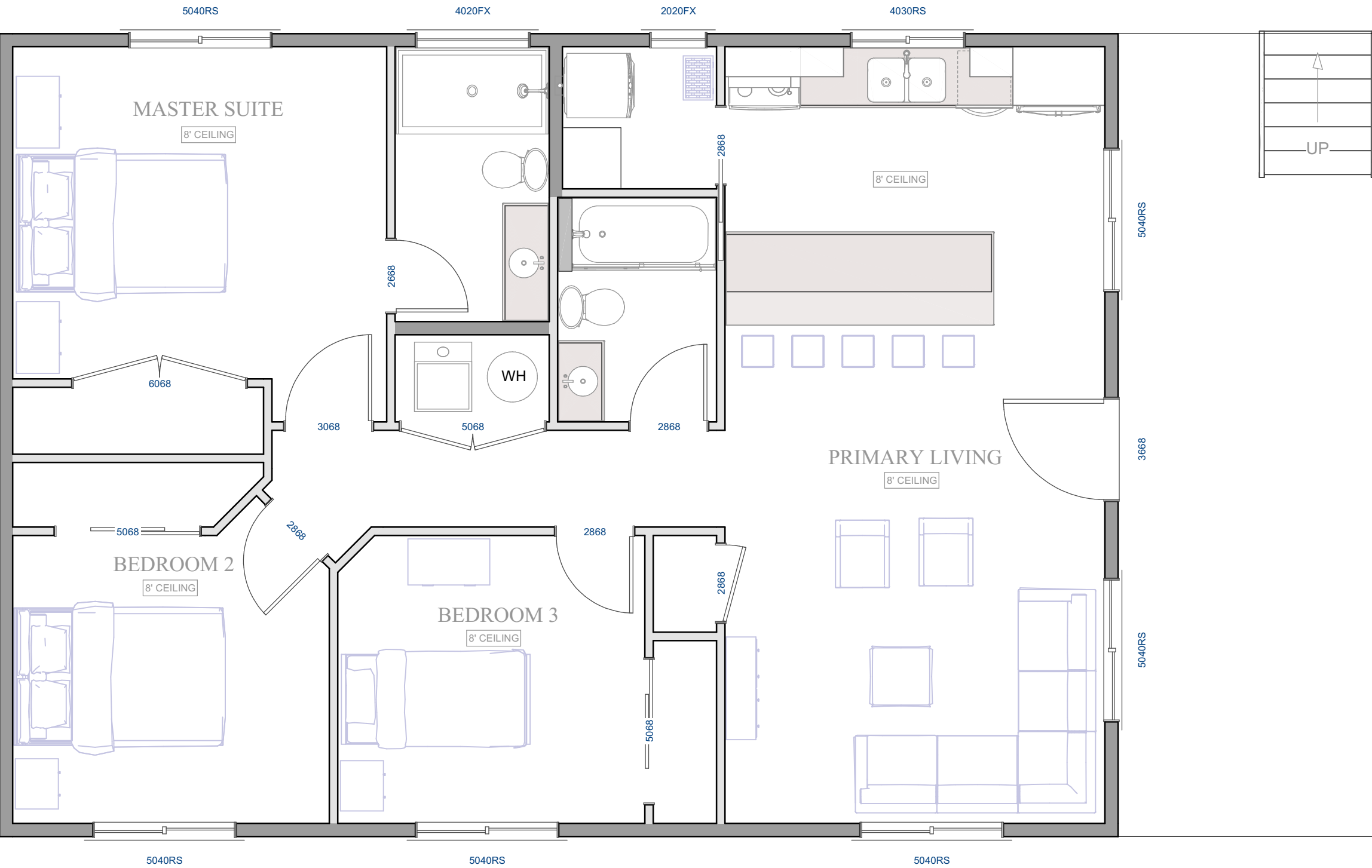
SCALE:
NTS

SHEET:
CS



BUILDING RENDERINGS

FRONT/BACK



TYPICAL FLOOR PLAN

FLOOR PLAN

SCALE : 1/4" = 1'

FLOOR PLAN

SHEET TITLE:

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:

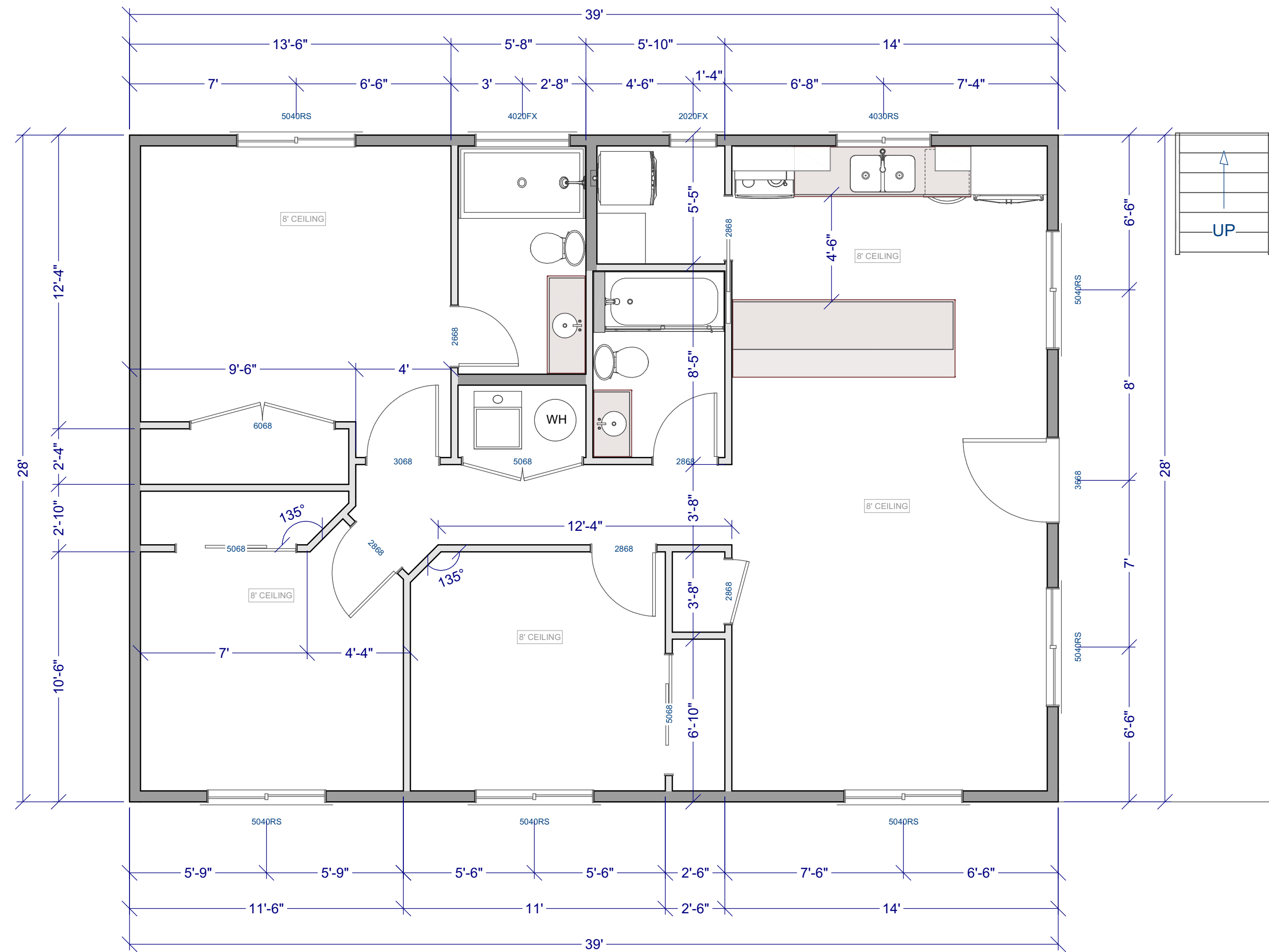
5/26/23

SCALE:

1/4"=1'

SHEET:

A2



TYPICAL DIMENSION PLAN

DIMENSION PLAN

SCALE : 1/4" = 1'

DIMENSION PLAN

SHEET TITLE:

PROJECT:
FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

DATE:

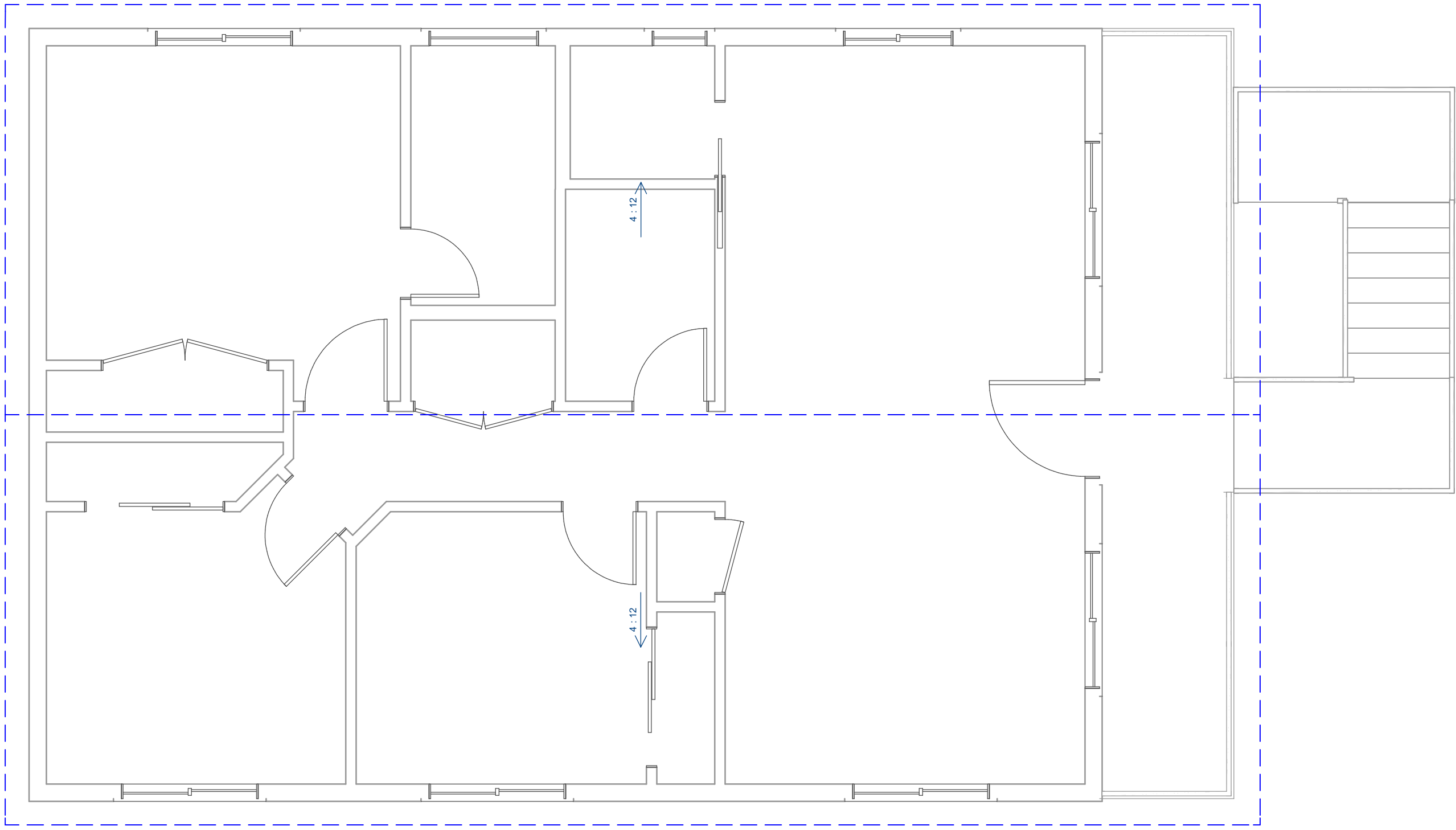
5/26/23

SCALE:

1/4"=1'

SHEET:

A3



ROOF PLAN

SCALE : 1/4" = 1'

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

SHEET TITLE:

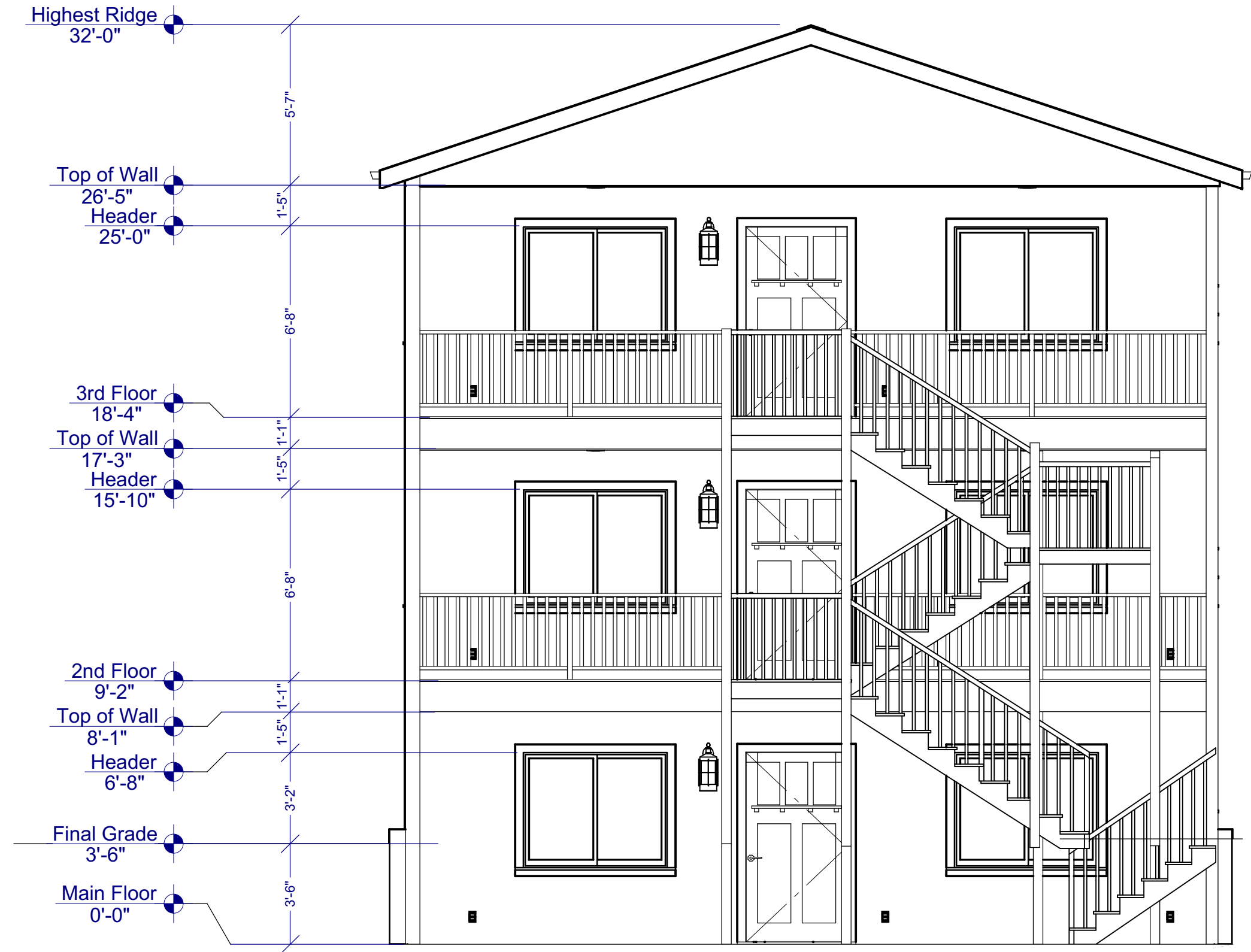
ROOF PLAN



SAPP

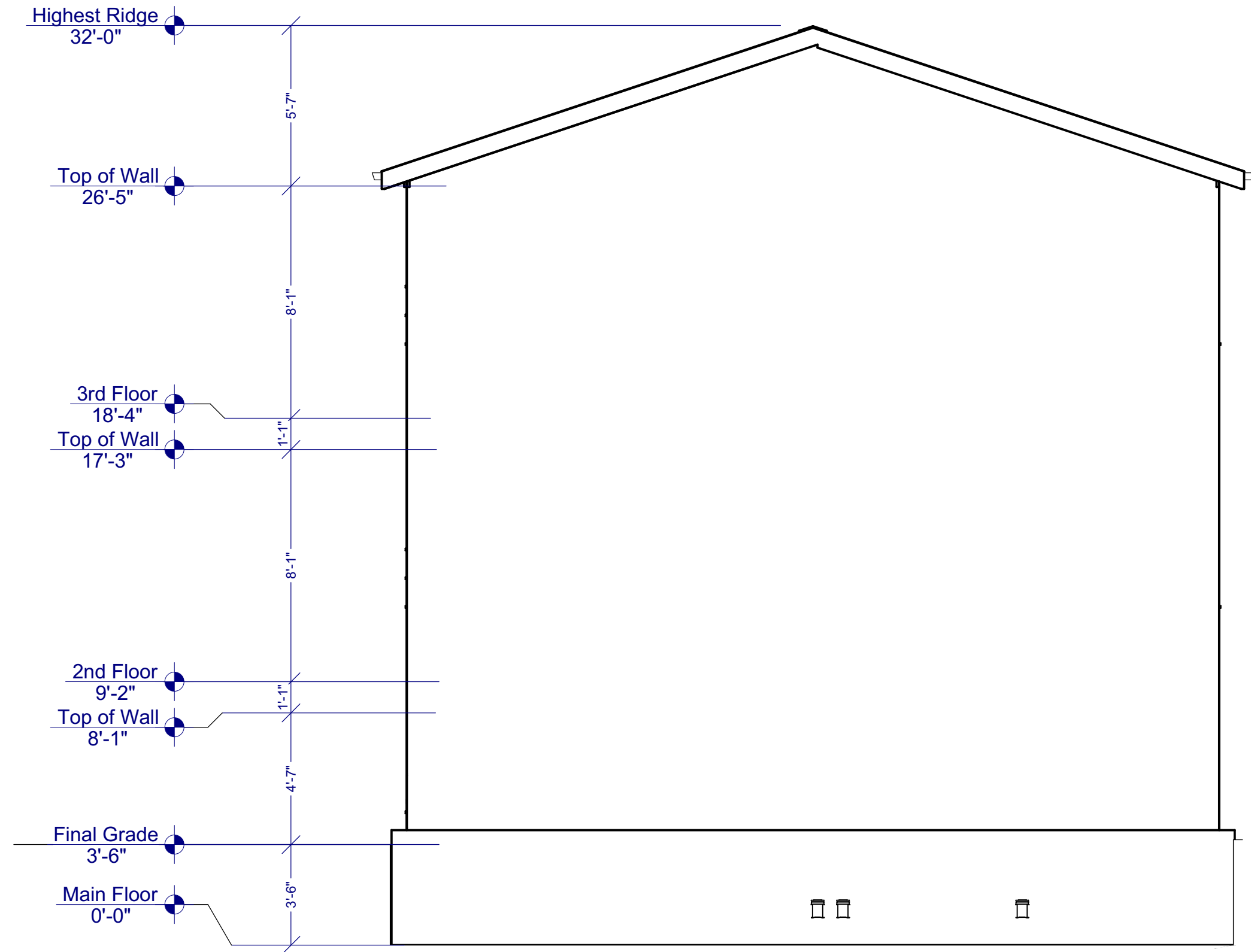
DESIGN & ENGINEERING

(307) 202-0960 (307) 202-3151



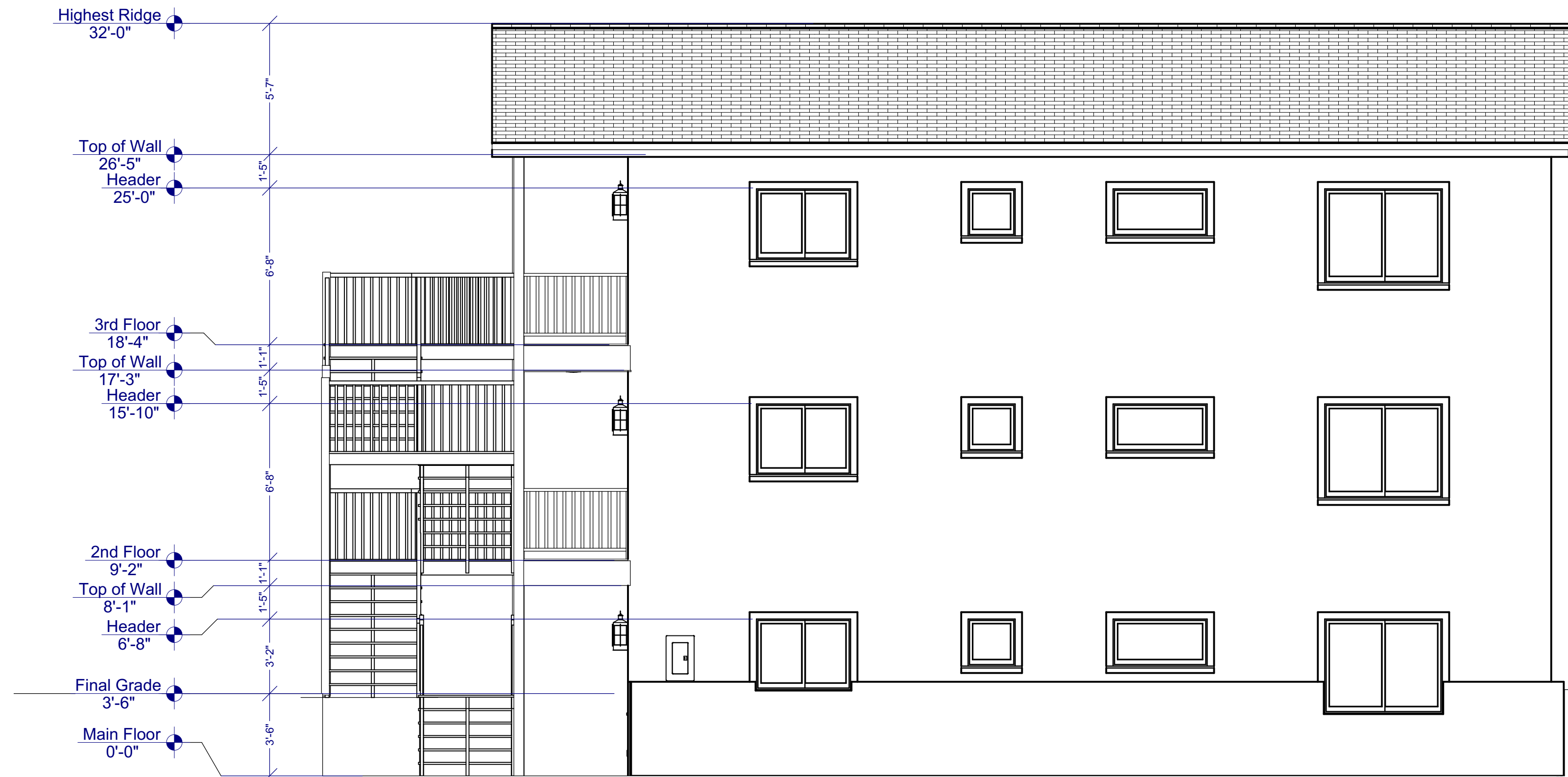
FRONT ELEVATION

SCALE : 1/4" = 1'



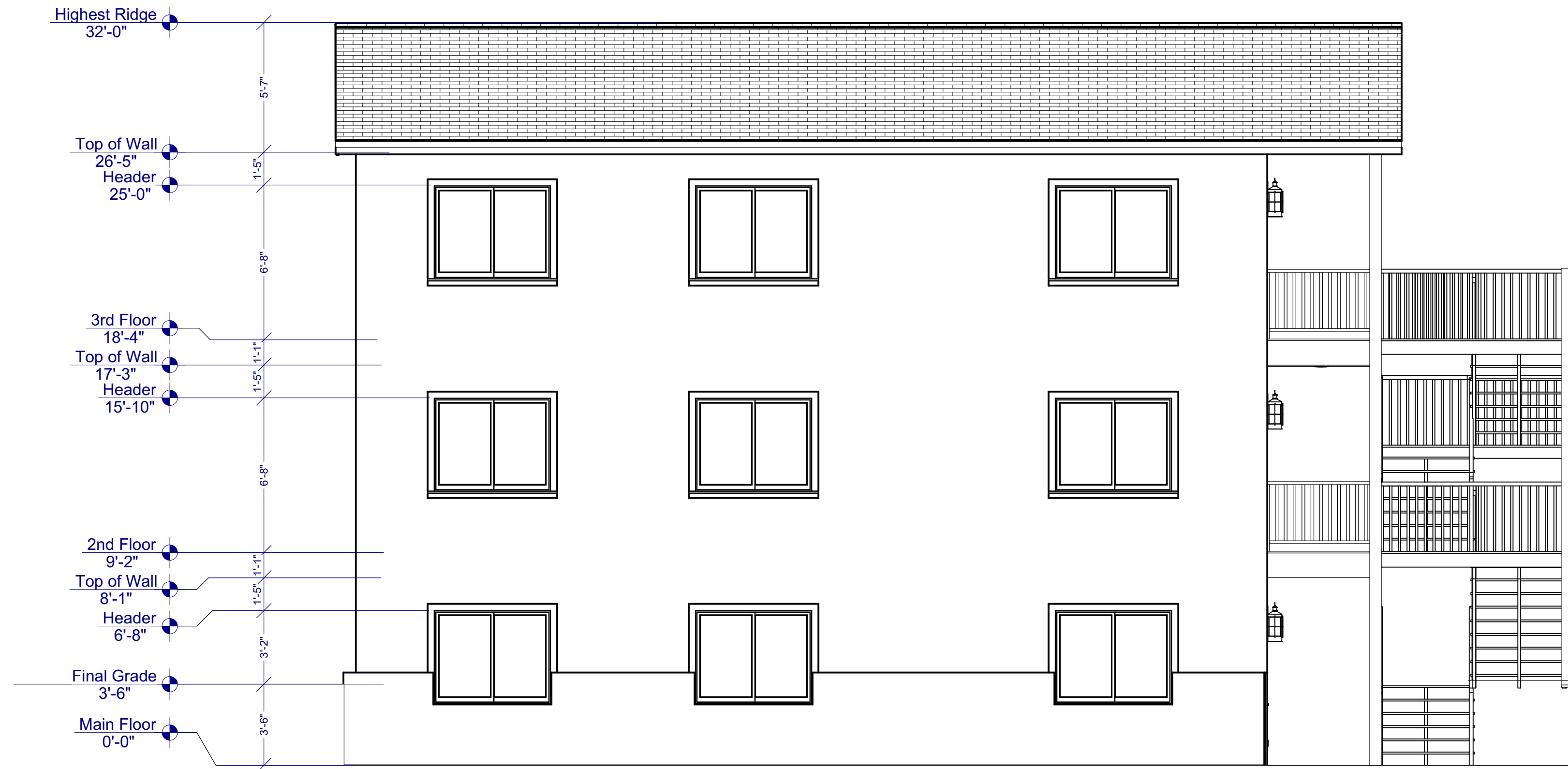
REAR ELEVATION

SCALE : 1/4" = 1'



RIGHT ELEVATION

SCALE : 1/4" = 1'



LEFT ELEVATION

SCALE : 1/4" = 1'

ELECTRICAL NOTES:

- A. PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLINGS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE BATTERY BACKUP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES.

B. BATHROOM AND UTILITY ROOM FANS SHALL BE CAPABLE OF 8 AIR CHANGES PER HOUR.

C. INCANDESCENT CLOSET LIGHTING SHALL BE 18" MINIMUM FROM COMBUSTIBLES MEASURED HORIZONTALLY. 0" HORIZONTAL IS PERMITTED FOR FLUSH FIXTURES AND FLUORESCENT FIXTURES.

D. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110 VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOM, GARAGES, AND OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL. ACCESS TO DWELLING AND POWER POLES. GFCI ALSO REQUIRED WITHIN 6'-0" OF KITCHEN SINK FOR COUNTER RECEPTACLES. GARAGE OUTLETS MUST BE A MINIMUM OF 18" ABOVE FLOOR & BE GFCI - NO EXCEPTIONS.
- E. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS PASSING THROUGH THREE FLOORS OR LESS SHALL BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR OR CEILING.

F. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (C-1) PER THE CURRENT MANDATORY ENERGY REQUIREMENTS.

G. CONDUIT FOR METER BASE SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNI-STRUT AND CONDUIT CLAMPS (POWER ACTUATED FASTENERS ARE NOT ACCEPTABLE).

H. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS SHALL BE A MINIMUM 2 HOUR LISTING.

I. ALL LIGHTS, SMOKE DETECTORS, BEDROOM OUTLETS & SWITCHES SHALL BE ARC FAULT PROTECTED AND OUTDOOR RECEPTACLES TO HAVE BUBBLE COVER.

J. PERMANENTLY WIRED CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR WIRED IN SERIES WITH SMOKE DETECTORS AND BATTERY BACK-UP (PER CITY).

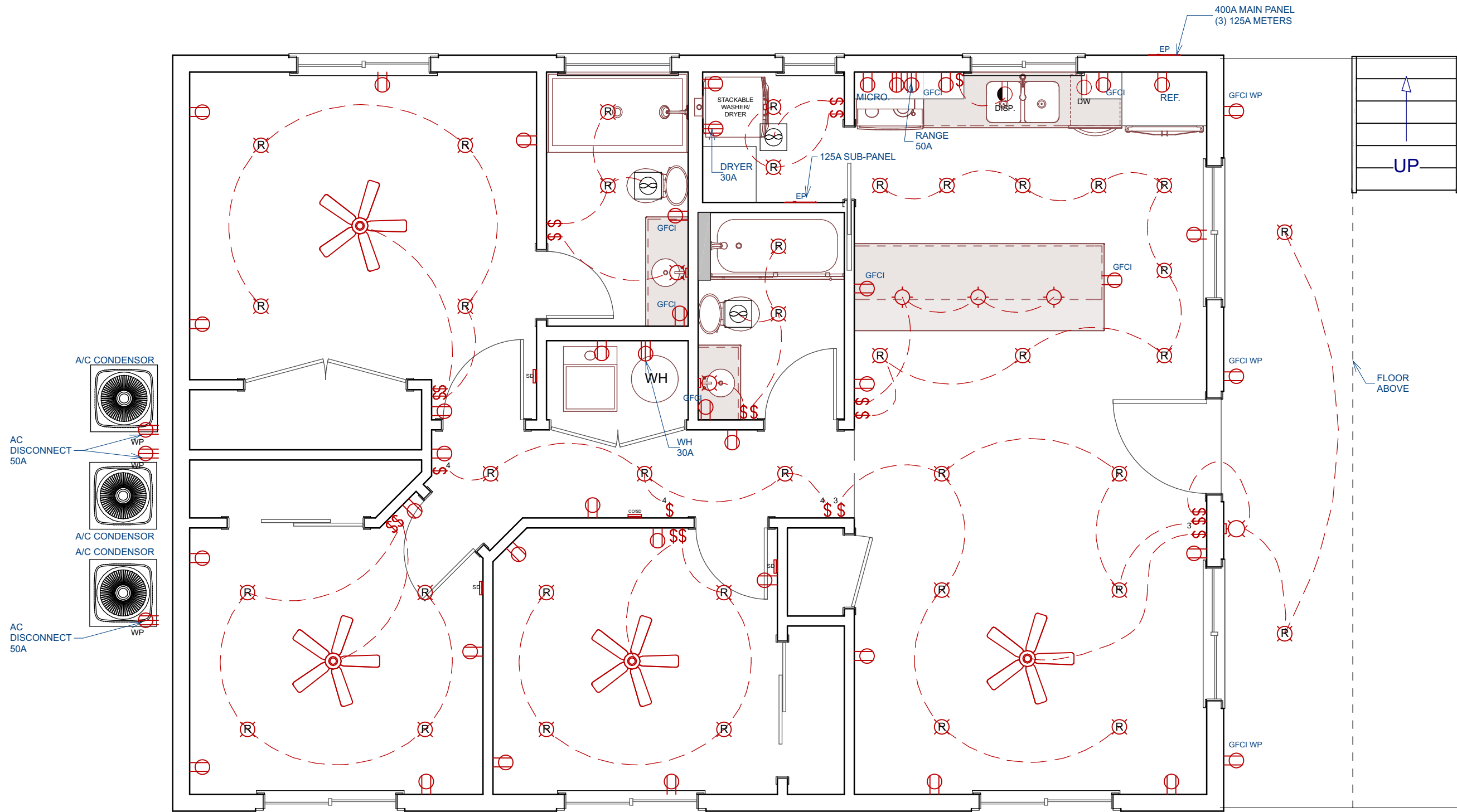
K. ARC-FAULT INTERRUPTERS ON ALL BEDROOM, KITCHENS & LAUNDRY ROOM CIRCUITS.

L. ALL 15A, 20A & 125V RECEPTACLES TO BE TAMPER RESISTANT.

M. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

N. LIGHTING TO MEET IECC CODES. AT LEAST 75% OF LAMPS IN PERMANENT LIGHT FIXTURES MUST BE HIGH-EFFICIENCY.

TYPICAL ELECTRICAL PLAN



ELECTRICAL LEGEND

	110 DUPLEX OUTLET
	110 SWITCHED OUTLET
	220 OUTLET
	LIGHT FIXTURE
	RECESSED LIGHT
	SWITCH
	DIMMER SWITCH
	PHONE JACK
	TV OUTLET
	SMOKE ALARM
	EXHAUST FAN
	THREE WAY SWITCH
	DOOR BELL
	CARBON MONOXIDE DET.
	INTERNET CONNECTION
	EXTERIOR WALL SCONCE
	INTERIOR WALL SCONCE

NOTES:

- ALL OUTDOOR RECEPTACLES TO HAVE "WEATHER PROOF IN USE" COVERS
- FLASH BEHIND METER PROVIDE (2) UNI-STRUTS ON SERVICE RISER CORROSION RESISTANT TAPE @ SERVICE RISER
- PROVIDE AN INTERSYSTEM BONDING TERMINATION @ SERVICE PANEL ALL EXTERIOR APPLIANCES MUST BE 3" MIN. ABOVE FINISH GRADE & ON A CONCRETE PAD
- INCANDESCENT FIXTURES IN CLOSETS SHALL BE A MIN. OF 12" FROM ANY SHELF EDGE MEASURED HORIZONTALLY (6" FOR FLUORESCENT FIXTURES). THE DIMENSION FOR SHELVES LESS THAN 12" WIDE WILL BE 24" FROM THE WALL
- A MIN. OF (2) 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL & FLOOR RECEPTACLE OUTLETS
- ALL JETTED TUBS TO BE GFCI PROTECTED AND CIRCUITS SIZED AS PER TUB MANUF. SPECS.
- FIXTURES LOCATED WITHIN 3' HORIZONTALLY OR 8' VERTICALLY OF TUBS OR SHOWERS MUST BE RATED FOR WET OR DAMP LOCATIONS
- ADD 3 LUG BONDING TERMINAL AT SERVICE FOR COMMUNICATIONS SYSTEMS
- A 125-VOLT SINGLE-PHASE, 15 OR 20 AMPERE RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 25' OF MECHANICAL EQUIPMENT AND NOT BE CONNECTED TO THE LOAD SIDE OF THE DISCONNECTING MEANS
- ALL GARAGE OUTLETS TO BE ON THEIR OWN CIRCUIT

ELECTRICAL PLAN

SCALE : 1/4" = 1'

SHEET TITLE:

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:

5/26/23

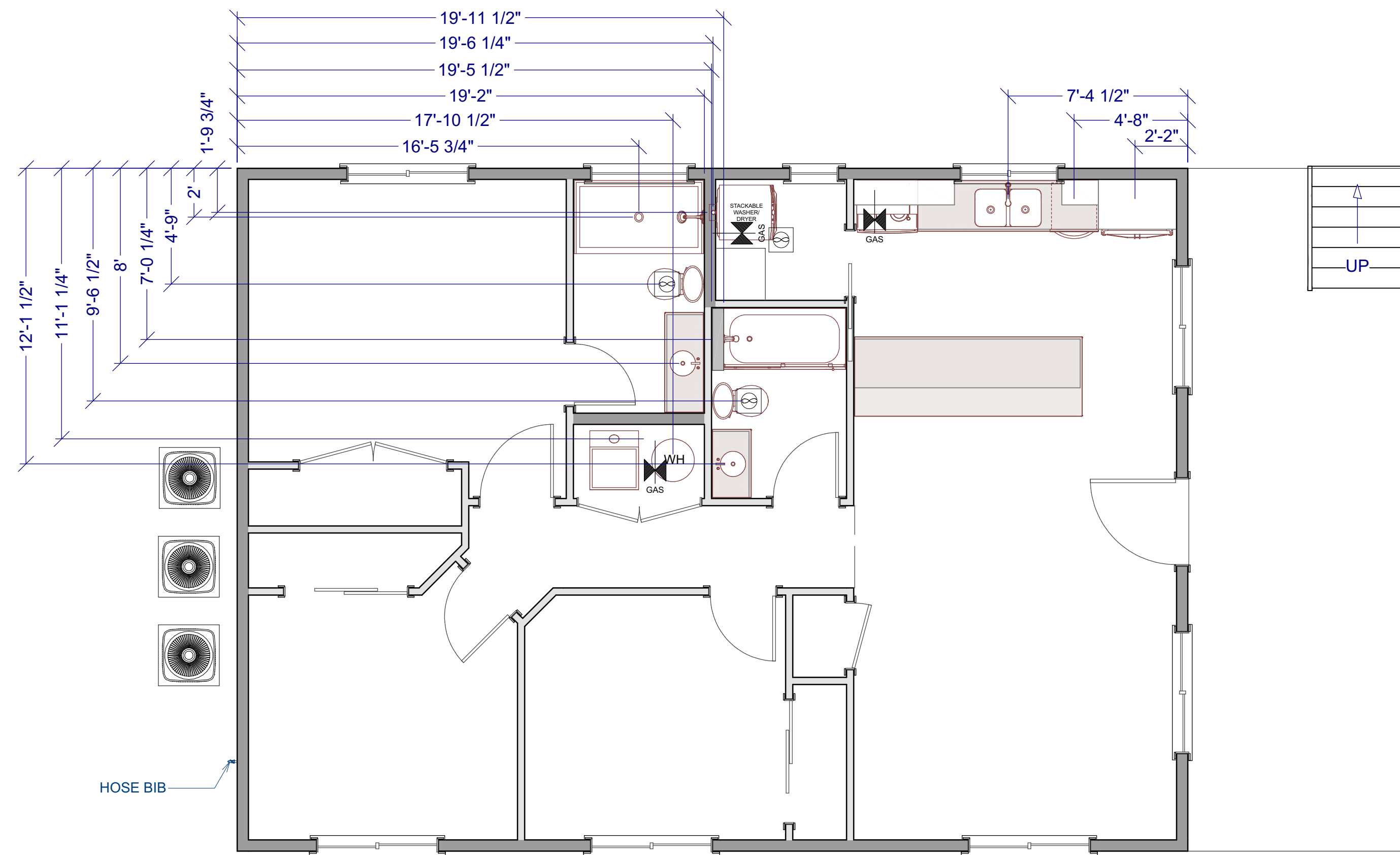
SCALE:

1/4"=1'

SHEET:

A7

SAPP
DESIGN & ENGINEERING
(307) 202-0960 (307) 202-3151



TYPICAL PLUMBING AND MECHANICAL PLAN

PLUMBING AND MECHANICAL PLAN

SCALE : 1/4" = 1'

SHEET TITLE:

PLUMBING AND
MECHANICAL PLAN

FORSYTH TRIPLEX
163 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:

5/26/23

SCALE:

1/4"=1'

SHEET:

A8

SAPP
DESIGN & ENGINEERING
(307) 202-0960 (307) 202-3151



Hurricane City Application

Application Accepted Date: 11/30/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Final)		PERMIT FEES			
Description:		Planning Fee		\$	250.00
Tenant / Project Name: Forsyth Duplex		Sub Total:		\$	250.00
Bldg. Address: 383 N Main Street		Permit Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00
Subdivision: None Phase:		Remaining Due:		\$	250.00
Block: Lot #: Parcel #: H-276-B-2					
Property Owner: Zachary Forsyth					
Permit Contact: Zach Forsyth P:(435) 669-6394					
Email: zachpharmd@gmail.com					
CONTACT INFORMATION					
Engineer of Record: Sapp Engineering					
Email: bradleysapp@gmail.com P: (307) 202-3151					
General Contractor: Zachary Forsyth					
License #: P: (435) 669-6394					
Address: 655 W 375 S					
City: Hurricane State: Utah Zip: 84737					
Email: zachpharmd@gmail.com					
APPLICATION DETAILS					
		APPROVALS		DATE	INFO
Plan Review Finalized:		Yes	12/04/23	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDFSP23-64					
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Zachary Forsyth					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:				Date:	
				12/04/2023	
Application Issued By:				Date:	
Receipt #: 8.174584-11/30/23					



STAFF COMMENTS

Agenda Date:	12/14/2023
Application Number:	FSP23-64
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Zachary Forsyth
Agent:	
Request:	Approval of a Final Site Plan
Location:	383 N Main
Zoning:	RM-1
General Plan Map:	Planned Community

Discussion:

The applicant has submitted a preliminary site plan for a duplex located at the corner of Main St. and 390 N. Currently, 390 N is a private driveway. There is a dilapidated house on the property that will be demolished under this project.

JUC Comments

1. Construction drawings were signed off in November 2023



Staff Comments: Final Site Plan

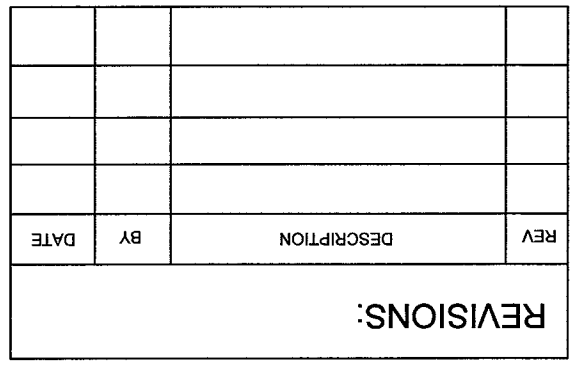
- 1. Lot layout matches zoning standards and the preliminary approvals.
- 2. Parking Requirement: Per HCC 10-34-10:

<i>Dwelling, multiple-family:</i>		
<i>2 or more bedroom units</i>	<i>2 spaces per dwelling unit</i>	

Both units are shown on the plan as having a driveway and garage, which should provide the four required parking stalls.

3. Landscape: A landscaping plan has been provided that meets this code. Eight trees are shown being planted in the rear of the building, there is no code requirement in this zoning that the required landscaping be placed in front of the residence.
4. The site has been configured so that no access or utilities come off 390 N, which is currently a private off-site driveway.
5. A note has been provided that any new outdoor lighting will meet Hurricane City Code.
6. Building elevations have been provided and none are more than 35' in height.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments.



SHEET TITLE:
CONSTRUCTION
DETAILS

DATE:	11/27/2023
SCALE:	1" = 10'
SHEET:	CD1

[illegible]

COMPACT WITH
ROADBASE 95%
MAX DENSITY

METER
1 CITY
DEPARTMENT

ABOVE SIDEWALK
UTILITY EASEMENT.

STANDARD DWG. NO.	WD 305-1	1 OF 2
VED:		
3/5/2020	BY:	H.C.E

10

The diagram illustrates a plan view of an irrigation system. A central riser is labeled "8\" MAX. FROM BACK OF SIDEWALK". To the left of the riser is a circular area labeled "IRRIGATION". To the right of the riser is a rectangular area labeled "LANDSCAPING". A horizontal line separates the "LANDSCAPING" area from the "SIDEWALK" area. Below the "SIDEWALK" label, a horizontal line is labeled "IRRIGATION METER PLAN VIEW". To the right of this line, a vertical line is labeled "RECESSED LID". To the right of the "RECESSED LID" label, a vertical line is labeled "METER AND SETTER PIPES WATER DEPTH". To the right of the "METER AND SETTER PIPES WATER DEPTH" label, a vertical line is labeled "24\" CAST IRON RING & CURB DETAILS CURRENT CITY STANDARDS MANNED 'IRRIGATION'". To the right of the "24\" CAST IRON RING & CURB DETAILS CURRENT CITY STANDARDS MANNED 'IRRIGATION'" label, a vertical line is labeled "CURB DETAILS VARY PER SITE". To the right of the "CURB DETAILS VARY PER SITE" label, a vertical line is labeled "VARIES". To the right of the "VARIES" label, a vertical line is labeled "SIDEWALK".

NOTES:

1. ALL TRENCH EXCAVATION AND COMPACTION REQUIREMENTS WITH STANDARD SPECIFICATIONS
2. LID FOR IRRIGATION PUMP TO BE LABELED "IRRIGATION"

DATE		REVISIONS		1" IRRIGATION SERVICE CONNECTION AND METER	81 APPROVAL DATE:
DATE	DESCRIPTION	BY			

STANDARD DWG NO.	
CC 104	1 OF 1
REV:	
DATE	BY

STANDARD DWG. NO.	
CC 104	1 OF 1
VED:	
DB 11 2020	BY: HCF

NOTE:

1. ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
2. LID FOR POTABLE WATER TO BE LABELED "WATER"

COMPACT WITH ROLLER TO MAX DENSITY

RECESSED LID

METER AND METER SETTER PER CITY WATER DEPARTMENT

1" ABOVE SIDEWALK IN UTILITY EASEMENT

LANDSCAPING SIDEWALK

WATER METER PLAN VIEW

6" MAX FROM BACK OF SIDEWALK

WATER METER

14" CAST IRON MANHOLE RECESSED COVER FOR 24" METER BOX OR 24" CAST IRON RING & RECESSED COVER FOR 30" METER BOX TO MEET CURRENT CITY STANDARDS MARKED "WATER METER"

SIDEWALK

VARIES

CURB DETAILS VARY PER SITE

The diagram illustrates the installation of a water meter and its associated components. The main components and their specifications are as follows:

- 1 1/2" AND 1" WATER SERVICE AND METER**: The main water service line and meter assembly.
- 1 1/2" TYP. K**: Typical 1 1/2" pipe.
- 3" TYP. K**: Typical 3" pipe.
- 15" METER SERVICE FORD**: 15" meter service for Ford.
- WBK72-1W-11-33-AL FOR 1"**: Water box for 1" meter.
- WBK72-1W-11-44-AL FOR 1"**: Water box for 1" meter.
- 1" METER**: The water meter itself.
- 15" BARREL FOR 3/4" METER BOX**: 15" barrel for 3/4" meter box.
- PER CURRENT CITY STANDARDS**: Per current city standards.
- 34" BARREL FOR 1" METER BOX**: 34" barrel for 1" meter box.
- PER CURRENT CITY STANDARDS**: Per current city standards.
- 14 GAUGE**: 14 gauge wire.
- LOCATION WIRE**: Location wire.
- CORP STOP**: Corporation stop.
- WITH THREADED**: With threaded.
- ROOF TAPLE**: Roof taple.
- EPOXY COATED**: Epoxy coated.
- WATER LINE**: Water line.
- BACKFILL**: Backfill.
- TRENCH IN**: Trench in.
- WITH UTILITY**: With utility.
- TRENCH BACK**: Trench back.
- FILL DETAIL**: Fill detail.
- CITY STOP OFF METER W/AS**: City stop off meter with AS.
- LOCKING WINK**: Locking wink.
- TYPE K COPPER, PER**: Type K copper, per.
- CITY STANDARDS**: City standards.
- 3" TYP. K**: Typical 3" pipe.
- 15" METER SERVICE FORD**: 15" meter service for Ford.
- WBK72-1W-11-33-AL FOR 1"**: Water box for 1" meter.
- WBK72-1W-11-44-AL FOR 1"**: Water box for 1" meter.
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- BACKFILL**: Backfill.
- TRENCH IN**: Trench in.
- WITH UTILITY**: With utility.
- TRENCH BACK**: Trench back.
- FILL DETAIL**: Fill detail.

CITY OF TORRANCE		3 rd AND 1 st WATER SERVICE AND METER		STANDARD DWG. NO. WD 303-3 3 OF 4	
REVISIONS				APPROVED:	
DATE	DESCRIPTION	BY		DATE: 8/5/2020	BY: H.C.E.

ED:	TD 100	1 OF 1
STANDARD DWG. NO.		
DATE: 08/11/2020	BY: H.C.E.	

STANDARD DWG. NO.	
TD 100	1 OF 1
ED:	
DATE: 2020	BY: HCE

COMPACT WITH
 ROADBASE 85%
 MAX. DENSITY
 BACKFLOW PROTECTION
 DUAL CHECK VALVE
 FORD MODEL #
 VBI6272-150M-11-33-NL OR
 VBI6272-150M-11-44-NL
 1/2" METER SETTER
 TYPE K 3" COPPER TUBE WHIP
 SECTION
 WATER METER BOX
 N.T.S.
 CITY SHUT OFF
 VALVE WITH
 LOCKING WING
 1/2" OR 3/4"
 BARREL
 NOTCH CUT OUT
 OF BARREL
 6" TO 8"
 1/2"

REVISIONS		STANDARD DWG. NO.	
DATE	DESCRIPTION	WD 303-2	2 OF 4
		APPROVED:	
		DATE: 8/05/20	BY: HCE

10

CITY OF HURRICANE ENGINEERING		STANDARD DWG. NO.	
TRENCH BACKFILL AND		TD 100	1 OF 1
REPAIR DETAIL		APPROVED:	
DATE: APR 08 2008 BY: WCE			

A schematic diagram of a backflow preventer assembly. The assembly consists of a horizontal pipe with several components. From left to right: a 'CITY SHUT OFF VALVE' (a handwheel valve), a 'WATER METER' (a cylindrical device with a dial), and a 'BACKFLOW PREVENTER DOUBLE CHECK VALVE' (a larger cylindrical device with two check valves). Arrows indicate the direction of 'FLOW' from left to right through the assembly. The pipe continues to the right, ending in a vertical pipe with a handwheel valve.

APPROVED METER SETTERS	
SIZE	FORD MODEL NUMBER
3/4"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1 1/2"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

[illegible]

Forsyth Duplex-Lighting Plan
383 N Main

The lighting on this property will comply with Hurricane City Ordinance 10-33-7:Outdoor lighting.

HURRICANE CITY ENGINEERING DEPT.
HURRICANE CITY WATER DEPT.
HURRICANE CITY STREETS DEPT.
HURRICANE CITY POWER DEPT.
HURRICANE CITY PARKS DEPT.
HURRICANE CITY GIS DEPT.
HURRICANE VALLEY FIRE DEPT.
PHONE
CABLE
GAS
WCWCD
HURRICANE CITY PLANNING DEPT.
PUBLIC WORKS
FIBER

2. All water works projects must be installed by a licensed and insured contractor who is approved by Hurricane City.
3. All construction shall conform to the "Hurricane City Standard Specifications for Design and Construction," "International Plumbing Code" (IPC), and "International Building Code" (IBC), latest edition as administered by Hurricane City.
4. Contractors shall provide all necessary permits and obtain all necessary permits prior to beginning work with any building or pipeline construction.
5. The potable water supply to lawn irrigation systems shall be protected against back siphonage per the "International Plumbing Code" (IPC) Section 608.16.5 and fire sprinkler systems are to conform to IPC Section 608.16.4.
5. All back flow assembly installation and test requirements shall be in accordance with the Hurricane City Back Flow Ordinance (Title 8, Chapter 3).
6. The installation on new piping shall be as follows: Use Mega-Lug on fittings and field lock or joint restraint gaskets on the required length of restrained pipe. No concrete thrust blocks are allowed without water department approval.
7. Asphalt replaced over the pipe trench is to match existing pavement depth with a 6" cut over from the edge of the trench line on each side of the trench.
8. Contractors shall cut off and back (back at the water main) all existing services lines or un-used stub lines that will be abandoned.
9. The change back in the field shall be approved and documented by the city's water utility service division.
10. All new fire hydrants shall be installed at the correct height. Extensions will not be allowed.
11. Interruption of existing water service while making connections to existing water mains shall not be allowed without special approval of the city. A minimum of 48 hours notice to the city shall be required before making connections. Connections to the existing infrastructure shall be done during the day. The least convenient time for making connections is between 10:00 p.m. and 4:00 a.m. on the following day (four days a week).
12. Contractors shall notify all customers who will be affected by service interruption at least 24 hours prior to the interruptions of service.
13. Temporary construction water may be obtained from an existing fire hydrant by making application at the Hurricane City water services department office. Unauthorized connections to the city's water system is a violation and subject to legal action.
14. The existence and location of water facilities shown on the construction drawings were obtained by a search of available records. To the best of the design engineer's knowledge, the existing water facilities are as shown on the plans. Hurricane City shall not be held responsible for any error in the location and elevation of the existing water facilities.
15. Gauge wire shall be tapped to all water lines for locating purposes. The wire shall be brought up at each water valve box and hydrant.

1. Developer to provide all required trenching within the project.
2. Any modifications required to feed project will be billed to the developer.
3. InfoWest will provide all conduits. Call 435-272-3559 or email JUC@infowest.com for conduit delivery at least one week prior to opening the trench.
4. For commercial projects with an MDF/COMM room, developer will install a 2" PVC run to the exterior of the building.
5. Any questions regarding service should be directed towards Gab Tremblay, 435-272-3559 or JUC@infowest.com
6. Relocation of new or existing InfoWest facilities is billable to the developer. The developer will be provided with an estimate of costs for work done.

1. Sewer is to meet the current Ash Creek Special Services District (District) Construction Standards.

2. Prior to completions of the project, provide a copy of the geotechnical report and compaction test results to the District.

3. The following details are to be included in the project description of Record of Decision (ROD) Drawing. The Drawing of Record should include a distance from the near side property line to the sewer lateral marker, also include any changes to the sewer main line slopes and depths.

4. The contractor will be responsible to clean and test the sewer lines after all utilities have been installed, but prior to the asphalt placement.

5. The following test will need to be completed by the contractor: manhole test, air test, and closed-circuit camera inspection. Camera inspection if provided by the contractor can be done by the District or the contractor. The District will provide the sewer camera. The contractor will provide the camera work.

6. During construction, all sewer lines will need to be capped or sealed to protect the sewer system from flooding or rain events. . .

- 1 UPGRADE EXISTING TRANSFORMER (HURRICANE POWER TO COMPLETE WORK AND DEVELOPER WILL PAY ASSOCIATED COSTS)
- 2 INSTALL 3" POWER RISER WITH 500 MCM AL TRIPLEX
- 3 INSTALL 3" PVC WITH 500 MCM AL TRIPLEX
- 4 INSTALL NEW SECONDARY BOX TO BE PROTECTED WITH APPROVED BOLLARD OR BLOCK WALL
- 5 INSTALL 3" PVC WITH 350 MCM AL TRIPLEX
- 6 350 MCM IN 3" PVC 2 (200A) DUAL SOCKET METER BASE

1. Developer responsible for all costs, unless otherwise state on plan.
2. Pre-approved contractor to work on and install any part of the electrical system
 - 3. For schematic purposes only. Equipment / placement to be per Hurricane Power specifications.
3. Pre-approved contractor to review all plans with Hurricane Power prior to commencing work. Contact Hurricane Power for appointment: 435-636-5536
4. Easements to be granted to Hurricane City. Developer responsible to ensure applicable easements are establish with all affected properties.
5. Power lines are to be located on the North and West sides of the street, unless otherwise approved. Lines are to be located in the public utility easement if available.
6. No retaining walls are permitted in the utility easement.
7. Any changes to the signed plans must be approved by Hurricane Power
 - 8. 4"FC French back-fill material and material new equipment is to comprise only of 1" minus soil / gravel.
10. Impact fees are to be collected by Hurricane City Building Department. Impact fees will be charged per individual meter/breaker size.
11. Power equipment including transformers, meters, vaults, etc. shall not be located inside fenced areas. Meters must remain accessible.
12. Power lines on the lot must be installed by a licensed electrician and must be approved by Hurricane Power.
13. Developer is to provide service size and voltage to Hurricane Power before a project starts so that proper transformer and equipment can be specified.
14. The size of minimum conduct and conductor from the transformer to meter: For 200A service, 4/0al in 2" PVC, for 400A service, 350cm in 3" PVC, for 600A service, 500cm in 4" PVC.
15. All power lines to be maintained around all electrical equipment. The pad is to be level with the sidewalk and extend 5' for each side of the equipment. Nearby slopes or elevation change are to be retained by approved block, walls, or stacked rock.
16. An invoice will be sent and include materials and fees associated with each job. Fees will include fittings, riser, fees, connection fees, and excess labor fees.
17. All areas with multiple access points must be secured with padlocks or metallic stickers to identify the applicable unit.
18. Any road cuts or boring is to be at 90 degrees to the roadway.
19. Any power equipment exposed to driveways or access ways are to be protected with approved bollards.

	LOT LINES, BUILDING PERIMETERS
	OTHER LINES INCLUDING DRIVEWAYS, SIDEWALKS, ETC.
	SETBACKS AND EASEMENTS
	STREET CENTERLINES
	ELEVATION CONTOURS
	ELEVATION MARKERS

UTILITIES:

	WATER METER AND WATER MAIN VALVE BOX LOCATION
	SEWER CLEAN-OUT AND CONNECTION LOCATION
	ELECTRICAL POWER TRANSFORMER
	ELECTRICAL POWER METER
	GAS MAIN CONNECTION LOCATION
	GAS METER
	FIRE HYDRANT LOCATION

_____ WATER MAIN SUPPLY LINE

_____ SEWER MAIN LINE

_____ ELECTRICAL MAIN LINE

_____ GAS MAIN SUPPLY LINE



SITE PLAN

SCALE 1" = 10'

REVISIONS:			
REV	DESCRIPTION	BY	DATE



FORSYTH DUPLEX
383 N MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE: _____

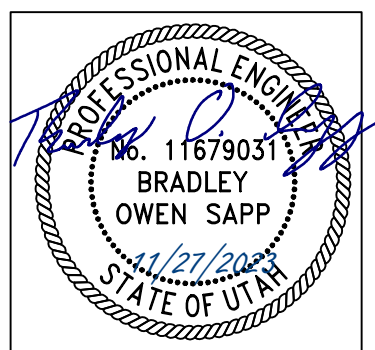
11/27/2023

SCALE:

$$1'' = 10'$$

SHEET:

SP1



REV	DESCRIPTION	BY	DATE

SAPP

DESIGN & ENGINEERING

(307) 204-0960 (307) 202-3151

SHEET TITLE:
CONSTRUCTION
DETAILS

PROJECT:
FORSYTH DUPLEX
383 N MAIN STREET
HURRICANE, UTAH

DATE:
11/27/2023

SCALE:
1" = 10'

SHEET:
CD1

TRENCH BACKFILL AND REPAIR
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
TRENCH BACKFILL AND REPAIR DETAIL

STANDARD DWG. NO. TO 100 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

DRIVEWAY APRON DETAILS
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
DRIVEWAY APRON DETAILS

STANDARD DWG. NO. CO 104 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

SEWER SERVICE CONNECTION DETAIL
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
SEWER SERVICE CONNECTION DETAIL

STANDARD DWG. NO. CO 104 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

SEWER CLEANOUT W/LID DETAIL
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
SEWER CLEANOUT W/LID DETAIL

STANDARD DWG. NO. CO 104 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

JOINT IRRIGATION AND CULINARY WATER TRENCH
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING
JOINT IRRIGATION AND CULINARY WATER TRENCH

STANDARD DWG. NO. WD 301 1 OF 1
APPROVED: DATE: APRIL 2020 BY: H.C.E.

WATER METER SETTER
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
WATER METER SETTER DETAILS

STANDARD DWG. NO. WD 301-1 1 OF 4
APPROVED: DATE: 8/6/2020 BY: H.C.E.

WATER METER BOX
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
WATER METER BOX DETAILS

STANDARD DWG. NO. WD 302-2 2 OF 4
APPROVED: DATE: 8/6/2020 BY: H.C.E.

**3/4\"/>

3/4\"/>**

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
3/4\"/>

3/4\"/>

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
3/4\"/>

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REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
1\"/>

1\"/>

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
1\"/>

1\"/>

IRRIGATION METER BOX
N.T.S.

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE
IRRIGATION METER BOX DETAILS

STANDARD DWG. NO. WD 302-2 2 OF 2
APPROVED: DATE: 8/6/2020 BY: H.C.E.

FORSYTH DUPLEX

383 N. MAIN STREET, HURRICANE, UTAH 84737



PROJECT NARRATIVE

The proposed project is a duplex to be built at 383 N. Main Street in Hurricane, UT. The residential building is to be a single full level and living space in the attic space. Both units will have similar floor plan and sharing a common wall between the garages. The entrance will be from the main level. Each unit will include a 2 car garage, with 2 more off-street parking space in the driveway.

Each unit will include and open concept living room, dining, and kitchen in on the main level. The upper attic level will include 3 bedroom and 2 bathrooms. A loft with laundry facility is also located on the upper level. Mechanical equipment for each unit is contained in a closet in the respective unit.

Construction is to be traditional wood framed. Foundation walls will be flat concrete. The building will comply with local codes for 2-unit residential construction. Exterior finishes will be stucco. Stairs will be metal pre-fabricated and pre-engineered.

CONTENTS

CS	COVER SHEET
A1	BUILDING RENDERINGS
A2	FLOOR PLAN
A3	DIMENSION PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	ELECTRICAL PLAN
A8	PLUMBING AND MECHANICAL PLAN
SP	SITE PLAN

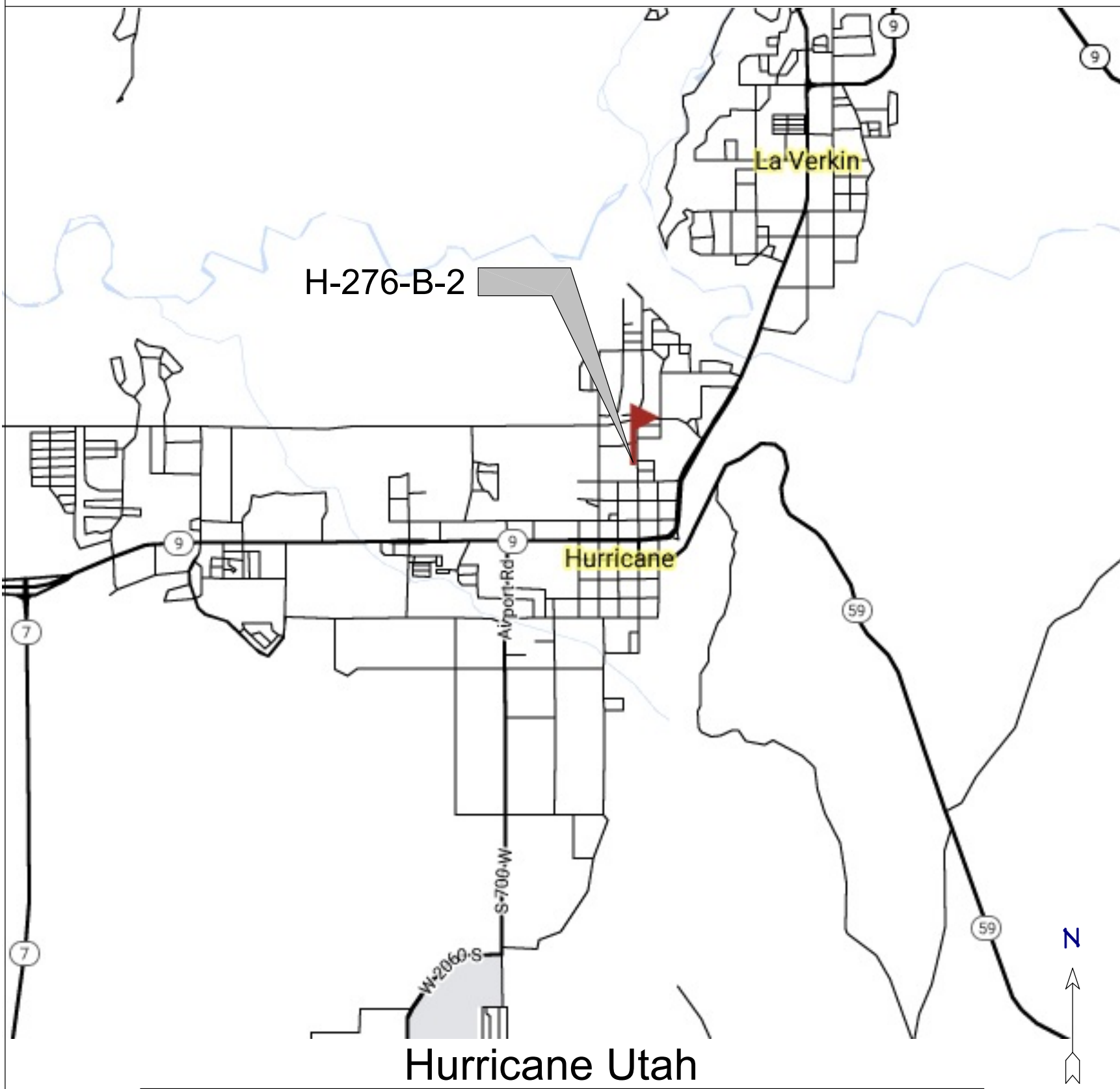
BUILDING AND ZONING SUMMARY

DEPARTMENT	HURRICANE CITY		
PARCEL	H-276-B-2		
ZONING	RM-1 : RESIDENTIAL MULTI FAMILY		
LOT AREA	11,100 SQ. FT.		
LOT WIDTH	55.50'		
FRONTAGE	200.00'		
SETBACKS	FRONT	25'	
	SIDE	10'	
	STREET SIDE	20'	
	REAR	10'	
BLDG. HEIGHT	29'-0"		
BUILDING SIZE	TOTAL FINISHED	2,963	SF
	MAIN LEVEL	1,242	SF
	2ND LEVEL	1,721	SF
	GARAGE	962	SF
	STORAGE	130	SF
	PORCH	124	SF

DESIGN CRITERA

2015	INTERNATIONAL RESIDENTIAL CODE
2015	INTERNATIONAL FIRE CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL PLUMBING CODE
2017	NATIONAL ELECTRICAL CODE
2018	INTERNATIONAL ENERGY CONST. CODE

PROJECT LOCATION



STRUCTURAL SHEETS

S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	SHEAR WALL PLAN
SD1	STRUCTURAL DETAILS

CONTRACTOR

TBD

Email: -
Phone: -



COVER SHEET

SHEET TITLE:

FORSYTH DUPLEX
383 N. MAIN STREET
HURRICANE, UTAH

PROJECT:

DATE:

6/28/23

SCALE:

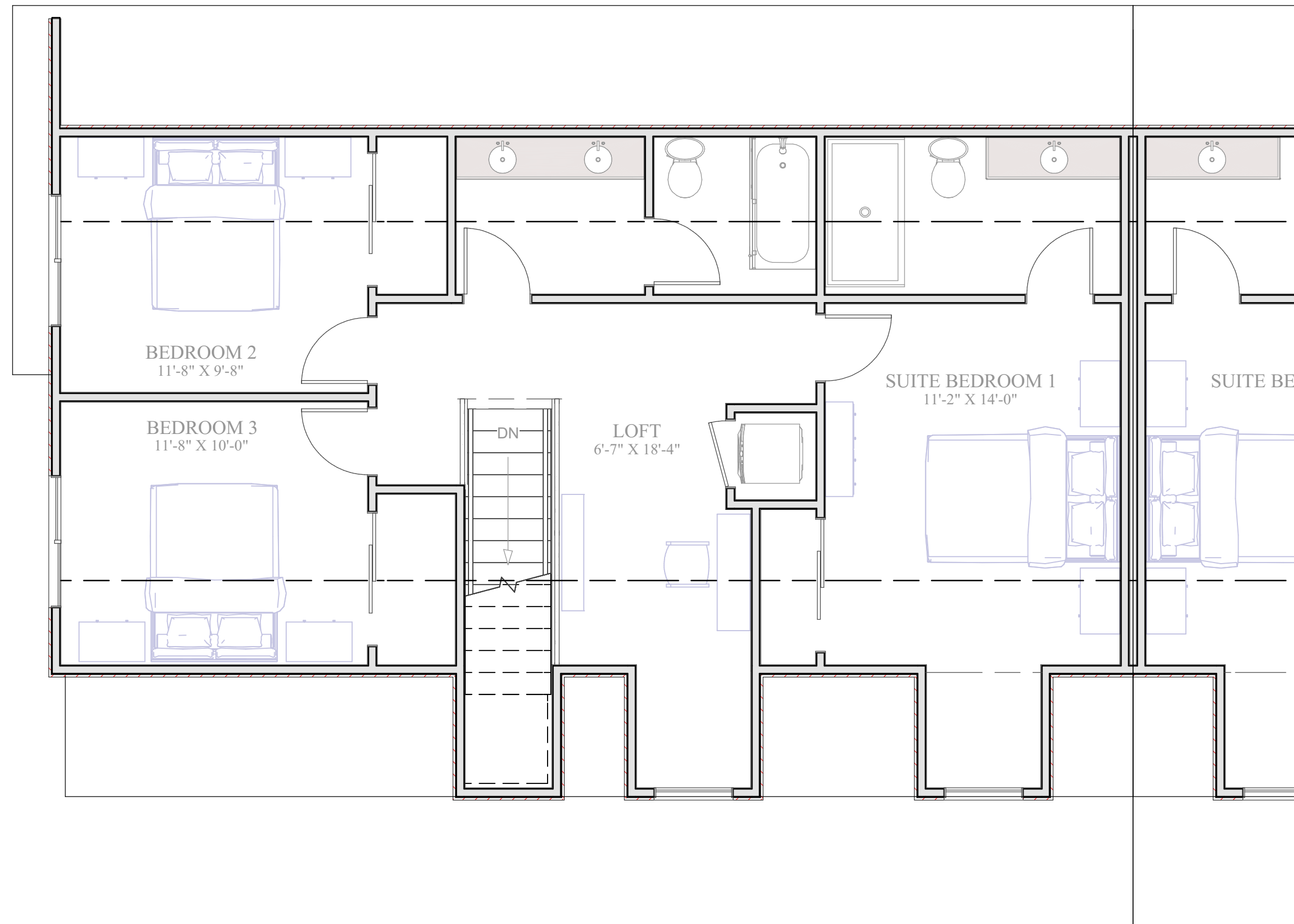
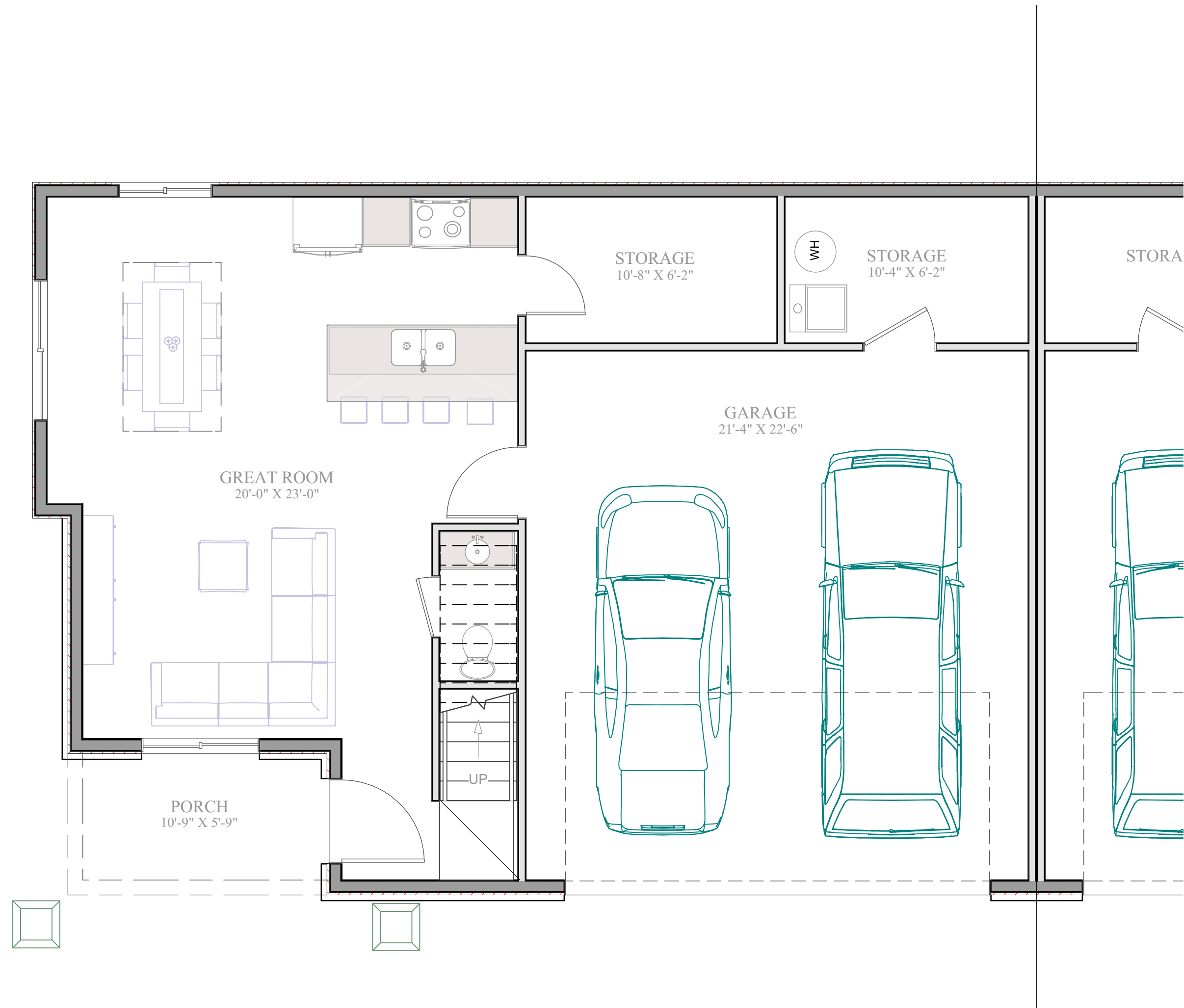
NTS

SHEET:

CS



BUILDING RENDERINGS



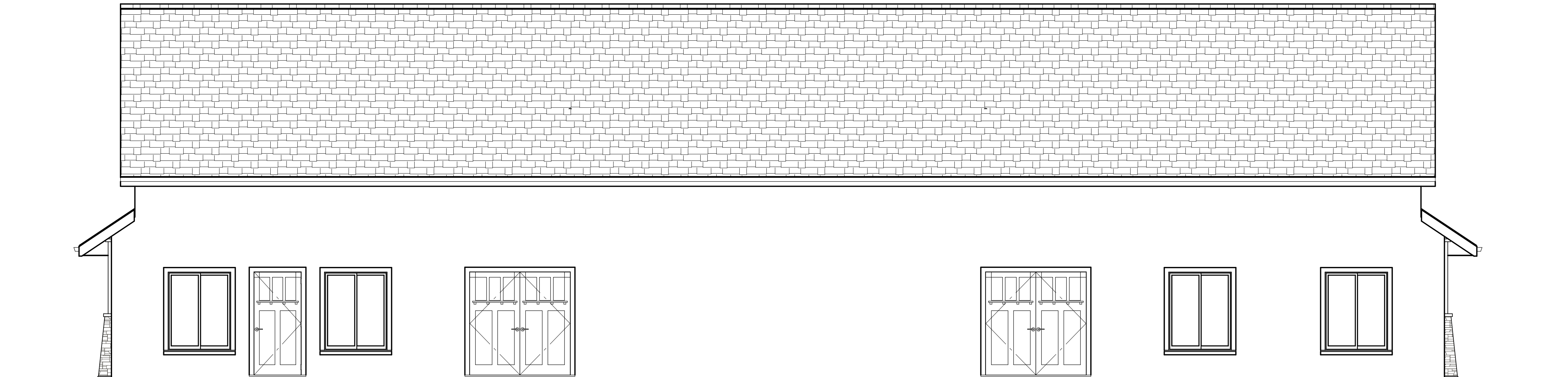
FLOOR PLAN

SCALE : 1/4" = 1'



FRONT ELEVATION

SCALE : 1/4" = 1'



REAR ELEVATION

SCALE : 1/4" = 1'



RIGHT ELEVATION

SCALE : 1/4" = 1'

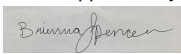


LEFT ELEVATION

SCALE : 1/4" = 1'



Application

Application Accepted Date: 12/02/2023		Valuation		\$	0.00				
Type of Improvement: Conditional Use Permit		PERMIT FEES							
Description: Detached garage		Planning Fee		\$	250.00				
Tenant / Project Name: Parkside 52 Detached Garage		Planning Fee		\$	250.00				
Bldg. Address: 507 n 3650 w Hurricane Utah		Sub Total:		\$	250.00				
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00				
Subdivision: Parkside Phase: 2		Amount Paid:		\$	0.00				
Block: Lot #: 52 Parcel #: H-PGRAN-3-52		Remaining Due:		\$	250.00				
Zone: R1-8									
Property Owner: Quay Stratton									
Permit Contact: Quay Stratton P:(435) 256-7471									
Email: qcstratton@gmail.com									
CONTACT INFORMATION									
Engineer of Record: Acute engineering									
Email: Info@acuteengineering.com P: (801) 229-9020									
General Contractor: Quay Stratton									
License #: P: (435) 256-7471									
Address: 507 n 3650 w									
City: Hurricane State: Utah Zip: 84737									
Email: Qcstratton@gmail.com									
APPLICATION DETAILS									
DRAFT									
						APPROVALS		DATE	INFO
						Plan Review Finalized:	Yes	12/04/23	Brienna Spencer
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PENDCUP23-20									
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.									
Applicant Name: Quay Stratton									
Signature of Applicant/Authorized Agent or Owner: Date:									
Quay Stratton		12/04/2023							
Application Approved By:		Date:							
		12/04/2023							
Application Issued By:		Date:							
Receipt #: 8.174575-12/02/23									

Agenda Date:	12/14/2023
Application Number:	CUP23-20
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Quay Stratton
Agent:	
Request:	A conditional use permit for a building with a greater height
Location:	507 N 3650 W
Zoning:	R1-8
General Plan Map:	N/A

Discussion: The applicant proposes construction of a garage approximately 1300 square feet in size and 24 feet tall. Hurricane City Code (HCC) 10-13-4 allows the maximum area and height of an accessory building to be 500 square feet in area and 16 feet tall in this zone. A property owner may apply for a conditional use permit to build a taller and larger building. The standards in the HCC to obtain a conditional use permit are as follows:

10-7-9: CONDITIONAL USE PERMIT E. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2g of this section: ...

e. Standards for greater heights and size than permitted by this Code:

(1) The height may not be greater than two (2) 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) When a greater height accessory building is approved, the building must be set back a minimum of five feet (5') from side and rear property lines when the adjoining property is for single family residential use.

f. Standards for greater size than permitted by this Code.

(1) The greater size building desired must be of compatible architecture with immediately adjacent buildings.

(2) At least 50 percent of the lot on which the building is located must remain free of buildings.

(3) The building must be for a use permitted in the zone in which it is located.



Findings:

12/14/2023

CUP23-20

1. The proposed building is not greater than two stories and will be compatible with the neighboring home.
2. The building is setback at least 5' from all property lines.
3. When completed, approximately 75% of the lot will be unencumbered by buildings.
4. The use is permitted in this zone.
5. The plans indicate that the existing home has a casita (an internal accessory dwelling unit) inside. As two accessory dwelling units are not permitted on a lot this size, the use, if existing, of the internal casita will need to be abandoned.

Recommendation: Staff recommends approval of the conditional use permit subject to staff comments.

Conditional Use Permit Letter of Intent

Greater Height and Greater Size

Stratton Detached Garage

28 November 2023

Quay and Brinlee's Detached Garage

The reason for this conditional use permit is to address the greater height and greater size of the building I have planned. I have 3 main goals in constructing this accessory building.

1-The first is, a shop space for me to park my truck out of the weather and work on projects in a quiet environment.

2-The second is, a long term rental intended for my close friends that have, and are having kids the same age as mine. Renting it out in this capacity would give them a starting place to live that is cheaper than the current scary rental rates and it would greatly offset the costs of building this project.

3-The third goal is, privacy. The surrounding lots are walkout basements and my home is slab on grade. This building will help shield my yard and home from the future houses, putting a barrier in between them and our everyday activities.

I think it would fit in well because all of the neighbors will be in similar height 2 story buildings. From the road it will be sitting behind a tall wall (5 ft of retaining with a 6 foot privacy) blocking 11 ft of building. Same goes for the south side boarding my nearest neighbor. It sits behind 12ft of retaining wall. This shop will be done with the same colors and finishes as my existing home.

In summary the three main goals are: 1-Shop, 2-Long term rental 3-Privacy.

Thank you for your time and consideration.

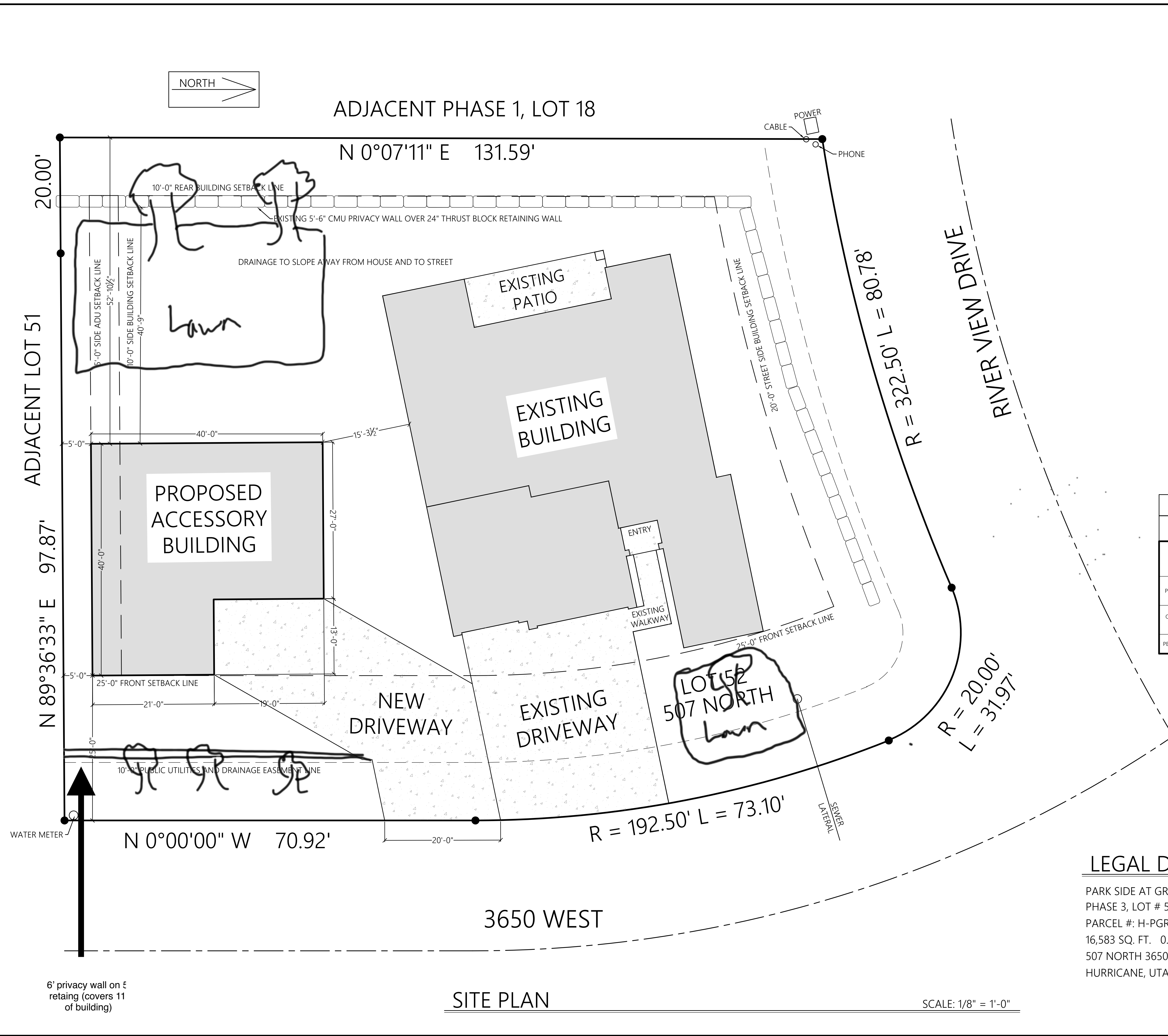
-Quay Stratton

A handwritten signature in black ink, reading "Quay Stratton". The signature is written in a cursive, flowing style. The first name "Quay" is written with a large, looped 'Q' and a long, sweeping tail that extends under the second name. The second name "Stratton" is written in a more compact, cursive style with a long, horizontal tail stroke.

REAM HOME DESIGN is not accountable and will not be legally responsible for Structural Engineering concerning this plan. If Structural Engineering is required, it will become the responsibility of the Client and/or Contractor.

REVISION DATE:
11.28.2023

HAVEN HUMBES
PARK SIDE, LOT # 52
HURRICANE, UTAH



EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
WALLS	FIRE-RESISTANCE RATED	1 HOUR - TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES.	<5 FEET
	NOT FIRE RESISTANCE RATED	0 HOURS	≥5 FEET
PROJECTIONS	NOT ALLOWED	N/A	< 2 FEET
	FIRE-RESISTANCE RATED	1 HOUR ON THE UNDERSIDE	≥2 FEET TO <5 FEET
	NOT FIRE RESISTANCE RATED	0 HOURS	≥5 FEET
OPENINGS IN WALLS	NOT ALLOWED	N/A	<3 FEET
	25% MAXIMUM OF WALL AREA	0 HOURS	3 FEET
	UNLIMITED	0 HOURS	5 FEET
PENETRATIONS	ALL	COMPLY WITH SECTION R302.4	< 3 FEET
		NONE REQUIRED	3 FEET

ELEC & GAS METER NOTE:

MAIN ELECTRICAL SERVICE PANEL & METER
- PROVIDE UFER GROUND PER LOCAL
CODE REQUIREMENTS. EXACT SIZE &
LOCATION TO BE DETERMINED ON-SITE

GAS METER TO BE 48" AWAY FROM
ELECTRICAL SERVICE (MIN.)
EXACT SIZE & LOCATION TO BE
DETERMINED ON-SITE

SETBACK NOTE:

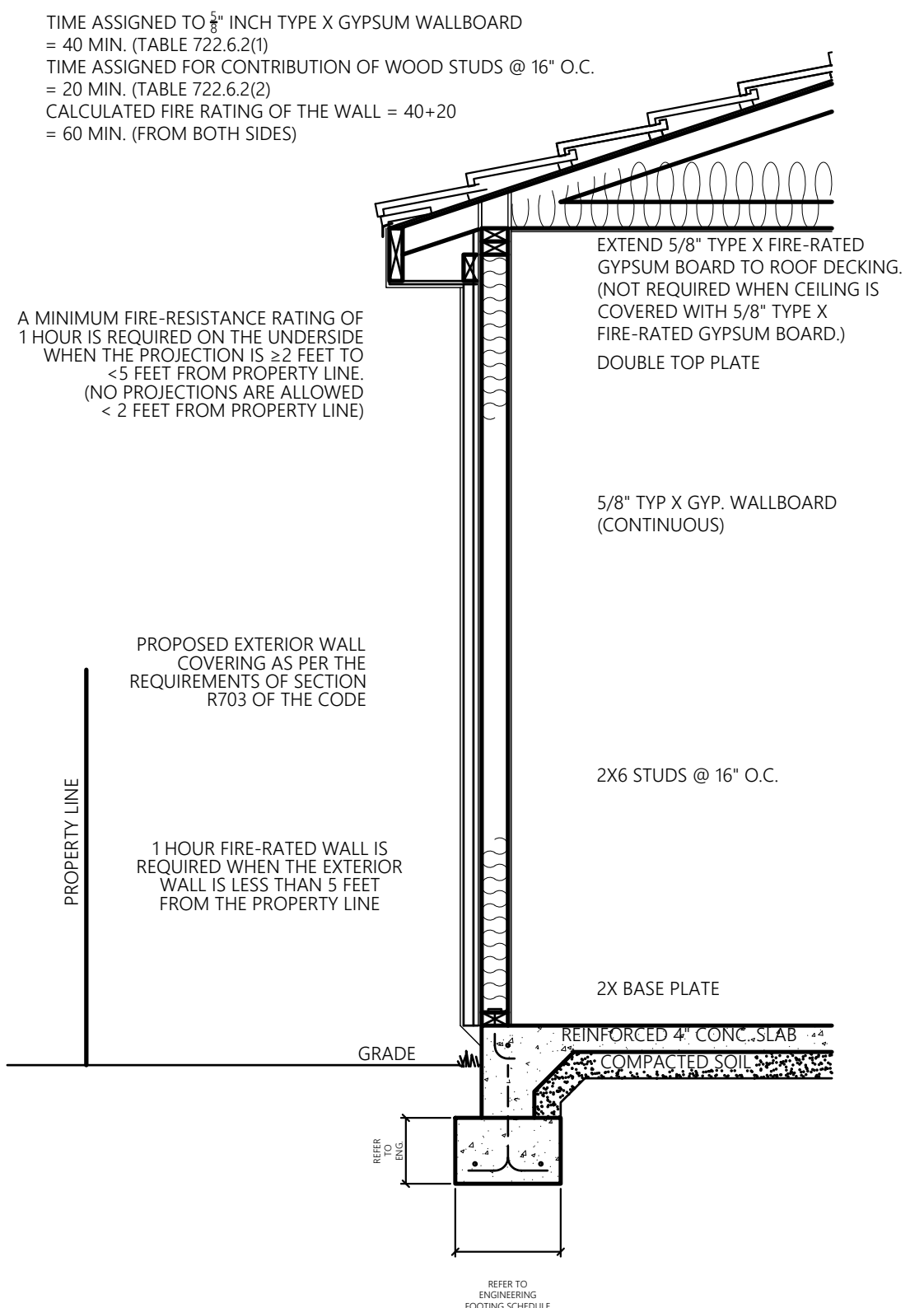
SETBACKS ON LOT ARE AS FOLLOWS:
FRONT YARD SETBACK : 25 FOOT
SIDE YARD SETBACK: 10 FOOT
ADU SIDE YARD SETBACK: 5 FOOT
REAR SETBACK : 20 FOOT

PUBLIC UTILITY AND DRAINAGE EASEMENT:

THERE EXISTS A PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREET SIDE PROPERTY LINE: 10'-0"

NOTE:

DREAM HOME DESIGN SHALL NOT BE RESPONSIBLE FOR ACCURACY OF INFORMATION FOR ANY REQ'D LOT CORNER ELEVATIONS, SEWER PHONE, GAS, ELECTRICAL, CABLE, & ALL OTHER UTILITY INFORMATION PROVIDED BY CONTRACTOR/OWNER



1 HOUR FIRE WALL DETAIL



CASITA STRATTON DESIGN PLANS

PLANS
CONSTRUCTION DOCUMENTATION
BUILDING INFORMATION MODELING

OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY AN ENGINEER AND APPROVED BY THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS. APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THE SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE , SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS ARE SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE ENGINEER/DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE ENGINEER/ DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION.

THE INFORMATION SHOWN ON THIS SITE PLAN WAS PROVIDED BY THE OWNER. FIELD SURVEY OR VERIFICATION WAS NOT MADE.

OWNER:
LOCATION:

QUAY STRATTON
507 N 3650 W
HURRICANE, UTAH

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE STUCCO, HARDI, TIN, OR BRICK OVER 7/16" PLYWOOD/OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE LIGHT WEIGHT TILE OVER 30# FELT, 7/16" PLYWOOD/OSB.

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 2% FOR 10' MIN.

WINDOWS AND GLAZING

WINDOWS SHALL BE DUAL PANE (MIN U VALUE 0.6). MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED WHERE GLASS IS TO BE USED IN DOORS, WITHIN A 24" ARC OF DOORS AND WHERE THE BOTTOM EDGE IS WITHIN 18" ABOVE THE FLOOR.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATING AND WEATHER STRIPPED.

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60. PERIMETER OF DOOR SHALL BE WEATHER STRIPPED.

INTERIOR DOORS TO BE SOLID CORE. STYLE AND FINISH BY OWNER.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED B A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO A MIN. OF 40.CCA. ALL LUMBER IN CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MIN. OF .60 CCA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

BUILDING AREA:

SHOP/GARAGE FLOOR: 1,353 SQ. FT.
SECOND FLOOR: 1,289 SQ. FT.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAX. VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS.

VENTILATION

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FT PER 150 SQ. FT OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

GARAGES SHALL BE VENTED WITH 60 SQ. INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FT. PER 150 SQ. FT OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ON HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF THE HANDRAILS SHALL BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HANDRAIL.

36" MIN. HEIGHT GUARDRAILS SHALL E PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

GENERAL FIRE ASSEMBLY NOTES:

METALLIC OUTLET BOXES ARE PERMITTED TO BE INSTALLED PROVIDED THE SURFACE AREA OF INDIVIDUAL BOXES DOES NOT EXCEED 100 SQ. INCHES IN ANY 100 SQ. FEET. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MIN. HORIZONTAL DISTANCE OF 24". APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED ONLY AS ALLOWED BY A LOCAL CODE.

WATER RESISTANT GYPSUM BACKING BOARD MAY BE INSTALLED OVER OR AS PART OF THE FIRE RESISTANCE RATED SYSTEM IN SHOWER AND TUB AREAS TO RECEIVE CERAMIC OR PLASTIC WALL TILE OR PLASTIC FINISHED WALL PANELS. THE GYPSUM BOARD RATING SHALL BE BROUGHT DOWN TO THE FLOOR BEHIND THE FIXTURES.

MINERAL FIBER OR CLASS FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH MAY BE ADDED WITHIN THE STUD CAVITY WITHOUT DEGRADING THE FIRE RESISTANCE RATING.

ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE ON NON-COMBUSTIBLE MATERIAL THAT EXTENDS AT LEAST 6" FROM THE FACE OF THE ASSEMBLY. THE MEMBRANES ON EACH SIDE OF THE ASSEMBLY AND THE FULL THICKNESS OF THE PENETRATION SHALL BE SEALED WITH A FIRE RESISTIVE SEALANT SO THAT HOT GASSES CANNOT PASS THROUGH. IN THE EVENT OF A CENTRAL VACUUM SYSTEM THE PIPE SHALL BE METALLIC FROM THE MACHINE THROUGH THE DRYWALL. SEAL AROUND THE PIPE PENETRATION.

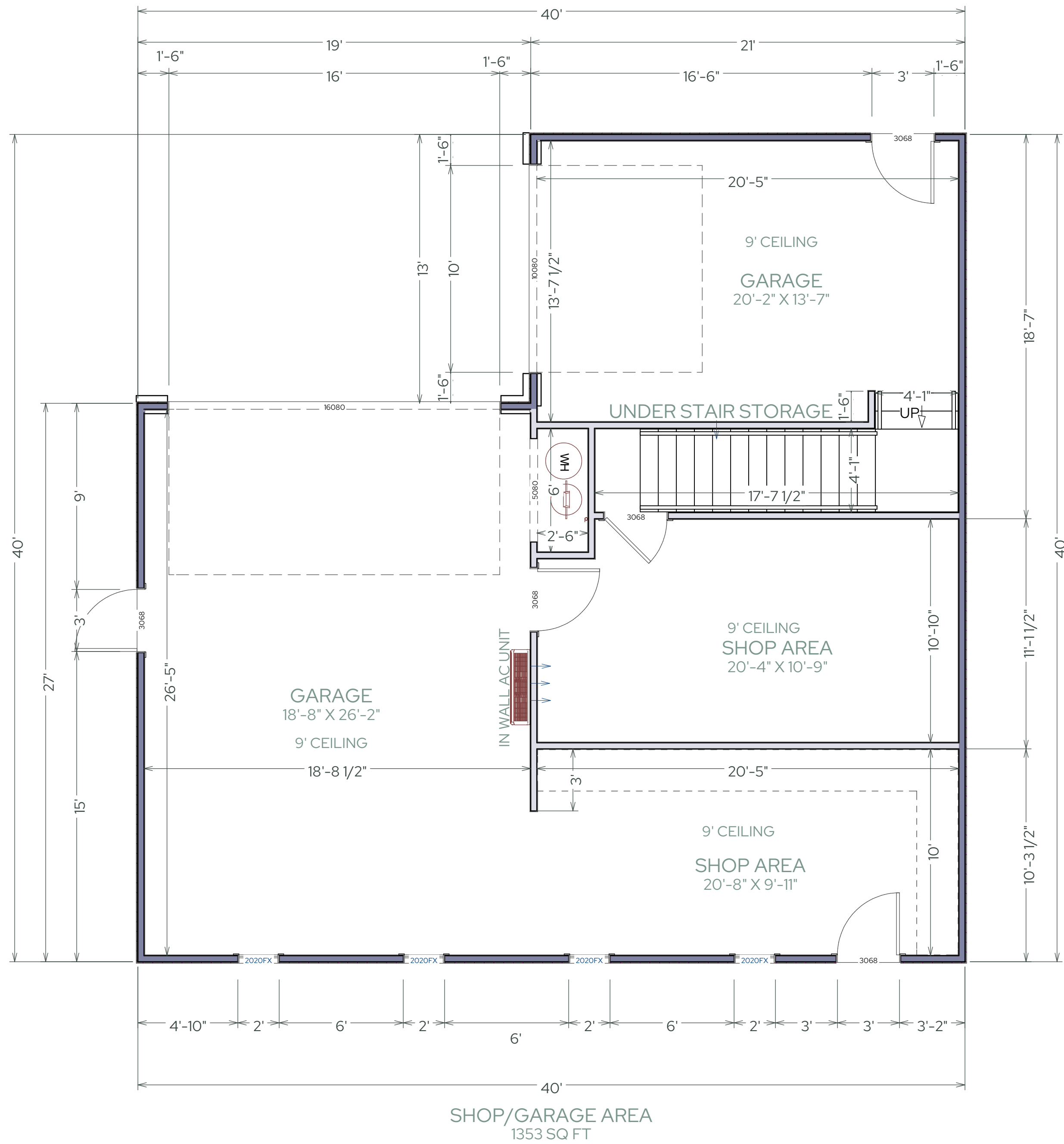
SHEET NUMBER	A1
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SCALE: SEE VIEW	11-20-2023	DRAWING BY: K.R.
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PRESENTATION VIEWS/
GENERAL NOTES

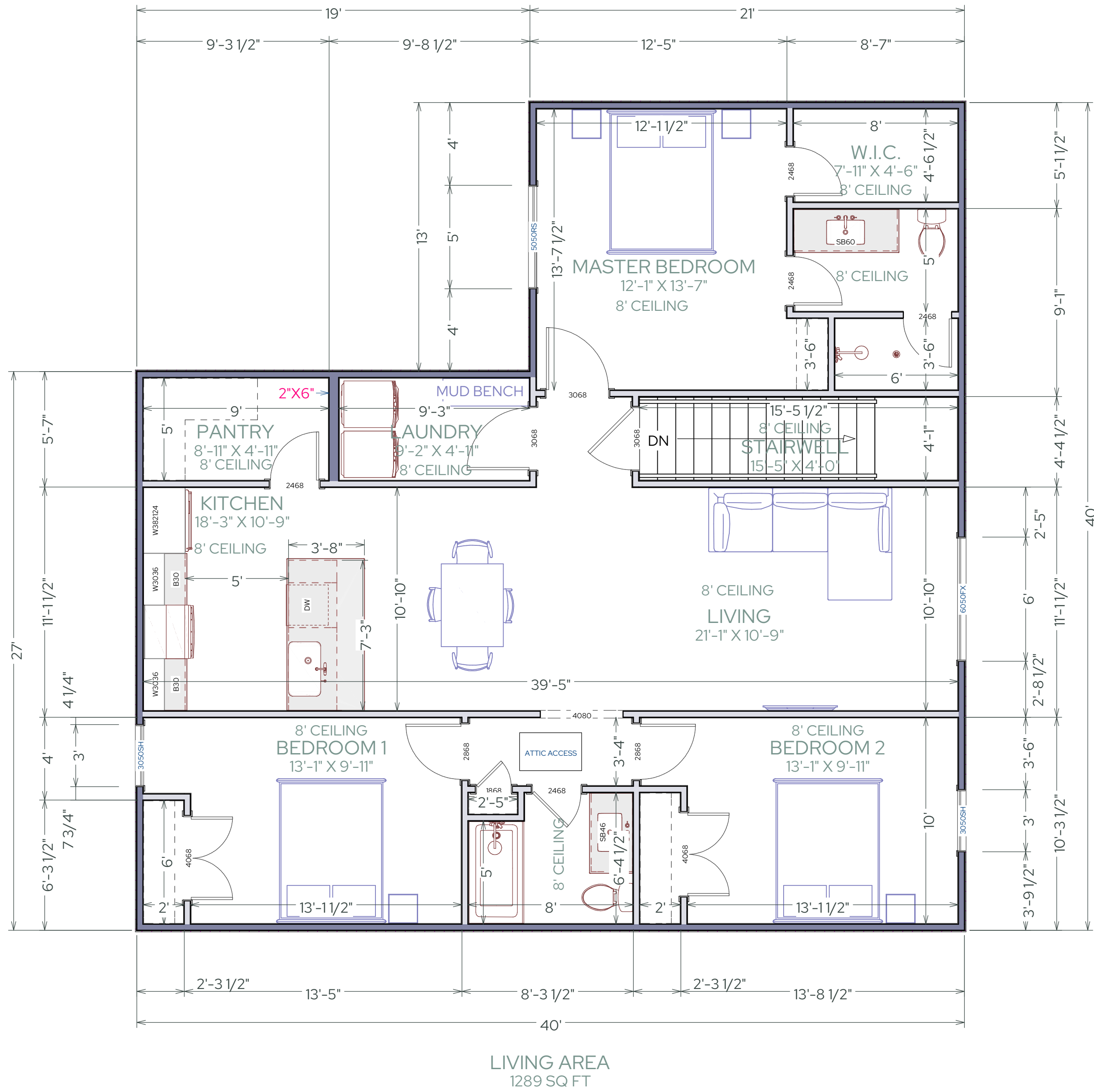
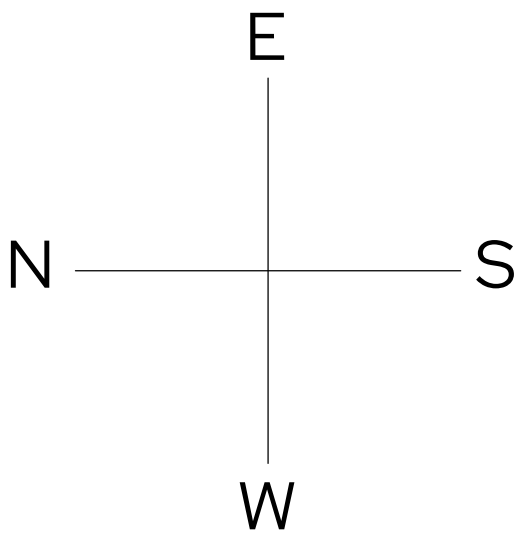
CASITA STRATTON
DESIGN PLANS

KAYLEE RASMUSSEN
435-680-7701
design@skayleerasmussen.com



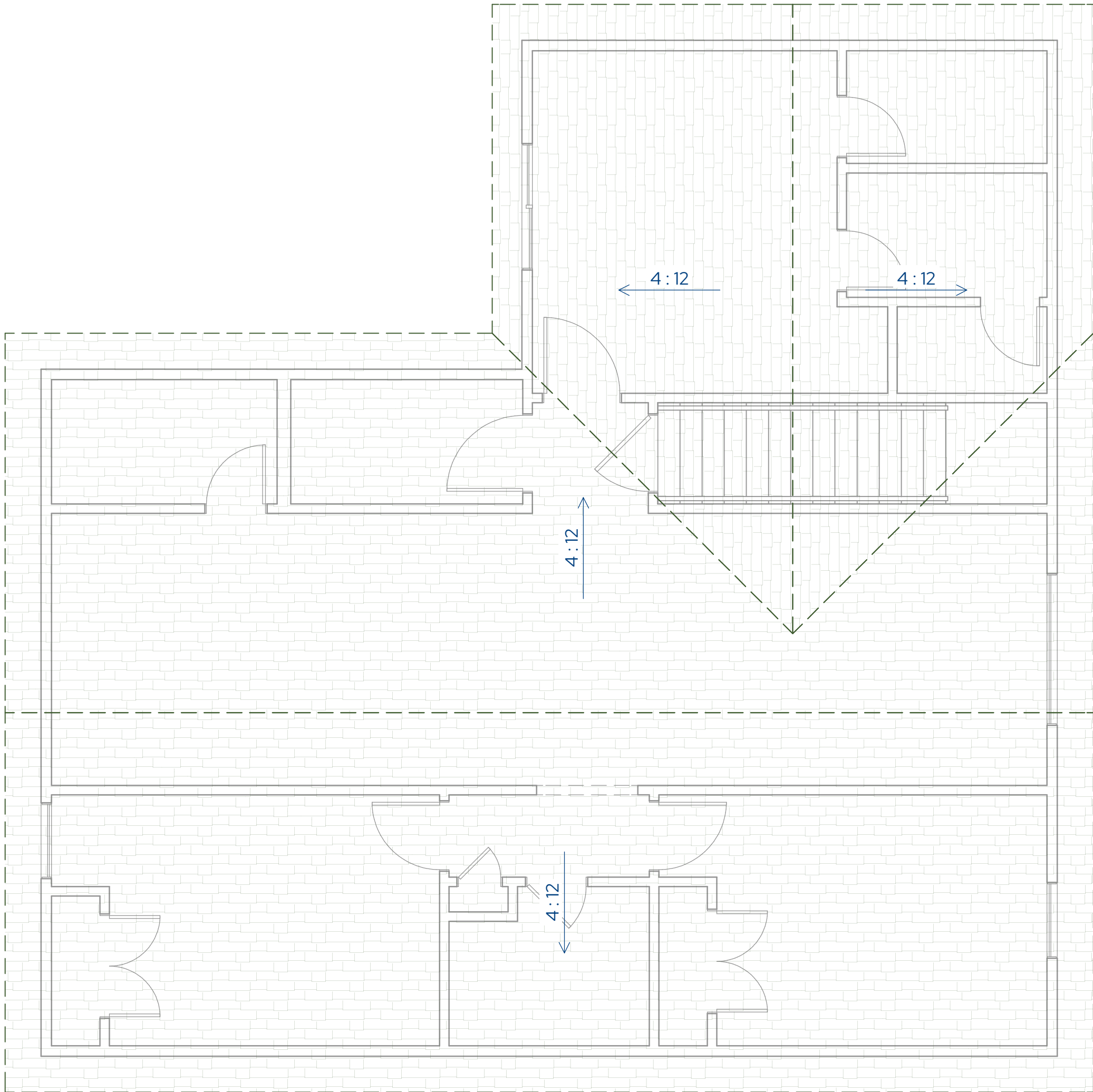
MAIN FLOOR PLAN
1/4"= 1'

NOTE:
EXTERIOR WALLS ARE 2" X 4"
INTERIOR WALLS ARE 2" X 4"
(UNLESS NOTED OTHERWISE)
7'6" WINDOW HEIGHT



SECOND FLOOR PLAN
1/4"= 1'

NOTE:
EXTERIOR WALLS ARE 2" X 4"
INTERIOR WALLS ARE 2" X 4"
(UNLESS NOTED OTHERWISE)
FLOOR TRUSSES: 18"
6'8" WINDOW HEIGHT

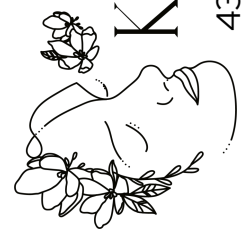


ROOF PLAN

1/4"= 1'

TRUSS NOTES:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING 24" O.C.
8. ALL ROOF PITCH 4:12 UNLESS NOTED OTHERWISE
9. ALL OVERHANGS 18" UNLESS NOTED OTHERWISE
10. ATTIC VENTILATION: 1,353 S.F. / 300=4.51 S.F. REQUIRED.
11. PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.
12. PROVIDE GABLE VENTS AS SHOWN ON ELEVATIONS.
13. PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREA.



KAYLEE RASMUSSEN
435-680-7701 design@itskayleerasmussen.com

**CASITA STRATTON
DESIGN PLANS**

ROOF PLAN

SCALE: SEE VIEW

11-20-2023

DRAWING BY: K.R.

SHEET NUMBER

A3



FRONT ELEVATION
1/4" = 1'



REAR ELEVATION
1/4" = 1'

SHEET NUMBER

A4

SCALE: SEE VIEW

11-20-2023

DRAWING BY: K.R.

EXTERIOR
ELEVATIONS

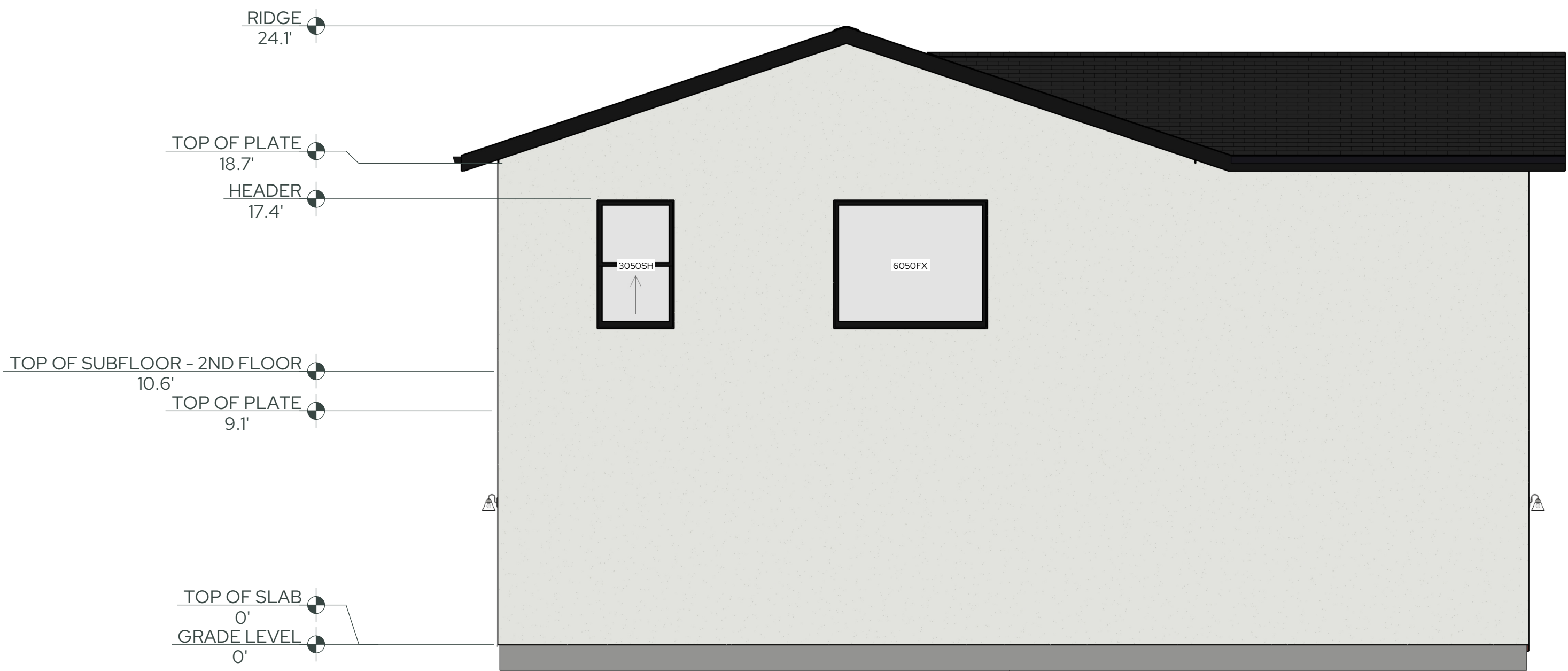
CASITA STRATTON
DESIGN PLANS

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LEFT ELEVATION

1/4"= 1'



RIGHT ELEVATION

1/4"= 1'

ELECTRICAL NOTES

GENERAL ELECTRICAL: PER CURRENT ELECTRICAL CODES AND AS NOTED IN PLAN.

ELECTRICAL BOXES TO SUPPORT FANS AND LARGE FIXTURES SHALL BE APPROVED FOR SUPPORTING SUCH LOADS.

COVERED JUNCTION BOXES SHALL BE PROVIDED UNDER KITCHEN SINKS TO PROVIDE POWER FOR DISHWASHERS, GARBAGE DISPOSERS AND OTHER APPLIANCES AS REQUIRED.

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE POWERED FROM THE BUILDING WIRING WHEN SUCH WIREING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTER BACK-UP.

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING AREA, AT POINTS CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WHEN THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE.

SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING IN WHICH THEY ARE LOCATED.

LIGHTING

THE PRIMARY LIGHTING FOR KITCHENS AND BATHROOMS SHALL HAVE A MIN EFFICIENCY OF 40 LUMENS PER WATT.

AN EXTERIOR LIGHT SHALL BE PROVIDED FOR EACH EXIT.

A SWITCH FOR AN INTERIOR LIGHT SHALL BE PROVIDED FOR EACH EXIT.

INCANDESCENT LIGHTS SHALL NOT BE PLACED CLOSER THAN 12" FROM THE NEAREST POINT OF A STORAGE AREA ON A SHELF.

INCANDESCENT LIGHT FIXTURES LOCATED IN CLOSETS SHALL BE SHIELDED.

LIGHTING WILL BE PROVIDED FOR MECHANICAL EQUIPMENT LOCATED IN AN ATTIC OR UNDER FLOOR SPACE. A LIGHT SWITCH SHALL BE PROVIDED AT THE ACCESS OPENING.

FIXTURES TO BE CHOSEN BY OWNER.

ELECTRICAL OUTLETS

ELECTRICAL OUTLETS WITHIN 6 FEET OF A WATER SOURCE SHALL BE GFCI PROTECTED.

EXTERIOR OUTLETS SHALL HAVE WEATHER PROOF COVERS.

EXTERIOR ELECTRICAL OUTLETS SHALL BE PROVIDED AT THE FRONT AND BACK OF THE BUILDING.

ELECTRICAL OUTLETS SHALL BE PLACED NOT FURTHER THAN 12" O.C. ON EVERY WALL AND SHALL BE PLACED ON WALLS GREATER THAN 2' IN LENGTH.

COUNTERTOPS 12" AND WIDER SHALL HAVE ELECTRICAL OUTLETS SPACED NOT GREATER THAN 48" O.C.

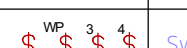
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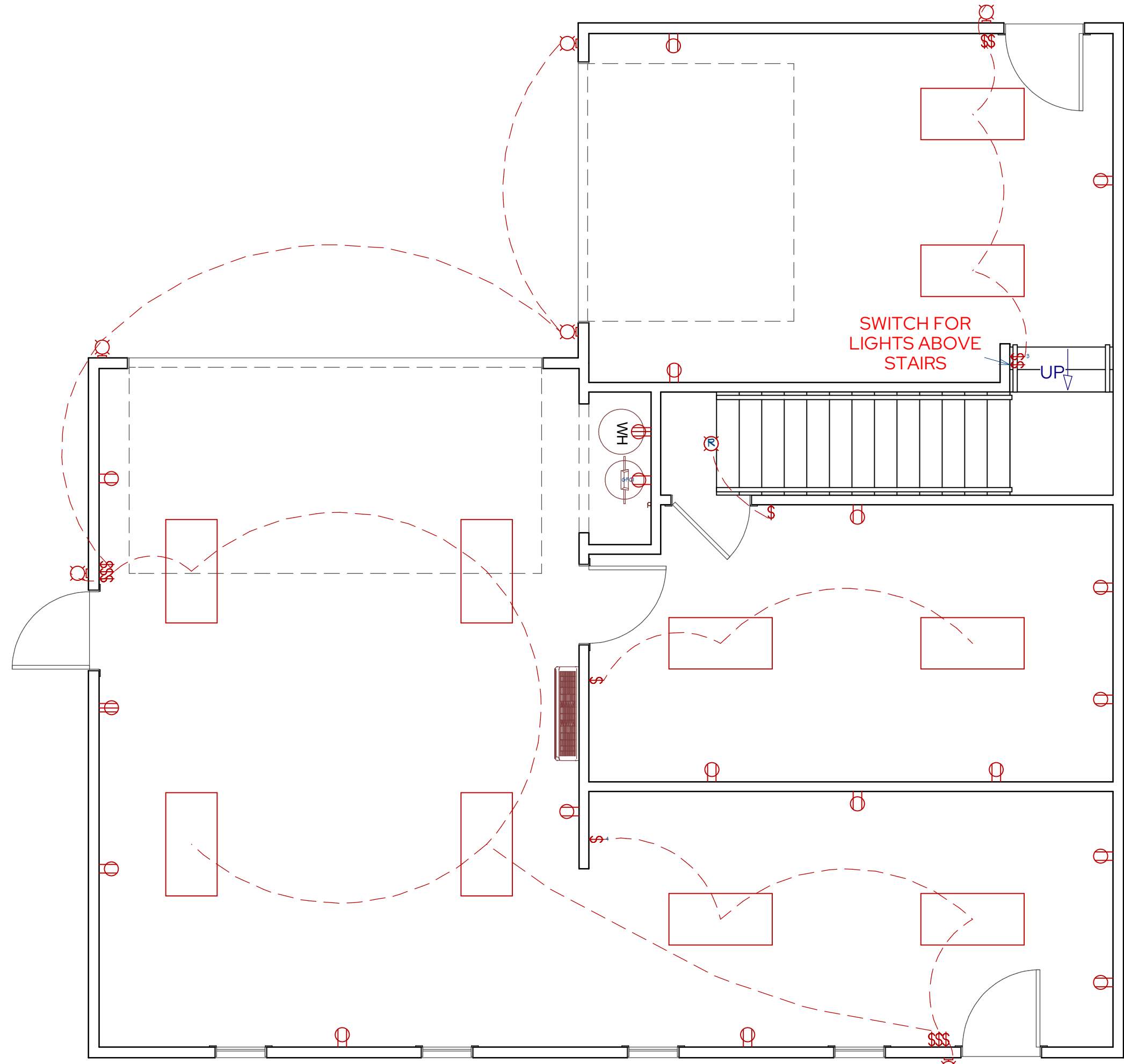
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PROVIDE TWO OR MORE DEDICATED 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINNING ROOM OR SIMILAR AREA.

AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTER WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



ELECTRICAL PLAN (MAIN FLOOR)

1/4"= 1'

SHEET NUMBER

A6

SCALE: SEE VIEW

11-20-2023

DRAWING BY: K.R.

ELECTRICAL PLAN

CASITA STRATTON
DESIGN PLANS

KAYLEE RASMUSSEN
435-680-7701 design@skayleerasmussen.com

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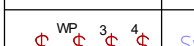
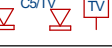
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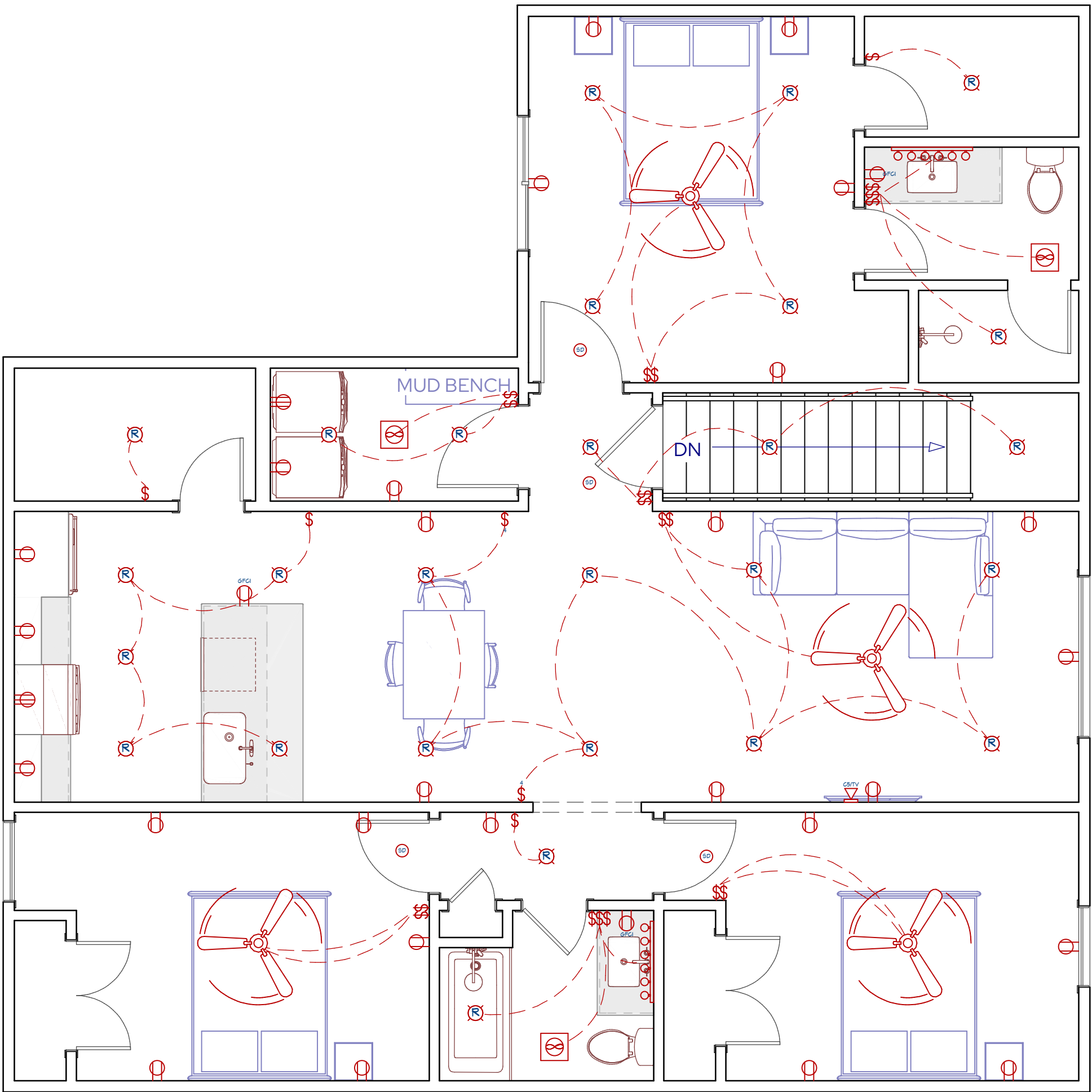
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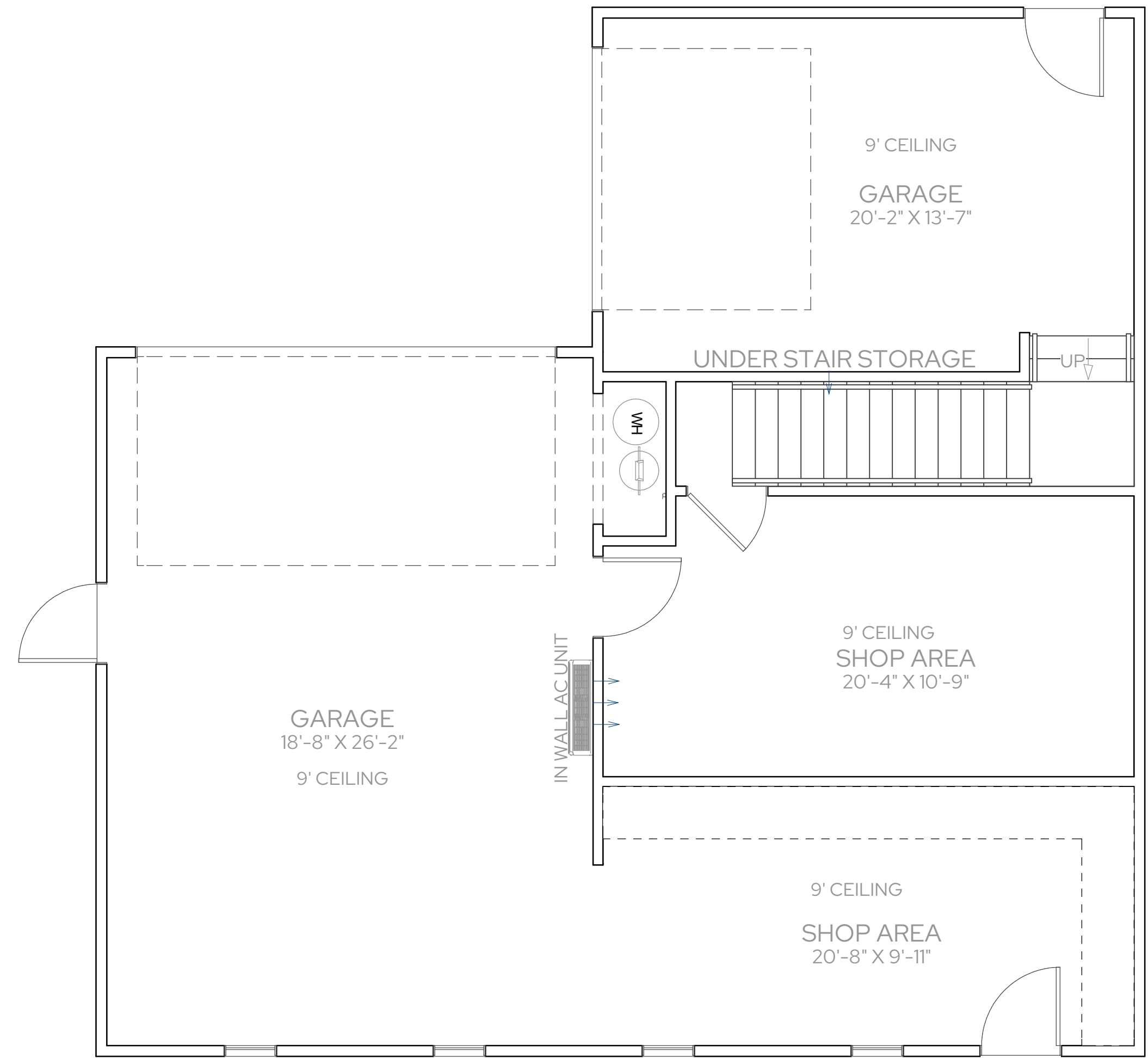
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	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
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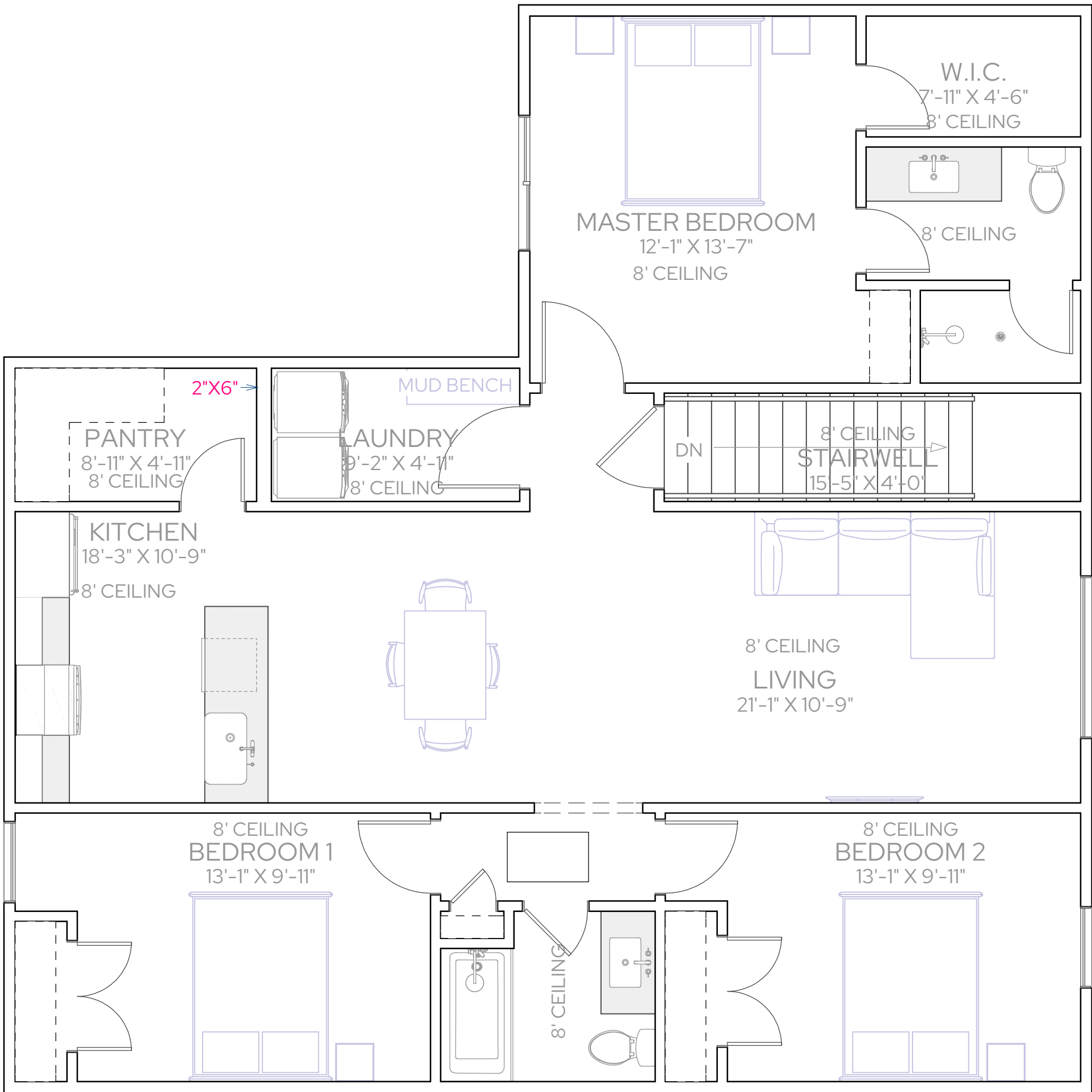
ELECTRICAL PLAN (SECOND FLOOR)

1/4"= 1'



SHOP/GARAGE AREA
1353 SQ FT

MAIN FLOOR
1/4"= 1'



LIVING AREA
1289 SQ FT

SECOND FLOOR
1/4"= 1'



KAYLEE RASMUSSEN
435-680-7701 design@skayleerasmussen.com

CASITA STRATTON
DESIGN PLANS

PLAN OVERVIEW

SCALE: SEE VIEW
11-20-2023
DRAWING BY: K.R.

SHEET NUMBER
A8

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
THE PLANNING COMMISSION SCHEDULE FOR 2024.

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 10-6-4 (C) states: “The Planning Commission shall meet on a regular date each month, as determined by the Planning Commission, and at such other times as the Planning Commission may determine. All meetings shall be properly noticed and held in accordance with the Open Meetings Law set forth in Utah Code Annotated title 52, chapter 4, as amended.”

WHEREAS, the Hurricane City Planning Commission has traditionally met on the second and fourth Thursday of each month, with the exception of the fourth Thursday of November and December

BE IT HEREBY RESOLVED by the Hurricane City Planning Commission that the regular schedule for 2024 shall be adopted as follows:

January 11, 2024
January 25, 2024
February 8, 2024
February 22, 2024
March 14, 2024
March 28, 2024
April 11, 2024
April 25, 2024
May 9, 2024
May 23, 2024
June 13, 2024
June 27, 2024
July 11, 2024
July 25, 2024
August 8, 2024
August 22, 2024
September 12, 2024
September 26, 2024

October 10, 2024
October 24, 2024
November 7, 2024
December 12, 2024

Planning Commission 2024 Meeting Schedule

Regularly scheduled meetings are held on the 2nd and 4th Thursday of each month (as shown below) at **6:00 PM** in the City Council Chambers, 147 North 870 West.

Special meetings such as General Plan Amendments and Joint City Council/Planning Commission work sessions are scheduled throughout the year.

January 11, 2024
January 25, 2024
February 8, 2024
February 22, 2024
March 14, 2024
March 28, 2024
April 11, 2024
April 25, 2024
May 9, 2024
May 23, 2024
June 13, 2024
June 27, 2024
July 11, 2024
July 25, 2024
August 8, 2024
August 22, 2024
September 12, 2024
September 26, 2024
October 10, 2024
October 24, 2024
November 7, 2024
December 12, 2024

Commented [1]: Spring Break

Commented [2]: Utah Spring APA conference

NOTE TO AGENDA ITEM APPLICANTS: Application deadlines vary depending on the application. The required deadlines are listed on the individual application or you may contact the Planning Department. These deadlines are necessary to allow staff sufficient time to review and process each application. Failure to submit **ALL** required application materials by the meeting deadline will delay the consideration of the application.

Commented [3]: Five Thursdays in February, May, August, October

Hurricane Planning Commission
Meeting Minutes
October 26, 2023

Minutes of the Hurricane City Planning Commission meeting held on October 26, 2023, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Paul Farthing, Michelle Cloud, Ralph Ballard, Kelby Iverson, Brad Winder, Shelly Goodfellow, and Rebecca Bronemann

Members Excused: Mark Sampson

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, City Engineer Representative Jeremy Pickering, City Councilman Kevin Thomas

5:00 p.m. - Planning Commission Business:

Discussion on updates to the subdivision ordinance

Fred Resch III provided a presentation detailing State Law SP 174 and reviewed the subdivision definition. He reported that the new bill applies to single-family, family, and townhome subdivisions. The first change requires the city to assign an administrative land use authority. The land use authority cannot be the municipal legislative body. Hurricane City Code requires pre-application meetings; however, per State Law, pre-application meetings cannot be required. Civil engineering plans are now required with the preliminary plat, and the first review must be completed within fifteen days. He explained that the final plan review cycle includes the submittal of the application, the city's review of the application, and the developer's response to the city's review. This cycle must be completed within twenty days. Staff comments must be based on City Code and Standards, and the developer must respond to each staff comment individually. Mr. Resch III reviewed Hurricane City's current subdivision review process.

6:00 p.m. – Call to Order

Roll Call

Pledge of Allegiance, Paul Farthing

Prayer and/or thought by invitation led by Jeremy Pickering

Declaration of any conflicts of interest

No conflicts were declared.

Ralph Ballard motioned to approve the agenda as posted. Michelle Cloud seconded the motion. Unanimous

Public Hearings

1. A Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.

This item has been moved to the November 9, 2023, meeting at the applicant's request.

2. A Land Use Code Amendment regarding Title 10 Chapter 51 Subsection 13 regarding whole house vacation rentals.

1 Terry Spinks has lived in Southern Utah for thirty-five years. He purchased two lots in Dixie Springs to
2 operate an Airbnb. Mr. Spinks planned to live on the second lot to monitor the vacation rental. He feels
3 rules should be implemented to approve Airbnb's on a case-by-case basis. Mr. Spinks noted that he has
4 been on the waiting list for three years.

5 **NEW BUSINESS**

6 **1. LUCA 23-10: Discussion and consideration of a recommendation to the City**
7 **Council on a Land Use Code Amendment regarding Title 10 Chapter 51 Subsection 13 regarding**
8 **whole house vacation rentals. Hurricane City, Applicant.**

9 Gary Cupp reported that there have been discussions regarding the transfer of existing licenses. Mr.
10 Cupp explained that Option A voids the business license upon selling the property. Option B allows the
11 transfer of the existing license upon the sale of the property. He noted that no new whole-home vacation
12 rentals in single-family residential districts will be allowed, and the waiting list will be eliminated.

13 Brad Winder would like to add stipulations to allow the Planning Department to consider a license
14 transfer on a case-by-case basis. Kelby Iverson also favors Option B. He asked if closing the waiting list
15 to future applicants and allowing the current waiting list applicants to operate a licensed vacation rental
16 as their business license application is approved is a feasible option. Paul Farthing supports Option A.
17 Michelle Cloud agrees with Mr. Iverson and feels protecting property owners' investments is important.

18 Rebecca Bronemann asked if the current ordinance is working. Fred Resch III noted there are problems
19 with reporting and difficulties gathering proof. Mr. Cupp noted that enforcement is difficult and whole
20 home vacation rentals are incompatible in a single-family zone. Paul Farthing is in favor of eliminating
21 the waiting list. He suggested providing the current license holders with notice of the city's intent to
22 update the ordinance.

23 Shelley Goodfellow strongly advocates property rights. She feels all other options should be exhausted
24 before the city eliminates the property owners' vested rights. She would like the ordinance to be updated
25 to limit the nightly guest and require a manager within the city. Mr. Iverson noted that the City Council
26 has directed staff to update the ordinance to limit the expansion of whole-home vacation rentals.
27 Regardless of the two options, the ordinance should be updated to address the concerns and complaints
28 regarding the currently licensed vacation rentals.

29 *Paul Farthing motioned to approve option LUCA 23-10 option B, with a deferred date. Seconded by*
30 *Rebecca Bronemann. Michelle Cloud, Paul Farthing, Rebecca Bronemann, and Brad Winder – aye.*
31 *Shelley Goodfellow, Kelby Iverson, and Ralph Ballard – nay. Motion carries.*

32 Shelley Goodfellow feels it is essential to consider the property owners on the waiting list. Kelby Iverson
33 noted that he favors limiting the expansion. However, he is opposed to taking away vested rights. Ralph
34 Ballard would like to add additional restrictions to decrease the staff's burden of enforcement.

35
36 **2. FSP23-43: Discussion and consideration of a possible approval of a final site plan**
37 **for Jeremy Black duplex, a duplex located at 663 W 400 S. Jeremy Black, Applicant.**

38 Gary Cupp reported that staff recommends continuing pending an adequate landscaping plan. Jeremy
39 Black explained that he wants to xeriscape the property due to the current landscaping and the power
40 lines. Fred Resch III reviewed the landscaping requirement. Brad Winder feels additional landscaping
41 will cause line-of-sight issues. Kelby Iverson noted the location of the city-owned property. Paul Farthing
42 recommended a landscape variation.

43 *Rebecca Bronemann motioned a recommendation of approval for FSP23-43 with accommodation that*
44 *the landscaping have 6 bushes and no trees. Paul Farthing seconded the motion. Unanimous.*

1 **3. FSP23-53: Discussion and consideration of a possible approval of a final site plan**
2 **for Katie Leavitt duplex, a duplex located at 161 W 600 N. Katie Leavitt, Applicant. Karl**
3 **Rasmussen, Agent.**

4 *Kelby Iverson motioned to approve FSP23-53 subject to staff and JUC comments. Seconded by*
5 *Michelle Cloud. Unanimous.*

6 **4. 2022-PP-33: Discussion and consideration of a possible approval of an extension**
7 **of the final plat deadline for Obsidian Resorts, a 372 unit resort condominium complex located**
8 **north of Iron Bridge Road. Western Mortgage and Realty Co, Applicant. Brent Moser, Agent.**

9 *Ralph Ballard motion to approve extension of 2022-PP-33. Brad Winder seconded the motion.*
10 *Unanimous.*

11 **Approval of Minutes:**

12 **1. December 8, 2022**

13 *Michelle Cloud motioned to approve the October 12, 2023 meeting minutes. Rebecca Bronemann*
14 *seconded the motion. Unanimous.*

15
16 **2. October 12, 2023**

17 *Michelle Cloud motioned to approve the October 12, 2023 meeting minutes. Ralph Ballard seconded the*
18 *motion. Unanimous.*

19
20 **Adjournment**

21
22 *Paul Farthing motioned to adjourn the meeting. Michelle Cloud seconded the motion. Unanimous.*

**Hurricane Planning Commission
Meeting Minutes
November 9, 2023**

Minutes of the Hurricane City Planning Commission meeting held on November 9, 2023, at 6:00 p.m. in the City Council Chambers located at 147 North 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Shelley Goodfellow, Ralph Ballard, Rebecca Bronemann, Michelle Cloud, Brad Winder, and Kelby Iverson.

Members Excused:

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, Planning Technician Brienna Spencer, and City Councilman Kevin Thomas

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance, led by Rebecca Bronemann

Prayer and/or thought by invitation given by Brad Winder

Rebecca Bronemann motioned to approve the agenda as posted. Paul Farthing seconded the motion. Unanimous.

Declaration of any conflicts of interest – none

Public Hearings

1. A Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.

Jeremy Roberts, the property developer, reported that the property is zoned for quarter-acre lots. However, increased density is necessary to build affordable homes. They intend to deed-restrict the homes to ensure the housing remains the buyer's primary residence.

No further comments.

2. A Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911

Diane Nay explained that she and her siblings purchased three acres in 2007. They are asking to rezone the property to half-acre lots so their children can build homes on the property.

Geralynn Stout understands Ms. Nay's desire to have her family live on the property. She also has family that cannot afford to live in Hurricane City. She is opposed to the zone change. The property owners knew what the zoning was when they purchased the property. She understands that the master plan allows for increased density. However, the master plan is a guideline, not mandatory. Ms. Stout explained that this property is directly behind her farming property. She is concerned that higher density will create complaints due to her agriculture practices.

NEW BUSINESS

1. ZC23-24: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1500 S and 1300 W from R1-10, residential one unit per 10,000 square feet, to RM-2, multifamily 10 units per acre. Parcel number H-3-2-9-123.

Brad Winder asked if the applicant plans to build two-story homes. The applicant explained that the homes will be single-story to ensure accessibility. He noted that the homes will average 1,200 square feet. After reviewing JUC and staff comments, Rebecca Bronemann has concerns. She asked how the applicant intends to address the lack of utilities and access. The applicant understands they must build a road and bring power to the property. They feel confident that they can secure secondary access. Mrs. Bronemann appreciates that the developer wants to build affordable housing. However, she is not sure this is the best area for the project. Michelle Cloud loves this project and understands the city's affordable housing needs. However, this does not meet the four-zone change criteria. It does not meet the general plan standards, is not harmonious with the existing development in the area, and there are inadequate services for the development. Shelley Goodfellow also likes the development. She agrees that it does not meet the zone change criteria. She is concerned that the property could be sold after the zone change. Paul Farthing agrees with Mrs. Goodfellow and Mrs. Bronemann. He noted that deed restrictions cannot control whether the home is a primary or a second home. Ralph Ballard agrees that this does not meet the zone change criteria.

Rebecca Bronemann motioned a recommendation of denial of ZC23-24 to the City Council based on the findings that it is incompatible with the general plan, not harmonious with the surrounding area, and lacks adequate service. She noted that the Planning Commission recognized the nature of the request for affordable housing. Paul Farthing seconded the motion. Unanimous.

2. ZC23-27: Discussion and consideration of a recommendation to the City Council on a Zone Change Amendment request located at approximately 1120 S 400 W from RA-1, residential agriculture one unit per acre, to RA-0.5, residential agriculture one unit per half acre. Parcel H-3-2-3-2412-B & H-3-2-3-230911. Kysen Spendlove – Interstate Rock, Applicant.

Ralph Ballard appreciates the staff's recommendations. He asked if the subdivisions bring water rights to the city. Kysen Spendlove is unaware of any water rights being given to the city. He noted that the applicant will pay the impact and connection fees to connect to the city water system. Mr. Ballard would prefer that owners bring water to their development. Paul Farthing noted that the Planning Commission has approved similar requests. Shelley Goodfellow stated that applicants rarely request half-acre lots. She feels the city needs more half-acre zoning. Diane Nay explained that they would have to sell a few lots to pay for the development of the property. Michelle Cloud reported that the application meets the four-zone change criteria. Rebecca Bronemann agrees with Mrs. Goodfellow and Mrs. Cloud. She noted that the general plan shows this area as single-family residential, which allows a density of R1-15, R1-10, R1-8, and R1-6. Kelby Iverson stated that the plan is to change this area to rural residential. He supports RA.05 in this area. Brad Winder agrees with the previous comments. He reported that residential use is less water-impactful than agriculture. He asked how the applicant intends to provide secondary access. Mr. Spendlove explained that, depending upon the layout, the owner may not need secondary access. However, the applicant is working with the property owner to the south to secure secondary access if necessary.

Shelley Goodfellow motioned a recommendation of approval of ZC23-27 to the City Council based on the criteria that it is consistent with the general plan, is harmonious with surrounding neighborhoods, will not negatively affect the adjacent property, and has adequate facilities to the property. Ralph Ballard seconded the motion. Unanimous.

3. PP23-21: Discussion and consideration of a recommendation to the City Council on a preliminary plat for Gateway at Sand Hollow Commercial, a six-lot commercial subdivision located between SR-9 and Sand Hollow Road. Western Mortgage & Realty Company, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen reported that a preliminary plat is necessary to meet city requirements. He reviewed the property and roadways. Rebecca Bronemann noted that staff and JUC comments state concerns about stormwater retention and the grade surface model. Jeremy Pickering reported that the neighboring property is owned by the Utah Department of Transportation (UDOT). He noted that the presented plat may change when the roadway coordination is complete with UDOT. Mr. Rasmussen does not think the UDOT roadway will change the subdivision boundary and street layout.

Paul Farthing motioned a recommendation of approval of PP23-21 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

4. FSP23-55: Discussion and consideration of a possible approval of a final site plan for Sky Valley Phase 2 and 3, a 25-lot townhome subdivision located at 3055 W 545 N. Frank Lindhart, Applicant.

Joe Parks reported that the townhomes are 1200-square-foot single-story homes.

Michelle Cloud motioned to approve FSP23-55 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

5. PSP23-36: Discussion and consideration of a possible approval of a preliminary site plan for Ropes of Southern Utah, a recreation facility, located at the corner of Jellystone Road and Sand Hollow Road. John Hendleman, Applicant. Karl Rasmussen, Agent.

Karl Rasmussen explained that the ropes course is similar to fiesta fun. He reviewed the parking lot calculations and number of parking spaces. Rebecca Bronemann asked Jeremy Pickering to address engineering comments. Jeremy Pickering reported that the comments are preliminary, and the engineering department feels confident allowing the developer to move forward.

Paul Farthing motioned to approve PSP23-36 subject to staff and JUC comments. Ralph Ballard seconded the motion. Unanimous.

6. PSP23-31: Discussion and consideration of a possible approval of a preliminary site plan for Rush Funplex, a recreation facility located at the corner of Coral Canyon Blvd and Coral Junction Road. Matt Gertge, Applicant.

Fred Resch III reported that the site plan was approved. However, the applicant has changed the location. Rebecca Bronemann reviewed staff and JUC comments. Jeremy Pickering reported that the property lines will be established on the preliminary plat.

Shelley Goodfellow motioned to approve PSP23-31. Michelle Cloud seconded the motion. Unanimous.

7. CUP23-18: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height and size located at 3387 W 2100 S. Big Rock Homes, Applicant.

Eric Boucher reported that the applicant wants to build an RV garage.

Michelle Cloud motioned to approve CUP23-18. Ralph Ballard seconded the motion. Unanimous.

8. CUP23-19: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 337 W 1970 S, Haven Homes and Development, Applicant.

1 Casey Stratton reported that the applicant wants to construct a steel building detached garage.

2 *Rebecca Bronemann motioned to approve CUP23-19 subject to staff comments. Paul Farthing*
3 *seconded the motion. Unanimous.*

4 **9. AFSP23-01: Discussion and consideration of a possible approval of an amended final site**
5 **plan for Walmart, located at 180 N 3400 W. Walmart Real Estate Business Trust, Applicant. Lisa**
6 **Collins, Agent.**

7 Jeff Solomanson with Galloway and Company explained that Walmart plans to expand the west side of
8 the building to accommodate its online pick-up ordering services. They will also increase the number of
9 pick-up stalls from sixteen to forty-two. The count of standard parking stalls will decrease, but the overall
10 parking will still comply with city code.

11 *Rebecca Bronemann motioned to approve AFSP26-01 subject to staff and JUC comments. Shelley*
12 *Goodfellow seconded the motion. Unanimous.*

13 Dayton Hall reported that homeowners could not qualify for the Xeriscape rebate because the water
14 efficiency ordinance passed by the City Council does not meet the standard for water efficiency. He is
15 working with the Water Conservancy District to draft an ordinance that meets the standards.

16 *Paul Farthing motioned to adjourn the meeting. Brad Winder seconded the motion. Unanimous.*

17 **Adjournment 7:53 p.m.**