



HURRICANE CITY UTAH

Mayor

Nanette Billings

City Manager

Kaden DeMille

City Council

*David Hirschi
Kevin Thomas
Clark Fawcett
Drew Ellerman
Joseph Prete*

Hurricane City Council Meeting Agenda

February 1, 2024

4:00 PM

City Council Chambers 147 N 870 W, Hurricane

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

4:00 Work Meeting

1. Discussion with Hurricane City Water Department
2. Agenda Summary

5:00 p.m. Pre-meeting

1. Presentation from the Drug and Gang Task Force Team

6:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Regular City Council Meeting for December 7, 2023, January 4, 2024, and January 18, 2024.

Discussion with the Youth City Council on beautification of commercial properties

Presentation by the Rotary Club regarding the Easter Car Show

Presentation on the subdivision ordinance

Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary

will not be allowed. If you need additional time, please request agenda time with Cindy Beteag in writing before 5:00 p.m. the Wednesday one week before the Council meeting.

OLD BUSINESS

1. Consideration and possible approval of an **assignment of the Hurricane Airport Land Lease** for hangar pad 7S 3W. Dave Houston/William Johnston
2. Consideration and possible approval of Resolution 2024-11 to **request the Washington County Water Conservancy District and State Trust Lands Administration to dedicate property** for the widening of Sand Hollow Road to its master-planned width.
3. Consideration and possible approval on a **preliminary plat for Sandwater Estates, a 153 lot single family subdivision** located at 4200 W 2300 S. Richardson Brothers Custom Homes, Applicant. Karl Rasmussen, Agent.

NEW BUSINESS

1. Consideration and possible approval of the **local consent for a beer garden** at the Washington County Fair
2. Consideration and possible approval of **supporting the Hurricane Valley Symphony**
3. Consideration and possible approval of a preliminary plat for **Trails at Sand Hollow, a 673 unit multifamily development located at 4000 W Sand Hollow Road**. Brad Mabey, Applicant. Karl Rasmussen, Agent.
4. Presentation and discussion of **parks and trails master plan**
5. Discussion and possible approval of **putting the pump track back up somewhere in the City**
6. Consideration and possible approval of **Resolution 2024-12 appointing Kerry Prince** to the Power Board
7. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:

1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT

_____ for the City Recorder

Agenda Summary for Hurricane City Council February 1, 2024

4:00 p.m. Discussion with Hurricane City Water Department

5:00 p.m. Pre-Meeting

Presentation from the Drug and Gang Task Force Team

6:00 p.m. Call to Order

Approval of Minutes for December 7, 2023, January 4, 2024, and January 18, 2024.

Discussion with the Youth City Council on beautification of commercial properties

Presentation by the Rotary Club regarding the Easter Car Show

Presentation on the subdivision ordinance

Old Business

1. This item was continued from the last meeting so staff could research if this hangar was previously dedicated to the City.
2. This item was continued from the last meeting to allow staff time to get it in resolution form.
3. This item was continued from the last meeting to give the applicant time to bring back a contract between them and the PID.

New Business

1. The Washington County Fair has had a beer garden as part of the fair for the past few years. They need local consent so they can apply for a license with the DABS. A background check has been completed on Susi Lafaele, the person who oversees the event. Staff has no concerns with the Council approving local consent. There have been no issues with the beer garden in previous years. – Cindy Beteag
2. The Hurricane Valley Symphony will be beginning a new concert season and the Board of Directors, Debbie Thorton, Heber White, Steven Saline, and Janelle Ruesch, want validation and support from the City. Their goal is to be recognized by Hurricane City as an important and legitimate part of the culture of the city. They are not asking for a money donation but would like to use the City logo on their programs and have their concerts advertised in the City newsletter. – Mayor Billings
3. The applicant has filed a preliminary plat and site plan for Trails at Sand Hollow, a 673 unit multifamily development located within the Gateway at Sand Hollow Public Infrastructure District. The property is located northeast of the Glampers Inn RV park.

The project consists of a 252 unit apartment complex, 211 townhomes, and 210 condos. The application was heard by the Planning Commission on January 25, 2024, and was unanimously recommended for approval after discussions relating to density, parking, and availability of adequate public facilities. – Gary Cupp

4. The City is in the process of updating the Parks and Recreation Master Plan. On November 7 of last year, a survey was distributed at the first of two planned public-input workshops. It was also circulated in City utility bills, and on social media and city webpages. The surveys were collected for approximately 1 month. On January 23, the City hosted the second public-input workshop, at which the results of the survey was discussed. This presentation summarizes the results of the public survey and provides an update for the City Council on the progress of the revision to the Parks and Recreation Master Plan.
5. In June of 2019 Hurricane City obtained a pump track. It was placed in the north parking lot of the Fine Arts Building. In April of 2021 it was gated off due to City property damage, graffiti, bullying, and trash. It was removed from the property in August of 2021. It has been stored at the Water Department for future use. Mayor Billings asked for this item to be discussed again. – Cindy Beteag
6. Council appointed Dale Johnson to the power board at the last meeting. However, since that time Mr. Johnson has decided it is not the right time for him to serve on a board. Mayor Billings is working on a new recommendation. – Cindy Beteag

**Hurricane Planning Commission
Summary
January 25, 2024**

Minutes of the Hurricane City Planning Commission meeting held on January 25, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 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 Council Representative Kevin Thomas

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Mark Sampson

Declaration of any conflicts of interest

Rebecca Bronemann motioned to approve the agenda as presented. Michelle Cloud seconded the motion.

OLD BUSINESS

1. CUP23-23: Discussion and consideration of a possible approval of a conditional use permit for a metal building located at 840 N Main St. Kyden Hansen, Applicant.

Brad Winder motioned to approve CUP23-23 subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

NEW BUSINESS

1. 2022-PP-20: Discussion and consideration of a possible approval of a preliminary plat extension for Southern Dunes Townhomes, a 345-unit townhome recreation resort development located at 2600 W 4200 S. Bush & Gudgell, Applicant.

Michelle Cloud motioned to approve the extension for 2022-PP-20 subject to staff and JUC comments. Shelley Goodfellow seconded the motion. Unanimous.

2. PP24-01 PSP24-01: Discussion and consideration of a possible approval of a preliminary site plan and recommendation to the City Council on a preliminary plat for Trails at Sand Hollow, a 673-unit multifamily development located at 4000 W Sand Hollow Road. Brad Mabey, Applicant. Karl Rasmussen, Agent.

Kelby Iverson motioned a recommendation of approval of PP24-01 to the City Council and to approve PSP24-01 both subject to staff and JUC comments. Paul Farthing seconded the motion. Unanimous.

3. FSP24-01: Discussion and consideration of a possible approval of a final site plan for Goulding home, an additional multifamily unit located at 220 W 200 N. Outdoor Kitchens & More (Ben Sorenson), Applicant.

Paul Farthing motioned to approve FSP24-01 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

4. CUP24-01: Discussion and consideration of a possible approval of a conditional use permit for greater size located at 198 S 1230 W. Mike Jensen, Applicant

Paul Farthing motioned to approve CUP24-01 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

5. Discussion on the proposed R1-4 zoning classification

Approval of Minutes:

1. December 14, 2023

Ralph Ballard motioned to approve the minutes for December 14, 2023. Paul Farthing seconded the motion. Unanimous.

2. January 3, 2024

Rebecca Bronemann motioned to the minutes for January 3, 2024. Paul Farthing seconded the motion. Unanimous.

3. January 11, 2024

Brad Winder motioned to approve the minutes for January 11, 2024. Rebecca Broneman seconded the motion. Unanimous.

Rebecca Bronemann motioned to adjourn. Paul Farthing seconded the motion. Unanimous.

Adjournment

Minutes of the Hurricane City Council meeting held on December 7, 2023, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

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

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Power Superintendent Scott Hughes, City Planner Gary Cupp, Planning Assistant Fred Resch III, Street Superintendent Weston Walker, City Engineer Arthur LeBaron, City Recorder Cindy Beteag, Deputy Chief Kurt Yates, Parks Superintendent Darren Barney, Building Official Larry Palmer, Human Resource Director Sel Lovell, and Finance Manager Paige Chapman.

AGENDA

4:00 p.m. Discussion regarding pressurized irrigation

Glen Carnahan with Alpha Engineering provided a map overview of the four pressurized irrigation projects. The pressurized irrigation project goes from Gould Wash to 1500 South. The Goulds Wash Well Project will be drilled near the Three Falls Trail Head. The Sky Ranch Tank and Sky Ranch Area Well are on the south end of the City boundary. Mr. Carnahan explained that the Hurricane Pressurized Irrigation Project is a long-term project. The project is at the sixty percent design phase. The National Resources Conservation Service (NRSC) will review the project upon receipt of the ninety percent design phase. After the design is approved, the project can go out to bid.

The estimated cost includes asphalt replacement. Ken Richins explained that the City purchased land earlier this year for the irrigation settling ponds on 1300 South. Alpha Engineering estimates 175 acre-feet will be saved each year by using the irrigation system. Switching to sprinkler irrigation instead of flood irrigation will save eight hundred acre-feet. Mr. Richins noted that the system is designed to connect to the master-planned reclaim system.

Mayor Billings reported that the Department of Water Quality recommended and approved a 0% interest rate on a twenty-five-year bond for forty percent of the project's cost. Mr. Richins reported that NRCS is covering seventy-five percent of the irrigation project. He noted that this loan also covers the Sky Ranch Tank, Sky Ranch Well, and Goulds Wash Well. Kaden DeMille reported that the agreement states that if the project is modified or reduced, the changes must be reauthorized by the Board of Water Resources. He questions whether these are the most critical projects. Mr. Richins stated that these projects are at the top of the priority list. Mayor Billings asked if there is adequate water capacity to approve preliminary plats in the area. Mr. Carnahan reported that there are 800 connections available.

Mr. DeMille explained that the community will have many questions as the irrigation project moves forward. Mr. Richins stated the project will be completed in phases to avoid digging up the roads simultaneously. Mr. DeMille reiterated his concerns regarding bonding capacity. Typically, development is offset by impact fees. He is also concerned that the water rates

1 continue to rise ten cents per one thousand gallons. This places the burden to pay for
2 infrastructure for future residents on the current residents. Mr. Richins explained that the
3 increase was intended for water development. Mayor Billings asked if the City had maximized
4 its bonding capacity. Mr. DeMille explained that the bonding capacity is based on a rate
5 structure. Mayor Billings noted that impact fees can not be charged without development, and
6 development can not occur without adequate water. Mr. DeMille asked if the Council wants to
7 move forward with these projects. Councilman Heideman, Councilman Hirschi, and Councilman
8 Thomas are in favor. Councilman Prete feels it is better to wait for development to pay for the
9 projects. Zero percent interest is great, but it is still debt. He does agree that the projects are in
10 the best interest of Hurricane City, and water is becoming more of an issue. Mr. DeMille will
11 prepare a finance plan for the City's bonding, and Dayton Hall will prepare a contract to take
12 over the irrigation from the Canal Company.

13 **5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports**

14 Retirement presentation to Officer Morris

15 Mayor Billings welcomed everyone to the meeting. She stated that it is bittersweet to say
16 goodbye to Officer Morris, and expressed gratitude to all the officers for their willingness to
17 serve. Deputy Chief Kurt Yates summarized Detective Morris's twenty years of service.
18 Detective Morris started working in Hurricane City in 2003. During his years of service, he was a
19 member of the Washington County SWAT team, a member of the Washington County Critical
20 Incident Task Force, served on the Washington County Critical Incident Task Force, and played a
21 significant role in the implementation and management of the axon body and dash cameras.
22 Detective Morris investigated many significant and traumatic cases. Deputy Chief Kurt Yates
23 thanked Detective Morris for his friendship and impact on his career. He thanked Detective
24 Morris's wife and family for their support and sacrifices. Deputy Chief Kurt Yates presented him
25 with a plaque and shadow box.

26 Larry Palmer reported that twenty-one building permits have been issued in the past two
27 weeks.

28 Darren Barney stated the Parks Department removed grass on the infield of the bottom of the
29 south field, and the gazebo has been removed from the cemetery. FX is completing the work on
30 the new gazebo and donating some benches. He has completed more research on the repair of
31 the pickleball courts. St. George City stated they do not have any sports court surfaces due to
32 the playability, and many other cities have recommended against using sports court surfacing.
33 He suggested continuing with the current court until a permanent decision can be made.

34 Kurt Yates mentioned there have been a lot of storage unit break-ins lately. Parowan Police
35 Department captured a Hurricane City resident and found stolen merchandise. In total, three
36 warrants were served, and all of the cases were solved. There were nine victims, and \$6,000 of
37 stolen property was recovered.

1 Scott Hughes reported that the Power Department is nearly finished installing Christmas lights.
2 The 1150 insulation job is almost complete, and the Sky Ranch acquisition is close to
3 completion. He thanked the utility department and his staff for their extra work in getting it
4 done.

5 Paige Chapman mentioned the budget meeting with department heads will start next week.
6 Last year, the City Council approved the longevity program. For each year of employment, a
7 percentage of the employee's wage is paid out as a bonus. She commented employees are very
8 thankful for the program.

9 Sel Lovell stated open enrollment went well. The annual Safety Incentive was paid out last
10 night. This is a team-based program that the insurance company started, and the incentive is
11 accrued over two years. The Staff Christmas party will be on December 21st. There are job
12 openings within the Street and Parks Department.

13
14 Weston Walker reported that the crews had been focusing on the crack seal. However, the
15 machine is in the shop, so they are working on odd end jobs. The pavement management has
16 been finalized, and the bid will be opened in January. He is waiting for the JUC to complete the
17 review of the 100 North project. 700 West is open up to Birchview in the Ivywood subdivision.
18 He anticipates that the project will be complete by spring.

19 Gary Cupp reminded the City Council that the Thank You Dinner for all elected and appointed
20 boards is on December 18th at 6:00 p.m. The Parks and Recreation Survey ended last week.
21 According to the survey, Grandpa's Pond is the most used park in the City. The Community
22 Center is the most used recreation center, the Fine Arts Center is the second, and the pool is
23 the third most used facility. The next public workshop will be held at the Community Center on
24 January 23rd. The department is updating the housing ordinances and reviewing affordable
25 housing and short-term rentals in commercial zones.

26 Fred Resch III met with the Housing Community Development for additional input on the
27 Moderate Income Housing Report. The City had four compliance strategies. However, the City
28 needed five compliance strategies to be eligible for priority funding from the Utah Department
29 of Transportation. He resubmitted a detailed report based on the guidance he received. He
30 issued five short-term rental violations.

31 Kaden DeMille reported that the utilities at the new gym buildings are nearly complete. The
32 building was reconfigured to move the main water line. During the reconfiguration, a pop-out
33 on the front of the building, an office, and additional storage space were added.

34 Cindy Beteag reported that new business #3 asked to be continued, and new business #7 asked
35 to be tabled.

36 Fred Resch III presented the diagram of the plans for SR-9 at 3400 West and 3700 West.

37 **6:00 p.m. - Call to Order –**

1 Prayer, thought, and pledge were led by Paige Chapman.

2 Mayor Nanette Billing welcomed everyone and called the meeting to order.

3 Declaration of any conflicts of interest

4
5 David Hirschi declared conflict on New Business #8. He will vote on the item.

6 Approval of Minutes for November 16, 2023

7 Doug Heideman motioned to approve the Minutes for November 16, 2023. Seconded by David
8 Hirschi. Kevin Thomas, Joseph Prete, Doug Heideman, and David Hirschi – aye. Motion carried
9 unanimously.

10 Presentation from the Beautification Committee

11 Doug Heideman stated that the Beautification Committee promotes beautification projects and
12 beautification within the community. Fred Resch III reported that the committee has been
13 doing the yard of the month program in the spring, summer, and fall. They are currently
14 accepting nominees for Christmas-themed yards. They received donations and revitalized the
15 Welcome to Hurricane Valley sign near Purgatory Point. The committee helped organize a
16 street cleanup along State Street from Laverkin to Interstate 15 and assisted in two dumpster
17 days. The dumpster days for 2024 are set for May 20 – 22 and October 21 – 23.

18 Mayor Billings asked Doug Heideman to stay on the committee as a citizen. Doug Heideman
19 reported that a citizen donated money to clean up the sidewalk and area along 900 West 400
20 South. Mayor Billings mentioned many citizens have asked about improvements at the
21 trailhead on 60 East.

22 **Public Forum – Comments From Public**

23 **OLD BUSINESS**

- 24 1. LUCA 23-10: Consideration and possible approval of amendments to **Title 10 of the Land**
25 **Use Code pertaining to whole home vacation rentals.** Hurricane City, Applicant.

26 Mayor Billings reviewed the summary provided in the packet and read the proposed provisions.

27 Sandia Hyer thanked the City Council for their service to the community. Ms. Hyer has been in
28 good faith on the whole home short-term rental list for over two years. They currently rent out
29 the casita as a short-term rental. However, she hoped to transition to a whole home rental
30 upon approval of her whole home rental license. She questioned the validity of this revision and
31 noted that there are over 3,500 new whole-home short-term rentals.

32 Dayton Hall reported that existing land uses have the right to continue their use. However, the
33 wait list is not an existing use and grants no entitlement. Gary Cupp noted that the units

1 referenced by Ms. Hyer are in resort areas, not single-family zones. Fred Resch III stated the
2 whole home vacation rentals in Dixie Springs account for ninety percent of the complaints.

3 Councilman Heideman explained this update makes short-term rentals in a residential zone
4 non-conforming. The short-term rentals in existence will not be eliminated unless the license is
5 revoked due to noncompliance. He feels this commercial use shouldn't be allowed in residential
6 zones. Councilman Hirschi asked how quickly the waitlist moves. Kaden Demille reported that
7 the count of approved permits depends on census data. As the census changes, the number
8 decreases or increases. He noted that no licenses have been issued in two years.

9 Doug Heideman motioned to approve Ordinance 2023-20 with the change that a license will be
10 revoked after two violations. Dayton Hall mentioned in the current ordinance, a license is
11 subject to revocation upon three violations within twelve months. Kevin Thomas does not feel
12 changing the current revocation policy is necessary. Joseph Prete is comfortable with the three-
13 violation policy and wants to ensure that the list of violations does not consist of trivial criteria.

14 Doug Heideman motioned to approve Ordinance 2023-20 as written. Seconded by Kevin
15 Thomas. Roll call vote. David Hirschi, Doug Heideman, and Kevin Thomas – aye. Joseph Prete -
16 nay. Joseph Prete would like the ordinance to include specific definitions of a violation. Motion
17 carried.

18 NEW BUSINESS

- 19 1. Consideration and possible approval of **local consent for a single event liquor permit at**
20 Sand Hollow Resort-Cassandra de St. Jeor

21 Mayor Billings reported that there have been no problems in the past, and the staff has no
22 concerns.

23 Kevin Thomas motioned to approve local consent for a single-event liquor permit at Sand
24 Hollow Resort. Seconded by Doug Heideman. Joseph Prete, David Hirschi, Kevin Thomas, and
25 Doug Heideman – aye. Motion carried unanimously.

- 26 2. Consideration and possible approval to **pay the impact fees for a new home being built**
27 **by Habitat for Humanity of Southwest Utah** using funds from Fund 48 Housing Fund

28 Mayor Billings reviewed the summary provided in the packet. Krista Longhurst, the Executive
29 Director of the Southwest Utah Habitat for Humanity, explained that the home is being built for
30 a family of three, two of whom are permanently disabled. She reported that the program
31 operates within the thirty percent area median income. Habitat for Humanity is the mortgage
32 holder offering a zero percent interest loan, and the mortgage payment does not exceed thirty
33 percent of the family's income. The homeowner can gain the entire home equity after the
34 eleventh year. Ms. Longhurst explained that the waitlist is not a chronological timeline. The
35 application process opens when Habitat for Humanity secures land to build a home; the

1 program rigorously reviews the applicant's income and needs. The organization heavily focuses
2 on repair projects.

3 Kaden DeMille reported that there is \$51,000 in the fund. However, much of the fund is
4 dedicated to a previously built home. If this is approved, the account will be nearly depleted.

5 Doug Heideman motioned to approve waiving the impact and connection fees for a new home
6 being built by Habitat for Humanity of Southwest Utah in the amount of \$14,634.98. Seconded
7 by Kevin Thomas. Roll call vote. Joseph Prete, David Hirschi, Doug Heideman, and Kevin Thomas
8 – aye. Motion carried unanimously.

9 **3. Consideration and decision on an appeal of the denial of a business license for a home-**
10 **based pet care facility. -Melanie Watanabe**

11 Kevin Thomas motioned to continue the appeal of the denial of a business license for a home-
12 based pet care facility per the applicant's request. Seconded by Doug Heideman. Joseph Prete,
13 David Hirschi, Kevin Thomas, and Doug Heideman – aye. Motion carried unanimously.

14 **4. Public Hearing to take comments on the following:**

15 David Hirschi motioned to go into a Public Hearing. Seconded by Kevin Thomas. Joseph Prete,
16 Doug Heideman, David Hirschi, and Kevin Thomas – aye. Motion carried unanimously.

17 **a. Declaring property located at 2300 S 650 West, a portion of parcel number H-3-2-10-**
18 **2313, as surplus property**

19 No comment

20 **b. Disposal of remainder parcels along Sand Hollow Road**

21 No comment

22 Joseph Prete motioned to go out of the Public Hearing. Seconded by Kevin Thomas. Doug
23 Heideman, David Hirschi, Joseph Prete, and Kevin Thomas – aye. Motion carried unanimously.

24 **5. Consideration and possible approval of Resolution 2023-40 disposing of property**
25 **located at approximately 2300 S 650 W, a portion of parcel number H-3-2-10-2313. -**
26 **Beau Davis**

27 Mayor Billings reviewed the summary provided in the packet. Beau Davis explained that the
28 park would be built for all skill levels. The designer he is working with can not begin work on the
29 bike skills park until the completion of a different project. Mr. Davis suggested an escrow fund
30 that he would draw against to build the park. He noted that adding the bike skills park will
31 increase the property's value. Dayton Hall reported that the best practice is for the City to have
32 an agreement. The resolution declares that this surplus property can be conveyed away upon
33 an approved agreement with the City Council.

David Hirschi motioned to approve the Resolution 2023-40. Seconded by Doug Heideman. Joseph Prete, Kevin Thomas, David Hirschi, and Doug Heideman – aye. Motion carried unanimously.

6. Consideration and possible approval of Resolution 2023-41 authorizing the disposal of the remainder parcels along Sand Hollow Road due to realignment

Mayor Billings reviewed the summary provided in the packet. Arthur LeBaron presented a map noting the existing and proposed roadway. The public utility easement needs to be retained due to the current natural gas line. There is a pending dedication, and he suggested continuing this agenda item.

Kevin Thomas motioned to continue Resolution 2023-41 pending completion of the roadway dedication. Seconded by David Hirschi. Joseph Prete, Doug Heideman, Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

7. Consideration and possible approval of ZC23-24 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.

David Hirschi motioned to table ZC23-24 per the applicant's request. Seconded by Joseph Prete. Kevin Thomas, Doug Heideman, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

8. Consideration and possible approval of Hustle Softball using the MOU for highschool softball facilities - Matt Hirschi

Mayor Billings reviewed the summary provided in the packet.

David Hirschi motioned to approve Hustle Softball using the MOU for high school softball facilities based on the conditions in Tiffani Wright's report. Seconded by Doug Heideman. Joseph Prete, Kevin Thomas, David Hirschi, and Doug Heideman – aye. Motion carried unanimously.

Joseph Prete noted concerns raised by the previous Recreation Director. Mayor Billings voiced her nonconcern. David Hirschi reported that the Recreation Department and School District want to work together. He feels it is vital to invest in the youth in the community.

9. Consideration and possible approval of amending the deed restriction in Pecan Valley- Chris Wyler

Mayor Billings read the summary included in the packet and summarized the history of the development. Chris Wyler reported that clubhouse design was a slow process. The project is underway, and he anticipates it will open in May. Many of the units were presold, and the certificate of occupancy is essential to prevent issues with future sales. He noted that the warranty bond is being finalized. Councilman Heideman noted that the City Council has given

1 the applicant many exceptions. He does not support granting further exceptions. Councilman
2 Hirschi agrees with Councilman Heideman. Mr. Wyler discussed the setbacks in the project and
3 reiterated that the lack of a certificate of occupancy is detrimental to the buyers. He noted that
4 the deed restriction was not recorded against the property. Dayton Hall mentioned it was was
5 clearly stated that the certificate of occupancy for phase two will not be issued until completion
6 of the clubhouse. Councilman Prete voted against most of the previous accommodations and
7 does not support amending the deed restriction. Councilman Thomas is sympathetic to the
8 situation but feels it is a mistake to make another exception.

9 Doug Heideman motioned to deny the request to amend the deed restriction in Pecan Valley.
10 Seconded by David Hirschi. Joseph Prete, Kevin Thomas, Doug Heideman, and David Hirschi –
11 aye. Motion carried unanimously.

12 **10. Consideration and possible approval of a Statewide Utility License Agreement between**
13 **Hurricane City and UDOT**

14 Mayor Billings reviewed the summary provided in the packet.

15 Doug Heideman motioned to approve the Statewide Utility License Agreement between
16 Hurricane City and UDOT. Seconded by Joseph Prete. Kevin Thomas, David Hirschi, Doug
17 Heideman, and Joseph Prete – aye. Motion carried unanimously.

18 **11. Consideration and possible approval of Resolution 2023-42 Authorizing a tax certificate**
19 **and agreement for UAMPS' Payson Power Project, and related matters-Scott Hughes**

20 Mayor Billings reviewed the summary provided in the packet. She noted that the City Attorney
21 has reviewed the documents. Councilman Prete explained that this certificate creates a
22 different tax treatment that lowers the cost overall. Scott Hughes reported that the City sets
23 the discount threshold. The City does not enter into the agreement if the discount is not met.
24 This is a thirty-year term that is recertified intermentitly. When the certificate is open for
25 recertification, the City can pause participation if the discount is not beneficial to the City.

26 Kevin Thomas motioned to approve Resolution 2023-42. Seconded by Doug Heideman. Joseph
27 Prete, David Hirschi, Kevin Thomas, and Doug Heideman – aye. Motion carried unanimously.

28 **12. Consideration and possible approval of the renewal of all liquor licenses**

29 Mayor Billings reviewed the summary provided in the packet. Councilman Prete asked for
30 clarification on the process for policing underage sales. Kurt Yates reported that underage sale
31 investigations take place quarterly. The state monitors sit-down eating establishments and golf
32 courses.

33 Joseph Prete motioned to approve the renewal of all liquor licenses. Seconded by Kevin
34 Thomas. Doug Heideman, David Hirschi, Joseph Prete, and Kevin Thomas – aye. Motion carried
35 unanimously.

1 **13. Consideration and possible approval of the 2024 Annual Meeting Schedule**

2 Doug Heideman motioned to approve the 2024 Annual Meeting schedule. David Hirschi
3 seconded. Kevin Thomas, Joseph Prete, Doug Heideman, and David Hirschi – aye. Motion
4 carried unanimously.

5 **14. Discussion regarding the expansion of Sky Mountain Golf Course facilities**

6 Mayor Billings reviewed the summary provided in the packet. Kent Abeggan explained that the
7 first option is to remodel the existing clubhouse; he estimates the remodel will cost 1.5 million.
8 Kaden DeMille estimates that a complete rebuild would cost 5 million. He reviewed the
9 fluctuation of golf course funds over the past few years. His recommendation is to remodel the
10 clubhouse. Councilman Prete asked how an update would benefit the City, noting that this
11 would be an excellent venue for event hosting. Mr. Abeggan reported that the third option is
12 to remodel the current building with the intent of future expansions. He agrees that event
13 hosting will increase revenue. However, this would impact the limited parking. Councilman
14 Thomas stated that grants may be available if Utah is approved for the 2023 Olympics.
15 Councilman Hirschi has pushed to expand the clubhouse because of the fantastic view. Mr.
16 Abeggan noted that a restaurant, venue, or top golf area would vastly increase revenue. He
17 reported that the irrigation system is outdated and suggested monitoring revenue over the
18 next few years.

19 **15. Discussion regarding future parks and recreation facilities**

20 Mayor Billings reviewed the summary provided in the packet. Kaden DeMille reported that the
21 capital facilities plan and Master Plan for Parks and Recreation are underway. He presented the
22 conceptual ball field design and pictures of the proposed additional building with four gyms.
23 The two gym building currently under construction is estimated to be worth 2.1 million. He
24 estimates the four gym buildings at 5.8 million. He reported that Park and Recreation impact
25 fees will fund the two gym building. He reviewed the current impact fee fund and the projected
26 impact fees. He anticipates using the impact fee and rap tax funds for the four gym building.
27 Mr. DeMille reminded the City Council of the aging pool, the cost to upgrade the pool and the
28 bond payment. He provided a cost estimate of 15 million for completing the ball fields. He
29 asked for direction from the City Council.

30 Mayor Billings and the Council Members prefer to complete the two-gym building and move
31 forward with the four-gym building, renovate the pool, and leave the ball fields as is.

32 **16. Closed meeting held pursuant to Utah Code section 52-4-205 upon request**

33 No closed meeting.

34 Doug Heideman noted the four things he learned during his City Council service.

35 Joseph Prete motioned to adjourn the meeting. Seconded by Doug Heideman. Motion carried
36 unanimously. **Adjournment: 9:32 p.m.**

Minutes of the Hurricane City Council meeting held on January 04, 2024, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

Members Present: Mayor Nanette Billings and **Council Members:** David Hirschi, Kevin Thomas, Clark Fawcett, Drew Ellerman, and Joseph Prete

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, City Planner Gary Cupp, Planning Assistant Fred Resch III, Street Superintendent Weston Walker, Water Superintendent Ken Richins, Human Resource Director Sel Lovell, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, Parks Superintendent Darren Barney, and City Recorder Cindy Beteag

AGENDA

4:00 p.m. Work Meeting

Discussion with Washington County Water Conservancy District regarding the 20-year plan and efficiency standards - Doug Bennett

Mayor Billings introduced Zach Reinstrom and Doug Bennett from the Washington County Water Conservancy District. Doug Bennett acknowledged that the district needs to focus on meeting with City representatives. He reported that the district's goal is to ensure water for the future. To fulfill that mission, the district must closely collaborate with stakeholders.

Zach Reinstorm presented the twenty-year efficiency standards plan. After gathering insight from mortgage companies, developers, and bond attorneys, the district determined that a twenty-year plan would meet the requirements of all interested parties. To formulate the plan, the district inventoried the current water supply and how the residents are using the water. The Lake Powell Pipeline was the district plan for the past twenty years. However, new policies and the lake's water level clearly showed that the district needed a new plan. The district focuses solely on the projects they can accomplish within twenty years. The first focus of the plan is water conservation. It was determined that new homes must be built to a certain standard to ensure water efficiency. The second focus is water reuse. Hurricane Canal company uses ten thousand acres of water per year. The water is of high quality, which is optimal for water reuse. He noted that reused water is the most expensive water resource. They are working with canal companies in Washington County to take the water from canal companies for drinking water and designate the reused water for crops. Mr. Reinstorm reviewed the current reservoirs and canals.

The district also operates agriculture conversion as farms are taken out of operation. They are very conservative with the agriculture conversion to ensure that new farms have adequate water. Mr. Bennett reported that developers purchasing agricultural water shares is the most significant threat to the region. Investors are buying the water included in the twenty-year plan, which prohibits the district from utilizing that water. This inflates the value of the water.

1 Mr. Reinstorm reported that the district is evaluating all of the wells in Washington County to
2 determine the best use of the aquifers in the region. He stated that the Apple Valley wells were
3 poorly managed and ran dry. Due to the lack of water, a building moratorium was put in place,
4 and the State is strongly pushing for the district to manage the water in that region. Mr.
5 Bennett noted that the district is trying to manage a constrained supply. Mr. Reinstorm
6 discussed the district's water diversion plan, the cost of securing water resources, and the
7 development of a reuse system. Mr. Bennet explained the water surcharge implemented in
8 2021 was meant to fill the gap in secured water and help with conservation efforts. Dayton Hall
9 reviewed the City's updated efficiency standards included in the packet. Councilman Thomas
10 reported that the Planning Commission expressed concerns about the fountain square foot
11 restrictions. They questioned why there are no restrictions placed on pools. Mr. Bennett
12 reported that the standard includes input from stakeholders. The stakeholders can collectively
13 send an updated standard to the State for approval. Councilman Hirschi agrees with the
14 Planning Commission's concern. He understands that fountains are not a critical issue.
15 However, it does raise questions about the overall reasonableness of the standard.

16 Mr. Bennet reiterated the surcharge implemented in 2021. He explained that the district has
17 not received any revenue from Hurricane City. Mayor Billings reported that there was no study
18 to support a ten-dollar surcharge, which is why the City voted for a five-dollar surcharge.

19 **5:00 p.m. Pre-meeting** - Discussion of Agenda Items, Department Reports

20 Weston Walker reported that a new employee was hired this week. The Streets Department
21 continues to work on crack sealing, repairing potholes, and storm drain issues in the Marla
22 Subdivision.

23 Gary Cupp mentioned the Parks and Recreation Master Plan Public Input Workshop is
24 scheduled for January 23rd at 4:00 p.m. at the Community Center. They are moving forward
25 with the first implementation schedule for the Downtown Master Plan. He stated the Cotton
26 Mission has asked to be tabled. They are proposing and recommending the creation of a new
27 zoning class. Staff advised the applicant to submit a proposal.

28 Fred Resch III has no updates. Councilman Prete reported receiving a complaint regarding
29 construction work before 5:00 a.m. Mr. Resch III explained per Hurricane City code, no
30 construction work shall start before 6:00 a.m. unless the Police Department receives proper
31 notification. Mayor Billings received a complaint regarding chickens. She does not want to
32 prevent owners from raising chickens on their lot. She asked if the Council members were
33 willing to review the ordinance. Mr. Resch III reported that the ordinance is based on lot size,
34 not necessarily zoning. The City Council has agreed to review the ordinance.

35 Arthur LeBaron stated the Frog Hollow Rehabilitation project is going out to bid next week. The
36 Engineering Department is preparing a five-year roadway plan.

1 Mike Vercimack reported that the pavement project at the airport is moving forward. The
2 engineer's estimate is \$240,000. The City's portion of the cost is \$24,000.

3 Ken Richins stated the Water Department has completed the bank stabilization at the Three
4 Falls Trailhead and is preparing for drill testing. The irrigation expansion project is at ninety
5 percent and will go out to bid after the National Resources Conservation Service review.

6 Larry Palmer mentioned that 184 homes, 155 townhome units, 67 condominium units, 33 ADU
7 units, and 70 commercial building permits were issued in 2023.

8 Tiffani Wright reported that programs will start next week. Registrations are up, and there is a
9 waiting list for some of the programs. The high school swim team is using the pool in the
10 afternoon. The theater is prepping for Joseph and the Amazing Technicolor Dreamcoat.
11 Unfortunately, Peter Pan is not available for the summer show.

12 Sel Lovell went over the open positions in the Parks Department, Streets Department, and
13 Recreation Center.

14 Scott Hughes stated the Power Department had removed the Christmas decorations. The 1150
15 West re-insulation project is complete. This line will feed power to the Three Falls Substation.

16 Darren Barney reported that the Parks Department has finished removing the grass from the
17 infields, and the fields are playable.

18 Dave Houston reported that the keypad on the gate was replaced. Councilman Prete
19 mentioned a helicopter was flying extremely low on December 23rd. Mr. Houston reviewed the
20 Automatic Weather Observation Station program.

21 **6:00 p.m. - Call to Order –**

22 Mayor Nanette Billings welcomed everyone and called the meeting to order.

23 Prayer, thought, and pledge led by John Bramall.

24 Declaration of any conflicts of interest

25 None declared.

26 **Public Forum – Comments From Public**

27 April Pinkston has lived in Hurricane City for five years. She focuses on promoting city
28 commissioners to follow the Constitution. Ms. Pinkston feels that Mayor Billings and the City
29 Council are the best in Washington County. She presented each member with “The Founder's
30 Speech to a Nation in Crisis” book. Ms. Pinkston feels it essential to return to the founding
31 principles of the Constitution.

John Bramall thanked the outgoing Councilmember for their work and service. Mr. Bramall explained that he supports the United We Pledge Program and hopes the community can come together to support Liberty Village.

Consent Agenda

1. Consideration and possible approval of appointing David Hirschi as the Mayor Pro Tempore
2. Consideration and possible approval of Resolution 2024-02 appointing Nanette Billings to the Mosquito Abatement Board
3. Consideration and possible approval of Resolution 2024-03 appointing Clark Fawcett to the Hurricane Valley Fire Special Service District Board
4. Consideration and possible approval of the minutes of the Regular City Council Meeting for the special meeting on December 5, 2023.

Mayor Billings welcomed and introduced the new Council Members. She explained that the Mayor is responsible for assigning each Council Member to represent a board. She reviewed the boards each Council Member will represent.

Kevin Thomas motioned to approve the consent agenda. Seconded by Clark Fawcett. Joseph Prete, Drew Ellerman, David Hirschi, Kevin Thomas, and Clark Fawcett – aye. Motion carried unanimously.

Mayor Billings reported that the Council will hear New Business item 15 first.

OLD BUSINESS

1. Consideration and decision on an **appeal of the denial of a business license for a home-based pet care facility.** - Melanie Watanabe

Melanie Watanabe explained that she has been pet-sitting through Rover for several years. She applied for a business license to operate their pet-sitting business independently. Dayton Hall reviewed the summary included in the packet. He reported that the submitted business license application is not permitted as a home occupancy business. The use listed in the license application is defined as a commercial kennel and is not permitted in R1-10 zoning. He noted that the applicant has the right to appeal that decision per the ordinance.

Councilman Prete asked what needs to be in place for the City Council to decide in favor of the applicant. Mr. Hall reported that the City Council would need to find that they are not applying for a home occupancy business and that the use they are applying for is not commercial. Councilman Hirschi asked if there had been any complaints from the applicant's neighbors. Ms. Watanabe has not received negative feedback from the neighbors. She noted that many non-

1 licensed kennels are in operation, and she asked for a favorable outcome. Councilman Thomas
2 agrees with the ordinance in place.

3 Kevin Thomas motioned to uphold the denial of a business license for a home-based pet care
4 facility based on the findings in the staff report. Seconded by Joseph Prete. David Hirschi, Drew
5 Ellerman, Clark Fawcett, Kevin Thomas, and Joseph Prete – aye. Motion carried unanimously.

6 The applicant asked if the license would be approved if the number of pets was less than four.
7 Dayton Hall reported that it would resolve the commercial kennel definition. However, it would
8 still not be permitted use in the home-based business ordinance.

9 **2. Ordinance 2023-12: Consideration and possible approval of a Land Use Code**
10 **Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to**
11 **affordable housing.** Hurricane City Planning.

12 Mayor Billings reviewed the summary provided in the packet. Gary Cupp reported that the item
13 was tabled while the Planning Department determined whether it met the State's
14 requirements. Fred Resch III met with the State Representative and submitted a revised report
15 that the representative accepted. Councilman Ellerman reported that the State required the
16 City to adopt at least three affordable housing measures. He asked why Hurricane City chose
17 seven measures. Mr. Resch III reported that they chose seven measures to ensure flexibility.

18 Kevin Thomas motioned to approve a Land Use Code Amendment to adopt Title 10 Chapter 52
19 and amend Title 1 Chapter 4 with regards to affordable housing as written with the fifteen
20 percent density bonus in exchange for the ten percent affordable. Seconded by Drew Ellerman.
21 Clark Fawcett, Kevin Thomas, and Drew Ellerman – aye. Joseph Prete and David Hirschi nay.
22 Motion carried.

23 Mayor Billings reported that the Council will hear item New Business item 19 next.

24 **NEW BUSINESS**

25 **1. Consideration and possible approval of the revocation of the residential hosting license**
26 **for Mark Swedberg Bed and Breakfast - Cindy Beteag**

27 Cindy Beteag clarified the applicant was not in attendance. She explained that the property was
28 licensed for residential hosting. The property has received complaints regarding parking and the
29 owner not living on the property. Upon further investigation staff found the property
30 ownership has changed, so the current license holder no longer qualifies for a residential
31 hosting license.

32 Kevin Thomas motioned to approve the revocation of the residential hosting license for Mark
33 Swedberg Bed and Breakfast. Seconded by David Hirschi. Clark Fawcett, Drew Ellerman, Kevin
34 Thomas, and David Hirschi – aye. Joseph Prete absent. Motion carried.

2. Consideration and possible approval of Resolution **2024-01 authorizing the Attainable Housing Agency Interlocal Cooperation Agreement to join the Attainable Housing Agency (AHA)** for the purpose of maintaining, protecting, and promoting affordable and attainable housing.

Mayor Billings explained that the City Council has to approve the Interlocal Agreement for residents to participate in the program. This program helps homeowners remodel their basement of accessory dwelling unit for the purpose of long-term rental. Dayton Hall mentioned the City would become a volunteer participant in the program if approved. The agreement does not hold any obligations. Mr. Hall cited the previously voiced concerns. Councilman Hirschi commented that as a homeowner he would not choose to participate in the program. However, he does not want to make a decision that will eliminate other owners from participating in the program. Councilman Thomas appreciates that the agency intends to create affordable housing. However, he thinks there are better solutions. Councilman Prete agrees with Councilman Thomas.

David Hirschi motioned to deny Resolution 2024-01. Seconded by Joseph Prete. Roll call vote. Clark Fawcett, Drew Ellerman, Kevin Thomas, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

3. Consideration and possible approval of a **roadway dedication plat for 365 North, 1450 West, and 1580 West Streets**

Arthur LeBaron explained the roadways on the dedication plat have existed in the Hurricane Garden Home Subdivision since 1990. The Homeowners Association (HOA) President has indicated a willingness to sign the plat dedication. Dave Houston reported that the HOA objects to the City taking fifty-three feet. Dayton Hall asked why the HOA objects to the City taking full ownership of the road. Mr. Houston stated there are roughly eight feet of asphalt to the property lines. Many of the residents have built their yards and driveways up to the asphalt, and they are concerned that any improvements made by the City will affect their improvements. Mayor Billings confirmed that the HOA asked the City to improve the roadway. However, they are not willing to give up the entire roadway. She advised the City Council to decide based on fully taking the roadway or nothing. Councilman Prete confirmed there is no dedication without the owner's voluntary signature.

David Hirschi motioned to table a roadway dedication plat for 365 North, 1450 West, and 1580 West Streets until the HOA brings it back. Seconded by Kevin Thomas. Joseph Prete wants to clarify that the City is not assuming liability for any drainage and sewer problems. Mike Vercimack stated there is no drainage or sewer in the roadway. He recommended approving the dedication plat and then if the HOA wants it then they will sign.

David Hirschi motioned to approve a roadway dedication plat for 365 North, 1450 West, and 1580 West Streets, conditional upon HOA approval. Seconded by Kevin Thomas. Drew Ellerman, David Hirschi, and Kevin Thomas – aye. Clark Fawcett and Joseph Prete – nay. Motion carried.

1 **4. Consideration and possible approval of a road dedication plat for 200 North Street**

2 Arthur LeBaron reported that this plat is between 2260 West and 2460 West. The street has
3 been built according to the approved plans.

4 Clark Fawcett motioned to approve a road dedication plat for 200 North Street. Seconded by
5 David Hirschi. Joseph Prete, Drew Ellerman, Kevin Thomas, Clark Fawcett, and David Hirschi –
6 aye. Motion carried unanimously.

7 **5. Consideration and possible approval of a private hangar lease agreement with Brian**
8 **Geraci for hangar pad 13 S. 3 E. - Dave Houston/Dayton Hall**

9 Dave Houston stated the Airport Board unanimously recommended approval.

10 Kevin Thomas motioned to approve a private hangar lease agreement with Brian Geraci for
11 hangar pad 13 S. 3 E.5. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Kevin Thomas,
12 Clark Fawcett, and David Hirschi – aye. Motion carried unanimously.

13 **6. Consideration and possible approval of a private hangar lease agreement with the John**
14 **C. Priscu Trust for hangar pad 10 S. 1 E. - Dave Houston/Dayton Hall**

15 Dave Houston stated the Airport Board unanimously recommended approval.

16 Kevin Thomas motioned to approve a private hangar lease agreement with the John C. Priscu
17 Trust for hangar pad 10 S. 1 E. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Kevin
18 Thomas, Clark Fawcett, and David Hirschi – aye. Motion carried unanimously.

19 **7. Consideration of a possible approval of ZC23-26 a Zone Change Amendment request**
20 **located at 560 N 1380 W** from R1-10, single family residential one unit per 10,000 sq ft
21 to PC, planned commercial. Parcel H-3-1-33-4882. Roger and Leslie Coleman Applicant.
22 Gerald Muray, Agent.

23 Gerald Muray reported that the proposal includes a commercial space, an EV charging station,
24 and eighty residential housing units. Mayor Billings explained this agenda item is for considering
25 a zone change, not the preliminary plat provided. Arthur LeBaron stated 1380 West will be the
26 primary access, and 600 North is the northern boundary. Dayton Hall reported that this site
27 plan is tied to the zone change. Fred Resch III stated planned commercial zoning requires a
28 minimum of twenty percent commercial and twenty percent residential. Councilman Fawcett
29 feels there is a need for commercial use on 600 North. However, he does not think the density
30 is appropriate. Councilman Ellerman agrees with Councilman Fawcett. Mr. Murray stated the
31 applicant is willing to do seventy percent commercial and thirty percent residential. Councilman
32 Fawcett asked if the development could be tied to an affordable housing component. Mr. Hall
33 reported that affordable housing can be tied to a development via a development agreement.
34 Mr. LeBaron noted that the access needs to be established in accordance with the Access
35 Management Plan.

Drew Ellerman motioned to approve the ZC23-26 with the stipulation of sixty-seven percent commercial and thirty-three percent residential, the access meeting requirements, and the proposed layout meeting code. Dayton Hall stated this gives no entitlement until a site plan that meets all applicable requirements is submitted. Seconded by David Hirschi. Kevin Thomas, Clark Fawcett, David Hirschi, Joseph Prete, and Drew Ellerman – aye. Motion carried unanimously.

8. Consideration and possible approval of ZC23-28 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

Fred Resch III stated the Planning Commission approved the preliminary site plan.

Kevin Thomas motioned to approve ZC23-28. Seconded by Clark Fawcett. Joseph Prete, David Hirschi, Drew Ellerman, Kevin Thomas, and Clark Fawcett – aye. Motion carried unanimously.

9. Consideration and possible approval of ZC23-25 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

Mayor Billings read the summary provided in the packet. She noted that the Planning Commission made a recommendation for approval. Councilman Thomas reported that this home is directly across from the Police Department and is surrounded by businesses. The home is currently being operated as a long-term rental. The applicant seeks permission to operate the home as a whole-home vacation rental. Councilman Thomas expressed concern that a whole-home vacation rental needs more parking, which will directly affect the high-traffic road. Oliver Radtke commented the home has a three-car garage, and he thinks there is adequate parking for additional vehicles. Councilman Ellerman is also concerned about the increased parking and its effects on the high-traffic roadway. Mr. Radtke explained commercial businesses surround the home. Gary Cupp stated residential property can have tandem parking. However, that is not allowed in commercial use. Mr. Radtke requested approval subject to an approved parking plan. Councilman Prete is uncomfortable approving a zone change that creates a nonconforming use. Mr. Radtke reiterated that the home is surrounded by businesses. Councilman Prete noted that the surrounding uses are also nonconforming use.

Drew Ellerman motioned to deny ZC23-25 based on traffic, safety, and parking concerns. Seconded by Kevin Thomas. Joseph Prete, David Hirschi, Clark Fawcett, Drew Ellerman, and Kevin Thomas – aye. Motion carried unanimously.

10. Consideration and possible approval of 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.

1 Mayor Billings reviewed the summary provided in the packet. The Planning Commission made a
2 recommendation of approval. Scott Stratton reviewed the location of industrial uses along the
3 gravel pits. Councilman Ellerman asked the applicant to add a block wall between industrial and
4 residential use.

5 Clark Fawcett motioned to approve the preliminary plat for Horseman's Edge & Hurricane Cliffs
6 Industrial, a six lot residential subdivision and 23 lot industrial subdivision located at 3155 S
7 1100 W preliminary plat. Seconded by Drew Ellerman. Joseph Prete, Kevin Thomas, David
8 Hirschi, Clark Fawcett, and Drew Ellerman – aye. Motion carried unanimously.

9 **11. Consideration and possible approval on a preliminary plat for Hurricane Heights**
10 **Townhomes Phase 5**, a two lot townhome subdivision located at 475 N 500 W. HH5,
11 LLC, Applicant. Bret Peterson, Agent.

12 Bret Peterson explained they are proposing to relocate the detention basin, and the applicant
13 wants to add a duplex unit in the previously appointed basin area. Mayor Billings mentioned
14 the Planning Commission recommended approval.

15 Kevin Thomas motioned to approve a preliminary plat for Hurricane Heights Townhomes Phase
16 5, a two lot townhome subdivision located at 475 N 500 W. Seconded by Clark Fawcett. Joseph
17 Prete, Drew Ellerman, David Hirschi, Kevin Thomas, and Clark Fawcett – aye. Motion carried
18 unanimously.

19 **12. Consideration and possible approval of an amended final plat for Dixie Springs Plat C**
20 **located at 3700 W 2640 S Circle. Heather Hugie, Applicant. Rosenberg Associates, Agent.**

21 Mayor Billings reviewed the summary provided in the packet. She reported that the Planning
22 Commission made a recommendation for approval.

23 Kevin Thomas motioned to approve an amended final plat for Dixie Springs Plat C, located at
24 3700 W 2640 S Circle. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Clark Fawcett,
25 Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

26 **13. Consideration and possible approval of Ordinance 2024-01 approving a Land Use Code**
27 **Amendment to Title 10 Chapter 39** regarding subdivisions.

28 Mayor Billings reviewed the summary provided in the packet. Gary Cupp reviewed the
29 amendments to the land use code.

30 Joseph Prete motioned to approve Ordinance 2024-01. Seconded by David Hirschi. Kevin
31 Thomas, Drew Ellerman, Clark Fawcett, Joseph Prete, and David Hirschi – aye. Motion carried
32 unanimously.

33 **14. Consideration and possible approval of a Memorandum of Understanding with the**
34 **Washington County Water Conservancy District** regarding roadway improvements on
35 Highway 318. - Mike Vercimack

1 Mike Vercimack stated this is not a budgeted project. The Conservancy District is installing a
2 water line from the Quail Lake treatment plant. This project will destroy the roadway that goes
3 around the lake and connects to Highway 91. The north entrance to the park is a City-owned
4 road. This road is currently in disrepair, and this is an opportunity to improve the roadway. The
5 district completed a bid alternate to determine the cost of repairing the road. The bid to repair
6 the City's portion of the roadway is \$289,000. Dayton Hall worked with the Conservancy
7 District's attorney to write a memorandum of understanding to set forth the responsibilities of
8 each entity.

9 Kevin Thomas motioned to approve the Memorandum of Understanding with the Washington
10 County Water Conservancy District regarding roadway improvements on Highway 318.
11 Seconded by David Hirschi. Roll call vote. Kevin Thomas, Clark Fawcett, Drew Ellerman, David
12 Hirschi, and Joseph Prete – aye. Motion carried unanimously.

13 **15. Consideration and possible approval of Ordinance 2024-02 approving a Land Use Code**
14 **Amendment to Title 10, Chapter 32** of the City Code pertaining to water use efficiency
15 standards. Hurricane City Applicant.

16 Dayton Hall reported that this amendment meets the Water Conservancy and Utah State
17 standards. He read the proposed amendments. Councilman Prete confirmed that other
18 communities have adopted similar standards. Councilman Thomas stated that he has been
19 hesitant to accept these restrictions. However, a moratorium on building due to the lack of
20 water is less favorable than enacting water conservation standards. Councilman Hirschi agreed
21 with Councilman Thomas. Councilman Hirschi noted that the Water Board and Planning
22 Commission made a positive recommendation.

23 David Hirschi motioned to approve Ordinance 2024-02 noting the Water Board and Planning
24 Commission gave a positive recommendation. Seconded by Clark Fawcett. Joseph Prete, Drew
25 Ellerman, Kevin Thomas, David Hirschi, and Clark Fawcett – aye. Motion carried unanimously.

26 **16. Consideration and possible approval of an MOU with federal partners concerning the**
27 **Northern Corridor highway project** and designating Arthur LeBaron as the point of
28 contact under the MOU.

29 Arthur LeBaron explained the northern corridor passes through the Red Cliffs Desert Reserve. It
30 crossed BLM land but is not in Hurricane City authority. Hurricane City has been invited to be a
31 cooperating agency. Mr. LeBaron will be the point of contact and keep the City Council
32 updated.

33 David Hirschi motioned to approve an MOU with federal partners concerning the Northern
34 Corridor highway project and designating Arthur LeBaron as the point of contact under the
35 memorandum of understanding. Seconded by Kevin Thomas. Joseph Prete, Clark Fawcett, Drew
36 Ellerman, David Hirschi, and Kevin Thomas – aye. Motion carried unanimously.

1 **17. Consideration and possible approval of awarding a contract for the Hurricane City 2024**
2 **Chip Seal Project.**

3 Arthur LeBaron reported that Sunroc Corporation is the lowest bidder. The staff's
4 recommendation is to award the project to Sunroc Corporation.

5 David Hirschi motioned to approve awarding a contract for the Hurricane City 2024 Chip Seal
6 Project to Sunroc Corporation for \$432,629.32. Seconded by Kevin Thomas. Roll call vote.
7 Joseph Prete, Drew Ellerman, Clark Fawcett, David Hirschi, and Kevin Thomas – aye. Motion
8 carried unanimously.

9 **18. Consideration and possible approval of awarding a contract for the Hurricane City 2024**
10 **Slurry Project**

11 Arthur LeBaron reported that the pavement management plan is used to determine the priority
12 of road repair.

13 Joseph Prete motioned to approve awarding a contract for the Hurricane City 2024 Slurry
14 Project to American Pavement in the amount of \$466,442.05. Seconded by Clark Fawcett. Roll
15 call vote. David Hirschi, Kevin Thomas, Drew Ellerman, Joseph Prete, and Clark Fawcett – aye.
16 Motion carried unanimously.

17 **19. Discussion and possible approval of limited development of Liberty Village. - Mayor**
18 **Billings**

19 Dayton Hall explained Liberty Village is a development that was previously rezoned as part of
20 the Balance of Nature project. Liberty Village is separate from the Balance of Nature project.
21 Mr. Hall noted his record of approval. Dennis Leavitt with United We Pledge read its vision and
22 mission statement. He stated that their core values are rooted in freedom, family, and faith. He
23 explained that this thirty-acre educational and immersive campus is located on 2820 South. Mr.
24 Leavitt detailed the thirteen colonies plaza. The funding is in place for phases one and two, and
25 the anticipated ribbon-cutting date is July 2nd, 2024.

26 Kevin Thomas motioned to approve the record of approval of limited development for Liberty
27 Village. Seconded by David Hirschi. Councilman Prete noted that many developments have
28 been denied for inadequate utilities. He is concerned about not adhering to the standards in
29 place. Mayor Billings pointed out this learning education facility is a nonprofit development.
30 Clark Fawcett added there is no occupancy being given in this approval. Roll call vote. Joseph
31 Prete, Clark Fawcett, Drew Ellerman, Kevin Thomas, and David Hirschi – aye. Motion carried
32 unanimously.

33 **20. Consideration and possible approval of a Letter of Commitment to participate in the**
34 **Healthy Utah Community - Kaden DeMille**

35 Kaden DeMille stated the City has several projects that qualify for participation in the Healthy
36 Utah Community.

1 David Hirschi motioned to approve a Letter of Commitment to participate in the Healthy Utah
2 Community. Seconded by Joseph Prete. Kevin Thomas Drew Ellerman, Clark Fawcett, David
3 Hirschi, and Joseph Prete – aye. Motion carried unanimously.

4 **21.** Closed Meeting held pursuant to Utah Code section 52-4-205, upon request purchase of
5 real property.

6 Joseph Prete motioned to go into a closed meeting to discuss the purchase of real property.

7 David Hirschi seconded. Motion carried unanimously.

8 **Adjournment: 9:30 p.m.**

Minutes of the Hurricane City Council meeting held on January 18, 2024, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

Members Present: Mayor Nanette Billings and **Council Members:** David Hirschi, Kevin Thomas, Clark Fawcett, Drew Ellerman, and Joseph Prete

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, City Planner Gary Cupp, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, Human Resource Director Sel Lovell, Finance Manager Paige Chapman, Planning Assistant Fred Resch III, Water Superintendent Ken Richins, Public Relations Dorela Nuellari, and City Recorder Cindy Beteag

AGENDA

4:00 p.m. Work Meeting

Discussion with Greater Zion regarding the Copper Rock Championship

Penny James Garcia thanked the City Council for their time and support of the Copper Rock Championship. This is the fourth year that Copper Rocks has hosted the Epson Tour, and they are contracted to host the event through 2028. One hundred twenty players, representing over thirty countries, are participating in the Epson Copper Rock Championship.

Mrs. Garcia reported that the championship generates revenue for the City with minimal impact on traffic and resources. She reviewed the recognition given to Hurricane City as a Diamond Partner. She explained that they are asking the City to continue its Diamond Partner sponsorship with a three-year commitment.

Clark Fawcett asked how the City funded its sponsorship in the past. Kaden DeMille reported that the sponsorship was funded through RAP tax expenditures. However, the City is relying on that fund to complete the gym building. A three-year commitment is concerning to him. He noted that RAP tax goes to the vote of the citizens this year and if it is not approved, the funds will not be available. Councilman Fawcett reported that promoting and informing citizens what RAP Taxes have paid for is essential. He would like to sit down with Mr. DeMille and Paige Chapman to review the finances before making any commitments. Mr. DeMille feels more comfortable with a one-year commitment.

Councilman Hirschi would like to review this at the goal retreat on January 29th. Councilman Thomas will attend remotely.

5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Everyone in attendance wished Ken Richins and Councilman Thomas a happy birthday.

Ken Richins reported that the water system work session will be in two weeks. The Water Department is more than halfway through installing secondary meters. He stated the

1 Conservancy District hit a city water line while installing a new line on the Toquerville By-Pass
2 Road. The department is running water through its system to feed LaVerkin.

3 Chief Excell stated fifteen community members signed up for Citizen Academy, which started
4 last night. The Police Department is changing the graphics on its new vehicles. The department
5 is starting its annual maintenance of the emergency backup generators. An important trial is
6 being held Tuesday, and the star witness arrived today after a twenty-two-hour flight. Mr.
7 Excell reported that dog licenses are very low this year. If Animal Control issues a non-licensed
8 citation, the court will dismiss the citation if the owner obtains a license before the hearing. The
9 State is putting in a new radio system to match national compliance. Nakita Newport is now the
10 School Resource Officer at the Intermediate School.

11 Larry Palmer mentioned thirty-six building permits were issued in the past two weeks. Ace
12 Hardware is underway, and they plan to open in October.

13 Sel Lovell stated there is an open position for a Street Supervisor.

14 Tiffani Wright reported that Prep League Basketball and Boys Volleyball are new spring
15 programs. She explained that LaVerkin City had requested the City to move the Christmas Tree
16 Festival to a different weekend or combine the Festival with LaVerkin City's Winterfest.
17 Councilman Fawcett favors having the events at different times. The City Council is in favor of
18 holding the festival on Monday, Tuesday, and Wednesday.

19 Dorela Nuellari introduced herself as the new Public Relations and Administrative Assistant. She
20 reported that the City has gained followers on social media, and departments are doing better
21 with providing her content. Community members are giving positive feedback regarding the
22 new gym building.

23 Scott Hughes invited the City Council to attend Utah Associated Municipal Power System
24 workshop being held on February 8th in Washington City.

25 Mike Vercimak stated that development is continually busy. He reported that the new
26 subdivision process will have an impact on staff. He thinks more staff will need to attend the
27 Planning Commission. This will affect the budget due to the increased overtime.

28 Paige Chapman stated the audit is complete and budget spreadsheet will be sent to
29 Department Heads soon.

30 Arthur LeBaron reported that the Frog Hollow Dam project is out to bid, and the Storm Drain
31 Master plan update has been advertised. The City received \$450,000 from the Washington
32 County Corridor Preservation Fund. He is preparing a five-year Street Plan and hopes to have
33 the plan ready for the City Council goal retreat. He encouraged the City Council to attend the
34 Dixie Transportation Expo on February 13th from 10:00 a.m. to 6:00 p.m. Mr. LeBaron noted
35 that the completion of the gym building has been pushed back to April due to changes and
36 additions.

1 Gary Cupp explained staff will hold an internal meeting to discuss the new subdivision process.
2 The Parks and Recreation Master Plan Public Workshop is on February 23rd. The General Plan
3 must be updated to include a water element by 2025. He noted that Staff reports will now
4 include confirmation that the development is within the Water District's allotment.

5 Fred Resch III has been working on compiling the annual planning data. He hopes to have the
6 data ready for presentation at the next City Council meeting. He has updated the application
7 forms to reflect the new subdivision process.

8 **6:00 p.m. - Call to Order –**

9 Mayor Nanette Billings welcomed everyone and called the meeting to order.

10 Prayer, thought, and Pledge led by Willie Billings

12 Declaration of any conflicts of interest

13 None declared.

14 Presentation of the 2022-2023 annual audit-Hinton Burdick

15 Viktoryia Yahorava, with Hinton Burdick, reported that they issued an unmodified opinion,
16 meaning that the audit is clean. There were no significant deficiencies in the Internal Controls
17 Report and no findings on State Compliance. Ms. Yahorava provided a graph detailing the
18 balances of the General Fund, Water Fund, Electric Fund, Golf Fund, and Municipal Building
19 Authority Fund over the past five years. The golf fund's net investment and capital asset
20 decreased due to capital asset depreciation. The unrestricted net position of electric funds
21 decreased due to the rising cost of power. Ms. Yahorava reviewed the City's unrestricted and
22 restricted net positions. Overall, the City funds are healthy and stable.

23 Approval of the January 2, 2024, special meeting minutes

24 Drew Ellerman motioned to approve the January 2, 2024, special meeting minutes. Seconded
25 by Joseph Prete. Motion carried unanimously.

26 **Public Forum – Comments From Public**

27 **OLD BUSINESS**

- 28 1. Reconsideration and possible approval of **Resolution 2024-01 authorizing the**
29 **Attainable Housing Agency Interlocal Cooperation Agreement to join the Attainable**
30 **Housing Agency (AHA)** for the purpose of maintaining, protecting, and promoting
31 affordable and attainable housing. - Joe Spencer

32 Mayor Billings explained the City Council previously denied this resolution due to unresolved
33 questions. She asked the Council to hear the item again to address those questions. Joe
34 Spencer with the Attainable Housing Agency Interlocal Cooperation Agreement (AHA) joined

1 the meeting online. Councilman Thomas explained that the City Council has concerns regarding
2 pets, convicted predators, upkeep responsibility, and potential conflict between homeowner
3 and tenant. Joe Spencer reported that pets are not allowed. However, they are still working
4 with attorneys to address service animals. AHA manages the repairs of the ADU. The leases are
5 renewed annually to ensure minimal conflict between homeowners and tenants. They are
6 working with their attorneys to ensure prompt removal of tenants if there are problems. All
7 applicants must pass a background check. Councilman Prete asked if tenants are rehomed upon
8 eviction. Mr. Spencer stated the tenant is responsible for securing alternative housing.

9 This program is available Statewide; joining this program does not create liability for the City. A
10 Council Member will be designated to serve on the Board if approved. Councilman Fawcett
11 noted that the AHA is new and the program has no historical data. Councilman Prete confirmed
12 that the program can operate within Hurricane City even if the Council denies the resolution.
13 Dayton Hall reported that he has no concerns with the agreement. Councilman Fawcett asked
14 what happens when an owner cannot cover expenses. Mr. Spencer reported that AHA is
15 creating a reserve account to assist in those situations. Councilman Hirschi was concerned that
16 the denial of this resolution would prevent community members from participating in the
17 program. Knowing that the residents can participate in the program without the City's
18 participation, he sees no reason to approve the resolution.

19 David Hirschi motioned to deny Resolution 2024-01 authorizing the Attainable Housing Agency
20 Interlocal Cooperation Agreement to join the Attainable Housing Agency for the reasons stated.
21 Seconded by Joseph Prete. Clark Fawcett, Drew Ellerman, David Hirschi, and Joseph Prete – aye.
22 Kevin Thomas – nay. Motion carried.

23 2. Consideration and possible approval of an **agreement to dispose of City property in**
24 **exchange for infrastructure and services.** - Arthur LeBaron

25 Arthur LeBaron explained that Council directed staff to work on the details of this agreement
26 with Beau Davis. Beau Davis reported that he is working with Tyler MaCall to design the bike
27 park. Councilman Prete asked what improvements will be made. Mr. Davis reported there will
28 be a gravel path for maintenance vehicles. City Staff does not want to maintain a sprinkler
29 system, so the proposal includes native shrubs, the surfaces will be mostly dirt, and there will
30 be some wood obstacles. Mayor Billings asked if there is a time frame for completion. Dayton
31 Hall reported that the park must be completed within eighteen months. Mr. Davis mentioned
32 he posted a cash bond to ensure construction funds.

33 David Hirschi motioned to approve the agreement to dispose of City property in exchange for
34 infrastructure and services. Seconded by Kevin Thomas. Roll call vote. Joseph Prete, Clark
35 Fawcett, Drew Ellerman, David Hirschi, and Kevin Thomas – aye. Motion carried unanimously.

36 **NEW BUSINESS**

37 1. Consideration and possible **consent to allow hangar pad 10S 1E to be subleased to**
38 **Larry Weitzman.** -John Priscu/Dave Houston

1 Mayor Billings reviewed the summary provided in the packet. Dave Houston explained that this
2 large hangar can house two aircraft.

3 Clark Fawcett motioned to approve the consent to allow hangar pad 10S 1E to be subleased to
4 Larry Weitzman. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Kevin Thomas, Clark
5 Fawcett, and David Hirschi – aye. Motion carried unanimously.

6 **2. Consideration and possible approval of a new use and lease agreement for hangar pad**
7 **2N 1E** at the City Airport for Legend Air Lease LLC. -Dave Houston/Scott Stratton

8 Mayor Billings reviewed the summary provided in the packet. Dave Houston reported that
9 Steve Lemmon and Scott Stratton must coordinate utilities and runway access.

10 Kevin Thomas motioned to approve a new use and lease agreement for hangar pad 2N 1E at
11 the City Airport for Legend Air Lease LLC. Seconded by David Hirschi. Joseph Prete, Drew
12 Ellerman, Clark Fawcett, Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

13 **3. Consideration and possible approval of an assignment of the Hurricane Airport Land**
14 **Lease** for hangar pad 7S 3W. Dave Houston/William Johnston

15 Mayor Billings reviewed the summary provided in the packet. Dave Houston explained that the
16 lease expires in ten years. William Johnston requests permission to assign the lease to Scott
17 Denton, and the City Council must approve all changes. Councilman Fawcett thought this
18 hangar pad was deeded to the City.

19 Joseph Prete motioned to continue the assignment of the Hurricane Airport Land Lease for
20 hangar pad 7S 3W, to research ownership of the hangar pad. Seconded by Kevin Thomas. David
21 Hirschi, Drew Ellerman, Clark Fawcett, Joseph Prete, and Kevin Thomas – aye. Motion carried
22 unanimously.

23 Councilman Fawcett mentioned the Airport Board has discussed moving the hangar. Mr.
24 Houston stated the hangar is cemented into the floor. Dayton Hall stated there is a provision in
25 the lease authorizing the City to move hangars at the City's cost.

26 **4. Consideration and possible approval of Hurricane Basketball Club using the City's MOU**
27 **to use the high school basketball facilities** - Adam Stout

28 Mayor Billings reviewed the summary provided in the packet. Councilman Prete declared a
29 conflict of interest. Adam Stout stated they want to provide affordable programs. Tiffani Wright
30 explained that the High School requires City staff to collect the funds, and the Recreation
31 Center does not have the staff to manage additional programs. Councilman Fawcett is
32 concerned that the City is overusing its MOU and noted that it can not cover liability on
33 property not owned by the City.

34 David Hirschi motioned to approve Hurricane Basketball Club using the City's MOU to use the
35 high school basketball facilities based on Adam Stout managing the finances and scheduling.

1 Seconded by Clark Fawcett. Kevin Thomas, Drew Ellerman, David Hirschi, and Clark Fawcett –
2 aye. Joseph Prete – abstained. Motion carried.

3 **5. Consideration and possible approval of various appointments to the Airport Board,**
4 **Water Board, Power Board, Planning Commission, Appeals Board, and Beautification**
5 **Board**

6 Mayor Billings reviewed the appointments and expiring appointments on each Board.

7 David Hirschi motioned to approve various appointments to the Airport Board, Water Board,
8 Power Board, Planning Commission, Appeals Board, and Beautification Board. Seconded by
9 Kevin Thomas. Motion carried unanimously. Clark Fawcett, Drew Ellerman, Joseph Prete, David
10 Hirschi, and Kevin Thomas – aye. Motion carried unanimously.

11 Joseph Prete does not think the Council properly vetted the candidates. He prefers a different
12 process to discuss the qualifications of the new appointments.

13 **6. Consideration and possible approval of a resolution to request the Washington County**
14 **Water Conservancy District and State Trust Lands Administration to dedicate property**
15 **for the widening of Sand Hollow Road to its master-planned width.**

16 Arthur LeBaron was unable to complete the proposed resolution. He explained that Infowest
17 and a trail project require widening the right of way on Sand Hollow Road. The current width is
18 eighty feet; the master-planned width is one hundred twelve feet. Mayor Billings mentioned
19 the Washington County Water Conservancy District Board of Directors made a positive
20 recommendation. Councilman Fawcett asked about the width of the proposed trail, material,
21 and ATV restrictions. Mr. LeBaron reported that the trail is a twelve-foot-wide asphalt trail on
22 the west side. He explained that ATVs are prohibited on the trail, and this restriction will be
23 posted appropriately. Dayton Hall stated the City Council needs a drafted resolution to vote.
24

25 Kevin Thomas motioned to continue the request of the Washington County Water Conservancy
26 District and State Trust Lands Administration to dedicate property for the widening of Sand
27 Hollow Road to its master-planned width. Seconded by Clark Fawcett. Joseph Prete, David
28 Hirschi, Drew Ellerman, Kevin Thomas, and Clark Fawcett – aye. Motion carried unanimously.

29 **7. Consideration and possible approval of Resolution 2024-04 rejecting the Findings and**
30 **Conclusions of the Utah Legislative Auditor General's Report No. 2023-16: "A**
31 **Performance Audit of Utah Housing Policy".**

32 Mayor Billings explained the Riverton City Mayor wrote this resolution. She stated the Utah
33 Housing Authority report declared that the lack of affordable housing is due to the fault of City
34 Councils. This resolution expresses rejection of those findings. Councilman Thomas is frustrated
35 that the Housing Authority did not allow time to determine whether the City's implementation
36 of affordable housing efforts was successful. Councilman Fawcett feels communities should be
37 able to determine what type of housing best fits the community.

Kevin Thomas motioned to approve Resolution 2024-04 rejecting the Findings and Conclusions of the Utah Legislative Auditor General's Report No. 2023-16. Seconded by Drew Ellerman. Joseph Prete, David Hirschi, Clark Fawcett, Kevin Thomas, and Drew Ellerman – aye. Motion carried unanimously.

8. Consideration and possible approval on a **preliminary plat for Sandwater Estates, a 153 lot single family subdivision** located at 4200 W 2300 S. Richardson Brothers Custom Homes, Applicant. Karl Rasmussen, Agent.

Mayor Billings reviewed the summary provided in the packet. She noted that the Planning Commission unanimously recommended approval with the understanding that the applicant would work with staff on defining block lengths and completion of the required PID utilities before subdivision construction. Karl Rasmussen provided a map showing the proposed location of the new elementary school and the location of the detention ponds. He explained that a contract between Western Mortgage and the School District dictates that whoever builds the roadway first shall pay for the roadway. That entity will then be reimbursed a portion of that cost. They have been working with the District to determine who will build the road and install the infrastructure. He stated the applicant submitted plans for Wilson Drive, Turf Sod Road, and 2300 South, and the roadway dedication plans are in progress. Councilman Ellerman asked if the applicant properly vetted the roadway improvement contracts.

Councilman Prete stated adequate facilities are required within the preliminary plat approval time frame and expressed concern regarding the time frame of PID funding. He feels it is premature to approve the plat prior to PID funding. Mike Vercimack explained this project is part of an unfunded PID. He feels the PID should present a contract declaring the timing of roadway and infrastructure completion. Dayton Hall stated preliminary plat approval entitles the applicant to move on to construction drawings. Councilman Hirschi did not vote for the PID. However, approval of the PIDs was based on the understanding that the infrastructure and roadway would be completed first. Mr. Hall quoted the City ordinance pertaining to this discussion.

Drew Ellerman motioned to continue the preliminary plat for Sandwater Estates, a 153 lot single family subdivision located at 4200 W 2300 S, to allow the applicant time to bring forth a contract. Councilman Prete reiterated the risk of granting entitlements before the completion of adequate infrastructure. Seconded by Clark Fawcett. Joseph Prete, Kevin Thomas, Drew Ellerman, and Clark Fawcett – aye. David Hirschi – nay. Motion carried.

9. Consideration and possible approval on a **preliminary plat for Black Ridge Phase 1, a residential subdivision consisting of 84 single-family homes and 20 townhomes**, located at 1760 W and 700 S. Wasatch Commercial Developers, Applicant. Rob Reid, Agent.

Mayor Billings reviewed the summary provided in the packet. She noted that the Planning Commission unanimously recommended approval subject to staff and JUC comments.

Councilman Prete asked if the applicant is prepared to proceed with the project. Rob Reid reported that the design setbacks have been addressed. Councilman Fawcett would like a better explanation of staff and JUC comments moving forward. Councilman Prete clarified that the previous staff and JUC comments are included in this recommendation.

Clark Fawcett motioned to approve preliminary plat for Black Ridge Phase 1, a residential subdivision consisting of 84 single family homes and 20 townhomes, located at 1760 W and 700 S. Seconded by Joseph Prete. David Hirschi, Drew Ellerman, Kevin Thomas, Clark Fawcett, and Joseph Prete – aye. Motion carried unanimously.

10. Consideration and possible approval on a final site plan for Fairgrounds RV park, a 110 stall RV park located at Regional Park Road and 700 S. D&G Property Holdings LLC, Applicant. Brandee Walker and Alex Stewart, Agents.

Mayor Billings reviewed the summary provided in the packet. She noted that the Planning Commission unanimously recommended approval. The applicant and agent are absent. Mike Vercimack stated construction drawings are approved.

Joseph Prete motioned to approve the final site plan for Fairgrounds RV park, a 110 stall RV park located at Regional Park Road and 700 S. Seconded by David Hirschi. Kevin Thomas, Clark Fawcett, Drew Ellerman, Joseph Prete, and David Hirschi – aye. Motion carried unanimously.

11. Consideration and possible approval on a preliminary plat for Red Cliffs subdivision, a 31 unit duplex development located at 600 N 2170 W. Kirk Coppinger, Applicant.

Mayor Billings reviewed the summary provided in the packet. She noted that the Planning Commission unanimously recommended approval subject to staff and JUC comments. Kirk Coppinger explained each unit will have a private pool and hot tub in the backyard and a fence separating each of the lots. Councilman Prete asked why the plat expired. Mr. Coppinger recently purchased the property from the previous owner. Councilman Ellerman would like the City to develop a visitor parking standard. Mike Vercimak stated the previous owner did not address secondary access, water looping, or slope stabilization along 600 North.

Drew Ellerman motioned to approve the preliminary plat for Red Cliffs subdivision, a 31 unit duplex development located at 600 N 2170 W. Seconded by Clark Fawcett. Kevin Thomas, David Hirschi, Drew Ellerman, and Clark Fawcett – aye. Joseph Prete – nay. Motion carried.

Councilman Prete wants more assurance that the outstanding issues are addressed.

12. Consideration and possible approval of an amended final plat for Quail Lake Estates Lot 13 located at 4400 W State St #13. Ryan Scholes, Applicant

Mayor Billings reviewed the summary provided in the packet. She noted that the Planning Commission unanimously recommended approval. Gary Cupp stated the applicant is requesting to split the lot.

Kevin Thomas motioned to approve the amended final plat for Quail Lake Estates Lot 13 located at 4400 W State St #13. Seconded by Joseph Prete. Clark Fawcett, Drew Ellerman, David Hirschi, Kevin Thomas, and Joseph Prete – aye. Motion carried unanimously.

13. Consideration and possible approval of an amended final plat for Dixie Springs Plat B Lots 210 and 211 located at 3849 W 2700 S. Ryan Scholes, Applicant.

Mayor Billings reviewed the summary provided in the packet. She noted that the Planning Commission unanimously recommended approval subject to Staff and JUC comments. Gary Cupp stated the applicant is requesting to combine two lots. The abandoned utility connections will be stubbed.

Joseph Prete motioned to approve the amended final plat for Dixie Springs Plat B Lots 210 and 211 located at 3849 W 2700 S. Seconded by Drew Ellerman. Kevin Thomas, Clark Fawcett, David Hirschi, Joseph Prete, and de – aye. Motion carried unanimously.

14. Consideration and possible approval of an amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Chris Wyler, Applicant. Brandee Walker, Agent.

Mayor Billings reviewed the summary provided in the packet. She noted that the Planning Commission unanimously recommended approval subject to Staff and JUC comments. Councilman Ellerman expressed concern about inadequate parking when multiple families rent the larger units. Gary Cupp stated floor plans are not shown on preliminary plans; one space per bedroom is required, which will be addressed during the building permit process.

Joseph Prete motioned to approve the amended final plat for Pecan Valley Resort Phase 1 located at 5210 W 2400 S. Seconded by Clark Fawcett. Kevin Thomas, David Hirschi, Drew Ellerman, Joseph Prete, and Clark Fawcett – aye. Motion carried unanimously.

15. Consideration and possible approval of City sponsorship of an Airport Days at the City Airport.

Mayor Billings reviewed the summary provided in the packet. She noted that the Airport Board made a recommendation of approval. The City sponsorship includes funding for security, porta-potties, and garbage removal. Dave Houston clarified that this is not an airshow; it is a two-day public open house for citizens to see the aircraft. Councilman Fawcett asked how much funding the event needs. Mr. Houston mentioned other entities are sponsoring the event. Mike Vercimack stated the City contributed up to \$ 1,000 to the event in the past. Councilman Prete noted that the event was originally a half-day event; this is a two-day event. It is important to anticipate a higher expense. He asked if insurance coverage was in place. Mr. Houston stated the airport is insured under the City policy. Police Chief Lynn Excell mentioned the Police Department must assign two officers which will effect the overtime budget.

Kevin Thomas motioned to approve the City sponsorship of Airport Days within the Airport's budget, not to exceed \$1,000.00. Seconded by David Hirschi. Roll call vote. Joseph Prete, Clark Fawcett, Drew Ellerman, Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

Councilman Thomas discussed creating a new zone for affordable housing. He reviewed the aspects of an R1-4 zone. He will send more information to the Council for review.

Councilman Prete reported that the Youth City Council is a delight to work with. He and the Youth Council visited the Capital Building and met with the House of Representatives and a Senator. He learned a lot and expressed that this is an excellent opportunity for the youth.

Mayor Billings mentioned the legislative session started Tuesday and goes for forty-five days. She has contact information for the Senators and would love the Council to contact them with their questions and concerns. The Washington County Water Conservancy District has accepted Hurricane's water efficiency standards. Cedar City is building a new veterans cemetery. She advised the City Council that the Five County Association of Governments can help update the General Plan at no cost. Mayor Billings and Darren Prince toured the Historical Canal Trails with Arthur Lebaron. Darren Prince and Chris Daley propose a new trail system near the canal trail.

Mayor Billings presented her four goals. She feels the City needs an employee who can help at a legislative level, a grant writer, and a Public Works assistant to coordinate between departments. Her highest priority is completing the gyms. She encouraged the Council City to write down their goals. Councilman Prete asked the Council Members to circulate their goals ahead of the goal meeting.

Mayor Billings presented videos from the What's Up Down South conference.

16. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Joseph Prete motioned to go into a closed meeting to discuss litigation and the purchase or sale of real property. Seconded by David Hirschi. Motion carried unanimously.

Adjournment: 10:36 p.m.



STAFF COMMENTS

Consideration and possible approval of an **assignment of the Hurricane Airport Land Lease** for hangar pad 7S 3W. Dave Houston/William Johnston

Discussion:

Update:

This item was first heard by the Council on January 18, 2024. Questions were raised about the City previously owning the hangar, so the item was continued to allow time to research the history.

Background:

The City granted a Hurricane Airport Land Lease (the "Lease") to Scott Detton in 2018 for hangar pad 7S 3W. William and Carrie Johnston purchased the hangar improvements in 2022. The Lease provides that if the Lessee sells the hangar improvements, the City will extend the terms of the unused lease to the purchaser, upon the written consent of the City Council. The Johnstons are requesting that the City Council approval the assignment of the Lease from Scott Detton to them. There are approximately 15 years left on the term of the existing lease, with the tenant having the right of first refusal for an additional 5 years. The Airport Board raised concerns about the location of the hangar, as discussed below in the Airport Board Discussion and Recommendation paragraph.

Applicable City Ordinances:

The Airport Board "shall function in an advisory capacity to the City Council on all issues regarding the operation" of the airport. HCC 2-1-1(A). The Airport Board "shall operate solely as an advisory board to the City Council and shall have no power or authority to take any action or make any decision which would or which may have the effect of creating a liability for the City." HCC 2-1-1(B). "It shall be the duty of the Board to review and recommend approval or disapproval of any agreement for the lease of property at the airport and the proposed use of each parcel of leased land." HCC 2-1-1. After a recommendation from the Airport Board, the proposal is forwarded to the Council for a decision.

Applicable Provisions of the Existing Lease:

Paragraph 7 of the existing lease states that "in the event of a sale by the Lessee, the Lessor agrees to extend to the purchaser the terms and provisions of the unused years of the original lease, or the new Lessee may negotiate a new twenty year lease." Also, Paragraph 11 of the existing lease states that "the lessee shall not at any time assign its rights under this agreement or any part thereof without the prior written approval of the Lessor, provided, however, that the Lessee shall continue to be liable for all terms of this agreement." The lease was signed in 2018 and has a 20-year term, with the tenant retaining the first right of refusal for an additional 5-year term. The lease states, in paragraph 16(d), that the Lessor (the City) "has the right, at Lessor's expense, to move the facilities of Lessee upon the premises leased hereunder to a new location on said Airport property at such time during the existence of [this lease] that changed conditions may require." If the City elects to move the hangar, the

existing lease requires the City to provide the Lessee with a comparable location and facilities and to provide the Lessee with a new lease agreement under the same terms and conditions of the existing lease.

Airport Board Discussion and Recommendation:

The Airport Board discussed this item on January 16, 2024. The Board raised concerns that the hangar is located in an area identified on the Airport Master Plan to be used for airplane tie-downs. The Board noted that additional tie-downs are needed at the airport and relocated the hangar would be a benefit to the airport. After discussion, the Airport Board unanimously recommended that the Council approve the assignment of the lease to a new tenant, but on the condition that an addendum be added to the lease expressly stating that the City has authority to relocate the hangar at its discretion (and at the City's cost) to a different location. Please note that the existing lease already includes that provision, so an addendum is unnecessary.

City Attorney Recommendation:

The City Attorney recommends approval of the requested assignment to be consistent with the requirements of the original lease, which will preserve the City's right to relocate the hangar if the City desires to do so.

Attachments in the Packet:

1. Scott Detton's Hurricane Airport Land Lease.

2. Aircraft Hangar Bill of Sale conveying the hangar improvements from Mr. Detton to the Johnstons.

-This summary was drafted by Dayton Hall, City Attorney.

Findings:

Recommendation:

Attachments:

1. 2018 lease agreement with Scott Detton
2. William Johnston hanger 7S 3W - Bill of Sale

HURRICANE AIRPORT LAND LEASE

AGREEMENT made on this 10th day of August 2018, by and between the City of Hurricane, Utah hereinafter referred to as the "Lessor" and Scott Detton, hereinafter referred to as the "Lessee".

WHEREAS the Lessor is the owner and operator of the Hurricane City Airport; and

WHEREAS Lessee is not engaged in an aviation business and desires to lease ground from the Lessor to construct and occupy for private use, an aircraft hangar, for personal aircraft storage.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereto agree as follows:

1. Subject to the terms and conditions stated herein, the Lessor hereby leases to the Lessee a certain parcel of real property 1800 square feet in size including five feet beyond the hangar pad on three sides excluding the front and located at 800 West 2300 South 7 South 3 West Hurricane City Airport.
2. As more fully specified hereinafter, Lessee covenants to erect, construct, install and maintain continuous improvements on the leased premises including a private aircraft hangar and fixtures as may be necessary for the Lessee's aviation related operations.
3. The Lessee is hereby granted all rights and privileges to use all the common facilities, equipment, improvements and services which are now available and hereafter may be provided.
4. The Lessee agrees to abide by all pertinent rules and regulations set forth by the Federal Aviation Administration and The Hurricane Airport Authority.
5. The Lessee agrees to abide by all the provisions of the Code of Revised Ordinances of the City of Hurricane, Utah, and the Protective Covenants of the Hurricane City Airport, as the same now exist or as may be amended in the future.
6. The term of this lease agreement shall be for a period of twenty (20) years, commencing as of the date of execution of this agreement. Upon the expiration of said term, the Lessee shall have the first right of refusal to lease said premises for a period of (5) additional years, as may be negotiated by the parties.
7. The Lessee shall pay the Lessor an annual rental fee as follows:
 - a. The sum of Twelve cents (\$.12) per square foot per year.

- b. The annual rental fee will be adjusted every five years based on a review of rates by the Airport Board and approved by the City Council. All lessees will be notified of a rate change and the rate will take effect as of the next annual billing.
- c. After 20 years the Lessee shall have the option to renew this lease in increments of five year periods at the rental rate in effect at the time of renewal.
- d. In the event of a sale by the Lessee, the Lessor agrees to extend to the purchaser the terms and provisions of the unused years of the original lease, or the new Lessee may negotiate a new twenty year lease.

Rent payments shall be made to the order of the City of Hurricane and are due and payable each year on the 1st day of August. The first years lease payment will be prorated to the next August 1st payment date. Rents not paid within thirty (30) days of the due date shall accrue interest at the rate of eight percent (8%) per annum until paid in full.

- 8. The Lessee agrees to pay any and all taxes and/or special assessment against the improvements, including taxiways, placed upon the leased ground. The Lessee further agrees to pay all charges for utilities used on the leased premises.
- 9. The Lessee agrees to hold harmless the Lessor for all liability for injuries to persons or damage to property caused by the negligent use or occupancy of the above-described leased premises by Lessee, Lessee's agent, employees, or assigns. The Lessee must comply with all the airport rules and regulations.
- 10. The Lessor discloses to Lessee that the soil at the airport is collapsible. Lessee shall obtain soil reports and take the action necessary during construction of their hangar to mitigate this problem. Lessor will provide an engineered drainage system at the airport and it shall be the Lessee's responsibility to construct the hangar at the engineered elevations and with the proper drainage. Lessee shall keep the area around their hangar clear of obstructions so the drainage will flow away from the hangar and into the city system. Any drainage problems or standing water should be reported to the airport manager.
- 11. The Lessee shall not at any time assign its rights under this agreement or any part thereof without the prior written approval of the Lessor, provided, however that the Lessee shall continue to be liable for all terms of this agreement.
- 12. By virtue of their investment in the Hurricane Air Park, the Lessees shall be eligible and considered for appointment to any board, commission or advisory position now in being or created in the future that concerns airport matters.
- 13. The Lessee shall maintain the premises, surrounding areas, and all improvements in a clean, orderly and sanitary condition. All structures must be painted, furnished, or covered with a permanent exterior surface and must be maintained by the Lessee.

14. Default or Breach. Each of the following events shall constitute a default or breach of this lease by the Lessee:
 - a. Non-payment of rents, when said rent shall become due and Lessee shall not make the payment within sixty (60) days after written notice thereof by the lessor to the Lessee.
 - b. If the Lessee shall fail to perform or comply with any of the provisions of this lease and the nonperformance shall continue for a period of sixty (60) days after written notice from the Lessor to the Lessee.
 - c. If the Lessee shall vacate or abandon the demised premises, or if the premises shall pass to or devolve upon any person or party other than the Lessee's heirs or assigns, except in the manner herein permitted.
 - d. If the Lessee shall use or allow the use of the demised premises for any other purpose than specifically stated herein.
15. In the event of any default by the Lessee, as set forth in the preceding section, the Lessor shall have the right to cancel and terminate this lease by giving the Lessee not less than ninety (90) days' notice of intent to terminate or cancel. Upon termination, Lessee shall not be entitled to a refund of the unused portion of the annual rent paid. Except as otherwise agreed by the parties, all buildings, improvements, equipment and personal items shall be deemed as property of the Lessee and shall be removed at the Lessee's expense within one hundred eighty (180) day period after expiration or termination of this lease shall become a part of the land upon which it is located and title thereto shall thereupon vest in Lessor.
16. Lessor reserves the following rights and privileges:
 - a. The rights to develop, further improve, maintain and repair the Airport, exclusive of leased areas, as it sees fit. The Lessor agrees to coordinate these improvements with Lessee at the Airport in order to insure as small a dislocation of disruption of the Airport use as possible. The Lessor reserves the right to direct and control the above activities.
 - b. The right to take any action it deems necessary to protect the area against obstruction, together with the right to prevent Lessee from erecting or permitting to be erected any building or structure on the Airport which in the opinion of the Lessor would limit the usefulness of the Airport or constitute a hazard to aircraft.
 - c. The right to temporarily close the Airport or any facility or any part thereof, for maintenance or improvement or for the safety of the public, without liability to the Lessee. The Lessor agrees to coordinate any closings with Lessee in order to insure as small a dislocation or disruption of business as possible.

- d. It is understood and agreed that the Lessor has the right, at Lessor's expense to move the facilities of Lessee upon the premises leased hereunder to a new location on said Airport property at such time during the existence of this lease that changed conditions may require. In that event, Lessor agrees to provide the Lessee with a new location and facilities that would be comparable to Lessee's leased area and facilities at the time of such move. Lessor further agrees to provide Lessee with a new lease agreement of the new location upon the same terms and conditions as are contained herein for the unexpired term of the lease agreement.
17. In the event that the demised premises are condemned by any proper authority, the term of this lease will end on the date that Lessee is required to surrender possession of the premises. The Lessee shall be entitled to that portion of the Condemnation proceeds attributable to the fair market value of any improvements placed on the premises by Lessee.
18. In the event that Lessor is required to take any legal action of whatever kind or nature in order to enforce any term or condition of this lease, Lessee agrees to pay all costs and expenses therefore, including a reasonable attorney's fee.
19. Any notice required by the agreement shall be hand-delivered or sent by registered or certified mail, return receipt requested, to the appropriate party at the address set forth below, or to any other address which the parties may designate in writing:

Lessor:	City of Hurricane	Lessee:
	147 North 870 West	
	Hurricane Utah 84737	
	435-635-2811	

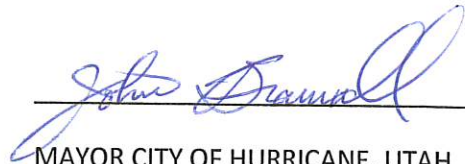
20. Any approval required of Lessor by the terms of this lease shall not be unreasonable withheld.
21. This lease contains the entire agreement between the parties and cannot be changed or modified except by written instrument signed by both parties. This lease and the terms and conditions thereof apply to and shall be binding on the heirs, legal representatives, successors and assigns of both parties. In the event of a dispute between Lessor and Lessee cannot be resolved through normal administrative means, the parties agree to resolve the dispute using a neutral 3rd party outside mediator. Parties agree to use mediation or binding arbitration to resolve dispute in lieu of civil litigation.
22. This agreement shall be governed by and construed in accordance with the laws of the State of Utah.
23. The waiver or failure of the Lessor to insist in any one or more instances upon the strict performance by the Lessee of any provisions or covenant in the lease shall not be

considered as a waiver or relinquishment for the future, but the provision or covenant shall continue in full force.

24. Time is of the essence in all provision of this lease.

IN WITNESS THEREOF this lease agreement has been entered into the day and year first above written

LESSOR:


MAYOR CITY OF HURRICANE, UTAH

(SEAL)



ATTEST



CITY RECORDER

LESSEE: BY



AIRCRAFT HANGAR
BILL OF SALE

This sale agreement is made by and between (Seller) ROBERT S DETTON of HURRICANE, UT and (Buyer) _____ of _____

With the signing of this sale agreement and the Buyer transferring the total purchase price of \$ _____ to the Seller, the Seller hereby sells and forever transfers the ownership of the aircraft hangar described below, to the Buyer.

Description of the aircraft hangar being sold:

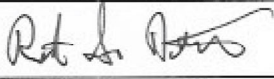
Make: PORTOPORT Model: _____ Serial #: _____

Airport location name: 118 DICK STOUT FIELD Site # 753W
HURRICANE UT 84737

Seller represents and warrants that it has full and good title to the described aircraft hangar, full authority to sell and transfer the same, and that the aircraft hangar being sold is free and clear of all liens, encumbrances, liabilities, and adverse claims, of every nature and description.

Buyer understands that the aircraft hangar is being sold in its present condition "as is" and "where is" and that Seller disclaims any implied warranty of condition or function, or any responsibility thereof.

Authorizing signatures:

 _____ Seller	 _____ Buyer
<u>ROBERT S DETTON</u> (seller's name printed)	<u>WILLIAM JOHNSTON + CARRIE JOHNSTON</u> (buyer's name printed)
<u>1/16/2022</u> date signed	_____ date signed



STAFF COMMENTS

Consideration and possible approval of Resolution 2024-11 to **request the Washington County Water Conservancy District and State Trust Lands Administration to dedicate property** for the widening of Sand Hollow Road to its master-planned width.

Discussion:

This item was continued at the meeting to allow staff time to get it in resolution form. From Arthur LeBaron: Hurricane City has received funding from UDOT to build a paved path along Sand Hollow Road from Dixie Springs Drive to Sand Hollow Resort Drive. The trail needs to be placed in its master planned location, which requires widening of the existing right-of-way from 80 feet to 112 feet.

Findings:

From Arthur LeBaron: I spoke with Zach Renstrom, the General Manager of WCWCD about this project and the need to expand the width of Sand Hollow Road to its master planned width. He asked me to send him a request from the City Council and he would make a positive recommendation to the Board of Directors. We also need to acquire property from the State Trust Land Administration (SITLA) so it would be appropriate to send a resolution with the same request to them as well.

Recommendation:

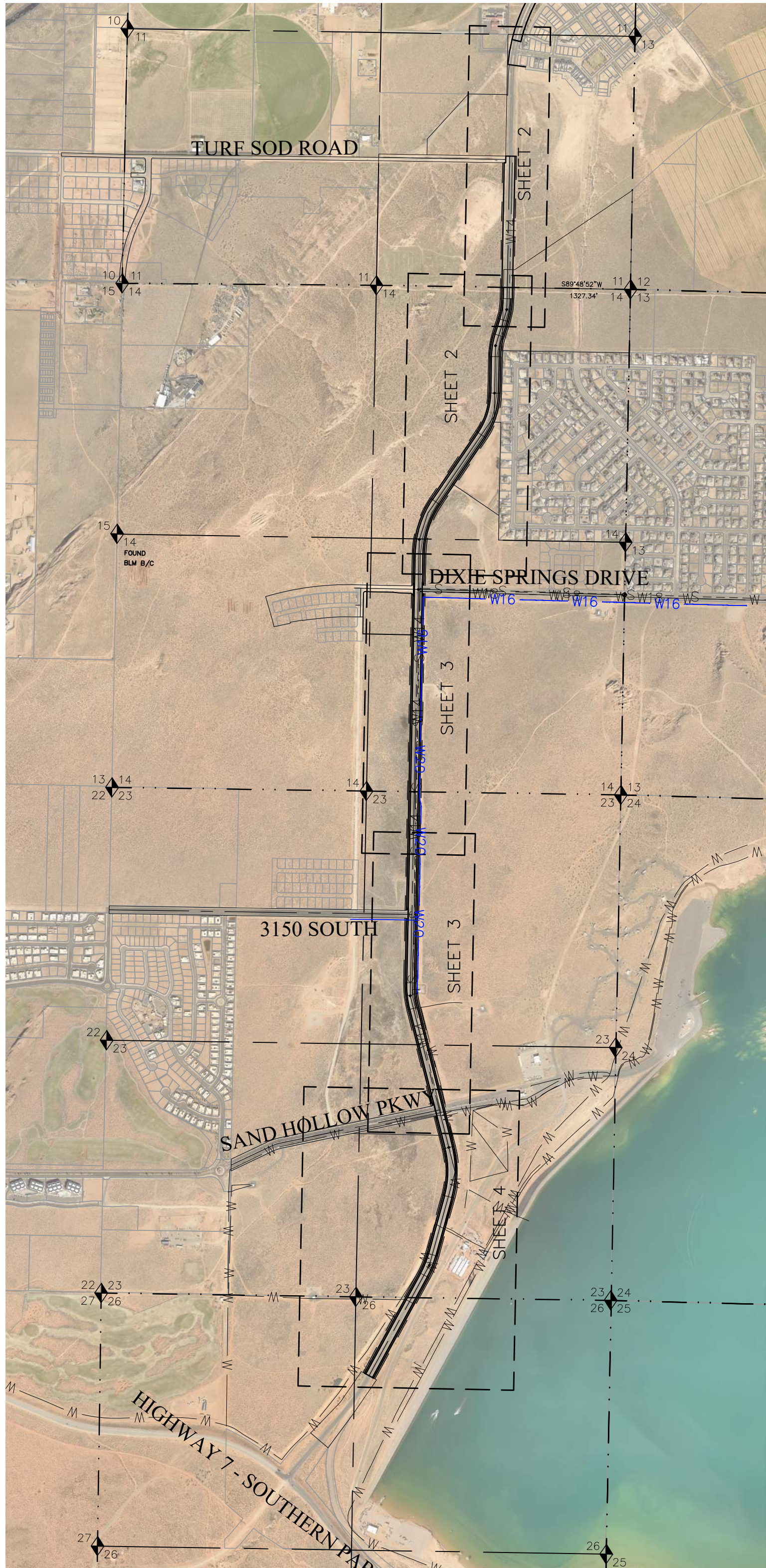
From Arthur LeBaron: Approve the resolution to request the right-of-way in question.

Attachments:

1. SAND HOLLOW ROAD DED 2023-11-15
2. Resolution 2024-11 Requesting dedication of property for Sand Hollow Road

ROAD DEDICATION PLAT OF
SAND HOLLOW ROAD AMENDED & EXTENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, EAST HALF OF SECTION 14, EAST HALF OF SECTION
23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN, HURRICANE CITY, UTAH



- LEGEND**
- CLASS 1 (RING & LID) MONUMENT FOUND
 - SPECIFIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA ENG. REBAR & CAP)
 - CENTERLINE

SURVEYOR'S CERTIFICATE

I, SCOTT P. WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 174919, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, 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 HAVE BEEN SET AS REPRESENTED ON THIS PLAT.

SAND HOLLOW ROAD AMENDED & EXTENDED

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO A PUBLIC STREET AND PUBLIC UTILITY & DRAINAGE EASEMENTS AND SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

DATE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO A PUBLIC STREET AND PUBLIC UTILITY & DRAINAGE EASEMENTS TO BE HEREFTER KNOW AS:

SAND HOLLOW ROAD AMENDED & EXTENDED

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO HURRICANE CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS A PUBLIC STREET UTILITY AND DRAINAGE EASEMENTS. ALL STREETS AND EASEMENTS ARE AS NOTED OR SHOWN ON THIS PLAT. THE OWNER DOES HEREBY CONVEY AND WARRANT TO HURRICANE CITY, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2023.

WESTERN MORTGAGE &
REALTY COMPANY

WASHINGTON COUNTY WATER
CONSERVANCY DISTRICT

BY:

TITLE:

BY:

TITLE:

STATE OF UTAH

WASHINGTON COUNTY

BY:

TITLE:

BY:

TITLE:

CRS HOLDINGS LLC, A UTAH
LIMITED LIABILITY COMPANY

QUALITY DEVELOPMENT, A UTAH
LIMITED LIABILITY COMPANY

BY:

TITLE:

BY:

TITLE:

HURRICANE CITY

BY:

TITLE:

ROAD DEDICATION PLAT OF

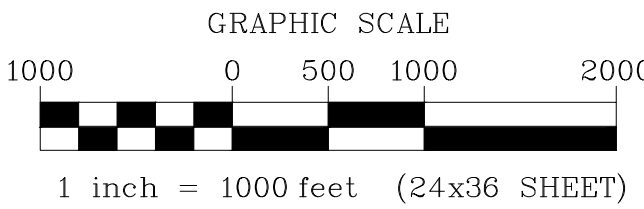
SAND HOLLOW ROAD AMENDED & EXTENDED

SHEET 1 OF 4

046-196 ROAD DED.DWG (SEPTEMBER 2023)



43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com



APPROVAL OF ASH CREEK SPECIAL SERVICE DISTRICT	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY HURRICANE CITY, UTAH	TREASURER APPROVAL	
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 2023.	I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS ____ DAY OF _____, 2023.	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 2023.	WE, THE CITY COUNCIL OF HURRICANE CITY, HAVE REVIEWED THE ABOVE PLAT AND HEREBY ACCEPT SAID PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, A.D. 2023 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
SUPERINTENDENT ASH CREEK SPECIAL SERVICE DISTRICT	CITY ENGINEER HURRICANE CITY DATE	CITY ATTORNEY HURRICANE CITY	MAYOR HURRICANE CITY ATTEST: CITY RECORDER HURRICANE CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH,
REQUESTING THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
AND STATE TRUST LANDS ADMINISTRATION DEDICATE PROPERTY FOR THE
WIDENING OF SAND HOLLOW ROAD TO ITS MASTER PLANNED WIDTH.**

WHEREAS, Hurricane City has received funding from UDOT to build a paved path along Sand Hollow Road from Dixie Springs Drive to Sand Hollow Resort Drive;

WHEREAS, Hurricane City has received requests from utility franchisees to place communications infrastructure along Sand Hollow Road;

WHEREAS, the trail and communications infrastructure needs to be placed in its master planned location, which requires widening of the existing right-of-way from 80 feet to 112 feet;

WHEREAS, the Washington County Water Conservancy District and the State Trust Lands Administration own property adjacent to the existing right-of-way, which property would need to be dedicated to Hurricane City to facilitate the widening and improvement of the roadway;

WHEREAS, this Resolution serves as a formal request to the Washington County Water Conservancy District and the State Trust Lands Administration for such dedication;

BE IT HEREBY RESOLVED that the Hurricane City Council formally requests that the Washington County Water Conservancy District and State Trust Lands Administrative dedicate the needed property for the widening of Sand Hollow Road to its master planned width of 112 feet.

PASSED AND APPROVED this 1st day of February 2024.

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 1st day of February 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
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____
Clark Fawcett	_____	_____	_____	_____
Drew Ellerman	_____	_____	_____	_____
Joseph Prete	_____	_____	_____	_____

Cindy Beteag, Recorder



STAFF COMMENTS

Consideration and possible approval on a **preliminary plat for Sandwater Estates, a 153 lot single family subdivision** located at 4200 W 2300 S. Richardson Brothers Custom Homes, Applicant. Karl Rasmussen, Agent.

Discussion:

The applicant is seeking preliminary plat approval for the Sandwater Estates subdivision containing 153 lots within the Gateway to Sand Hollow PID area. On January 18, 2024, the City Council heard this item and concern was expressed about the lack of the PID infrastructure that would be required for preliminary plat approval. The item was continued to allow the applicant time to bring forth a contract that includes the timing of roadway and infrastructure completion. To date, the requested information has not been submitted.

Findings:

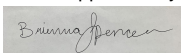
Recommendation:

Attachments:

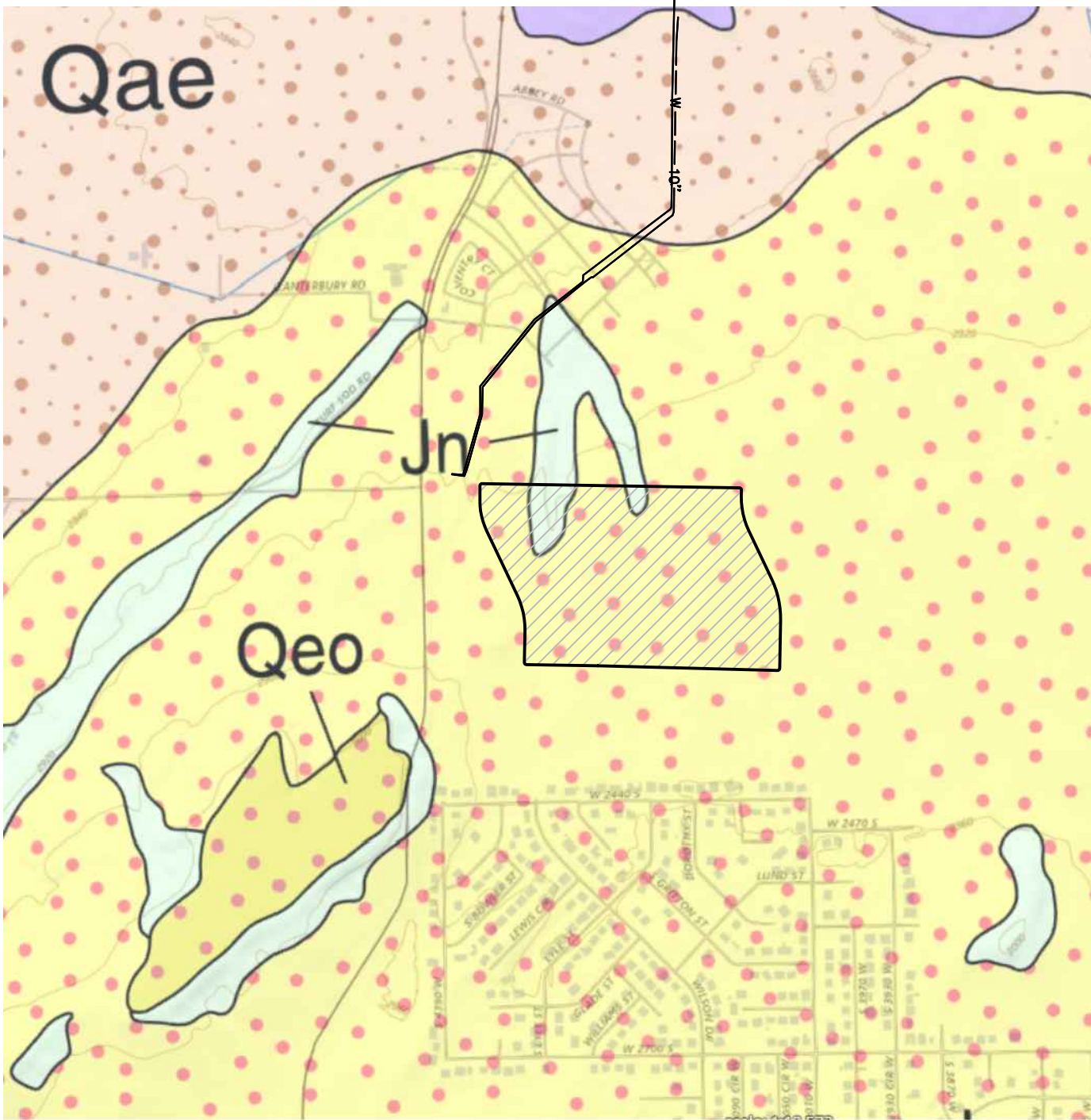
1. PP23-29_Application
2. Preliminary_Plat_Map
3. Water_Will_Serve_Letter
4. Ash_Creek_Will_Sever_Letter
5. PP23-29 Sandwater Estates CC Staff Report)2-1-24



Application

Application Accepted Date: 11/30/2023		Valuation		\$	0.00
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES			
Description: Richardson Brother Custom Homes will be buying thi		Planning Fee		\$	150.00
		Planning Fee		\$	150.00
Tenant / Project Name: Sandwater Estates Subdivision		Sub Total:		\$	150.00
Bldg. Address: 4200 W 2300 S		Permit Total:		\$	150.00
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	150.00
Subdivision: Sandwater Estates Subdivision Phase: 6		Remaining Due:		\$	0.00
Block: Lot #: 153 Parcel #: H-4-2-12-2113-GS3, H-4-2-					
Zone: R1-10 4-2-11-2103-GS3, H-4-2-					
Property Owner: Western Mortgage & Realty Company 1102-11-063, H-4-2-12-					
Permit Contact: Karl Rasmussen 1102-11-063, H-4-2-12-					
Email: karl@pv-eng.com					
CONTACT INFORMATION					
General Contractor: Richardson Brothers Custom Homes					
License #: P: (435) 652-6016					
City: State: Zip:					
Email: riley.richardsonbros@gmail.com					
APPLICATION DETAILS					
APPROVALS					
Plan Review Finalized:		Yes	12/04/23	Brienna Spencer	
Setbacks					
Front:		Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER: PENDPP23-29					
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:					
Application Approved By:		Date:			
		12/04/2023			
Application Issued By:		Date:			
Receipt #: 8.174548-11/30/23					

GEOLOGICAL MAP:



GEOLOGICAL NARRATIVE:

QEO/QES: EOLIAN SAND DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE): –

WELL SORTED, FINE– TO MEDIUM–GRAINED, WELL–ROUNDED, FROSTED QUARTZ SAND; SAND IS RECYCLED PRINCIPALLY FROM THE NAVAJO SANDSTONE AND KAYENTA FORMATION; LOCALLY FORMS SMALL DUNES PARTLY STABILIZED BY VEGETATION; LOCALLY INCLUDES THICK CALICIC SOILS (HARDPAN OR CALICHE); TYPICALLY LESS THAN 20 FEET (6 M) THICK.

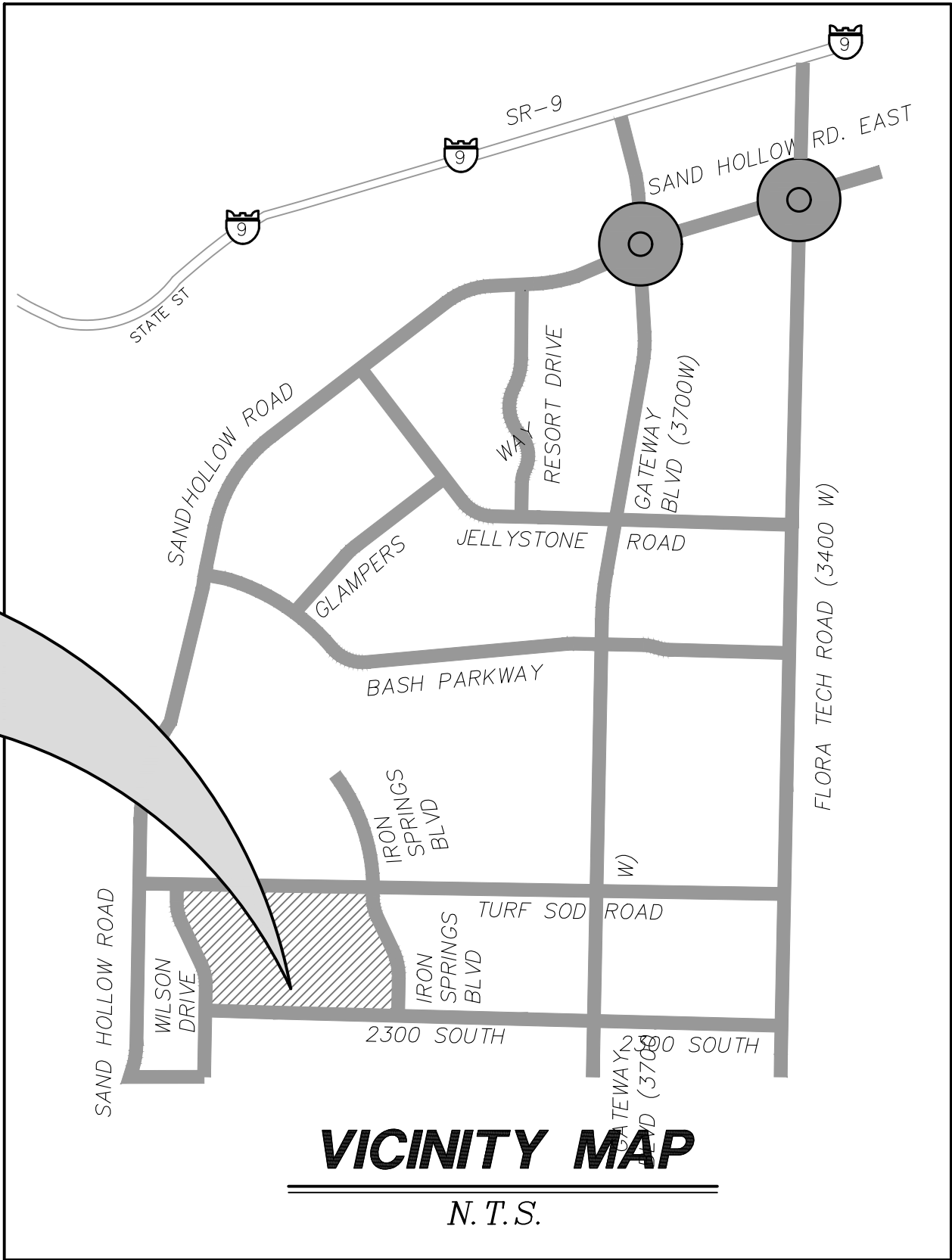
JN: NAVAJO SANDSTONE (LOWER JURASSIC)

PALE–REDDISH–ORANGE, REDDISH–BROWN, OR WHITE, CLIFF–FORMING, CROSS–BEDDED, QUARTZ SANDSTONE; FORMS SPECTACULAR SHEER CLIFFS, DEEP CANYONS, AND IMPRESSIVE SPIRES, PROMONTORIES, AND MONOLITHS; CONSISTS OF WELL SORTED, WELL–ROUNDED, FINE TO MEDIUM–GRAINED, FROSTED QUARTZ SAND; BEDDING CONSISTS OF HIGH–ANGLE, LARGE–SCALE CROSS–BEDDING IN TABULAR–PLANAR, WEDGE–PLANAR, AND TROUGH–SHAPED SETS 10 TO 45 FEET OR MORE (3–14+ M) THICK; CONTAINS SPARSE PLANAR INTERDUNE DEPOSITS AND LOCALLY COMMON IRONSTONE BANDS AND CONCRETIONS; LOCALLY PROMINENTLY JOINTED (SEE, FOR EXAMPLE, ROGERS AND ENGELDER, 2004; ROGERS AND OTHERS, 2004); LOWER PART FORMS TRANSITION ZONE CHARACTERIZED BY PLANAR–BEDDED, FINE–GRAINED SANDSTONE AND SILTY SANDSTONE WITH THIN SILTSTONE INTERBEDS WITH WAVY BEDDING, FLASER–LIKE LAMINAE, AND SOFT–SEDIMENT DEFORMATION AND BIOTURBATION FEATURES, AND LESS COMMON BUT RESISTANT CROSS–STRATIFIED SANDSTONE; DIVIDED INTO THREE INFORMAL NON–STRATIGRAPHIC UNITS OF VARIABLE BUT ROUGHLY EQUAL THICKNESS BASED ON COLOR AND WEATHERING HABIT IN THE SOUTH PART OF ZION NATIONAL PARK (DOELLING AND OTHERS, 2002): (1) "WHITE NAVAJO," WHICH FORMS THE UPPER PART OF THE NAVAJO SANDSTONE AND IS PALE–GRAY, YELLOWISH–GRAY, ORANGISH–GRAY, AND WHITE BECAUSE OF ALTERATION, REMOBILIZATION, AND BLEACHING OF LIMONITIC AND HEMATITIC (IRON–BEARING) CEMENT, PROBABLY DUE TO HYDROCARBON MIGRATION (SEE, FOR EXAMPLE, BEITLER AND OTHERS, 2003); (2) "PINK NAVAJO," WHICH FORMS THE MIDDLE PART OF THE NAVAJO SANDSTONE, IS GENERALLY LESS RESISTANT THAN THE "WHITE NAVAJO" ABOVE AND "BROWN NAVAJO" BELOW, AND IS PALE REDDISH ORANGE DUE TO MORE UNIFORMLY DISPERSED HEMATITIC CEMENT; AND (3) "BROWN NAVAJO," WHICH IS STREAKED MEDIUM TO DARK REDDISH BROWN DUE TO IRON OXIDE REMOBILIZATION CAUSED BY GROUND–WATER OR HYDROCARBON MIGRATION, AND WHICH FORMS THE LOWER MASSIVE CLIFF OF THE NAVAJO SANDSTONE AND IS CORRELATIVE IN PART WITH THE LOWER TRANSITIONAL BEDS OF THE NAVAJO; NIELSEN AND CHAN (IN PREPARATION) DESCRIBED DIAGENETIC FACIES AND FLUID–RELATED ALTERATION OF THE NAVAJO SANDSTONE IN SOUTHWEST UTAH; THE UPPER UNCONFORMABLE CONTACT OF THE NAVAJO IS SHARP AND PLANAR AND CORRESPONDS TO A PROMINENT BREAK IN SLOPE, WITH CLIFF–FORMING, CROSS–BEDDED SANDSTONE BELOW AND REDDISH–BROWN MUDSTONE OF THE SINAWAVA MEMBER OF THE TEMPLE CAP FORMATION ABOVE; DEPOSITED IN A VAST COASTAL AND INLAND DUNE FIELD WITH PREVAILING WINDS PRINCIPALLY FROM THE NORTH (BLAKEY, 1994, PETERSON, 1994); CORRELATIVE WITH THE NUGGET SANDSTONE OF NORTHERN UTAH AND WYOMING AND THE AZTEC SANDSTONE OF SOUTHERN NEVADA AND ADJACENT AREAS (SEE, FOR EXAMPLE, KOCUREK AND DOTT, 1983; RIGGS AND OTHERS, 1993); THE LOWER TRANSITION INTERVAL, WHICH REACHES ITS MAXIMUM THICKNESS OF ABOUT 300 FEET (100 M) IN THE RED CLIFFS AREA NORTHEAST OF ST. GEORGE, REPRESENTS DEPOSITION IN A SAND–DOMINATED SABKHA ENVIRONMENT (TUESINK, 1989; SANSOM, 1992); MUCH OF THE SAND MAY ORIGINALLY HAVE BEEN TRANSPORTED TO AREAS NORTH AND NORTHWEST OF UTAH VIA A TRANSCONTINENTAL RIVER SYSTEM THAT TAPPED GRENVILLIAN–AGE (ABOUT 1.0 TO 1.3 BILLION–YEAR–OLD) CRUST INVOLVED IN APPALACHIAN OROGENESIS OF EASTERN NORTH AMERICA (DICKINSON AND GEHRELS, 2003; RAHL AND OTHERS, 2003; REINERS AND OTHERS, 2005); FORMS THE PRINCIPAL AQUIFER THROUGHOUT MUCH OF THE QUADRANGLE (CLYDE, 1987; HURLOW, 1998; HEILWEIL AND OTHERS, 2000; HEILWEIL AND OTHERS, 2002; ROWLEY AND DIXON, 2004; ROWLEY AND OTHERS, 2004); ABOUT 1800 TO 2300 FEET (550–700 M) THICK.

PRELIMINARY PLAT SHEET FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

PROJECT
LOCATION



OWNERS:

WESTERN MORTGAGE & REALTY COMPANY

CONTACT REPRESENTATIVE:

BRENT MOSER
(801)–793–0346
THEBEACHATSANDHOLLOW@GMAIL.COM

LAND USE SUMMARY

	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	
TOTAL LOTS	19	17	33	27	26	31	
TOTAL LOT SIZE (SQ. FT.)	230,807.00	185,777.00	352,265.00	299,994.00	264,587.00	360,942.00	
AVERAGE LOT SIZE (SQ. FT.)	12,147.74	10,928.06	10,674.70	11,110.89	10,176.42	11,643.29	
MINIMUM LOT SIZE (SQ. FT.)	10,094.00	8,800.00	8,800.00	9,041.00	9,570.00	9,171.00	
MAXIMUM LOT SIZE (SQ. FT.)	23,116.00	14,090.00	19,422.00	18,048.00	11,801.00	20,761.00	

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 HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X – AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–SOILS WITH LOW 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
WIND BLOWN SAND	WBSH–HIGH: MODERN SAND–DUNE OR SHEET–SAND DEPOSITS
SHALLOW GROUND WATER	NONE

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

NOTES:

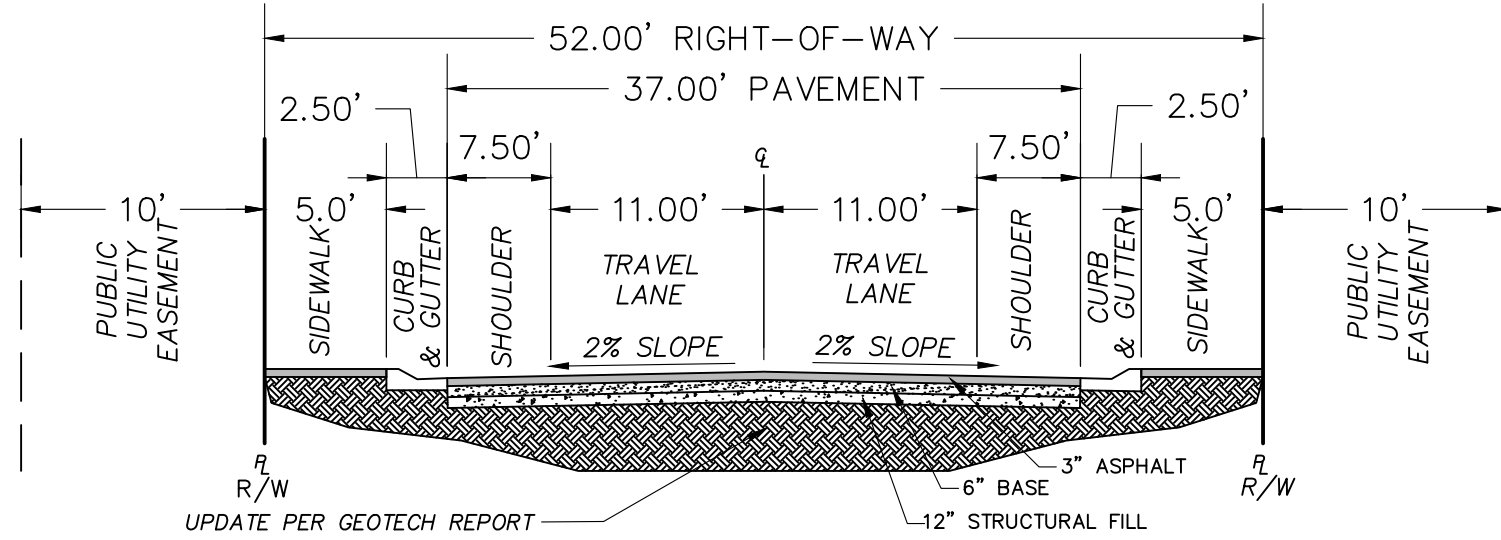
STORM WATER CAN BE REDIONALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT AN OFFSITE PUBLIC PARK.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO SPRINGS OR SEEPS ON THIS PROPERTY. THERE IS A WELL SHOWN ON THE PLAT.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS–OF–WAY AND EASEMENTS.



REVISIONS		
NO	DESCRIPTION	DATE BY

PROVALUE ENGINEERING, INC.
Engineers– Land Surveyors – Land Planners
20 South 950 West, Suite 1
Hurricane, UT 84045
Phone: (435) 896-8307 Fax: (435) 896-3127 Chad Hill



PRELIMINARY PLAT SHEET FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: N.T.S.

JOB NO.
106-002

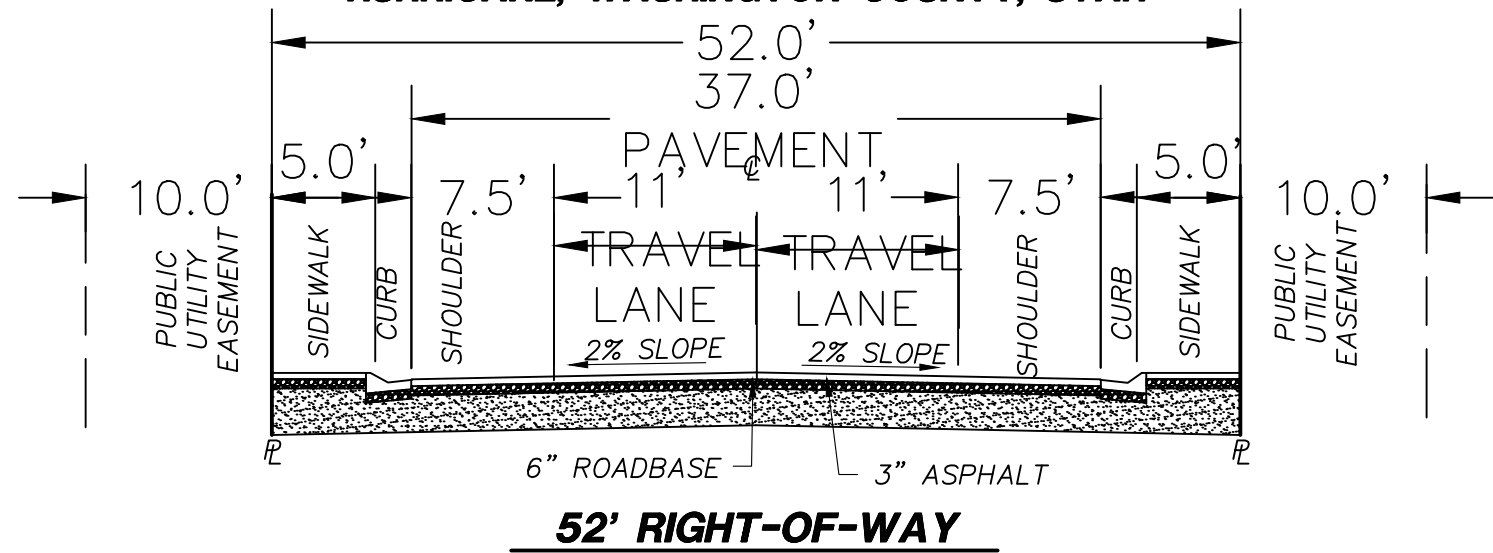
SHEET NO:
1 OF 8

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PRELIMINARY SHEET

PRELIMINARY PLAT FOR: SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

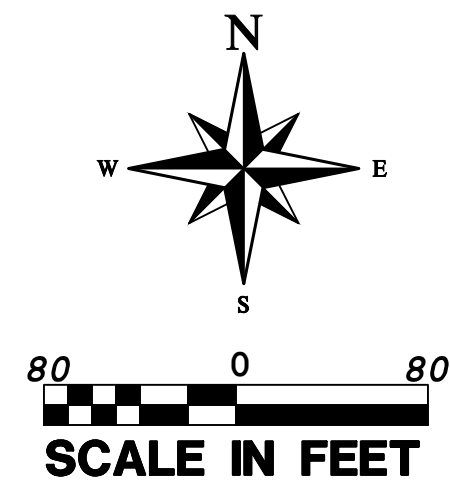


52' RIGHT-OF-WAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	0.96'	235.00'	0.96'	N88°55'47"W	0°14'05"
C2	23.60'	15.00'	21.24'	N43°58'28"W	90°08'44"
C3	254.70'	552.00'	252.45'	N12°10'01"W	26°26'14"
C4	208.27'	468.00'	206.56'	N12°38'12"W	25°29'53"
C5	23.78'	15.00'	21.36'	N45°31'17"E	90°49'05"
C6	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"
C7	248.94'	542.00'	246.76'	S12°13'39"E	26°18'58"
C8	291.23'	630.00'	288.64'	S12°08'33"E	26°29'10"
C9	23.68'	15.00'	21.30'	S46°15'28"W	90°26'49"
C10	1.21'	235.00'	1.21'	N88°39'52"W	0°17'44"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE WATER MAIN (SIZE SHOWN)
- EXISTING SEWER LINE (SIZE SHOWN)
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID
- SECTION CORNER AS DESCRIBED
- EXISTING SEWER MANHOLE



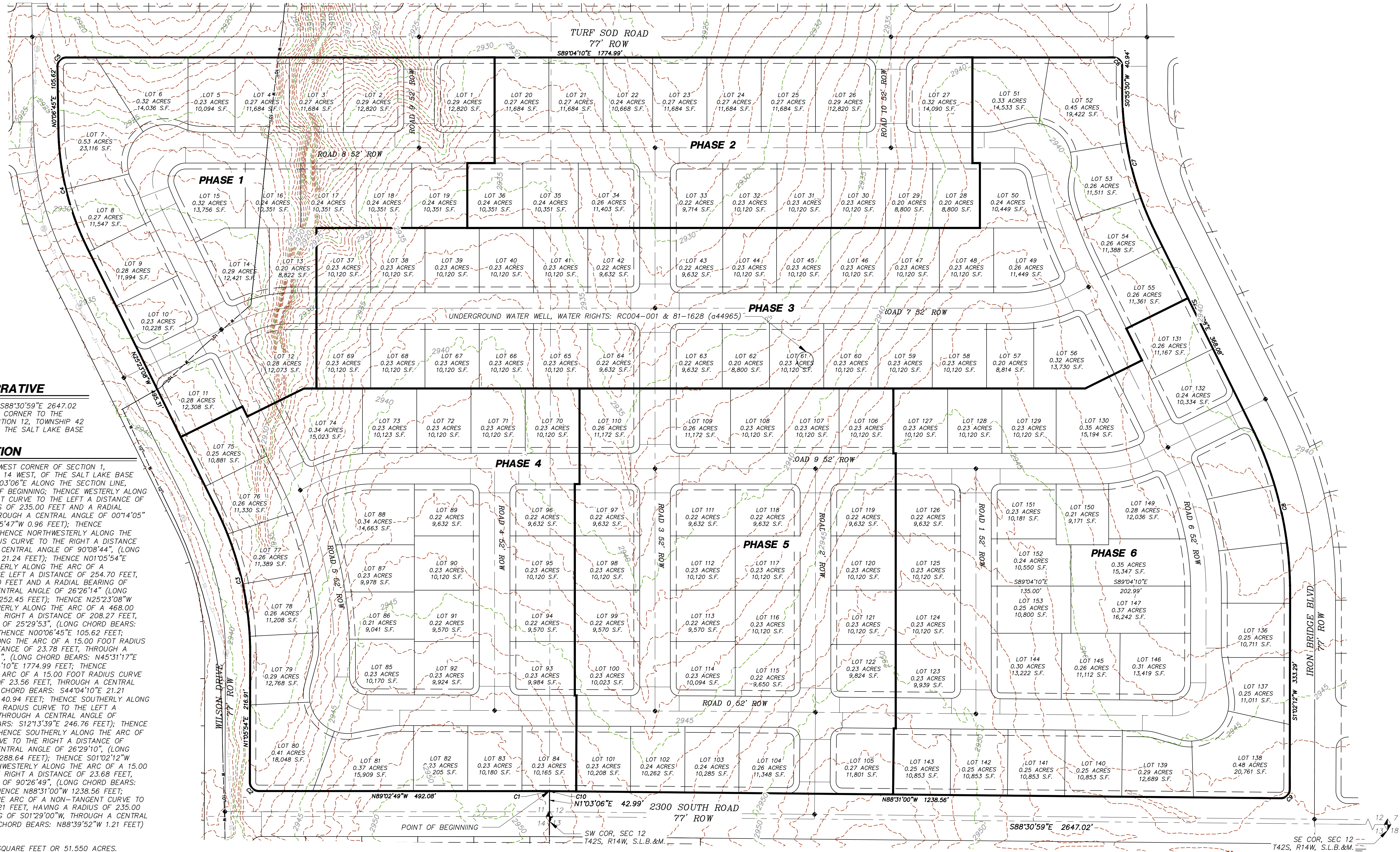
SURVEYOR'S NARRATIVE

THE BASIS OF BEARINGS IS S88°30'59"E 2647.02 FEET FROM THE SOUTHWEST CORNER TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°03'06"E ALONG THE SECTION LINE, 42.99 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 0.96 FEET, HAVING A RADIUS OF 235.00 FEET AND A RADIAL BEARING OF S01°11'16"W, THROUGH A CENTRAL ANGLE OF 0°14'05" (LONG CHORD BEARS: N88°55'47"W 0.96 FEET); THENCE N89°02'49"W 492.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.60 FEET, THROUGH A CENTRAL ANGLE OF 90°08'44" (LONG CHORD BEARS: N43°58'28"W 21.24 FEET); THENCE N01°05'54"E 216.91 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 254.70 FEET, HAVING A RADIUS OF 552.00 FEET AND A RADIAL BEARING OF N88°56'54"W, THROUGH A CENTRAL ANGLE OF 26°26'14" (LONG CHORD BEARS: N12°10'01"W 252.45 FEET); THENCE N25°23'08"W 495.31 FEET; THENCE NORTHERLY ALONG THE ARC OF A 468.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 208.27 FEET, THROUGH A CENTRAL ANGLE OF 25°29'53" (LONG CHORD BEARS: N12°38'12"W 206.56 FEET); THENCE N00°06'45"E 105.62 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.78 FEET, THROUGH A CENTRAL ANGLE OF 90°49'05" (LONG CHORD BEARS: N45°31'17"E 21.36 FEET); THENCE S89°04'10"E 1774.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S44°04'10"E 21.21 FEET); THENCE S00°55'50"W 40.94 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 542.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 248.94 FEET, THROUGH A CENTRAL ANGLE OF 26°18'58" (LONG CHORD BEARS: S12°13'39"E 246.76 FEET); THENCE S25°23'08"E 368.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 291.23 FEET, THROUGH A CENTRAL ANGLE OF 26°29'10" (LONG CHORD BEARS: S12°08'33"E 288.64 FEET); THENCE S01°02'12"W 333.29 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.68 FEET, THROUGH A CENTRAL ANGLE OF 90°26'49" (LONG CHORD BEARS: S46°15'28"W 21.30 FEET); THENCE N88°31'00"W 1238.56 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 1.21 FEET, HAVING A RADIUS OF 235.00 FEET AND A RADIAL BEARING OF S01°29'00"W, THROUGH A CENTRAL ANGLE OF 0°17'44" (LONG CHORD BEARS: N88°39'52"W 1.21 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 2,245,503 SQUARE FEET OR 51.550 ACRES.



REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	10/17/2023	106-002	106-002
2	10/17/2023	106-002	106-002
3	10/17/2023	106-002	106-002
4	10/17/2023	106-002	106-002
5	10/17/2023	106-002	106-002
6	10/17/2023	106-002	106-002
7	10/17/2023	106-002	106-002
8	10/17/2023	106-002	106-002
9	10/17/2023	106-002	106-002
10	10/17/2023	106-002	106-002

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors
10 South 950 West, Suite 1
Pricing City, Utah 84060-8307
Phone: (435) 590-3071 Chad Hill



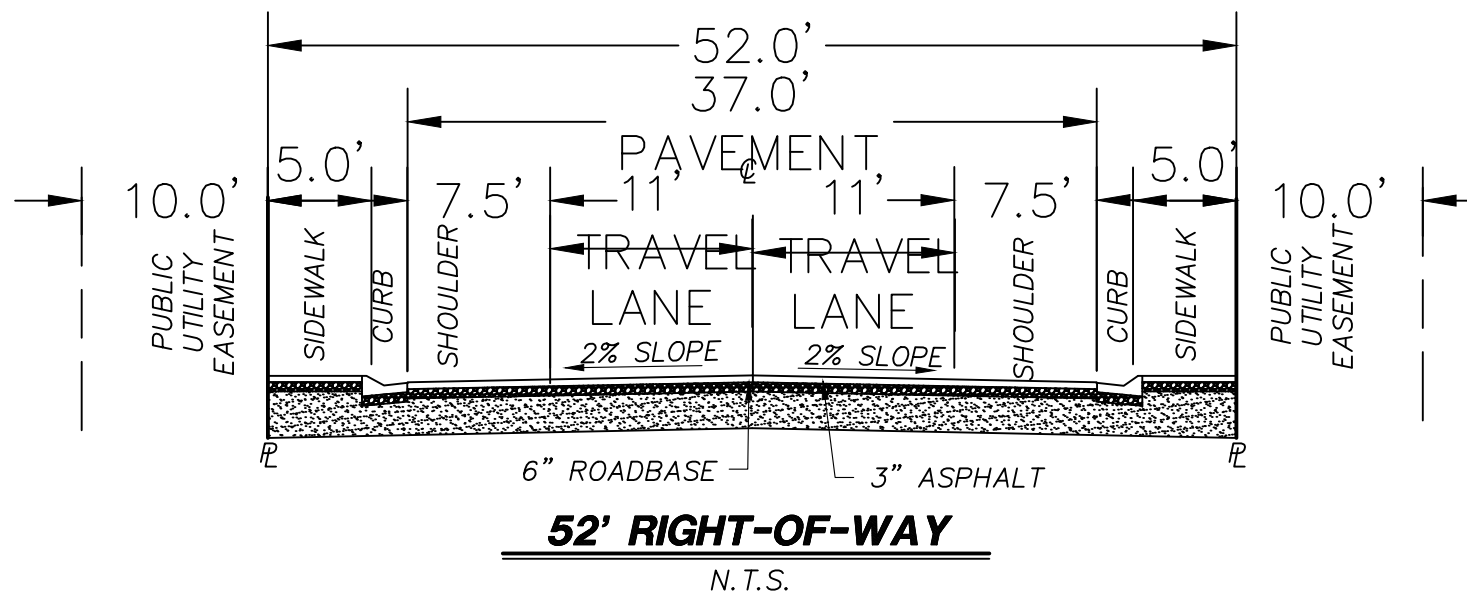
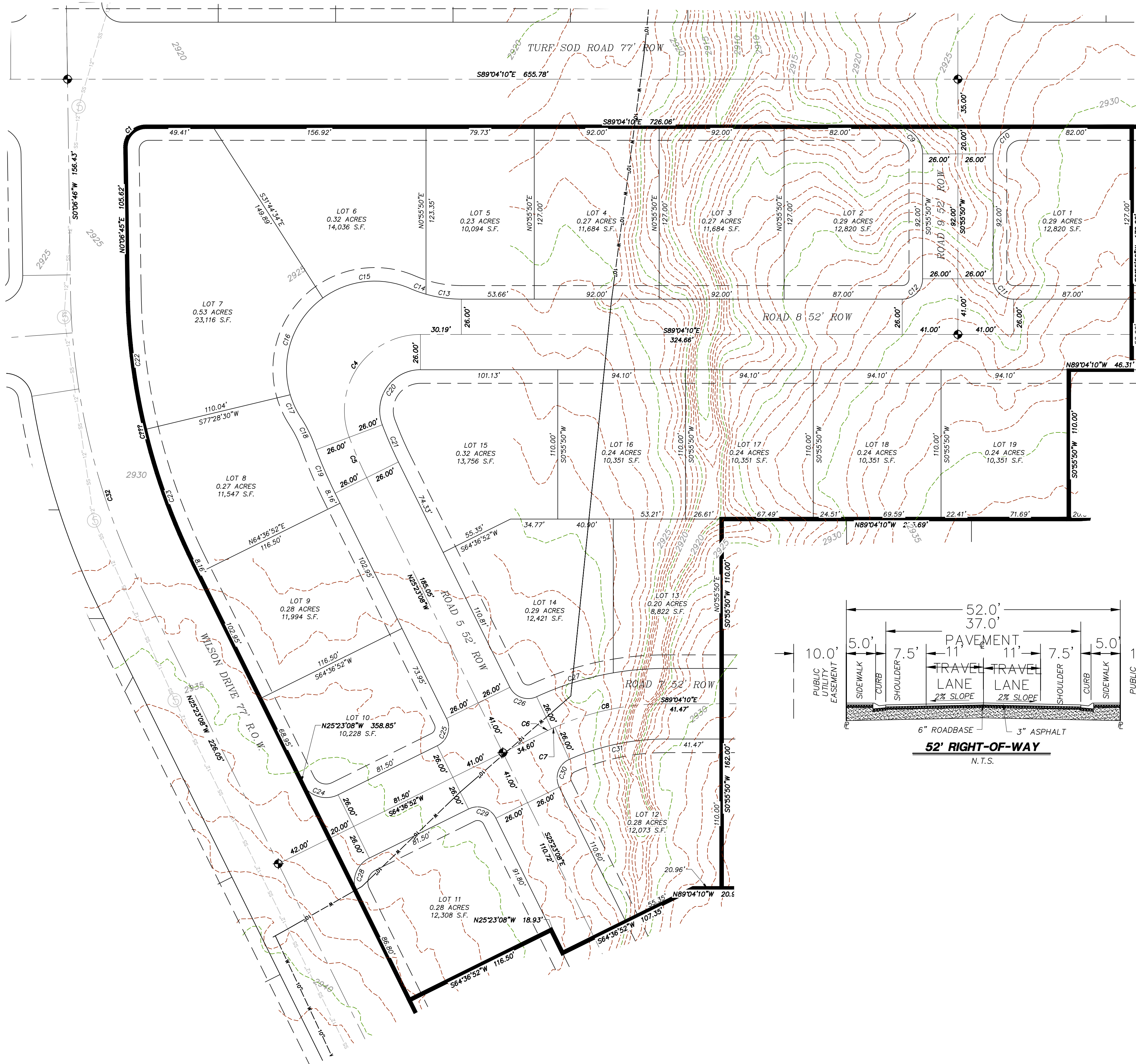
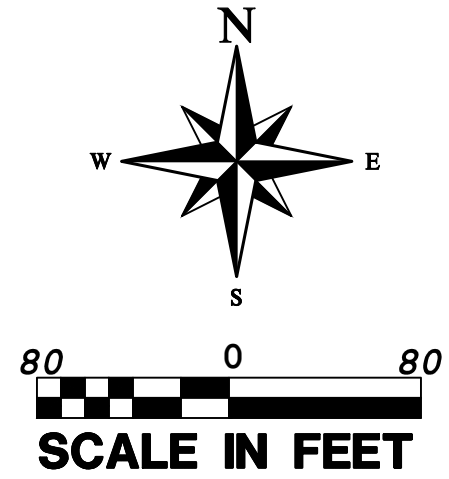
PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: 1"=80'
JOB NO: 106-002
SHEET NO: 2 OF 8

**PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 1**

**LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE / LOT LINE
	STREET CENTERLINE
	10' PUBLIC UTILITY EASEMENT (PUE)
	SECTION LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING HDPE WATER MAIN (SIZE SHOWN)
	EXISTING SEWER LINE (SIZE SHOWN)
	PHASE LINE
	SET CENTERLINE MONUMENT WITH RING AND LID
	SECTION CORNER AS DESCRIBED
	EXISTING SEWER MANHOLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.78'	15.00'	21.36'	N45°31'18"E	90°49'06"
C4	108.11'	56.00'	92.09'	N35°33'33"E	110°36'33"
C5	32.42'	325.50'	32.41'	N22°31'56"W	5°42'25"
C6	5.31'	200.00'	5.31'	N65°22'32"E	1°31'21"
C7	2.74'	200.00'	2.74'	N66°31'47"E	0°47'08"
C8	83.80'	200.00'	83.19'	N78°55'35"E	24°00'29"
C9	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C10	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"
C11	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"
C12	23.56'	15.00'	21.21'	N45°55'50"E	90°00'00"
C13	26.41'	95.00'	26.32'	S81°06'22"E	15°55'36"
C14	12.57'	95.00'	12.56'	N69°21'10"W	7°34'49"
C15	67.57'	65.00'	64.56'	S84°39'31"W	59°33'26"
C16	80.18'	65.00'	75.19'	S19°32'28"W	70°40'42"
C17	18.69'	65.00'	18.63'	S24°02'12"E	16°28'38"
C18	22.01'	95.00'	21.96'	S25°38'17"E	13°16'29"
C19	39.17'	351.50'	39.15'	S22°11'35"E	6°23°06"
C20	57.91'	30.00'	49.33'	S35°37'33"W	110°36'33"
C21	29.83'	299.50'	29.82'	S22°31'56"E	5°42'25"
C22	103.22'	468.00'	103.02'	N6°12'23"W	12°38'15"
C23	105.05'	468.00'	104.83'	N18°57'19"W	12°51'38"
C24	31.42'	20.00'	28.28'	N70°23'08"W	90°00'00"
C25	23.56'	15.00'	21.21'	S19°36'52"W	90°00'00"
C26	23.16'	15.00'	20.93'	N69°37'28"W	88°28'39"
C27	59.26'	226.00'	59.09'	S73°38'55"W	15°01'25"
C28	31.42'	20.00'	28.28'	S19°36'52"W	90°00'00"
C29	23.56'	15.00'	21.21'	S70°23'08"E	90°00'00"
C30	24.17'	15.00'	21.64'	N20°46'06"E	92°18'29"
C31	72.91'	174.00'	72.38'	N78°55'35"E	24°00'29"
C32	226.97'	510.00'	225.10'	S12°38'11"E	25°29'54"

REVISIONS			
NO	DESCRIPTION	DATE	BY
1	Planners		

PROVALUE ENGINEERING, INC.
Engineers— Land Surveyors — Land
20 South 250 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307 Karl Rasmussen
Phone: (435) 590-3127 Chad Hill



PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE I

LOCATED ON SECTION 11 & 12, T42S, R14W, S1E.B.M.
HURRICANE, WASHINGTON COUNTY, UTAH

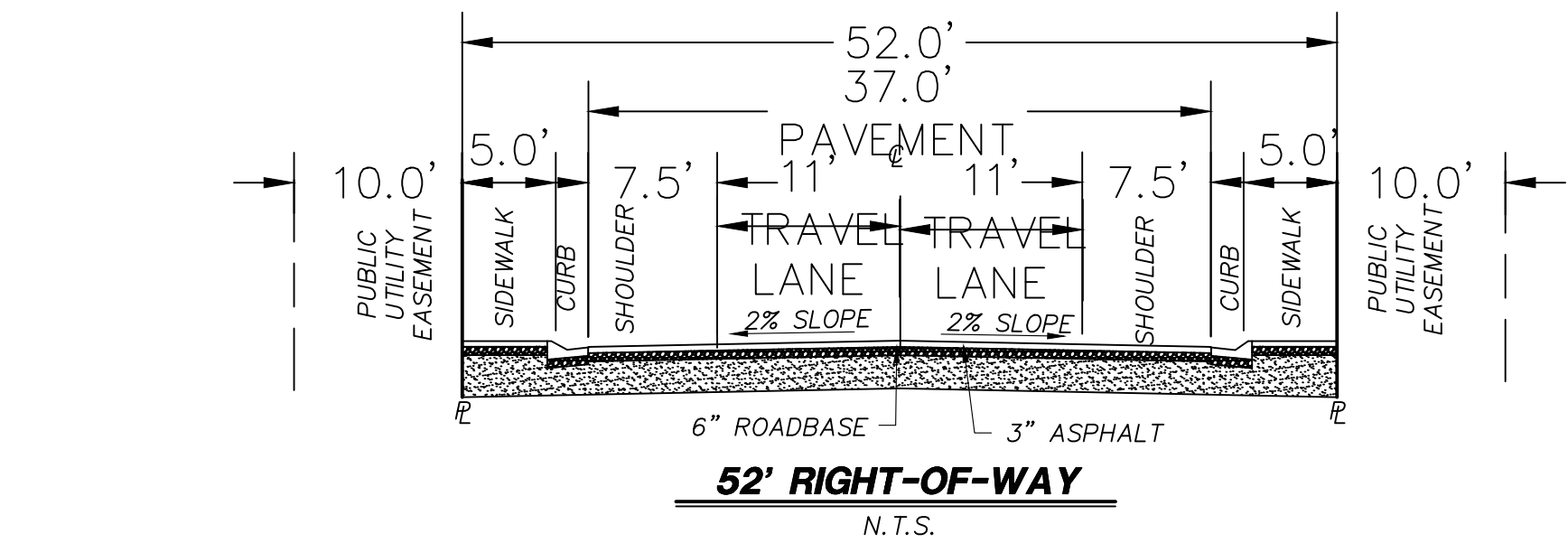
DATE: 10/17/2023
SCALE: 1"=80'

JOB NO.
706-002

SHEET NO:

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 2

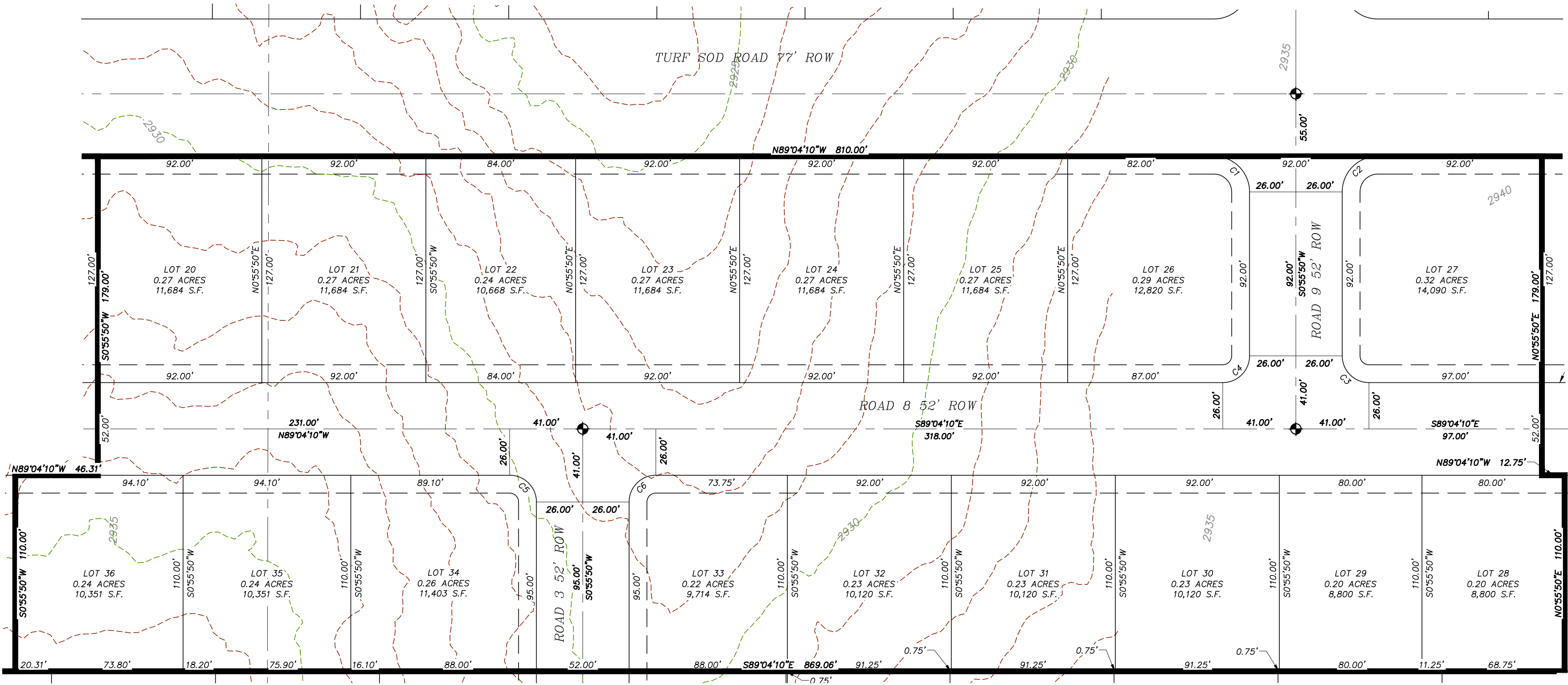
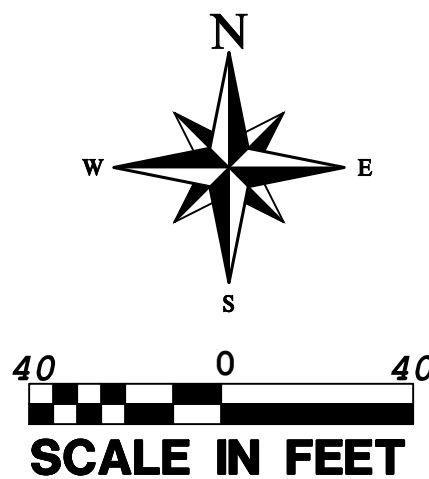
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C2	31.42'	20.00'	28.28'	N45°55'50"E	90°00'00"
C3	23.56'	15.00'	21.21'	N44°04'10"W	90°00'00"
C4	23.56'	15.00'	21.21'	N45°55'50"E	90°00'00"
C5	23.56'	15.00'	21.21'	N44°04'09"W	89°59'58"
C6	23.56'	15.00'	21.21'	S45°55'50"W	90°00'00"

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID



REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	10/17/2023		
2	10/17/2023		
3	10/17/2023		
4	10/17/2023		
5	10/17/2023		
6	10/17/2023		
7	10/17/2023		
8	10/17/2023		
9	10/17/2023		
10	10/17/2023		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - **Land Planners**
20 South 950 West, Suite 1
Hurricane, Utah 84757
Phone: (435) 896-8307 Fax: (435) 896-3127 Chad Hill



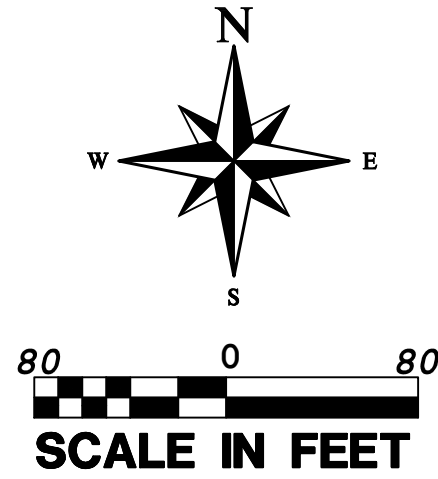
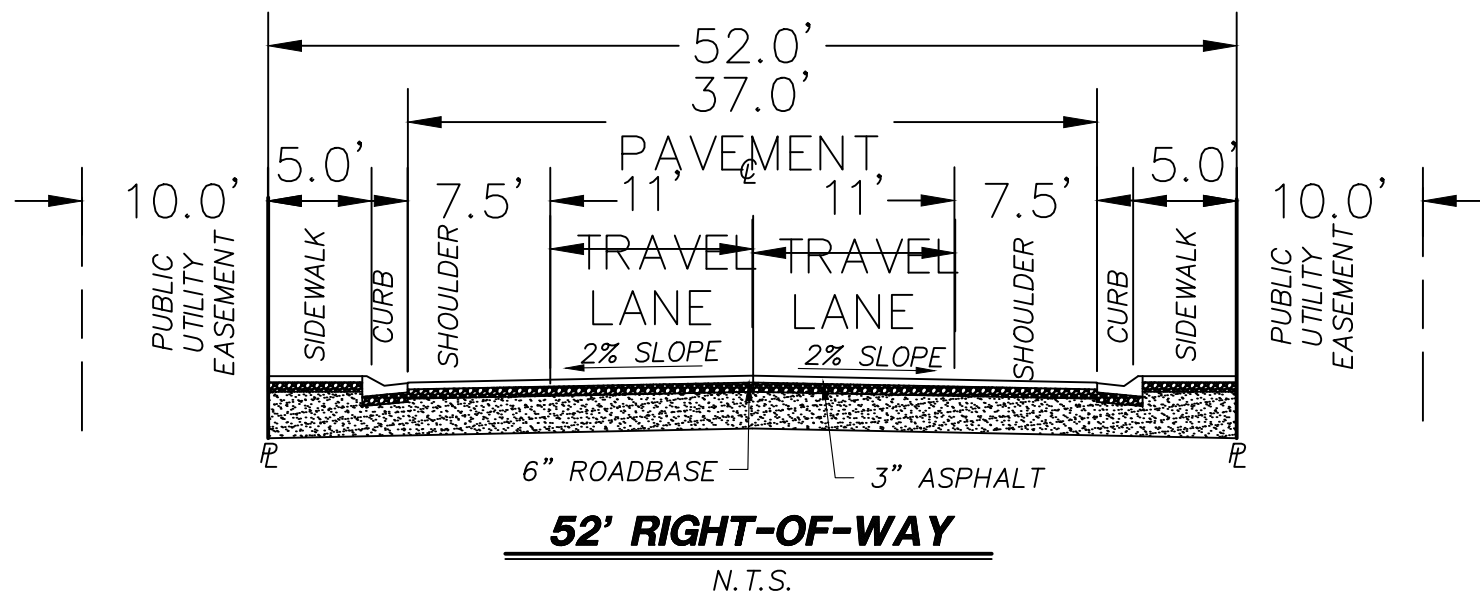
PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 2
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023 SCALE: 1"=40'	JOB NO. 106-002	SHEET NO. 4 OF 8
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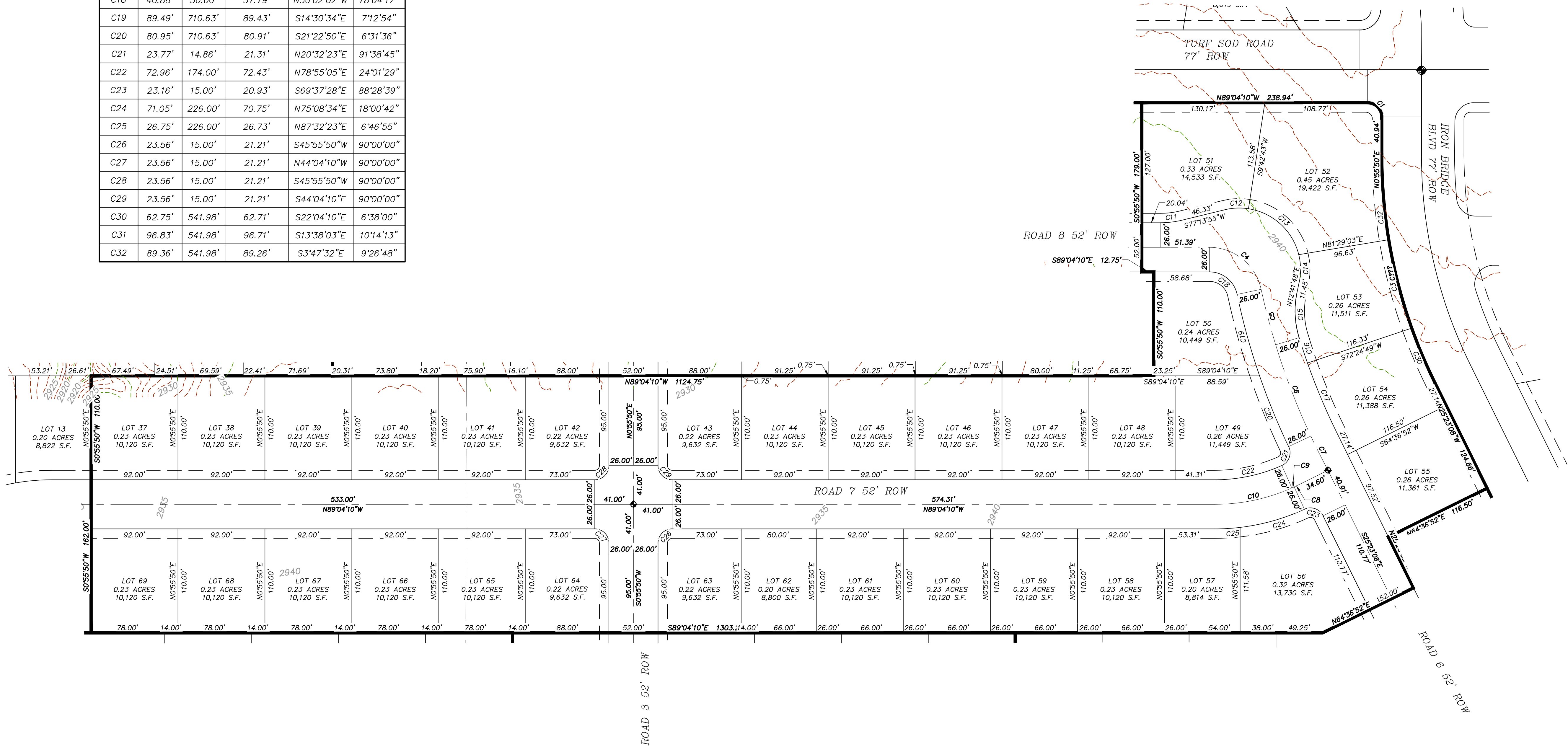
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	N44°04'10"W	90°00'00"
C4	75.95'	56.00'	70.26'	S50°13'02"E	77°42'16"
C5	60.75'	737.44'	60.73'	S13°45'11"E	4°43'12"
C6	103.66'	737.44'	103.57'	S20°08'24"E	8°03'13"
C7	40.42'	737.44'	40.41'	S25°44'13"E	3°08'25"
C8	5.31'	200.00'	5.31'	N65°22'32"E	1°31'21"
C9	2.68'	200.00'	2.68'	N66°31'17"E	0°46'08"
C10	83.86'	200.00'	83.25'	N78°55'05"E	24°01'29"
C11	22.71'	95.00'	22.66'	N84°04'52"E	13°41'55"
C12	25.47'	65.00'	25.30'	S88°29'16"W	22°26'55"
C13	76.25'	65.00'	71.95'	N46°40'51"W	67°12'51"
C14	29.27'	65.00'	29.02'	N0°10'23"W	25°48'05"
C15	46.94'	95.00'	46.46'	S1°27'29"E	28°18'35"
C16	29.50'	665.77'	29.49'	N17°10'40"W	2°32'18"
C17	78.59'	665.77'	78.55'	N21°49'44"W	6°45'49"
C18	40.88'	30.00'	37.79'	N50°02'02"W	78°04'17"
C19	89.49'	710.63'	89.43'	S14°30'34"E	7°12'54"
C20	80.95'	710.63'	80.91'	S21°22'50"E	6°31'36"
C21	23.77'	14.86'	21.31'	N20°32'23"E	91°38'45"
C22	72.96'	174.00'	72.43'	N78°55'05"E	24°01'29"
C23	23.16'	15.00'	20.93'	S69°37'28"E	88°28'39"
C24	71.05'	226.00'	70.75'	N75°08'34"E	18°00'42"
C25	26.75'	226.00'	26.73'	N87°32'23"E	6°46'55"
C26	23.56'	15.00'	21.21'	S45°55'50"W	90°00'00"
C27	23.56'	15.00'	21.21'	N44°04'10"W	90°00'00"
C28	23.56'	15.00'	21.21'	S45°55'50"W	90°00'00"
C29	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"
C30	62.75'	541.98'	62.71'	S22°04'10"E	6°38'00"
C31	96.83'	541.98'	96.71'	S13°38'03"E	10°14'13"
C32	89.36'	541.98'	89.26'	S3°47'32"E	9°26'48"

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 4

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE / LOT LINE
 - STREET CENTERLINE
 - SECTION LINE
 - 10' PUBLIC UTILITY EASEMENT (PUE)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PHASE LINE
 - SET CENTERLINE MONUMENT WITH RING AND LID



REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	10/17/2023	106-002	

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - **Land Planners**
20 South 950 West, Suite 1
Hurricane, UT 84757
Phone: (435) 896-8307 Fax: (435) 896-3127 Chad Hill

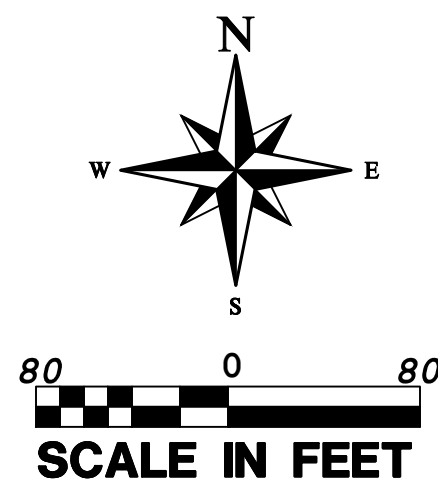
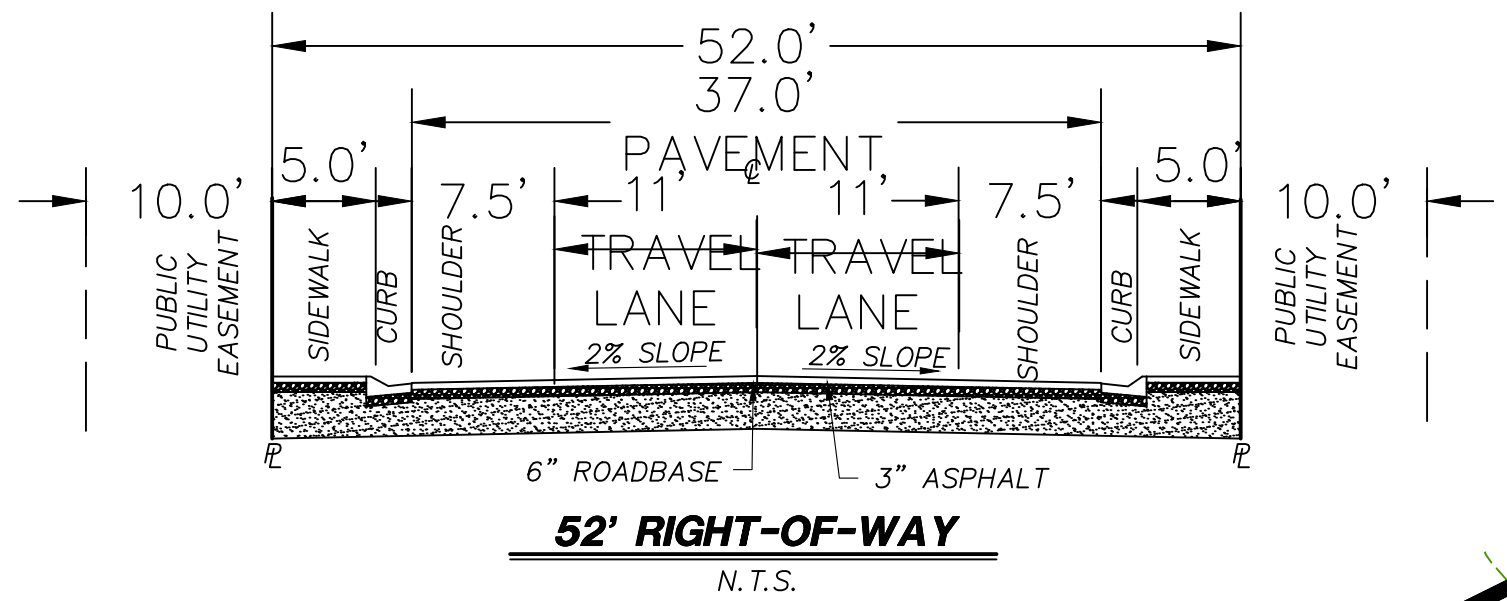


PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: 1"=80'
JOB NO.
106-002
SHEET NO:
1 OF 2

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 4

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HDPE WATER MAIN (SIZE SHOWN)
- EXISTING SEWER LINE (SIZE SHOWN)
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID
- SECTION CORNER AS DESCRIBED
- EXISTING SEWER MANHOLE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	0.96'	235.00'	0.96'	S88°55'47"E	0°14'05"
C2	23.60'	15.00'	21.24'	S43°58'28"E	90°08'44"
C3	254.70'	552.00'	252.45'	S12°10'01"E	26°26'14"
C4	1.21'	235.00'	1.21'	S88°39'52"E	0°17'44"
C5	91.86'	200.00'	91.06'	N77°46'21"E	26°18'58"
C6	33.61'	600.90'	33.61'	N23°59'39"W	3°12'18"
C7	36.96'	692.00'	36.95'	N21°04'22"W	3°03'36"
C8	249.30'	692.00'	247.95'	N9°13'20"W	20°38'28"
C9	87.94'	56.00'	79.18'	N43°53'25"W	89°58'37"
C10	15.07'	226.00'	15.06'	S89°01'14"W	3°49'12"
C11	82.73'	226.00'	82.27'	S76°37'25"W	20°58'25"
C12	23.16'	15.00'	20.93'	N69°37'28"W	88°28'39"
C13	77.08'	174.00'	76.45'	N78°14'24"E	25°22'51"
C14	22.28'	15.00'	20.29'	N23°00'12"E	85°05'32"
C15	70.76'	718.00'	70.74'	N16°43'09"W	5°38'49"
C16	81.70'	718.00'	81.66'	N10°38'09"W	6°31'11"
C17	80.36'	718.00'	80.32'	N4°10'11"W	6°24'46"
C18	25.84'	718.00'	25.83'	N0°04'03"E	2°03'42"
C19	61.60'	666.00'	61.57'	N22°44'10"W	5°17'56"
C20	106.88'	666.00'	106.77'	N15°29'21"W	9°11'41"
C21	102.72'	666.00'	102.62'	S6°28'24"E	8°50'13"
C22	22.40'	666.00'	22.40'	S1°05'29"E	1°55'36"
C23	26.71'	95.00'	26.62'	N7°55'32"E	16°06'27"
C24	46.18'	551.90'	46.17'	N22°59'28"W	4°47'39"
C25	88.55'	551.90'	88.45'	N15°59'52"W	9°11'33"
C26	89.60'	551.90'	89.50'	N6°45'03"W	9°18'07"
C27	30.38'	551.90'	30.38'	N0°31'22"W	3°09'14"
C28	28.95'	65.00'	28.71'	S3°13'12"W	25°31'08"
C29	67.53'	65.00'	64.53'	S39°18'10"E	59°31'35"
C30	34.51'	65.00'	34.11'	S84°16'31"E	30°25'08"
C31	17.59'	95.00'	17.56'	S85°49'06"W	10°36'22"
C32	47.11'	30.00'	42.42'	N43°53'25"W	89°58'37"
C33	2.18'	235.00'	2.18'	N88°46'54"W	0°31'49"
C34	23.61'	15.00'	21.25'	S46°01'33"W	90°11'27"
C35	23.51'	15.00'	21.18'	N43°58'27"W	89°48'33"
C36	23.56'	15.00'	21.21'	N45°55'50"E	90°00'00"
C37	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors
120 South 950 West, Suite 1
Priceland, UT 84059
Phone: (435) 896-8307
Fax: (435) 896-3127 Chad Hill



PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 4
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

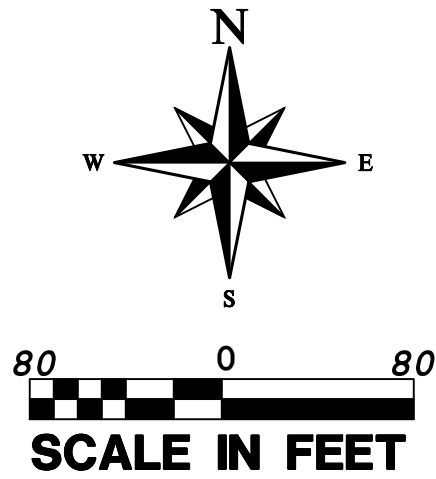
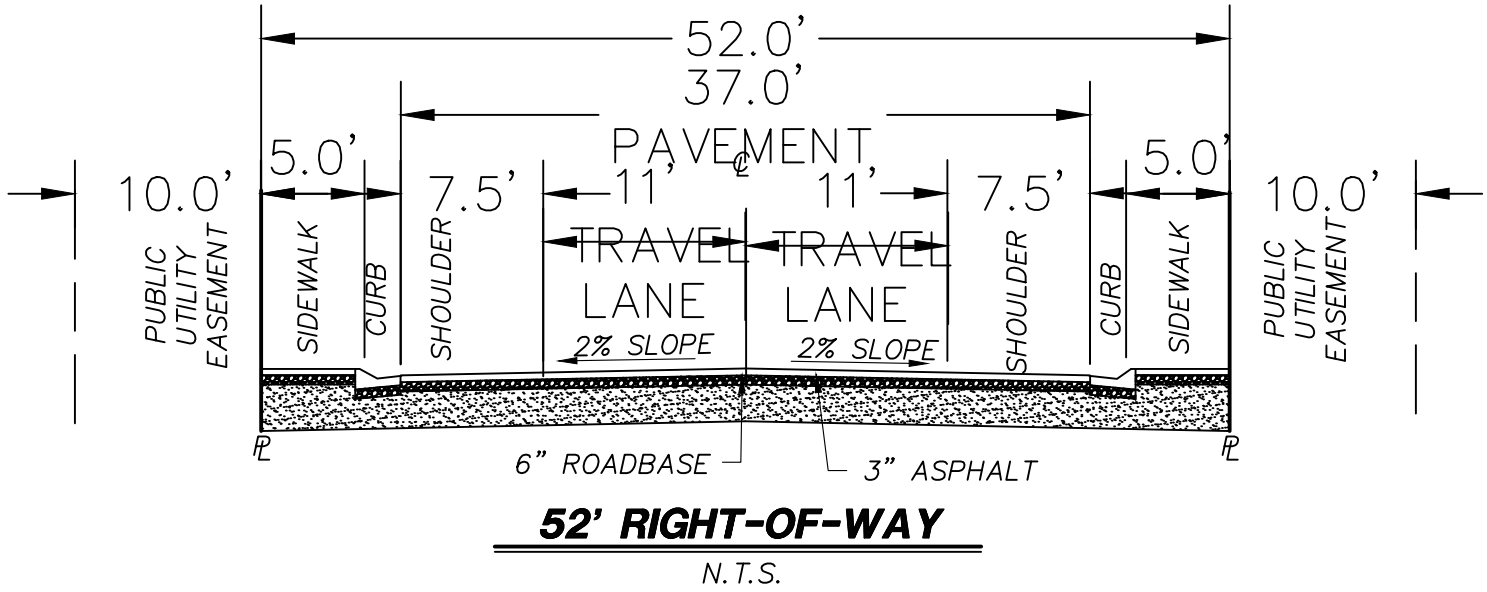
DATE: 10/17/2023
SCALE: 1"=80'

JOB NO.
106-002

SHEET NO:
1 OF 2

PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 5

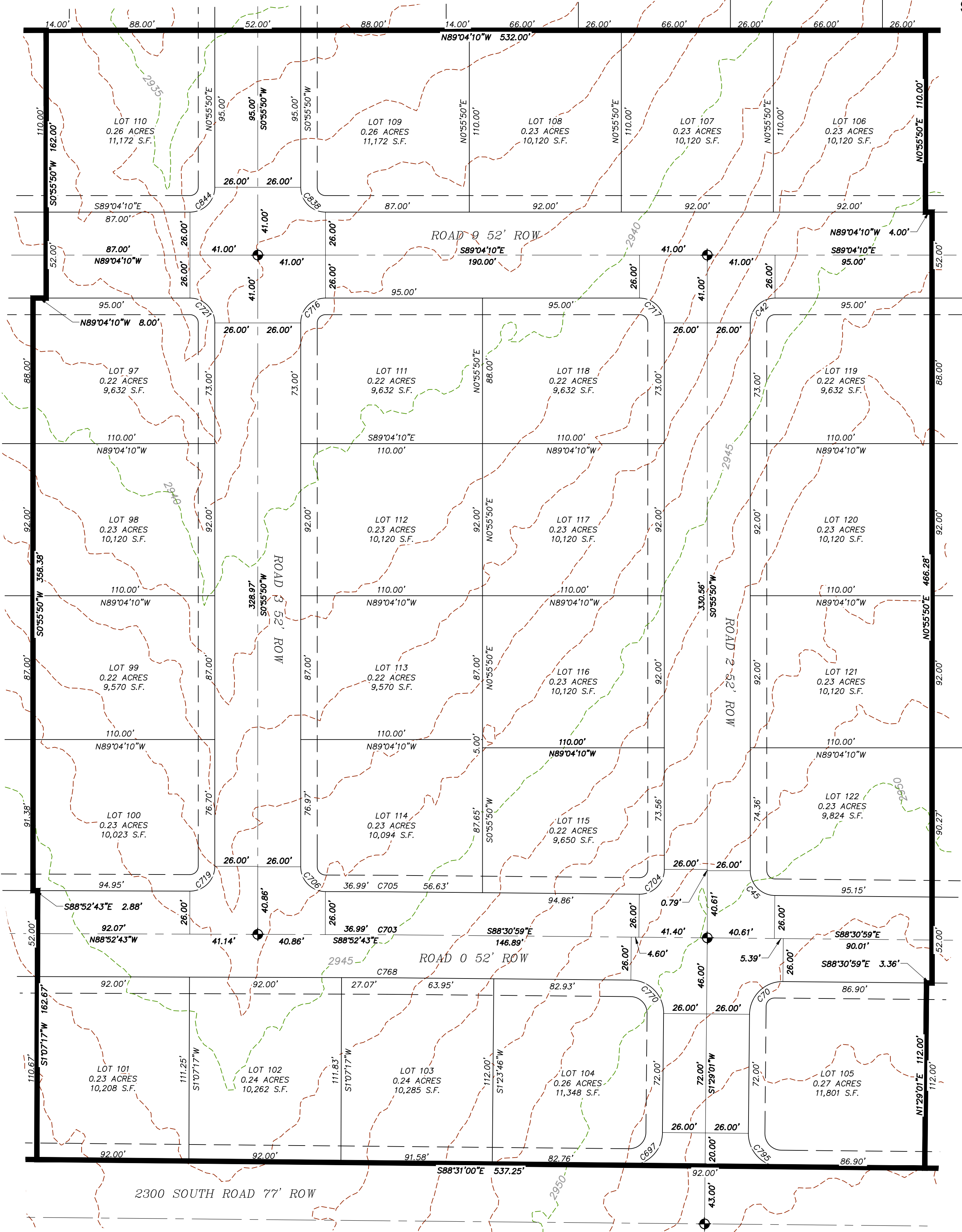
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	0.96'	235.00'	0.96'	N88°55'47\"W	0°14'05\"
C2	23.60'	15.00'	21.24'	N43°58'28\"W	90°08'44\"
C3	254.70'	552.00'	252.45'	N12°10'01\"W	26°26'14\"
C4	208.27'	468.00'	206.56'	N12°38'12\"W	25°29'53\"
C5	23.78'	15.00'	21.36'	N45°31'17\"E	90°49'05\"
C6	23.56'	15.00'	21.21'	S44°04'10\"E	90°00'00\"
C7	248.94'	542.00'	246.76'	S12°13'39\"E	26°18'58\"
C8	291.23'	630.00'	288.64'	S12°08'33\"E	26°29'10\"
C9	23.68'	15.00'	21.30'	S46°15'28\"W	90°26'49\"
C10	1.21'	235.00'	1.21'	N88°39'52\"W	0°17'44\"



REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	10/17/2023		
2	10/17/2023		
3	10/17/2023		
4	10/17/2023		
5	10/17/2023		
6	10/17/2023		
7	10/17/2023		
8	10/17/2023		
9	10/17/2023		
10	10/17/2023		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - **Land Planners**
120 South 950 West, Suite 1
Hurricane, UT 84756-8307
Phone: (435) 896-3127 Chad Hill

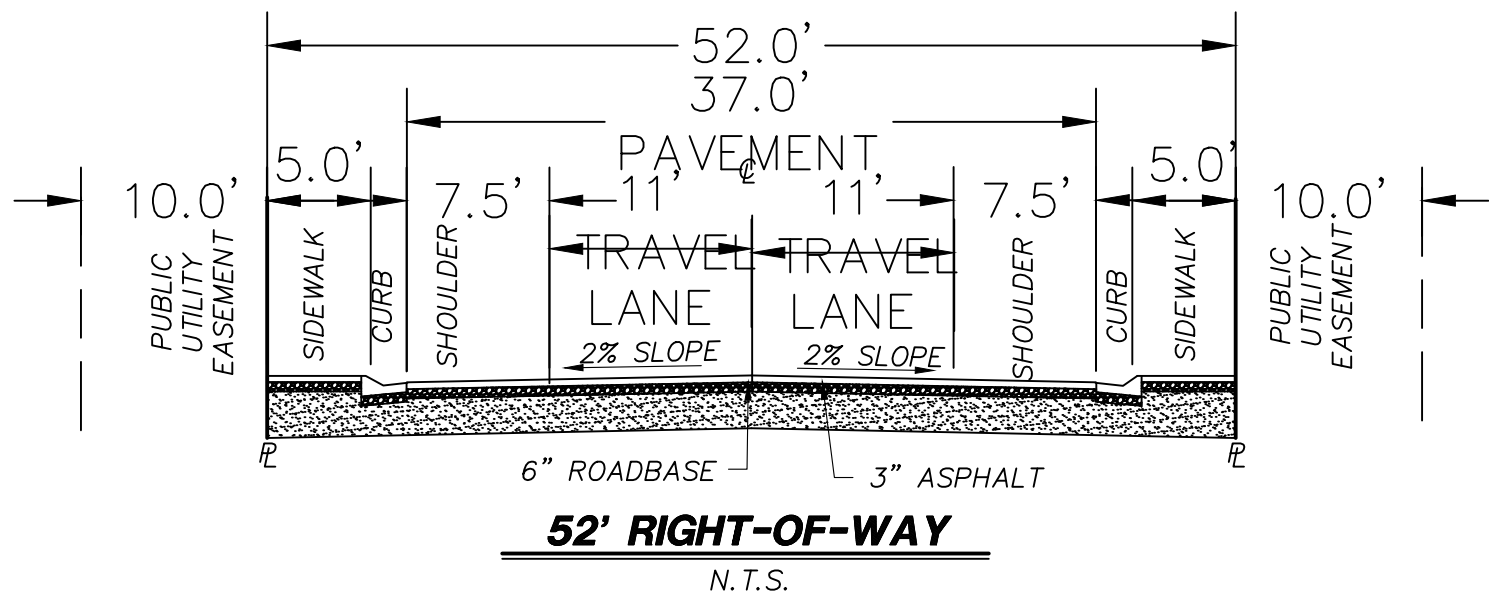


PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 5
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023 SCALE: 1"=80'
JOB NO. 106-002
SHEET NO. 1 OF 2

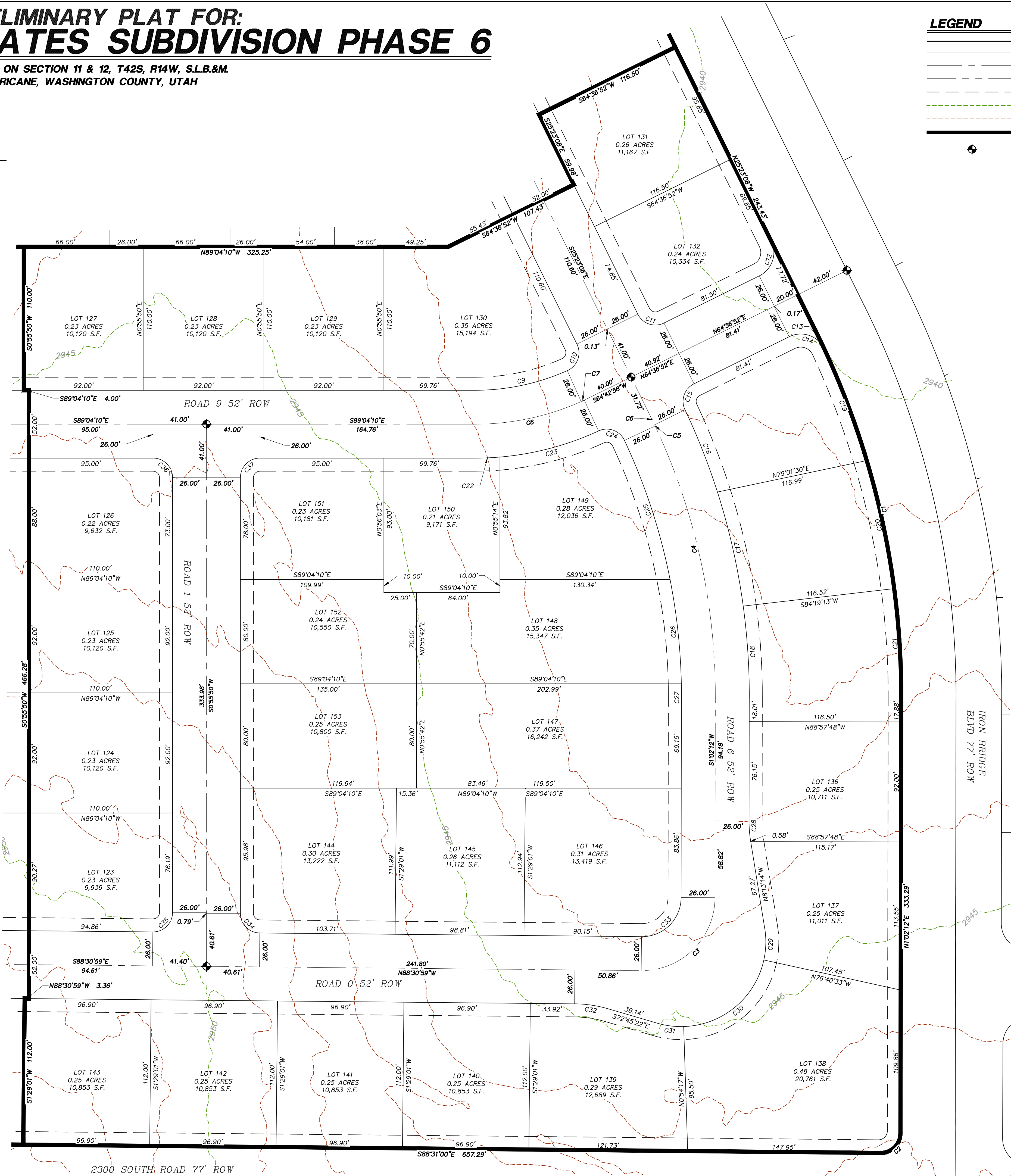
PRELIMINARY PLAT FOR: SANDWATER ESTATES SUBDIVISION PHASE 6

LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



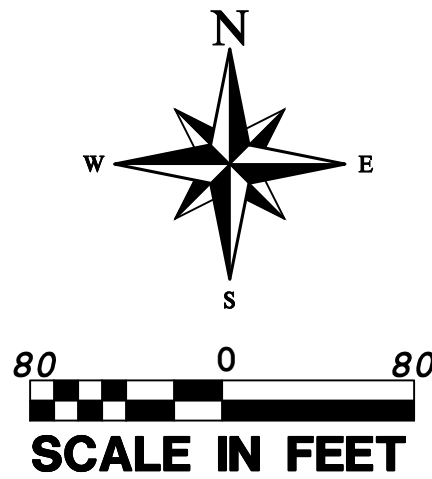
52' RIGHT-OF-WAY
N.T.S.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	291.23'	630.00'	288.64'	N12°08'33"W	26°29'10"
C2	23.68'	15.00'	21.30'	N46°15'28"E	90°26'49"
C3	88.40'	56.00'	79.50'	S46°15'36"W	90°26'49"
C4	215.33'	487.50'	213.59'	N11°33'06"W	25°18'29"
C5	1.02'	487.50'	1.02'	N24°15'57"W	0°07'12"
C6	9.02'	487.50'	9.02'	N24°51'21"W	1°03'35"
C7	2.63'	200.00'	2.63'	S66°31'07"W	0°45'14"
C8	83.90'	200.00'	83.28'	S78°54'47"W	24°02'05"
C9	72.99'	174.00'	72.46'	S78°54'47"W	24°02'05"
C10	24.16'	15.00'	21.63'	S20°45'18"W	92°16'53"
C11	23.56'	15.00'	21.21'	N70°23'08"W	90°00'00"
C12	31.42'	20.00'	28.28'	S19°36'52"W	90°00'00"
C13	14.75'	630.00'	14.75'	N24°42'54"W	1°20'29"
C14	31.88'	20.00'	28.61'	N69°42'54"W	91°20'28"
C15	23.30'	15.00'	21.03'	S20°07'03"W	88°59'38"
C16	67.83'	513.50'	67.78'	N20°35'43"W	7°34'08"
C17	89.76'	513.50'	89.65'	N11°48'11"W	10°00'55"
C18	70.77'	513.50'	70.71'	N2°50'51"W	7°53'46"
C19	91.43'	630.00'	91.35'	N19°53'12"W	8°18'55"
C20	100.50'	630.00'	100.39'	S11°09'32"E	9°08'23"
C21	84.55'	630.00'	84.49'	S2°44'40"E	7°41'22"
C22	19.24'	226.00'	19.24'	N88°29'29"E	4°52'41"
C23	78.54'	226.00'	78.14'	N76°05'50"E	19°54'38"
C24	23.47'	15.00'	21.15'	S69°01'55"E	89°39'09"
C25	112.44'	461.50'	112.16'	S17°13'33"E	13°57'34"
C26	80.57'	461.50'	80.47'	S5°14'41"E	10°00'10"
C27	10.86'	461.50'	10.85'	S0°25'49"W	1°20'52"
C28	15.35'	95.00'	15.33'	N3°35'31"W	9°15'26"
C29	24.44'	65.00'	24.30'	N2°33'07"E	21°32'41"
C30	85.96'	65.00'	79.83'	N51°12'35"E	75°46'16"
C31	20.59'	65.00'	20.50'	S81°49'50"E	18°08'55"
C32	26.13'	95.00'	26.05'	N80°38'11"W	15°45'37"
C33	47.36'	30.00'	42.59'	S46°15'36"W	90°26'49"
C34	23.42'	15.00'	21.11'	N43°47'35"W	89°26'49"
C35	23.71'	15.00'	21.32'	S46°12'25"W	90°33'11"
C36	23.56'	15.00'	21.21'	S44°04'10"E	90°00'00"
C37	23.56'	15.00'	21.21'	N45°55'50"E	90°00'00"



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE / LOT LINE
- STREET CENTERLINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PHASE LINE
- SET CENTERLINE MONUMENT WITH RING AND LID



REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	Land Planners		
2			
3			
4			
5			

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Pricington, Utah 84050
Phone: (435) 550-3071 Chad Hill



PRELIMINARY PLAT FOR:
SANDWATER ESTATES SUBDIVISION PHASE 6
LOCATED ON SECTION 11 & 12, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 10/17/2023
SCALE: 1"=80'
JOB NO.
106-002
SHEET NO.
1 OF 2



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

Date 11.28.23

To Whom It May Concern:

Western Mortgage & Realty Company (the "Developer") has requested a culinary water will serve letter for the subdivision known as Sand Water Estates, located at approximately 2300 S and Wilson Drive 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 **153** 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



November 30, 2023

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

Subject: Sandwater Estates Subdivision

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



STAFF COMMENTS

Agenda Date:	02/01/2024
Application Number:	PP23-29
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Richardson Brothers Custom Homes
Agent:	Karl Rasmussen
Request:	Preliminary Plat Application
Location:	Approximately 4200 W 2300 S
Zoning:	R1-10
General Plan Map:	Planned Community

2/1/2024 Update:

On January 18, the City council heard this item and concern was expressed about the lack of the PID infrastructure that would be required for preliminary plat approval. The item was continued to allow the applicant time to bring forth a contract that includes the timing of roadway and infrastructure completion. To date, the requested information has not been submitted.

Discussion:

The applicant is seeking preliminary plat approval for a subdivision containing 153 lots within the Gateway to Sand Hollow PID area. This property is located north and east of the proposed Dixie Meadows subdivision and north of property owned by the Washington County School District. None of the roadways shown on this plat are currently existing, although all are planned to be built by the Gateway to Sand Hollow PID. The Planning Commission heard this item on January 11, 2024 and unanimously recommended that the City Council approve the preliminary plat pursuant to staff and JUC comments, with the understanding that the applicant will continue to work with staff to refine block lengths and complete required PID utilities prior to subdivision construction.

JUC Comments

The following items will need to be addressed:

1. **Public Works:** No comments.
2. **Power:** Dixie Power area. No comments received.
3. **Sewer:** No comments.
4. **Streets:** Currently no access to the property.
5. **Water:** Need water model and looped water line.

6. **Engineer:** Engineering encourages reducing most of the subdivisions' roadways to the residential local cross section which is 45' wide excepting roads 7 and 9. The applicant should define a proposed public drainage easement over the existing drainage channel or show where the existing channel will be relocated to as required by code. Due to the proposed subdivision boundaries, Engineering has assumed that the applicant expects that Turf Sod Road, 4010 W, 2300 S, and Wilson Dr (the surrounding roadways) will be constructed and dedicated to public use by the PID. The surrounding roadways currently don't exist and construction plans for the surrounding roadways haven't been approved or presented. Engineering would encourage tabling this preliminary plat until the construction plans for the surrounding roadways are approved or requiring the applicant to clarify on this preliminary plat their expectations for: coordinating with other developments, off-site phasing, and nondiscriminatory access to the subdivision. Legal description is subject to change until roadways are dedicated.
7. **Fire:** Okay.
8. **Cable:** Add TDS/Centurylink comments to the construction drawings.
9. **Gas:** No comments.
10. **GIS:** "Iron Springs Blvd" becomes "4010 W" south of Turf Sod Road.
11. **Fiber:** No comments.
12. **Water Conservancy District:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed 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.

Map is approximate

whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The city may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the city installs improvements calculated to raise service levels to the standard adopted by the City. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

- a. The City has in the past considered the PID to be a reasonable plan to provide service to this development in a timely manner. This subdivision will not be able to begin construction until PID infrastructure is approved and constructed.

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code and approve the preliminary plat. Any recommendation for approval of the application should have the following conditions.

1. Sufficient buildout of the Sand Hollow Gateway PID such that utilities have reached the site.
2. Staff and JUC comments, including shortening any block that is over 800' long.



STAFF COMMENTS

Consideration and possible approval of the **local consent for a beer garden** at the Washington County Fair

Discussion:

The Washington County Fair has had a beer garden as part of the fair for the past few years. They need local consent so they can apply for a license with the DABS. A background check has been completed on Susi Lafaele, the person who oversees the event. Staff has no concerns with the Council approving local consent. There have been no issues with the beer garden in previous years.

Findings:

Recommendation:

Attachments:

1. City of Hurricane_20240125_164844



147 N 870 WEST, HURRICANE, UTAH 84737
PHONE: 435-635-2811 FAX: 435-635-2184
www.cityofhurricane.com

Date of Application _____

Permit Fee \$250.00
Application Fee \$50.00
Total Due \$300.00

SINGLE EVENT LIQUOR PERMIT

NOTICE: Please complete each statement below. Incomplete applications will not be accepted.

SECTION A — BUSINESS INFORMATION

Name of Business: Washington County
Business Phone: 435-301-7761 Email: susi@washcofair.net
Contact Person: Susi Lafaele
Business Address: 5500 W. 700 S. Hurricane UT 84737
(Street Number) (Suite) (City) (State) (Zip)
Mailing Address (if different): 111 E. Tabernacle St. George UT 84770
(Street Number) (City) (State) (Zip)
State Sales Tax Number: 12125513 002 Does this business have a current DABC license: No
Business Type (check one):
Proprietorship ☐ Partnership ☐ Corporation ☐ Religious Organization ☐ Non-profit Corporation ☐

SECTION B — EVENT INFORMATION

Event Name: Washington County Fair
Event Venue: Washington County Legacy Park
5500 W. 700 S. Hurricane UT 84737
(Street Number) (Suite) (City) (State) (Zip)
Date (s) of the event: April 12-20, 2024 Alcohol Service hours: 2pm to 11:30pm
For the sale of (check all that apply): ☒ Beer ☐ Heavy Beer ☐ Wine ☐ Liquor ☐ Flavored Malt Beverages
Will food be available? Yes Full Meals? Yes Will minors attend the event? Yes

PART C — BUSINESS OWNER INFORMATION

A list of all corporate officers or partners must be included. This list must include name, home address, and phone number.

Owner's Name: _____ Title: _____
Home Address: _____
(Street Number) (City) (State) (Zip)
Home Phone: _____ Cell Phone: _____

Please add any additional owners/partners on a separate piece of paper and attach.

APPLICATION MUST INCLUDE A DETAILED PLAN ON AN 8 1/2" X 11" SHEET OF PAPER SHOWING ALL CONTROL MEASURES.

STATE OF UTAH)

: ss.

COUNTY OF WASHINGTON)

I, Susi Lafaele, being first duly sworn, depose and say as follows:

1. The foregoing Application and Questionnaire is in all respects true and correct, to the best of my knowledge and belief and
2. I am the applicant above-named and have not leased, assigned or entered into a profit-sharing arrangement of any type with any other person for operation of the above-named business except as disclosed herein; and
3. I have received and read the beer/alcoholic beverage license ordinance of the City of Hurricane, and believe that this application in all respects conforms to the requirements thereof and
4. I consent to the entry in or upon the business premises by City employees or representatives at reasonable times for the purpose of inspecting the event premises to insure compliance with applicable laws, ordinances, rules and regulation; and
5. I understand and agree that any false information contained in this application shall be grounds for denial of this application and shall constitute perjury.

SUBSCRIBED AND SWORN TO before me this 9

Applicant

day of

January, 2024



SARAH LLOYD
Notary Public, State of Utah
Commission # 714897
My Commission Expires
October 28, 2024

Sarah Lloyd
(NOTARY PUBLIC OR CITY LICENSE OFFICER)

TOTAL FEES \$

0

Office Use Only

AMOUNT PAID \$

0

DATE

1/9/24

RECEIPT #

N/A

CITY LICENSE NUMBER: _____

DATE APPLICATION WENT TO CITY COUNCIL: 2/1/24

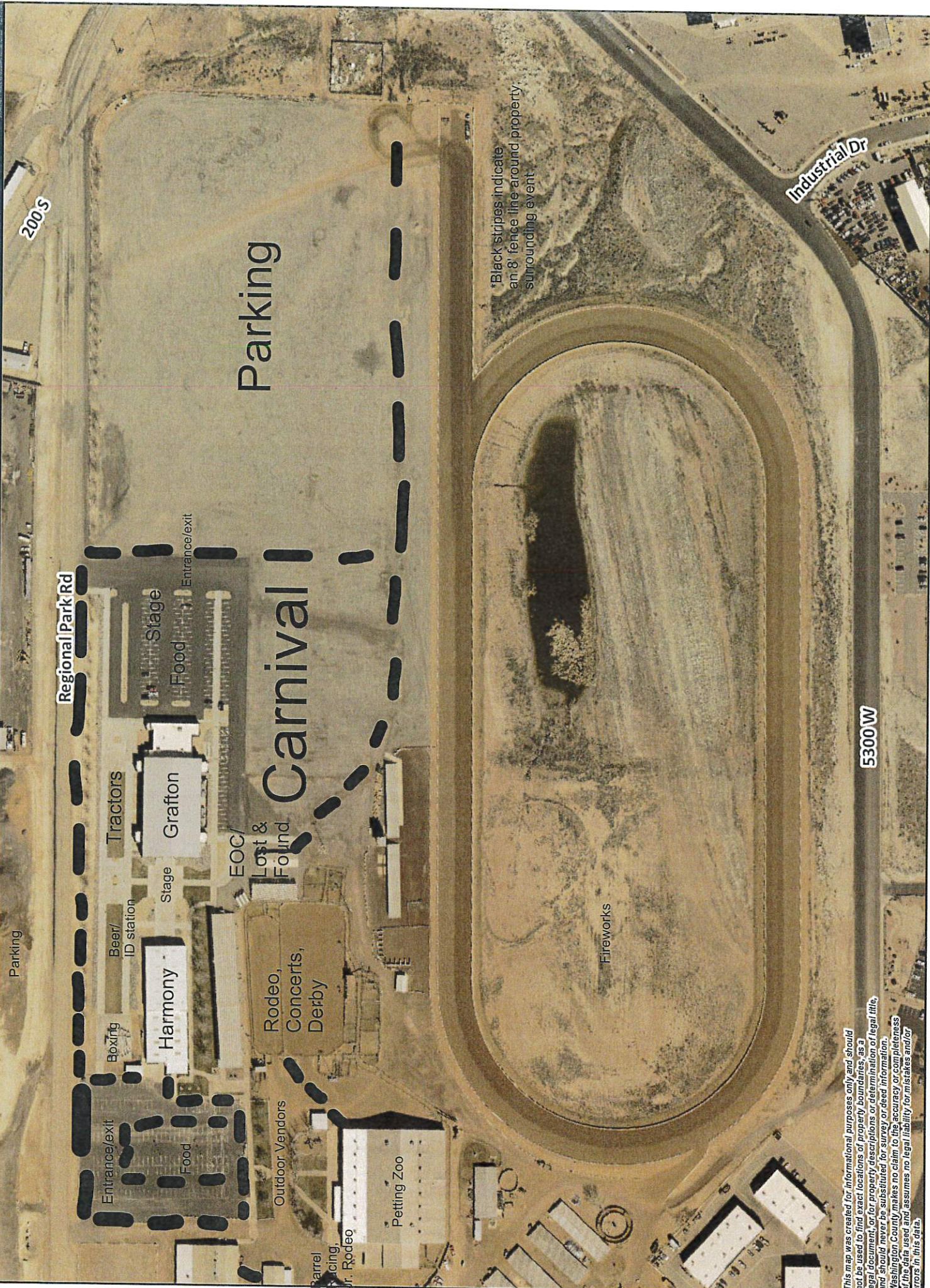
DATE OF APPROVAL FROM STATE: _____



Washington County Fair



0 25 50 100 ft



200 S

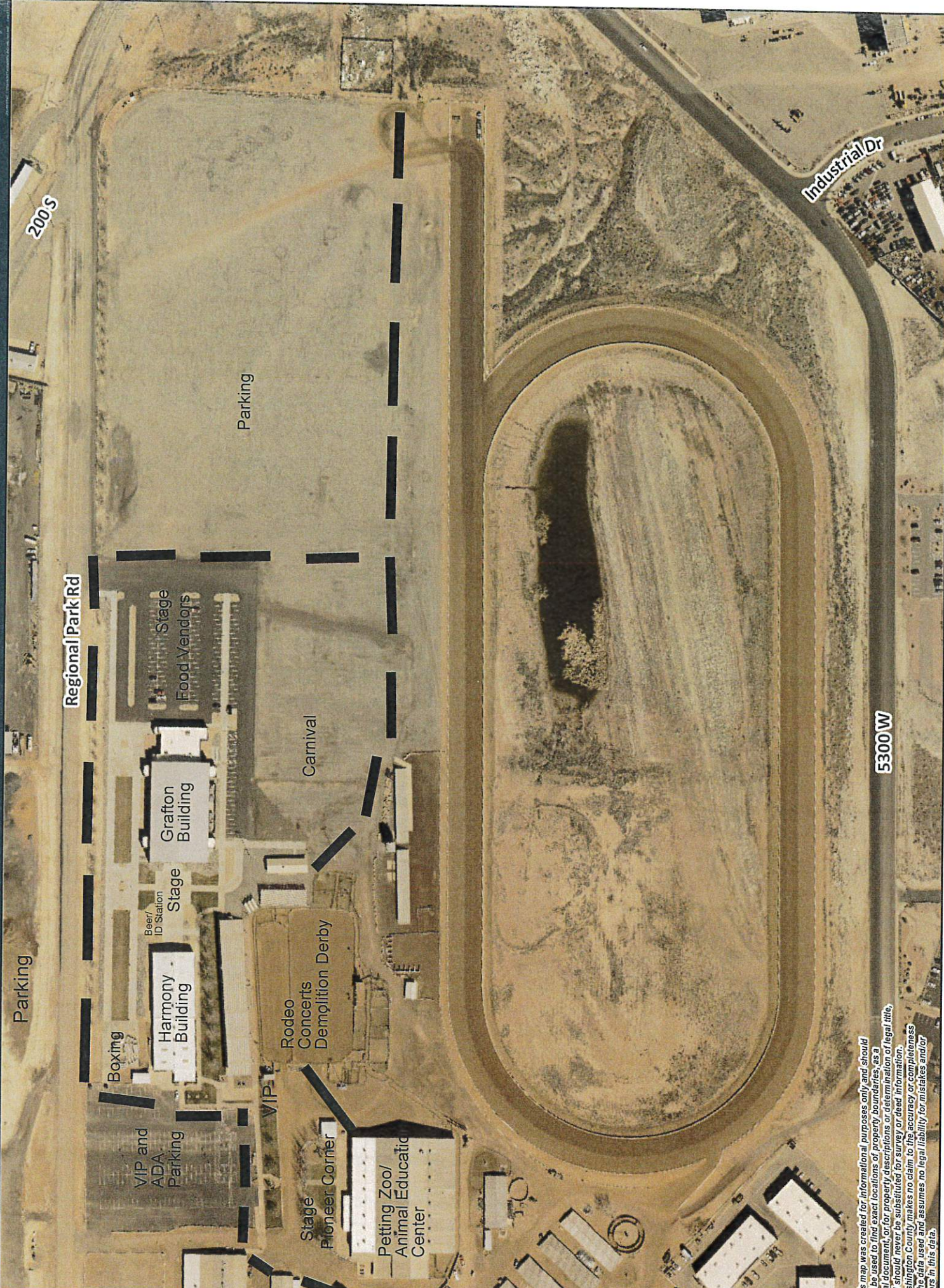
Regional Park Rd

Industrial Dr

5300 W

*Black stripes indicate an 8' fence line around property surrounding event.

This map was created for informational purposes only and should not be used to find exact locations of property boundaries, as a legal document, or for property descriptions or determination of legal title, and should never be substituted for survey or deed information. Washington County makes no claim to the accuracy or completeness of the data used and assumes no legal liability for mistakes and/or errors in this data.



This map was created for informational purposes only and should not be used to find exact locations of property boundaries, as a legal document, or for property descriptions or determination of legal title, and should never be substituted for survey or deed information. Washington County makes no claim to the accuracy or completeness of the data used and assumes no legal liability for mistakes and/or errors in this data.



STAFF COMMENTS

Consideration and possible approval of **supporting the Hurricane Valley Symphony**

Discussion:

The Hurricane Valley Symphony will be beginning a new concert season and the Board of Directors, Debbie Thorton, Heber White, Steven Saline, and Janelle Ruesch, want validation and support from the City. Their goal is to be recognized by Hurricane City as an important and legitimate part of the culture of the city. They are not asking for a money donation but would like to use the City logo on their programs and have their concerts advertised in the City newsletter.

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

Consideration and possible approval of a preliminary plat for **Trails at Sand Hollow, a 673 unit multifamily development located at 4000 W Sand Hollow Road**. Brad Mabey, Applicant. Karl Rasmussen, Agent.

Discussion:

The applicant has filed a preliminary plat and site plan for Trails at Sand Hollow, a 673 unit multifamily development located within the Gateway at Sand Hollow Public Infrastructure District. The property is located northeast of the Glampers Inn RV park. The project consists of a 252 unit apartment complex, 211 townhomes, and 210 condos. The application was heard by the Planning Commission on January 25, 2024, and was unanimously recommended for approval after discussions relating to density, parking, and availability of adequate public facilities.

Findings:

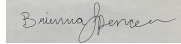
Recommendation:

Attachments:

1. PENDPP24-01_240117
2. PENDPSP24-01_240117
3. Ash_Creek_Will_Sever_Letter
4. Water_Will_Serve_Letter
5. RE Sensitive Lands
6. Utility_Plan
7. 713-002 NET AND GROSS AREA EXHIBIT
8. 713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT
9. PP24-01 PSP24-01 Trails at Sand Hollow CC Staff Report



Application

Application Accepted Date: 12/21/2023		Valuation		\$	0.00				
Type of Improvement: Subdivision (Preliminary Plat)		PERMIT FEES							
Description:		Planning Fee		\$	150.00				
Tenant / Project Name: Trails at Sand Hollow		Planning Fee		\$	150.00				
Bldg. Address: 4000 West Sand Hollow Road		Sub Total:		\$	150.00				
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	150.00				
Subdivision: Trails at Sand Hollow Phase:		Amount Paid:		\$	0.00				
Block: Lot #: Parcel #: H-4-2-1-324-GS1 AND		Remaining Due:		\$	150.00				
Zone: RM-3 H-4-2-1-322-GS1									
Property Owner: Simply Land LLC									
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: Brad Mabey									
License #: TBD P: (801) 910-9910									
Address: 2135 W 6800 S									
City: BENJAMIN State: UT Zip: 84660									
Email: karl@pv-eng.com									
APPLICATION DETAILS									
						APPROVALS		DATE	INFO
						Plan Review Finalized:		Yes	01/09/24 Brienna Spencer
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PENDPP24-01									
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: Jeffrey G Thomas									
Signature of Applicant/Authorized Agent or Owner: Date:									
Application Approved By:		Date:							
		01/09/2024							
Application Issued By:		Date:							
Receipt #: 8.175163-12/21/23									



Application

Application Accepted Date: 12/21/2023		Valuation		\$	0.00
Type of Improvement: Site Plan (Preliminary)		PERMIT FEES			
Description:		Planning Fee		\$	200.00
Tenant / Project Name: Trails at Sand Hollow		Planning Fee		\$	200.00
Bldg. Address: 4001 West Sand Hollow Road		Sub Total:		\$	200.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	200.00
Subdivision: Trails at Sand Hollow Phase:		Amount Paid:		\$	0.00
Block: Lot #: Parcel #: H-4-2-1-324-GS1 AND		Remaining Due:		\$	200.00
Property Owner: SIMPLY LAND LLC H-4-2-1-322-GS1					
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: Brad Mabey					
License #: TBD P: (801) 910-9910					
Address: 2135 W 6800 S					
City: BENJAMIN State: UT Zip: 84660					
Email: brad.mabey@academymortgage.com					
APPLICATION DETAILS					
Plan Review Finalized:		Yes	01/09/24	Brienna Spencer	
Setbacks					
Front: Rear: Left: Right:					
Min.					
Actual:					
APPLICATION NUMBER: PENDPSP24-01					
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: Jeffrey G Thomas					
Signature of Applicant/Authorized Agent or Owner: Date:					
Application Approved By:		Date:			
		01/09/2024			
Application Issued By:		Date:			
Receipt #: 8.175163-12/21/23					



December 19, 2023

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

Subject: Trails at Sand Hollow

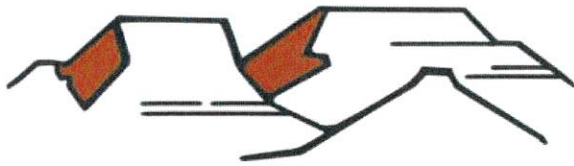
Gary,

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,

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



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

Date: December 19, 2023

To Whom It May Concern:

Simply Land LLC – Brad Mabey (the “Developer”) has requested a culinary water will serve letter for the subdivision known as Trails at Sand Hollow, located at approximately 400 S Sand Hollow Road 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 645 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

From: Adam Allen <Adam@alcsg.com>
Sent: Wednesday, March 16, 2022 7:16 PM
To: Stephen Nelson; Jared Madsen; Jon Sorensen
Cc: Fred Resch
Subject: RE: Sensitive Lands

Thank you for the update. We appreciate it

Thank You,

Adam Allen
President
American Land Consulting
(435)-680-6711 Cell

Sent from my smartphone

----- Original message -----

From: Stephen Nelson <stephen@cityofhurricane.com>
Date: 3/16/22 5:06 PM (GMT-07:00)
To: Adam Allen <Adam@alcsg.com>, Jared Madsen <jaredmadsen@alphaengineering.com>, Jon Sorensen <jons@desertsagehomesutah.com>
Cc: Fred Resch <fred@cityofhurricane.com>
Subject: Sensitive Lands

Adam and Jared,

I was glad we were able to meet last week to walk to the property and talk about if an application would require sensitive lands application for the Quail Hollow area. There are some hillsides with steep slopes but mostly limited to a few rock outcrops and washes different from the surrounding area. After review, I have found that the area in question is not sensitive lands, and protecting it does not help fulfill the purpose of the code listed within 10-24-1. Therefore, a sensitive lands application will not be required for the development of this property. However, any grading on the property will still need to meet the grading standards of the City for roadways, remaining hillsides, and retaining walls; and a complete geotechnical and drainage plan needs to be submitted with construction drawings. Staff would also recommend that the property's natural slope be incorporated into the design as much as possible.

The following section of code and criteria are all quoted from [10-24 Sensitive Lands](#) and are used to help determine if a sensitive lands application would be required.

Sec. 10-24-2. Sensitive lands defined.

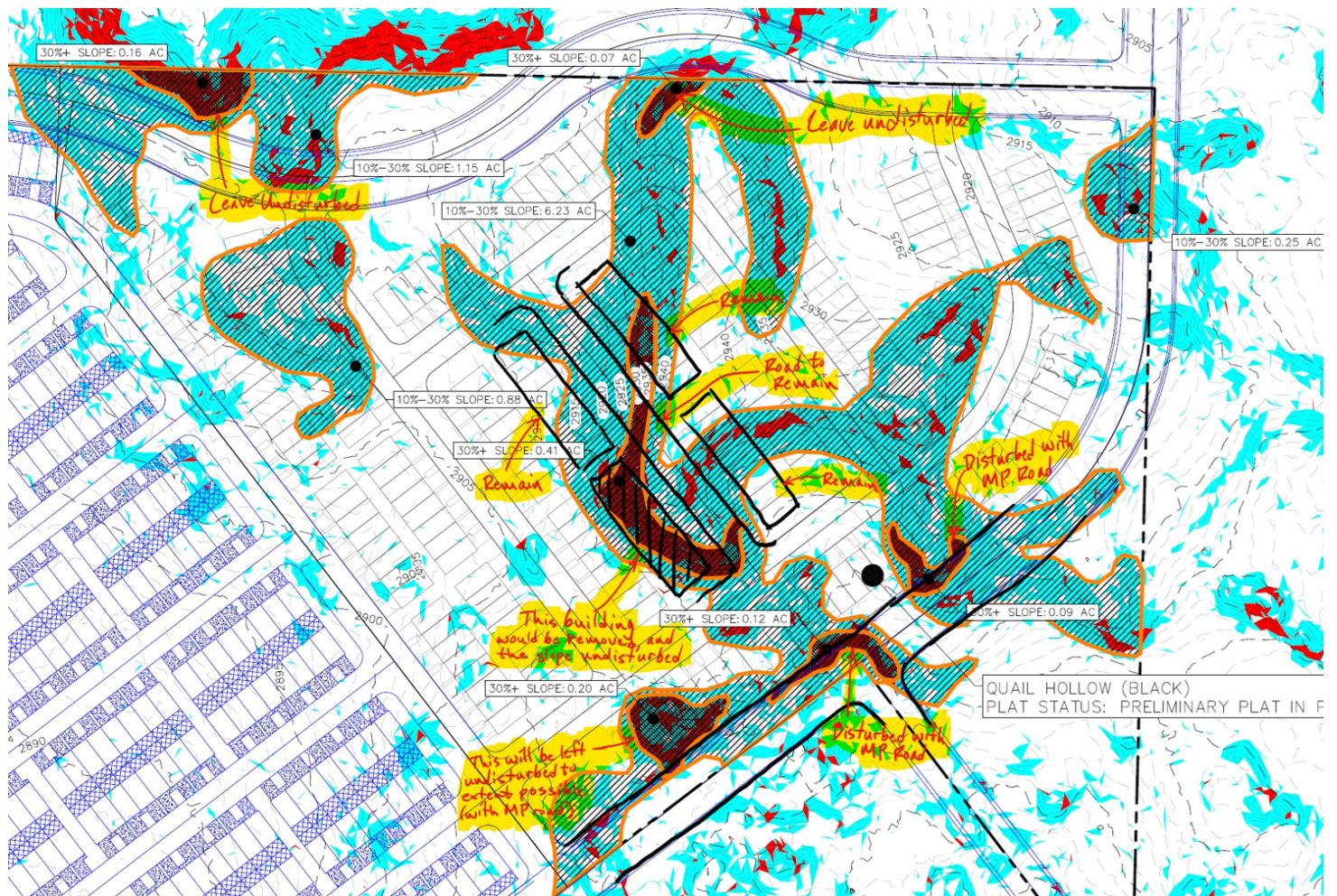
For the purposes of this chapter, the following lands are "sensitive lands" and shall be subject to the requirements of this chapter:

Any area where there is a change in elevation which is equal to or greater than ten percent (one foot of vertical grade change for every ten feet of horizontal run) for a distance of 100 feet or more, and where said grade change covers an area of at least two contiguous acres, or an entire parcel if said parcel is less than two acres (see section 10-24-9, appendix diagram A of this chapter).

Also, it states:

Sec. 10-24-5. Hillsides and ridge areas.

- A. *Applicability. The following procedures, submittal requirements and standards shall apply to those projects located on lands identified as having at least one of the following characteristics:*
1. *Slopes over ten percent which are:*
 - a. *Identified through computer generated programs capable of calculating slopes on topographic maps prepared with two-foot contour interval accuracy; or*
 - b. *Established by profile lines drawn perpendicular to contour lines at intervals no greater than 150 feet apart, when the slope, measured along any 100-foot segment of the profile line is ten percent or greater (see section 10-24-9, appendix diagram A, of this chapter).*
 - c. *A slope shall be subject to this chapter only when a contiguous identified area of ten percent or greater exceeds two acres, or if the site is less than one acre and the entire site is ten percent or greater.*
 2. *Lands located within 100 vertical feet of a ridgeline measured perpendicular from the ridgeline; and*
 3. *Lands located within 100 feet of an edge of a bluff.*

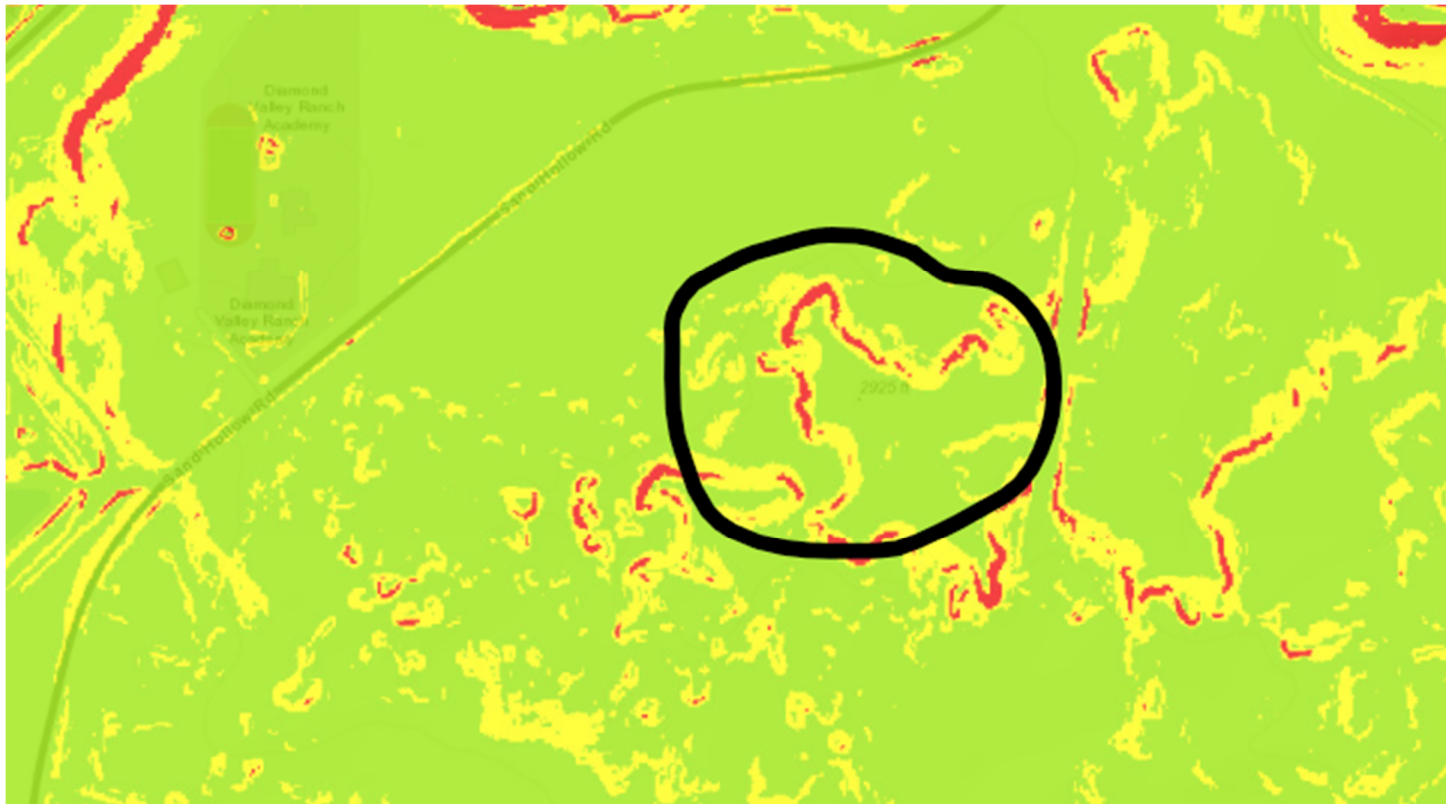


On the maps provided, it is clear that it meets these criteria.

Within Section C.1.d under the Development Plan Submittal for lot development, it states:

The average grade shall be determined by calculating the grade of the natural slope between two opposing property lines, based on profiles taken perpendicular to the contours, no less than 150 feet apart, nor greater than 75 feet from an existing or proposed property line. Small washes or rock outcrops which have slopes distinctly different from surrounding property may be excluded from slope determination, if the exclusion of such small areas from slope determination will not be contrary to the overall purpose of this chapter, as reasonably determined by the Zoning Administrator.

This latter section of code allows for the zoning administrator not to waive the requirement of the sensitive lands application but allows exceptions from some of the requirements. The mapping of the surrounding area seems to be a small rock outcropping and will not impact the conditions of 10-24-1, as seen in the map below.





Finally, the code allows the Zoning Administrator to determine if the application will affect sensitive lands within the City take all the above into consideration.

Sec. 10-24-3. Determination of applicability.

- B. *Support information.* An applicant may provide information to support a determination that the project is not located on sensitive lands. Further on site investigation from licensed professionals may be necessary to conclude whether or not a project is located on sensitive lands.
- C. *Zoning Administrator determination.* If additional information is provided by an applicant, the Zoning Administrator shall review the information and make a final determination whether or not the project is subject to this chapter. The Zoning Administrator may also review the project on site and may determine the project is not located on sensitive lands and therefore not subject to this chapter. The decision of the Zoning Administrator may be appealed to the Planning Commission.

Please let me know if you have any questions.

Stephen Nelson, AICP

*Hurricane City
Planning Director
(435) 635-2811*



PLANNING & ZONING
HURRICANE CITY
UTAH

SITE DATA		
AREA	43	ACRES
TOTAL AREA	1,870,703	SQ.FT.
TOTAL LOTS/UNITS	645	
UNITS PER ACRE	15	

APARTMENTS	252
TOWNHOMES	193
CONDOS	200
TOTAL UNITS	645

PHASE TABLE

PHASE NO.	NO. OF LOTS OR UNITS
PHASE 1	TBD
PHASE 2	TBD
PHASE 3	TBD
PHASE 4	TBD
PHASE 5	TBD
PHASE 6	TBD
PHASE 7	TBD
PHASE 8	TBD
TOTAL	TBD

LEGEND

- RIGHT-OF-WAY LINE

ADJACENT PROPERTY LINE

LOT LINE

CENTER LINE

SECTION LINE

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

EXISTING SEWER LINE

EXISTING WATER LINE

PROPOSED STORM DRAIN, SIZE SHOWN

EXISTING LINE

PUBLIC UTILITY EASEMENT (P.U.E.)

SECTION LINE

CENTERLINE

EDGE OF EXISTING PAVEMENT

EXISTING GAS MAIN

PROPOSED GAS MAIN

EXISTING CURB & GUTTER
- EXISTING COMMUNICATION LINE

PROPOSED WATER LINE, SIZE SHOWN

PROPOSED IRRIGATION LINE, SIZE SHOWN

PROPOSED SEWER LINE, SIZE SHOWN

EXISTING SEWER LINE

PROPOSED CURB & GUTTER

EXISTING PAVEMENT

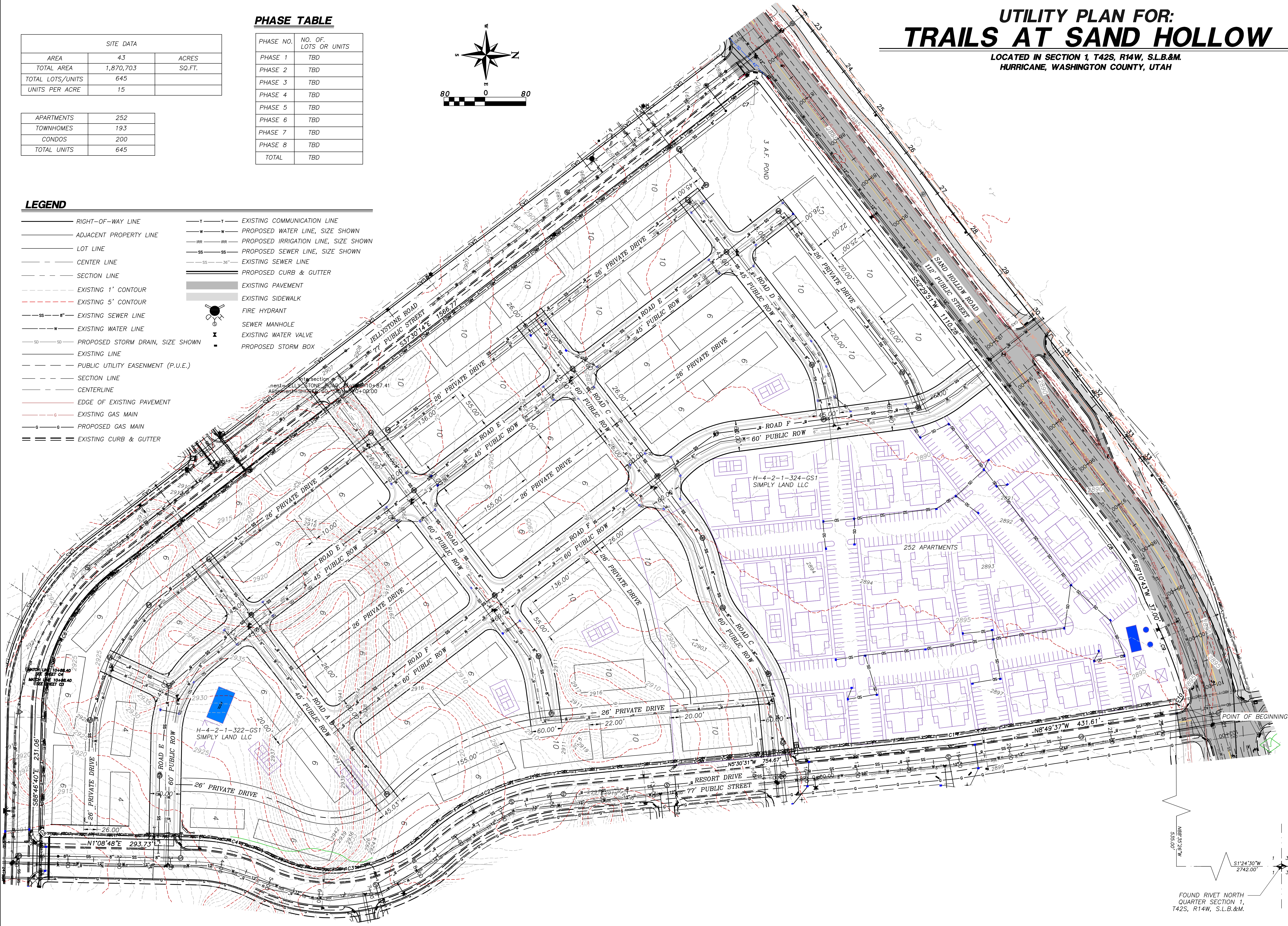
EXISTING SIDEWALK

FIRE HYDRANT

SEWER MANHOLE

EXISTING WATER VALVE

PROPOSED STORM BOX



UTILITY PLAN FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

REVISIONS		NO	DESCRIPTION	DATE	BY

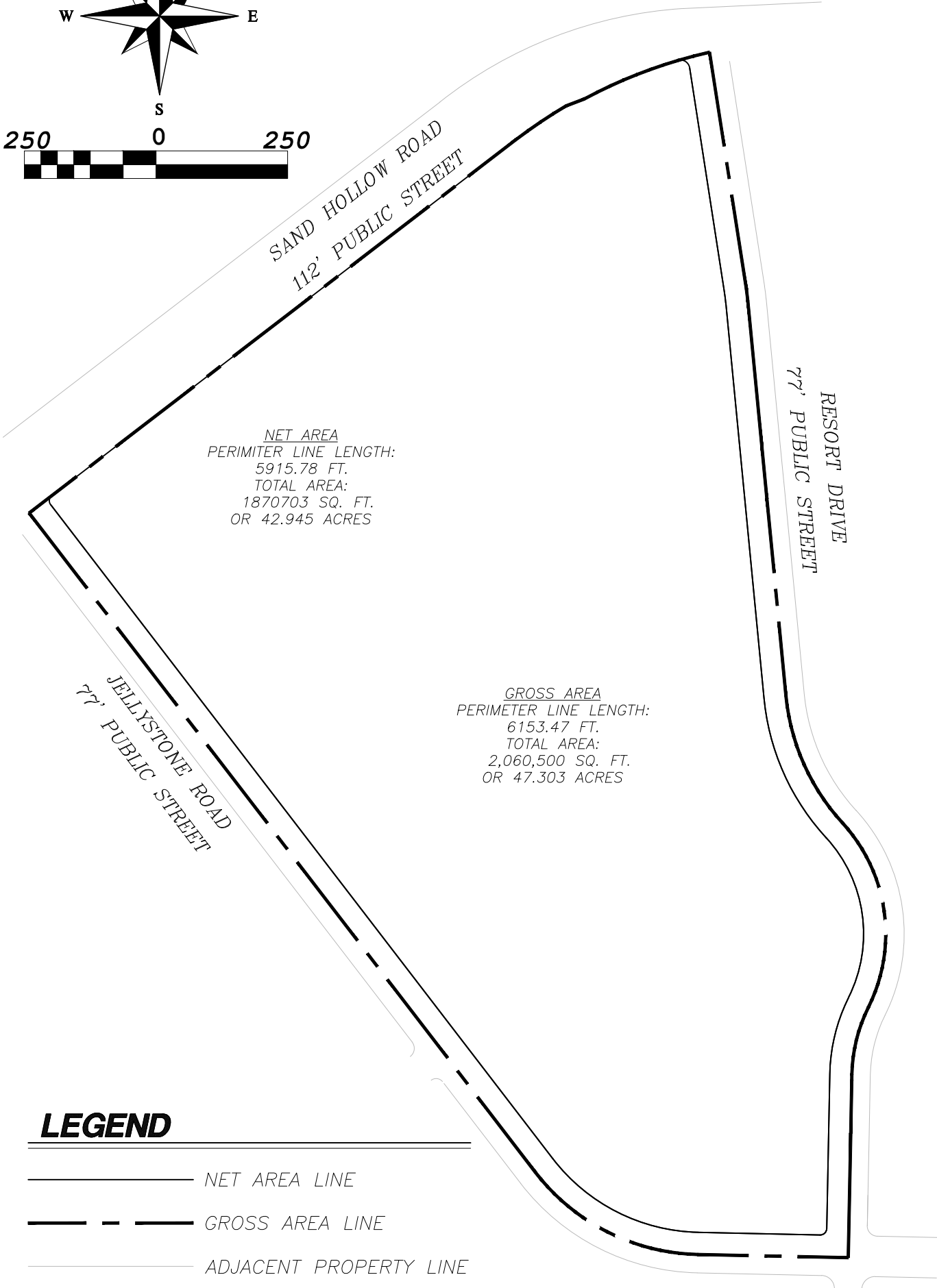
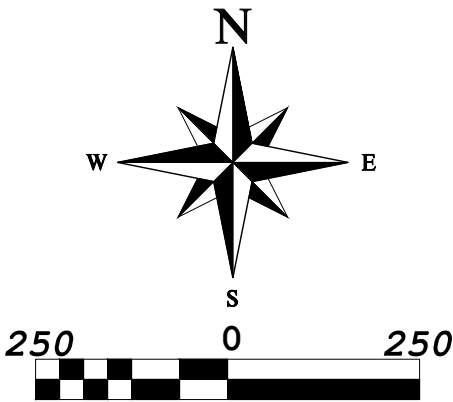
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane, UT 84503
Phone: 435-668-8307

UTILITY PLAN FOR:
TRAILS AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	12/21/2023
SCALE	1"=80'
JOB NO.	378-002
SHEET NO.	1 OF 1

713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

EXHIBIT FOR:
TRAILS AT SAND HOLLOW



LEGEND

- NET AREA LINE
- - - - - GROSS AREA LINE
- ADJACENT PROPERTY LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

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)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. WATER WILL BE COLLECTED AND DELIVERED TO THE REGIONAL DETENTION BASIN AT THE PROPOSED PARK THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY HURRICANE CITY WATER, AND ASH CREEK SPECIAL SERVICE DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

THERE ARE NO IRRIGATION FACILITIES.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

PROPERTY IS ZONED AS:
RM-3

THE PARENT PARCELS FOR THIS SUBDIVISION ARE:
H-4-2-1-324-GS1 AND H-4-2-1-322-GS1.

OWNER:

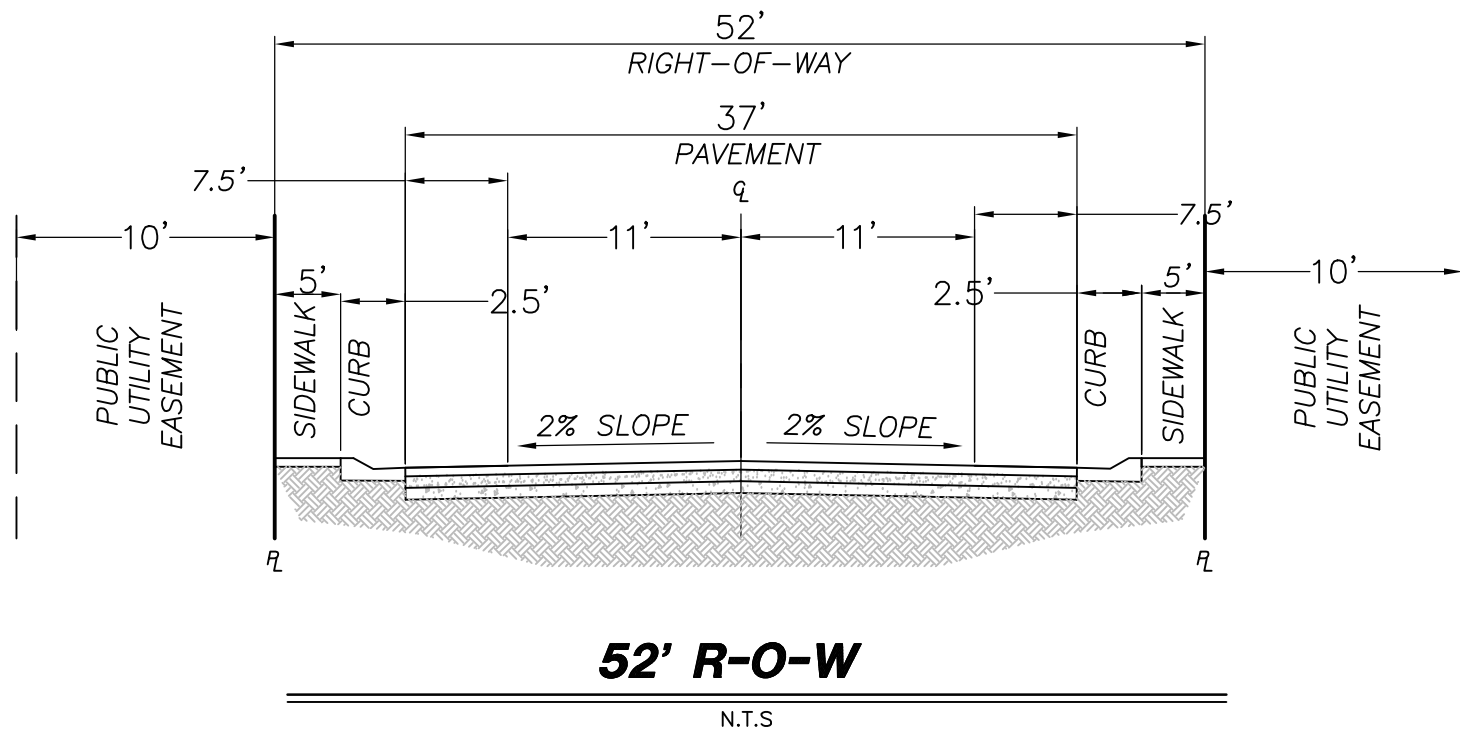
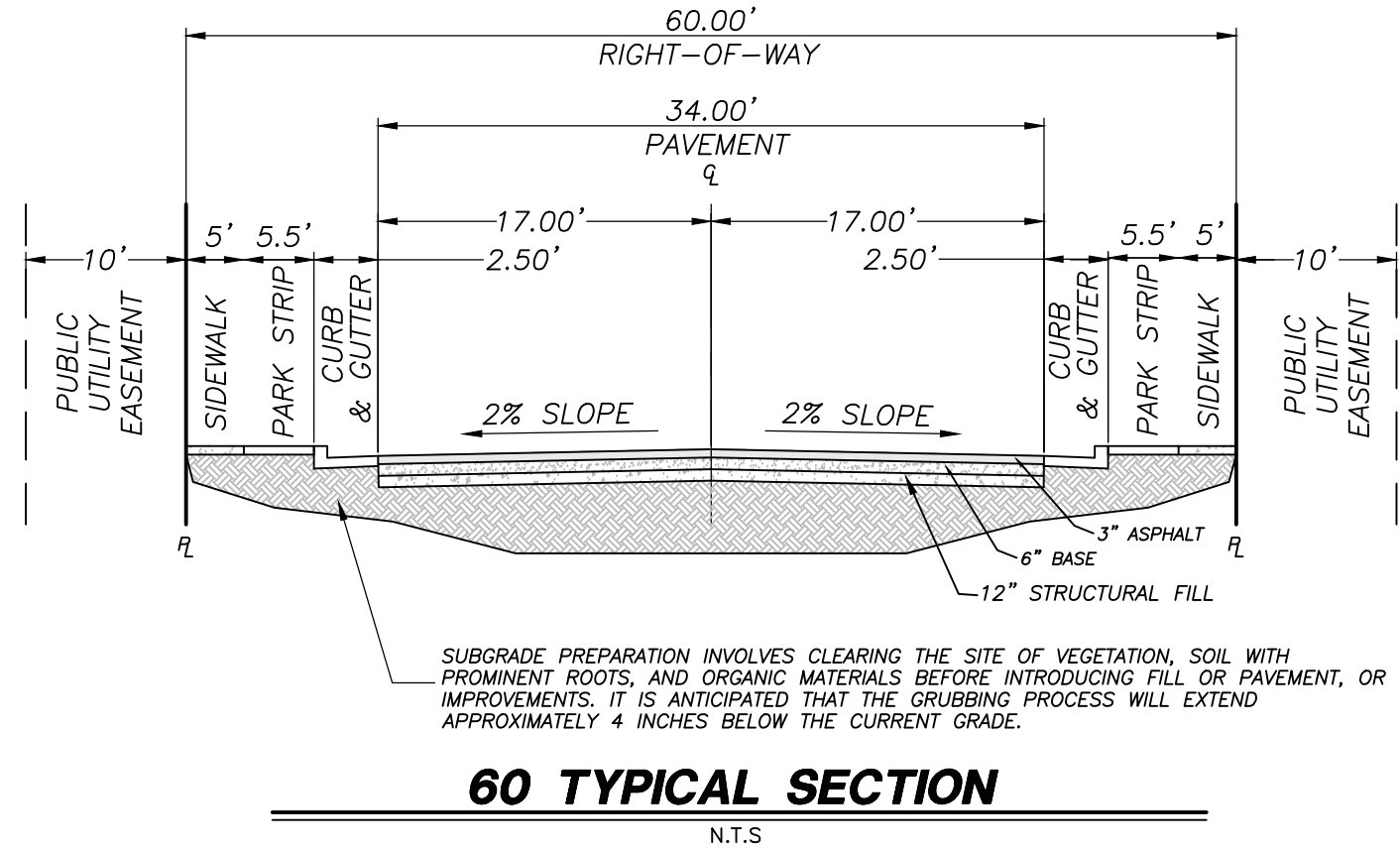
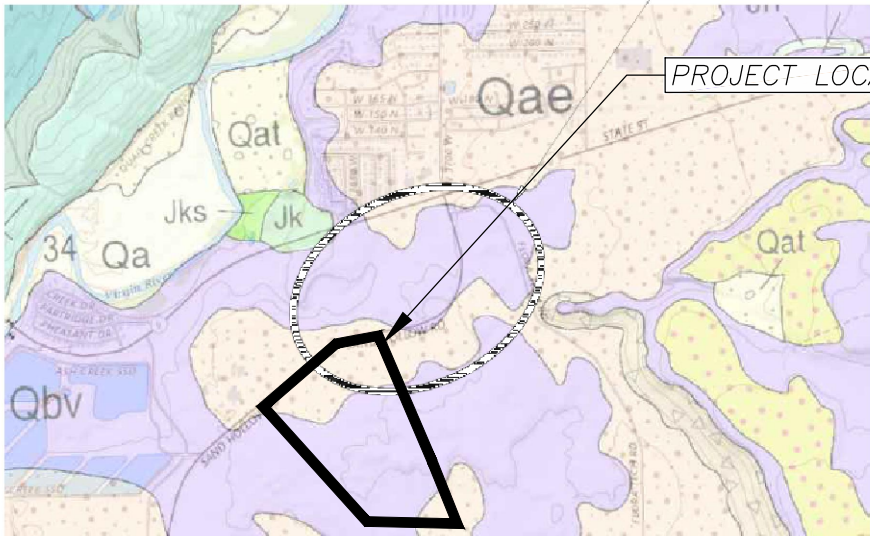
SIMPLY LAND LLC
2135 W 6800 S
BENJAMIN, UT 84660
(801) 910-9910

LAND USE SUMMARY

SITE DATA		
GROSS AREA	2,060,500	SQ. FT.
JELLYSTONE RD. & RESORT DR. AREA	189,797	SQ. FT.
NET AREA	1,870,703	SQ. FT.
TOTAL LOTS/UNITS	673	
UNITS PER ACRE	15	
LANDSCAPING AREA	389,127	SQ. FT.
LANDSCAPING %	20.80%	
	UNITS	PARKING
APARTMENTS	252	2 PER UNIT
TOWNHOMES	211	4 PER UNIT
CONDOS	210	2 PER UNIT
TOTAL	673	1768

JELLYSTONE ROAD & RESORT DRIVE AREA DEDICATED TO HURRICANE CITY WITH:
DOC#: 20230036797 & DOC#: 20230036798

- AMENITIES:
• 8 PICKLEBALL COURTS
• 2 SWIMMING POOLS
• 1 CLUB HOUSE
• 1 PAVILIONS WITH TABLES
TOTAL OF 14 AMENITIES



BASIS OF BEARINGS

BASIS OF BEARINGS IS S1°17'04"W 450.42 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 13 WEST, TO THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

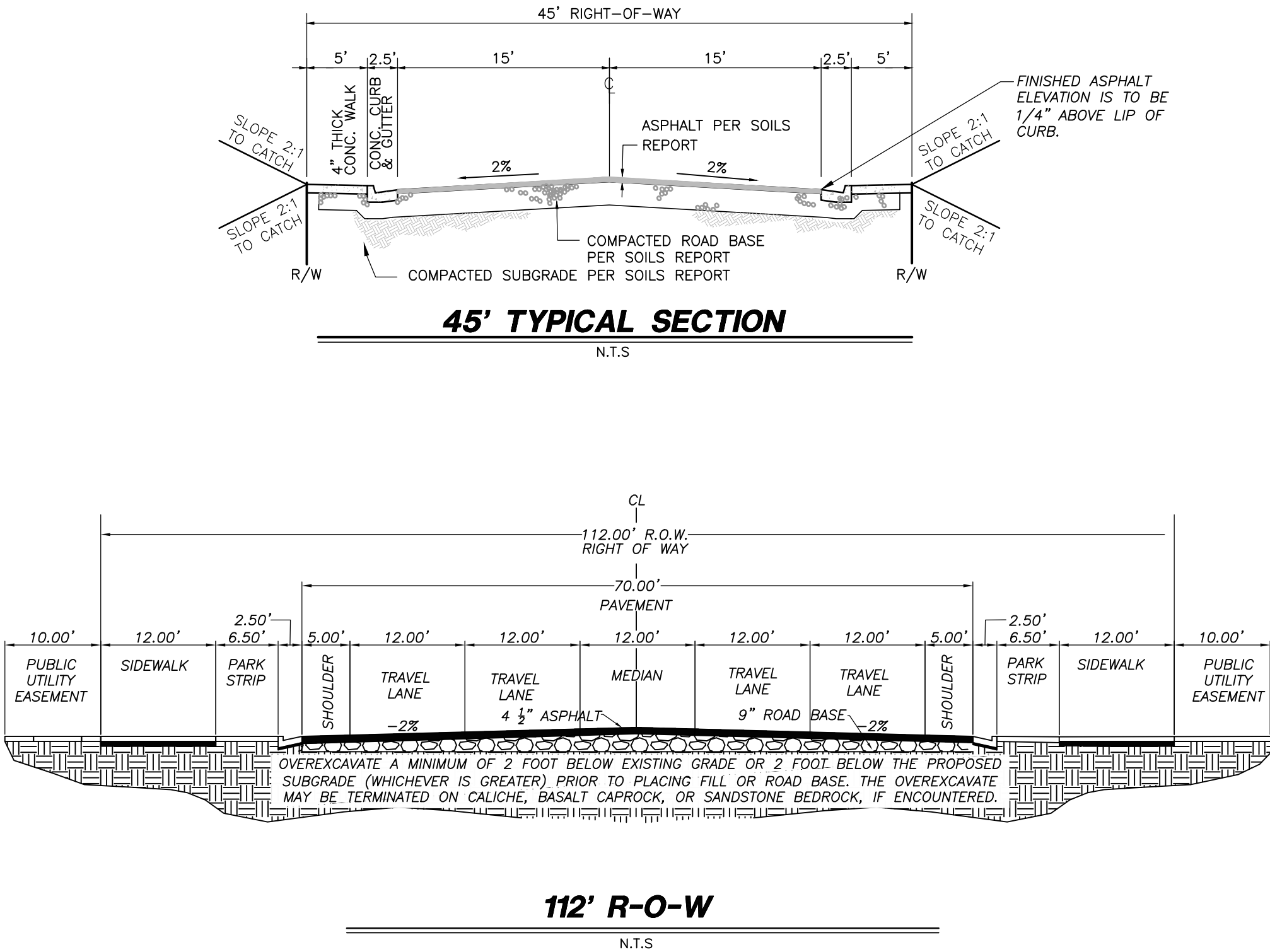
TRAILS AT SAND HOLLOW DESCRIPTION:

THENCE N08°49'37"W 431.61 FEET; THENCE NORTHERLY ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 20.73 FEET, THROUGH A CENTRAL ANGLE OF 0°3'19'06", (LONG CHORD BEARS: N07°10'04"W 20.73 FEET); THENCE N05°30'31"W 754.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 457.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT A DISTANCE OF 295.41 FEET, THROUGH A CENTRAL ANGLE OF 37°02'13", (LONG CHORD BEARS: N24°01'38"W 290.30 FEET); THENCE NORTHERLY ALONG THE ARC OF A 270.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 325.40 FEET, THROUGH A CENTRAL ANGLE OF 69°03'04", (LONG CHORD BEARS: N08°01'12"W 306.06 FEET); THENCE NORTHERLY ALONG THE ARC OF A 342.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.37 FEET, THROUGH A CENTRAL ANGLE OF 25°21'32", (LONG CHORD BEARS: N13°49'34"E 150.14 FEET); THENCE N01°08'48"E 293.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 19.65 FEET, THROUGH A CENTRAL ANGLE OF 90°04'33", (LONG CHORD BEARS: N46°11'04"E 17.69 FEET); THENCE S88°46'40"E 231.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 358.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 320.37 FEET, THROUGH A CENTRAL ANGLE OF 31°16'26", (LONG CHORD BEARS: S63°08'27"E 309.79 FEET); THENCE S37°30'14"E 1566.77 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 19.64 FEET, THROUGH A CENTRAL ANGLE OF 90°00'05", (LONG CHORD BEARS: S07°29'49"W 17.68 FEET); THENCE S52°29'51"W 1110.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 115.67 FEET, HAVING A RADIUS OF 944.00 FEET AND A RADIAL BEARING OF S30°28'54"E, THROUGH A CENTRAL ANGLE OF 07°01'15" (LONG CHORD BEARS: S56°00'28"W 115.60 FEET); THENCE S69°10'43"W 37.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 938.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT A DISTANCE OF 192.60 FEET, THROUGH A CENTRAL ANGLE OF 11°45'30", (LONG CHORD BEARS: S67°37'29"W 192.26 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 29.83 FEET, THROUGH A CENTRAL ANGLE OF 97°40'09", (LONG CHORD BEARS: N57°39'42"W 26.35 FEET);

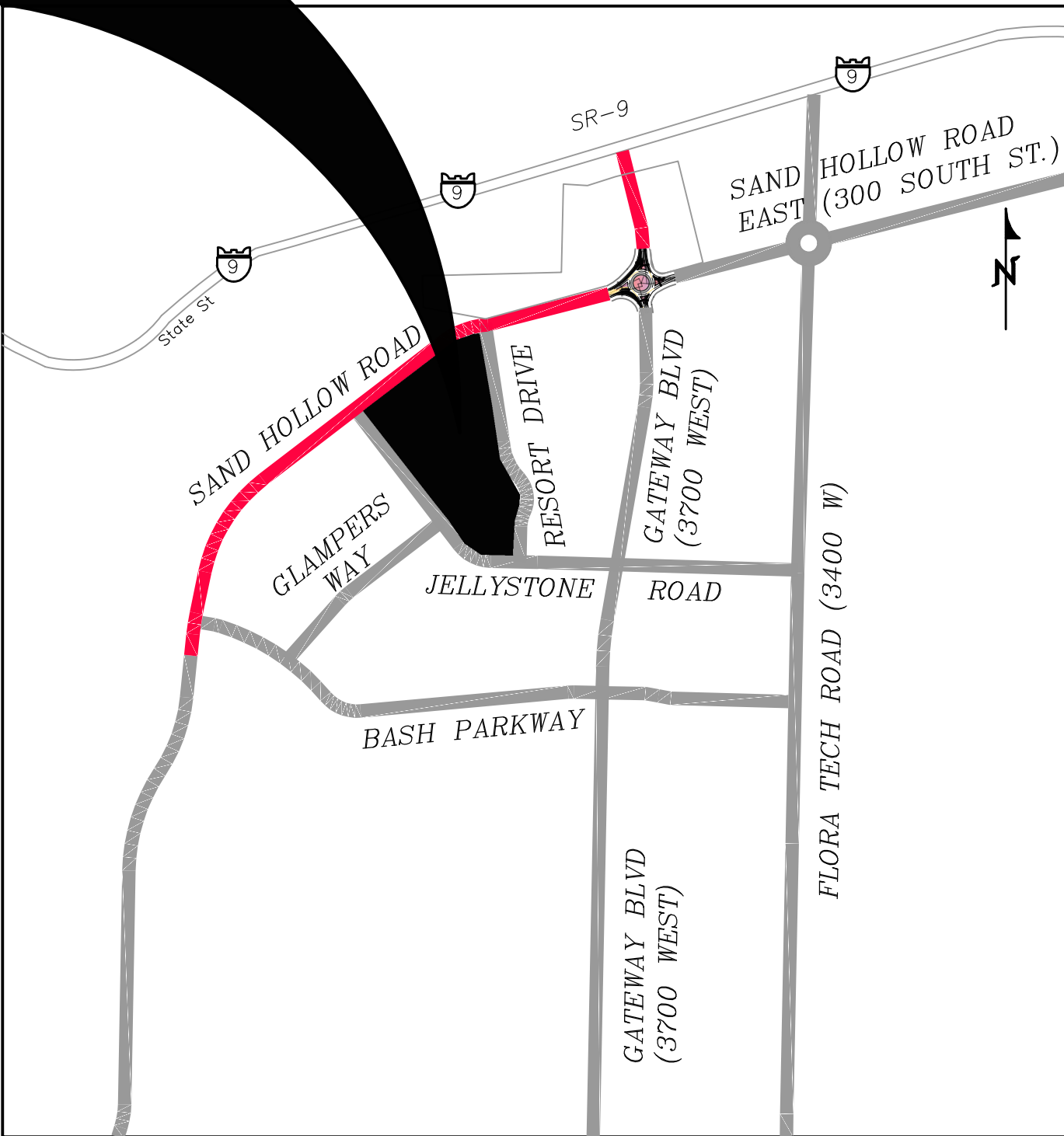
TO THE POINT OF BEGINNING. AREA CONTAINS 1870703 SQUARE FEET OR 43 ACRES.

GEOLOGICAL NARRATIVE

THIS PARCEL OF LAND LIES INSIDE A VOLCANO MOUNTAIN LAVA FLOW (MIDDLE PLEISTOCENE) SHOWN WITH A Qbv. IT ALSO LIES INSIDE AN ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE) SHOWN WITH A Qae. THIS AREA ALSO HAS A MEDIUM TO DARK-GRAY TO GRAYISH-BLACK, FINE TO MEDIUM-GRAINED ALKALI BASALT (Qbv) WITH SPARSE OLIVINE PHENOCRYSTS; ERUPTED FROM A VENT AT VOLCANO MOUNTAIN (Qbvc) SOUTHWEST OF HURRICANE; DIVISIBLE INTO THREE SEPARATE FLOWS (BieK, 2003a, 2003b); YOUNGEST AND MIDDLE-LEVEL FLOWS YIELDED 40Ar/39Ar AGES OF 0.289 ± 0.024 Ma AND 0.353 ± 0.045 Ma, RESPECTIVELY (SANCHEZ, 1995), IN ACCORD WITH K-Ar AGES OF 0.289 ± 0.085 AND 0.303 ± 0.30 (BEST AND OTHERS, 1980) ON THE MIDDLE-LEVEL FLOW; MIDDLE-LEVEL FLOW IS DISPLACED ABOUT 240 FEET (73 m) BY THE HURRICANE FAULT AT TIMPOWEAP CANYON AND LOCALLY HAS PILLOW BASALT AT ITS BASE; THE OLDEST LAVA FLOW FLOWED ABOUT 8 MILES (13 km) DOWN THE VIRGIN RIVER; LAVA FLOWS ARE GENERALLY 35 TO 45 FEET (11-14 m) THICK AND FORM ROUGH, BLOCKY SURFACES, BUT THE MIDDLE-LEVEL FLOW IS AS MUCH AS 170 FEET (50 m) THICK WHERE IT FILLS THE ANCESTRAL VIRGIN RIVER CHANNEL. THIS AREA ALSO HAS MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES, YOUNGER DEPOSITS (Qae) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (Qaeo) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 m) THICK.



PROJECT LOCATION



REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.

ENGINEERS - LAND SURVEYORS - LAND PLANNERS

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

PRELIMINARY PLAT FOR:

TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	N.T.S.
JOB NO.	713-002
SHEET NO.	1 OF 16

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713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

LEGEND

- RIGHT-OF-WAY LINE

ADJACENT PROPERTY/LOT LINE

LOT LINE

CENTER LINE

SECTION LINE

WATER LINE

SANITARY SEWER LINE

BLOCK LINE

PHASE LINE
- SS

W
- FUTURE PRIVATE/LIMITED COMMON AREA

OPEN SPACE

EXISTING SEWER LINE

EXISTING WATER LINE

PUBLIC UTILITY EASEMENT (P.U.E.)

EXISTING 1' CONTOUR

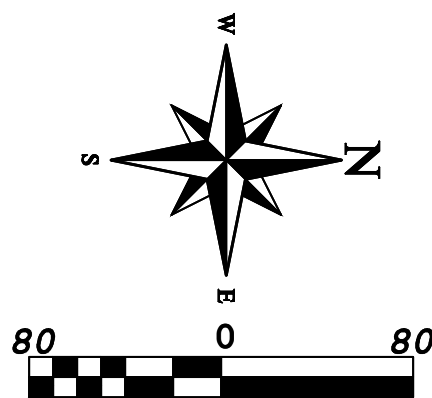
EXISTING 5' CONTOUR

TIE LINE

12 FOOT TRAIL FOR INTERCONNECTIVITY

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



BLOCK TABLE

BLOCK NO.	NO. OF CONDOS /TOWNHOMES /APARTMENTS
BLOCK 1	50 CONDOS
BLOCK 2	90 CONDOS
BLOCK 3	28 TOWNHOMES
BLOCK 4	28 TOWNHOMES
BLOCK 5	70 CONDOS
BLOCK 6	28 TOWNHOMES
BLOCK 7	28 TOWNHOMES
BLOCK 8	49 TOWNHOMES
BLOCK 9	24 TOWNHOMES
BLOCK 10	26 TOWNHOMES
BLOCK A1	132 APARTMENTS
BLOCK A2	120 APARTMENTS
TOTAL	673

AMENITIES:
• 8 PICKLEBALL COURTS
• 2 SWIMMING POOLS
• 1 CLUB HOUSE
• 3 PAVILIONS WITH TABLES
TOTAL OF 14 AMENITIES

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:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE 1/22/2024
SCALE 1"=80'
JOB NO. 378-002
SHEET NO:

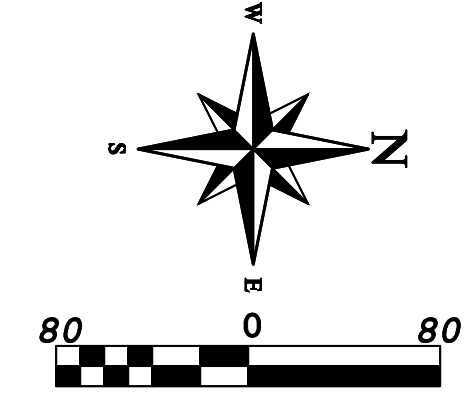
2 OF 16

LEGEND

—	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
—	ADJACENT PROPERTY/LOT LINE		OPEN SPACE
—	LOT LINE	— SS —	EXISTING SEWER LINE
—	CENTER LINE	— W —	EXISTING WATER LINE
—	SECTION LINE	---	PUBLIC UTILITY EASEMENT (P.U.E.)
— W —	WATER LINE	- - - -	EXISTING 1' CONTOUR
— SS —	SANITARY SEWER LINE	- - - -	EXISTING 5' CONTOUR
—	BLOCK LINE	---	TIE LINE
—	PHASE LINE		

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



BLOCK TABLE

BLOCK NO.	NO. OF CONDOS /TOWNHOMES /APARTMENTS
BLOCK 1	50 CONDOS
BLOCK 2	90 CONDOS
BLOCK 3	28 TOWNHOMES
BLOCK 4	28 TOWNHOMES
BLOCK 5	70 CONDOS
BLOCK 6	28 TOWNHOMES
BLOCK 7	28 TOWNHOMES
BLOCK 8	49 TOWNHOMES
BLOCK 9	24 TOWNHOMES
BLOCK 10	26 TOWNHOMES
BLOCK A1	132 APARTMENTS
BLOCK A2	120 APARTMENTS
TOTAL	673

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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

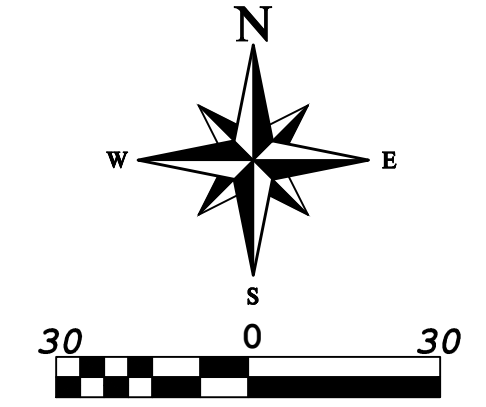
DATE	1/22/2024
SCALE	1"=80'
JOB NO.	378-002
SHEET NO.	

LEGEND

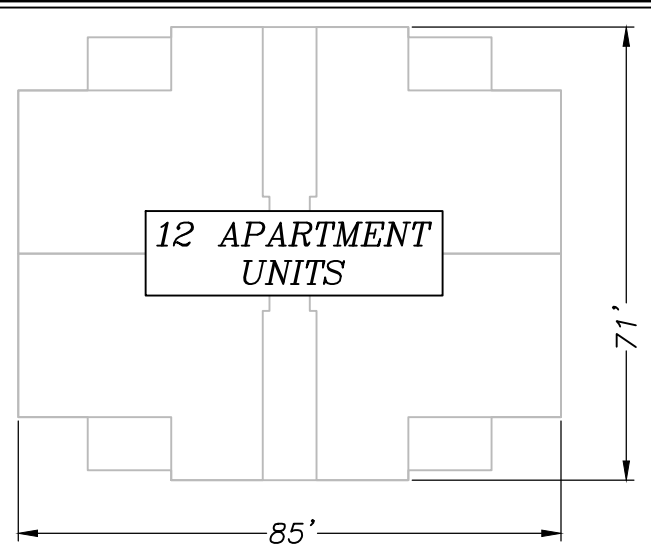
- RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE
LOT LINE
CENTER LINE
SECTION LINE
WATER LINE
SANITARY SEWER LINE
BLOCK LINE
PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
OPEN SPACE
EXISTING SEWER LINE
EXISTING WATER LINE
PUBLIC UTILITY EASEMENT (P.U.E.)
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
TIE LINE
CURB/SIDEWALK LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



12 UNIT APARTMENT TYP.



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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	

LEGEND

- RIGHT-OF-WAY LINE

—

ADJACENT PROPERTY/LOT LINE

—

LOT LINE

—

CENTER LINE

—

SECTION LINE

—W—W—

WATER LINE

—SS—SS—

SANITARY SEWER LINE

—

BLOCK LINE

PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA

OPEN SPACE

EXISTING SEWER LINE

EXISTING WATER LINE

PUBLIC UTILITY EASEMENT (P.U.E.)

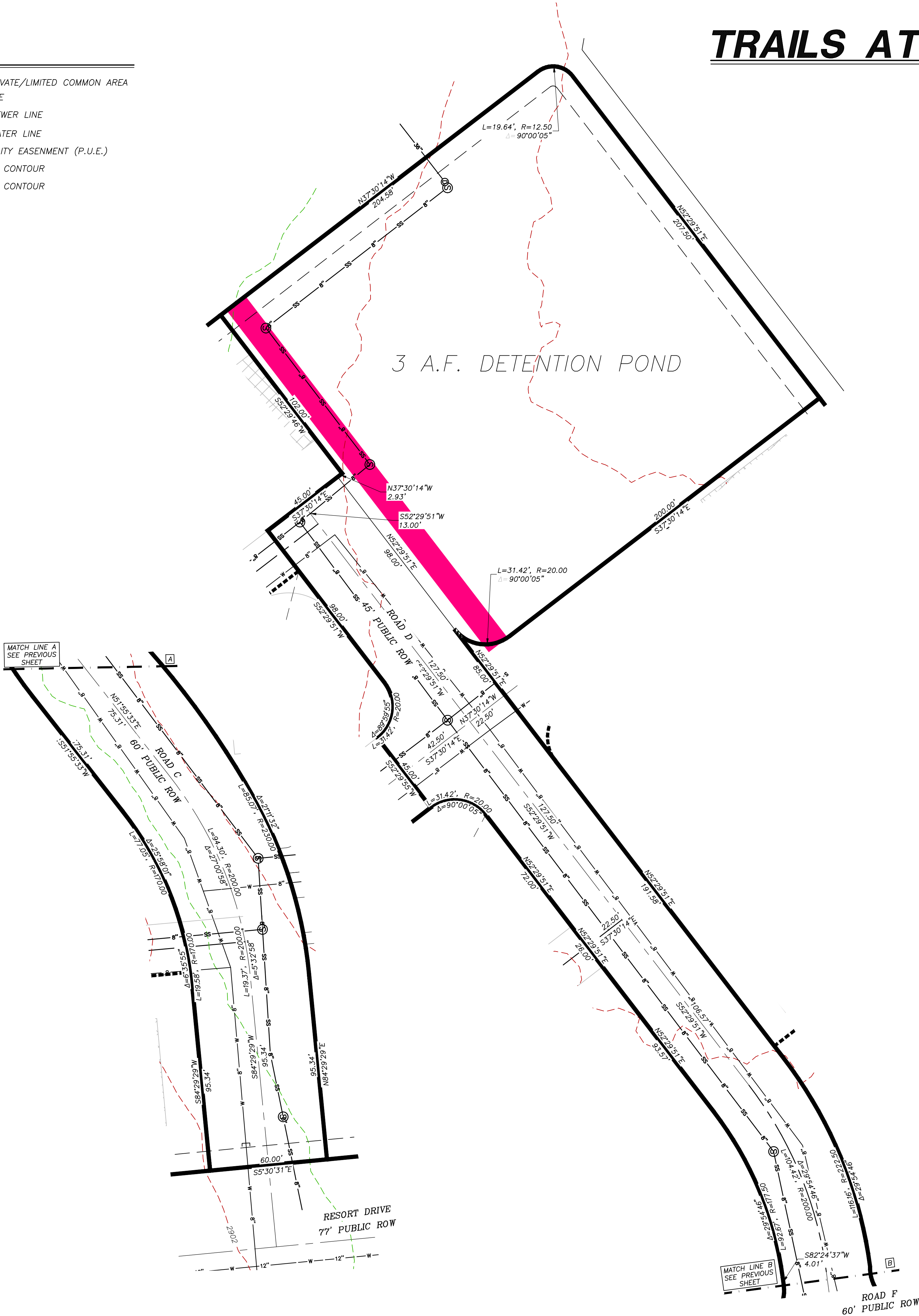
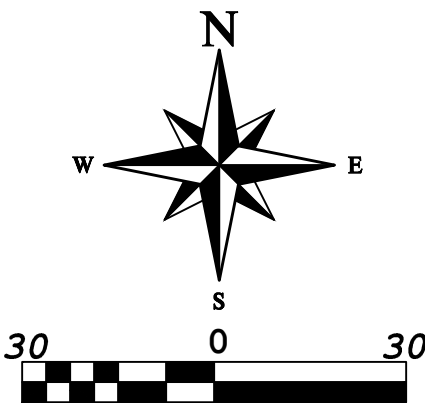
EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

TIE LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



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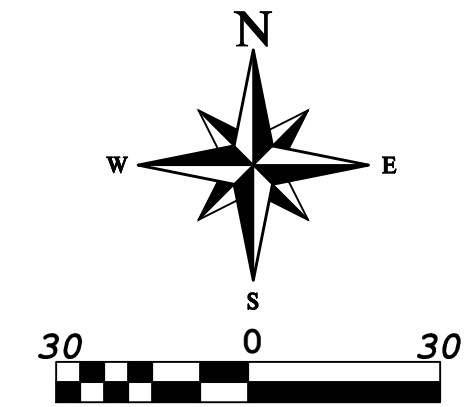
PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	5 OF 16

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A2

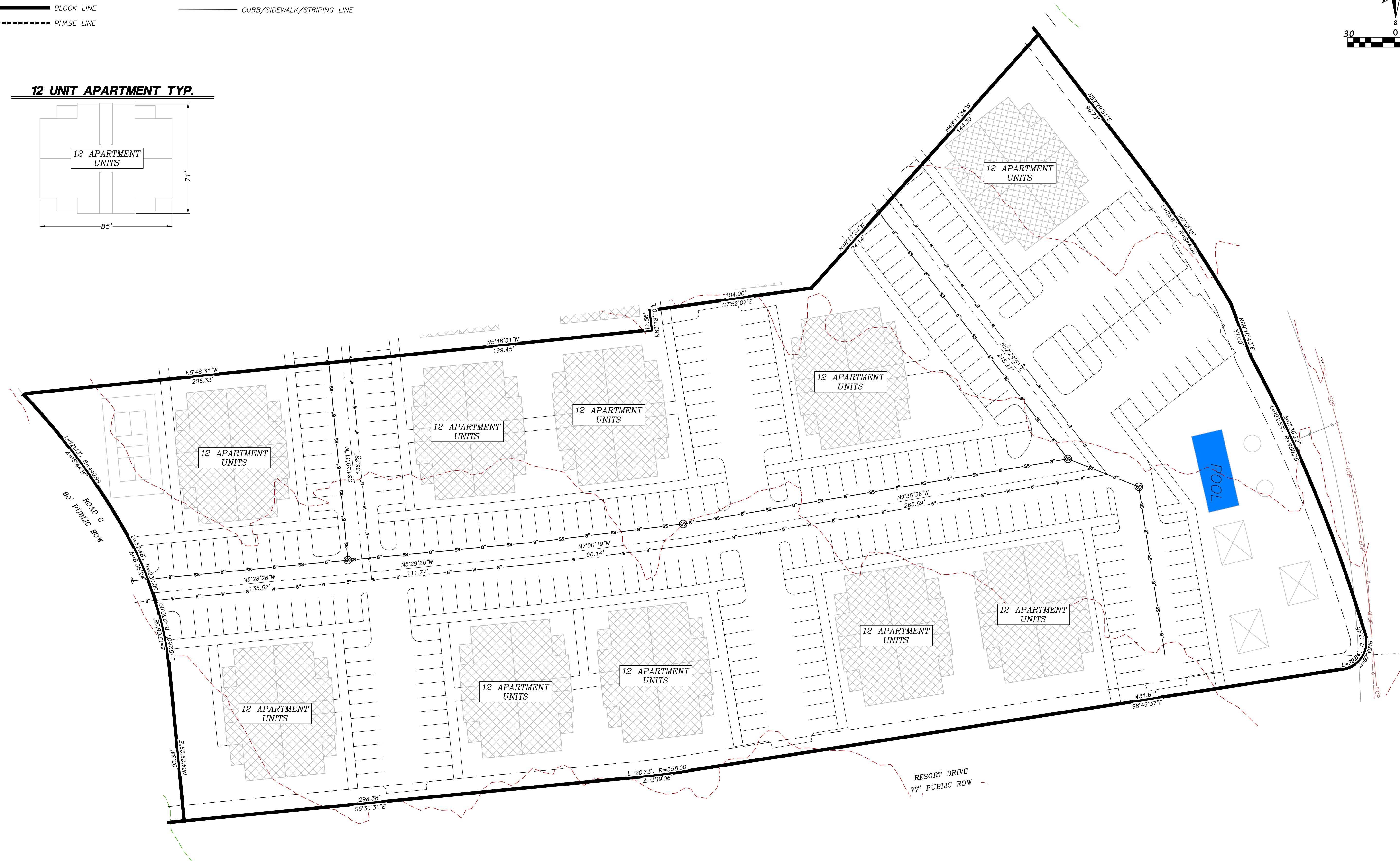
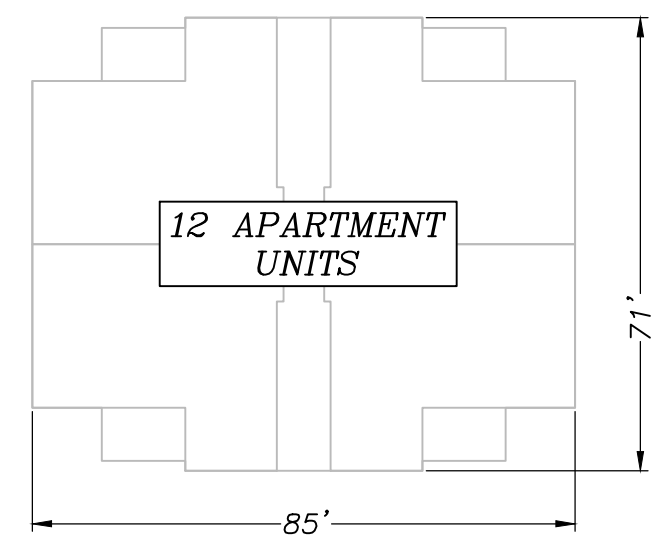
**LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**



LEGEND

- | | | | |
|---|------------------------|---|------------------------------------|
|  | RIGHT-OF-WAY LINE |  | FUTURE PRIVATE/LIMITED COMMON AREA |
|  | ADJACENT PROPERTY LINE |  | OPEN SPACE |
|  | LOT LINE |  | EXISTING SEWER LINE |
|  | CENTER LINE |  | EXISTING WATER LINE |
|  | SECTION LINE |  | PUBLIC UTILITY EASEMENT (P.U.E.) |
|  | WATER LINE |  | EXISTING 1' CONTOUR |
|  | SANITARY SEWER LINE |  | EXISTING 5' CONTOUR |
|  | BLOCK LINE |  | TIE LINE |
|  | PHASE LINE |  | CURB/SIDEWALK/STRIPING LINE |

12 UNIT APARTMENT TYP.



NO	DESCRIPTION	DATE	BY

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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK A2

HURRICANE, WASHINGTON COUNTY, UTAH

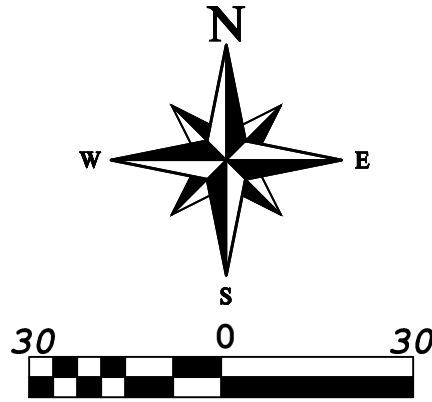
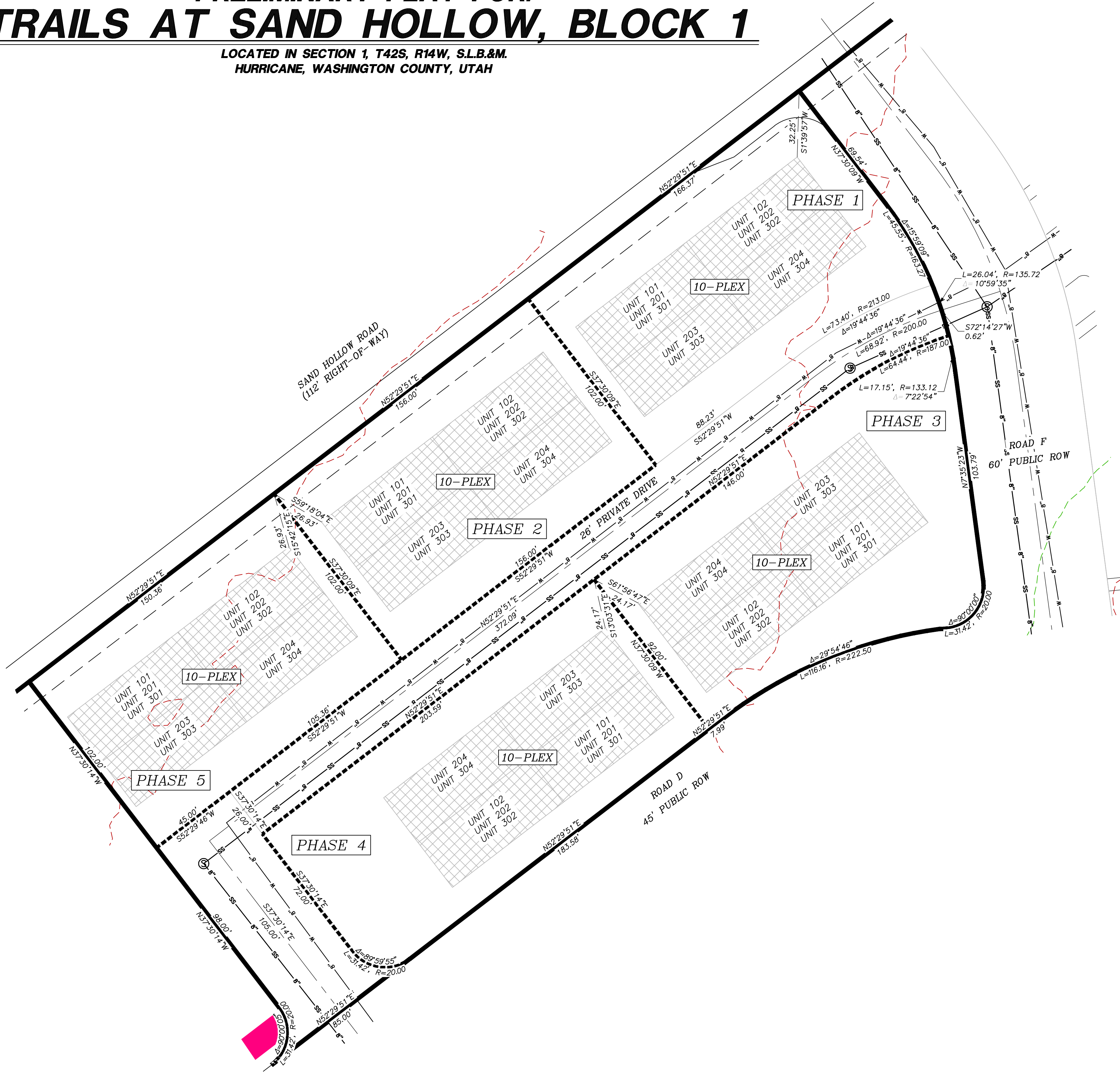
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SCALE	1"=30'
DB NO.	378-002
SHEET NO:	

LEGEND

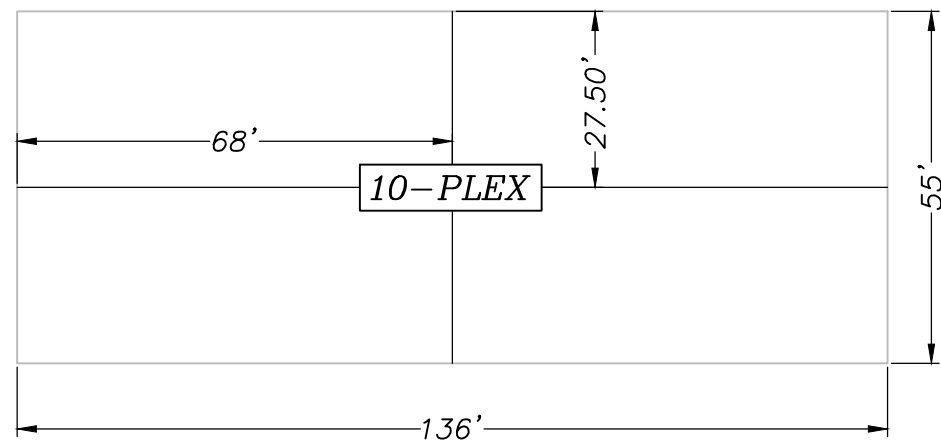
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	ADJACENT PROPERTY LINE		OPEN SPACE
	BUILDING LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

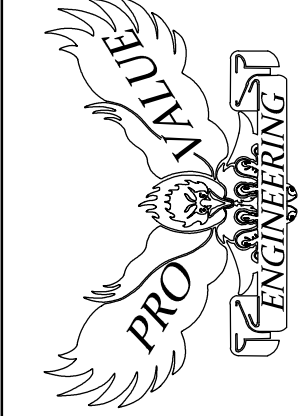


3 STORY 10-PLEX TYP.



REVISIONS		DESCRIPTION	DATE	BY
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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 1

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	

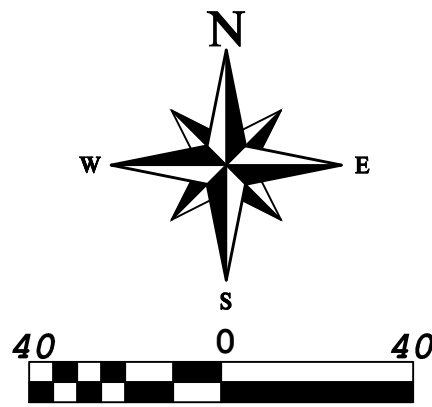
7 OF 16

LEGEND

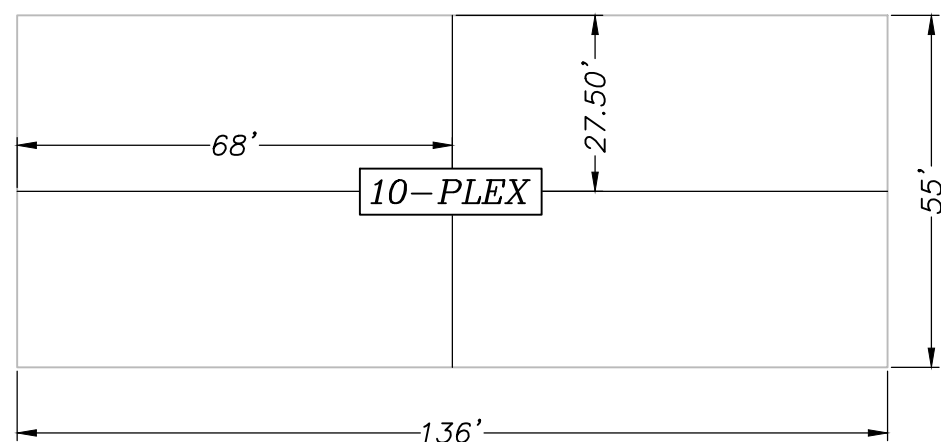
- RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE
LOT LINE
CENTER LINE
SECTION LINE
WATER LINE
SANITARY SEWER LINE
BLOCK LINE
PHASE LINE
FUTURE PRIVATE/LIMITED COMMON AREA
OPEN SPACE
EXISTING SEWER LINE
EXISTING WATER LINE
PUBLIC UTILITY EASEMENT (P.U.E.)
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
TIE LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 2

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



3 STORY 10-PLEX TYP.



REVISIONS		DESCRIPTION	DATE	BY
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PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 2

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

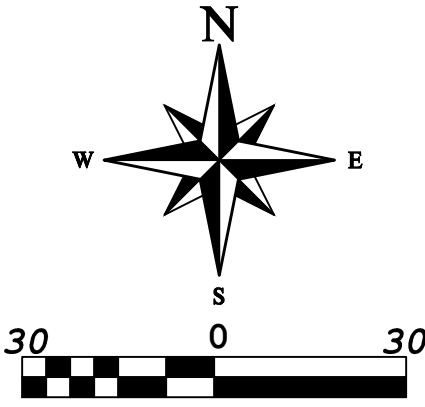
DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	8 OF 16

***PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 3***

**LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**

LEGEND

- | | | | |
|---|------------------------|---|------------------------------------|
|  | RIGHT-OF-WAY LINE |  | FUTURE PRIVATE/LIMITED COMMON AREA |
|  | ADJACENT PROPERTY LINE |  | OPEN SPACE |
|  | LOT LINE |  | EXISTING SEWER LINE |
|  | CENTER LINE |  | EXISTING WATER LINE |
|  | SECTION LINE |  | PUBLIC UTILITY EASEMENT (P.U.E.) |
|  | WATER LINE |  | EXISTING 1' CONTOUR |
|  | SANITARY SEWER LINE |  | EXISTING 5' CONTOUR |
|  | BLOCK LINE |  | TIE LINE |
|  | PHASE LINE | | |

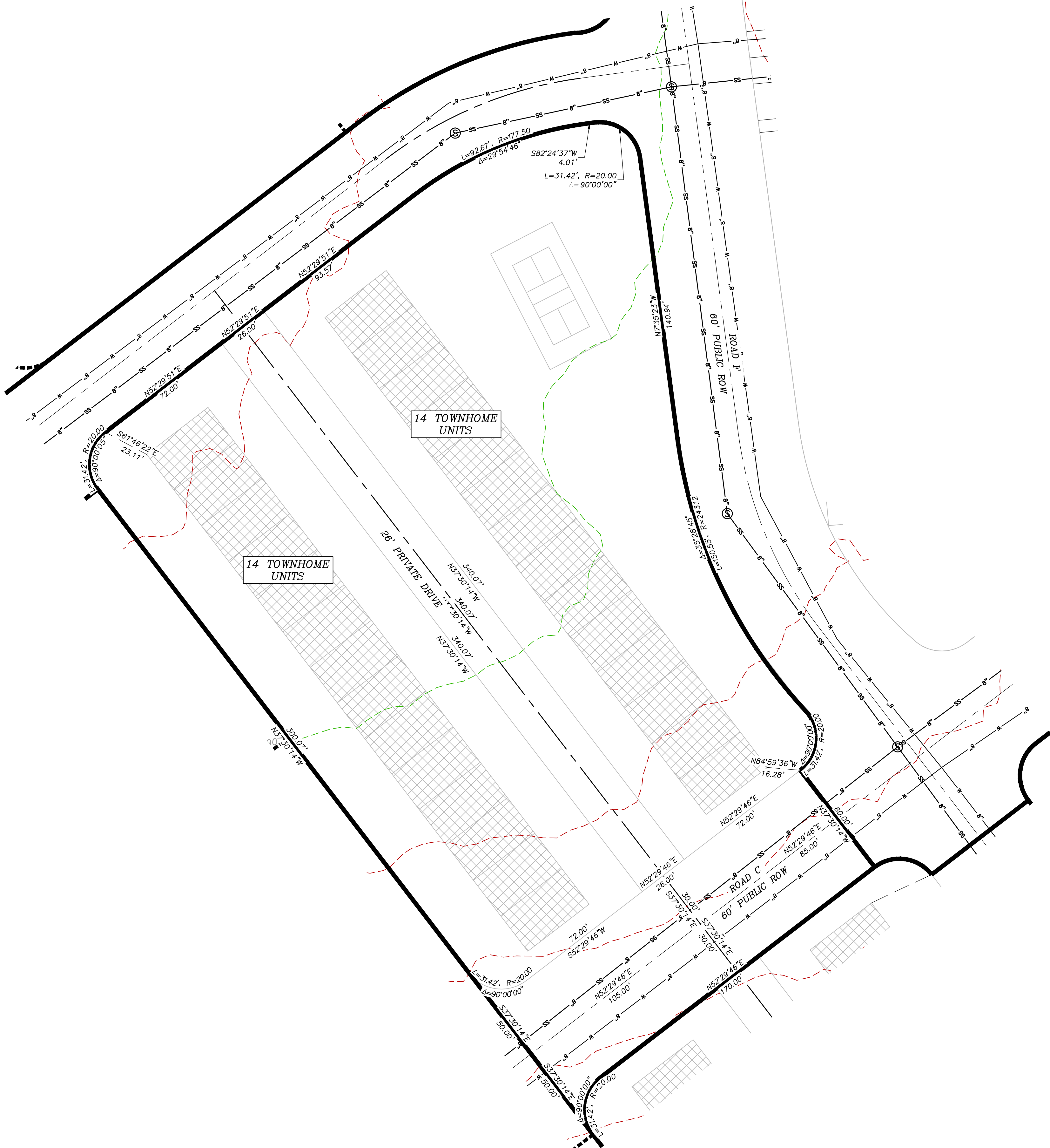
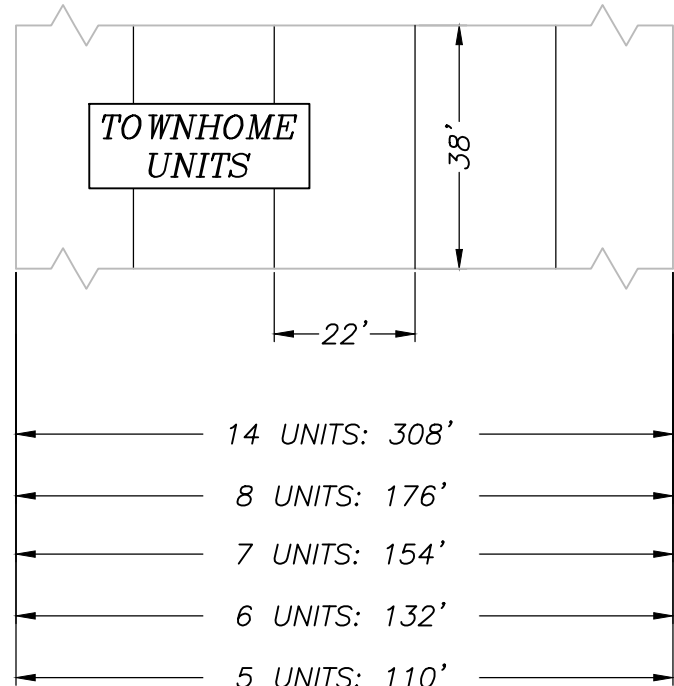


REVISIONS			
NO	DESCRIPTION	DATE	BY

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TOWNHOME UNITS TYP.



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713-002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

PRELIMINARY PLAT FOR:

TRAILS AT SAND HOLLOW, BLOCK 3

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO:	

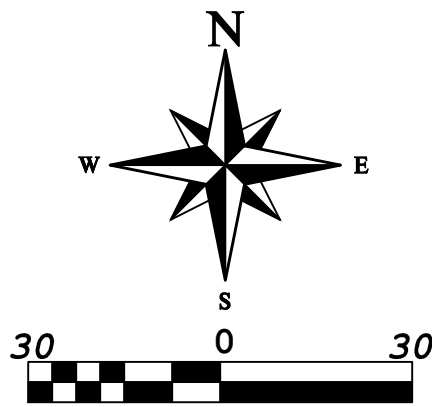
9 OF 16

LEGEND

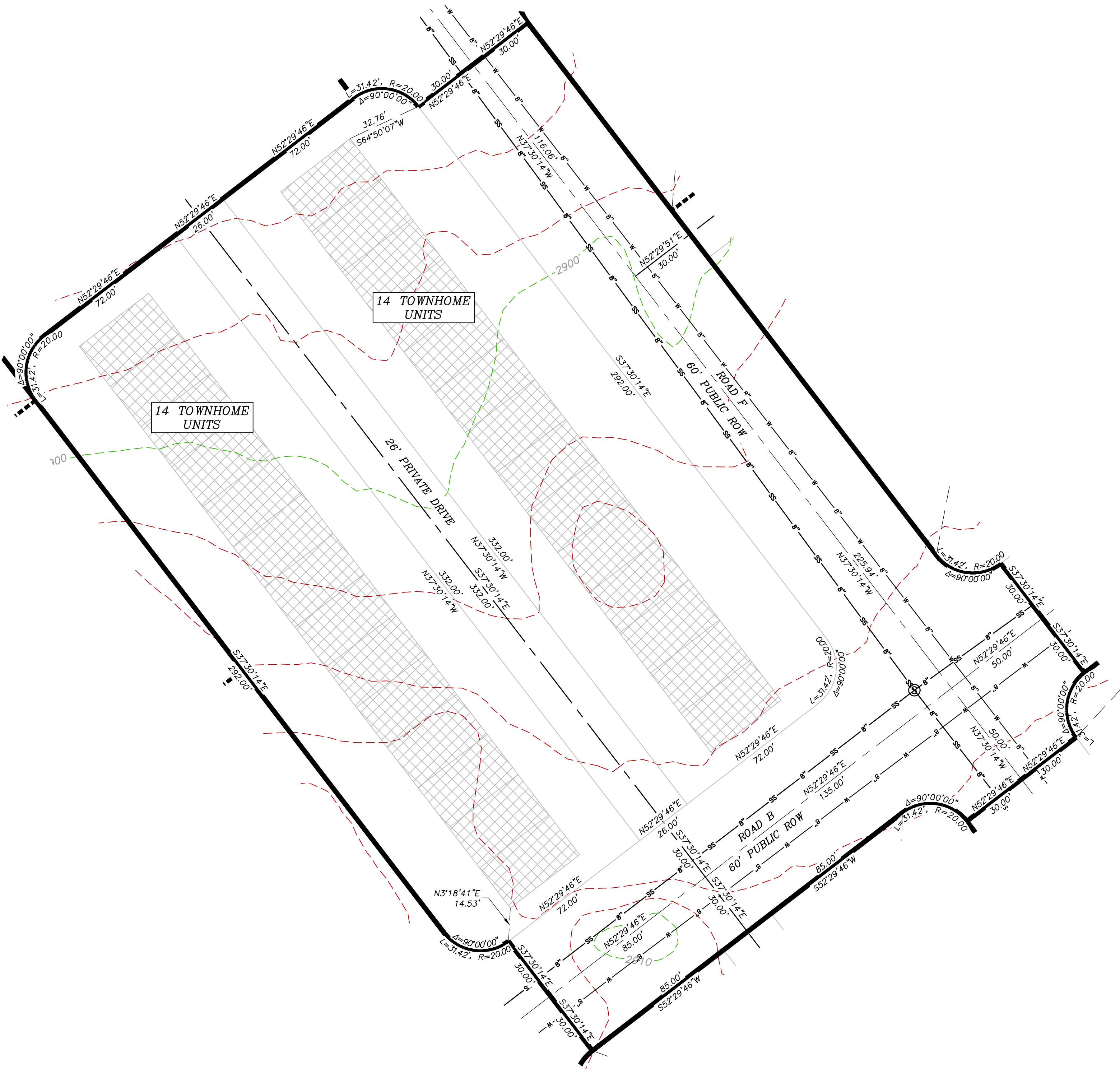
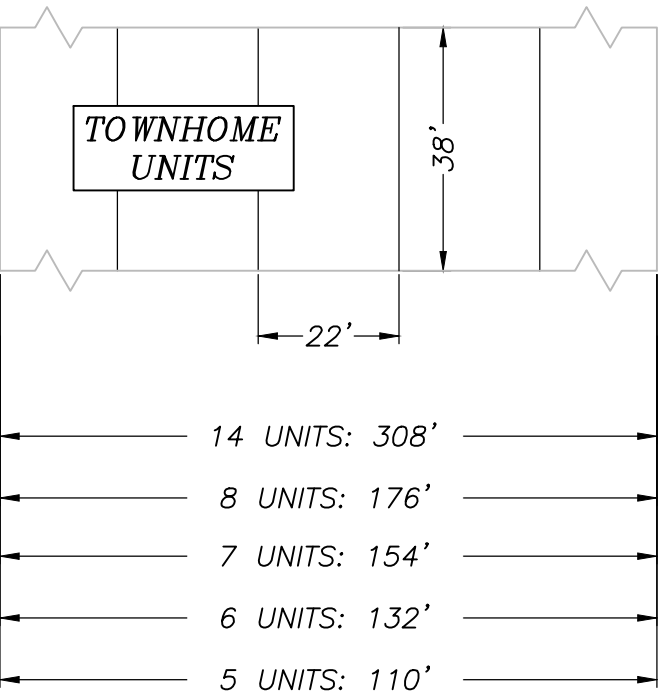
	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	LOT LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 4

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



TOWNHOME UNITS TYP.



REVISIONS		DESCRIPTION	DATE	BY
NO				

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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 4
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	10 OF 16

LEGEND

- RIGHT-OF-WAY LINE

—

ADJACENT PROPERTY LINE

—

LOT LINE

—

CENTER LINE

—

SECTION LINE

—

WATER LINE

—

SANITARY SEWER LINE

—

BLOCK LINE

—

PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA

OPEN SPACE

—

EXISTING SEWER LINE

—

EXISTING WATER LINE

—

PUBLIC UTILITY EASEMENT (P.U.E.)

—

EXISTING 1' CONTOUR

—

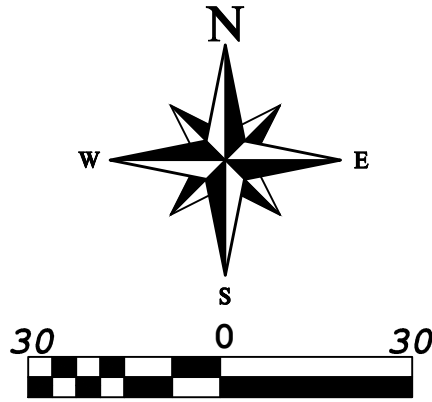
EXISTING 5' CONTOUR

—

TIE LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 5

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



REVISIONS		DATE	BY
NO	DESCRIPTION		

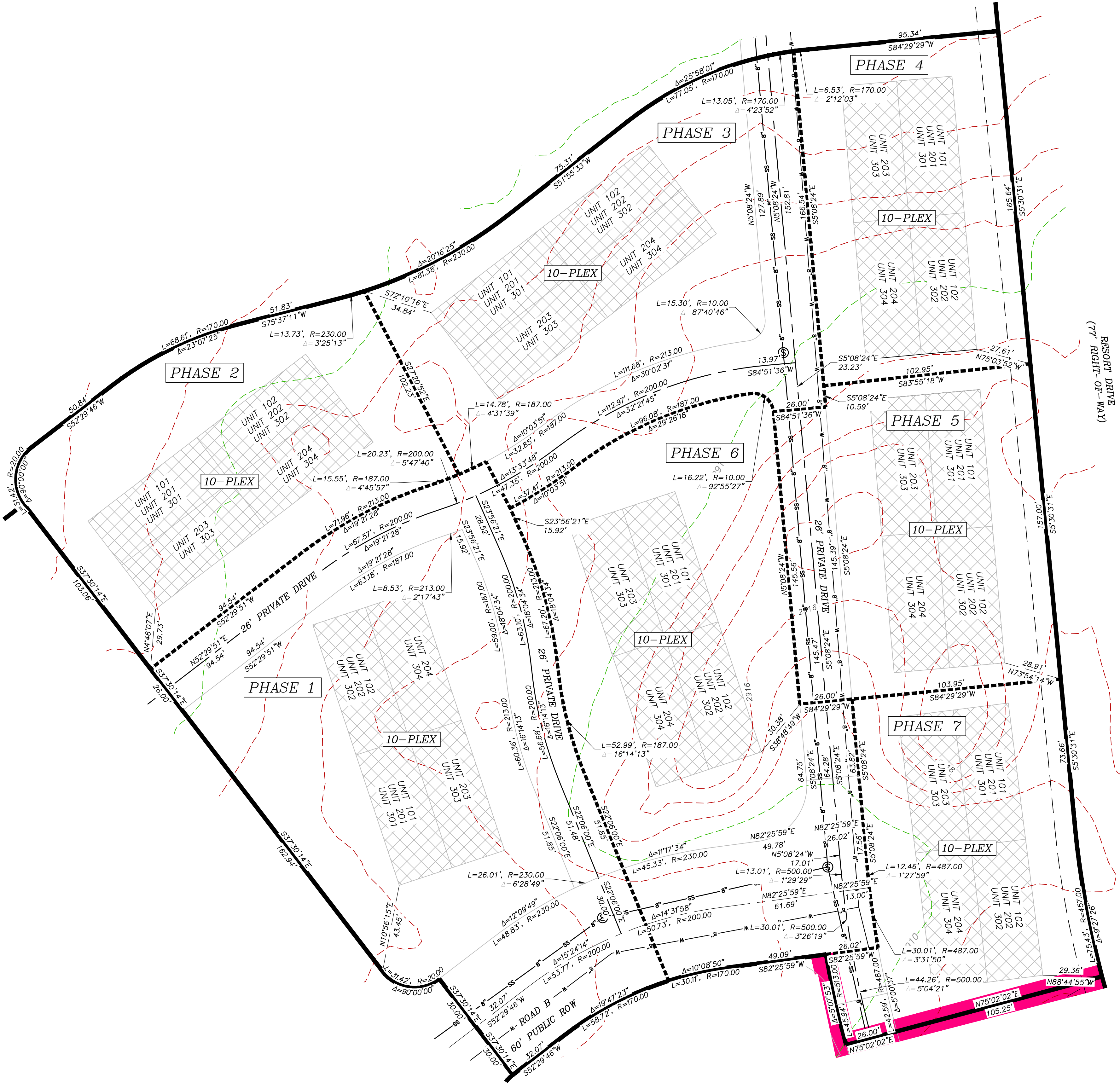
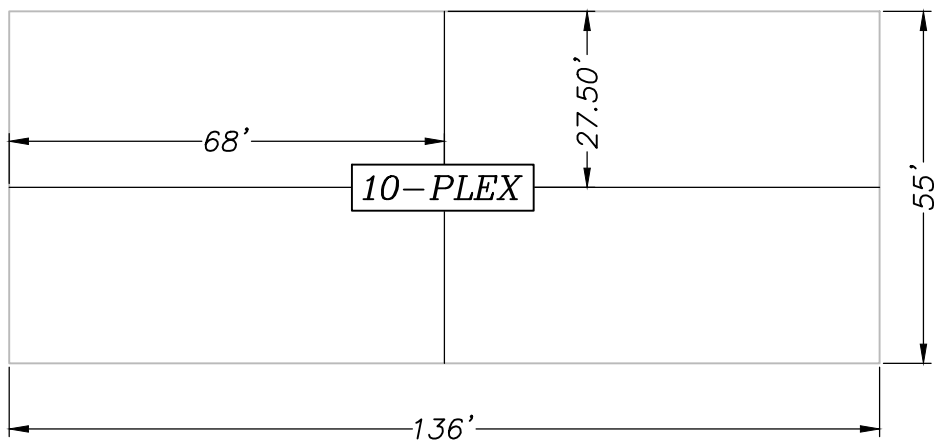
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Hurricane City, Utah 84737
Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 5

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	

3 STORY 10-PLEX TYP.



713002 TRAILS AT SAND HOLLOW PRELIMINARY PLAT.DWG

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LEGEND

- RIGHT-OF-WAY LINE

ADJACENT PROPERTY LINE

LOT LINE

CENTER LINE

SECTION LINE

WATER LINE

SANITARY SEWER LINE

BLOCK LINE

PHASE LINE

FUTURE PRIVATE/LIMITED COMMON AREA

OPEN SPACE

EXISTING SEWER LINE

EXISTING WATER LINE

PUBLIC UTILITY EASEMENT (P.U.E.)

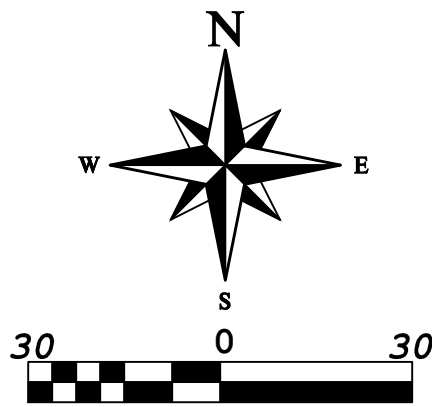
EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

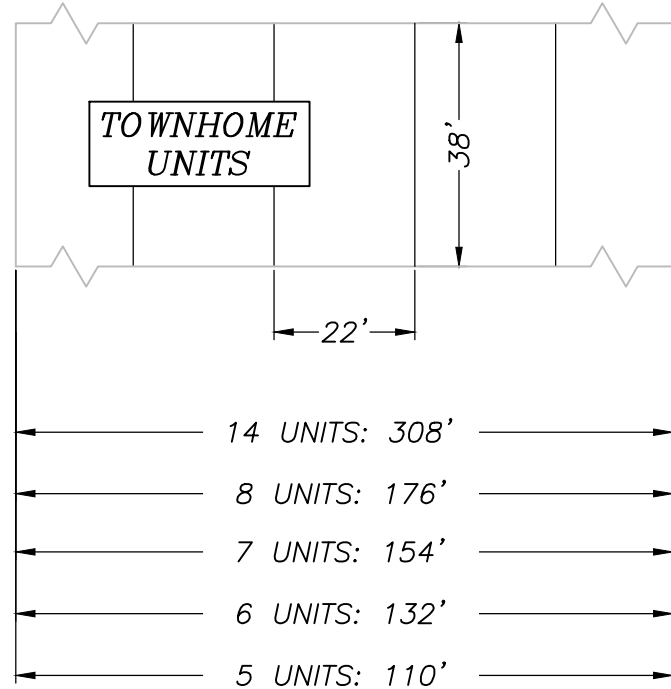
TIE LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 6

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



TOWNHOME UNITS TYP.



REVISIONS		DESCRIPTION	DATE	BY
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Phone: 435-668-8307

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 6
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	12 OF 16

LEGEND

- RIGHT-OF-WAY LINE

ADJACENT PROPERTY LINE

LOT LINE

CENTER LINE

SECTION LINE

WATER LINE

SANITARY SEWER LINE

BLOCK LINE

PHASE LINE

FUTURE PRIVATE/LIMITED COMMON AREA

OPEN SPACE

EXISTING SEWER LINE

EXISTING WATER LINE

PUBLIC UTILITY EASEMENT (P.U.E.)

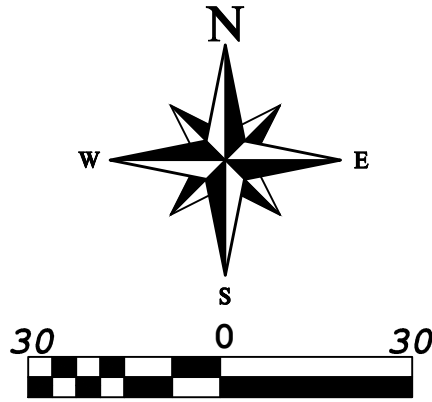
EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

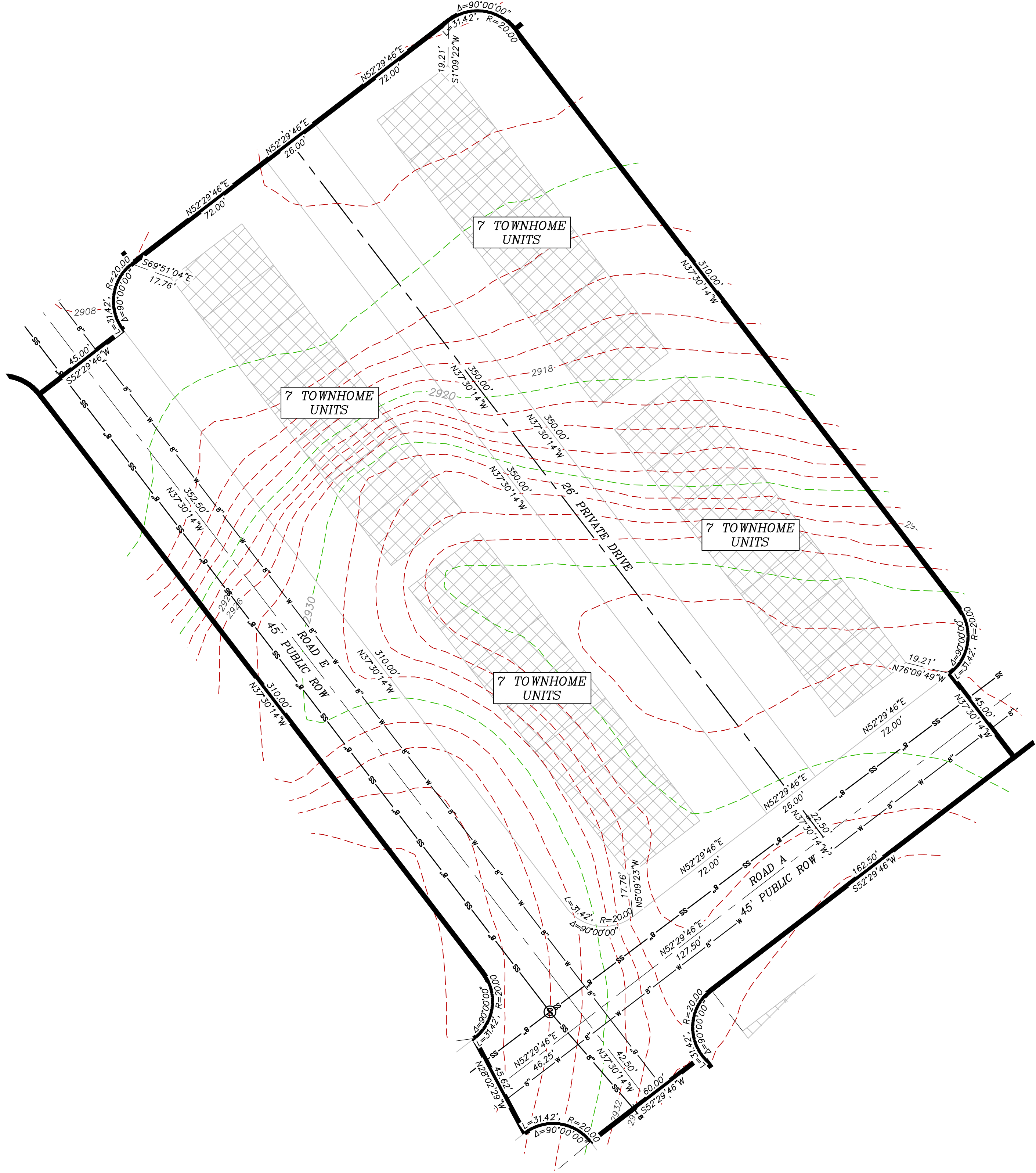
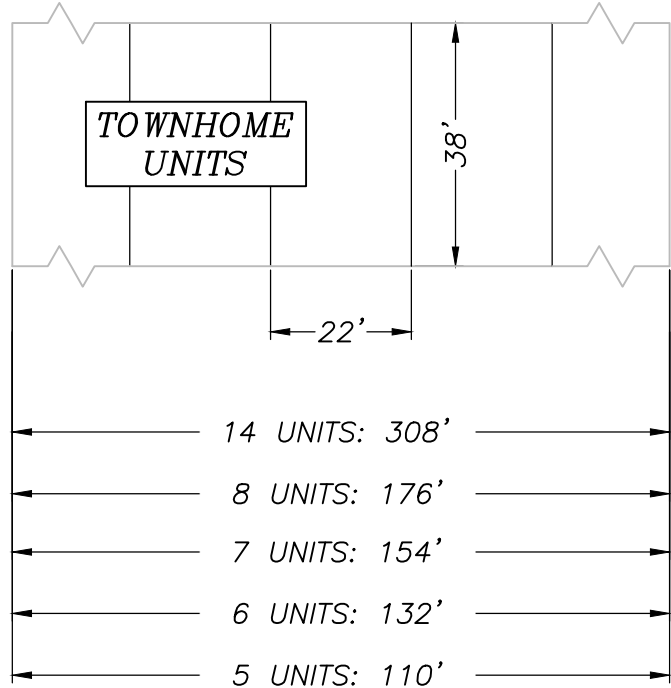
TIE LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 7

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



TOWNHOME UNITS TYP.



REVISIONS		DESCRIPTION	DATE	BY
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Hurricane City, Utah 84737
Phone: 435-668-8307



PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 7

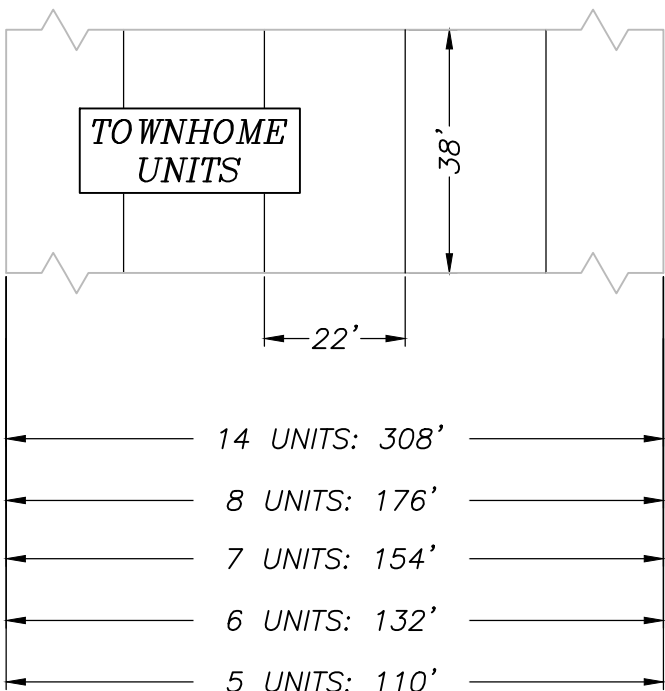
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	

LEGEND

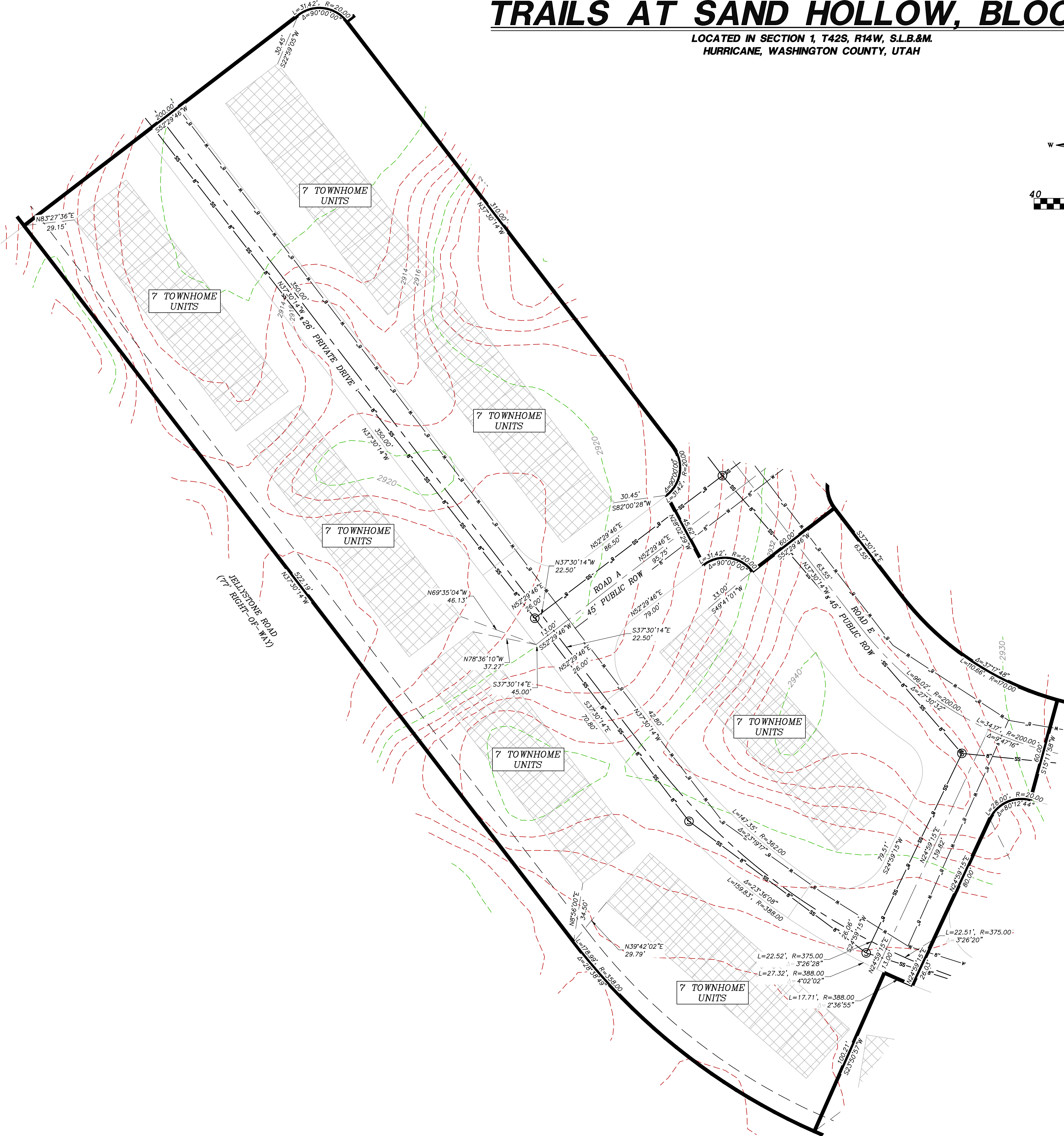
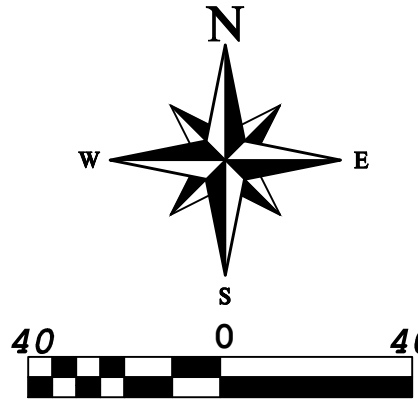
- RIGHT-OF-WAY LINE
ADJACENT PROPERTY LINE
LOT LINE
CENTER LINE
SECTION LINE
WATER LINE
SANITARY SEWER LINE
BLOCK LINE
PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
OPEN SPACE
EXISTING SEWER LINE
EXISTING WATER LINE
PUBLIC UTILITY EASEMENT (P.U.E.)
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
TIE LINE

TOWNHOME UNITS TYP.



PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 8

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



REVISIONS		DESCRIPTION	DATE	BY
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Hurricane City, Utah 84737
Phone: 435-668-8307



PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 8

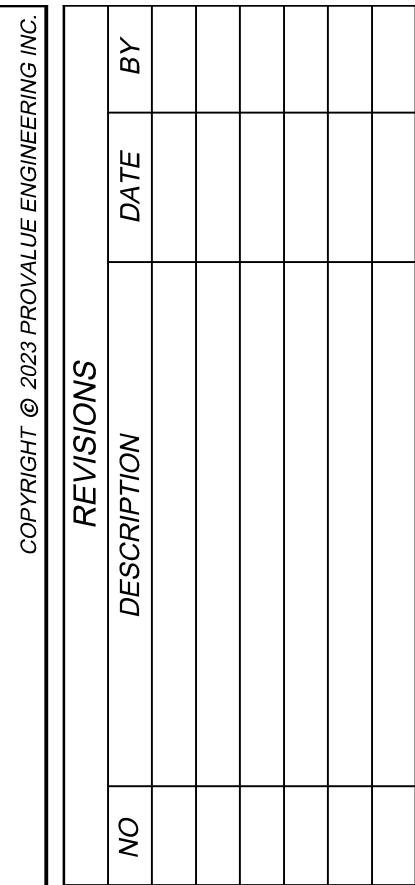
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE	1/22/2024
SCALE	1"=30'
JOB NO.	378-002
SHEET NO.	

**LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**

**LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH**

	RIGHT-OF-WAY LINE		FUTURE PRIVATE/LIMITED COMMON AREA
	ADJACENT PROPERTY LINE		OPEN SPACE
	LOT LINE		EXISTING SEWER LINE
	CENTER LINE		EXISTING WATER LINE
	SECTION LINE		PUBLIC UTILITY EASEMENT (P.U.E.)
	WATER LINE		EXISTING 1' CONTOUR
	SANITARY SEWER LINE		EXISTING 5' CONTOUR
	BLOCK LINE		TIE LINE
	PHASE LINE		

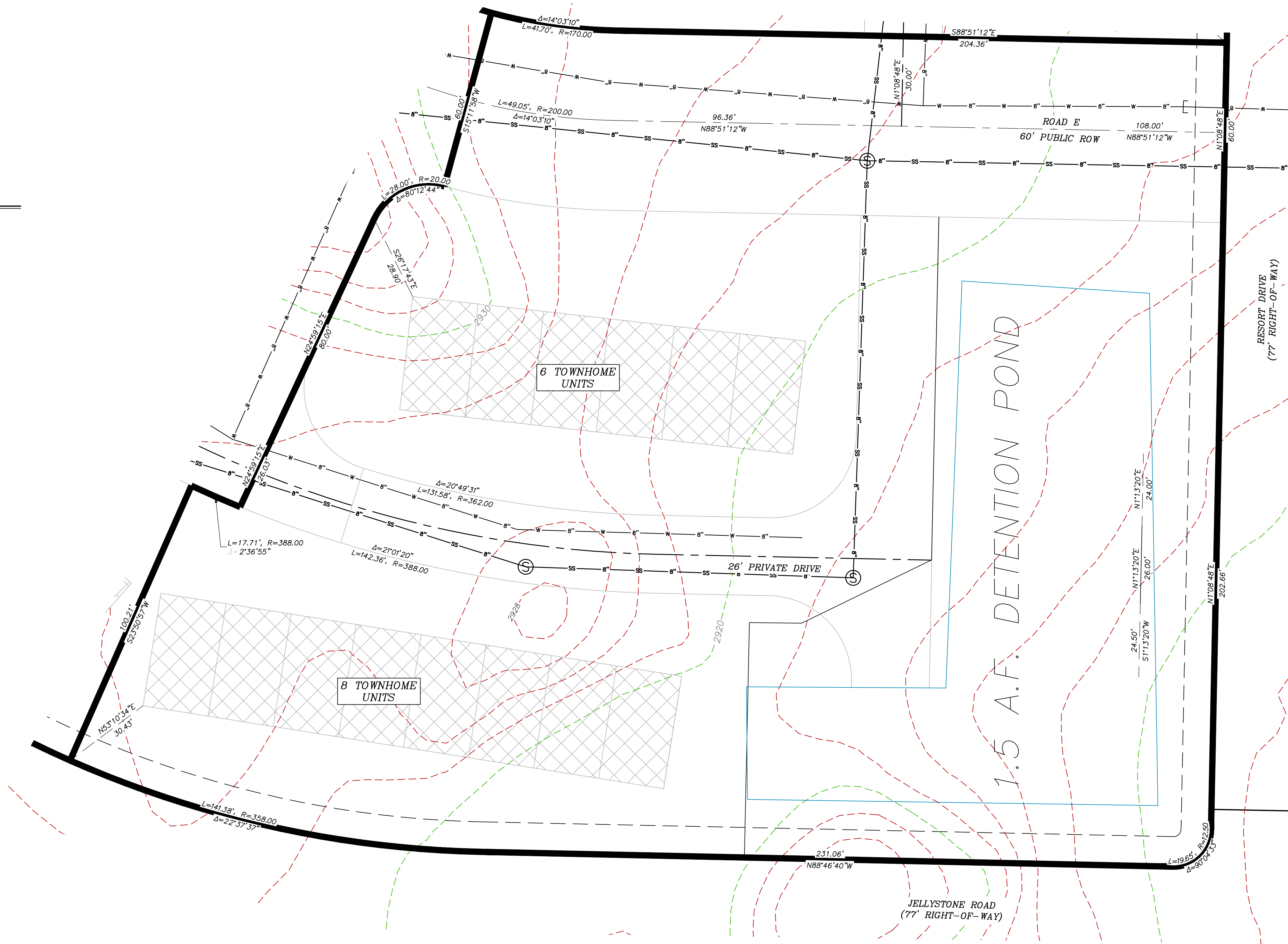
[illegible]

DATE	1/22/2024
SCALE	1"=20'
JOB NO.	378-002
SHEET NO:	

15 OF 16

Diagram illustrating the layout of a townhome development. The central section is labeled "TOWNHOME UNITS" with dimensions 22' wide and 36' high. Below this, the layout shows rows of units with the following dimensions:

- 14 UNITS: 308'
- 8 UNITS: 176'
- 7 UNITS: 154'
- 6 UNITS: 132'
- 5 UNITS: 110'



LEGEND

- RIGHT-OF-WAY LINE

—

ADJACENT PROPERTY LINE

—

LOT LINE

—

CENTER LINE

—

SECTION LINE

—W—W—

WATER LINE

—SS—SS—

SANITARY SEWER LINE

—

BLOCK LINE

PHASE LINE
- FUTURE PRIVATE/LIMITED COMMON AREA
-
- OPEN SPACE

SS

EXISTING SEWER LINE

W

EXISTING WATER LINE

PUBLIC UTILITY EASEMENT (P.U.E.)

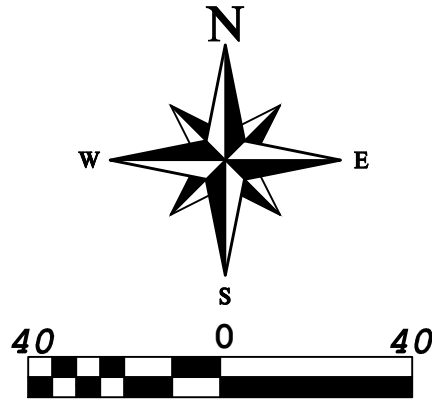
EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

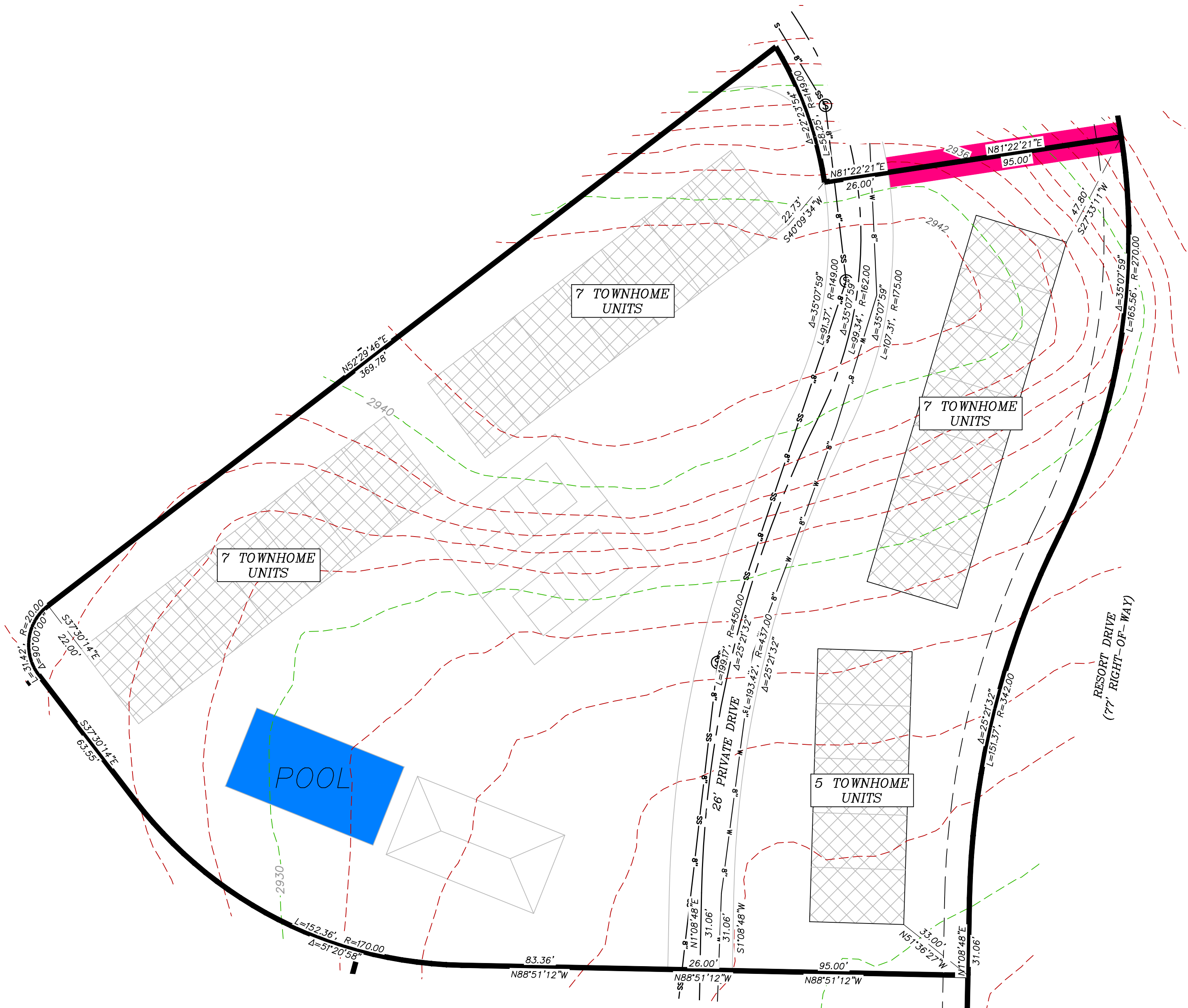
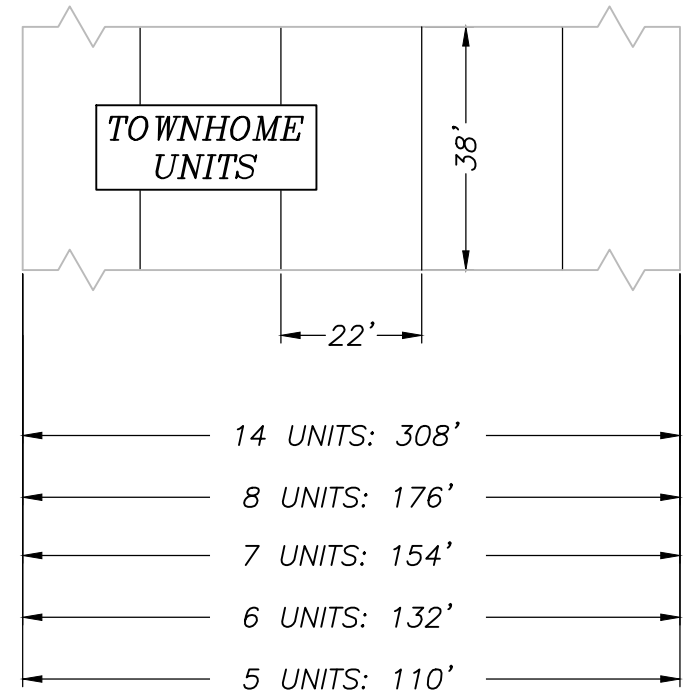
TIE LINE

PRELIMINARY PLAT FOR:
TRAILS AT SAND HOLLOW, BLOCK 10

LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



TOWNHOME UNITS TYP.



REVISIONS		DATE	BY
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:
TRAILS AT SAND HOLLOW, BLOCK 10
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

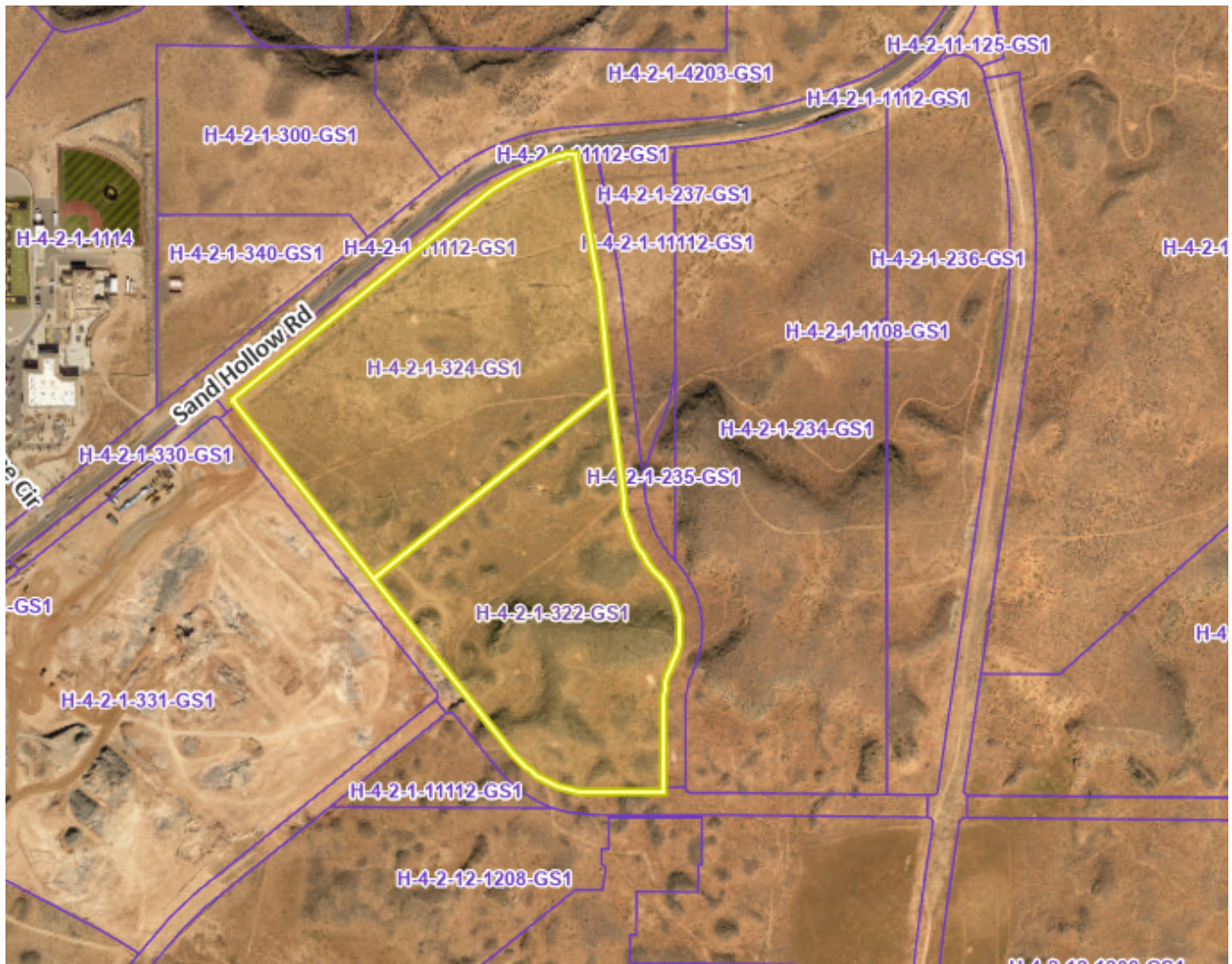


STAFF COMMENTS

Agenda Date:	02/01/2024
Application Number:	PP24-01 PSP24-01
Type of Application:	Preliminary Plat and Site Plan Application
Action Type:	Administrative
Applicant:	Simply Land LLC-Brad Mabey
Agent:	Karl Rasmussen
Request:	Approval of a Preliminary Plat and Site Plan
Location:	4000 W Sand Hollow Road
Zoning:	RM-3
General Plan Map:	Planned Community

Discussion:

The applicant has filed a preliminary plat and site plan for Trails at Sand Hollow, a 673 unit multifamily development located within the Gateway at Sand Hollow Public Infrastructure District. The property is located northeast of the Glampers Inn RV park. The project consists of a 252 unit apartment complex, 211 townhomes, and 210 condos. The application was heard by the Planning Commission on January 25, 2024, and was unanimously recommended for approval after discussions relating to density, parking, and availability of adequate public facilities.



Location is approximate

JUC Comments

The following items will need to be addressed:

1. **Public Works:** Road layout at private and public roads is too dense. Traffic congestion. Parking will quickly become an issue.
2. **Power:** Dixie Power area. No comments.
3. **Sewer:** No comments.
4. **Street:** Is only one basin sufficient to handle stormwater? Roads to access property not completed at this time.
5. **Water:** No comments.
6. **Engineering:** *Updated Comments Received Subsequent to Preparation of Planning Commission Staff Report (These Comments Incorporate Applicant's Response to Previous Engineering Comments)* The subdivision's boundary description, proposed utility plan, pedestrian circulation plan, parking lot throat lengths for the apartments, and internal intersection alignments/spacing will need more attention by the design team between now and the construction plans (The current legal description is incomplete, HCS 3.6.8, 4.4.1.4.C, & ACSSD

02/02/2024

PP24-01

PSP24-01

Standards 3.4, HCC 10-33-5(H), Transportation Master Plan 9.3.7, and HCS 3.2.4.3, respectively); however, it's believed that the proposed preliminary plat establishes a suitable framework that the construction plans can be refined from. Where most of the units share driveways that are behind the structures, Engineering would like to clarify that the 60' Cross Section shown on the plat isn't designed to accommodate parallel parking on both sides of the street. Typically, the proposed section isn't meant to have any on-street parking; however, it can accommodate some parallel parking when said parking is consolidated to one side of the street.

Previous Engineering Comments Legal description needs updating. The preliminary plat should show the proposed cross section for the 26' private drives. Private streets are subject to typical cross sections unless approval to deviate is approved by the City Council. Where will public maintenance and private maintenance begin? Engineering would encourage employing the residential standard alternate within the development for on-street parking. The nearest internal intersections should have the same separation curb line to curb returns. Applicant should clarify the tentative storm water plan on the plat. The existing grade seems to split the subdivision into two sub-basins. Block length and access from Jellystone Road and Resort Drive. Phasing plan? Traffic impact study should determine the need for a deceleration lane from Sand Hollow Road to Road F. Dead end public roads longer than 150' should include a cul-de-sac or a hammerhead turnaround in the public right of way. Road C (Hillside Dr) is a 45' street on the other side of Resort Dr. Applicant should show all "existing" accesses and streets.

7. **Fire:** No parking signs needed on private roads 20' wide
8. **Cable:** No comments.
9. **Gas:** No comments.
10. **Water Conservancy:** Washington County Water Conservancy District hereby acknowledges that based on the information provided, the proposed 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 and Plat

1. Zoning is RM-3 which has a maximum density of 15 units per acre. The property is 43 acres and they are counting an additional four acres of roadway for 47 acres and 673 units.
2. **Parking:** Parking is required at a rate of 1.5 spaces for single bedroom/studio units and 2 spaces for all other units. The site plan indicates that two spaces per unit for the condo and apartment units and four spaces per townhome have been provided.
3. **Open Space and Amenities:** Per HCC 10-33-5(9), open landscaped space shall be 20% of the development. 20.8% of the site will be landscaped open space, a note on the plat indicates that the stormwater pond in the northwest corner will be park space.
 - a. A development of this size requires 12 amenities, and the type of amenity shall generally vary. The site plan shows 14 amenities including eight pickleball courts, two swimming pools, a clubhouse, and three picnic pavilion areas.
4. All park strips will need to be landscaped and have the proper improvements.

5. A note indicating whether or not the property is in a tortoise take area has been provided; not in take area.
6. **Sensitive Lands:** The southern portion of this property has a small number of rock outcroppings, during a previous attempt at developing this property the Zoning Administrator at that time determined that these rock formations do not meet the intent of the Sensitive Lands code and are exempt from the requirements of that chapter. Even with the change in development plan staff maintains that assessment (see attached email dated March 16, 2022)
7. Hurricane City Code 10-37-4 states:
 - a. *Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. The City may require an analysis to be completed to determine whether adequate public facilities are available to service a development and whether such development will change existing levels of service or will create a demand which exceeds acceptable levels of service for roadways, intersections, bridges, storm drainage facilities, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services. The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City.*
 - b. While this development is not as isolated from existing services as other approved developments within the Gateway to Sand Hollow PID area, the PID or the developer will need to provide significant infrastructure improvements before this development could fully build out.
8. **Water use:** The Washington County Water Conservancy District has a county-wide tracking budget of approximately 75,000 units with approximately 25,000 units being located within Hurricane City. As part of the Gateway to Sand Hollow Public Infrastructure District this development and its 673 units are already accounted for within Hurricane City's tracking data. Studies have shown that multifamily developments use significantly less water on a per-capita basis which will mitigate the additional water use.

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff recommends approval subject to staff and JUC comments and sufficient buildout of the Gateway to Sand Hollow Public Infrastructure District.



STAFF COMMENTS

Presentation and discussion of **parks and trails master plan**

Discussion:

The City is in the process of updating the Parks and Recreation Master Plan. On November 7 of last year, a survey was distributed at the first of two planned public-input workshops. It was also circulated in City utility bills, and on social media and city webpages. The surveys were collected for approximately 1 month. On January 23, the City hosted the second public-input workshop, at which the results of the survey was discussed. This presentation summarizes the results of the public survey and provides an update for the City Council on the progress of the revision to the Parks and Recreation Master Plan.

Findings:

Recommendation:

Attachments:

1. 2023-10-16 Hurricane Parks and Rec Plan Survey_Fillable

Hurricane City Leisure & Recreation Department

Dear Hurricane Resident: Hurricane City is updating its Parks, Trails, Open Space, and Recreation Master Plan. Your opinions and ideas about parks, recreation programs and facilities, open space, and trails in Hurricane are essential to the success of this master planning process. Please complete the survey and return it to the Hurricane City Planning Department, located at 147 N 870 W, Hurricane, UT. A digital version of this survey is available at the following website: <https://www.cityofhurricane.com/358/Parks-Master-Plan>

Thank you for participating in the survey!

1. Please rank, in order of importance, how your household leisure and recreational needs are met (1 = 1st choice, 2 = 2nd choice, etc.)

- _____ A. Church
- _____ B. City Parks and Recreation Programs
- _____ C. School Programs
- _____ D. Private Facilities (fitness gyms)
- _____ E. Public Lands (Forest Service, ski resorts, trails and roads, BLM)
- _____ F. Cultural Programs (museums, concerts, theaters, etc.)
- _____ G. Golf Course
- _____ H. At Home gym
- _____ I. Other (please explain) _____
- _____ J. Needs are not met

2. Which of the following parks are used most by your household? (Please check all that apply)

- | | |
|---|--|
| ☐ American Legion Park | ☐ Hurricane Heritage Wayside Park |
| ☐ Bowery Canal Trailhead | ☐ Main Street Trail Head |
| ☐ BMX Park | ☐ Pioneer Park |
| ☐ Cherry Heights Linear Park | ☐ Santa Fe Park |
| ☐ Community Center Park | ☐ Sky Ridge Park |
| ☐ Dixie Springs Park | ☐ Spilsbury Sports Complex |
| ☐ Dixie Springs Dog Park | ☐ Stout Park |
| ☐ Grandpa's Pond Park | ☐ Three Falls Park |
| ☐ Hall Park | ☐ Three Falls Trailhead |
| ☐ Hurricane Dog Park | ☐ Vlassek Park |
| ☐ Hurricane Equestrian Park | ☐ Zion's Gate Park |

3. From your perspective, is it important to have public parks within walking distance of your neighborhood (within 1/2 mile or 10 minutes)?

- ☐ Yes ☐ No ☐ Don't Know

4. Which Hurricane City Park do you use most often? _____

Why do you use this park most often?

- | | |
|---|---|
| ☐ Closest to home | ☐ Closest to work |
| ☐ Sports fields/courts | ☐ Playground equipment |
| ☐ Trails | ☐ Trees, atmosphere |
| ☐ Picnic facilities | ☐ Other (please explain) |
| ☐ Feels safe | _____ |

5. What improvements should be made to the park you use most often?

- ☐ Playground equipment
- ☐ Sports fields/courts
- ☐ Improved maintenance/cleanliness
- ☐ Add lighting, safety features
- ☐ Measured walk/jog paths
- ☐ Picnic facilities
- ☐ Educational walking areas
- ☐ Disabled access
- ☐ Restrooms
- ☐ No improvements needed
- ☐ Other (please explain) _____

6a. The Hurricane Leisure and Recreation Department offers the following programs and facilities. Please check the facilities that you and your family participate in or visit.

CITY PROGRAMS

- ☐ Group Fitness Classes
- ☐ Senior Group Fitness Classes
- ☐ Esports
- ☐ Youth Esports
- ☐ Youth Flag Football
- ☐ Youth Golf
- ☐ Youth Tennis
- ☐ Youth Cross Country
- ☐ Youth Soccer
- ☐ Youth Soccer - Adaptive
- ☐ Youth Volleyball
- ☐ Youth Volleyball - Adaptive
- ☐ Youth Basketball
- ☐ Youth Basketball - Adaptive
- ☐ Youth Baseball/Softball
- ☐ Girl's Softball Tournament
- ☐ Youth Club Volleyball
- ☐ Girl's Competitive Basketball

FACILITIES

- ☐ City Pool ☐ Community Center ☐ Fine Arts Center

- ☐ Youth Tackle Football
- ☐ Adaptive Kid Zone
- ☐ Slow Pitch Men's Softball
- ☐ Adult Pickleball
- ☐ Adult Kickball
- ☐ Women's Volleyball
- ☐ Tumbling
- ☐ Jiu Jitsu
- ☐ Karate
- ☐ Art Classes
- ☐ Swim Lessons
- ☐ Adaptive Swim Lessons
- ☐ Aquatic Day Camp
- ☐ Scout Swimming
- ☐ Tiger Sharks Swim Team
- ☐ Water Fitness Classes
- ☐ Hurricane Theatrical

6b. If you do not participate in any of the above activities or use any of the facilities, why not?

- ☐ Do not offer activities I'm interested in
- ☐ Need childcare
- ☐ Classes/activities are offered at inconvenient times
- ☐ Participant age or disability
- ☐ Lack of transportation
- ☐ Programs are too expensive
- ☐ Admission fees are too expensive
- ☐ Poor quality of classes/activities
- ☐ Poor quality of facilities (please explain)
- ☐ Other (please explain) _____

7. Please choose up to five activities and facilities (parks, recreation, and trails) not currently offered by the city that you feel are most needed in Hurricane.

NEW ACTIVITIES NEEDED

1. _____
2. _____
3. _____
4. _____
5. _____

NEW FACILITIES NEEDED

1. _____
2. _____
3. _____
4. _____
5. _____

8. Does your family use the City's trail system? ☐ Yes ☐ No

If yes, how often?

- ☐ Daily ☐ Weekly ☐ Monthly ☐ Yearly

Please check the reasons why you use the trails (please check all that apply):

- | | |
|---|---|
| ☐ Bicycle (recreation) | ☐ Walking/Jogging/Hiking |
| ☐ Bicycle (commuting) | ☐ Other (please explain) |
| ☐ Equestrian | _____ |

9. What improvements should be made to the trails system? (Please pick up to two (2) choices.)

- ☐ More trailheads
☐ More parking
☐ More lighting
☐ Connecting gaps in existing trail system
☐ Increased trail miles
☐ Linking neighborhoods with trail system
☐ Linking commercial and business areas to improve commuting
☐ Other (please explain) _____

10. Should Hurricane City increase or keep the same amount of trails of each type?

	Increase	Same Amount	Don't Know
Asphalt	☐	☐	☐
Natural - hiking and biking	☐	☐	☐
Asphalt - equestrian	☐	☐	☐

11. What type of park land is most needed in Hurricane? (Please pick up to two (2) choices.)

- ☐ Very large natural open space reserves
☐ Large community parks for multi-use
☐ Park land for sports fields
☐ Neighborhood parks
☐ Linear parks along rivers, drainages, and washes
☐ Specialty Parks, i.e. dog, skate board, BMX, etc.

12. Please tell us how important it is for Hurricane City to develop the following (please circle the number that best describes your feelings, using a scale with "1" meaning unimportant and "7" meaning very important)

	Unimportant				Very Important			
	1	2	3	4	5	6	7	
Additional parks	☐	☐	☐	☐	☐	☐	☐	
Trails	☐	☐	☐	☐	☐	☐	☐	
Sports fields	☐	☐	☐	☐	☐	☐	☐	
Recreation centers(s)	☐	☐	☐	☐	☐	☐	☐	
Swimming pools	☐	☐	☐	☐	☐	☐	☐	
Sports courts	☐	☐	☐	☐	☐	☐	☐	
Acquisition of open space	☐	☐	☐	☐	☐	☐	☐	
Dog parks	☐	☐	☐	☐	☐	☐	☐	
Skate parks	☐	☐	☐	☐	☐	☐	☐	

13. Do you feel that the Leisure & Recreation Department meets the demands of the community for programming and facilities?

- ☐ Yes ☐ No

If no, please explain how they can better meet your expectations and wants.

Please tell us a little about yourself:

(All demographics questions are optional to answer)

1. Please indicate your gender: ☐ Male ☐ Female ☐ Other

2. Please indicate your age:

- ☐ 18-24 years ☐ 35-44 years ☐ 55-64 years
☐ 25-34 years ☐ 45-54 years ☐ 65 or over

3. Are you a college student? ☐ Yes ☐ No

4. Do you live in Hurricane year round? ☐ Yes ☐ No

5. Do you own or rent? ☐ Own ☐ Rent

6. How long have you lived in Hurricane? _____ years

7. Please check the categories for which you have children at home:

- ☐ 0-5 years ☐ 12-17 years
☐ 6-11 years ☐ No children under 18 living at home

8. How do you learn about leisure & recreation events and activities?

- ☐ Community Education and Recreation Brochure
☐ Flyers through schools
☐ Newspaper
☐ Local radio
☐ Local television
☐ Word of mouth (family, friends)
☐ Posters in the community
☐ Direct mail
☐ Hurricane Website
☐ Other website/Internet
☐ Email
☐ School Flyers
☐ Other (please list: _____)
☐ I don't

9. Does your household have a dog? ☐ Yes ☐ No

If yes, would you use a city dog park if one were available near you?

- ☐ Yes ☐ No ☐ Maybe

10. Does your household own and ride horses in Hurricane?

- ☐ Yes ☐ No

11. Do you currently use trails to commute to work, school, etc. ?

- ☐ Yes ☐ No

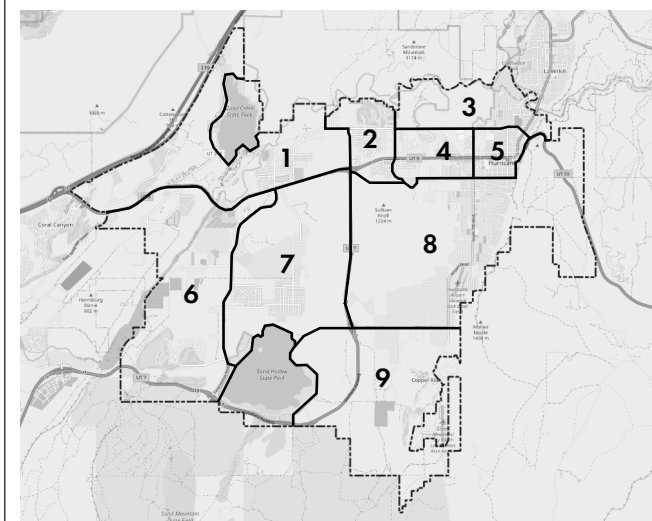
12. If additional community trails were provided in the community, would you use them to commute to work, school, etc. ?

- ☐ Yes ☐ No

13. What is your approximate annual household income?

- ☐ Under \$20,000 ☐ \$70,000-\$79,999
☐ \$20,000-\$29,999 ☐ \$80,000-\$89,999
☐ \$30,000-\$39,999 ☐ \$90,000-\$99,999
☐ \$40,000-\$49,999 ☐ \$100,000-\$149,999
☐ \$50,000-\$59,999 ☐ \$150,000-\$199,999
☐ \$60,000-\$69,999 ☐ \$200,000 +

14. Please select from the areas below, the region in which you reside (1-9): _____



15. Any additional comments related to parks, recreation, open space, trails, etc. ?



STAFF COMMENTS

Discussion and possible approval of **putting the pump track back up somewhere in the City**

Discussion:

In June of 2019 Hurricane City obtained a pump track. It was placed in the north parking lot of the Fine Arts Building. In April of 2021 it was gated off due to City property damage, graffiti, bullying, and trash. It was removed from the property in August of 2021. It has been stored at the Water Department for future use. Mayor Billings asked for this item to be discussed again.
– Cindy Beteag

Findings:

Recommendation:

Attachments:

None



STAFF COMMENTS

Consideration and possible approval of **Resolution 2024-12 appointing Kerry Prince** to the Power Board

Discussion:

Council appointed Dale Johnson to the power board at the last meeting. However, since that time Mr. Johnson has decided it is not the right time for him to serve on a board. Mayor Billings is working on a new recommendation. – Cindy Beteag

Findings:

Recommendation:

Attachments:

1. Resolution 2024-12 Appointing Kerry Prince to the Power Board

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPOINTING
KERRY PRINCE TO THE POWER BOARD**

WHEREAS, Hurricane City has adopted Hurricane City Code Title 8, Chapter 4, Section 2: Municipal Power Board;

WHEREAS, Hurricane City Code creates a Municipal Power Board (“Board”) to serve as an advisory Board to the City Council, with the Board consisting of six voting commissioners, with each commissioner serving a four-year term;

WHEREAS, new members are appointed by the Mayor, with the advice and consent of the City Council;

WHEREAS, the City Council appointed Dale Johnson on January 18, 2024, but due to scheduling conflicts he is not able to serve on the board and has resigned,

BE IT HEREBY RESOLVED that Kerry Prince will serve in Mr. Johnson’s place for the term of 02/01/2024-02/01/2028.

PASSED AND APPROVED this 1st day of February 2024

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 1st day of February 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
David Hirschi	_____	_____	_____	_____
Kevin Thomas	_____	_____	_____	_____

Clark Fawcett
Drew Ellerman
Joseph Prete

Cindy Beteag, Recorder



STAFF COMMENTS

Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Discussion:

Findings:

Recommendation:

Attachments:

None