



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

Planning Commission

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

Hurricane Planning Commission Meeting Agenda

February 8, 2024
6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

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

Meeting number: 2632 882 4836

Password: HCplanning

Host key: 730111

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

Access code: 2632 882 4836

Host PIN: 9461

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change Amendment request located at approximately 700 W and 2350 S from PF, public facility, to M-1, light industrial. This change will affect the west portion of parcel number H-3-2-10-2313.

NEW BUSINESS

1. ZC24-01: Discussion and consideration of a recommendation to the City Council on A Zone Change Amendment request located at approximately 700 W and 2350 S from PF, public facility, to M-1, light industrial. This change will affect the west portion of parcel number H-3-2-10-2313. Beau Davis, Applicant. Karl Rasmussen, Agent.

2. FSP24-07: Discussion and consideration of a possible approval of a final site plan for Angell Heights storage, a storage unit complex located at 2095 S 700 W. Beau Davis, Applicant. Karl Rasmussen, Agent.
3. CUP24-02: Discussion and consideration of a possible approval of a conditional use permit for an accessory building of greater height located at 2191 S Angell Heights Dr. Russell Thornton, Applicant.
4. 2022-PP-26: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Desert Sky Estates, a 73 lot single family residential subdivision located south of 2100 W and 3000 S. Ty Meyers, Applicant. Ben Wilits and Tony Carter, Agent.
5. 2023-PP-01: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Dixie Meadows, a 238 lot single family subdivision located at approximately 4392 W 2400 S. Western Mortgage and Realty Co, Applicant. Karl Rasmussen, Agent.
6. 2023-PP-02: Discussion and consideration of a possible approval of an extension of the preliminary plat approval for Bench Lake Townhomes, a 200 townhome lot subdivision located at approximately 3145 S 1100 W. Blue Mountains Property Enterprises, Applicant. Karl Rasmussen, Agent.
7. Presentation on State of the City

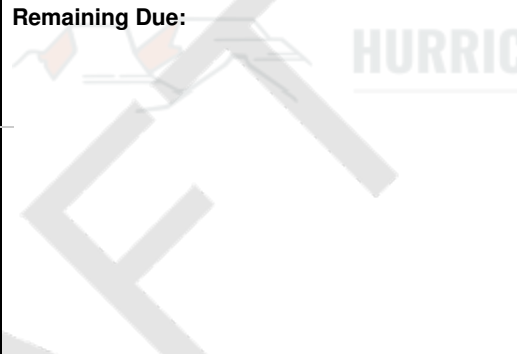
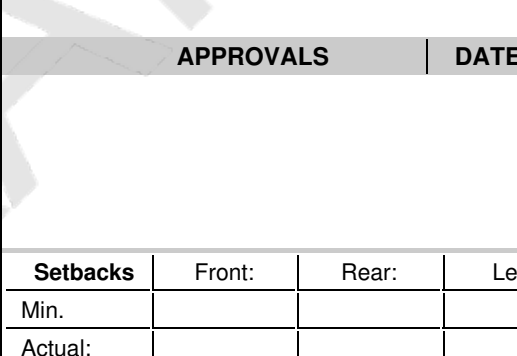
Approval of Minutes:

1. January 25, 2024

Adjournment



Application

Application Accepted Date: 01/25/2024		Valuation		\$	0.00						
Type of Improvement: Zone Change Application		PERMIT FEES									
Description: City is deeding Beau .85 acres of their property.		Planning Fee		\$	500.00						
Tenant / Project Name: Angell Heights Storage		Planning Fee		\$	500.00						
Bldg. Address: 700 West and 2350 S		Sub Total:		\$	500.00						
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	500.00						
Subdivision: Angell Heights Storage Phase: 1		Amount Paid:		\$	0.00						
Block: Lot #: Parcel #: H-3-2-10-2313		Remaining Due:		\$	500.00						
Zone: Public Facility											
Property Owner: Beau Davis											
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) 668-8307											
General Contractor: Beau Davis											
License #: P: (208) 403-9509											
City: State: Zip:											
Email: beaugdavis@gmail.com		APPROVALS									
APPLICATION DETAILS		DATE									
		INFO									
		Setbacks		Front:		Rear:		Left:		Right:	
		Min.									
		Actual:									
		APPLICATION NUMBER:				PLANZC24-01					
		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: Treasa Anderson									
		Signature of Applicant/Authorized Agent or Owner: Date:									
		Application Approved By:				Date:					
Application Issued By:				Date:							
Receipt #: 8.175857-01/25/24											

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

:SS

COUNTY OF)

I (we), Beau Davis B+T Ventures LLC, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

Beau Davis
(Property Owner)

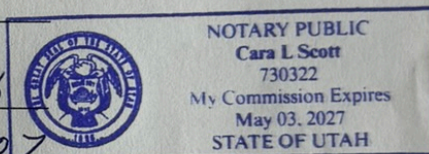
(Property Owner)

Subscribed and sworn to me this 24th day of January 2024.

Cara L Scott
(Notary Public)

Residing in: Hurricane, Utah

My Commission Expires: May 03, 2027



Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20____.

(Notary Public)

Residing in: _____

My Commission Expires: _____



STAFF COMMENTS

Agenda Date:	02/08/2024
Application Number:	ZC24-01
Type of Application:	Zone Change
Action Type:	Legislative
Applicant:	Beau Davis
Agent:	Karl Rasmussen
Request:	A Zone Change Request from PF to M-1
Location:	Approximately 700 W 2350 S
Zoning:	PF
General Plan Map:	Public

Discussion:

The applicant is seeking a zone change on 0.846 acres on property owned by Hurricane City that is being deeded to the applicant in exchange for road improvements on 2300 S, a bike skills park, and other improvements within the existing drainage area. The City Council discussed and approved the disposal of this property on January 18, 2024. The applicant plans to use the additional space for the storage unit complex being built to the west.

The following approval standards of the Hurricane City Code (HCC) must be considered for approval of a zone change application:

This zone change is not strictly consistent with the General Plan Map since light industrial is not a public use; however, this zone change will further the goals of the General Plan by providing for enhanced public use of the City's remaining property to the east. Thus, the proposal is not deemed to create a substantial conflict with the General Plan.

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

Response: This property will be used for an extension of an already-approved storage unit complex and will be harmonious and consistent with the existing development in the vicinity.

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

Response: The impact of any additional storage units on this 0.85 acres of property will most likely be minimal. The impact of roadway and open space improvements in the existing City property will most likely be overall beneficial to the area.

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

Response: All utilities are available and will be brought in to serve the Angell Heights storage development. This expansion will require minimal changes to the utility plans.

JUC Comments

1. If approved, updated construction drawings for Angell Heights storage will need to be provided.

Findings:

Staff makes the following findings:

1. The proposed amendment is not strictly consistent with the General Plan Map, but this zone change will further the goals of the General Plan in that it will provide for enhanced public use of the City's remaining property to the east. Thus, the proposal is not deemed to create a substantial conflict with the General Plan.
2. The proposed amendment is generally in harmony with the overall character of the existing and approved development in the area.
3. The proposed amendment will have a largely beneficial impact on the adjacent property.
4. Public services and facilities are currently adequate for the development.

Recommendation: Staff recommends the Planning Commission review this application and the zone change based on standards and considers residents' comments. Due to the application meeting the four considerations for a zone change in City code, staff would recommend approval of this amendment to their development subject to staff and JUC comments.

CONTRACT FOR DEED IN EXCHANGE FOR INFRASTRUCTURE

This Contract for Deed in Exchange for Infrastructure ("Agreement") is entered into this 18th day of January, 2024, between Hurricane City, a Utah municipal corporation (the "City") and B&T Ventures LLC, a Utah limited liability company ("B&T").

Recitals

- a. B&T owns a parcel of property within Hurricane City identified as parcel number H-3-2-10-232 (the "B&T Parcel"), and B&T is in the process of seeking approval for commercial development on the property.
- b. The City owns a parcel of property adjacent to the B&T Parcel, which is identified as parcel number H-3-2-10-2313 (the "City Parcel").
- c. The City Parcel currently serves as a drainage basin and open space.
- d. On December 7, 2023, upon application from B&T, the Hurricane City Council approved the disposal of a portion of the City Parcel to B&T upon terms to be reduced to a written agreement and approved by the City Council. See Resolution 2023-40.
- e. This Agreement is the document that reduces to terms of the disposal to writing and contemplated by Resolution 2023-40.
- f. The conveyance of a portion of the City's Parcel is contingent upon B&T making certain improvements, as set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. The above recitals are incorporated herein by reference.
2. B&T agrees to construct the eight categories of improvements set out in Exhibit A, attached hereto. Items 1-7 at Exhibit A (Curb and Gutter, Sidewalk, Asphalt, Road Base and Preparation, Basin Earthwork, Waste and Debris Removal, and Import and Compaction of Pit Run) shall be constructed as part of B&T's commercial development, and the cost of those improvements shall be included in the typical bonding required for the commercial development.
3. B&T also agrees to construct a Bike Skills Park within the City's Parcel. The Bike Skills Park shall be designed by a qualified designer and the design and location shall be approved by the City Engineer. The Bike Skills Park shall be completed on or before July 18, 2025. To ensure the Bike Skills Park is completed, B&T shall place \$25,000 in escrow with the City as described in Item 8 of Exhibit A.
4. Upon B&T's completion of its obligations under this Agreement, the City shall execute and deliver to B&T a quitclaim deed for a portion of the City's Parcel described as follows:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10,
TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE &

MERIDIAN; THENCE S88°36'28"E ALONG THE SECTION LINE, 226.93 FEET;
THENCE NORTH 57.85 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE EAST BOUNDARY LINE OF PARCEL H-3-2-10-232 THE
FOLLOWING 3 COURSES: N16°24'52"E 223.50 FEET; THENCE N21°57'04"E
296.59 FEET; THENCE N06°08'48"E 497.09 FEET; THENCE DEPARTING SAID
BOUNDARY LINE AND RUNNING S88°37'00"E 40.14 FEET; THENCE
S06°08'48"W 505.98 FEET; THENCE S22°38'29"W 520.07 FEET; THENCE
N88°36'52"W 13.00 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 36,850 SQUARE FEET OR 0.846 ACRES.

(referred to here as the "Subject Property").

5. If B&T fails to complete all of its obligations under this Agreement by July 18, 2025, then the City's obligations under this Agreement, including its obligation to deed the Subject Property to B&T, shall be forever and completely terminated, without regard to any partial performance by B&T.
6. In anticipation of fulfilling its obligations under this Agreement, B&T desires to begin construction of its commercial development, including the development of the Subject Property, prior the conveyance of the Subject Property to B&T. The City will allow this development on its property with the limitations of this paragraph. If B&T elects to place improvements on the Subject Property prior to ownership, it does so at its own risk and expense. If B&T's improvements are placed on the Subject Property but ownership of the property is not conveyed to B&T due to B&T's failure to perform, B&T shall have no right or claim to the Subject Property and shall remove any improvements and restore the Subject Property as directed by the City.
7. This Agreement shall not be assigned to any third party.

HURRICANE CITY

B&T VENTURES LLC

By: Nanette Billings
Its: Mayor

By: Beau Davis
Its: Manager

Exhibit A

Angel Heights Basin Proposal

ITEM #	ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	C&G	107	LF	\$ 30.00	\$ 3,210.00
2	SIDEWALK	535	SF	\$ 5.50	\$ 2,942.50
3	ASPHALT	1600	SF	\$ 3.50	\$ 5,600.00
4	ROADBASE AND PREP	2242	SF	\$ 3.50	\$ 7,847.00
5	BASIN EARTHWORK	3975	CY	\$ 8.00	\$ 31,800.00
6	WASTE AND DEBRIS REMOVAL	200	CY	\$ 75.00	\$ 15,000.00
7	IMPORT OF PIT RUN - COMPACT	476	CY	\$ 32.40	\$ 15,422.40
8	25,000 ESCROW FOR BIKE SKILLS	1200	SF	\$ 15.00	\$ 25,000.00
	PARK CONSTRUCTION			TOTAL	\$ 106,821.90

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH,
APPROVING THE DISPOSAL OF A PORTION OF PARCEL H-3-2-10-2313**

WHEREAS, Hurricane City Code 1-10 allows the City to dispose of surplus property that is deemed unusable or surplus; and

WHEREAS, Beau Davis, an owner of land adjacent to Parcel Number H-3-2-10-2313, has petitioned the City Council to dispose of approximately 0.85 acres of the parcel as part of Beau Davis's development of Hurricane Heights Storage in exchange for providing certain services and improvements along 2300 South and on the property that shall remain the City's; and

WHEREAS, a portion of Parcel H-3-2-10-2313 is surplus and the services and improvements provided as consideration for the exchange will provide a greater benefit to the public; and

WHEREAS, the City has held a public hearing and provided notice as required in Utah Code 10-8-2 Disposal of Real Property; and

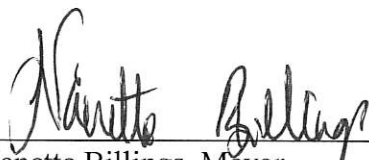
WHEREAS, the proposed disposal has been presented to the Hurricane Joint Utility Committee, and no objections were raised; and

WHEREAS, the disposal will not negatively affect adjacent property owners; and

WHEREAS, the specific terms of the exchange shall be agreed to in a written agreement approved by the City Council prior to any conveyance of the property by the City,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that a portion of Parcel H-3-2-10-2313, as described at Exhibit A attached hereto, be disposed of to Hurricane Heights Storage/Beau Davis; provided, however, that the Mayor is not authorized to convey the property until the terms of the exchange have been confirmed in a written agreement approved by the City Council and executed by both parties.

DATED this 7th day of December 2023



Nanette Billings, Mayor

Attest:

Cindy Beteag
Cindy Beteag, Recorder



The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 7th day of December 2023. Whereupon a motion to adopt and approve said Resolution was made by David Hirschi and seconded by Doug Heideman. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	<u>X</u>	—	—	—
Kevin Thomas	<u>X</u>	—	—	—
Joseph Prete	<u>X</u>	—	—	—
Dave Sanders	—	—	—	<u>X</u>
Doug Heideman	<u>X</u>	—	—	—

Cindy Beteag
Cindy Beteag

EXHIBITA

LAND SWAP LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE S88°36'28"E ALONG THE SECTION LINE, 226.93 FEET; THENCE NORTH 57.85 FEET TO THE POINT OF BEGINNING.

THENCE ALONG THE EAST BOUNDARY LINE OF PARCEL H-3-2-10-232 THE FOLLOWING 3 COURSES: N16°24'52"E 223.50 FEET; THENCE N21°57'04"E 296.59 FEET; THENCE N06°08'48"E 497.09 FEET; THENCE DEPARTING SAID BOUNDARY LINE AND RUNNING S88°37'00"E 40.14 FEET; THENCE S06°08'48"W 505.98 FEET; THENCE S22°38'29"W 520.07 FEET; THENCE N88°36'52"W 13.00 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 36,850 SQUARE FEET OR 0.846 ACRES.

Closure Report

Closure North Distance: 0.004104

Closure East Distance: 0.000215

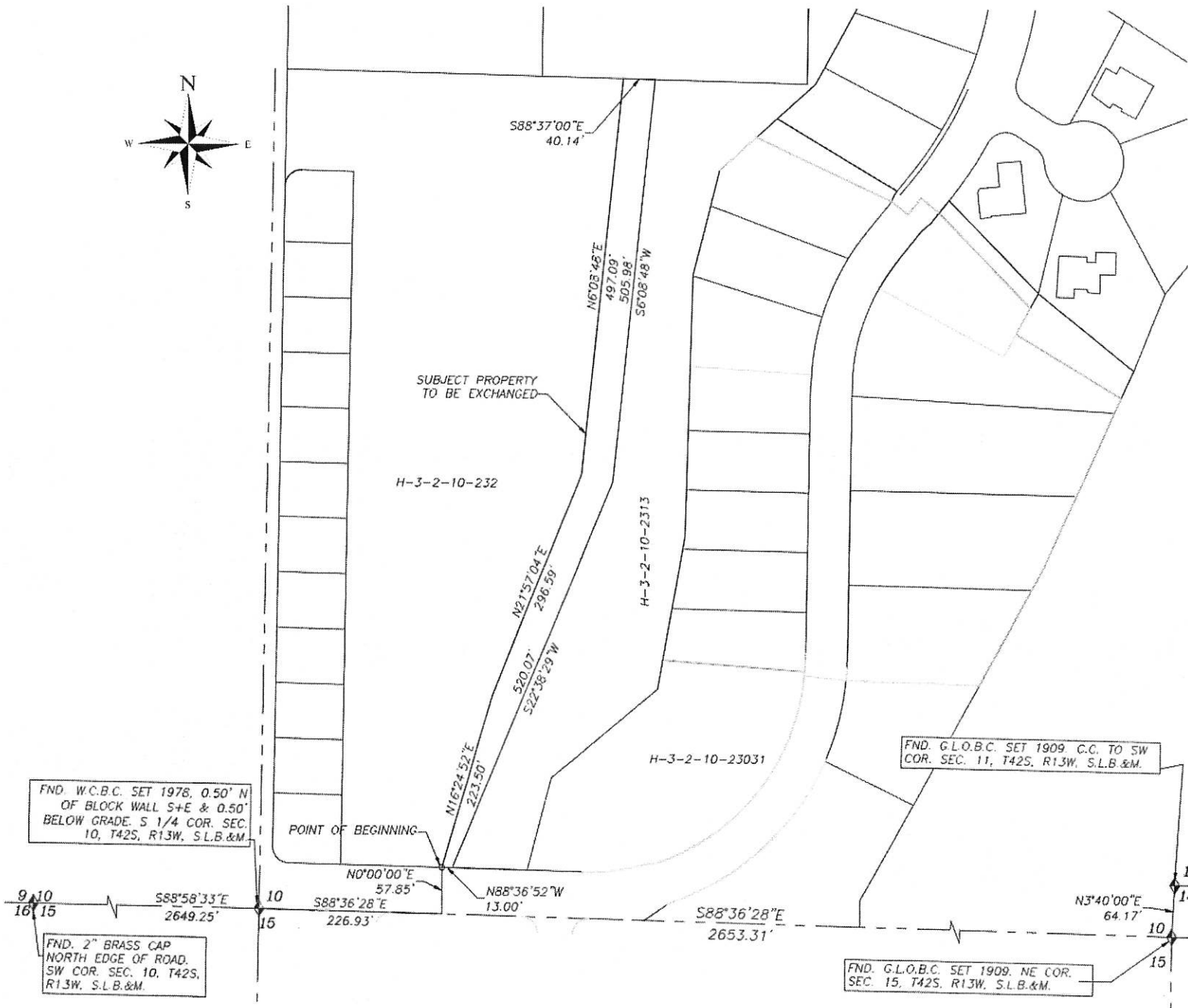
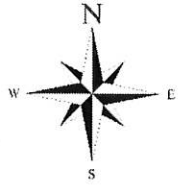
Closing Azimuth: 357°00'25"

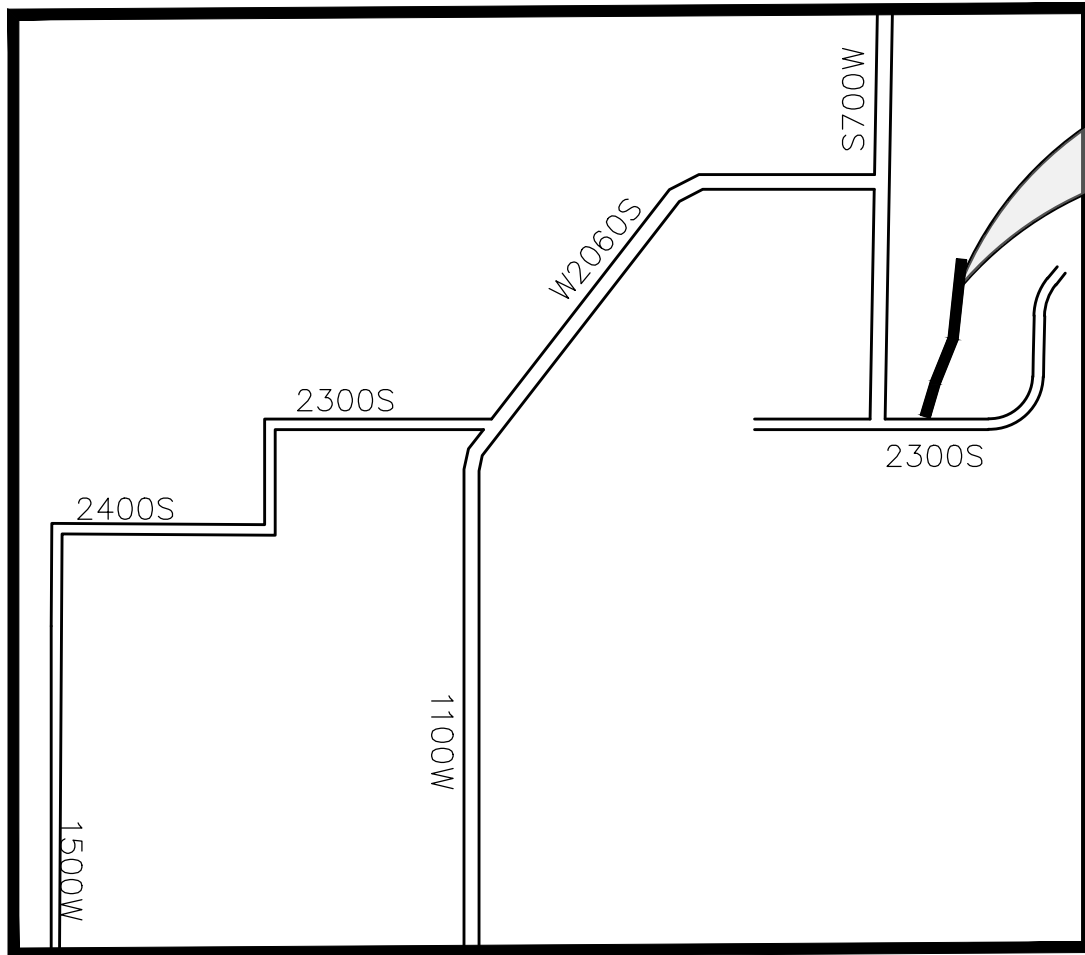
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Closure Total Distance: 2096.370

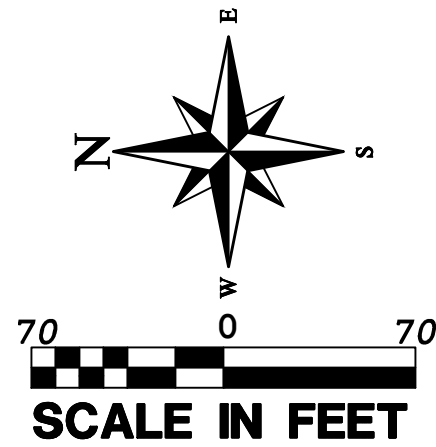
Closure Ratio: 1/510137

EXHIBIT MAP





PROJECT
LOCATION



EXISTING ZONE CHANGE MAP FOR: ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

REZONED AREA LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE S88°36'28"E ALONG THE SECTION LINE, 226.93 FEET; THENCE NORTH 97.85 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY LINE OF PARCEL H-3-2-10-232 THE FOLLOWING 3 COURSES: N16°24'52"E 223.50 FEET; THENCE N21°57'04"E 296.59 FEET; THENCE N06°08'48"E 497.09 FEET; THENCE DEPARTING SAID BOUNDARY LINE AND RUNNING S88°37'00"E 40.14 FEET; THENCE S06°08'48"W 505.98 FEET; THENCE S22°38'29"W 520.07 FEET; THENCE N88°36'52"W 13.00 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 36,850 SQUARE FEET OR 0.846 ACRES.

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
- M-1: LIGHT INDUSTRIAL
PF: PUBLIC FACILITY
R1-6: RESIDENTIAL - 1 UNIT PER 6,000 SQ. FT.
RM-2: MULTI-FAMILY - 10 UNITS PER ACRE
R1-15: RESIDENTIAL - 1 UNIT PER 15,000 SQ. FT.

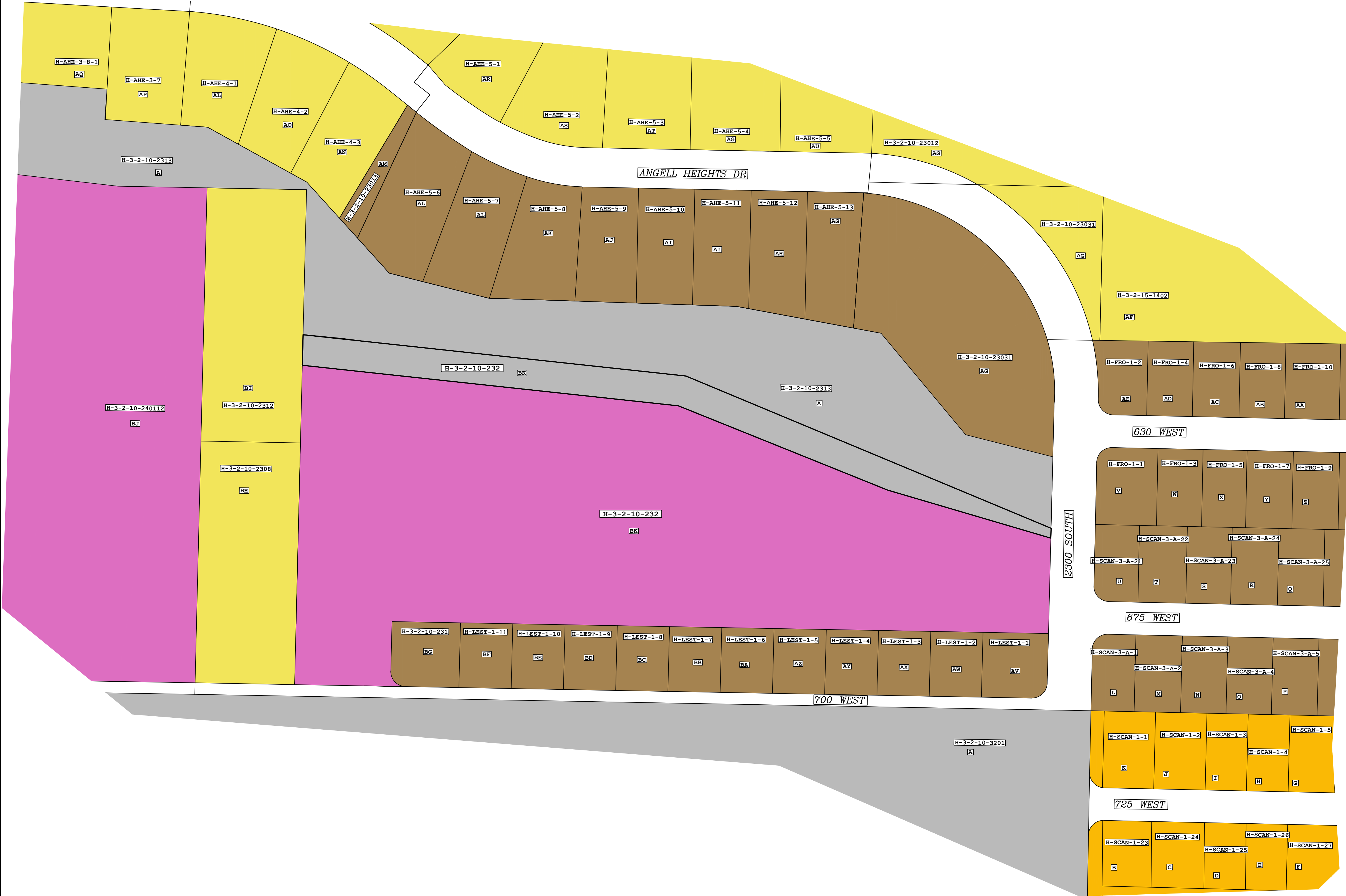
- A: HURRICANE CITY - H-3-2-10-3201, H-3-2-10-2313
B: MYERS SHARON - H-SCAN-1-23
C: CHRISTENSEN RODNEY L & KATHYRN M TRS - H-SCAN-1-24
D: ELLIOTT DAVID E TR - H-SCAN-1-25
E: GOREE CHRISTOPHER - H-SCAN-1-26
F: HOUSTON TERA - H-SCAN-1-27
G: EMISON TODD - H-SCAN-1-5
H: GRAY BARBARA M TR - H-SCAN-1-4
I: BAGGALEY ENTERPRISES LLC - H-SCAN-1-3
J: MG 23 LLC - H-SCAN-1-2
K: SPELL BILL E & MICHELLE - H-SCAN-1-1
L: MCCOURT JOSHUA - H-SCAN-3-A-1
M: SERIKAWA SACHIKO S - H-SCAN-3-A-2
N: HANSON LYNN ANN TR - H-SCAN-3-A-3
O: STEPHENS JANICE TR - H-SCAN-3-A-4
P: HATCH DAN J & DONNA J - H-SCAN-3-A-5
Q: RICHARDS GARY T & RITA C - H-SCAN-3-A-25
R: MULLEN JAMES M & MARY O - H-SCAN-3-A-24
S: HOLLAND HOLDINGS LLC - H-SCAN-3-A-23
T: GODWIN WALTER LOUIS - H-SCAN-3-A-22
U: KEELE BONNIE P TR - H-SCAN-3-A-21
V: BERKNER RUTH - H-FRO-1-1
W: DICK JOHN R TR - H-FRO-1-3
X: RICHARDSON SUSAN M - H-FRO-1-5
Y: BAKER TYLER C - H-FRO-1-7
Z: WELLS ROGER & SUSAN S TRS - H-FRO-1-9
AA: CASA COLIBRI LLC - H-FRO-1-10
AB: DIXON MERRILL V & MARGARET - H-FRO-1-8
AC: BEHEN TIMOTHY & DENISE TRS - H-FRO-1-6
AD: GRIFFITH JASON MICHAEL - H-FRO-1-4
AE: GREEN WESLEY & EMILEE - H-FRO-1-2
AF: JESSOP LOYD Y & LINDA R TRS - H-3-2-15-1402
AG: IVERSON JULIE TR - H-3-2-10-23031, H-3-2-10-23012, H-AHE-5-13, H-AHE-5-4
AH: GIDC LLC - H-AHE-5-12
AI: VIKING PROPERTIES LLC - H-AHE-5-11, H-AHE-5-10
AJ: SPENDLOVE LOREN - H-AHE-5-9
AK: SAPP MARYANN - H-AHE-5-8
AL: SCHOLZEN JEREMY & LAURIE - H-AHE-5-7, H-AHE-5-6, H-AHE-4-1
AM: DENNETT BRETT A - H-3-2-10-23013
AN: DENNETT BRETT A & SHEILLE - H-AHE-4-3
AO: CERTONIO TONY & LISA TRS - H-AHE-4-2
AP: GODFREY WESLEY & CHRISTINE - H-AHE-3-7
AQ: PROTHERO RONALD DAVID - H-AHE-3-8-1
AR: HUMPHRIES CRAIG A & GAYLEEN - H-AHE-5-1
AS: THORNTON RUSSELL - H-AHE-5-2
AT: OLSEN CODY - H-AHE-5-3
AU: RICH BENSON B - H-AHE-5-5
AV: SCHULTZ RYAN D - H-LEST-1-1
AW: MAYNARD ROBERT B TRUSTEES - H-LEST-1-2
AX: GILES MCKENZIE - H-LEST-1-3
AY: BEAN GEOFFREY D - H-LEST-1-4
AZ: STOUT RICK - H-LEST-1-5
BA: PAYNE ACRES III LLC - H-LEST-1-6
BB: LINDQUIST TAMARA - H-LEST-1-7
BC: BONO CARRIE MICHELE - H-LEST-1-8
BD: DUKE BRENT M & LINDA R - H-LEST-1-9
BE: BLESSING BRIAN C - H-LEST-1-10
BF: BRUTON KRISTEN M & JOSHUA M - H-LEST-1-11
BG: MARBERY JESSICA - H-3-2-10-231
BH: BEARD PROPERTIES LLC - H-3-2-10-2308
BI: WEBB WALTER R & RACHEL L - H-3-2-10-2312
BJ: FROG HOLLOW LLC - H-3-2-10-240112
BK: B&T VENTURES LLC - H-3-2-10-232

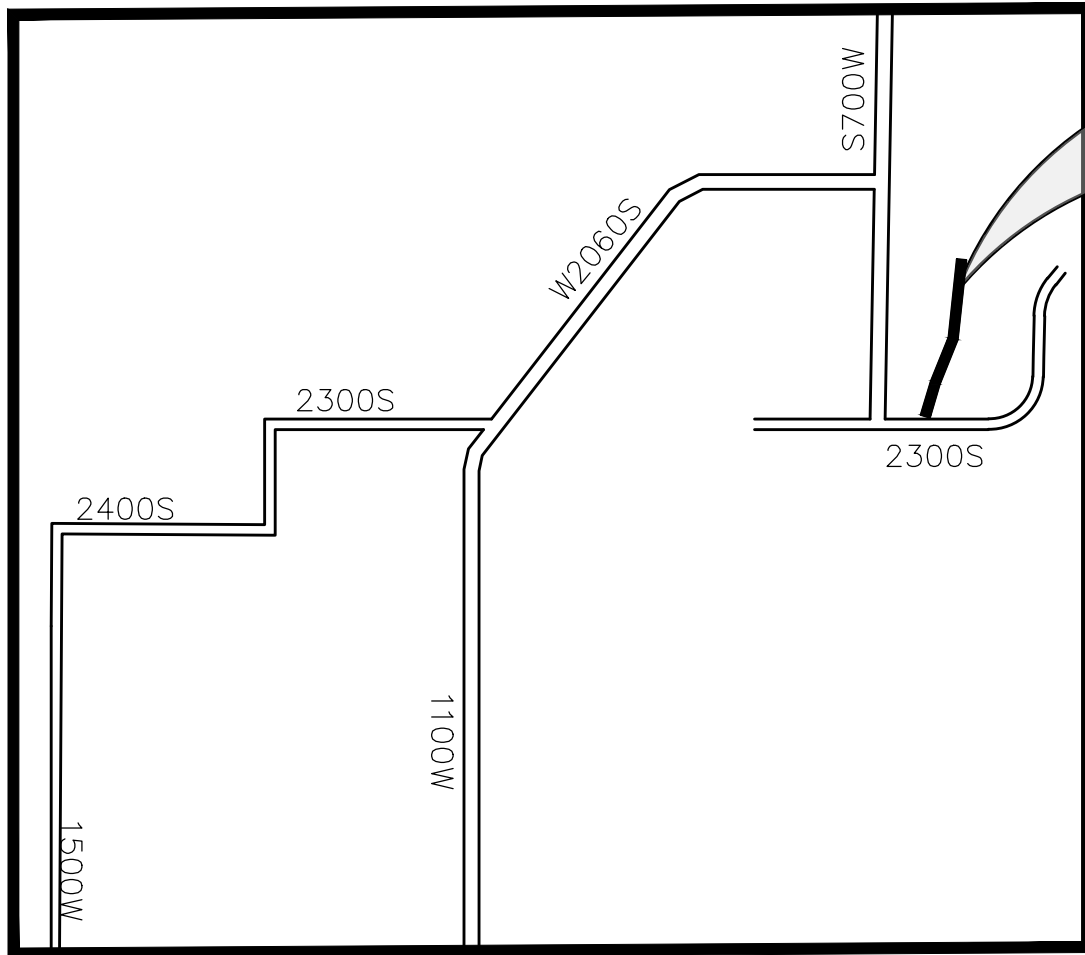
REVISIONS		DESCRIPTION	DATE	BY
NO				

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

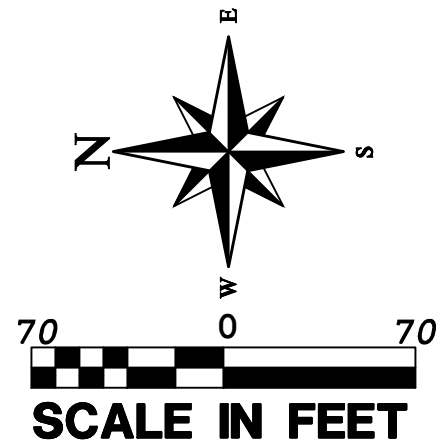
EXISTING ZONE CHANGE MAP FOR:
ANGELL HEIGHTS STORAGE
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/25/2024
SCALE	1"=70'
JOB NO.	300-007
SHEET NO.	1 OF 2





PROJECT
LOCATION



PROPOSED ZONE CHANGE MAP FOR: ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

REZONED AREA LEGAL DESCRIPTION

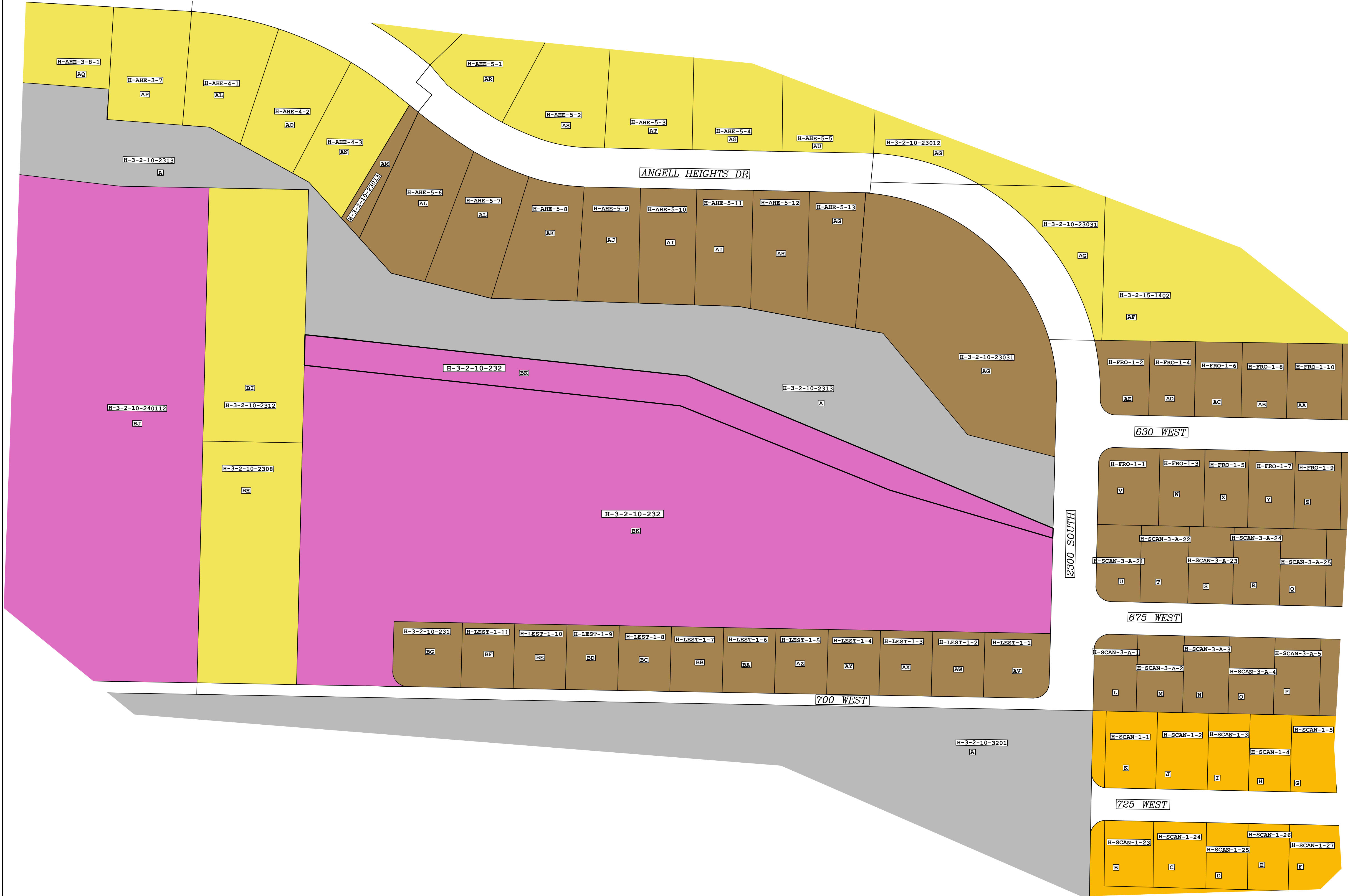
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE S88°36'28"E ALONG THE SECTION LINE, 226.93 FEET; THENCE NORTH 97.85 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY LINE OF PARCEL H-3-2-10-232 THE FOLLOWING 3 COURSES: N16°24'52"E 223.50 FEET; THENCE N21°57'04"E 296.59 FEET; THENCE N06°08'48"E 497.09 FEET; THENCE DEPARTING SAID BOUNDARY LINE AND RUNNING S88°37'00"E 40.14 FEET; THENCE S06°08'48"W 505.98 FEET; THENCE S22°38'29"W 520.07 FEET; THENCE N88°36'52"W 13.00 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 36,850 SQUARE FEET OR 0.846 ACRES.

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
- M-1: LIGHT INDUSTRIAL
PF: PUBLIC FACILITY
R1-6: RESIDENTIAL - 1 UNIT PER 6,000 SQ. FT.
RM-2: MULTI-FAMILY - 10 UNITS PER ACRE
R1-15: RESIDENTIAL - 1 UNIT PER 15,000 SQ. FT.

- A: HURRICANE CITY - H-3-2-10-3201, H-3-2-10-2313
B: MYERS SHARON - H-SCAN-1-23
C: CHRISTENSEN RODNEY L & KATHYRN M TRS - H-SCAN-1-24
D: ELLIOTT DAVID E TR - H-SCAN-1-25
E: GOREE CHRISTOPHER - H-SCAN-1-26
F: HOUSTON TERA - H-SCAN-1-27
G: EMISON TODD - H-SCAN-1-5
H: GRAY BARBARA M TR - H-SCAN-1-4
I: BAGGALEY ENTERPRISES LLC - H-SCAN-1-3
J: MG 23 LLC - H-SCAN-1-2
K: SPELL BILL E & MICHELLE - H-SCAN-1-1
L: MCCOURT JOSHUA - H-SCAN-3-A-1
M: SERIKAWA SACHIKO S - H-SCAN-3-A-2
N: HANSON LYNN ANN TR - H-SCAN-3-A-3
O: STEPHENS JANICE TR - H-SCAN-3-A-4
P: HATCH DAN J & DONNA J - H-SCAN-3-A-5
Q: RICHARDS GARY T & RITA C - H-SCAN-3-A-25
R: MULLEN JAMES M & MARY O - H-SCAN-3-A-24
S: HOLLAND HOLDINGS LLC - H-SCAN-3-A-23
T: GODWIN WALTER LOUIS - H-SCAN-3-A-22
U: KEELE BONNIE P TR - H-SCAN-3-A-21
V: BERKNER RUTH - H-FRO-1-1
W: DICK JOHN R TR - H-FRO-1-3
X: RICHARDSON SUSAN M - H-FRO-1-5
Y: BAKER TYLER C - H-FRO-1-7
Z: WELLS ROGER & SUSAN S TRS - H-FRO-1-9
AA: CASA COLIBRI LLC - H-FRO-1-10
AB: DIXON MERRILL V & MARGARET - H-FRO-1-8
AC: BEHEN TIMOTHY & DENISE TRS - H-FRO-1-6
AD: GRIFFITH JASON MICHAEL - H-FRO-1-4
AE: GREEN WESLEY & EMILEE - H-FRO-1-2
AF: JESSOP LOYD Y & LINDA R TRS - H-3-2-15-1402
AG: IVERSON JULIE TR - H-3-2-10-23031, H-3-2-10-23012, H-AHE-5-13, H-AHE-5-4
AH: GIDC LLC - H-AHE-5-12
AI: VIKING PROPERTIES LLC - H-AHE-5-11, H-AHE-5-10
AJ: SPENDLOVE LOREN - H-AHE-5-9
AK: SAPP MARYANN - H-AHE-5-8
AL: SCHOLZEN JEREMY & LAURIE - H-AHE-5-7, H-AHE-5-6, H-AHE-4-1
AM: DENNETT BRETT A - H-3-2-10-23013
AN: DENNETT BRETT A & SHEILLE - H-AHE-4-3
AO: CERTONIO TONY & LISA TRS - H-AHE-4-2
AP: GODFREY WESLEY & CHRISTINE - H-AHE-3-7
AQ: PROTHERO RONALD DAVID - H-AHE-3-8-1
AR: HUMPHRIES CRAIG A & GAYLEEN - H-AHE-5-1
AS: THORNTON RUSSELL - H-AHE-5-2
AT: OLSEN CODY - H-AHE-5-3
AU: RICH BENSON B - H-AHE-5-5
AV: SCHULTZ RYAN D - H-LEST-1-1
AW: MAYNARD ROBERT B TRUSTEES - H-LEST-1-2
AX: GILES MCKENZIE - H-LEST-1-3
AY: BEAN GEOFFREY D - H-LEST-1-4
AZ: STOUT RICK - H-LEST-1-5
BA: PAYNE ACRES III LLC - H-LEST-1-6
BB: LINDQUIST TAMARA - H-LEST-1-7
BC: BONO CARRIE MICHELE - H-LEST-1-8
BD: DUKE BRENT M & LINDA R - H-LEST-1-9
BE: BLESSING BRIAN C - H-LEST-1-10
BF: BRUTON KRISTEN M & JOSHUA M - H-LEST-1-11
BG: MARBERRY JESSICA - H-3-2-10-231
BH: BEARD PROPERTIES LLC - H-3-2-10-2308
BI: WEBB WALTER R & RACHEL L - H-3-2-10-2312
BJ: FROG HOLLOW LLC - H-3-2-10-240112
BK: B&T VENTURES LLC - H-3-2-10-232



COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE S88°36'28"E ALONG THE SECTION LINE, 226.93 FEET; THENCE NORTH 57.85 FEET TO THE POINT OF BEGINNING.

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AREA CONTAINS 36,850 SQUARE FEET OR 0.846 ACRES.

THIS PARCEL/LEGAL DESCRIPTION IS PART OF PARENT PARCEL H-3-2-10-2313

40 ft High Cube



Weight:
8750 lbs

Interior:
Length: 39' 4"
Width: 7' 7"
Height: 8' 9"

Door Opening:
Width: 7' 8"
Height: 8' 5"



Hurricane City Application

Application Accepted Date: 01/17/2024		Valuation		\$	0.00				
Type of Improvement: Site Plan (Final)		PERMIT FEES							
Description:		Planning Fee		\$	250.00				
Tenant / Project Name: Angell Heights Storage		Sub Total:		\$	250.00				
Bldg. Address: 2095 S 700 W		Permit Total:		\$	250.00				
City: Hurricane City State: UT Zip: 84737		Amount Paid:		\$	0.00				
Subdivision: Angell Heights Storage Phase:		Remaining Due:		\$	250.00				
Block: Lot #: Parcel #: H-3-2-10-232									
Zone: M-1									
Property Owner: B&T Ventures 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: Beau Davis									
License #: TBD P: (208) 403-9509									
Address: 373 W 1180 S									
City: Hurricane State: UT Zip: 84737									
Email: beaudavis@gmail.com									
APPLICATION DETAILS									
DRAFT									
						APPROVALS		DATE	INFO
						Plan Review Finalized:		Yes	01/18/24 Brienna Spencer
Setbacks		Front:	Rear:	Left:	Right:				
Min.									
Actual:									
APPLICATION NUMBER: PENDFSP24-07									
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.									
Applicant Name: Karl Rasmussen									
Signature of Applicant/Authorized Agent or Owner: Date:									
Application Approved By:		Date:							
		01/18/2024							
Application Issued By:		Date:							
Receipt #: 8.175759-01/17/24									



STAFF COMMENTS

Agenda Date:	02/08/2024
Application Number:	FSP24-07
Type of Application:	Final Site Plan Application
Action Type:	Administrative
Applicant:	Beau Davis
Agent:	Karl Rasmussen
Request:	Approval of a Final Site Plan
Location:	2095 S 700 W
Zoning:	M-1
General Plan Map:	Planned Community

Discussion: The applicant is seeking a final site plan approval for a storage unit development along 700 W across from the Hurricane Airport. This project received preliminary site plan approval in September 2023. The applicant is planning for 365 units and canopies over 6.07 acres.

JUC Comments

The Joint Utility Committee signed off on the construction drawings for this project in January of 2024.

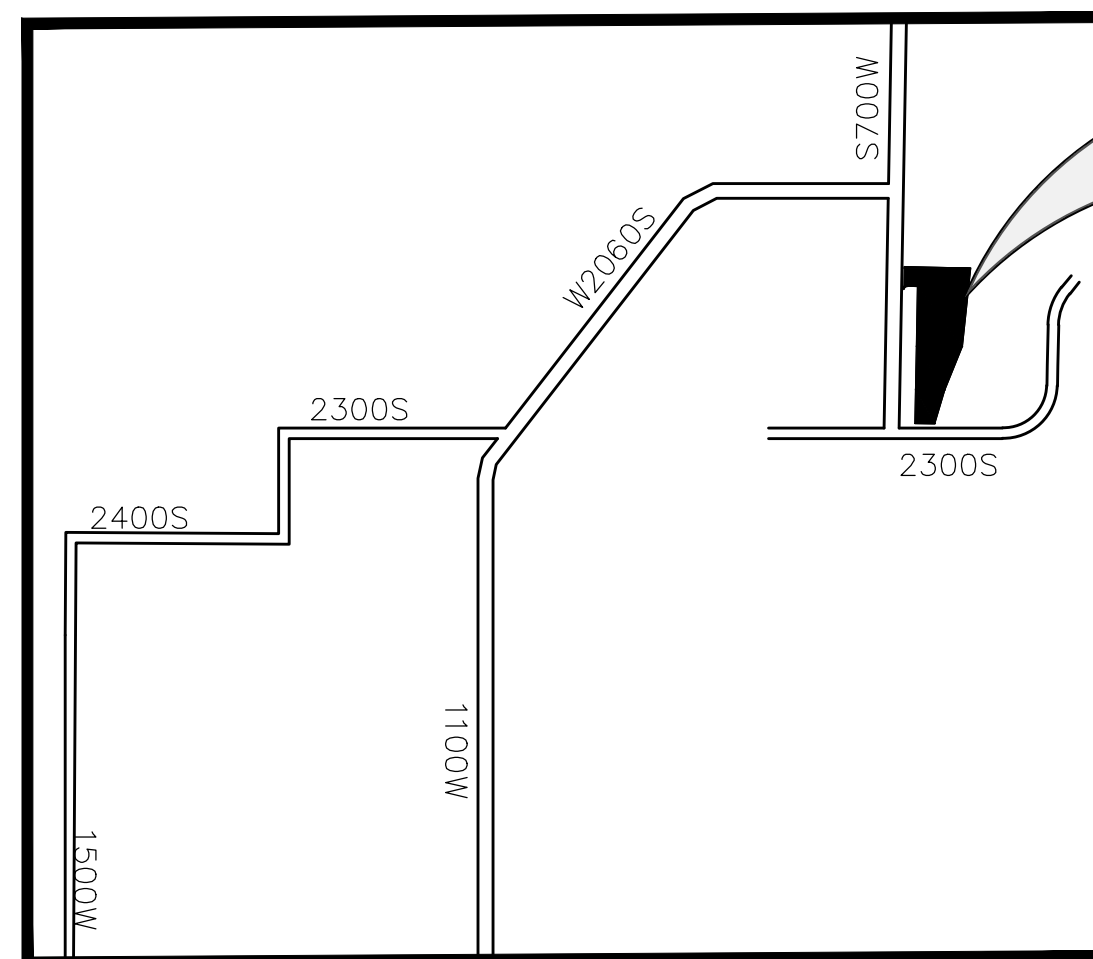
effects on the overall site plan, staff would recommend this approval encompass the minor changes stemming from its inclusion.



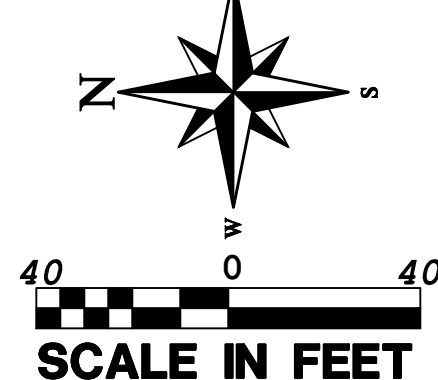
Approximate location of City property to be deeded to the applicant.

Staff Recommendation: Staff recommends that the Planning Commission review this application based on the Hurricane City code and standards. Due to the project for the most part conforming to all applicable land use ordinances, staff recommends approval of the final site plan and with the following conditions:

1. That staff reviews lighting fixtures prior to installation.
2. This action includes approval of minor deviations from the approved site plan to account for inclusion of the 0.85 acres of City property.
3. Subject to Staff and JUC comments.



PROJECT LOCATION



SITE PLAN FOR: **ANGELL HEIGHTS STORAGE**

**LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**

CONSTRUCTION KEYNOTES

- 1 STANDARD CURB & GUTTER, TYPE RU30 (DETAIL CC 102) TO BE INSTALLED ON 700 WEST AND 2300 SOUTH
- 2 INSTALL 5' SIDEWALK (DETAIL CC 105)
- 3 INSTALL 8' CROSS GUTTER PER STANDARD CG 100
- 4 INSTALL SLIDING GATE W/ KNOX LOCK

ACQUIRED LAND LEGAL DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER (1/4)
CORNER OF SECTION 10, TOWNSHIP 42 SOUTH,
RANGE 13 WEST, OF THE SALT LAKE BASE AND
MERIDIAN;
THENCE N01°37'01"E ALONG THE CENTER SECTION
LINE, 1046.72 FEET;
THENCE S88°37'00"E 435.06 FEET TO THE POINT
OF BEGINNING;

THENCE S88°37'00"E 40.14 FEET;
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THENCE N06°08'48"E 497.09 FEET TO THE POINT
OF BEGINNING.

AREA CONTAINS 36,850 SQUARE FEET OR 0.846 ACRES.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE LINE
	SECTION LINE
	CENTER LINE
	CURB AND GUTTER
	PUBLIC UTILITY EASEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED ASPHALT
	PROPOSED BUILDING
	PROPOSED IMPROVEMENTS
	PROPOSED ACQUIRED LAND
	SECTION MONUMENT AS DESCRIBED
	CENTERLINE MONUMENT AS DESCRIBED

ADDITIONAL NOTES:

PROPERTY ZONED AS M-1, LIGHT INDUSTRIAL.

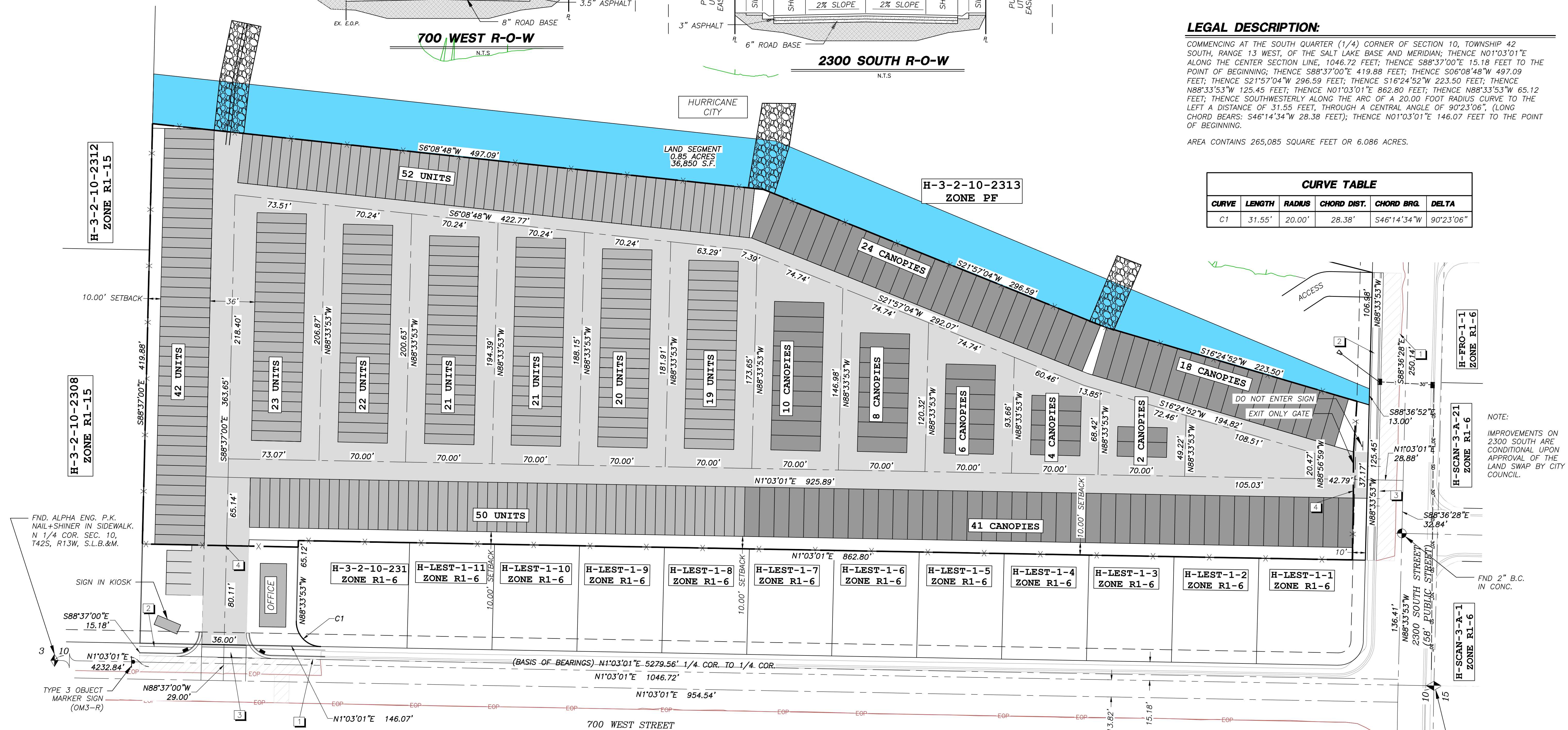
IMPORT MATERIAL COMING FROM FAMILY
PROPERTY PARCELS H-3-2-15-1401 &
H-3-2-15-1402.

LEGAL DESCRIPTION:

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AREA CONTAINS 265,085 SQUARE FEET OR 6.086 ACRES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.55'	20.00'	28.38'	S46°14'34"W	90°23'06"



NOTE:
IMPROVEMENTS ON
2300 SOUTH ARE
CONDITIONAL UPON
APPROVAL OF THE
LAND SWAP BY CITY
COUNCIL.

— FND 2" B.C
IN CONC

- FND. WC BRASS CAP
SOUTH 1/4 COR. SEC. 10,
T42S, R13W, S.L.B.&M.

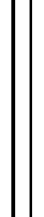
Know what's below.
Call 811 before you dig.



BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

[illegible]

PRO VALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-4307

PROFESSIONAL STRUCTURAL ENGINEER
No. 191090
KARL BRADLEY
RASMUSSEN
1/16/24
STATE OF UTAH

000-007 ANGEL HEIGHTS STORAGE CONSTRUCTION.DWG

SITE PLAN FOR:

ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S1.B.&M.

HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/16/2024
SCALE	1"=40'
JOB NO.	300-007

SHEET NO:

62

TITLE SHEET FOR:
ANGELL HEIGHTS STORAGE

**LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**

CONTACT INFORMATION

STREETS DEPARTMENT	WESTON WALKER	435-668-6509
ASH CREEK SEWER DISTRICT	AMBER GILETTE	435-635-2348 EXT 110
WATER DEPARTMENT	KORY WRIGHT	435-632-9442
CENTURYLINK	BRAXTON PETERSON	385-479-7339
TDS TELECOM	SHELLIE TURNER	435-429-9044
DOMINION ENERGY	JAKE BOZARTH	435-231-9971
PUBLIC WORKS DEPARTMENT	MIKE VERCIKAK	435-635-2811 EXT 118
PLANNING DEPARTMENT	STEPHEN NELSON	435-635-2811 EXT 118
POWER DEPARTMENT	MIKE RAMIREZ	435-669-3271
FIRE DEPARTMENT	JOHN POSTERT	435-635-9562
PARKS DEPARTMENT	DARREN BARNEY	435-635-9665 OR 435-668-9059
CITY ENGINEER DEPARTMENT	ARTHUR LEBARON	435-635-2811 EXT 113
WASHINGTON C.W.C.D.	RYAN NAY	435-773-3016
GIS	JOE RHODES	435-669-5471
INFOWEST	DALLIN PEAD	435-359-7778

SHEET INDEX

[illegible]

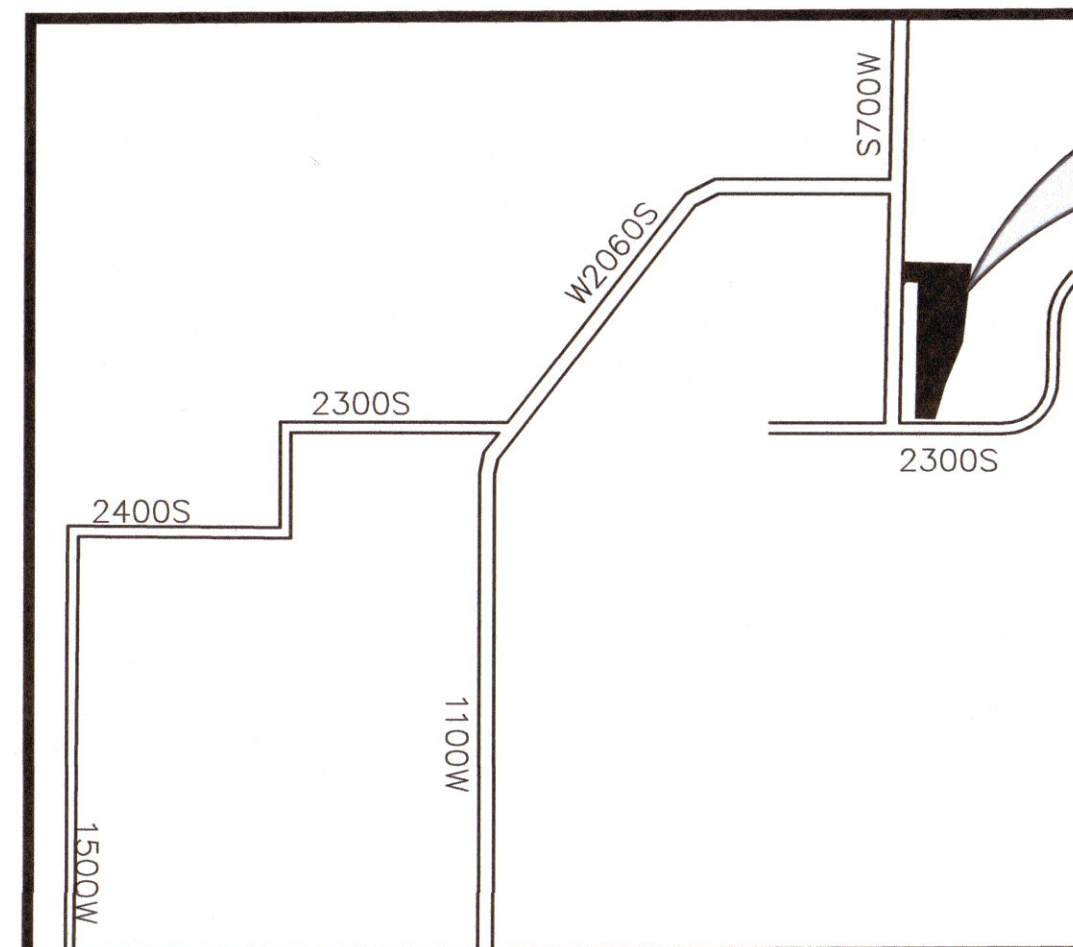
HURRICANE CITY APPROVAL

Miki Vencinek	1/17/2024
PUBLIC WORKS	DATE
Amber Mellette	1/17/24
ASH CREEK SEWER DISTRICT	DATE
Kuzile	1/17/24
WATER DEPARTMENT	DATE
DA	1/17/24
CENTURYLINK	DATE
DP	1-17-24
DOMINION ENERGY	DATE
GV	1/17/24
PLANNING DEPARTMENT	DATE
John Patel	1-17-24
FIRE DEPARTMENT	DATE
MPI	1-17-24
HURRICANE POWER	DATE
Damen Branney	1/17/24
PARKS DEPARTMENT	DATE
Shaw	1-17-24
TDS TELECOM	DATE
Benjamin Holton	1/17/24
GIS	DATE
Jimmy Fickling **	
CITY ENGINEER DEPARTMENT	DATE
Trevor Boon	1-17-24
WASHINGTON C.W.C.D.	DATE
* WTW	1-17-24
STREETS DEPARTMENT	DATE
INFOWEST	1/17/24
	DATE

2300 SOUTH IMPROVEMENT NOTE:

PORTIONS OF THE IMPROVEMENTS OF 2300 SOUTH ARE CONDITIONAL UPON APPROVAL OF THE LAND SWAP BY CITY COUNCIL. (East of existing property lines, 1/17/2024)

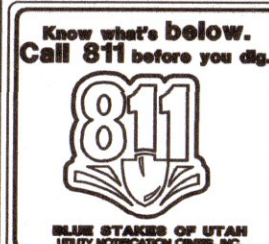
* * Revised construction plans are required once land exchange discussions with City Council are complete.



PROJECT LOCATION

OWNER(S): _____

BEAU DAVIS
208-403-9509
beaugdavis@gmail.com

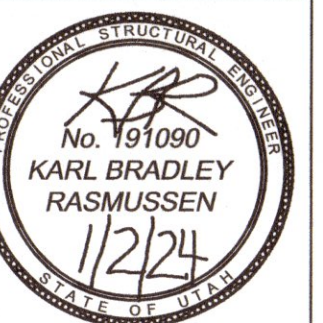


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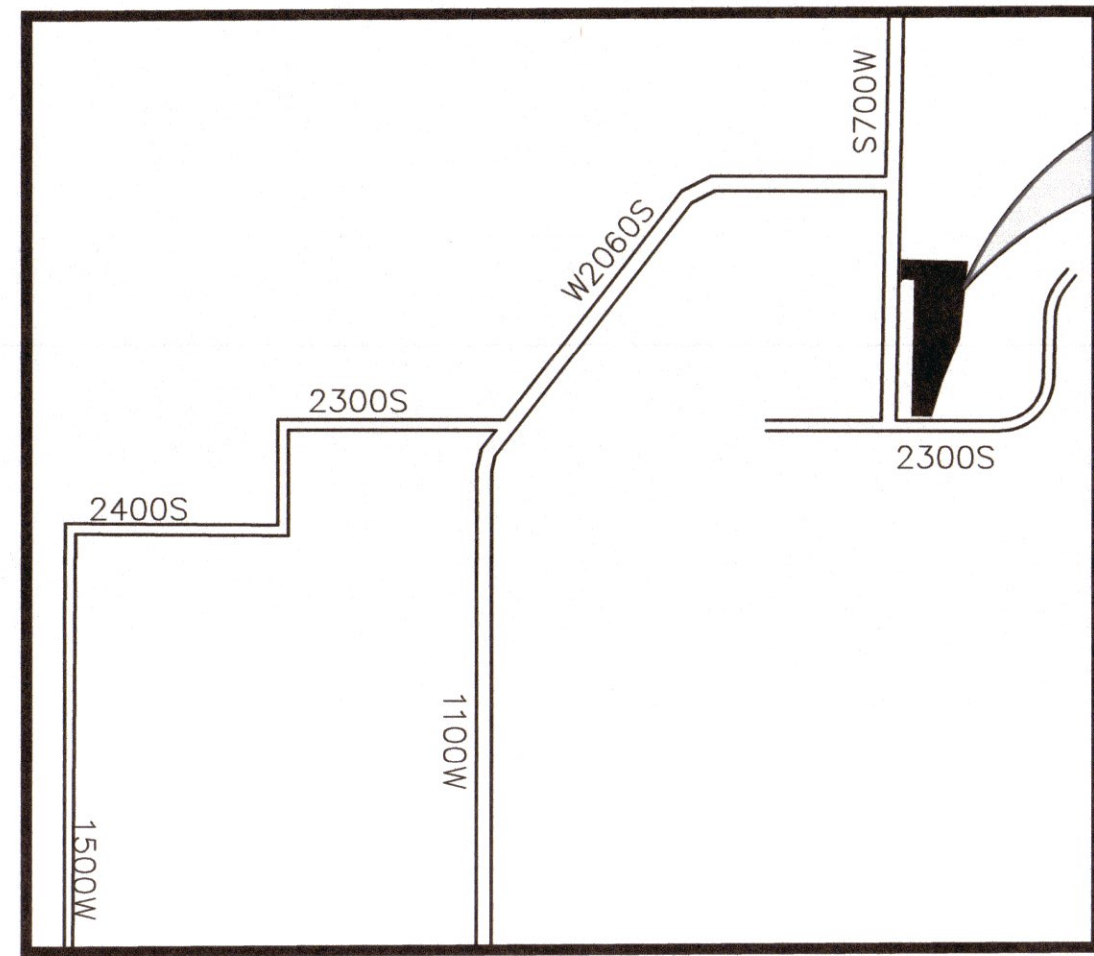


ANGELL HEIGHTS STORAGE

HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	11-16-2023
SCALE	N.T.S.
OB NO.	300-007
SHEET NO:	

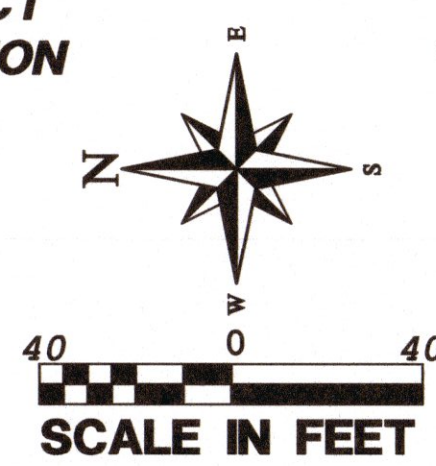
C1



TOTALS:

270 STORAGE UNITS
4 PARKING STALLS
113 CANOPIES

PROJECT LOCATION



SITE PLAN FOR: ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

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	PROPOSED BUILDING
	PROPOSED IMPROVEMENTS
	PROPOSED ACQUIRED LAND
	SECTION MONUMENT AS DESCRIBED
	CENTERLINE MONUMENT AS DESCRIBED

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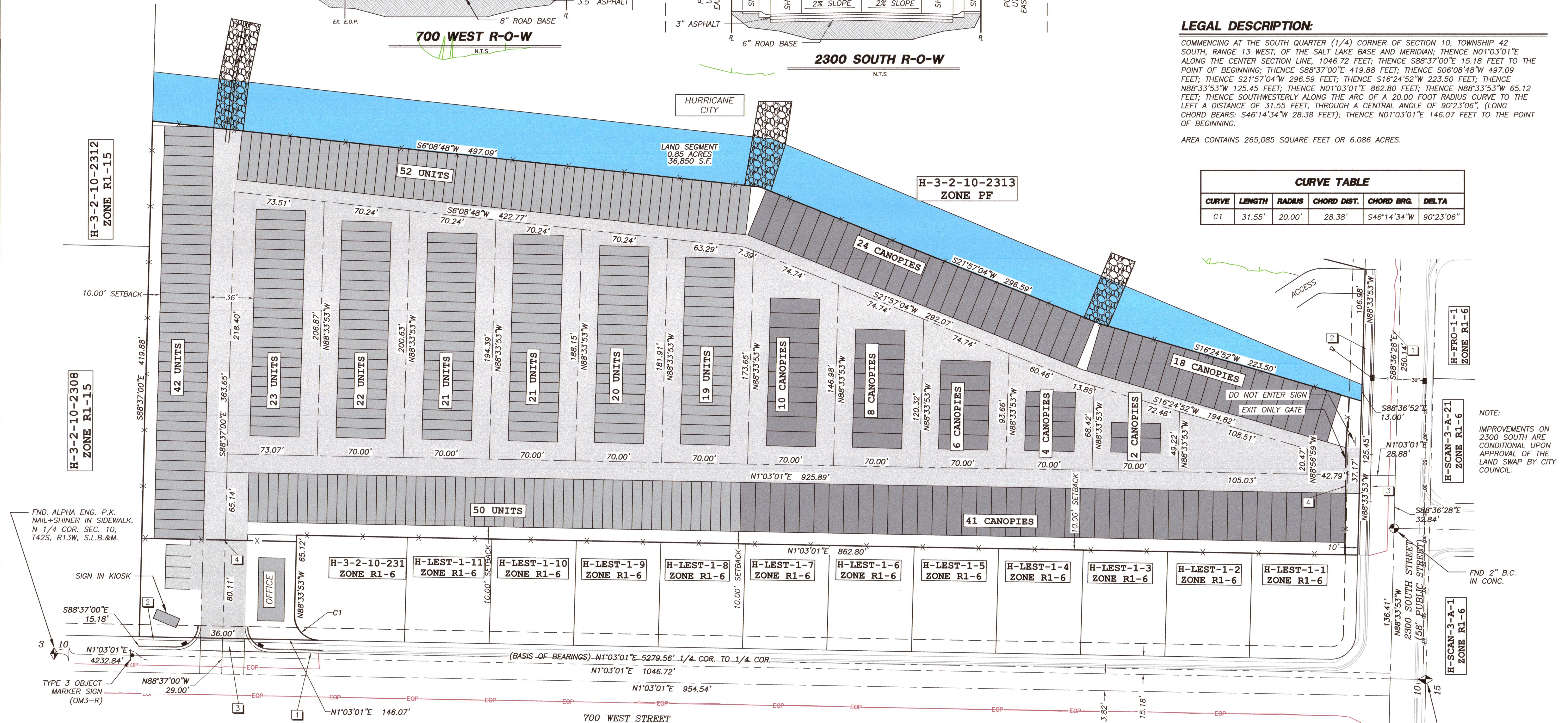
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FND. ALPHA ENG. P.K. NAIL+SHINER IN SIDEWALK. N 1/4 COR. SEC. 10, T42S, R13W, S.L.B.&M.

SIGN IN KIOSK

S88°37'00"E 15.18'

N1°03'01"E 4232.84'

TYPE 3 OBJECT MARKER SIGN (OM3-R)

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1. ANY LANDSCAPING, INCLUDING STREET LANDSCAPE STRIPS AND/OR MEDIANS AND ASSOCIATED IRRIGATION, SHALL BE INSTALLED BY DEVELOPER/OWNER(S) AND IS NOT THE RESPONSIBILITIES OF HURRICANE CITY PARKS DEPARTMENT TO MAINTAIN.

1. NO BURNING OF CONSTRUCTION MATERIALS
2. CONSTRUCTION OF HOMES NOT PERMITTED UNTIL ROAD IMPROVEMENTS ARE COMPLETE
3. SUBMIT PROOFS OF STREET SIGNS TO CITY ENGINEER BEFORE ORDERING

1. **DESIGNER** TO PROVIDE ALL TRENCH AND CENTURYLINK WILL PROVIDE A #6 CONDUIT. CONTACT LUIS @ 435-632-6553 1 WEEK IN ADVANCE.

2. **INSTALLATION**: DEVELOPER TO PROVIDE 4"X8" PLYWOOD BACKBOARD AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH 120V AC OUTLET ON BACKBOARD. PERMITS: DEVELOPER TO OBTAIN PERMITS. CENTURYLINK WILL PROVIDE 3" IRON ELECTRICAL OUTLET. WE RECOMMEND A STANDARD DUPLEX OUTLET. CALLED NEMA 5-15R. *LUMEN ELECTRONICS NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.

3. **OUTSIDE TERMINATION**: DEVELOPER TO PROVIDE 30" X 30"X1/2" WEATHERPROOF BOX AND A #6 GROUND WIRE TO BUILDING NEUTRAL WITH A 120V AC OUTLET OCAED IN THE BOX. WE RECOMMEND A STANDARD DUPLEX OUTLET. CALLED NEMA 5-15R. 3-PRONG ELECTRICAL OUTLET IS REQUIRED WITHIN 6 FEET OF EQUIPMENT LOCATION. *WE RECOMMEND A STANDARD DUPLEX OUTLET, CALLED NEMA 5-15R.

4. **LUMEN ELECTRONICS** NEED TO BE POWERED BY 120 VAC (15-30 AMP) DEDICATED CIRCUIT.

5. **CONTACT**: CENTURYLINK ENGINEER AT 352-479-7339 OR BRAYTON.PETERSON@LUMEN.COM 45 DAYS BEFORE ANY SERVICE IS REQUIRED TO SETUP SITE WIRE AND REPORT ANY CHANGES TO JCR APPROVED PLANS.

6. **ANY CENTURYLINK FACILITY RELOCATIONS** ASSOCIATED WITH PROJECT WILL BE BILLABLE TO OWNER/DEVELOPER AND MUST BE SCHEDULED A MINIMUM OF 45 DAYS IN ADVANCE.

2. ALL WATERLINE WORKS MUST BE INSTALLED BY A LICENSED AND INSURED CONTRACTOR THAT IS APPROVED BY HURRICANE CITY.
3. ALL CONSTRUCTION SHALL CONFORM TO THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION", THE "INTERNATIONAL PLUMBING CODE", AND THE "HURRICANE CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SEWERAGE AND SANITATION".
4. CONTRACTOR SHALL POTHOLE ALL PIPELINES AND VERIFY LOCATION AND DEPTH PRIOR TO PROCEEDING WITH ANY BUILDING OR PIPELINE CONSTRUCTION.
5. THE POTABLE WATER SUPPLY TO LAWN IRRIGATION SYSTEMS SHALL BE PROTECTED AGAINST BACK FLOW PER THE "INTERNATIONAL PLUMBING CODE" SECTION 608.16.5 AND FOR FIRE SPRINKLER SYSTEMS PER (IPC) 608.16.4.
6. ALL BACK FLOW ASSEMBLY INSTALLATION AND TEST REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE HURRICANE CITY BACK FLOW ORDINANCE (TITLE 8 CHAPTER 3).
7. ALL JOINTS ON JOINTED PIPELINE WILL BE AS SHOWN ON THE DETAILS. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK OR JOINT RESTRAINT GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. NO CONCRETE TUB BLOCKS ARE ALLOWED WITHOUT WATER DEPARTMENT APPROVAL.
8. ASPHALT REPLACED OVER THE PIPE TRENCHING IS TO MATCH EXISTING PAVEMENT DEPTHS WITH A 6" OVER CUT FROM EDGE OF THE TRENCH LINE ON EACH SIDE OF THE TRENCH.
9. CONTRACTORS SHALL CUT OFF AND CAP (BACK AT THE WATER MAIN), ALL EXISTING SERVICE LINES OR UN-USED STUB LINES THAT WILL BE ABANDONED.
10. ANY CHANGE MADE IN THE FIELD MUST BE FIRST APPROVED AND DOCUMENTED BY THE HURRICANE CITY WATER SERVICES DEPARTMENT.
11. ALL NEW FIRE HYDRANTS SHALL BE INSTALLED AT THE CORRECT HEIGHT. EXTENSIONS WILL NOT BE ALLOWED.
12. INTERRUPTION OF EXISTING WATER SERVICE WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS SHALL NOT BE ALLOWED WITHOUT SPECIAL PERMIT. THE CITY OF HURRICANE CITY WILL BE RESPONSIBLE FOR THE MINIMUM OF 48 HOURS OF REQUIRED CONNECTIONS. CONNECTIONS TO THE EXISTING INFRASTRUCTURE SHALL BE DONE DURING THE TIME OF LEAST INCONVENIENCE TO CUSTOMERS OF EXISTING SYSTEM.
13. INTERRUPTIONS OF SERVICE SHALL BE LIMITED TO LESS THAN FOUR (4) HOURS PER 24 HOUR PERIOD. CONTRACTOR SHALL NOTIFY ALL AFFECTED WHO ARE AFFECTED BY THE INTERRUPTIONS PRIOR TO THE INTERRUPTING OF SERVICE.
14. TEMPORARY CONSTRUCTION WATER MAY BE OBTAINED FROM AN EXISTING FIRE HYDRANT BY MAKING APPLICATION AT THE HURRICANE CITY WATER SERVICES DEPARTMENT OFFICE. UNAUTHORIZED CONNECTIONS TO THE CITY'S WATER SYSTEM IS A VIOLATION AND SUBJECT TO LEGAL ACTION. THE EXISTENCE AND LOCATION OF WATER FACILITIES SHOWN ON THE CONSTRUCTION DRAWINGS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. REQUEST TO THE CITY OF HURRICANE CITY TO VERIFY THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.

THE IMPROVEMENTS OF 2300 SOUTH ARE CONDITIONAL UPON APPROVAL OF THE LAND SWAP BY CITY COUNCIL.



**LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**

1. DEVELOPER RESPONSIBLE TO HIRE PRE-APPROVED ELECTRICAL CONTRACTOR TO INSTALL THE NEW POWER LINE FEEDING PROPERTY. CONTACT MICHAEL RAMIREZ AT 435-635-5536 EXT. #4 FOR APPROVED LIST OF CONTRACTORS.
2. ANYONE PRE-435-635-5536 CONTRACT WILL BE REQUIRED TO OBTAIN AND INSTALL ANY PART OF THE ELECTRICAL SYSTEM.
3. DEVELOPER RESPONSIBLE FOR ALL COSTS, UNLESS OTHERWISE STATED ON PRINT.
4. PRE-APPROVED CONTRACTOR TO GO OVER PRINTS WITH HURRICANE POWER BEFORE BEGINNING WORK.
5. LINES ARE FOR SCHEMATIC PURPOSES ONLY. ALL EQUIPMENT AND PLACEMENT OF, TO BE TO HURRICANE POWER SPEEDS.
6. ANY CHANGES TO THE SIGNED SET OF PLANS MUST BE APPROVED BY HURRICANE POWER.
7. ALL ELECTRICAL WORK MUST BE BACKFILLED WITH 1" MINUS FROM THE BOTTOM TO THE TOP OF THE TRENCH, ALSO AROUND ELECTRICAL BOXES AND EQUIPMENT.
8. MICHAEL RAMIREZ TO BE COLLECTED BY BUILDING DEPT. IMPACT FEES TO BE CHARGED BY THE MAIN PLANT SIZE. CONTACT HURRICANE POWER REGARDING QUESTIONS.
9. METERS SHALL NOT BE LOCATED IN FENCED IN AREAS. METERS SHALL BE KEPT ACCESSIBLE AT ALL TIMES.
10. ALL CEMENT TOWER, THREE PHASE TRANSFORMER PADS AND ST. LIGHT BASES TO BE PRE-CAST ONLY. TO BE SUPPLIED BY APPROVED VENDORS ONLY.

- 31 INSTALL 3-WAY VALVE
- 32 EXISTING 8" WATERLINE
- 33 INSTALL FIRE HYDRANT AND VALVE
- 34 INSTALL NEW 3/4" SERVICE LINE
- 35 EXISTING 3-WAY VALVE
- 36 EXISTING 8" WATER STUB

- 1 INSTALL 200 AMP 120/240 VOLT SINGLE PHASE METER MAIN
- 2 INSTALL 2 4/0 TRIPLEX IN 3" PVC
- 3 EXISTING POWER BOX TRANSFORMER
- 4 EXISTING PRIMARY LINE
- 5 INSTALL DECORATIVE STREET LIGHT BLACK FED BY #10 COPPER IN 1" PVC

11 INSTALL 4" LATERAL & CLEANOUT
12 EXISTING SEWER MAIN
13 EXISTING 4'Ø SEWER MANHOLE

TDS, CATV/BROADBAND NOTES:

1. THE DEVELOPER WILL PROVIDE ALL REQUIRED TRENCH WITHIN THE PROJECT. ANY MODIFICATIONS ALONG THE PERIMETRY TO FEED THIS PROJECT WILL BE BILLED TO THE DEVELOPER.
2. TDS WILL PLACE CONDUITS IN AN OPEN/Joint TRENCH. PLEASE CONTACT TDS ENGINEERING AT 435-288-1415 AT LEAST 3 WEEKS PRIOR TO OPENING TRENCH TO CREATE DESIGN AND SCHEDULE.
3. CONTACT TDS PRIOR TO CONSTRUCTING BUILDINGS FOR PREWIRE OPTIONS FOR FIBER OPTIC SERVICE. ANY OTHER QUESTIONS REGARDING CONSTRUCTION OF SERVICE SHOULD BE DIRECTED TO TDS ENGINEERING AT 435-288-1415.
4. RELOCATION OF NEW OR EXISTING TDS FACILITIES WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR
5. ANY MODIFICATIONS AFTER CONDUIT/CABLE PLACEMENT WILL BE BILLABLE TO THE DEVELOPER/CONTRACTOR AS WILL DAMAGES CAUSED BY OTHER CONTRACTORS WORKING FOR THE DEVELOPER ON THIS PROJECT.

1. PLACEMENT OF FIRE HYDRANTS MUST MEET IFC-2012
2. BURNING OF CONSTRUCTION MATERIAL OR DEBRIS IS STRICTLY PROHIBITED.
3. CONSTRUCTION OF ROADS MUST BE COMPLETE WITH ALL WEATHER SURFACE BEFORE HOMES ARE PERMITTED TO BE BUILT
4. FLUSHING OF ANY LINE NEEDS TO BE WITNESSED BY THE FIRE DEPARTMENT.
5. AN ALARM SYSTEM IS REQUIRED. DETAILS AND SPECIFICATIONS WILL BE PROVIDED BY THE ARCHITECT.
6. A WET SPRINKLER SYSTEM WILL NEED TO BE INSTALLED. DETAILS WILL BE PROVIDED BY THE ARCHITECT.
7. KNOX EQUIPMENT WILL BE REQUIRED. ARCHITECT TO PROVIDE DETAILS.

41 EXISTING COMMUNICATION LINE

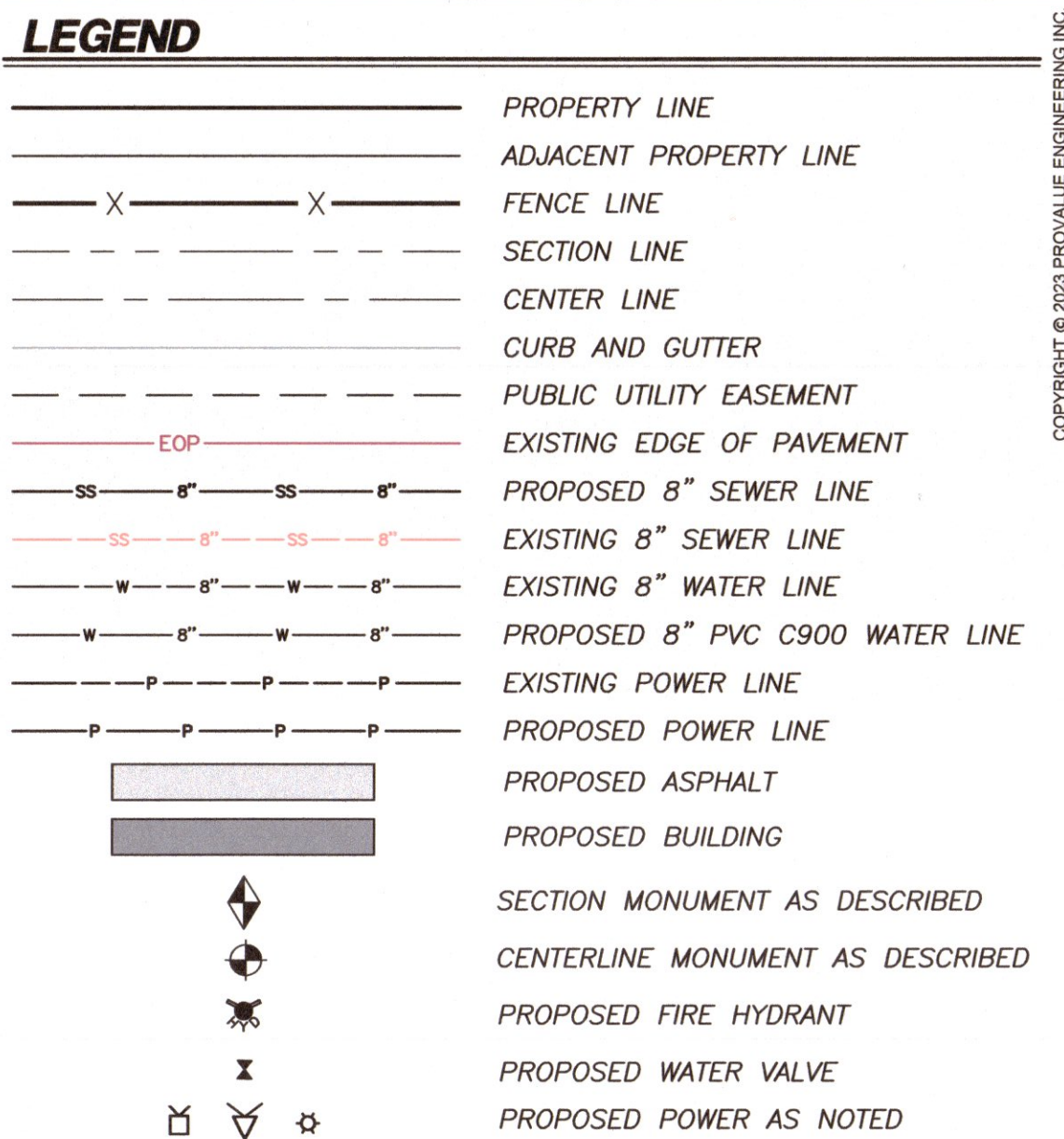
42 INSTALL COMMUNICATION SERVICE LINE

INFOWEST, CATV/FIBER OPTIC NOTES:

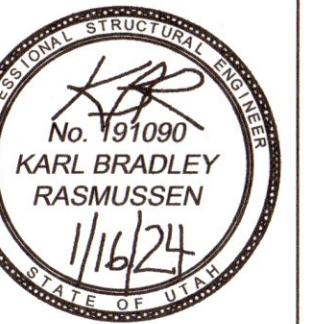
1. DEVELOPER TO PROVIDE ALL REQUIRED TRENCHING WITHIN THE PROJECT.
2. ANY MODIFICATIONS REQUIRED TO FEED PROJECT WILL BE BILLED TO THE DEVELOPER.
3. INVOICE WILL PROVIDE ALL COSTS TO THE OWNER OR EMAIL JCN@INFOWEST.COM FOR CONDUIT DELIVERY AT LEAST ONE WEEK PRIOR TO OPENING THE TRENCH.
4. FOR COMMERCIAL PROJECTS WITH AN MDF/COMM ROOM, DEVELOPER WILL INSTALL A 2" PVC RUN TO THE EXTERIOR OF THE BUILDING.
5. ANY QUESTIONS REGARDING SERVICE SHOULD BE DIRECTED TOWARDS GAB TREMBLAY, 435-272-3559 OR JCN@INFOWEST.COM
6. RELOCATION OF NEW OR EXISTING INFOWEST FACILITIES IS BILLABLE TO THE DEVELOPER. THE DEVELOPER WILL BE PROVIDED WITH AN ESTIMATE OF COSTS FOR WORK DONE.

1. SEWER IS TO MEET THE CURRENT ASH CREEK SPECIAL SERVICE DISTRICT (DISTRICT) CONSTRUCTION STANDARD.
2. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A COPY OF THE GEOTECHNICAL REPORT AND THE COMPACTION TEST RESULTS TO THE DISTRICT.
3. PRIOR TO COMPLETION OF THE PROJECT PROVIDE A PDF AND A 2'X3' PLAN SHEET DRAWING OF RECORD TO THE DISTRICT.
4. THE DRAWING OF RECORD SHOULD INCLUDE A DISTANCE FROM THE NEAR SIDE PROPERTY LINE TO THE SEWER LATERAL MARKER, ALSO INCLUDE ANY CHANGES TO SEWER MAIN LINE SLOPES AND DEPTHS.
5. ALL RECORDS TO BE RESUBMITTED TO CLERK OF COURTS LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED BUT PRIOR TO ASPHALT PLACEMENT. THE FOLLOWING TESTS WILL NEED TO BE COMPLETED BY THE CONTRACTOR; MANHOLE TEST, AIR TEST AND CLOSED-CIRCUIT CAMERA INSPECTION. CAMERA INSPECTION IF PROVIDED BY THE DISTRICT CAN BE SCHEDULED WITH THE DISTRICT REPRESENTATIVE. TUESDAYS OR THURSDAYS ARE GENERALLY WHEN THE DISTRICT CAN PERFORM THIS CAMERA WORK.
6. ALL NEW CONSTRUCTION ALL SEWER LINES WILL NEED TO BE CAPPED OR SEALED TO PROTECT THE SEWER SYSTEM FROM FLOODING OR RAIN EVENTS.
7. EXISTING SEWER LATERALS AND CLEANOUTS MAY BE BROKEN, VERIFY LATERAL AND CLEANOUT LOCATIONS AND REPAIR IF NEEDED.

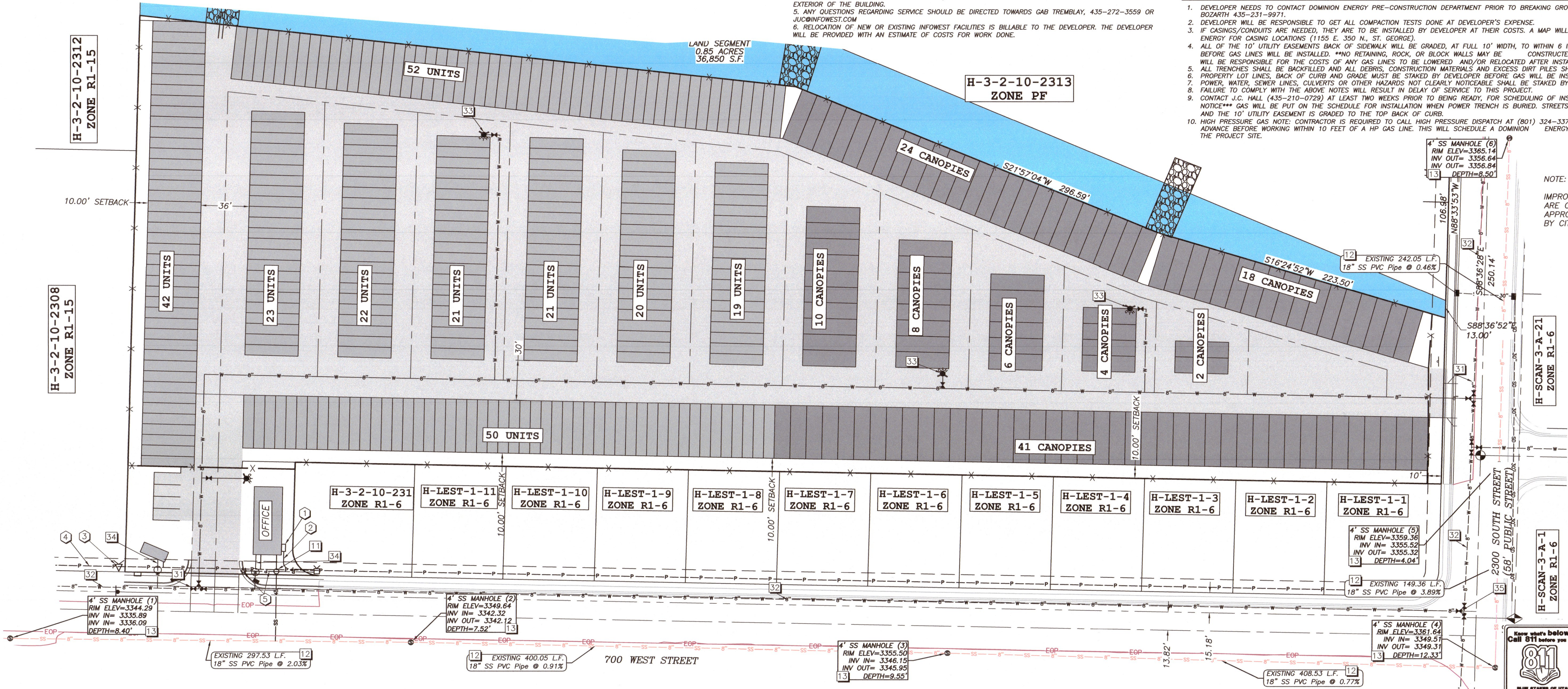
1. DEVELOPER NEEDS TO CONTACT DOMINION ENERGY PRE-CONSTRUCTION DEPARTMENT PRIOR TO BREAKING GROUND FOR GAS SIGN UP. JAKE BOZARTH 403-231-9971.
2. DEVELOPER WILL BE RESPONSIBLE TO GET ALL COMPACTION TESTS DONE AT DEVELOPER'S EXPENSE.
3. IF GASES/CONDUITS ARE NEEDED, THEY ARE TO BE INSTALLED BY DEVELOPER AT THEIR COSTS. A MAP WILL BE AVAILABLE AT DOMINION ENERGY FOR CASING LOCATIONS (1155 E. 350 N. ST. GEORGE).
4. ALL OF THE 10' UTILITY EASEMENTS BACK OF SIDEWALK WILL BE GRADED, AT FULL 10' WIDTH, TO WITHIN 6 INCHES OF TOP BACK OF CURB BEFORE GAS LINES WILL BE INSTALLED. ***NO RETAINING, ROCK, OR BLOCK WALLS MAY BE CONSTRUCTED ON/IN A PUE*** DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS OF ANY GAS LINES TO BE LOWERED AND/OR RELOCATED AFTER INSTALLATION.
5. ALL DEBRIS AND BACKFILL MATERIALS AND EXCESS SOIL MUST BE REMOVED AND CURED AREA MUST BE CLEARED AWAY.
6. PROPERTY LOT LINES, BACK OF CURB AND GRADE MUST BE STAKED BY DEVELOPER BEFORE GAS WILL BE INSTALLED.
7. POWER, WATER, SEWER LINES, CULVERTS OR OTHER HAZARDS NOT CLEARLY NOTICEABLE SHALL BE STAKED BY DEVELOPER.
8. DEVELOPER WILL BE REQUIRED TO PROVIDE SERVICE TO THE PROPERTY.
9. CONTACT J.C. HALL (435-210-0729) AT LEAST TWO WEEKS PRIOR TO BEING READY, FOR SCHEDULING OF INSTALLATION. ****IMPORTANT NOTICE*** GAS WILL BE PUT ON THE SCHEDULE FOR INSTALLATION WHEN POWER TRENCH IS BURIED. STREETS ARE WITHIN 6' OF SUBGRADE AND THE 10' UTILITY EASEMENT IS GRADED TO THE TOP BACK OF CURB.
10. HIGH PRESSURE GAS NOTE: CONTRACTOR IS REQUIRED TO CALL HIGH PRESSURE DISPATCH AT (801) 324-3370, AT LEAST 48 HOURS IN ADVANCE BEFORE WORKING WITHIN 10 FEET OF A HP GAS LINE. THIS WILL SCHEDULE A DOMINION ENERGY HIGH PRESSURE INSPECTOR TO THE PROJECT SITE.

[illegible]

**PROVALUE
ENGINEERING, INC.**
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-9307



NOTE:
IMPROVEMENTS ON 2300 SOUTH
ARE CONDITIONAL UPON
APPROVAL OF THE LAND SWAP
BY CITY COUNCIL.



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

ANGELL HEIGHTS STORAGE

HURRICANE CITY, WASHINGTON COUNTY, UTAH

STUDENT LEARNING:

TE	1/16/2024
SCALE	1"=40'
NO.	300-007

SHEET NO:

C3

**LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH**

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE LINE
	CENTER LINE
	CURB AND GUTTER
	PUBLIC UTILITY EASEMENT
	EXISTING 1' CONTOURS
	EXISTING 5' CONTOURS
	PROPOSED 1' CONTOURS
	PROPOSED 5' CONTOURS
	EXISTING 18" STORM DRAIN LINE
	EXISTING 24" STORM DRAIN LINE
	ROCK RETAINING WALL

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



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

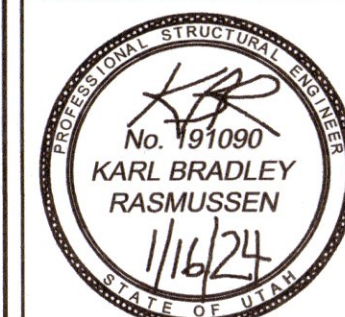
NOTICE!

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

[illegible]

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



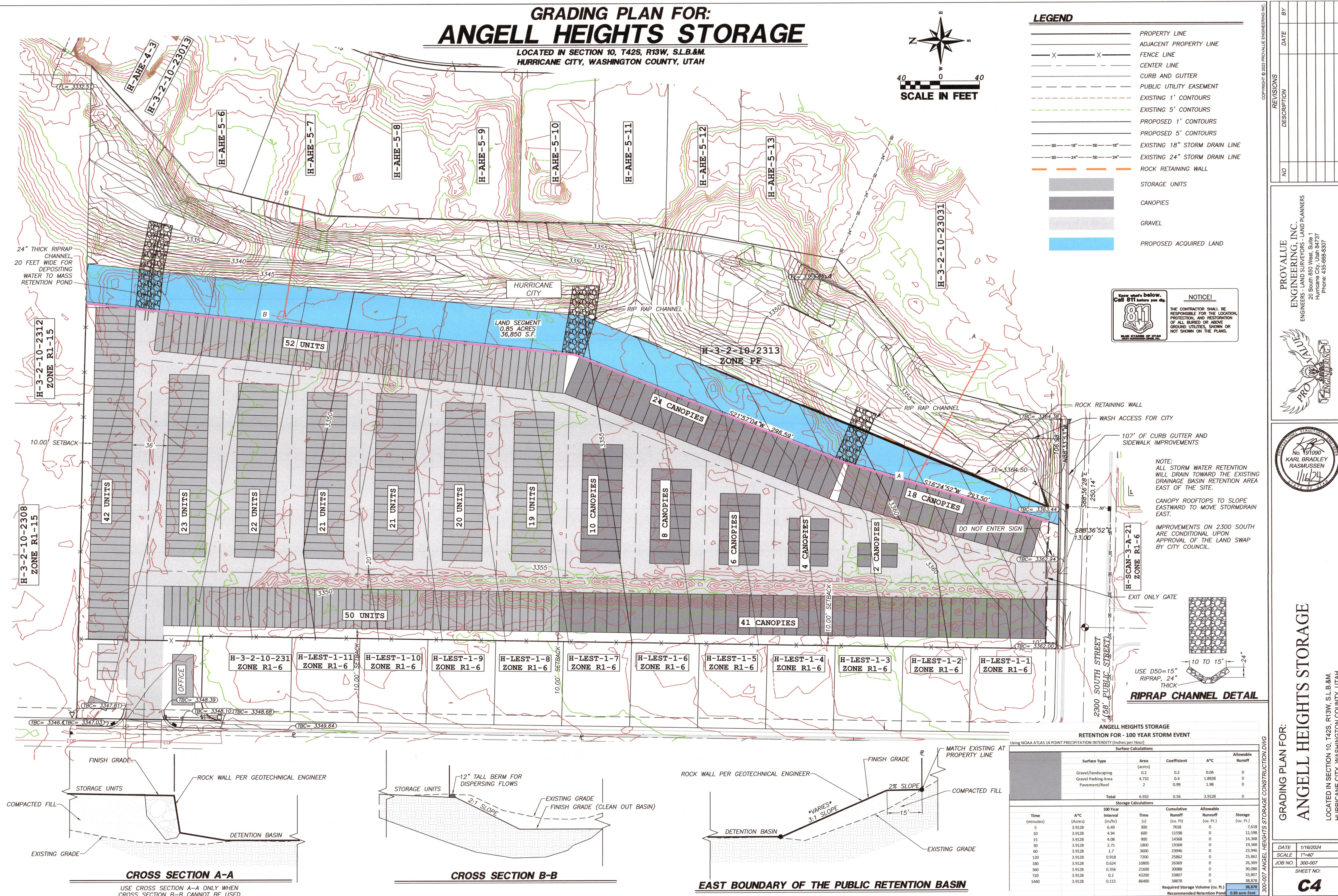
GRADING PLAN FOR:

ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY WASHINGTON COUNTY IITAH

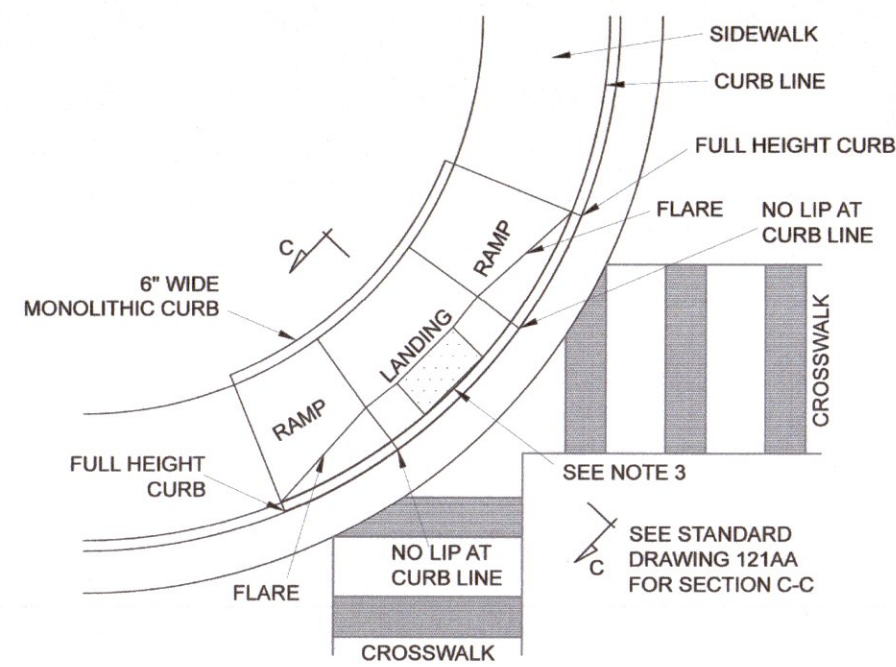
DATE	1/16/2024
SCALE	1"=40'
JOB NO.	300-007
SHEET NO:	

JAN 17 2024



DETAIL SHEET FOR: ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



CORNER PEDESTRIAN RAMP

NOTES:

- REFER TO STANDARD DRAWING NUMBER 121AA FOR PEDESTRIAN ACCESS RAMP DETAIL AND SLOPE REQUIREMENTS
- PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT. SEE DETAIL A ON STANDARD DRAWING 121AA FOR DETECTABLE WARNING SURFACE DIMENSIONS
- LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 6" TO 8" FROM THE CURB LINE
- WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE
- LOCATE CURB CUT WITHIN CROSSWALK
- HURRICANE CITY WILL ACCEPT OTHER PEDESTRIAN RAMP DESIGNS AS LONG AS THEY MEET OR EXCEED ADA REQUIREMENTS

STANDARD CORNER
PEDESTRIAN RAMP

N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 105	1 OF 1	

STANDARD CORNER
PEDESTRIAN RAMP

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 105	1 OF 1	

- CROSS SLOPE SHALL BE 1/4" INCH PER FOOT FROM TOP OF CURB
- USE CLASS "A" CONCRETE ONLY (6 BAG, TYPE V CEMENT)
- WHERE SIDEWALKS CROSS DRIVEWAYS, MINIMUM THICKNESS SHALL BE AS FOLLOWS:
RESIDENTIAL, 6" SIDEWALK
6" ROADBASE
- FIBER EXPANSION JOINTS SHALL BE PLACED AT BOTH ENDS OF DRIVEWAY
- FIBER EXPANSION JOINTS SHALL ALSO BE PLACED BETWEEN DRIVEWAY AND BACK OF SIDEWALK

SIDEWALK	ROAD TYPE				
	LOCAL	COLLECTOR	MAJOR COLLECTOR	ARTERIAL	MAJOR ARTERIAL
WIDTH	5'	5'	5'	5'+	6'+
SCORE JOINT SPACING	5'	5'	5'	5'+	6'+
EXPANSION JOINT SPACING	20'	20'	20'	20'	20'

SIDEWALK DETAILS

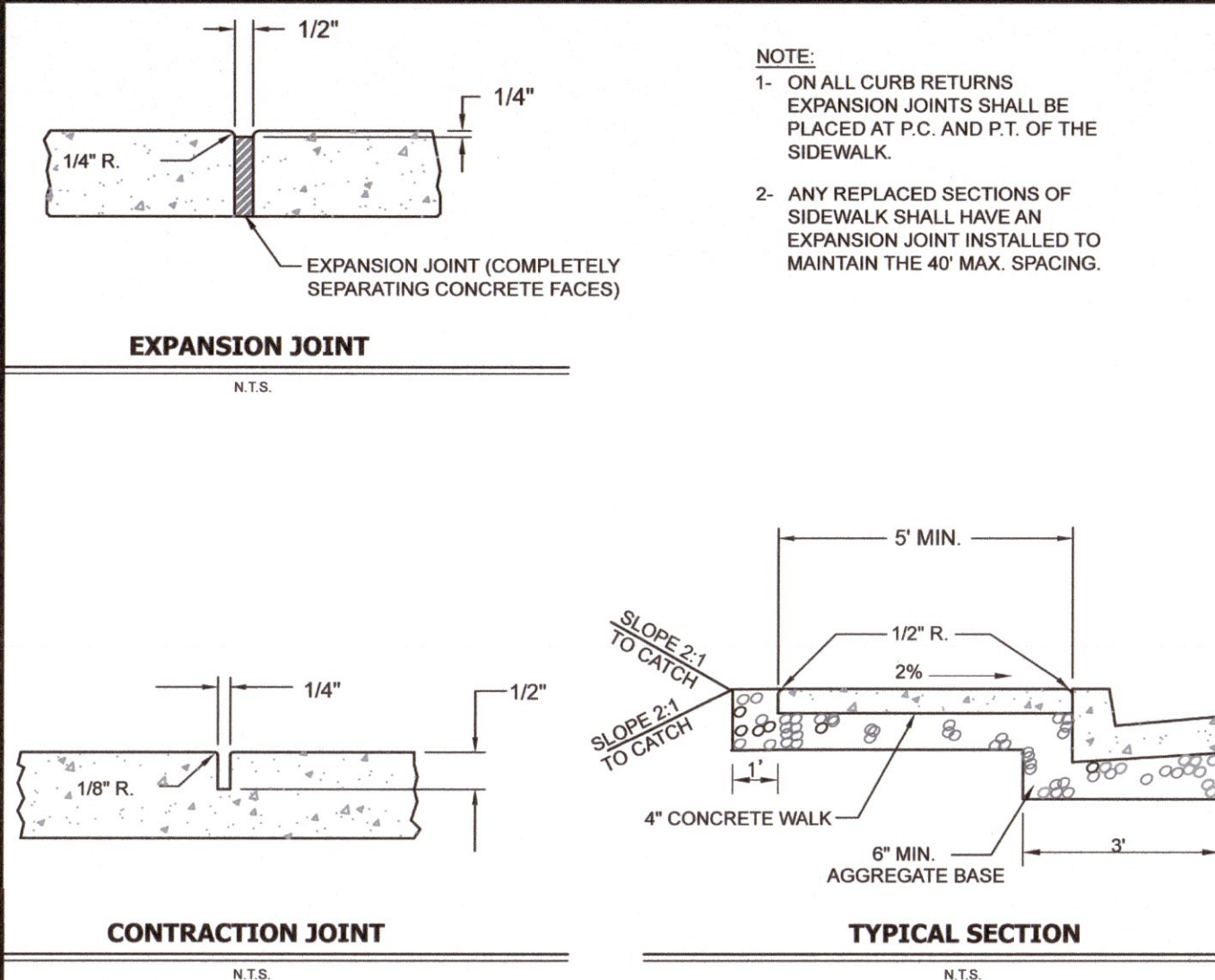
N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 105	1 OF 1	

SIDEWALK DETAILS

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 105	1 OF 1	

SIDEWALK DETAILS



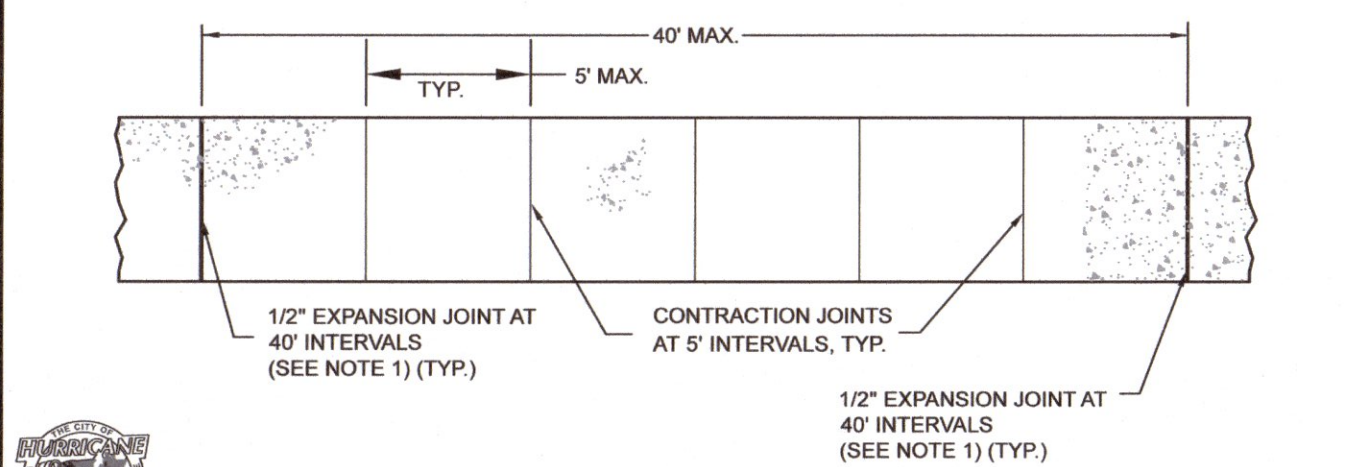
EXPANSION JOINT

N.T.S.

CONTRACTION JOINT

N.T.S.

- NOTE:
- ON ALL CURB RETURNS EXPANSION JOINTS SHALL BE PLACED AT P.C. AND P.T. OF THE SIDEWALK.
 - ANY REPLACED SECTIONS OF SIDEWALK SHALL HAVE AN EXPANSION JOINT INSTALLED TO MAINTAIN THE 40' MAX. SPACING.



PLAN

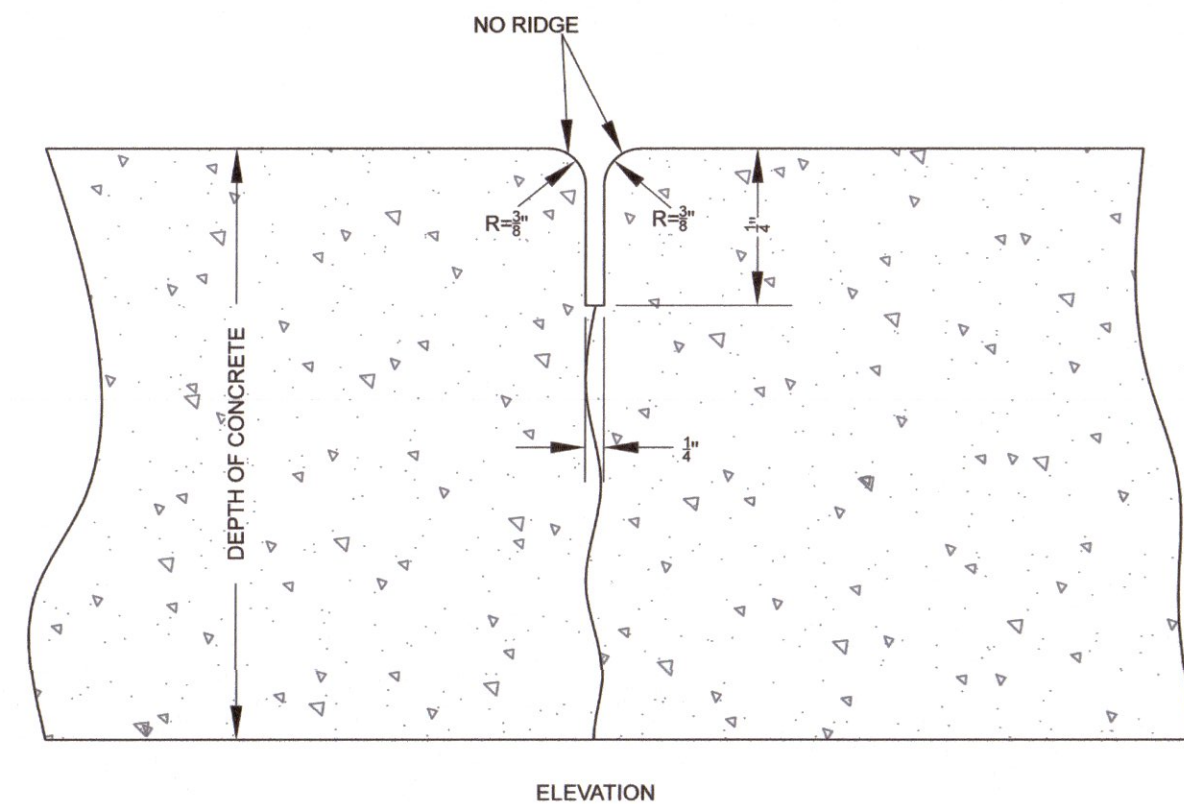
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REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 105	1 OF 1	

CONCRETE SIDEWALK
JOINT DETAIL

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 105	1 OF 1	

CONCRETE SIDEWALK
JOINT DETAIL



CONCRETE CONTROL JOINT
DETAIL

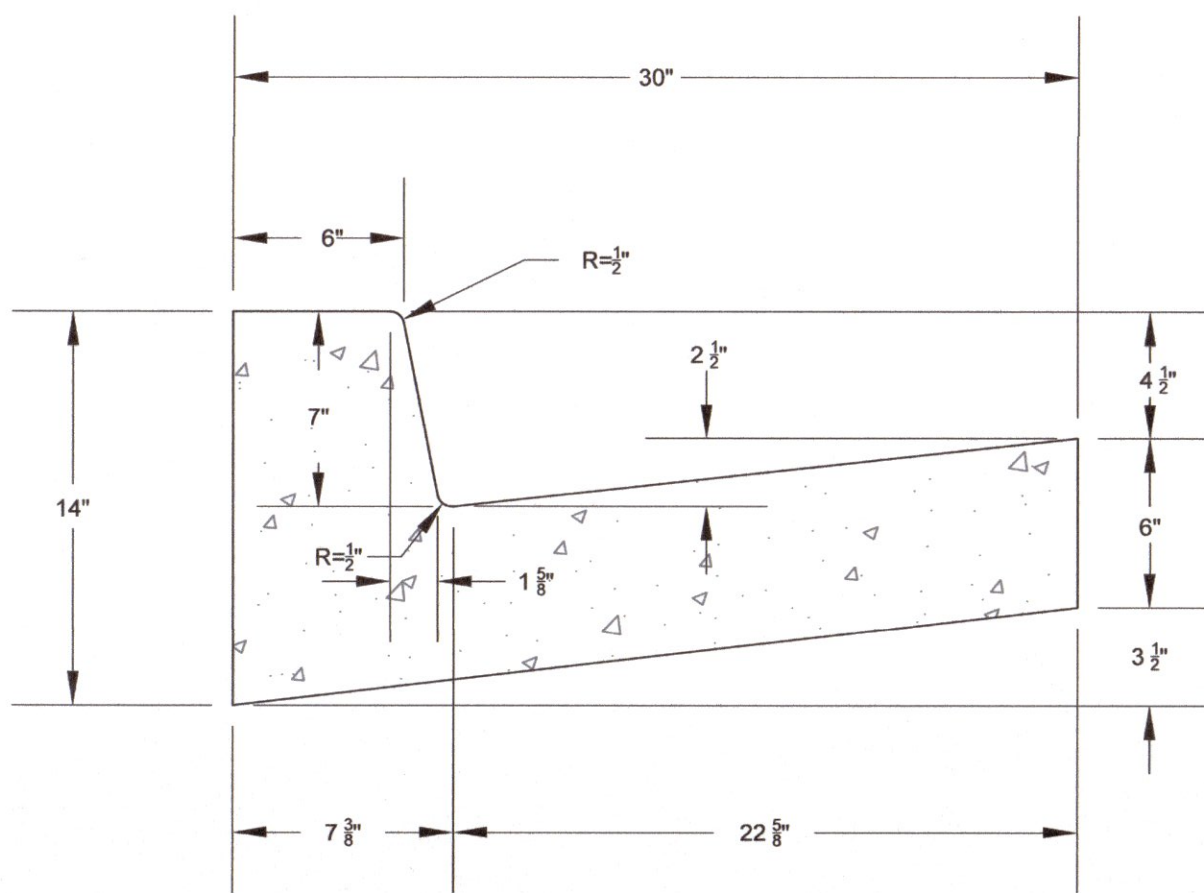
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REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 105	1 OF 1	

STANDARD CONCRETE
CONTROL JOINT

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 105	1 OF 1	

STANDARD CONCRETE
CONTROL JOINT



STANDARD CURB & GUTTER
(TYPE HB30-7)

N.T.S.

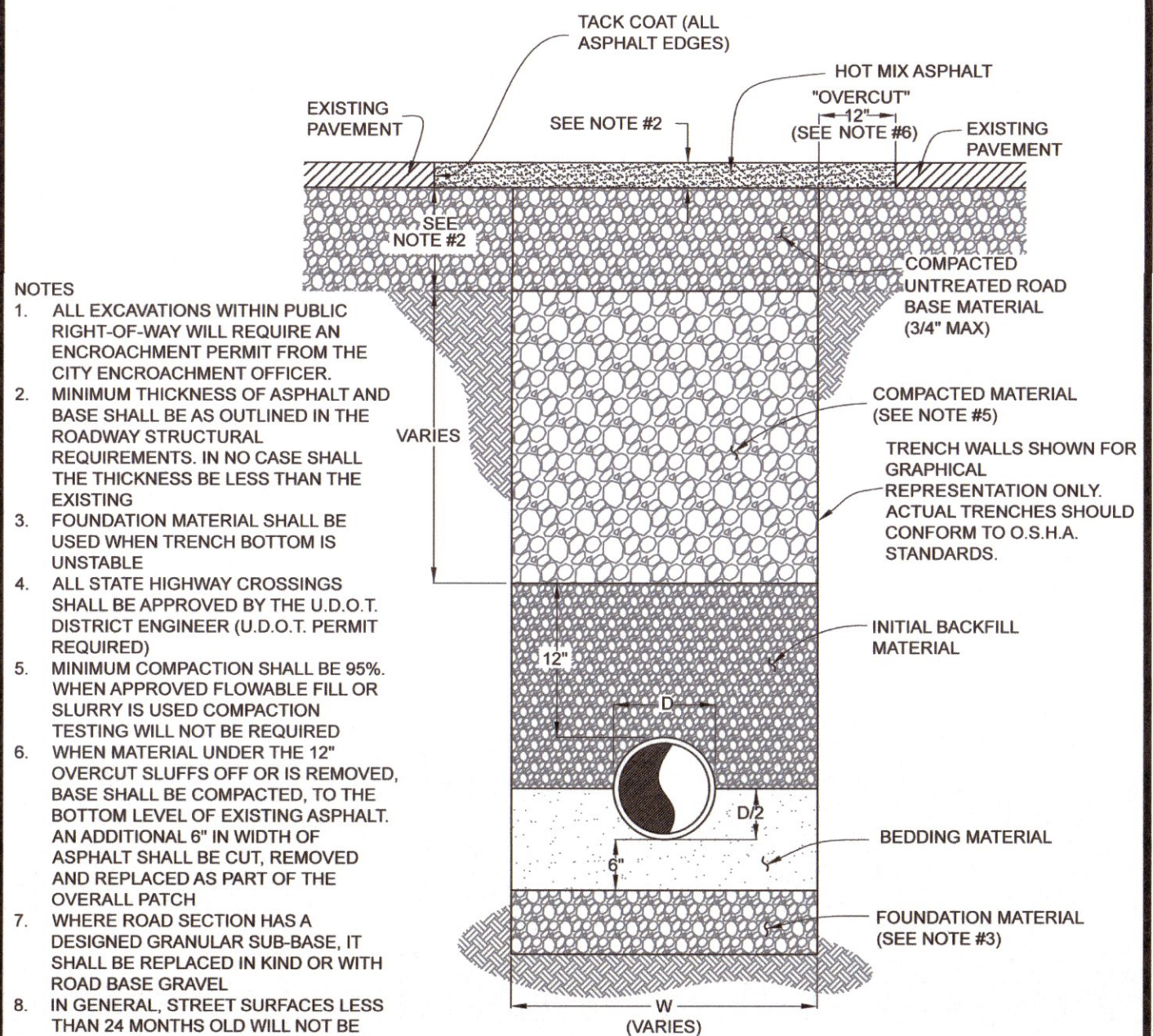
CONCRETE SHALL BE COMPOSED OF COARSE AGGREGATE, FINE AGGREGATE, PORTLAND CEMENT AND WATER, AS PER SECTION 4.8.1.1 OF THE HURRICANE CITY STANDARDS FOR DESIGN AND CONSTRUCTION.

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 101	1 OF 1	

STANDARD CURB & GUTTER
DETAILS

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				CC 101	1 OF 1	

STANDARD CURB & GUTTER
DETAILS



TRENCH BACKFILL AND REPAIR

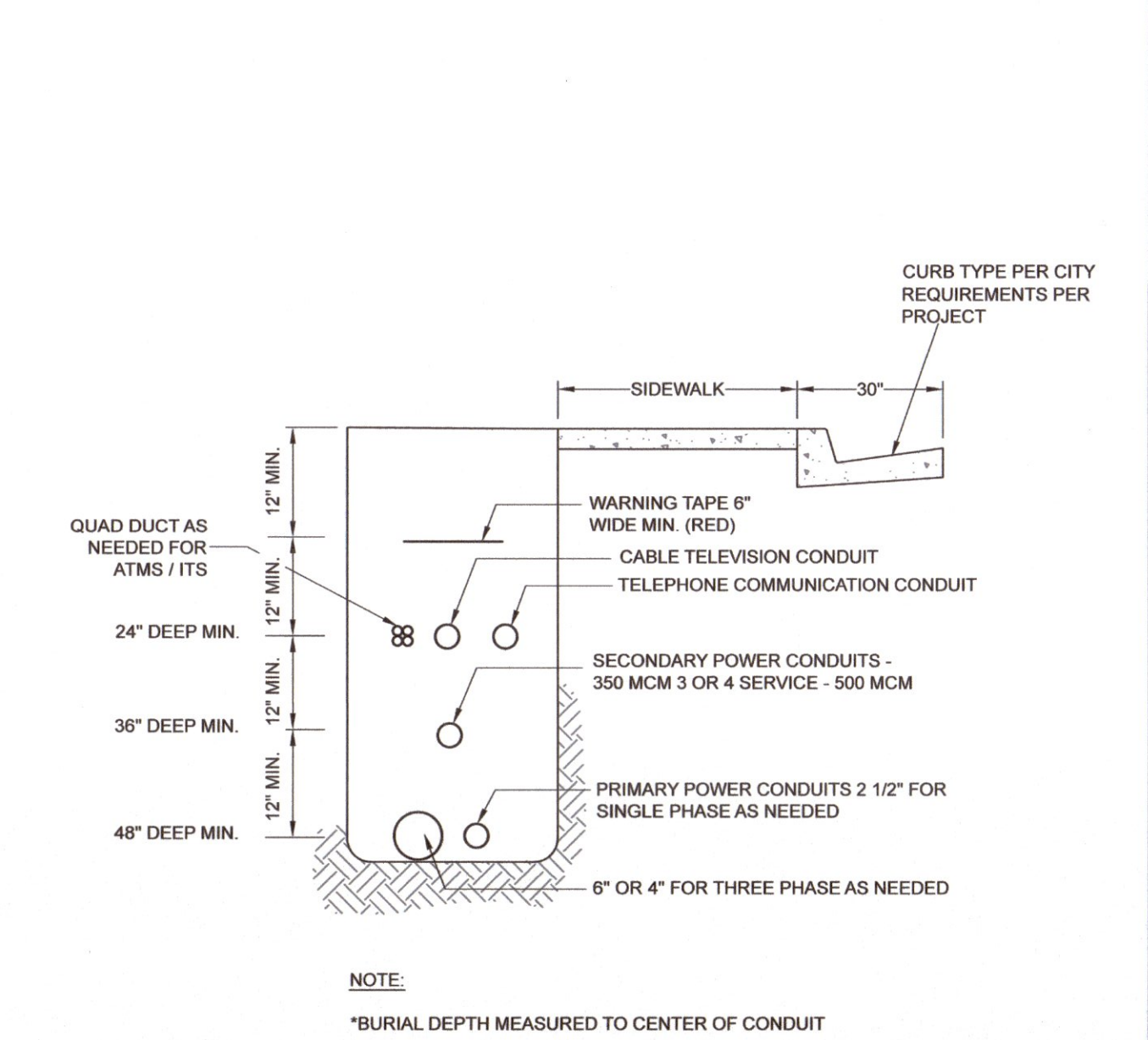
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DATE	DESCRIPTION	BY				TD 100	1 OF 1	

TRENCH BACKFILL AND
REPAIR DETAIL

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				TD 100	1 OF 1	

TRENCH BACKFILL AND
REPAIR DETAIL



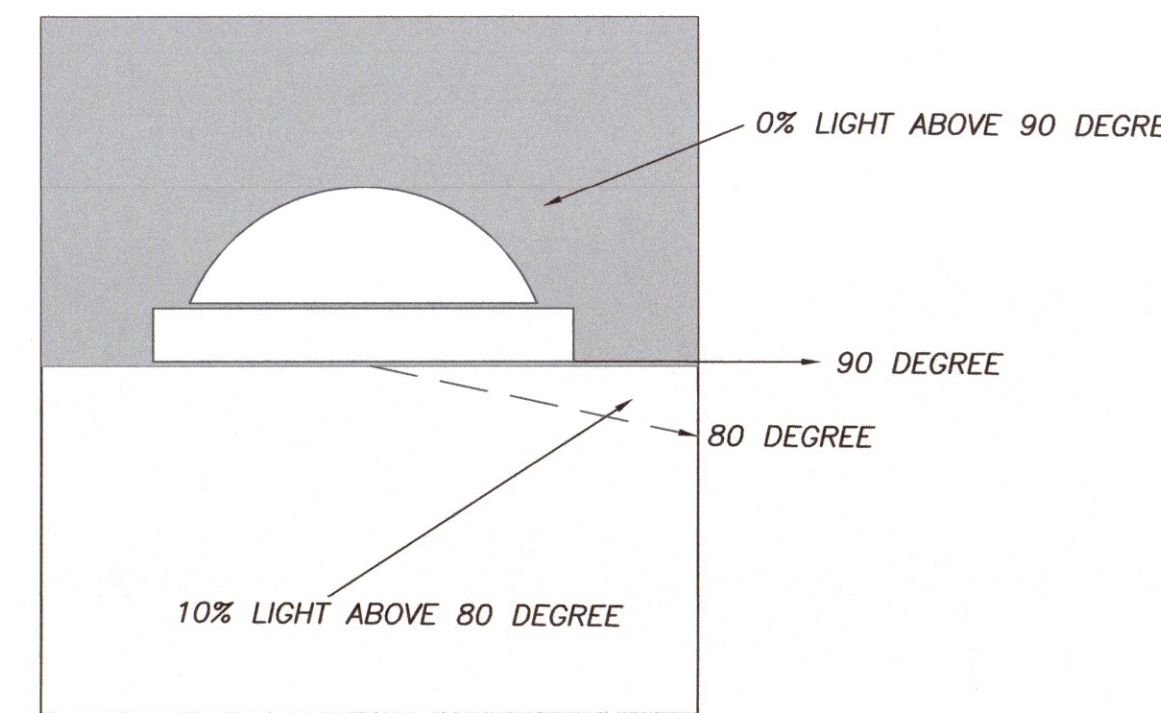
- NOTE:
- *BURIAL DEPTH MEASURED TO CENTER OF CONDUIT

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				TD 101	1 OF 1	

JOINT UTILITIES TRENCH
DETAIL

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				TD 101	1 OF 1	

JOINT UTILITIES TRENCH
DETAIL



FULL CUTOFF LIGHT DETAIL

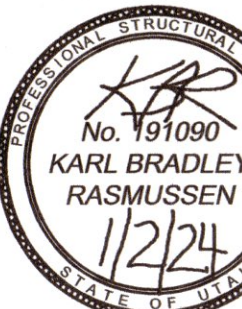
N.T.S.

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				TD 101	1 OF 1	

FULL CUTOFF LIGHT
DETAIL

REVISIONS			CITY OF HURRICANE ENGINEERING			STANDARD DWG. NO.		
DATE	DESCRIPTION	BY				TD 101	1 OF 1	

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-666-6307



DETAIL SHEET FOR:
ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

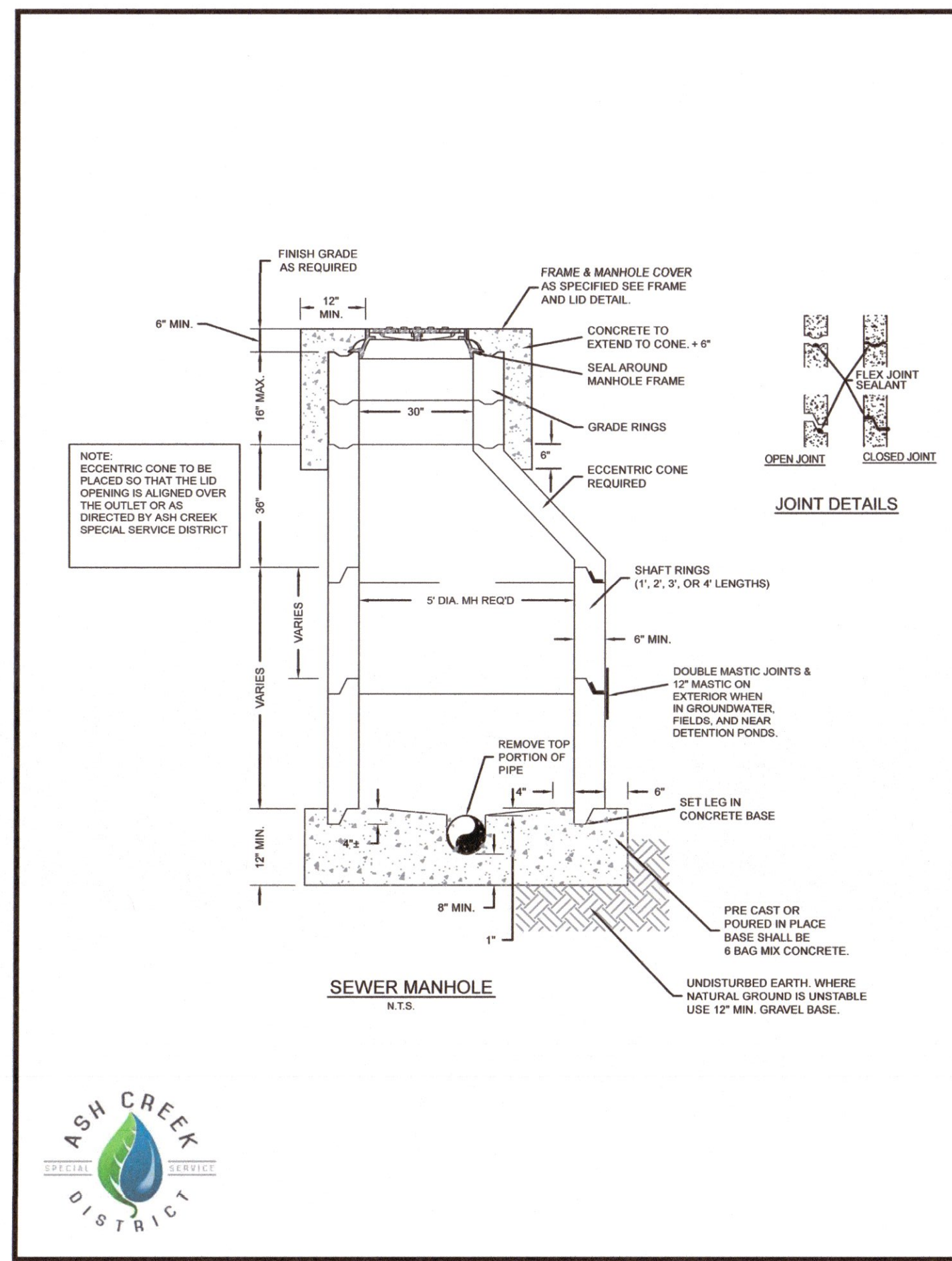
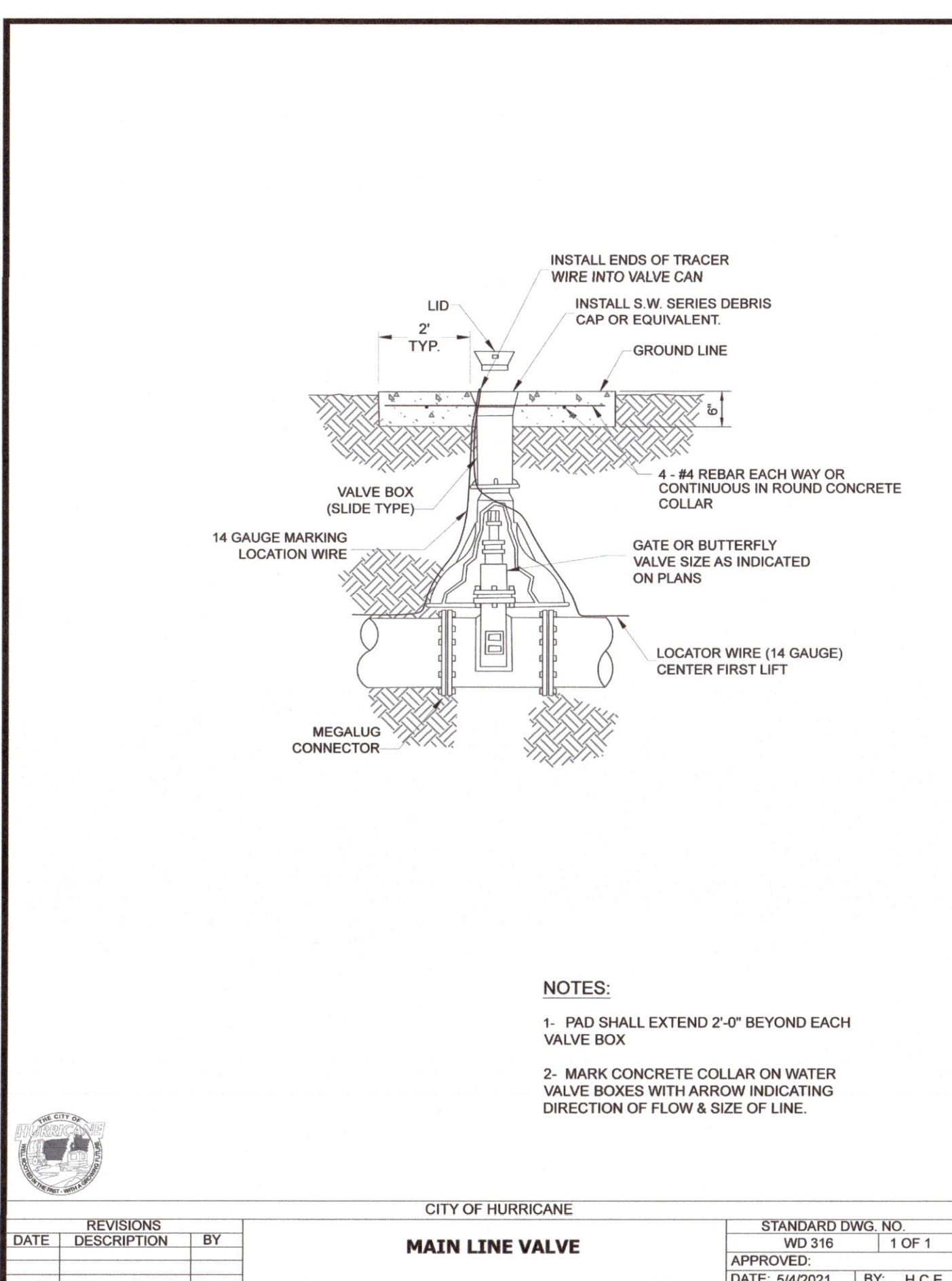
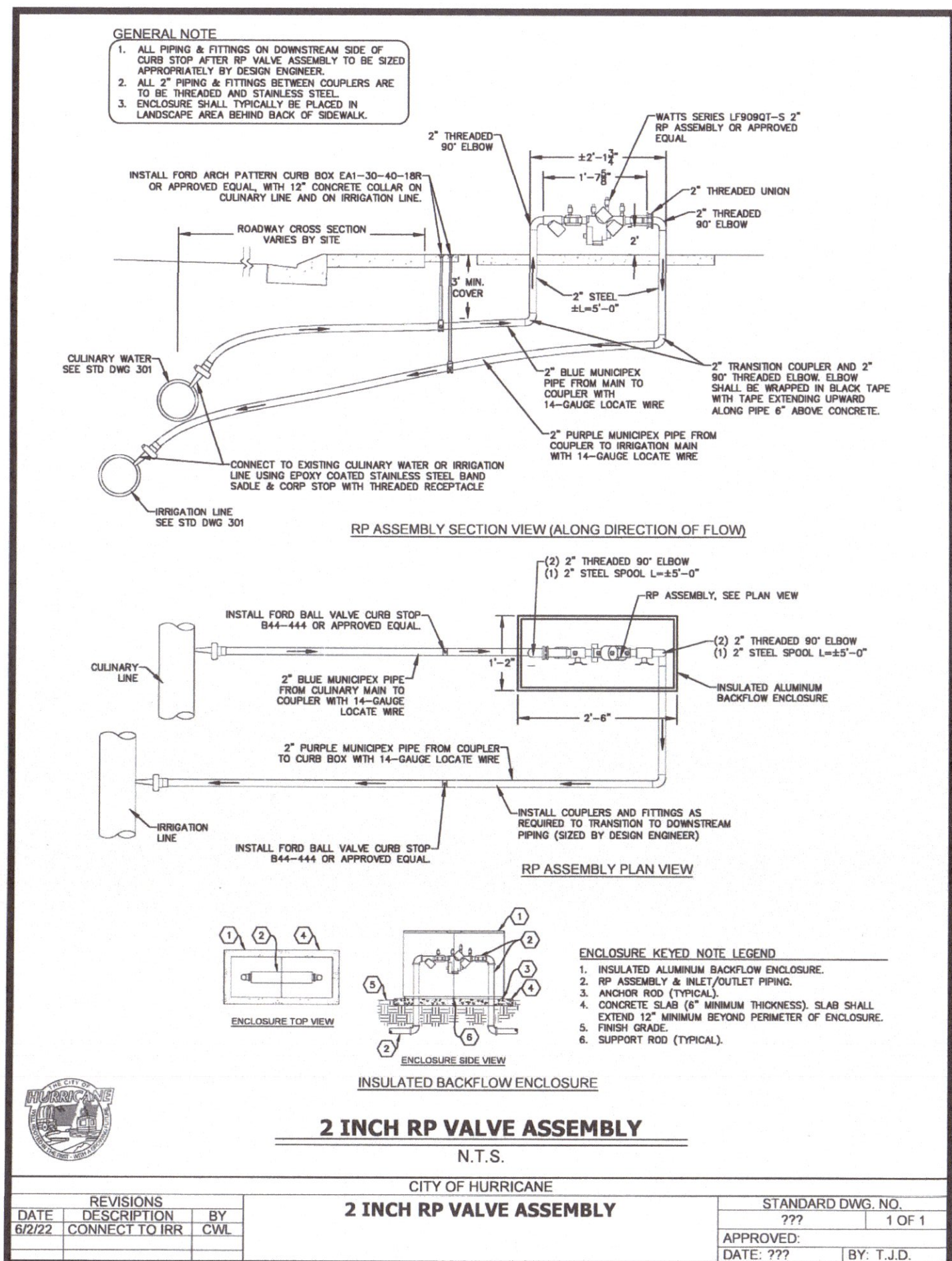
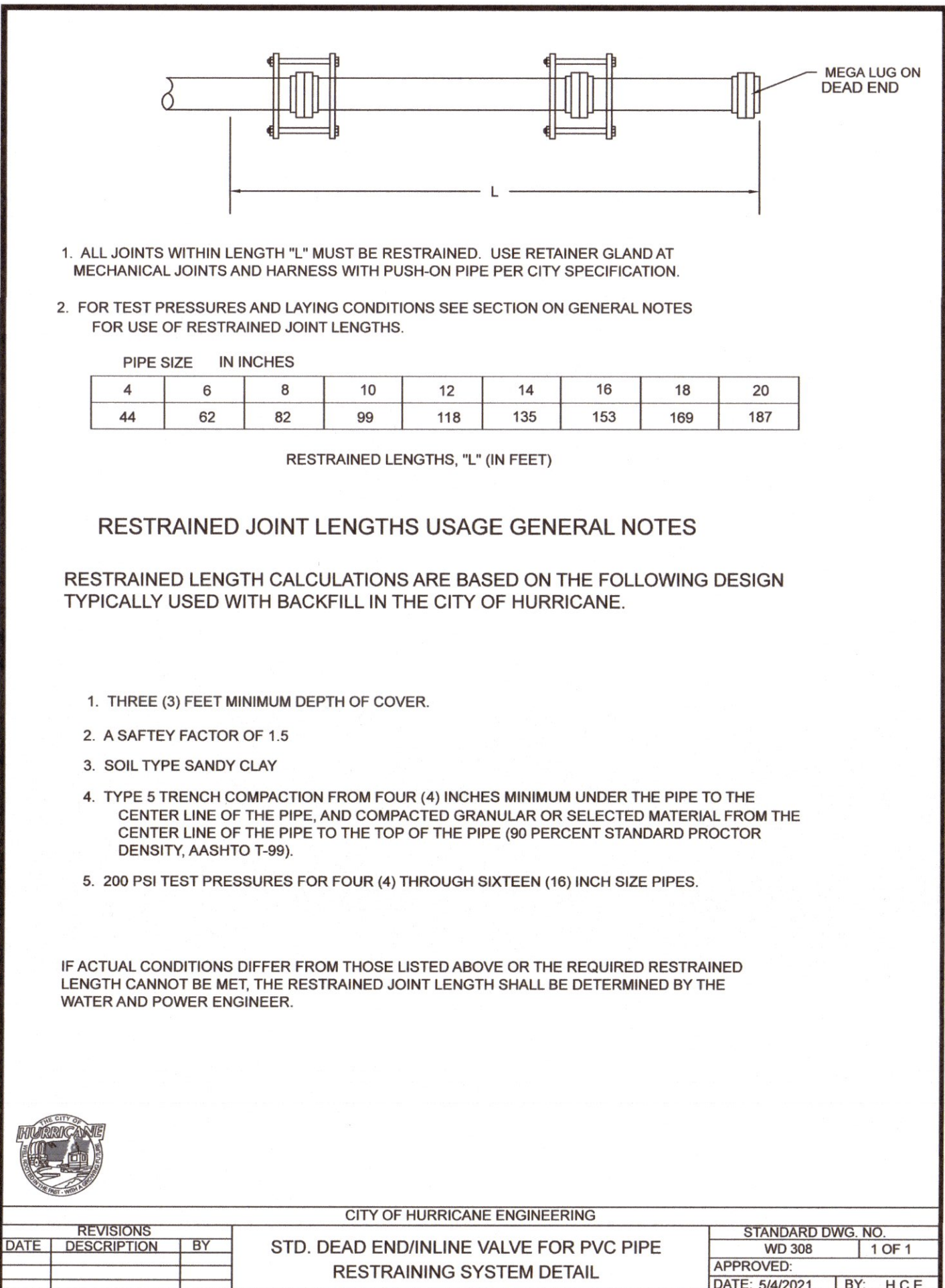
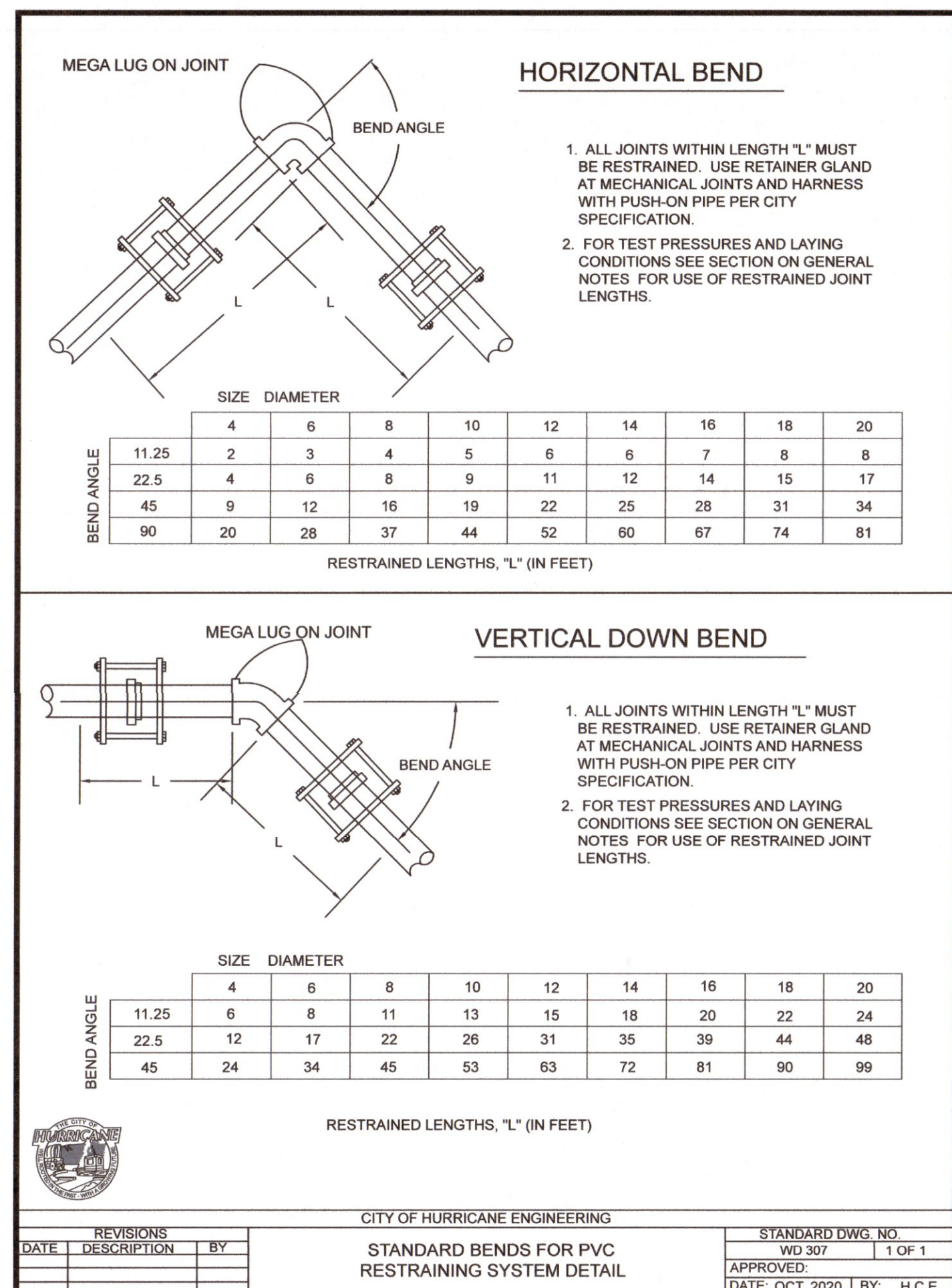
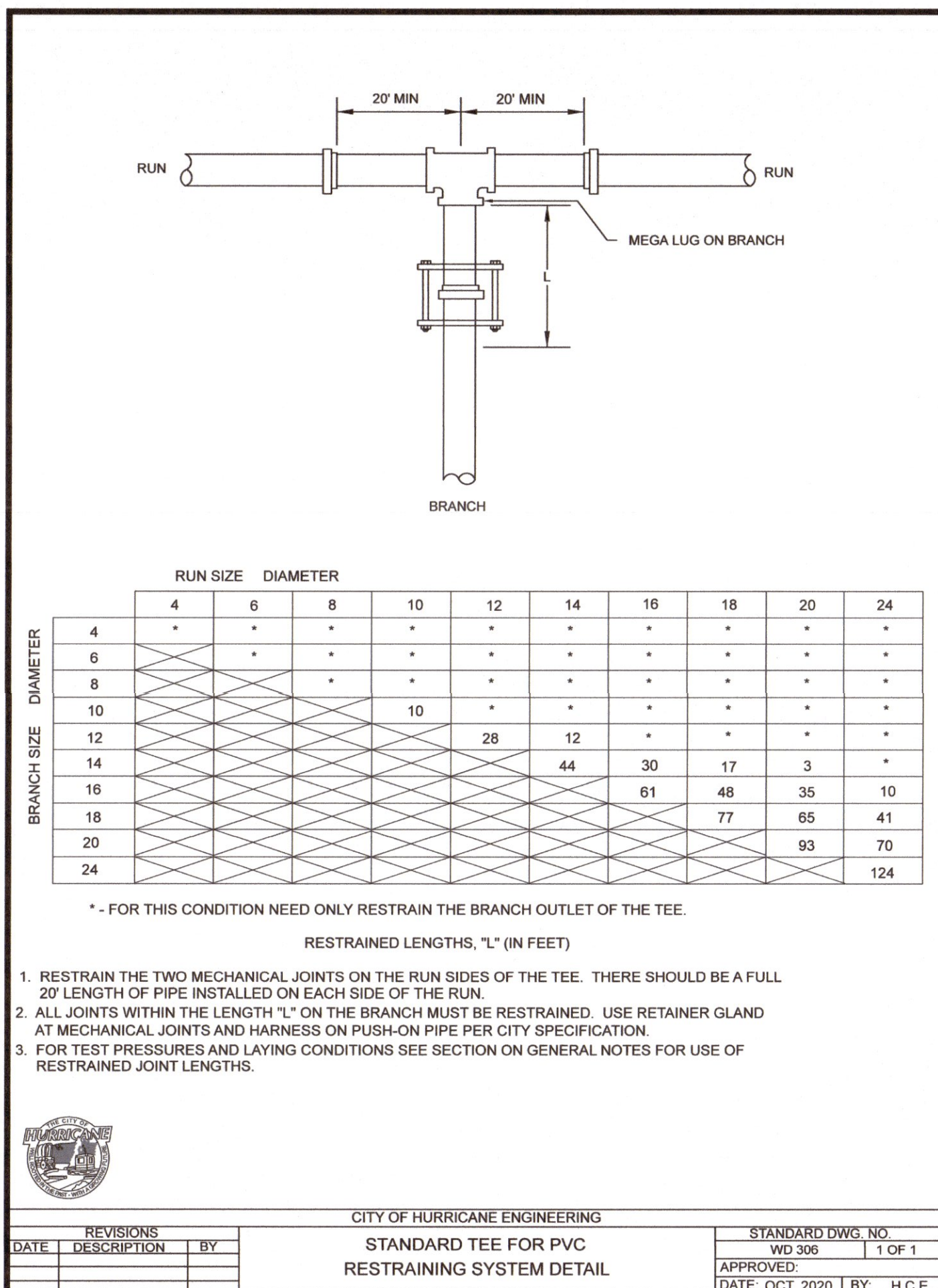
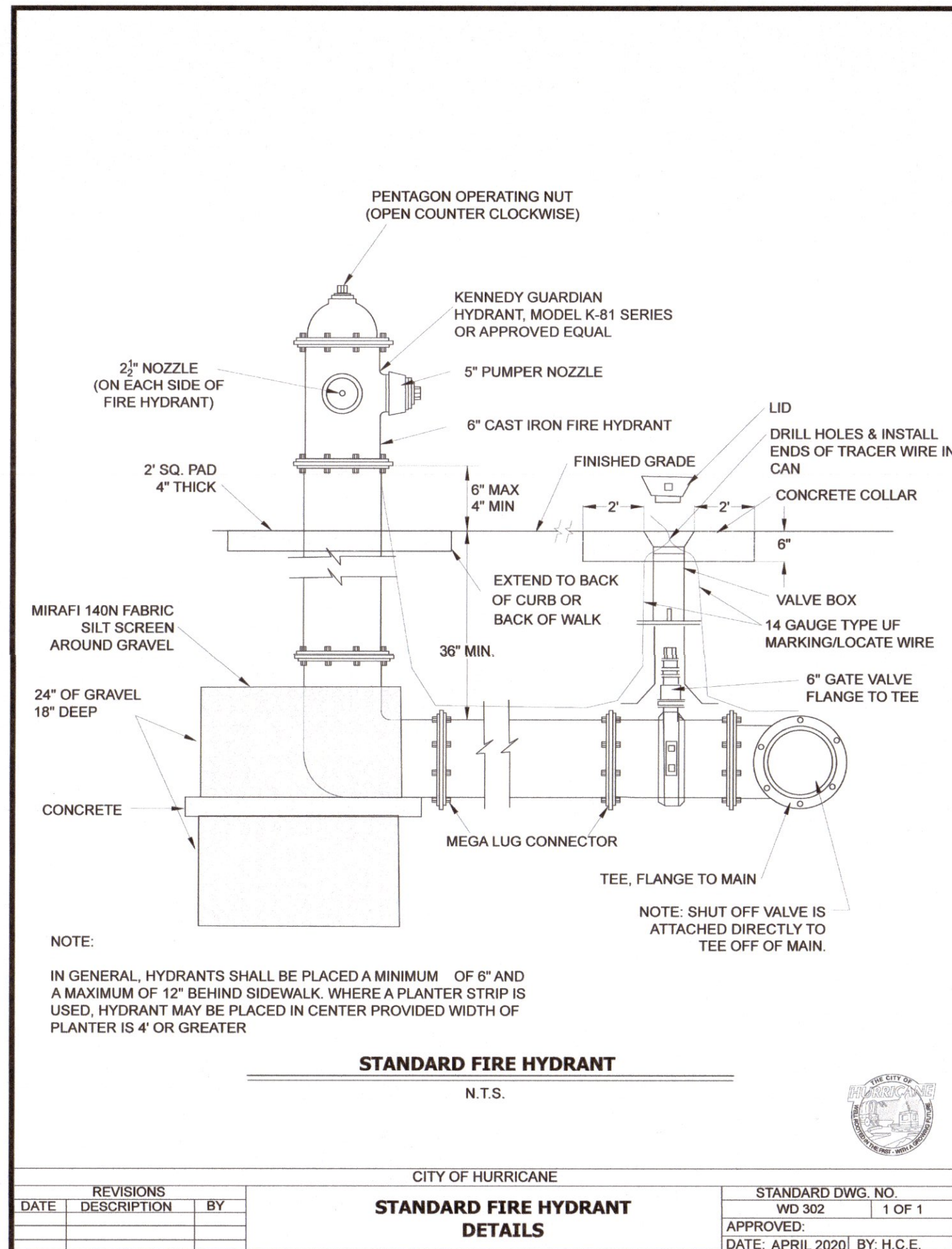
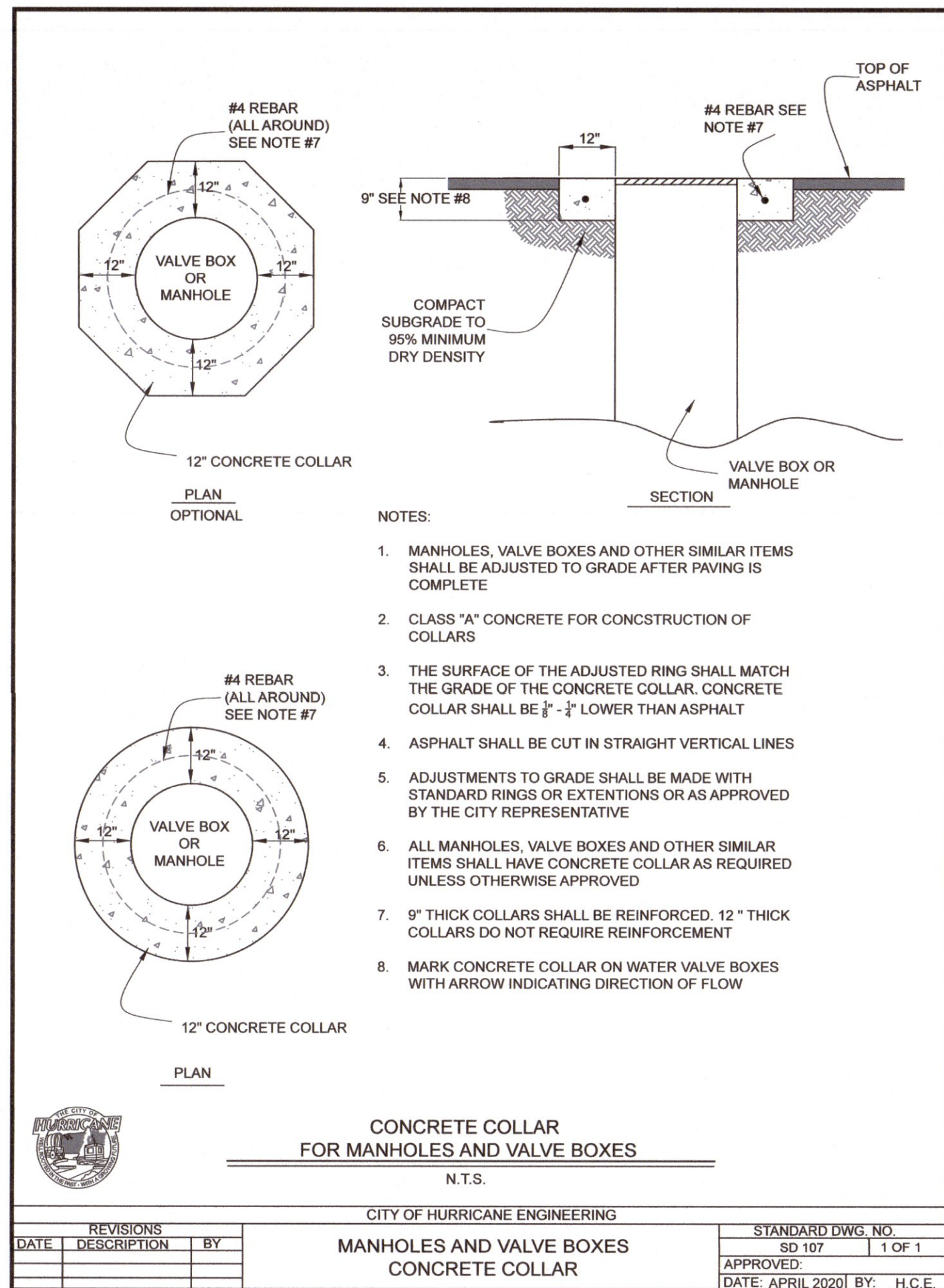
DATE	1/2/2024
SCALE	1"=40'
JOB NO.	300-007
SHEET NO.	

DT1

JAN 17 2024

DETAIL SHEET FOR: ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



300-007 ANGELL HEIGHTS STORAGE CONSTRUCTION DWG

REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-968-5307

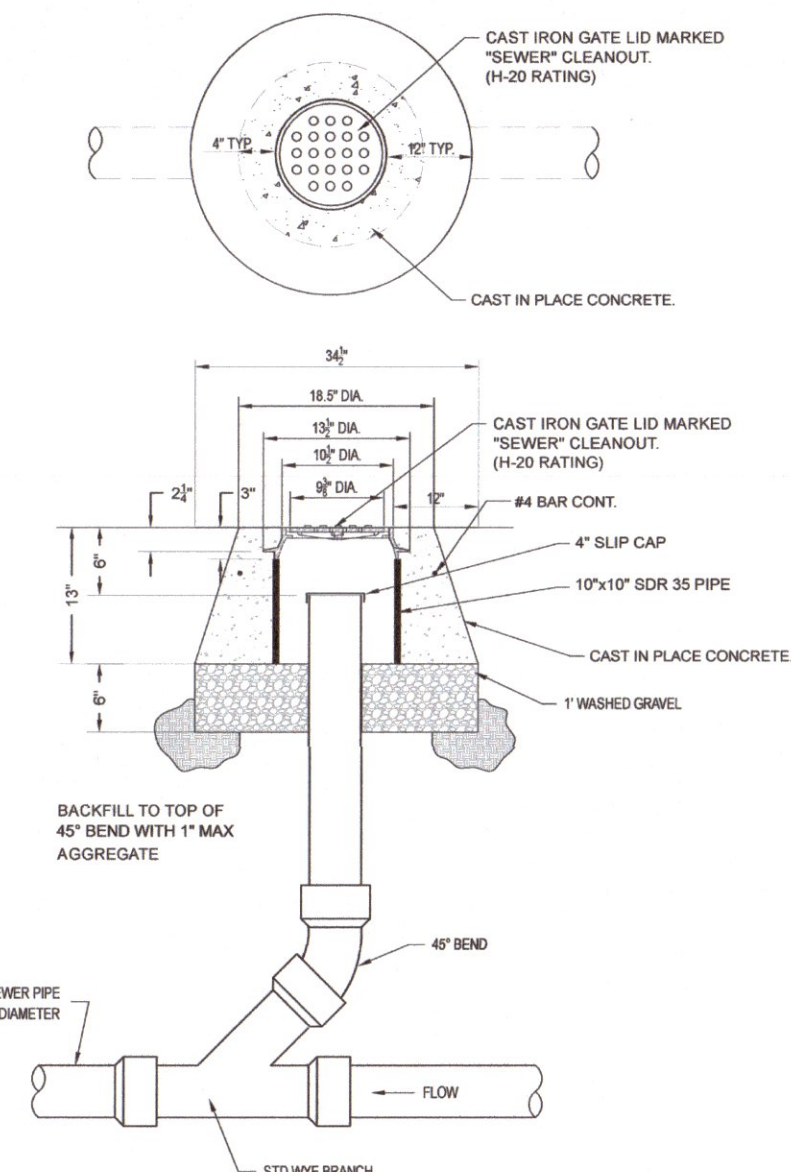
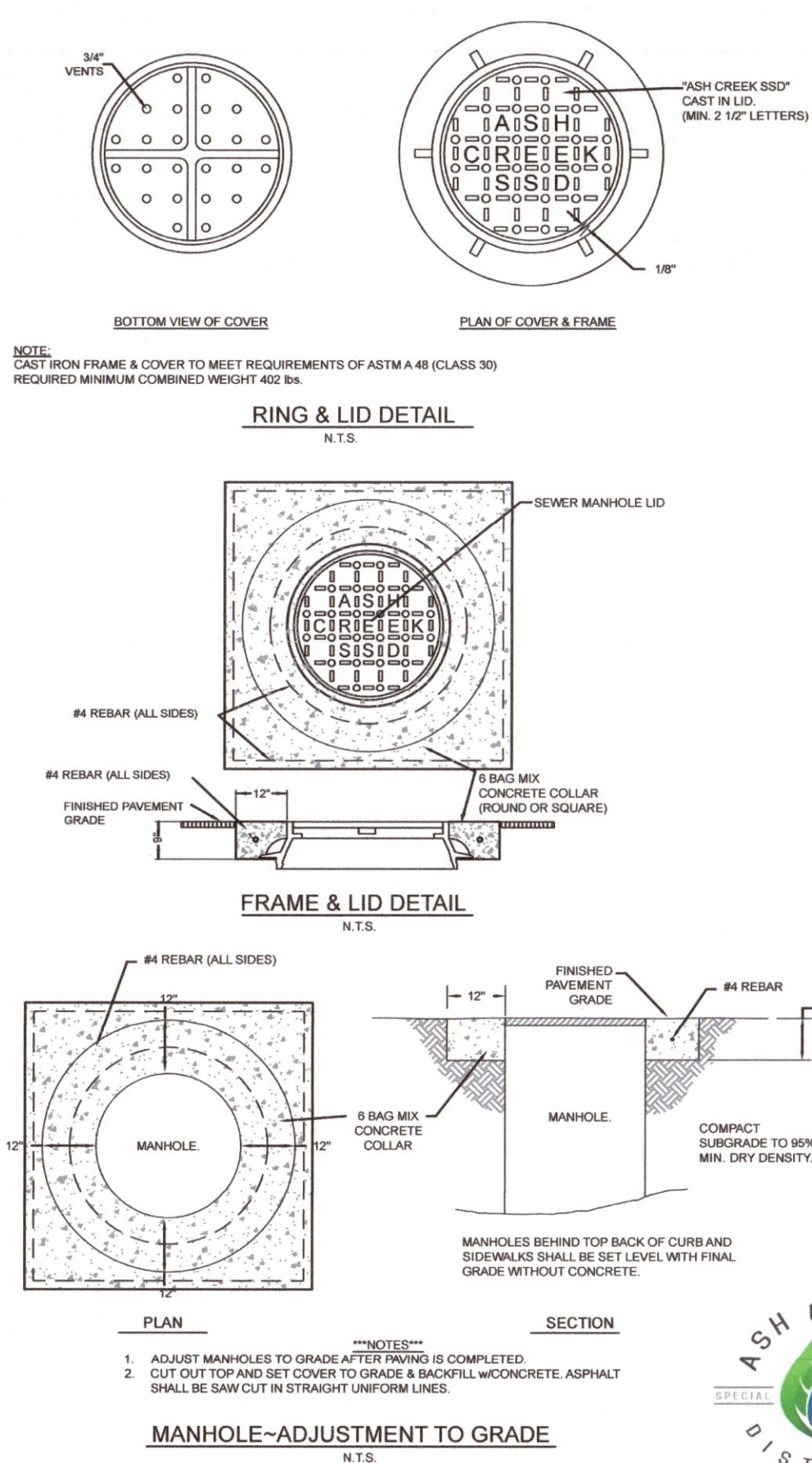
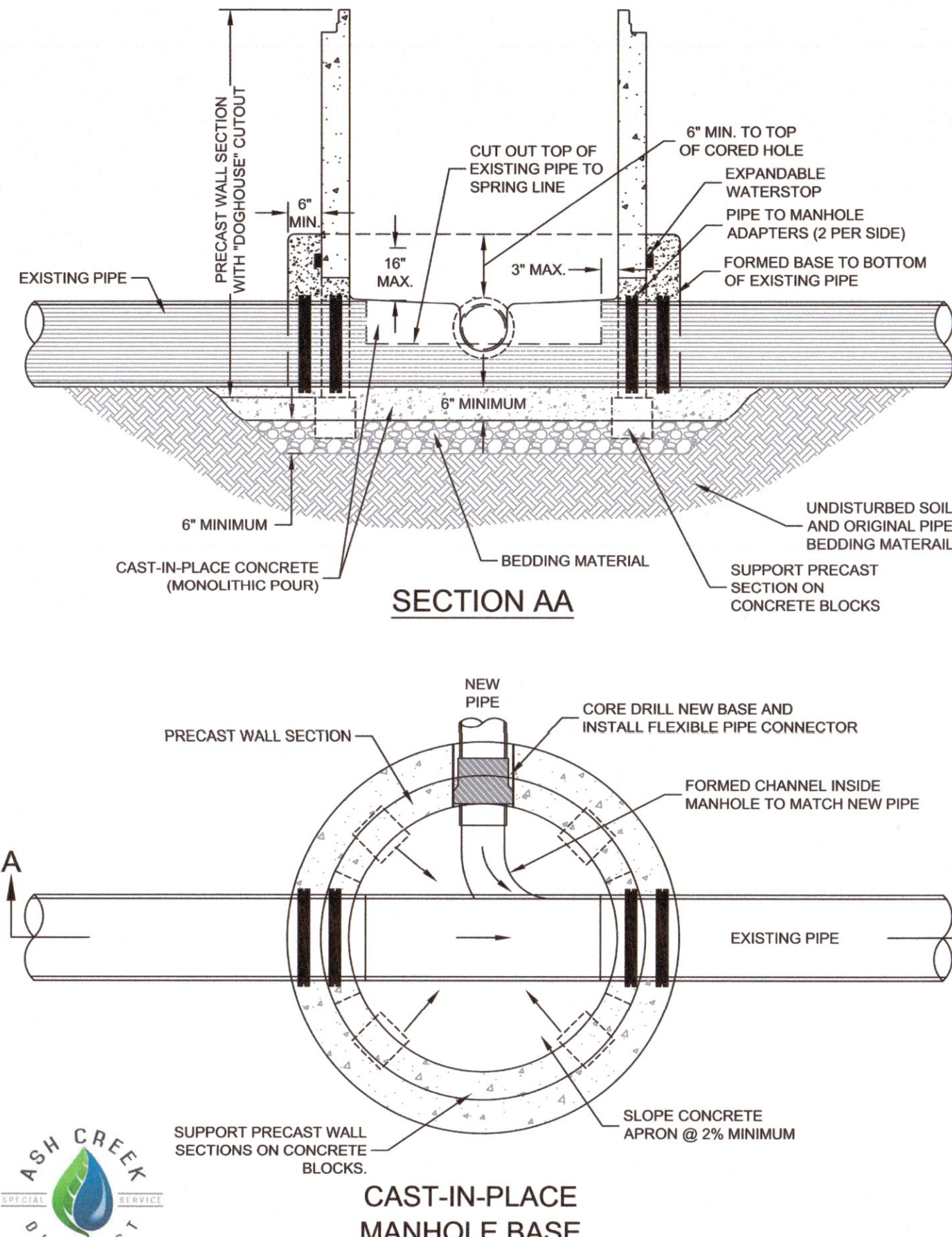


DETAIL SHEET FOR:
ANGELL HEIGHTS STORAGE
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

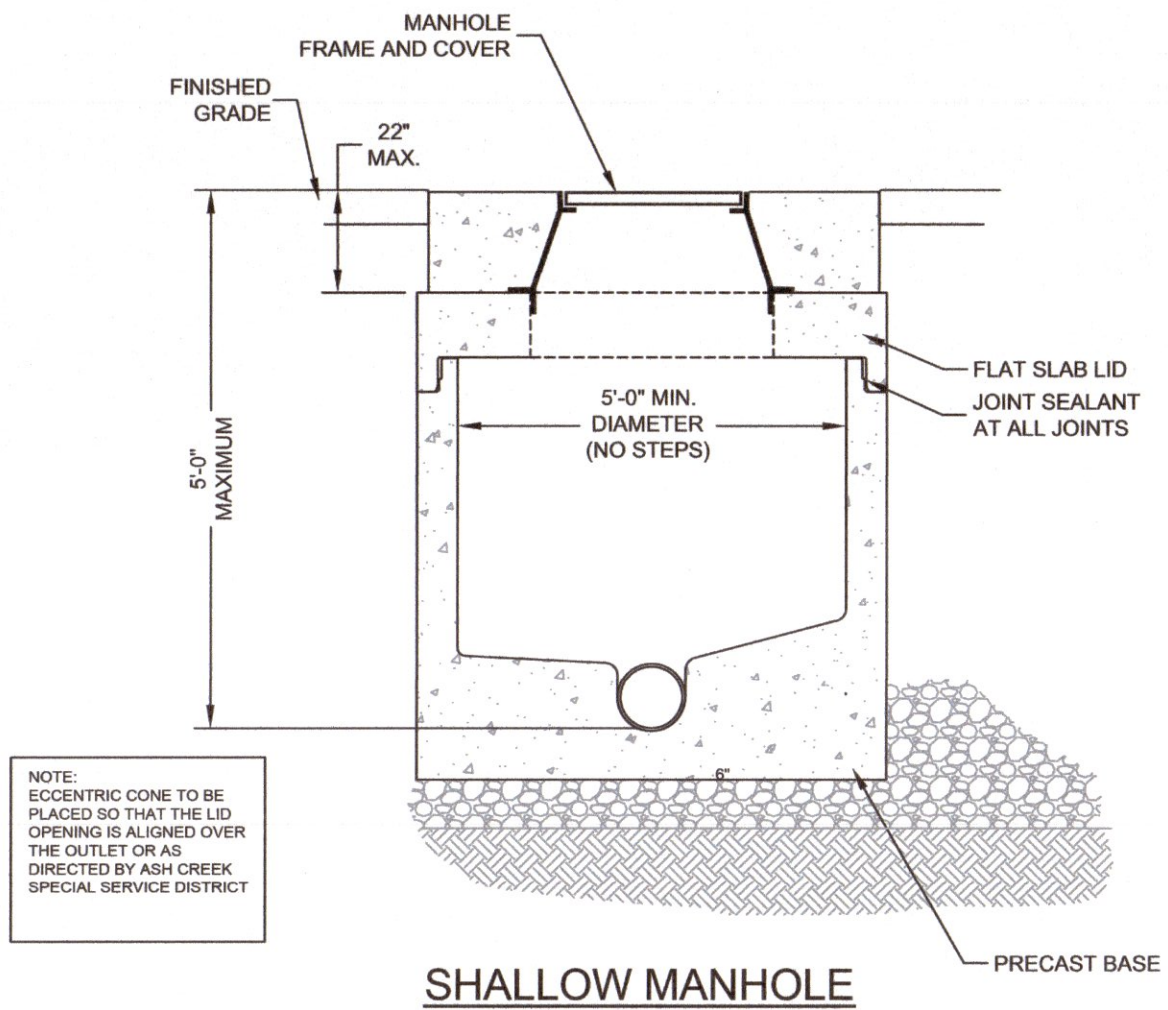
DATE	1/2/2024
SCALE	1"=40'
JOB NO.	300-007
SHEET NO.	DT2

DETAIL SHEET FOR: ANGELL HEIGHTS STORAGE

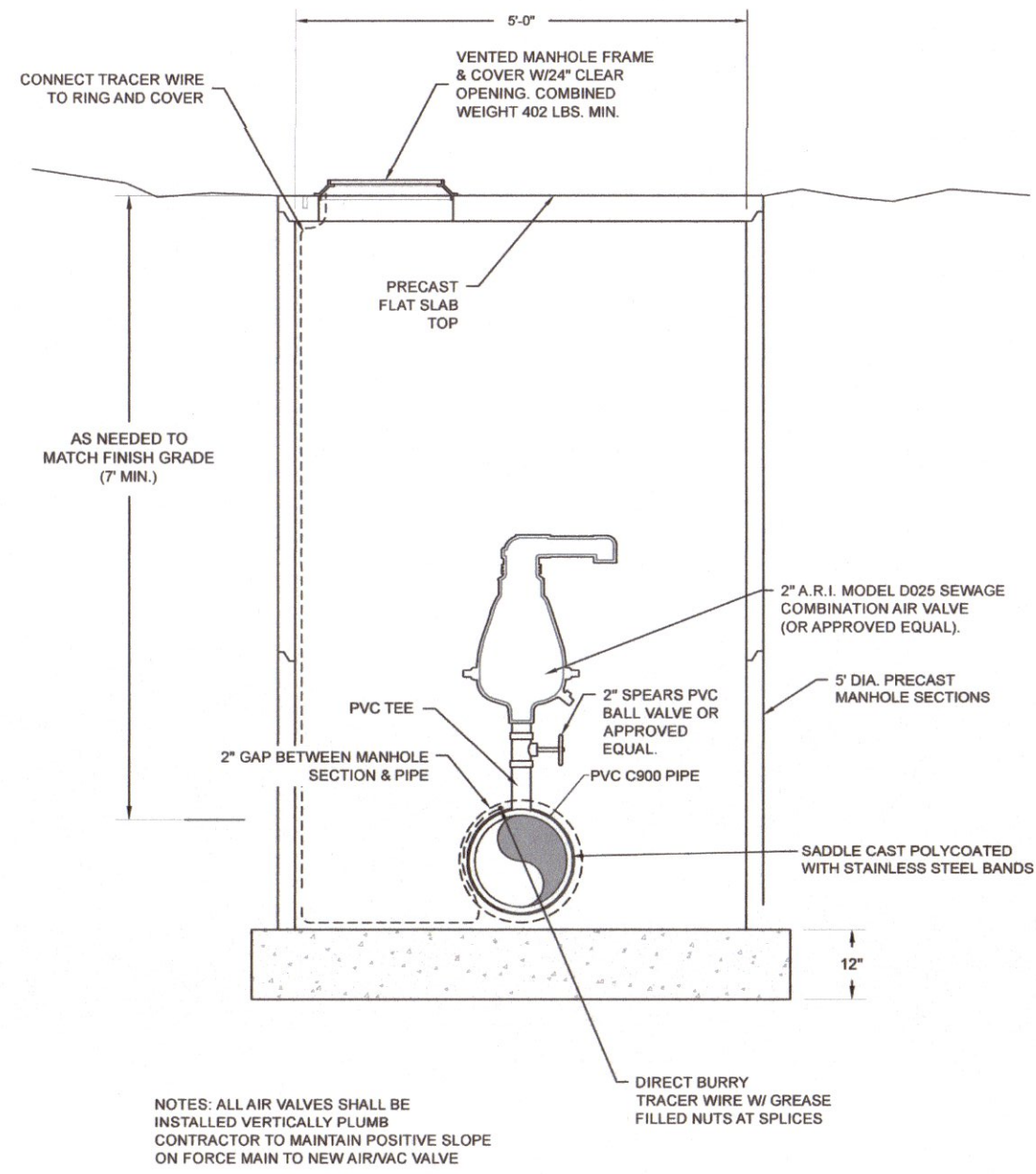
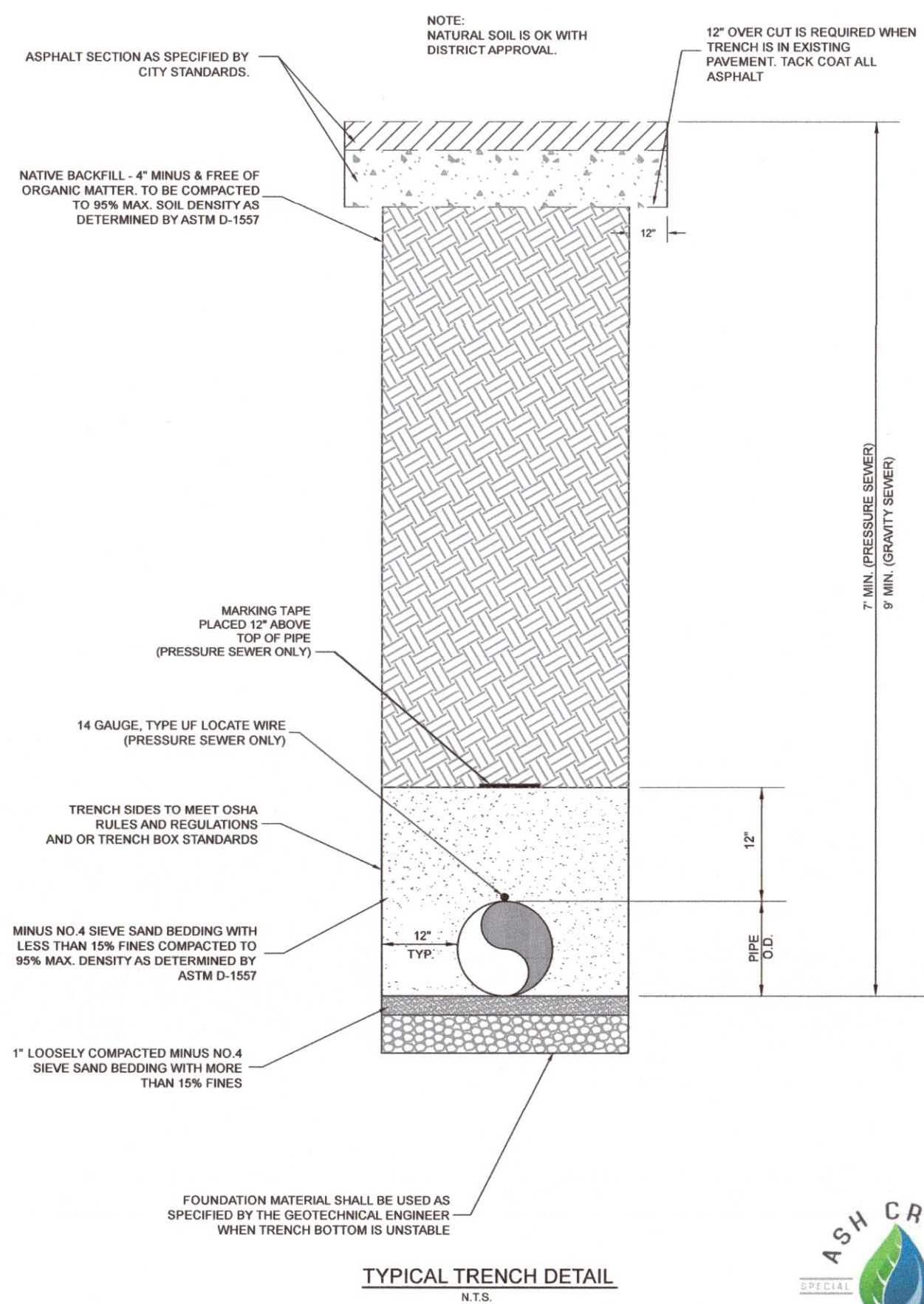
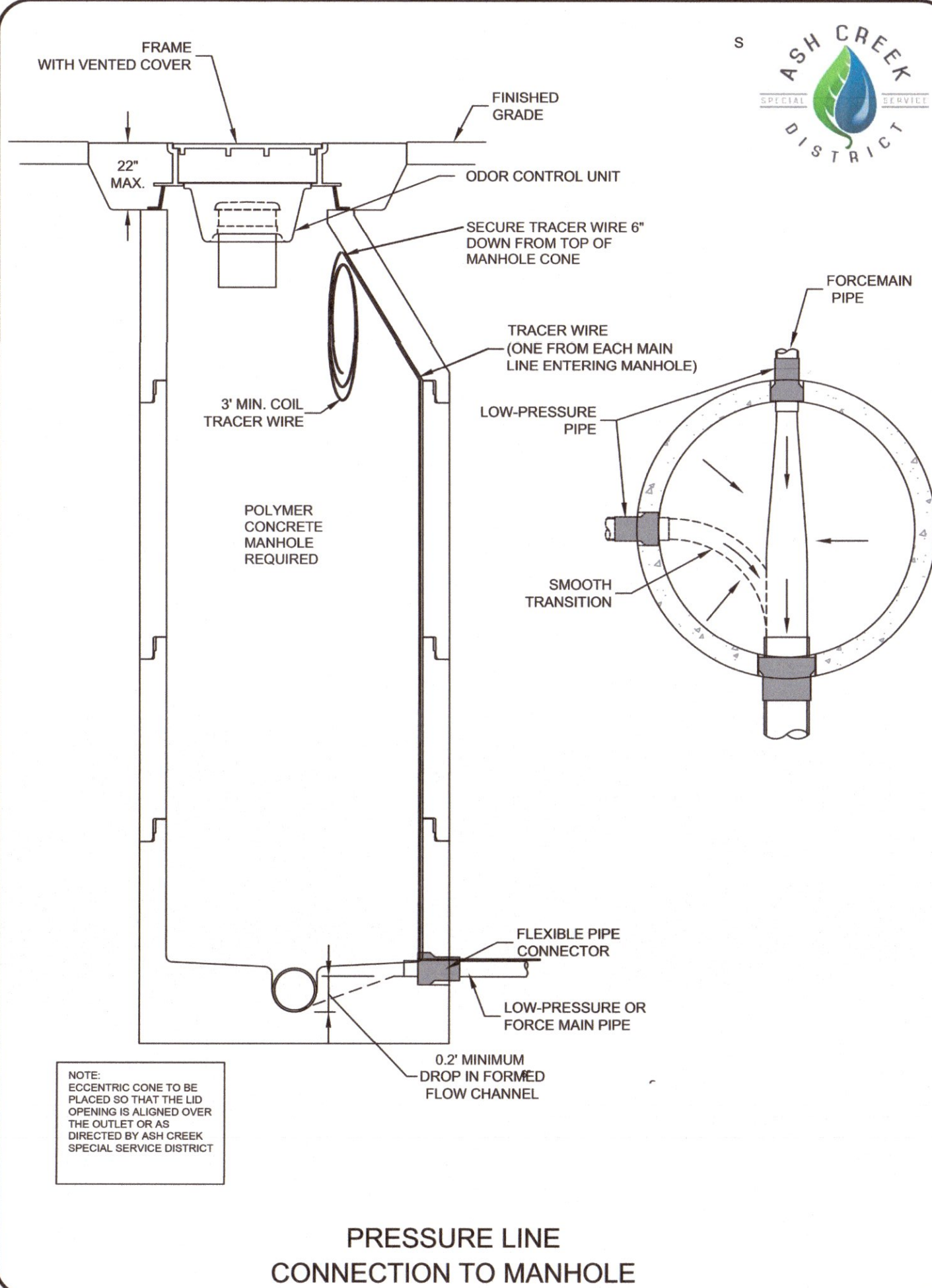
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M
HUBBICANE CITY WASHINGTON COUNTY UTAH



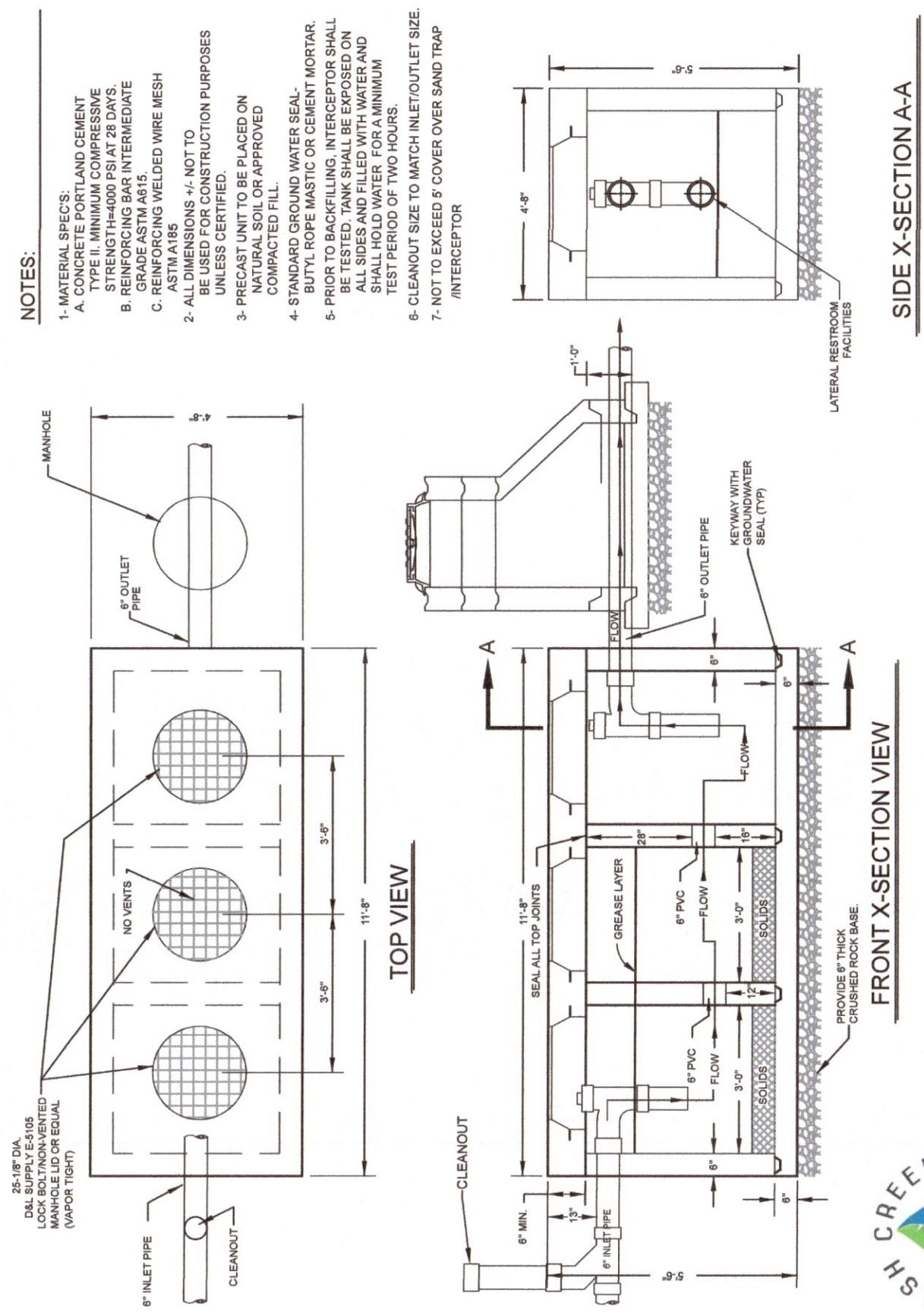
SEWER CLEANOUT W/LID DETAIL



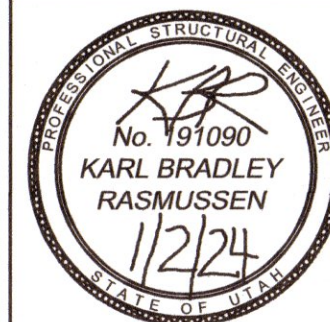
SHALLOW MANHOLE



AIR VAC VALVE

[illegible]

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



DETAIL SHEET FOR:
ANGELL HEIGHTS STORAGE

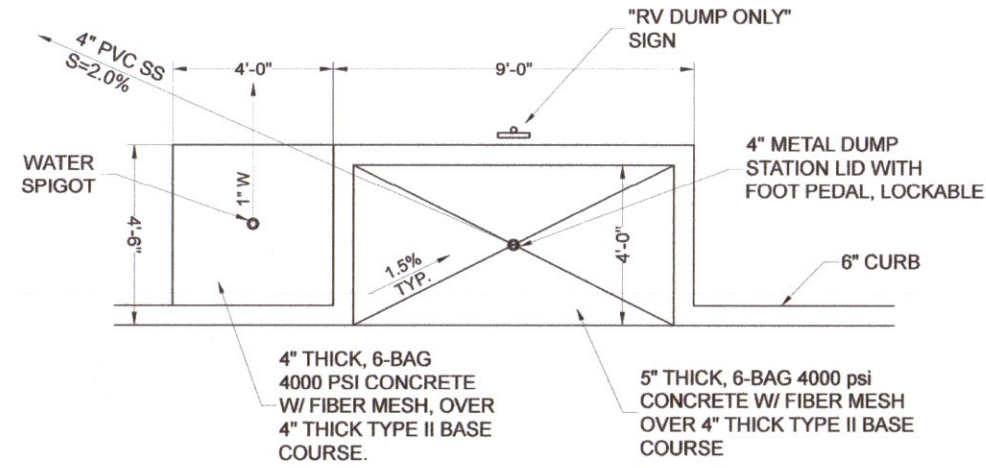
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HIBRICANE CITY WASHINGTON COUNTY IITAH

DATE	1/2/2024
SCALE	1"=40'
JOB NO.	300-007
SHEET NO:	

DT3

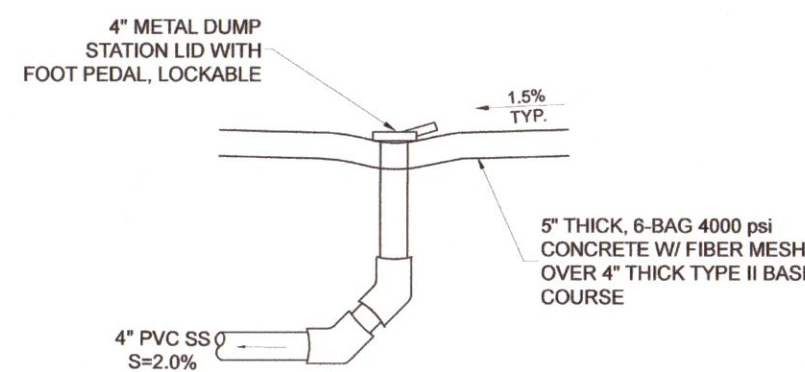
DETAIL SHEET FOR: ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



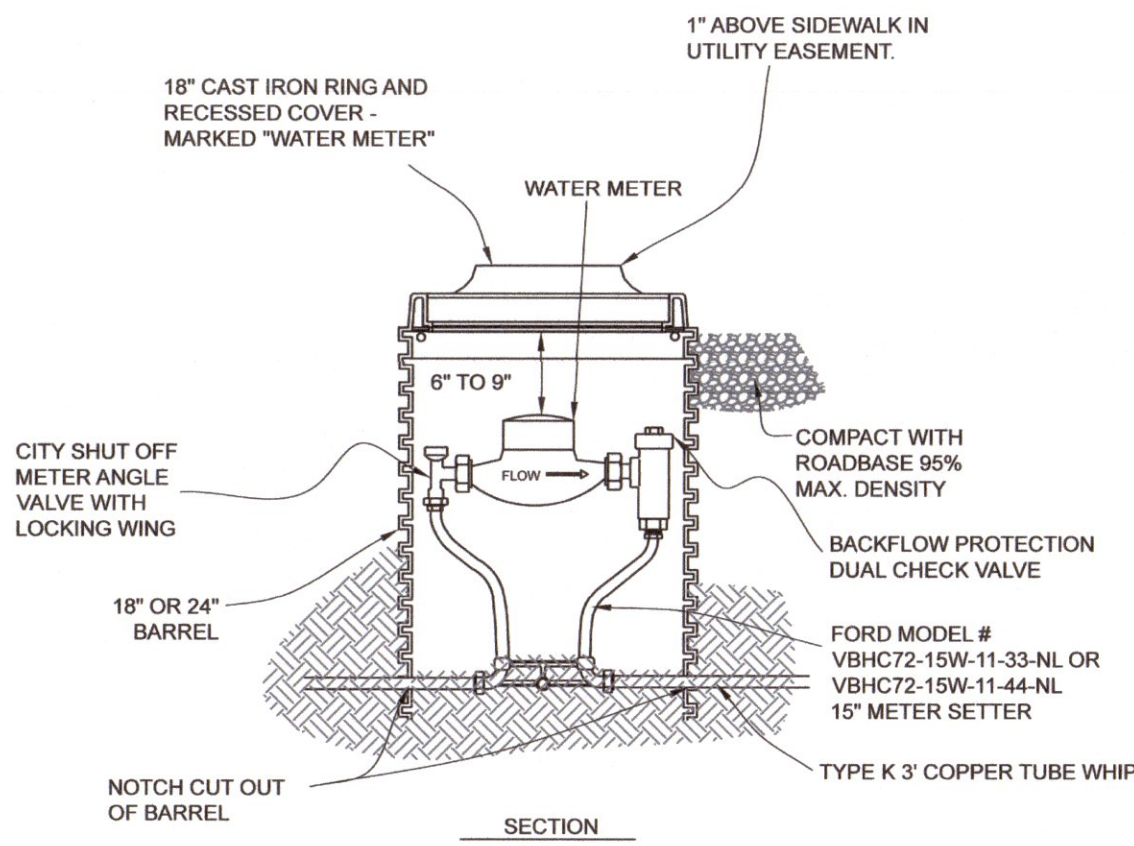
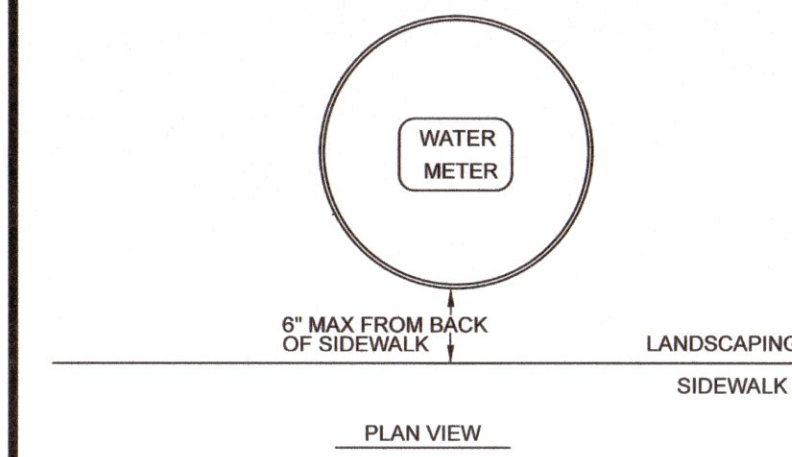
RV SEWER DUMP STATION

N.T.S.



RV SEWER DUMP STATION SECTION

N.T.S.



WATER METER BOX

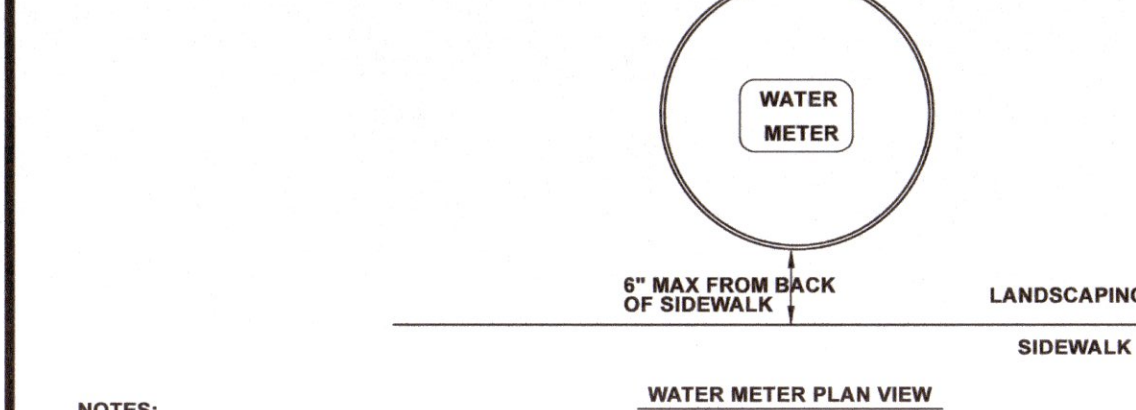
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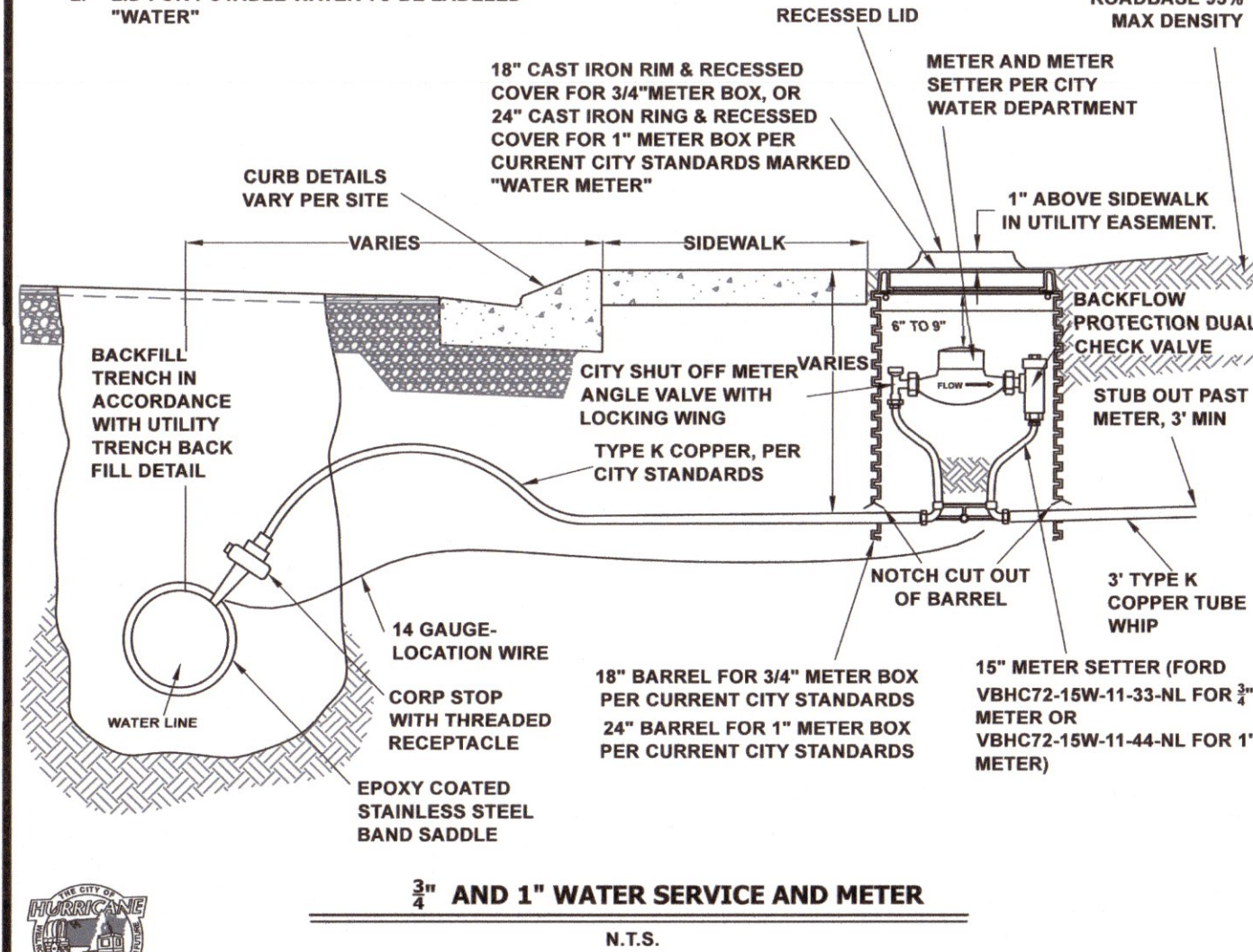
REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE
WATER METER BOX DETAILS

STANDARD DWG. NO.	
WD 303-2	2 OF 4
APPROVED:	
DATE: 8/6/2020	BY: H.C.E.



- NOTES:
- ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS
 - LID FOR POTABLE WATER TO BE LABELED "WATER"



3/4" AND 1" WATER SERVICE AND METER

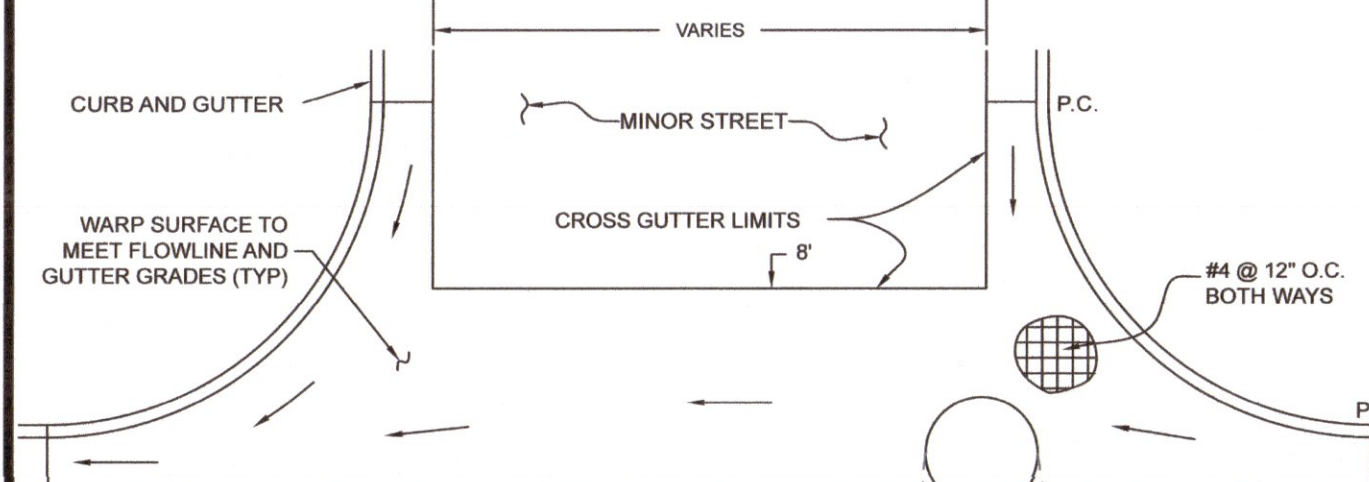
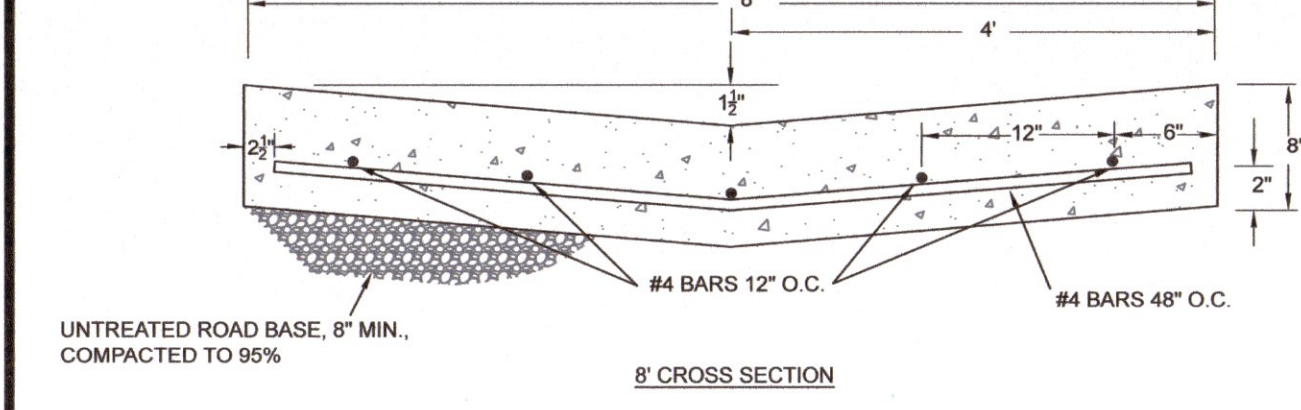
N.T.S.



REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE
3/4" AND 1" WATER SERVICE AND METER

STANDARD DWG. NO.	
WD 303-3	3 OF 4
APPROVED:	
DATE: 8/6/2020	BY: H.C.E.



- NOTES:
- CLASS "A" CONCRETE
 - CROSS GUTTERS ARE USED AT INTERSECTIONS ONLY UNLESS OTHERWISE APPROVED
 - CROSS GUTTER SHALL CROSS THE MINOR STREET
 - ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER. SUPPORT CHAIRS, BLOCKS OR OTHER APPROVED EQUAL SHALL BE USED TO RAISE STEEL OFF GROUND
 - REINFORCING TO EXTEND TO LIMITS OF CROSS GUTTER
 - ALL REINFORCING STEEL SHALL BE GRADE 60, ASTM A615
 - CONTROL JOINTS MUST NOT BE PLACED GREATER THAN 5' BETWEEN JOINTS

STANDARD 8' CROSS GUTTER

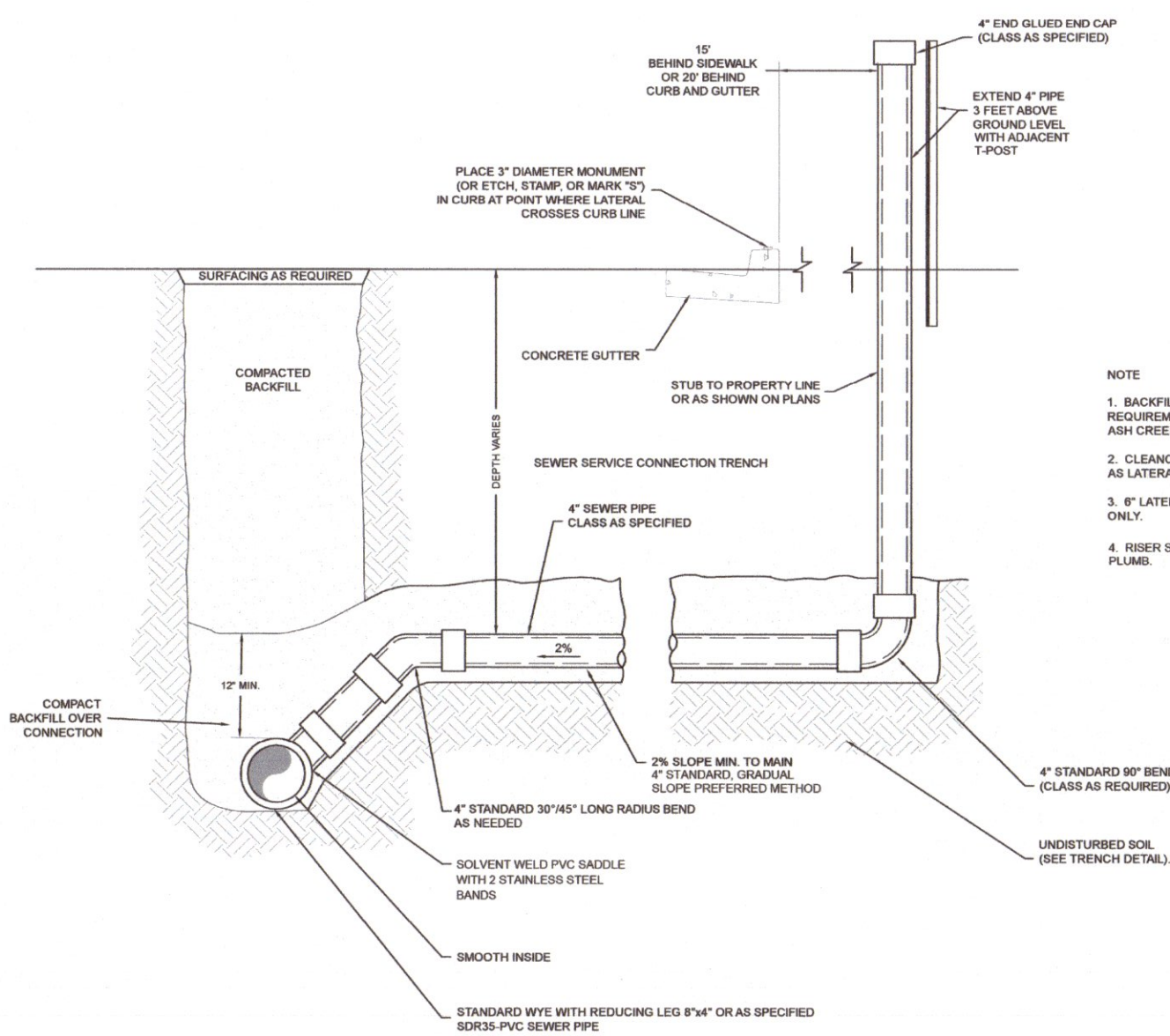
N.T.S.



REVISIONS		
DATE	DESCRIPTION	BY

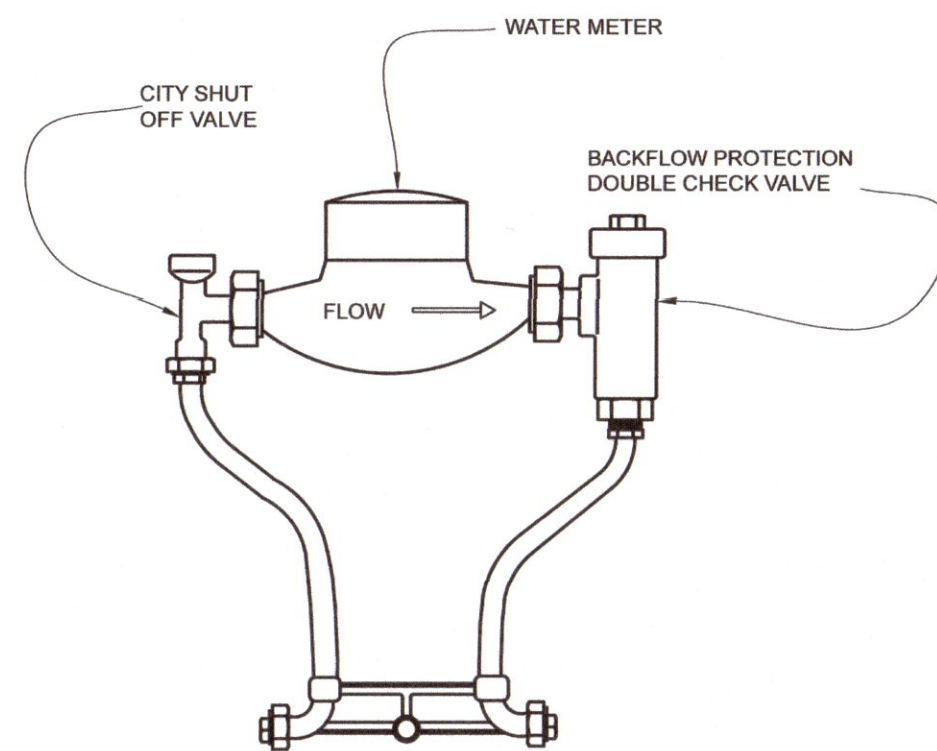
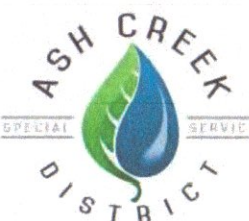
CITY OF HURRICANE ENGINEERING
STANDARD 8' CROSS GUTTER

STANDARD DWG. NO.	
CG 100	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.



SEWER SERVICE CONNECTION DETAIL

N.T.S.



APPROVED METER SETTERS

SIZE	FORD MODEL NUMBER
3/4"	VBHC72-15W-11-33-NL
1"	VBHC72-15W-11-44-NL
1 1/2"	VBHH76-15B-44-66-NL
2"	VBHH77-15B-44-77-NL

WATER METER SETTER

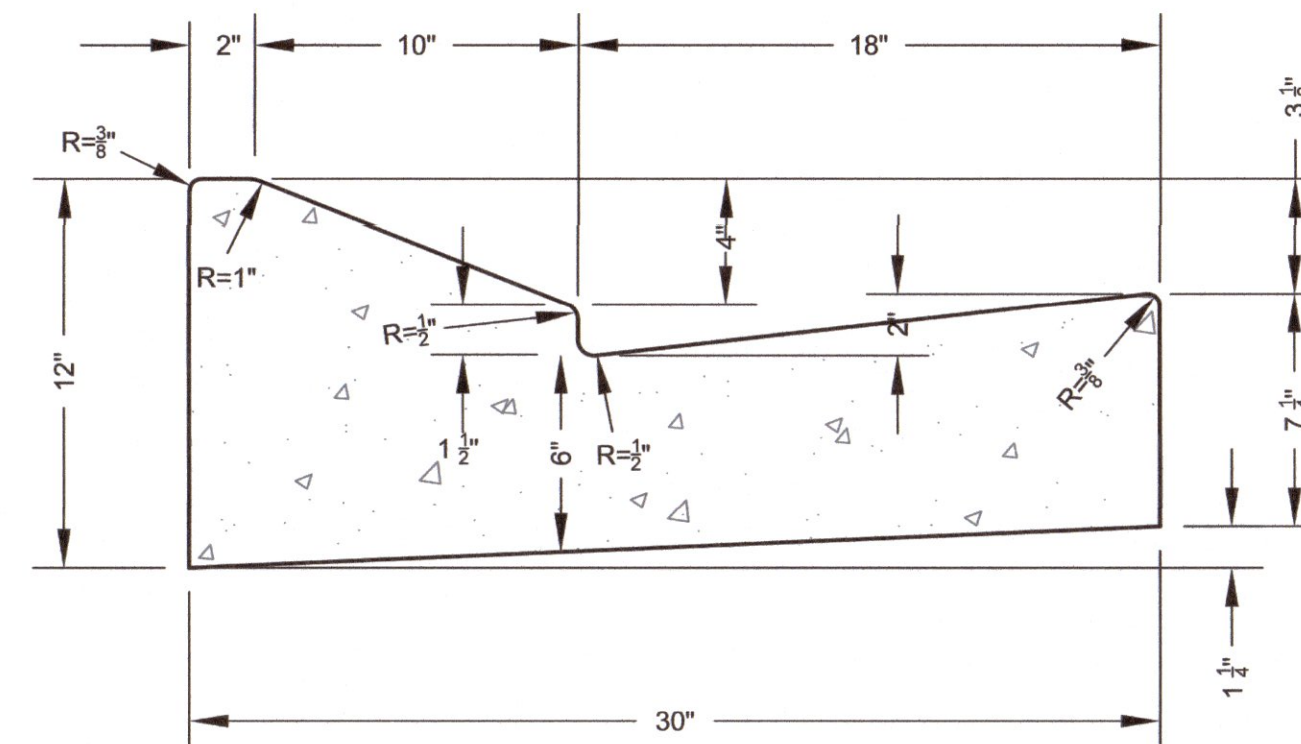
N.T.S.



REVISIONS		
DATE	DESCRIPTION	BY

CITY OF HURRICANE
WATER METER SETTER DETAILS

STANDARD DWG. NO.	
WD 303-1	1 OF 4
APPROVED:	
DATE: 8/6/2020	BY: H.C.E.



- NOTES:
- ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO HURRICANE CITY STANDARD.
 - REQUIRED ON ALL RESIDENTIAL STREETS WHERE A PLANTER STRIP IS ABSENT.



REVISIONS		
DATE	DESCRIPTION	BY

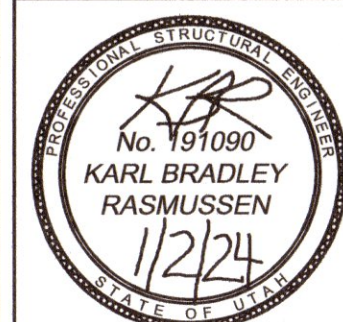
CITY OF HURRICANE ENGINEERING
MODIFIED CURB & GUTTER DETAILS

STANDARD DWG. NO.	
CG 102	1 OF 1
APPROVED:	
DATE: APRIL 2020	BY: H.C.E.

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REVISIONS	
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-666-5307

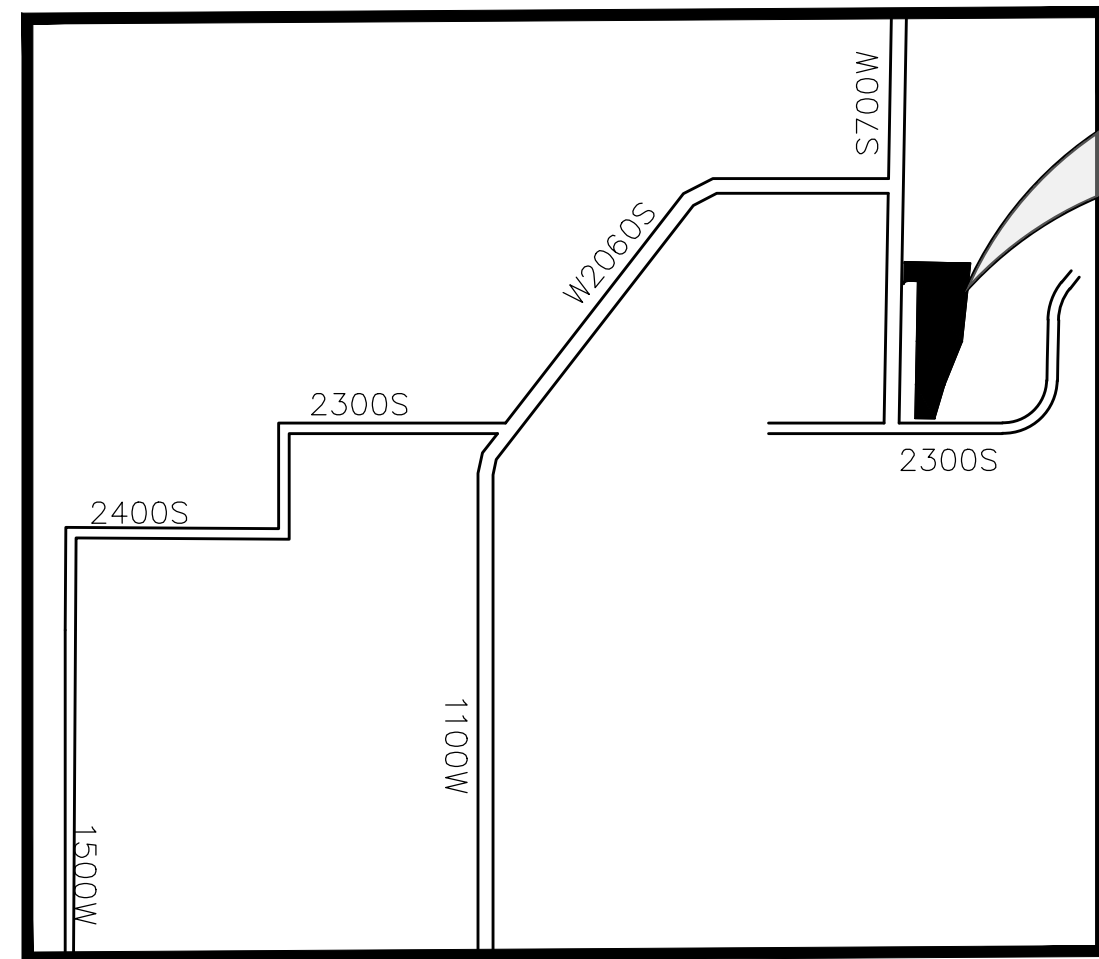


DETAIL SHEET FOR:
ANGELL HEIGHTS STORAGE
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

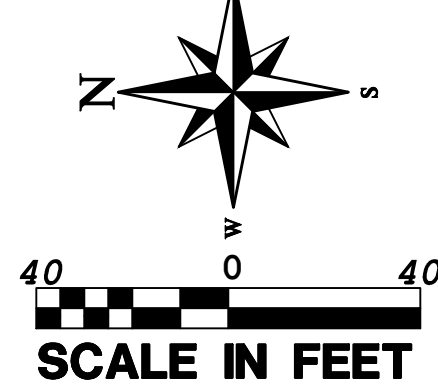
DATE	1/2/2024
SCALE	1"=40'
JOB NO.	300-007
SHEET NO.	

DT4

JAN 17 2024



PROJECT
LOCATION



LIGHTING PLAN FOR: ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

CONSTRUCTION KEYNOTES

- 1 STANDARD CURB & GUTTER, TYPE RU30 (DETAIL CC 102) TO BE INSTALLED ON 700 WEST AND 2300 SOUTH
- 2 INSTALL 5' SIDEWALK (DETAIL CC 105)
- 3 INSTALL 8" CROSS GUTTER PER STANDARD CG 100
- 4 INSTALL SLIDING GATE W/ KNOX LOCK

ACQUIRED LAND LEGAL DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN;
THENCE N01°03'01"E ALONG THE CENTER SECTION LINE, 1046.72 FEET;
THENCE S88°37'00"E 435.06 FEET TO THE POINT OF BEGINNING;

THENCE S88°37'00"E 40.14 FEET;
THENCE S06°08'48"W 505.98 FEET;
THENCE S22°38'29"W 520.07 FEET;
THENCE N88°36'52"W 13.00 FEET;
THENCE N16°24'52"W 223.50 FEET;
THENCE N21°57'04"E 296.59 FEET;
THENCE N06°08'48"E 497.09 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 36,850 SQUARE FEET OR 0.846 ACRES.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE LINE
	SECTION LINE
	CENTER LINE
	CURB AND GUTTER
	PUBLIC UTILITY EASEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED ASPHALT
	PROPOSED BUILDING
	PROPOSED IMPROVEMENTS
	PROPOSED ACQUIRED LAND
	SECTION MONUMENT AS DESCRIBED
	CENTERLINE MONUMENT AS DESCRIBED
	LOW LUMEN LED LIGHTS FOR MOTION

ADDITIONAL NOTES:

PROPERTY ZONED AS M-1, LIGHT INDUSTRIAL.

IMPORT MATERIAL COMING FROM FAMILY PROPERTY PARCELS H-3-2-15-1401 & H-3-2-15-1402.

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°03'01"E ALONG THE CENTER SECTION LINE, 1046.72 FEET; THENCE S88°37'00"E 15.18 FEET TO THE POINT OF BEGINNING; THENCE S88°37'00"E 419.88 FEET; THENCE S06°08'48"W 497.09 FEET; THENCE S21°57'04"W 296.59 FEET; THENCE S16°24'52"W 223.50 FEET; THENCE N88°33'53"W 125.45 FEET; THENCE N01°03'01"E 862.80 FEET; THENCE N88°33'53"W 65.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.55 FEET, THROUGH A CENTRAL ANGLE OF 90°23'06" (LONG CHORD BEARS: S46°14'34"W 28.38 FEET); THENCE N01°03'01"E 146.07 FEET TO THE POINT OF BEGINNING.

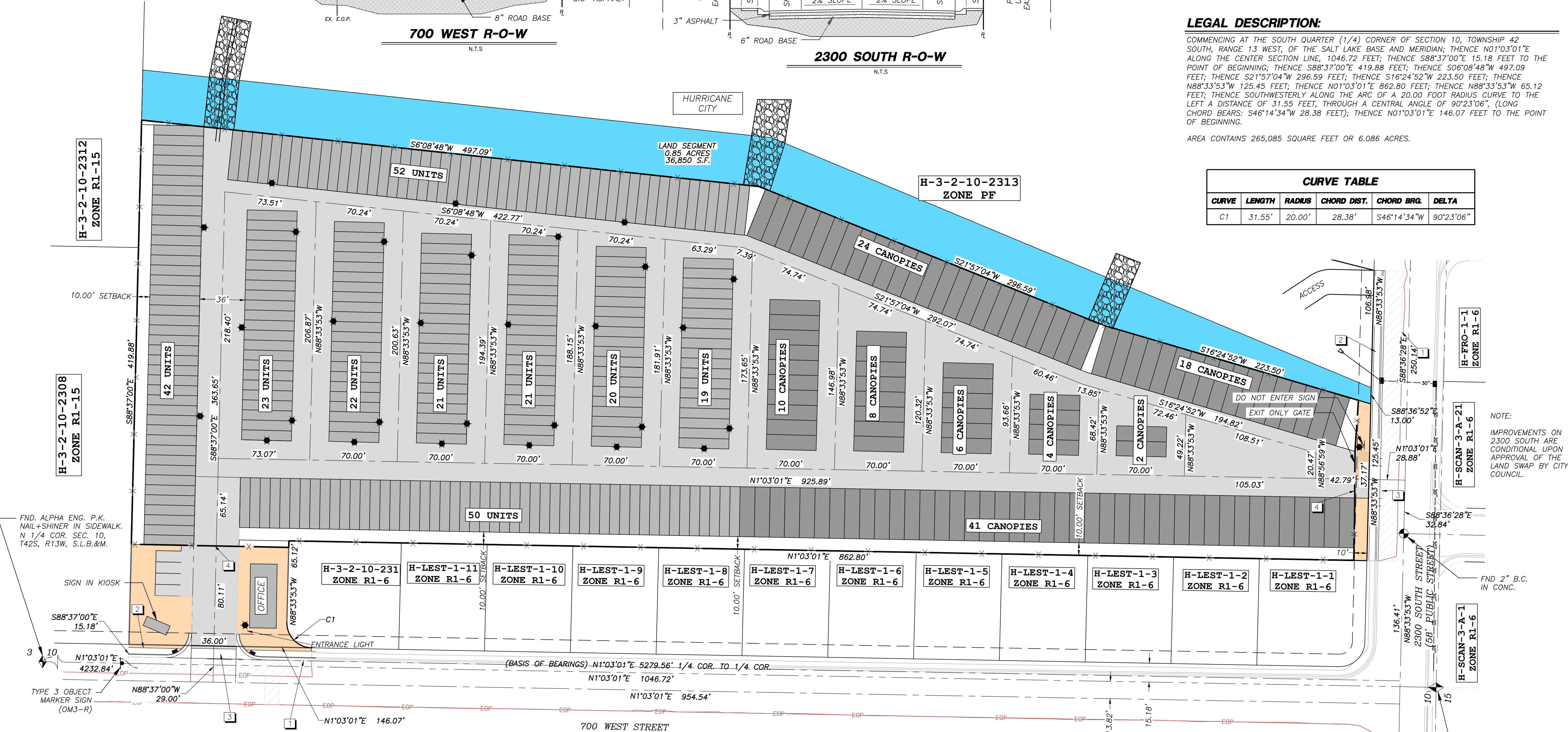
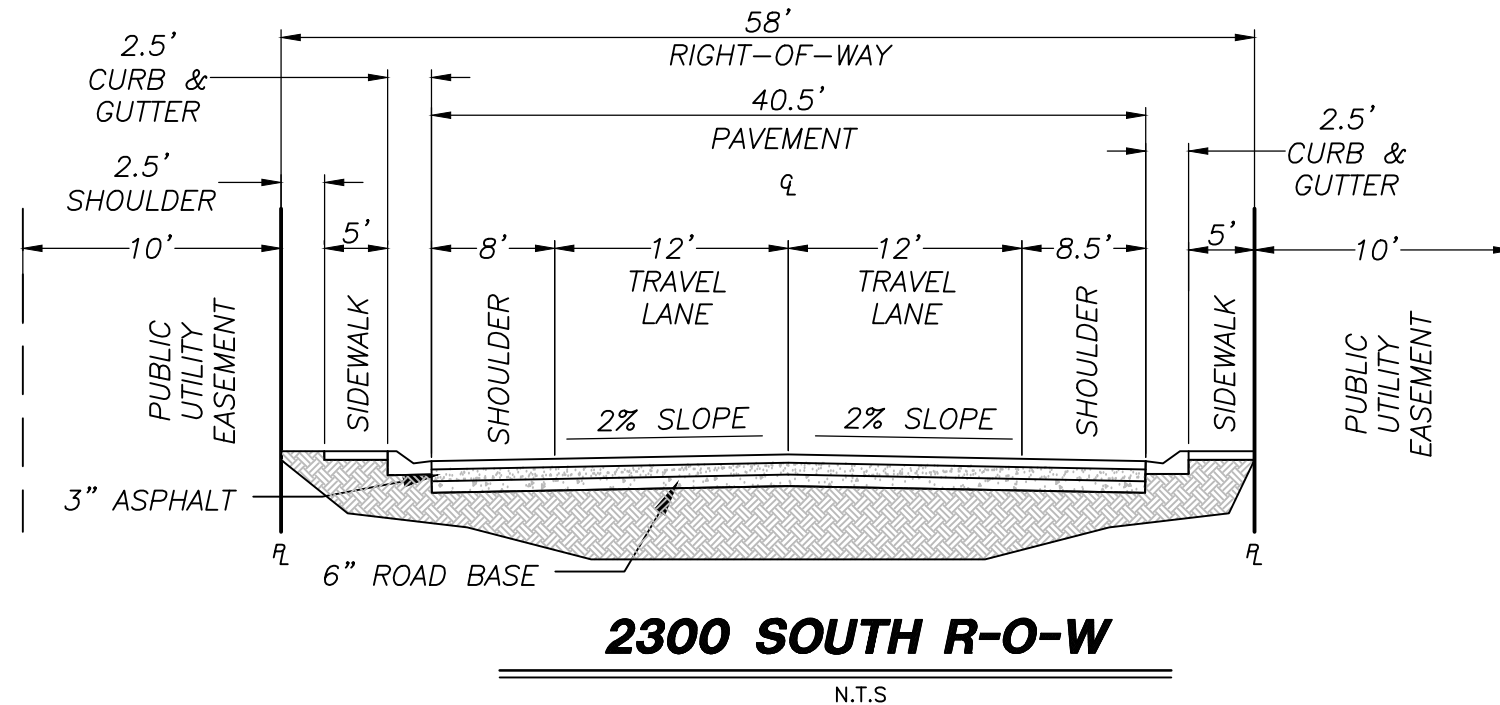
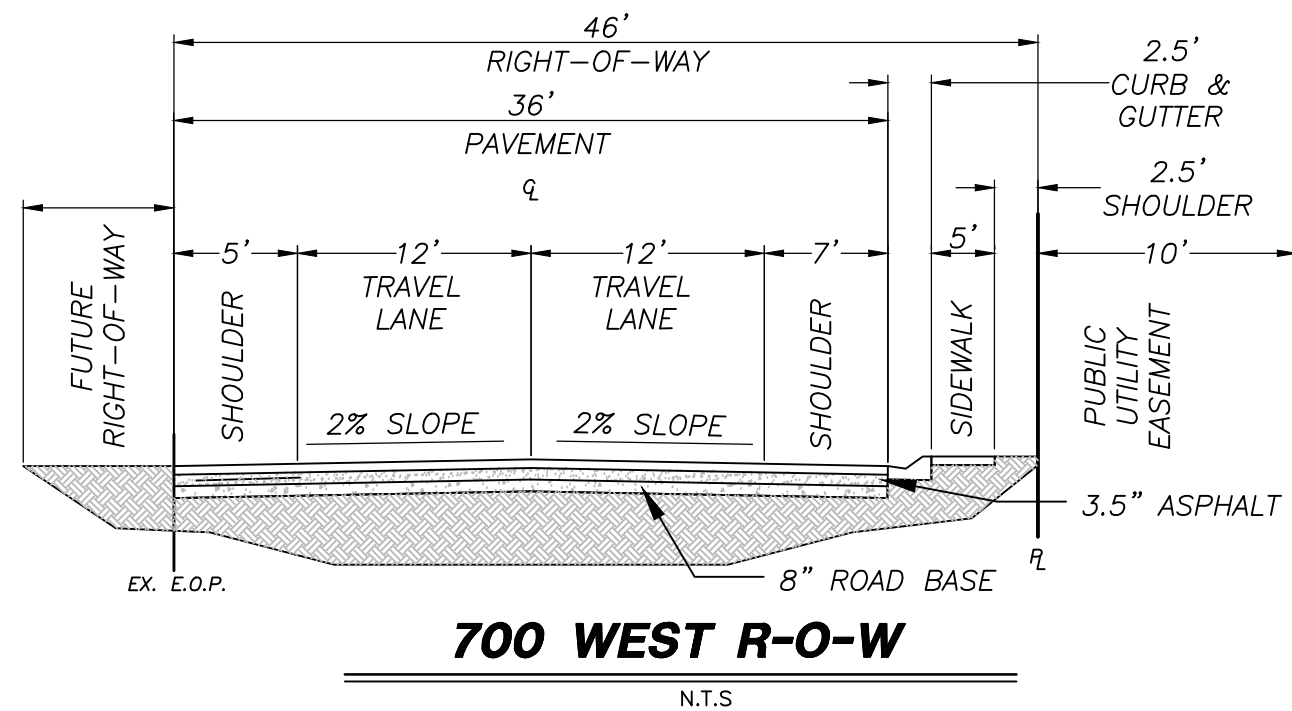
AREA CONTAINS 265,085 SQUARE FEET OR 6.086 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.55'	20.00'	28.38'	S46°14'34"W	90°23'06"

TOTALS:

270 STORAGE UNITS
4 PARKING STALLS
113 CANOPIES



NOTE:
IMPROVEMENTS ON 2300 SOUTH ARE CONDITIONAL UPON APPROVAL OF THE LAND SWAP BY CITY COUNCIL.

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

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

REVISIONS			
NO	DESCRIPTION	DATE	BY

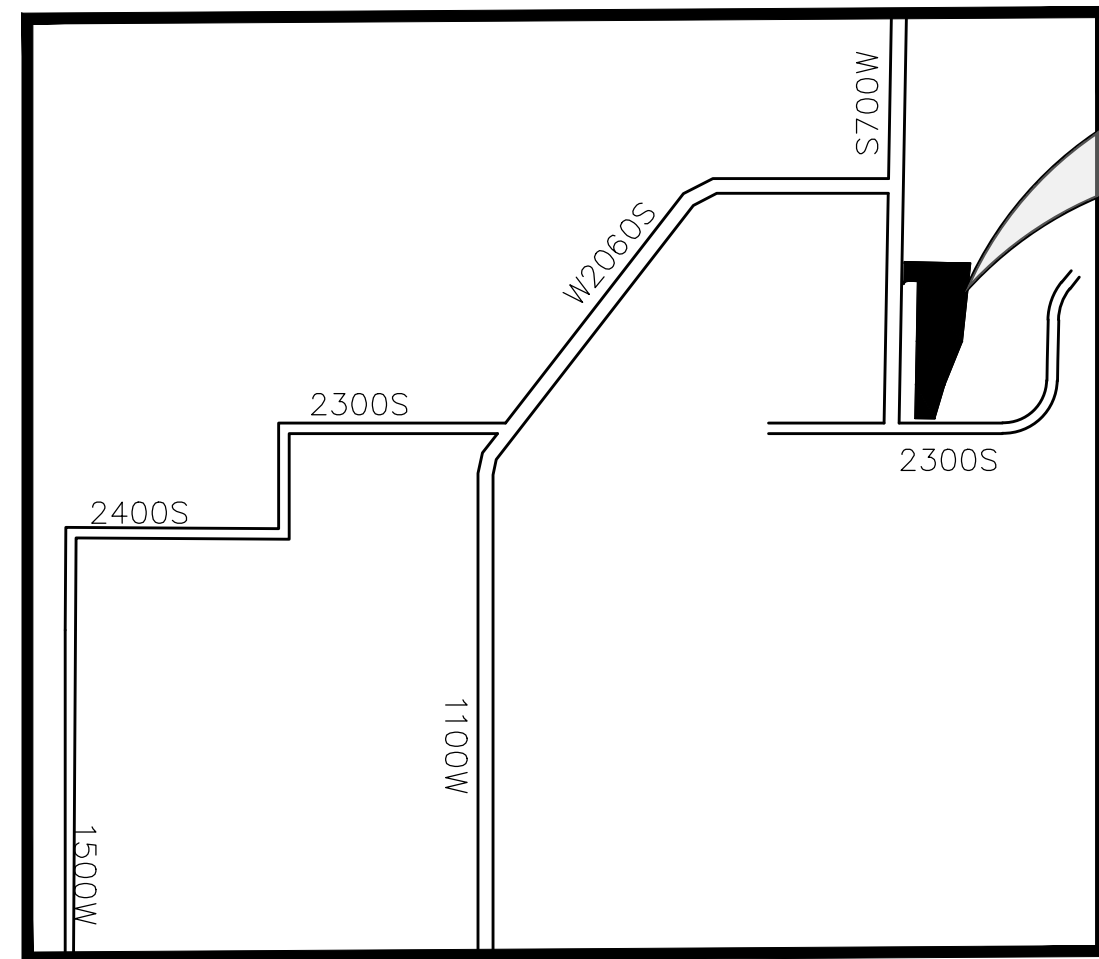
PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307



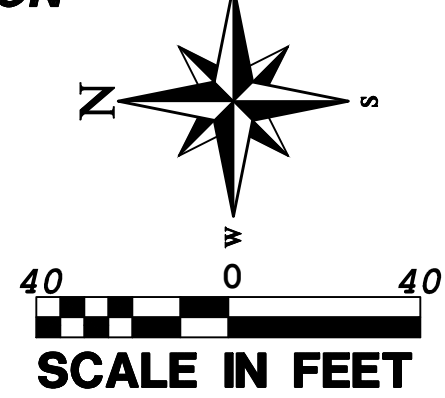
LIGHTING PLAN FOR:
ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/16/2024
SCALE	1"=40'
JOB NO.	300-007
SHEET NO.	LT1



PROJECT
LOCATION



LANDSCAPE PLAN FOR: ANGELL HEIGHTS STORAGE

LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

CONSTRUCTION KEYNOTES

- 1 STANDARD CURB & GUTTER, TYPE RU30 (DETAIL CC 102) TO BE INSTALLED ON 700 WEST AND 2300 SOUTH
- 2 INSTALL 5' SIDEWALK (DETAIL CC 105)
- 3 INSTALL 8" CROSS GUTTER PER STANDARD CG 100
- 4 INSTALL SLIDING GATE W/ KNOX LOCK

ACQUIRED LAND LEGAL DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN;
THENCE N01°03'01"E ALONG THE CENTER SECTION LINE, 1046.72 FEET;
THENCE S88°37'00"E 435.06 FEET TO THE POINT OF BEGINNING;

THENCE S88°37'00"E 40.14 FEET;
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THENCE N88°36'52"W 13.00 FEET;
THENCE N16°24'52"W 223.50 FEET;
THENCE N21°57'04"E 296.59 FEET;
THENCE N06°08'48"E 497.09 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 36,850 SQUARE FEET OR 0.846 ACRES.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE LINE
	SECTION LINE
	CENTER LINE
	CURB AND GUTTER
	PUBLIC UTILITY EASEMENT
	EXISTING EDGE OF PAVEMENT
	PROPOSED ASPHALT
	PROPOSED BUILDING
	PROPOSED IMPROVEMENTS
	PROPOSED ACQUIRED LAND
	SECTION MONUMENT AS DESCRIBED
	CENTERLINE MONUMENT AS DESCRIBED
	LOCAL LANDSCAPE ROCK
	LOCAL EVERGREEN SHRUBS

ADDITIONAL NOTES:

PROPERTY ZONED AS M-1, LIGHT INDUSTRIAL.

IMPORT MATERIAL COMING FROM FAMILY PROPERTY PARCELS H-3-2-15-1401 & H-3-2-15-1402.

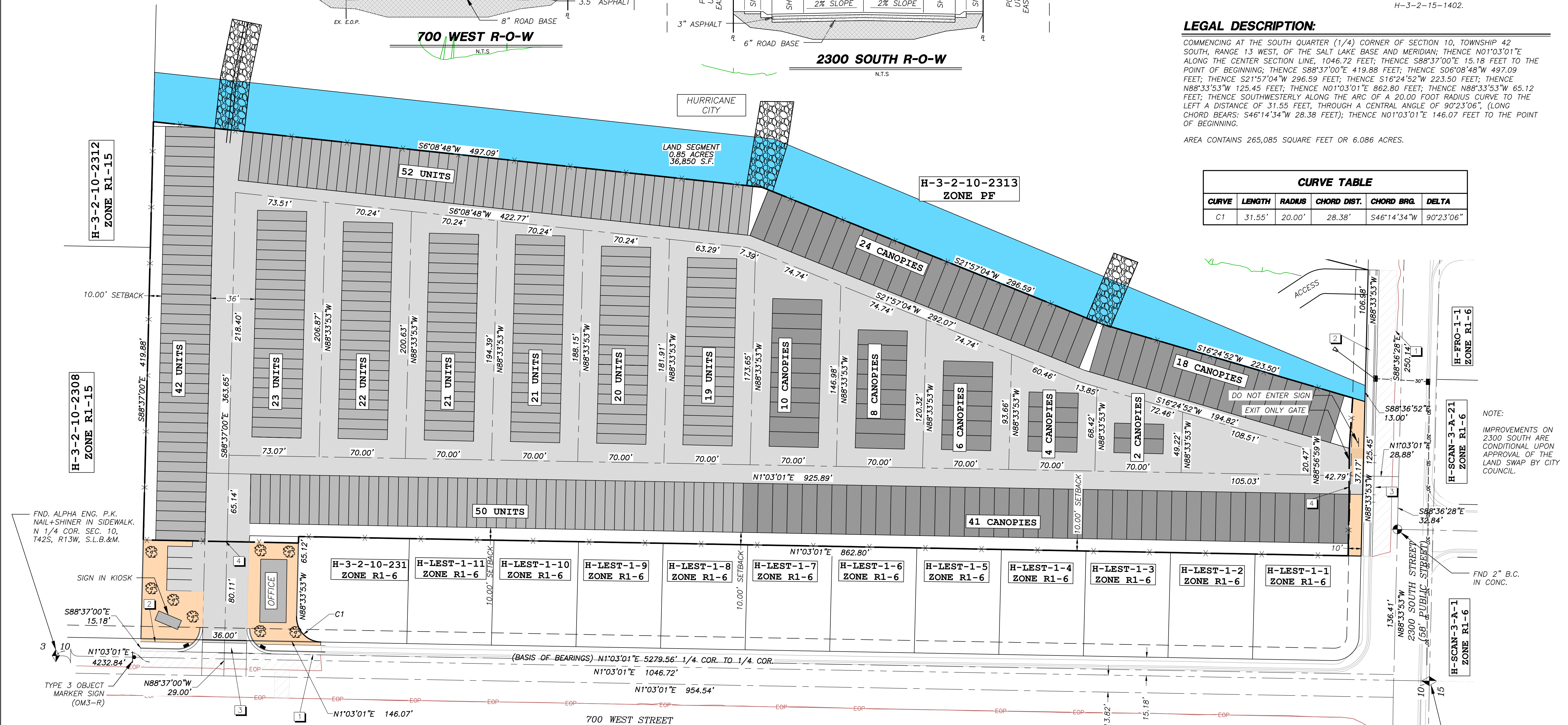
LEGAL DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°03'01"E ALONG THE CENTER SECTION LINE, 1046.72 FEET; THENCE S88°37'00"E 15.18 FEET TO THE POINT OF BEGINNING; THENCE S88°37'00"E 419.88 FEET; THENCE S06°08'48"W 497.09 FEET; THENCE S21°57'04"W 296.59 FEET; THENCE S16°24'52"W 223.50 FEET; THENCE N88°33'53"W 125.45 FEET; THENCE N01°03'01"E 862.80 FEET; THENCE N88°33'53"W 65.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.55 FEET, THROUGH A CENTRAL ANGLE OF 90°23'06", (LONG CHORD BEARS: S46°14'34"W 28.38 FEET); THENCE N01°03'01"E 146.07 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 265,085 SQUARE FEET OR 6.086 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.55'	20.00'	28.38'	S46°14'34"W	90°23'06"



NOTE:
IMPROVEMENTS ON 2300 SOUTH ARE CONDITIONAL UPON APPROVAL OF THE LAND SWAP BY CITY COUNCIL.

FND. ALPHA ENG. P.K. NAIL+SHINER IN SIDEWALK. N 1/4 COR. SEC. 10, T42S, R13W, S.L.B.&M.

SIGN IN KIOSK

S88°37'00"E 15.18'

N1°03'01"E 4232.84'

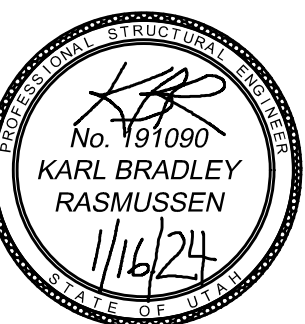
TYPE 3 OBJECT MARKER SIGN (OM3-R)

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

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



LANDSCAPE PLAN FOR:
ANGELL HEIGHTS STORAGE
LOCATED IN SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	1/16/2024
SCALE	1"=40'
JOB NO.	300-007
SHEET NO.	L1

40 ft High Cube



Weight:
8750 lbs

Interior:
Length: 39' 4"
Width: 7' 7"
Height: 8' 9"

Door Opening:
Width: 7' 8"
Height: 8' 5"

Application

Application Accepted Date: 01/17/2024		Valuation		\$	0.00
Type of Improvement: Conditional Use Permit		PERMIT FEES			
Description: Conditional permit for casita		Planning Fee		\$	250.00
Tenant / Project Name: Thornton Casita		Planning Fee		\$	250.00
Bldg. Address: 2191 S Angell Heights Drive		Sub Total:		\$	250.00
City: Hurricane City State: UT Zip: 84737		Permit Total:		\$	250.00
Subdivision: Angell Heights Phase: 5		Amount Paid:		\$	0.00
Block: Lot #: 2 Parcel #: H-AHE-5-2		Remaining Due:		\$	250.00
Property Owner: Russell Thornton					
Permit Contact: Russell Thornton P:(801) 550-1865					
Email: russell.thornton@gmail.com					
CONTACT INFORMATION					
General Contractor: Russell Thornton					
License #: P: (801) 550-1865					
City: State: Zip:					
Email: russell.thornton@gmail.com					
APPLICATION DETAILS					
APPROVALS		DATE	INFO		
Plan Review Finalized:		Yes	01/18/24	Brienna Spencer	
Setbacks	Front:	Rear:	Left:	Right:	
Min.					
Actual:					
APPLICATION NUMBER:		PENDCUP24-02			
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury. Maintenance Deposit is refundable after final inspection if: 1) site is kept clean 2) building is NOT occupied prior to final inspection and issuance of Certificate of Occupancy.					
Applicant Name: Russell Thornton					
Signature of Applicant/Authorized Agent or Owner: Date:					
<i>Russell Thornton</i>			01/18/2024		
Application Approved By:			Date:		
			01/18/2024		
Application Issued By:			Date:		
Receipt #: 8.175755-01/17/24					

Russell Thornton

2192 S Angell Heights Drive
Hurricane, UT 84737
801.550.1865
russell.thornton@gmail.com

January 3, 2024

Hurricane City

Dear Hurricane City,

This is an application for a conditional use permit. The proposed ADU is meets the following requirements:

1. The proposed height of 23 ft is less than 1.5 times the immediate adjacent buildings which is more than 23 ft high for the existing house on the property and less than the height of the homes on both neighboring sides of the property.
2. The architecture is comparable with the home.
3. The home meets the minimum setback of five feet from the side and rear property lines.

Sincerely,

Russell Thornton



STAFF COMMENTS

Agenda Date:	02/08/2024
Application Number:	CUP24-02
Type of Application:	Conditional Use Permit
Action Type:	Administrative
Applicant:	Russell Thornton
Agent:	
Request:	A conditional use permit for a building of greater height
Location:	2191 S Angell Heights Dr
Zoning:	R1-15
General Plan Map:	N/A

Discussion: The applicant proposes constructing a 731 sq. ft. and 22.86' tall casita/garage. Hurricane City Code (HCC) 10-13-4 allows the maximum square feet and height of an accessory building to be 1,200 sq. ft. and 16' tall. A property owner may apply for a conditional use permit to build a building of greater height.

The standards to obtain a conditional use permit are as follows:

10-7-9(E): CONDITIONAL USE PERMIT. Approval Standards: The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2l of this section (section e applies):

e. Standards for greater heights than permitted by this Code.

(1) The height may not be greater than two stories or one and one-half times the average height of the immediately adjacent buildings, whichever is greater, and the building must be of compatible architecture with immediately adjacent buildings.

(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.

(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.

(4) In no event shall a building exceed 55 feet in height.

Findings:

1. The proposed building is not greater than two stories or 55 feet.
2. The proposed building will be of compatible architecture with the neighboring house.
3. The building is set back a minimum of 5' from the side and rear property lines.
4. The building is for a permitted use in this zoning.

Recommendation: Staff recommends approval of the conditional use permit.



Magic House TM

■ Website: ???

<https://fdm魔法屋.en.alibaba.com>

Remarks:

1. All rights of the figure reserved for my company, no modification will be allowed without our company's written authorization.

2. All the design, conception and information of the figure will only applied for designated project, no other application will be allowed without our company's written authorization.

3. The figure can be used as manufacture bases only after the review and approval by the relevant management department.

■ Examined and Verified By: ???

■ General Designer: ?????????

■ Designed By: ???

■ Drawn By: ???

■ Drawn Date: ??????

■ Sale By: ???

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■ Project: ??????

■ Item: ???

■ Design No: ?????

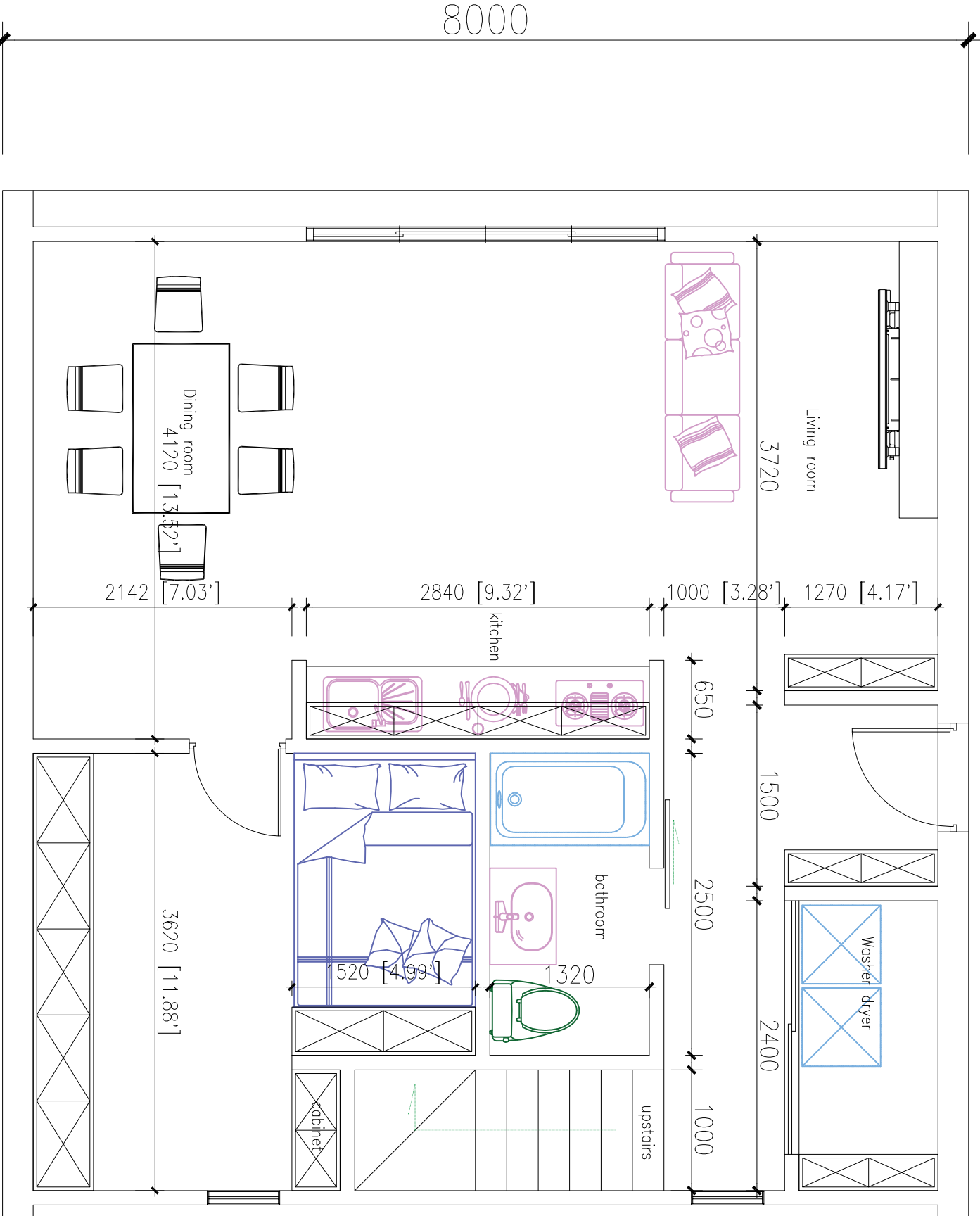
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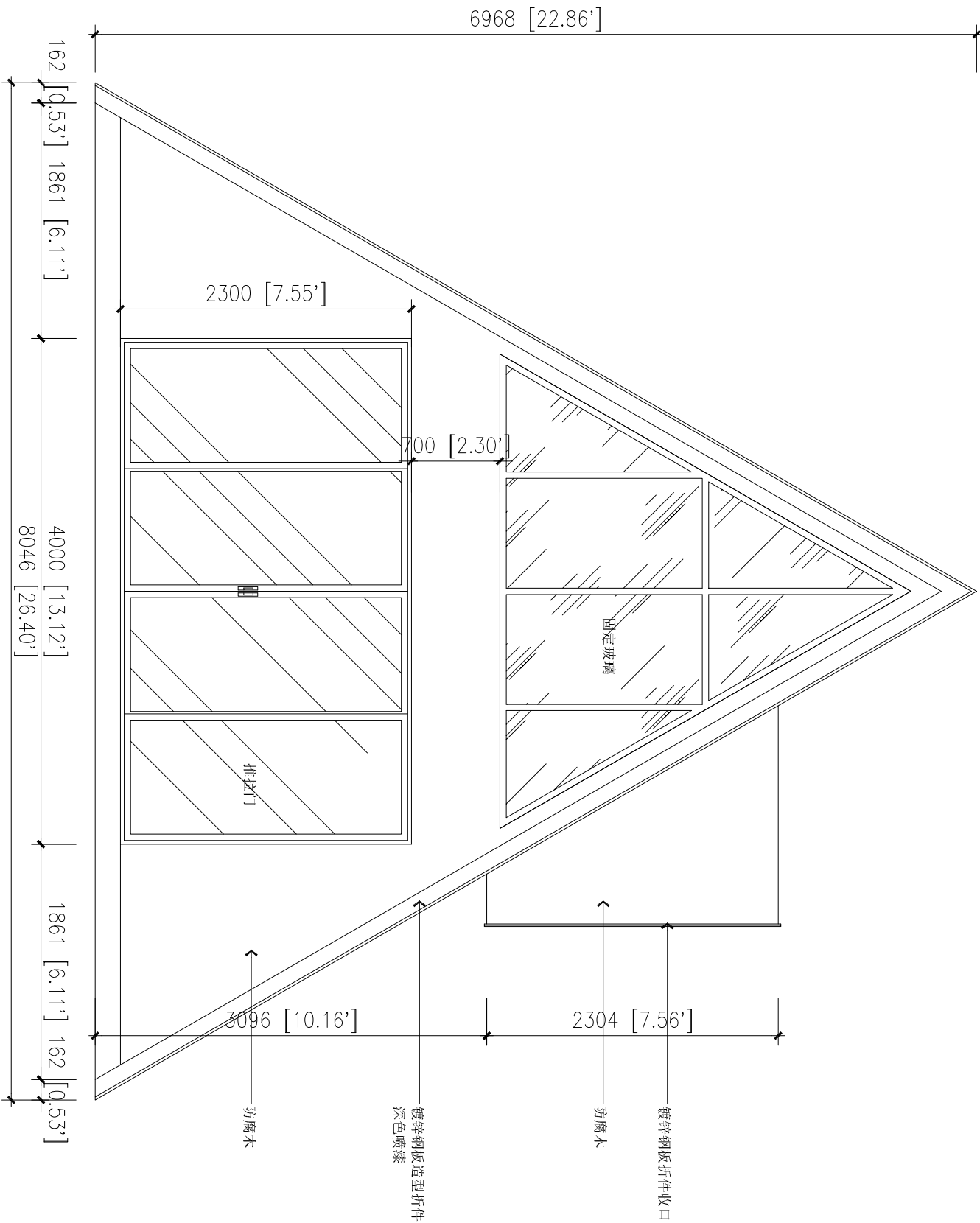
■ Drawing No.: ???

8500



LAYOUT PLAN

firstfloor SCALE 1:50



ELEVATION
A立面图 SCALE 1:100



Magic House TM

■ Website:
??? [https://dmagichouse.
en.alibaba.com](https://dmagichouse.en.alibaba.com)

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■ Examined and
Verified By:
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■ General Designer:
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■ Designed By:
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■ Drawn By:
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■ Drawn Date:
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■ Sale By:
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■ Project:
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■ Item:
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■ Design No:
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■ Drawing Title:
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■ Drawing No.:
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Magic House TM

■ Website:
??? <https://dmagichouse.en.alibaba.com>

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■ Examined and
Verified By:
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■ General Designer:
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■ Designed By:
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■ Drawn By:
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■ Drawn Date:
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■ Project:
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■ Item:
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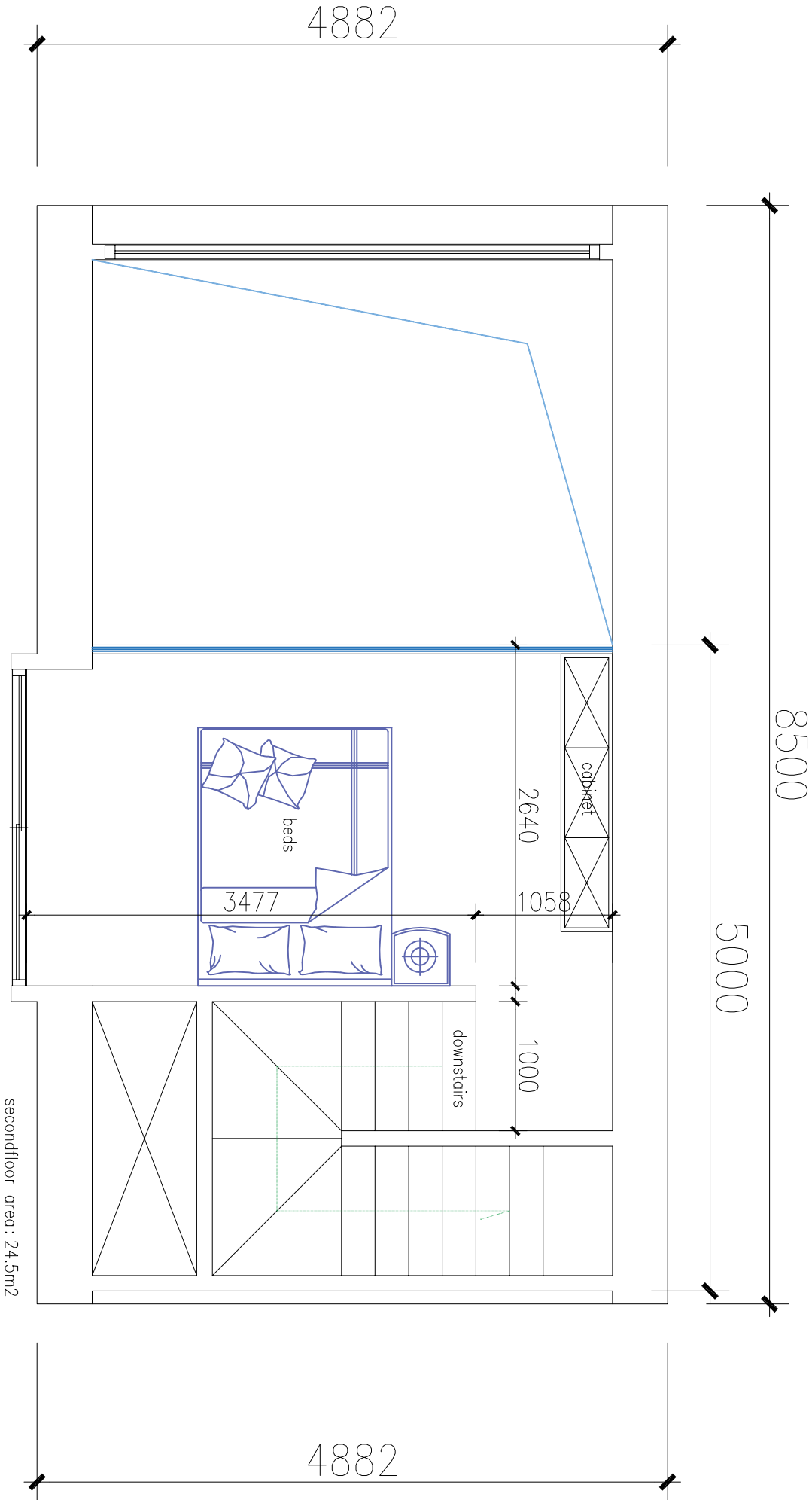
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■ Drawing Name:
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■ Scale:
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■ Drawing Title:
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■ Drawing No.:
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LAYOUT PLAN

second floor SCALE 1:50



Magic House TM

Website: <https://ftrmagichouse.en.alibaba.com>

Remarks:
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Examined and Verified By: ???

General Designer: ????????

Designed By: ???

Drawn By: ???

Drawn Date: ??????

Sale By: ???

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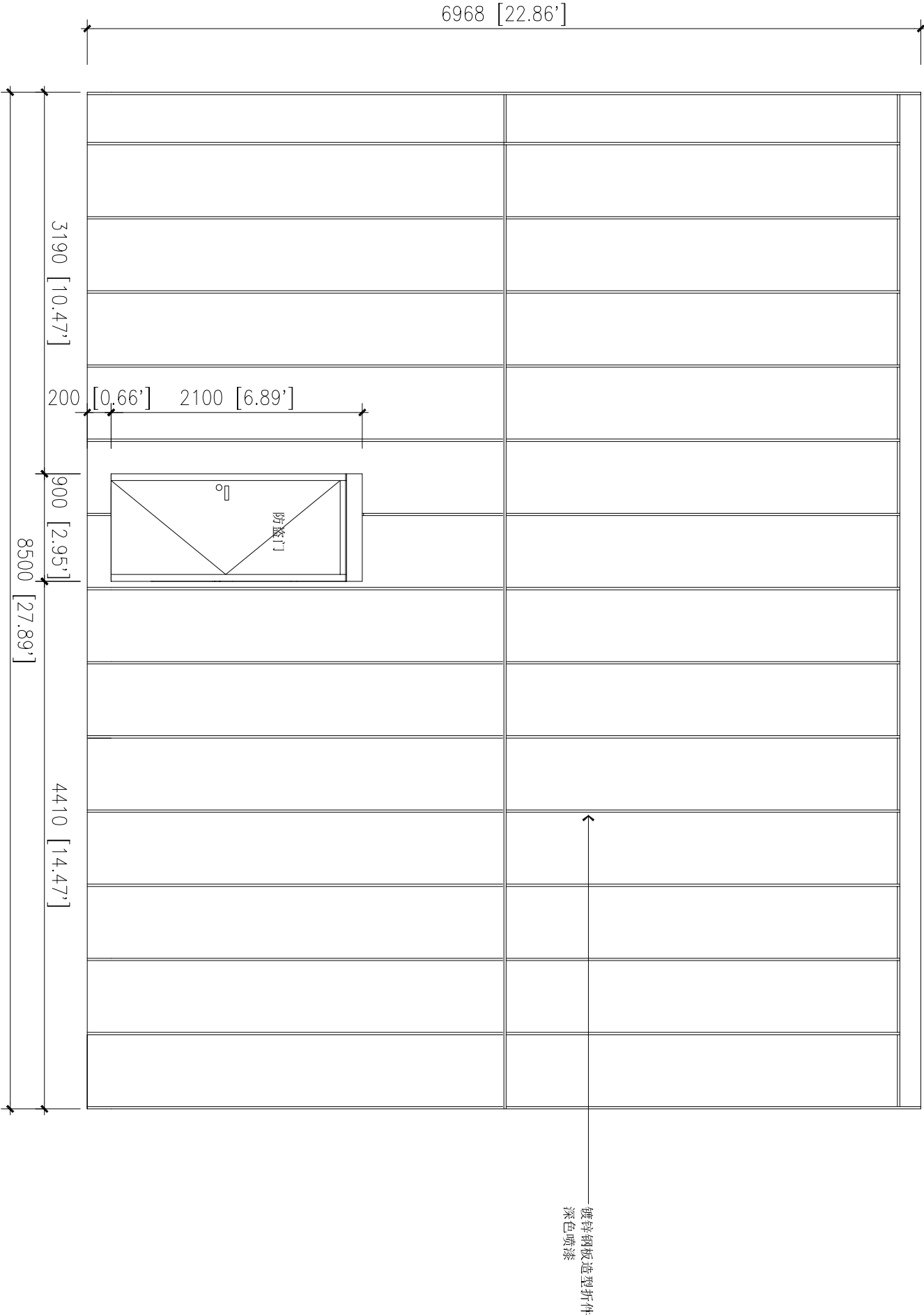
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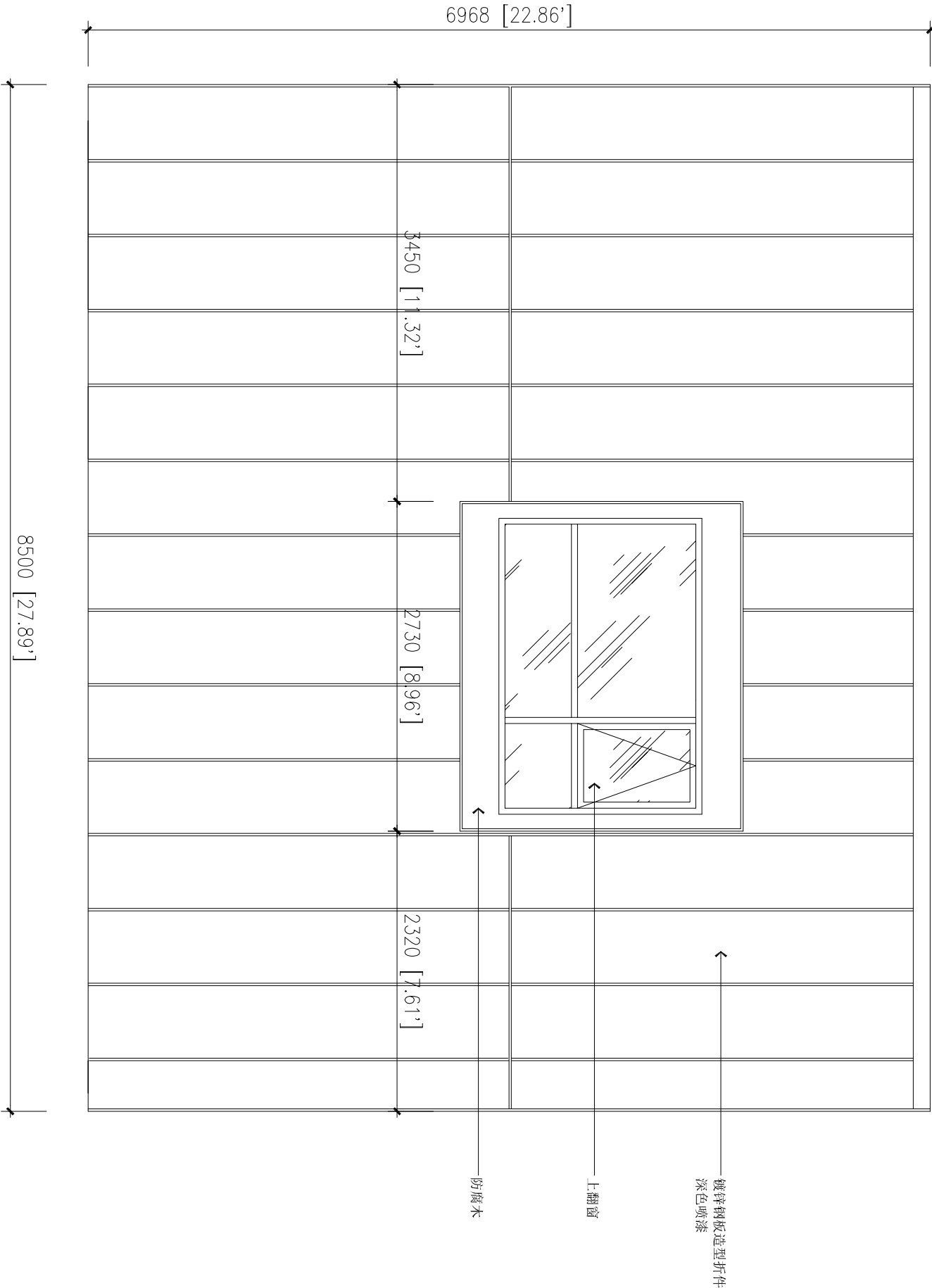
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ELEVATION

D立面图 SCALE 1:100



ELEVATION
B立面图 SCALE 1:100



Magic House ™

■ Website: ???

<https://ftrmagichouse.en.alibaba.com>

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■ Examined and
Verified By: ???

■ General Designer: ????????

■ Designed By: ???

■ Drawn By: ???

■ Drawn Date: ??????

■ Sale By: ???

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■ Project: ??????

■ Item: ???

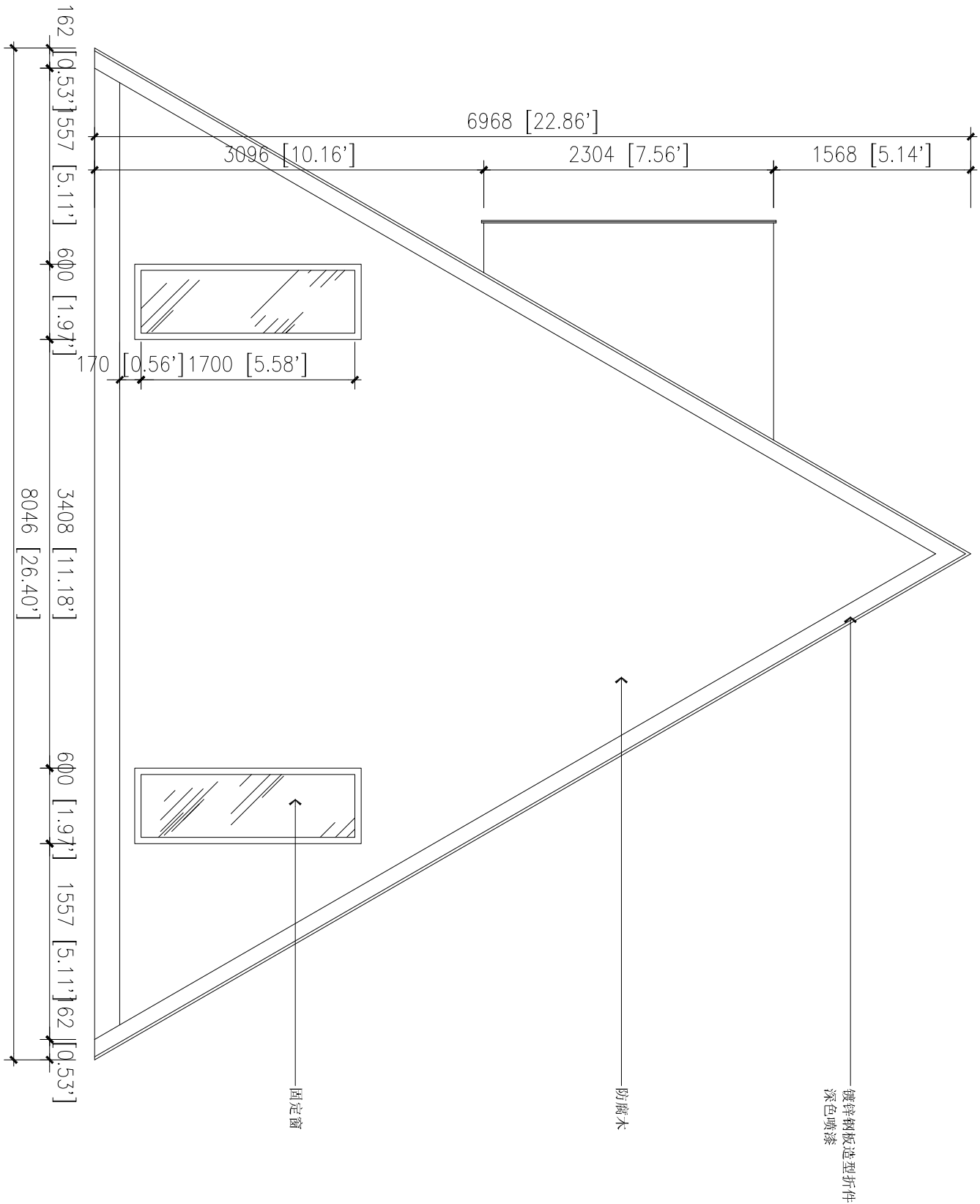
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■ Drawing Name: ???

■ Scale: ??1:1

■ Drawing Title: ???

■ Drawing No.: ???



ELEVATION
C立面图 SCALE 1:100



Magic House ™

Website: <https://ftrmagichouse.en.alibaba.com>

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Examined and Verified By: ???

General Designer: ????????

Designed By: ???

Drawn By: ???

Drawn Date: ??????

Sale By: ???

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Project: ??????

Item: ???

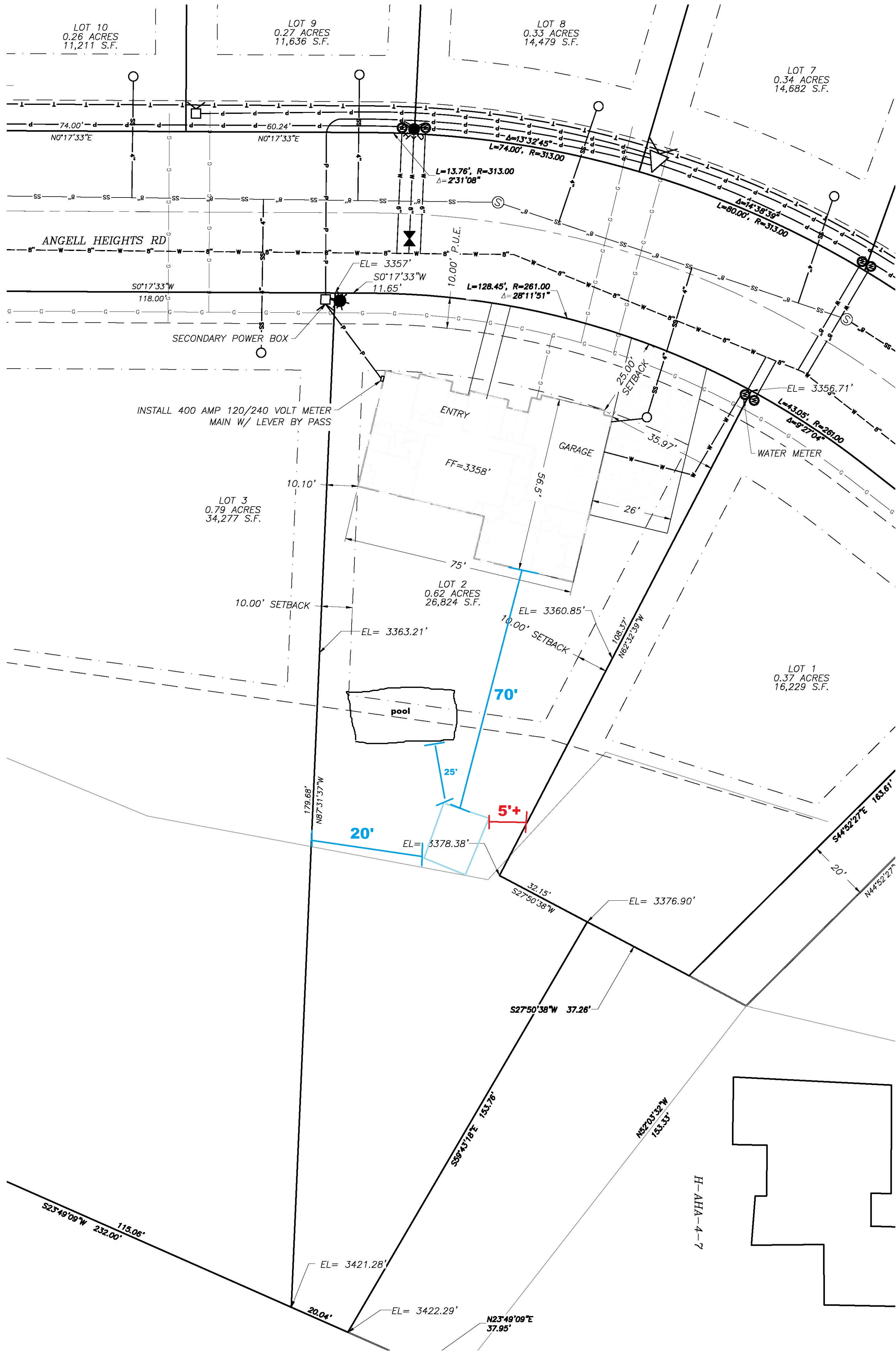
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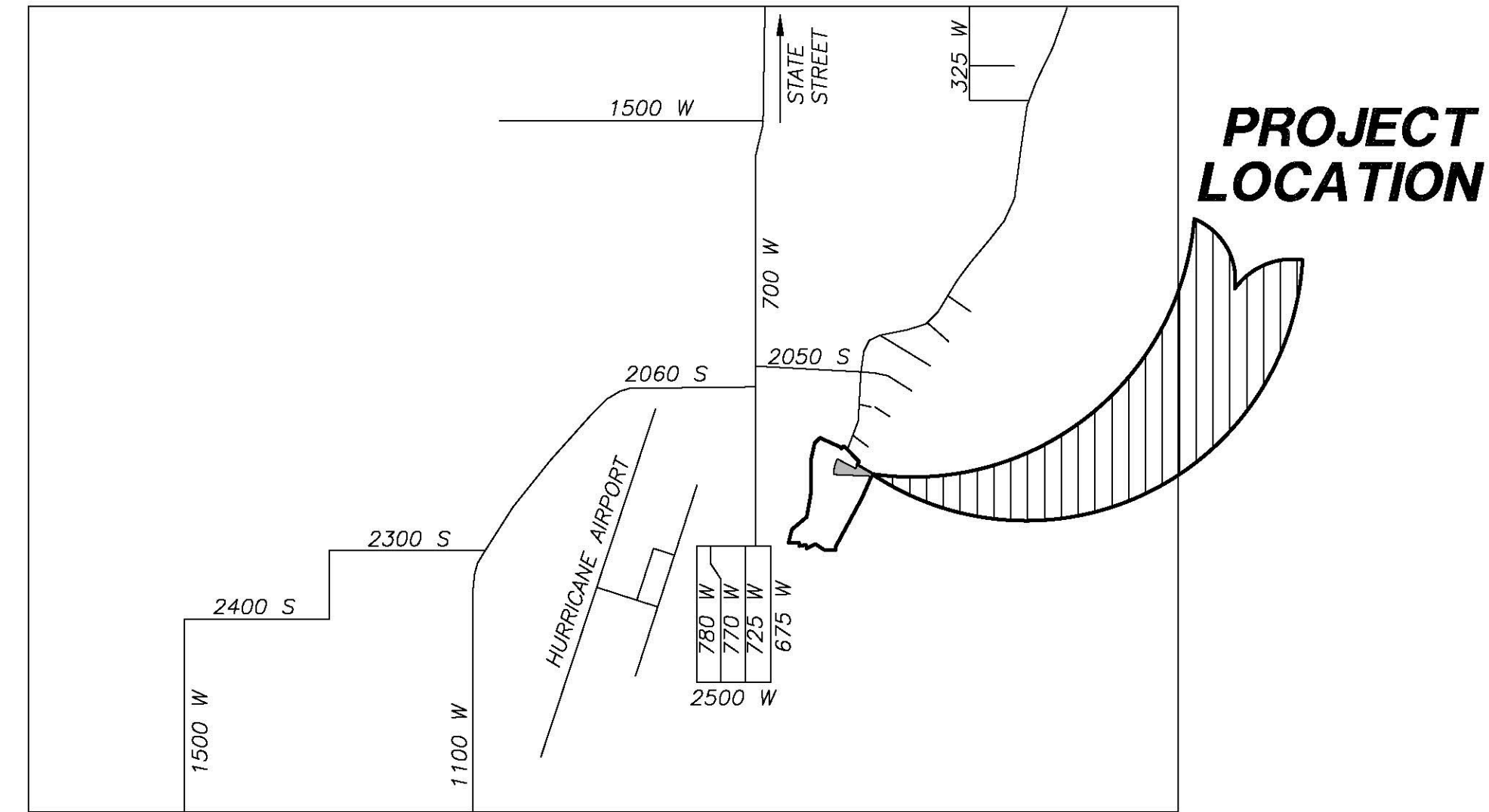
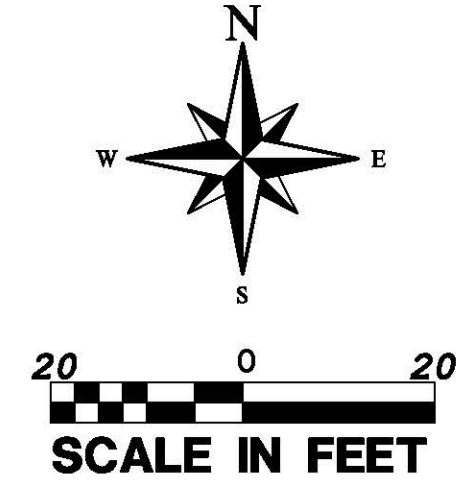
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SITE PLAN FOR:
ANGEL HEIGHTS ESTATES PHASE 5
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF
SECTION 10, T42S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

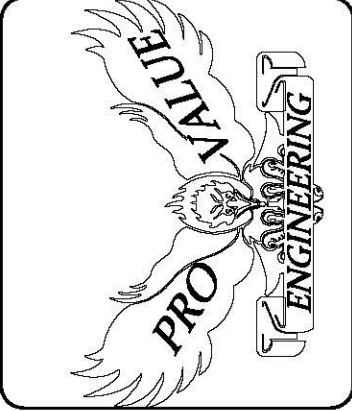
LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 10' PUBLIC UTILITY EASEMENT
- SETBACK LINE
- WATER LINE
- SEWER MAIN
- POWER
- GAS LINE



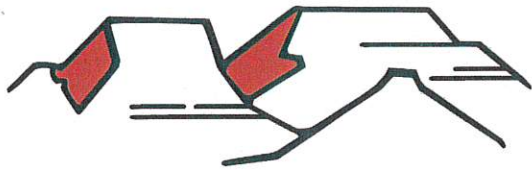
REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84757
Phone: (435) 855-2315 Steve Woolsey
Fax: (866) 438-3870



SITE PLAN FOR:
ANGEL HEIGHTS ESTATES LOT 2, PHASE 5
HURRICANE CITY, WASHINGTON COUNTY, UTAH
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 10, T42S, R13W, S.L.B.&M.

DATE: 6-6-2022
SCALE: 1"=20'
JOB NO.
69-019
SHEET NO:
1



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only. \$150.00 Fee
File No. 2022-PP-26
Receipt No. 8-16-2195

Name: Desert Sky Estates Telephone: 435-773-0707

Address: 2712 Rio Vista Drive, St. George, UT 84790 Fax No. _____

Email: ty@beathomeutah.com Agent Email: bwillits@horrocks.com -or- tcarter@horrocks.com

Agent (If Applicable): Ben Willits & Tony Carter Telephone: Ben: 435-599-7372 Tony: 435-599-7368

Address/Location of Subject Property: South of 2100 W. & 3000 S.

Tax ID of Subject Property: H-3386-B (PARCEL "B") Zone District: R1-10

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The proposed use is for 73 single family residential lots to be constructed on 21.087 acres. The west side of 2100 west will be improved.

Submittal Requirements: The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

- ✓ h. Contours at vertical intervals not greater than five (5) feet.
 - ✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
 - ✓ j. Information on whether property is located in desert tortoise take area
- ✓ 3. Proposed Plan: The subdivision plans shall show:
- ✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
 - ✓ b. The layout, numbers, and typical dimensions of lots.
 - ✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
 - ✓ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
 - ✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
 - ✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
 - ✓ g. Approximate radius of all center line curves on highways or streets.
 - ✓ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
 - ✓ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
 - ✓ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
 - ✓ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
 - ✓ l. Will this subdivision be phased? If yes show possible phasing lines.
 - ✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.
- ✓ 4. Required copies of plans:
- ✓ a. Three copies of all full-scale drawings
 - ✓ b. One copy of each drawing on a 11 x 17-inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).
- ✓ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property
- ✓ 6. Signed and notarized Acknowledgement Water Supply (see attached)

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

.....
(Office Use Only)

Date Received: _____ Application Complete: YES _____ NO _____

Date application deemed to be complete: _____ Completion determination made by: _____

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)

COUNTY OF Washington

:SS

I (we), Tyler Meyers + Del Bently, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

Tyler Meyers
(Property Owner)

Del Bently
(Property Owner)

Subscribed and sworn to me this 13 day of SEP 2022

Brendan J. Snow
(Notary Public)

Residing in: St George UT

My Commission Expires: 1/5/23



BRENDAN J. SNOW
Notary Public
State Of Utah
My Commission Expires 01/05/2023
COMMISSION NO. 703540

Agent Authorization

I (we), Tyler Meyers + Del Bently, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) BEN WILLIAMS, TONY CORTI to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Tyler Meyers
(Property Owner)

Del Bently
(Property Owner)

Subscribed and sworn to me this 13 day of SEP 2022

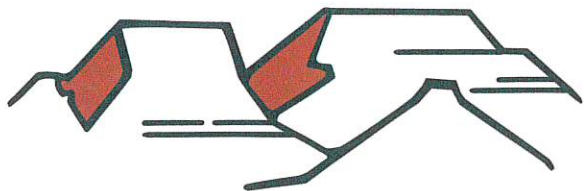
Brendan J. Snow
(Notary Public)

Residing in: St George UT

My Commission Expires: 1/5/23



BRENDAN J. SNOW
Notary Public
State Of Utah
My Commission Expires 01/05/2023
COMMISSION NO. 703540



HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Tyler Meyers & Del Beatty am/are the applicant(s) of the application known as DESERT SKY ESTATES located on parcel(s) H-3386-B (PARCEL "B") within the City of Hurricane, Washington County, Utah.

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

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

Dated this 13 day of September, 2022

Applicant Name: TYLER MEYERS & DEL BEATTY

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

Title of Signer: MANAGER

Signature: Tyler Meyers

MANAGER
Del Beatty

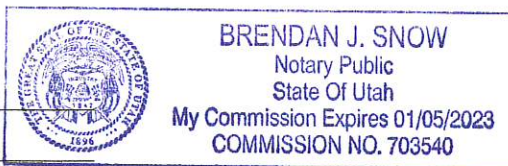
STATE OF Utah

COUNTY OF Washington

On the 13 day of September, 2022, personally appeared before me Tyler Meyers & Del Beatty the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Brendan J. Snow

My Commission Expires: 11/5/23



PRELIMINARY PLAT APPLICATION page 5 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required \$150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (See submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

September 7, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Spendlove 21 Acre Subdivision

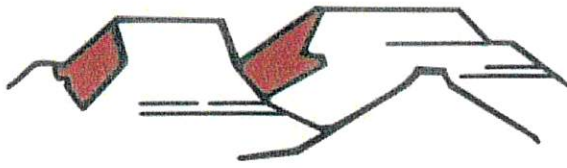
Stephen,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

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



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

September 7, 2022

To Whom It May Concern:

Titanium Development LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Spendlove 21 Acre**, located at approximately **2100 W 3500 S** 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 **73** 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

Transaction Identification Data for reference only:

Report Number: 225784

Searcher: Jarom Taylor

Searcher Utah License Number: 691339

Searcher Contact: (435) 634-7991 | jarom@sutc.com

**SCHEDULE A**

1. Effective Date: August 26, 2022 at 7:00AM
2. Report: Report prepared for Spendlove Ground in preparation for platting.
3. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Tytanium Development, LLC, a Utah Limited Liability Company, as to 75% interest and Dellionaire Investments, LLC, a Utah Limited Liability Company, as to 25% interest
4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: Joseph McPhie
Authorized Signatory

EXHIBIT A
Legal Description

PARCEL "A":

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 20, T42S, R13W, SLB&M, RUNNING THENCE N88°49'17"W, 888.26 FEET ALONG THE SECTION LINE TO THE EASTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, A 70.00 FOOT WIDE PUBLIC ROADWAY, DEDICATED BY DOCUMENT NO. 20180050579, AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING ON A 1230.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S83°44'07"E; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: NORTHEASTERLY 1080.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°21'14"; THENCE N56°37'07"E, 55.43 FEET TO THE POINT OF CURVE OF AN 800.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 496.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°34'52" TO A POINT ON THE 1/16TH LINE; THENCE S88°51'25"E, 13.25 FEET ALONG THE 1/16TH LINE TO THE EAST LINE OF SAID SECTION 20; THENCE S1°02'03"W, 1322.42 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL "B":

BEGINNING AT A POINT N88°49'17"W, 958.53 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 20, T42S, R13W, SLB&M, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, A 70.00 FOOT WIDE PUBLIC ROADWAY DEDICATED BY DOCUMENT NO. 20180050579 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N88°49'17"W, 357.43 FEET ALONG THE SECTION LINE TO THE EAST 1/16TH CORNER; THENCE N1°01'36"E, 1321.58 FEET TO A POINT ON THE 1/16TH LINE; THENCE S88°51'25"E, 1227.96 FEET ALONG THE 1/16TH LINE TO SAID WESTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, SAID POINT BEING ON A 730.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N66°57'41"W; THENCE SOUTHWESTERLY 427.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'48"; THENCE S56°37'07"W, 55.43 FEET TO THE POINT OF CURVE OF A 1300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 1148.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°37'41" TO THE POINT OF BEGINNING.

(Preliminary Legal Description Only)

Tax Serial No. H-3386-B

SCHEDULE B
Exceptions

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
11. Taxes for the current year 2022, which are liens, but not yet due or payable in the estimated amount of \$8,111.61, under Tax Serial No. H-3386-B, Account No. 0163108.
12. Subject to any Reservations, Exceptions and Easements as set forth on Transcript, from the State of Utah, recorded December 2, 1943, as Entry No. [61210](#) , in Book U-10, at Page 329, Official Washington County Records. (Affects this and other property)
13. Subject to any Reservations, Exceptions and Easements as set forth on State of Utah Patent, recorded as Entry No. [62496](#) , in Book U-10, at Page 414, Official Washington County Records. (Affects this and other property)
14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Resolution No. R-2003-857, recorded June 12, 2003, as Entry No. [824223](#) , in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

15. Liability to Assessments levied by the Board of County Commissioners of Washington County, Utah, creating and establishing a Special Service District ("Hurricane Valley Fire Special Service District") to provide for fire protection, paramedic services, and ambulance services, as disclosed by Resolution No. R-2007-1203, recorded December 22, 2009, as Doc. No. [20090048182](#), Official Washington County Records. (Affects this and other property)

A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District, recorded March 1, 2010, as Doc. No. [20100006648](#), Official Washington County Records.

2nd Amended Hurricane Valley Fire Special Service District, recorded December 30, 2010, as Doc. No. [20100044122](#), Official Washington County Records.

Resolution No. R-2015-1946, A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District to include the Corporate Limits of the City of Hurricane, recorded November 9, 2015, as Doc. No. [20150039260](#), Official Washington County Records and Hurricane Valley Fire District 3rd Amended, recorded November 9, 2015, as Doc. No. [20150039261](#), Official Washington County Records.

Hurricane Valley Fire District 4th Amended, Extended & Clarified, recorded December 14, 2015, as Doc. No. [20150043173](#), Official Washington County Records.

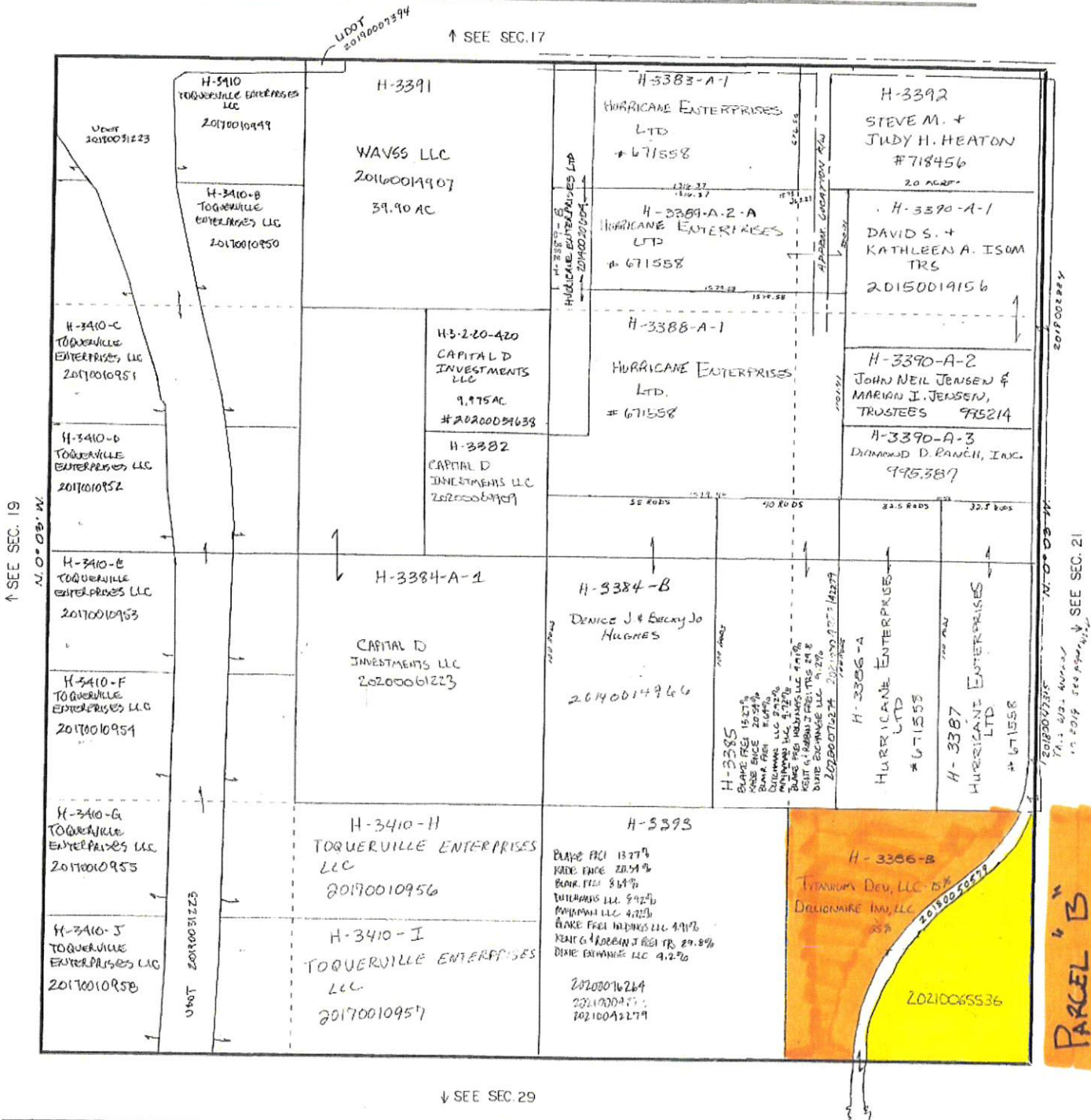
5th Amended & Extended Hurricane Valley Fire District Local Entity Plat, recorded November 8, 2019, as Doc. No. [20190046477](#), Official Washington County Records, A Resolution Amending the Boundary of The Hurricane Valley Fire Special Service District to Include the Area Within the Rockville-Springdale Fire Special Service District, recorded November 8, 2019, as Doc. No. [20190046478](#), Official Washington County Records and Certificate of Boundary Adjustment, with 5th Amended and Extended Hurricane Valley Fire District Local Entity Plat Boundary Description, recorded November 8, 2019, as Doc. No. [20190046479](#), Official Washington County Records.

16. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Roadway Dedication Plat for "COPPER ROCK PARKWAY AND 2100 WEST", recorded December 26, 2018 as Doc No. [20180050579](#), Official Washington County Records.
17. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Record of Survey prepared by R&B Surveying dated April 5, 2022".
18. We find no Open Deed of Trust/Trust Deed of Record. Require any party with knowledge to the contrary to inform this Office prior to any Final Plat Approval.
19. This Report and the information shown herein is limited to the Record of Survey prepared by R&B Surveying dated April 5, 2022, no information is given or implied beyond this. Upon receipt of a proposed Final Plat additional exceptions may be added.
20. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

SECTION 20
T42 S -- R13 W
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH=400 FEET
WASHINGTON COUNTY, UTAH

This plat is furnished for information only
No liability is assumed by Assessor's
Office for its correctness or for any
errors or omissions.



This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.



GEOTECHNICAL INVESTIGATION

SPENDLOVE 37 ACRE PARCEL

HURRICANE, UTAH

**TYLER MEYERS
348 NORTH BLUFF STREET
ST. GEORGE, UTAH 84770**

PROJECT NO. 2211872

OCTOBER 6, 2021

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SUMMARY

1. The subsurface profile observed within the test pits consists of silty sand overlying caliche and sandstone bedrock to the maximum depth investigated, approximately 9 feet below the existing grade. Refusal was encountered on caliche in each of the test pits at depths ranging from 3½ to 9 feet below the existing grade.
2. Subsurface water was not encountered within the test pits to the maximum depth investigated, approximately 9 feet.
3. The on-site soils in their existing condition are not suitable to support the proposed construction. The site is suitable for the proposed construction provided recommendations within this report are followed.
4. The proposed residences may be supported on conventional spread footings bearing on properly compacted structural fill underlain by a properly prepared subgrade as recommended in the Subgrade Preparation section of this report. Specifically, we recommend building pad areas be overexcavated at least 2 to 7½ feet below the existing grade to remove the full depth of the near surface unsuitable soils. The estimated overexcavation depths are shown on Figures 2 and 4.

Basement footings and slabs should extend through the collapsible soils to the underlying caliche. Basement footings may be supported on properly compacted structural fill extending to the caliche or directly on the underlying caliche. Bearing capacities are provided in the Foundations Section of this report.

5. The on-site silty sand, free of organics, debris and material greater than 6 inches in size, is suitable for use as structural fill, site grading fill, wall backfill and utility trench backfill. The on-site caliche is also suitable for use as structural fill, site grading fill, and utility trench backfill provided it is processed such that the maximum particle size is 4 inches and at least 50 percent of the material passes the number 4 sieve. Soil removed during grubbing may be placed in landscaped areas.
6. Detailed recommendations for subgrade preparation, materials, foundations, and drainage are included in the report.
7. The information provided in this summary should not be used independent of that provided within the body of this report.

SCOPE

This report presents the results of a geotechnical investigation for the proposed residential subdivision to be located in Hurricane, Utah, as shown in Figure 1. This report presents the subsurface conditions encountered, laboratory test results, and recommendations for the project.

Field exploration was conducted to obtain information on the subsurface conditions and to obtain samples for laboratory testing. Information obtained from the field and laboratory was used to define conditions at the site and to develop recommendations for the proposed development.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report. This report was prepared in general accordance with our proposal for Professional Geotechnical Services under Project No. 2211872, dated July 29, 2021.

SITE CONDITIONS

The project site consists approximately 37 acres of generally undeveloped property that slopes down from the southeast to the northwest. A relatively steep hillside is located on the east portion of the project. A new road with underground utilities bisects the project site, running diagonally from the northeast towards the southwest corners of the project. Vegetation on the site consists of typical desert brush, grass, cactus and occasional creosote trees. The site is bounded on the north, west and south by undeveloped parcels, and on the east by undeveloped hillside.

FIELD STUDY

On August 24, 2021, an engineer from AGECE visited the site and observed the excavation of 9 test pits at the approximate locations shown on the Site Plan, Figure 2. The test pits were excavated with a track mounted excavator. The subsurface soil profile was logged and soil samples were obtained at this time for laboratory testing.

SUBSURFACE SOIL CONDITIONS

The subsurface profile observed within the test pits consists of silty sand overlying caliche and sandstone bedrock to the maximum depth investigated, approximately 9 feet below the existing grade. Refusal was encountered on caliche in each of the test pits at depths ranging from 3½ to 9 feet below the existing grade.

Detailed descriptions of the soil type encountered follow.

Silty Sand - The silty sand is medium dense, dry to slightly moist, contains varied silt content and occasional gravel, and is reddish brown in color. Sandy silt was observed at the surface of Test Pit TP-8.

Laboratory tests conducted on samples of the silty sand and sandy silt indicate in-place moisture contents ranging from less than 1 to 5 percent, in-place dry densities ranging from 89 to 114 pounds per cubic foot (pcf), a gravel content (percent retained on the No. 4 sieve) of 1 percent, and fines contents (percent passing the No. 200 sieve) ranging from 16 to 59 percent. An Atterberg Limits test indicates that the silty sand is not plastic.

A moisture-density relationship (Modified Proctor) test conducted on a sample of the silty sand indicates a maximum dry density of 130.0 pcf and an optimum moisture content of 7.5 percent.

Caliche - The caliche consists of moderately cemented silty sand. It is moderately hard, dry, and reddish white in color.

The Logs of Test Pits are shown on Figure 4. The Legend and Notes of Test Pits are shown on Figure 5. Results of the laboratory tests are also shown on Figure 4 and are summarized in the Summary of Laboratory Test Results, Table 1. The gradation and moisture-density relationship (Modified Proctor) results are shown on Figure 6.

SUBSURFACE WATER

Subsurface water was not encountered within the test pits to the maximum depth investigated, approximately 9 feet. Fluctuations in the groundwater level may occur over time. An evaluation of such fluctuations is beyond the scope of this report.

PROPOSED CONSTRUCTION

The project site is proposed to be developed into lot residential subdivision. Based on the existing topography and the proposed grading plan, we anticipate cuts and fills of approximately 2 to 3 feet to construct the subdivision.

We understand it is proposed to construct single-family residences on the western portion of the site and multi-unit town homes on the eastern portion of the site. The structures will typically consist of single and multi-story slab-on-grade type construction. A portion of the residences may include full depth basements or below grade pools. We anticipate the residences will be constructed using conventional spread footings with slab-on-grade floors. The residences will likely be constructed with wood framing, stucco or rock veneer, and tile roofs.

For design purposes, we have assumed wall loads less than 4 kips per linear foot and column loads less than 50 kips.

As part of the development, we anticipate that interior roadways, utilities and city improvements will also be included. For design purposes, we have utilized a traffic index (TI) of 5 for the interior roadways.

If the proposed construction, or building loads are significantly different from those listed, we should be notified so that we can reevaluate our recommendations.

GEOLOGIC HAZARDS

Based on a review of geologic hazard maps provided by the Utah Geological Survey (UGS) the following geologic hazards are present on the site:

A. Surface-Fault-Rupture-Hazard

A surface-fault-rupture-hazard Special Study Area has been identified near the northwest corner of the project site as shown on Figure 3A. The fault has been defined by the UGS as a well defined fault with unknown activity level. The special-study area for a well-defined fault extends for 500 feet on the down thrown (east) side of the fault and 250 feet on the up thrown (west) side of the fault.

AGEC should provide surface fault rupture hazard study for additional fees if requested. The fault study will determine if a surface fault rupture hazard is present on the site, and will provide setback recommendations for structures.

B. Rock-Fall-Hazard

A moderate rock-fall-hazard Special Study Area has been identified near the northwest corner of the project site as shown on Figure 3B. The rock fall hazard should be further evaluated prior to determining development plans for this area. Typically, a geologist with experience in evaluating rock fall hazards conducts an evaluation which will provides a rock fall run out line. If the run out line extends into a development area, then mitigation measures would be provided. These measures may include rock fall fences, berms, or relocating structures out of the rock fall hazard area. AGECC can provide this study if requested.

RECOMMENDATIONS

Based on our experience in the area, the subsurface conditions encountered, laboratory test results, and the proposed construction, the following recommendations are given:

A. Site Grading

Based on the subsurface conditions and engineering analysis, the following recommendations are provided:

1. Subgrade Preparation**a. *General Subgrade Preparation***

Prior to placing fill or concrete beneath building areas, pavement/flatwork or improvements, the site should be grubbed to remove the existing vegetation and soil containing significant roots and organics. We anticipate that grubbing will extend on the order of 4 inches below the existing grade.

b. *Building Pads*

Prior to placing site grading fill or concrete, the building pads should be overexcavated to remove the full depth of the loose, dry, potentially collapsible soils. We anticipate this will require the overexcavation of approximately 2 to 7½ feet below the existing grade. The estimated depths are shown for each test pit location on Figures 2 and 4.

The limits of overexcavation should extend at least 5 feet beyond the perimeter of the proposed construction. The lateral extent of the overexcavation should be determined by survey and is the responsibility of the owner/contractor.

c. *Pavement, Flatwork and Improvements*

Subsequent to grubbing and prior to placing site grading fill or road base in pavement areas, a portion of the underlying collapsible silty sand soil should be removed. As a minimum, we recommend the exposed subgrade beneath pavement, flatwork and improvement areas be prepared by over excavating a minimum of 2 feet below the existing grade or 2 feet below the proposed subgrade (whichever is greater) prior to placing fill or road base. The removed soil may then be replaced in properly moisture conditioned and compacted lifts.

Subsequent to overexcavation and prior to placing fill, the exposed subgrade should be scarified to a depth of approximately 8 inches, properly moisture conditioned and compacted to meet the recommendations provided in the compaction section of this report.

Consideration should be given to full depth overexcavation to beneath hard surfaces and CMU fences. If the remaining collapsible soils beneath the overexcavated zone are wetted subsequent to construction, settlement of the surface improvement (pavement, flatwork, CMU fence, etc.) may occur. We estimate that on the order of ½ inch of settlement may occur for each foot of remaining collapsible soil left in place below improvements.

2. Excavation

We anticipate that excavation of the soils at the site can be accomplished with typical excavation equipment. Excavations which extend into the underlying caliche may require the use of heavy duty excavation equipment such as a large track mounted excavator equipped with rock teeth or a ripper.

The on-site soil classifies as a Type C soil according to OSHA and temporary excavations should be excavated no steeper than 1 ½:1 (Horizontal:vertical). The caliche classifies as a Type A soil according to OSHA and temporary excavations should be excavated no steeper than ¾:1.

3. Materials

Import materials should be non-expansive, non-gypsiferous, granular soil. Listed below are the materials recommended for imported fill.

Area	Fill Type	Recommendations
Foundations/slabs	Site grading/ structural fill	-200 < 35%, LL < 30% Maximum size: 4 inches Solubility < 1%
Underslab (upper 4 inches)	Base course	-200 < 12% Maximum size: 1 inch Solubility < 1%

-200 = Percent Passing the No. 200 Sieve
LL = Liquid Limit

The on-site silty sand, free of organics, debris and material greater than 6 inches in size, is suitable for use as structural fill, site grading fill, wall backfill and utility trench backfill. The on-site caliche is also suitable for use as structural fill, site grading fill, and utility trench backfill provided it is processed such that the maximum particle size is 4 inches and at least 50 percent of the material passes the number 4 sieve. Soil removed during grubbing may be placed in landscaped areas.

4. Compaction

Compaction of materials placed at the site should equal or exceed the following minimum densities when compared to the maximum dry density as determined by ASTM D-1557:

Area	Percent Compaction
Subgrade	90
Footings/building pad	95
Site grading	95
Utility trenches	95
Wall backfill	95

To facilitate the compaction process, the fill should be moisture conditioned to within 2 percentage points of the optimum moisture content as determined by ASTM D-1557 prior to placement. Fill should be placed in loose lift thicknesses which do not exceed the capacity of the equipment being utilized. Generally, 6 to 8-inch loose lifts are adequate. Lift thicknesses should be reduced to 4-inches for hand compaction equipment.

5. Surface Drainage

Positive site drainage should be maintained during the course of construction. After construction has been completed, positive drainage of the surface water away from the buildings in each direction must be maintained. To reduce infiltration adjacent to foundations we recommend the following:

- a. A minimum slope of 6 inches in the first 10 feet from the perimeters of the structures should be provided.
- b. Roof gutter systems should be installed around the perimeters of the structures. Roof downspouts should discharge away from the buildings so as to prevent ponding adjacent to foundations. We recommend piping roof drains to the curb and gutter downslope from the structures.

- c. Placement of 3 to 4 foot wide concrete aprons around the perimeters of the structures.
- d. Landscaping requiring water should not be placed adjacent to foundations.
- e. Below grade portions of walls/fences which are backfilled with soil should be protected with an impermeable membrane and a subsurface drain. A gravel covered, perforated PVC pipe should also be placed at the base of the wall to carry water to a discharge point. This is intended to reduce the potential for salt weathering and sulfate attack on concrete/masonry.

6. Subsurface Drainage

We recommend placement of a perimeter subdrain around the basement walls in case surface water infiltrates to the basement level. The drain should consist of a 4 inch perforated PVC pipe placed around the perimeter of the of the basement footings. It should be placed such that the bottom of the pipe is at least 12 inches below the finished floor elevation and should slope at a 2% minimum grade to drain to a sump to remove water which may become present in the future. The perforated pipe should be backfilled with 2 feet of 1 inch minus crushed gravel. Prior to backfilling the basement walls with properly compacted fill, Mirafi 140N filter fabric should be placed over the gravel to prevent sand and fines from migrating into the gravel.

B. Foundations

The proposed residences may be supported on conventional spread footings bearing on compacted structural fill underlain by a properly prepared subgrade as recommended in the Subgrade Preparation section of this report. The subgrade should be prepared during site grading by overexcavating and compacting the entire building pad as recommended in the Subgrade Preparation section of this report. Recommendations for design of conventional spread and spot footings are provided below.

1. Bearing Material

Upper level footings should be supported on a zone of properly compacted structural fill extending through the full depth of the collapsible soils with a minimum thickness of one foot. Basement footings should extend through the collapsible soils and should be supported on properly compacted structural fill extending to, or directly on the underlying caliche.

2. Bearing Pressure

Footings bearing on properly compacted structural fill or caliche may be designed for the following net allowable bearing pressures of 2,000 pounds per square foot.

3. Footing Width and Embedment

Footings should have a minimum width of 18 inches and should be embedded at least 12 inches below the lowest adjacent grade.

4. Temporary Loading Conditions

The allowable bearing pressures may be increased by one-half for temporary loading conditions such as wind or seismic loads.

5. Settlement

We estimate that settlement will be approximately 1 inch for footings designed as indicated above due to the load of the structure. Differential settlement is estimated to be approximately ½ inch.

6. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to placement of fill or concrete.

C. Pool Support

Based on the encountered subsurface conditions, the following recommendations are provided:

1. The pool may be supported on a conventional matt foundation.
2. The pool shell and pool decking should be supported directly on the underlying caliche, or on properly compacted fill extending through the collapsible soil depths shown on Figures 2 and 4.
3. The pool should be excavated with a smooth bladed excavator or a flat shovel prior to construction. Loose or disturbed soil or bedrock should be removed from the bottom of the pool excavation. In no case should any loose or disturbed soil or bedrock remain beneath the pool prior to construction. Alternatively, if the pool is supported on fill, the exposed subgrade should be properly compacted prior to construction.
4. An engineer from AGECE should observe the pool excavation prior to construction to observe subsurface conditions and to verify unsuitable soils or bedrock have been removed.

D. Concrete Slab-on-Grade**1. Slab Support**

Concrete slabs may be supported on a zone of properly prepared (overexcavated) and compacted fill as stated in the Subgrade Preparation section of this report. Fill placed in slab areas should be tested frequently to verify compaction meets the recommendations provided within this report.

2. Underslab Base Course

A 4-inch layer of properly compacted base course should be placed below slabs to provide a firm and consistent subgrade and promote even curing of the concrete.

3. Vapor Barrier

A vapor barrier should be placed below slabs in areas which will receive floor coverings sensitive to moisture or coverings which are impermeable. In addition, a vapor barrier should also be considered beneath the building slab to provide protection from sulfate attack (on the concrete slab) due to the potentially high water soluble sulfates which may exist in the underlying soil.

E. Lateral Earth Pressures**1. Lateral Resistance for Footings**

Lateral resistance for spread footings is controlled by sliding resistance developed between the footing and the subgrade soil. An ultimate friction value of 0.45 may be used in design for ultimate lateral resistance of footings bearing on properly compacted structural fill.

2. Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. We recommend the basement walls be designed in an at-rest condition.

The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Description	Active	At-Rest	Passive
Imported or on-site granular backfill (sand or processed caliche/sandstone)	35 pcf	55 pcf	325 pcf
Imported or on-site granular backfill - Earth pressure coefficient	0.28	0.44	-

The above values account for the lateral earth pressures due to the soil and level backfill conditions and do not account for hydrostatic pressures or surcharge loads.

Lateral loading should be increased to account for surcharge loading (using the appropriate earth pressure coefficient) and a rectangular distribution if structures are placed above the wall and are within a horizontal distance equal to the height of the wall. If the ground surface slopes up away from the wall, the equivalent fluid weights should also be increased.

Care should be taken to prevent percolation of surface water into the backfill material adjacent to the retaining walls. The risk of hydrostatic buildup can be reduced by placing a subdrain behind the walls consisting of free-draining gravel wrapped in a filter fabric.

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be modified as follows according to the Mononobe-Okabe method assuming a level backfill condition:

Lateral Earth Pressure Condition	Seismic Modification (2% PE in 50 yrs)
	Granular Backfill
Active	9 pcf increase
At-rest	no increase
Passive	23 pcf decrease

The resultant of the seismic increase should be placed at a point equal to 60 percent of the height of the wall.

4. Safety Factors

The values recommended assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

F. **Seismicity and Liquefaction**

1. Seismicity

Listed below is a summary of the site parameters as required by the 2018 International Building Code and ASCE 7-16:

Description	Seismic Event - 2% PE in 50 Yrs
	Value
Site Class	C
S_s (0.2 second period)	0.61g
S_1 (1 second period)	0.20g
PGA	0.26g
F_a	1.27
F_v	1.50
F_{PGA}	1.20

The values provided above were generated using the ASCE 7-16 Seismic Hazard Tool. Based on the subsurface conditions anticipated and the seismic parameters mapped for the site as per ASCE 7-16, a ground motion hazard analysis as per ASCE 7-16 is not required by the 2018 International Building Code.

2. Liquefaction

Based on subsurface conditions encountered in the test pits, the subsurface soils observed are non-liquefiable to the depths investigated during a seismic event.

G. Soil Corrosion

Our experience in the area has shown that the on-site soils, caliche, and many imported sources may contain sulfates in sufficient concentration to be corrosive to concrete. Therefore, we recommend concrete elements that will be exposed to the on-site soils be designed in accordance with provisions provided in the American Concrete Institute Manual of Concrete Practice (ACI) 318-14. Tables 19.3.1.1 and 19.3.2.1 of ACI 318-14 should be referenced for design of concrete elements utilizing a Sulfate Exposure Class of S2.

Consideration should also be given to cathodic protection of buried metal pipes. We recommend utilizing PVC pipes where local building codes allow.

H. Pavement

Based on the subsoil conditions encountered and the laboratory test results, the following recommendations are given:

1. Analysis

Asphaltic Concrete: The flexible pavement analysis is based on UDOT and AASHTO design methods and a 20 year design life. The following parameters were considered for our analysis:

- Base course that meets specifications which would correspond to a Structural Coefficient (a_2) of at least 0.12. Asphalt that provides a Structural Coefficient (a_1) of at least 0.40.
- Drainage Coefficient = 1.0.
- The subgrade support soils consist of properly compacted silty sand. A M_R value of 9,000 pounds per square inch (psi) was used for the subgrade based upon an estimated CBR value of 6 percent and the relationship between CBR and Resilient Modulus (M_R).
- Serviceability Index: $P_o = 4.0$, $P_t = 2.5$.
- Reliability of 90 percent.
- Standard Deviation (S_o) = 0.45.

2. Subgrade Support

We anticipate the subgrade materials will consist of compacted on-site silty sand. Our design assumes a properly compacted subgrade. Prior to placing base course or site grading fill, the subgrade should be prepared as recommended in the Subgrade Preparation section of this report.

3. Pavement Thickness

Based on the anticipated traffic, a 20 year design life and AASHTO design methods, the following pavement sections are recommended.

Area	Flexible Pavement	
	Asphaltic concrete (inches)	Base Course (inches)
Interior Roadways (TI = 5)	2½	6
Entrance/Dumpster	3	6

4. Pavement Materials

Flexible Pavement (Asphaltic Concrete)

The pavement materials should meet AASHTO and Hurricane City specifications for gradation and quality. The pavement thicknesses indicated above assume that the base course is high quality material with a CBR of at least 60 percent. Asphalt material should have a Marshall stability of at least 1,800 pounds.

5. Drainage

The collection and diversion of drainage away from the pavement surface is extremely important to the satisfactory performance of the pavement section. Proper drainage should be provided. We further recommend a yearly maintenance program including crack sealing and a surface treatment such as a "slurry seal" to extend the pavement life and reduce water infiltration into the subsurface soils.

I. Construction Testing and Observations

We recommend the following testing and observations be done as a minimum as required by the City of Hurricane.

1. Observe grubbing and verify removal of soil containing roots and organics.
2. Verify that recommended overexcavation depths are achieved in the building pads and beneath roadways. The lateral extent of the building pad should be located by survey (not included in AGECE's Scope of Services) and include the area which extends at least 5 feet beyond the buildable area as per city set-back requirements.
3. Verify that recommended structural fill depths are provided below foundations and slabs.
4. Conduct compaction testing on fill placed below foundations and in building pads. We recommend testing each foot of fill placed.
5. Conduct construction materials testing on city improvements at a frequency which meets or exceeds Hurricane City requirements.

J. Geotechnical Recommendation Review

The client should familiarize themselves with the information contained in this letter. If specific questions arise or if the client does not fully understand the conclusions/recommendations provided, AGECE should be contacted to provide clarification.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the test pits excavated, the data obtained from laboratory testing, our experience in the area and information from the referenced geotechnical investigation. Variations in the subsurface conditions may not become evident until excavation is conducted. If the subsurface conditions or groundwater level are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

If you have any questions or if we can be of further service please call.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

Jon Russell Hanson, P.E.

Reviewed by: Arnold DeCastro, P.E.

JRH/sd P:\2021 Project Files\2211800\2211872 - GT - Spendlove 37 Acre Parcel\2211





Not to Scale

SPENDLOVE 37 ACRE PARCEL HURRICANE, UTAH

SPENDLOVE 37 ACRE PARC
HURRICANE, UTAH

-  Approximate test pit location
- Approximate depth to caliche
-  Approximate limit of investigation



0 150 300 feet

Approximate Scale

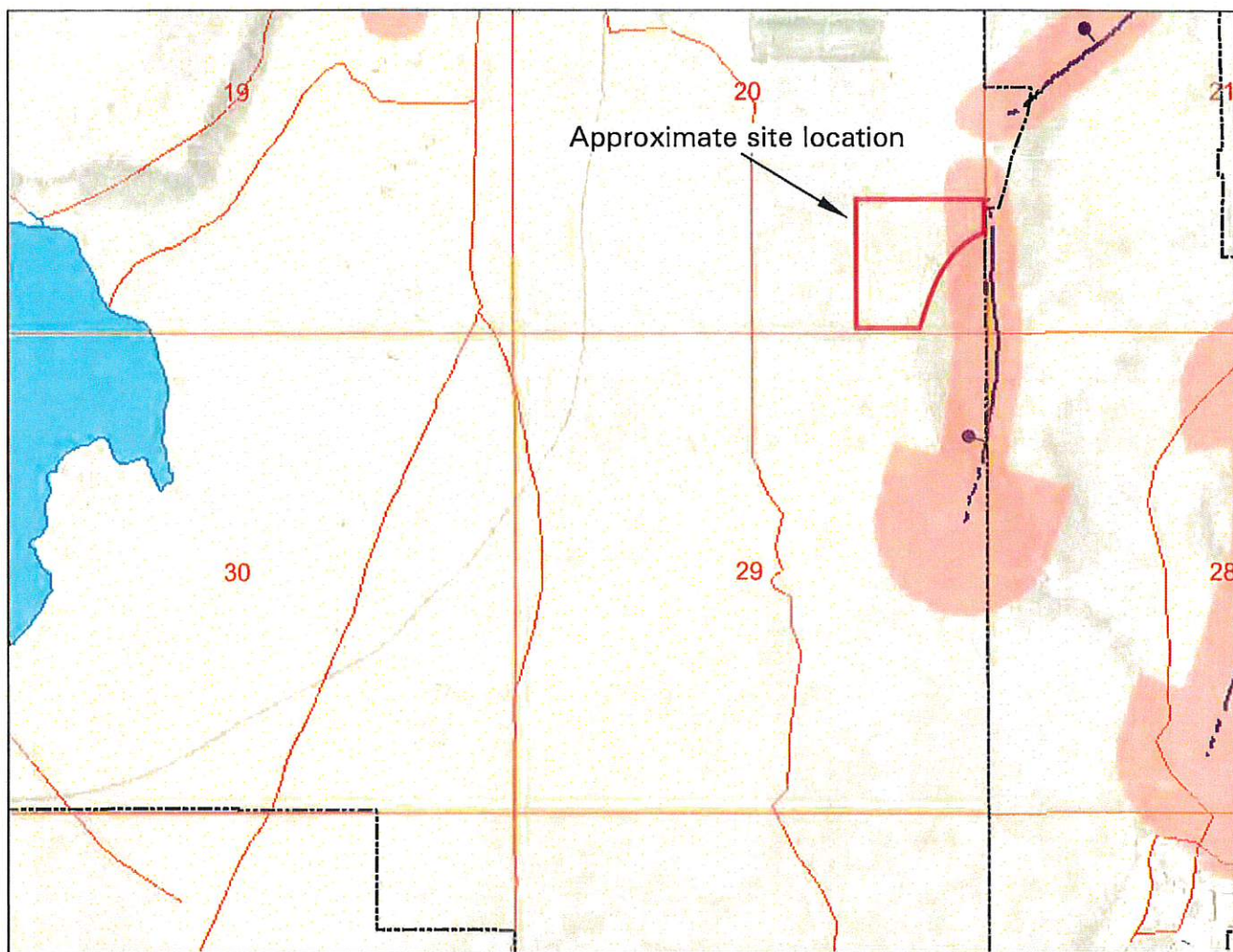


2211872

AGEC

Site

Figure 2



St. George-Hurricane Metropolitan Area, Washington County, Utah, UGS Special Study 127 2008, W.R. Lund, T.R. Knudson, G.S. Vice and L.M. Shaw

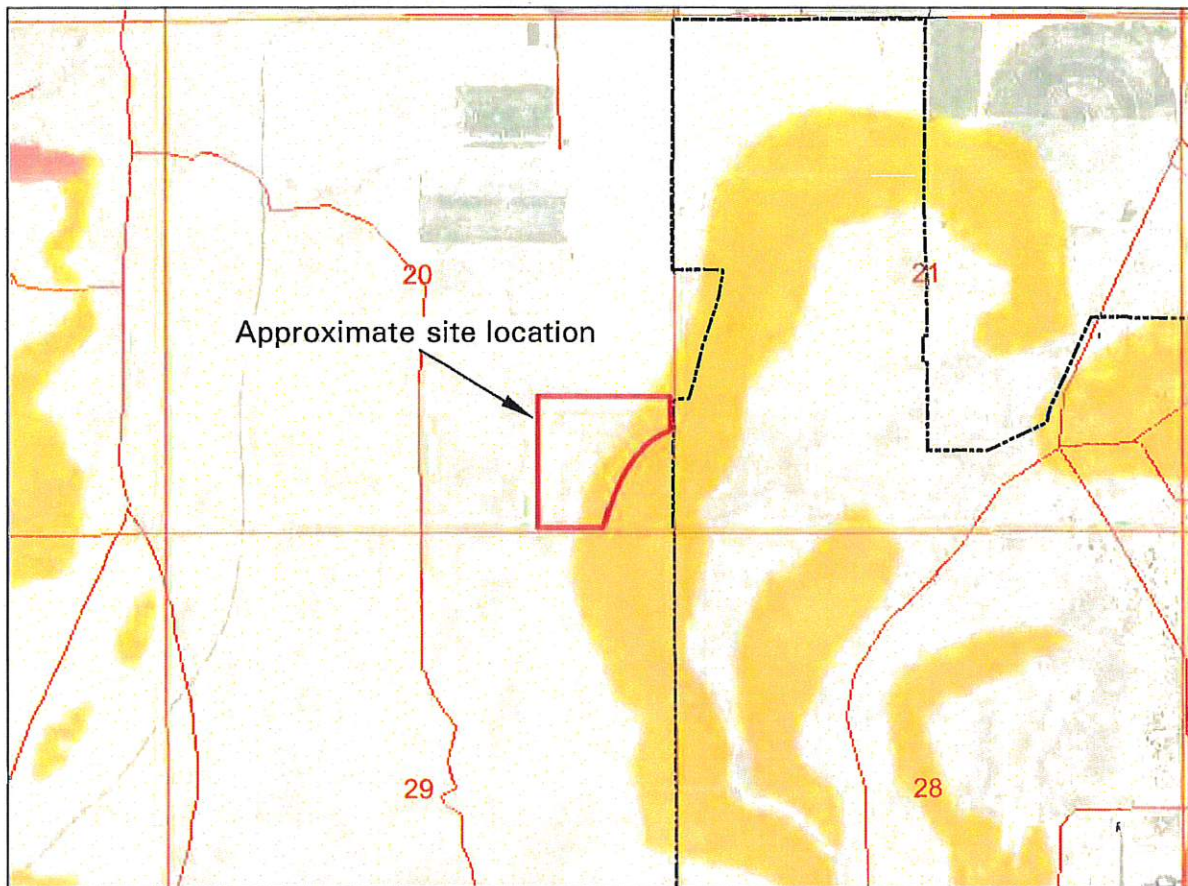
Explanation

- Well-defined fault with unknown activity level: paleoseismic data are lacking, recommend treating as a Holocene fault until proven otherwise.
- Buried or approximately located fault with unknown activity level: paleoseismic data are lacking, recommend treating as a Holocene fault until proven otherwise.
- Surface-fault-rupture-hazard special-study area. The special-study areas established for well-defined faults extend for 500 feet on the downthrown side and 250 feet on the upthrown side of each fault. Because their location is uncertain, the special-study areas around buried or approximately located faults are broader, extending 1000 feet on each side of the suspected trace of the faults.



SPENDLOVE 37 ACRE PARCEL
HURRICANE, UTAH

Approximate Scale 1" = 24,000



Rock-Fall Hazard Map for the St. George-Hurricane Metropolitan Area, Washington County, Utah, UGS Special Study 127 2008, W.R. Lund, T.R. Knudson, G.S. Vice and L.M. Shaw

Explanation:

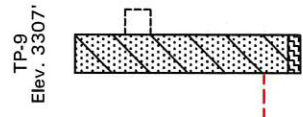
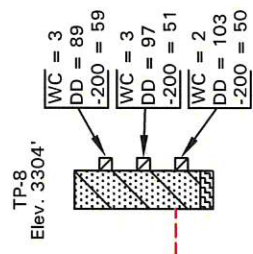
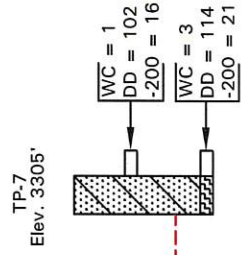
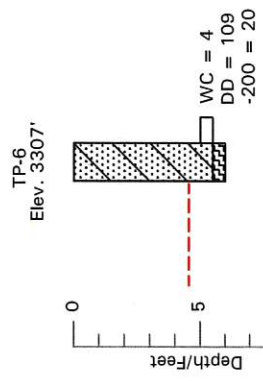
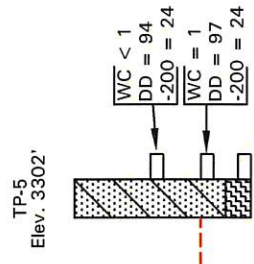
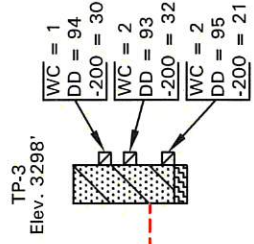
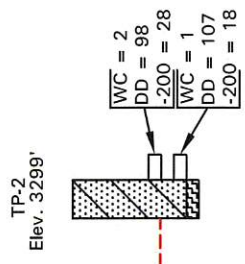
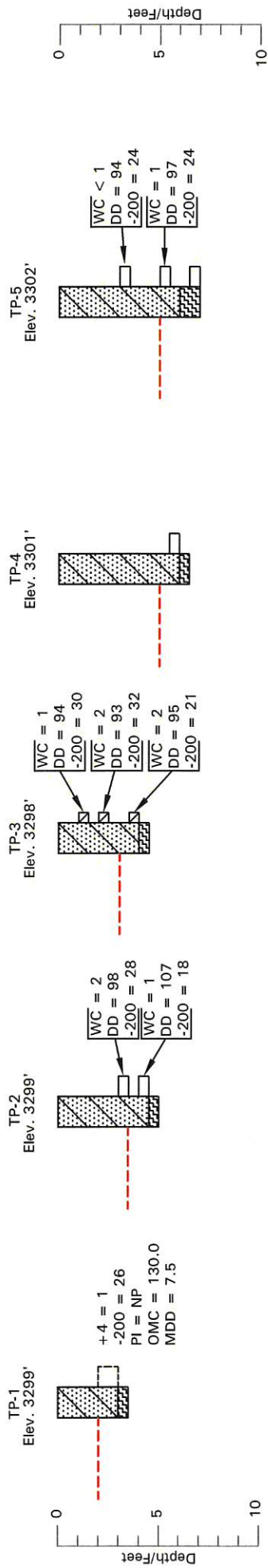


Moderate rock-fall-hazard areas are present where slopes provide sufficient relief to create an acceleration zone, but where only sparse rock-fall debris is present on slopes or in the runoff zone at the base of the slope. Typically rock units in moderate-hazard areas crop out in the slope instead of forming a capping unit, or where a capping unit is present, the resulting rock-fall debris is typically less than 1.5 feet in diameter. Rock units in moderate rock-fall-hazard areas include the Kayenta Formation, Moenave Formation, and portions of the Kaiparowits Formation and Navajo Sandstone.



SPENDLOVE 37 ACRE PARCEL
HURRICANE, UTAH

Approximate Scale 1" = 24,000



LEGEND:



Silty Sand (SM): medium dense, dry to slightly moist, contains varied silt content and occasional gravel, and is reddish brown in color.



Caliche: consists of moderately cemented silty sand. It is moderately hard, dry, and reddish white in color.



Indicates relatively undisturbed hand drive sample taken.



Indicates relatively undisturbed block sample taken.



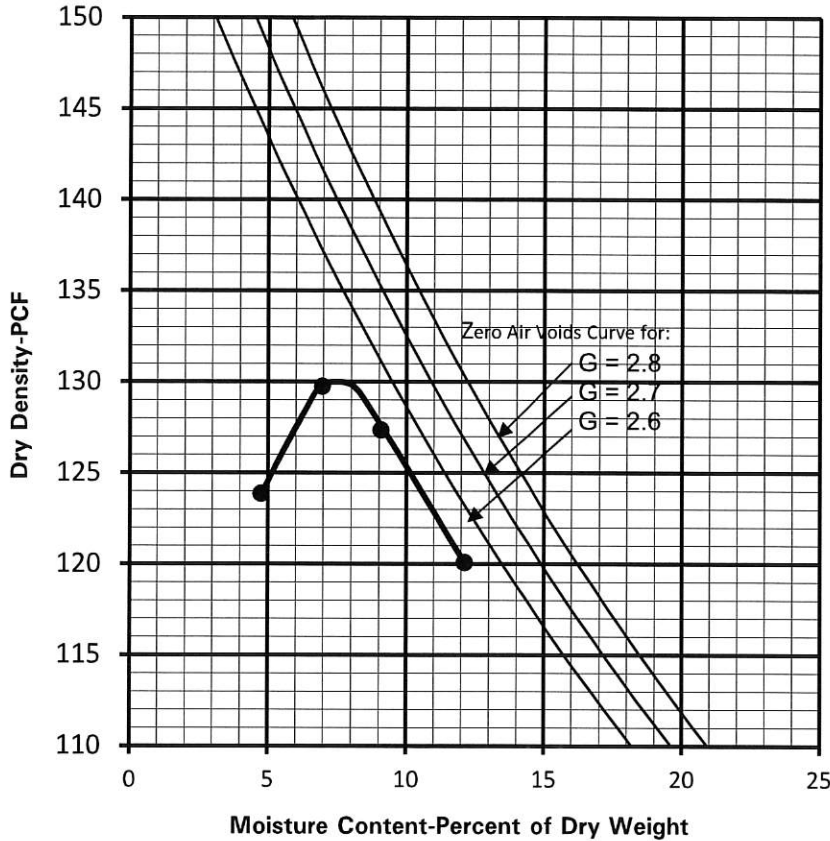
Indicates disturbed sample taken.



Indicates practical backhoe refusal on caliche.

NOTES:

1. The test pits were excavated on August 24, 2021 with a mini-excavator.
2. The locations of the test pits were measured by pacing from site features.
3. The elevations of the test pits were estimated by interpolating between contours on a site plan provided by Desert Shadow Development, dated July 15, 2021.
4. The test pit locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between the materials shown on the test pit logs represent the approximate boundaries between material types and the transitions may be gradual.
6. Free water was not encountered in the test pits at the time of excavation.
7.
 - WC = water content (%);
 - DD = dry density (pcf);
 - +4 = percent retained on the No. 4 sieve;
 - 200 = percent passing No. 200 sieve;
 - PI = plasticity index (%);
 - NP = non-plastic;
 - MDD = maximum dry density (pcf);
 - OMC = optimum moisture content (%).



Sample Date: 8/24/21
Sample No. 210825B
Maximum Dry Density: 130.0
Optimum Moisture: 7.5

Atterberg Limits

Liquid Limit:
Plasticity Index: Non-Plastic

Gradation

Gravel: 1%
Sand: 73%
Silt & Clay: 26%

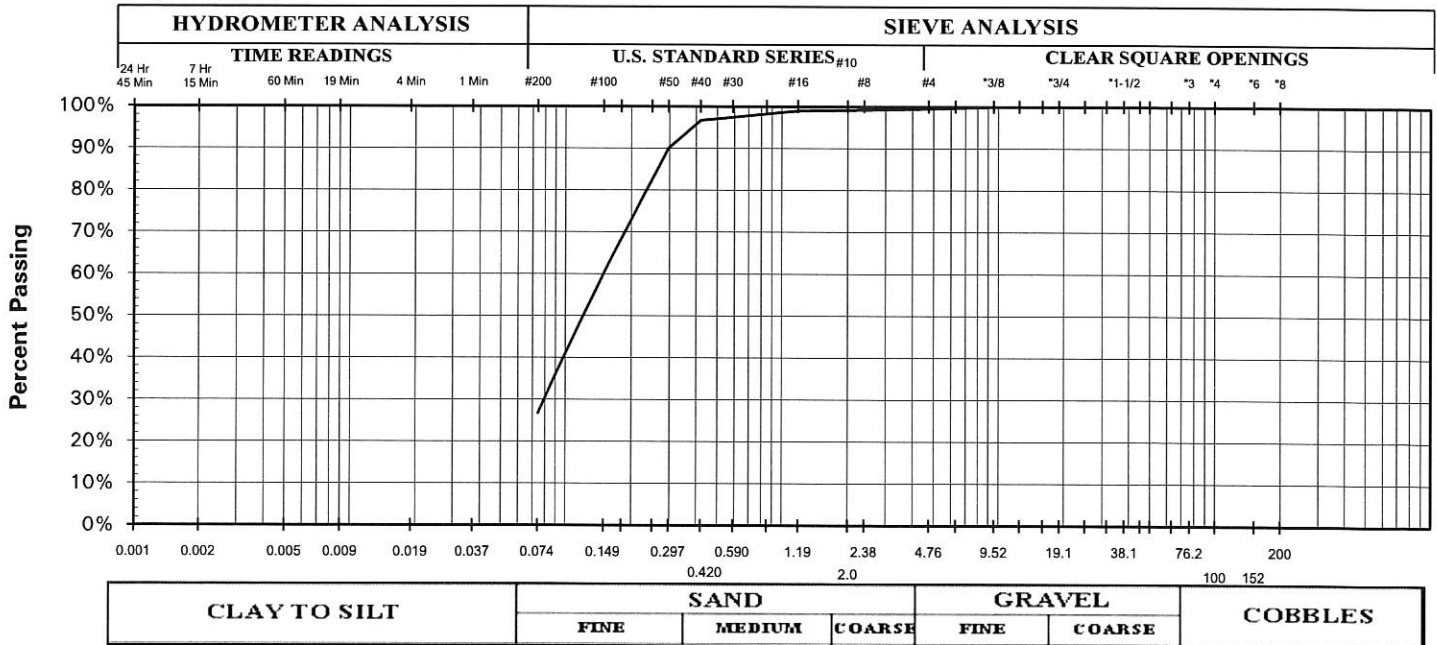
Moisture - Density Relationship Test Procedure: ASTM D-1557 B

Reviewed By: TT

USCS Classification: silty sand (SM)

AASHTO Classification: A-2-4

Sample Location: TP-1 @ 2-3'



GRADATION AND MOISTURE-DENSITY RELATIONSHIP RESULTS

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

TABLE I
SUMMARY OF LABORATORY TEST RESULTS

Sample Location		Test Pit No.	Depth (feet)	Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation			Atterberg Limits		Moisture-Density Relationship		Sample Classification
						Gravel (%)	Sand (%)	Silt/clay (%)	Liquid Limit (%)	Plasticity Index (%)	Optimum Moisture Content (%)	Maximum Dry Density (pcf)	
TP-1	2-3					1	73	26		NP	130.0	7.5	Silty Sand (SM)
TP-2	3			2	98			28					Silty Sand (SM)
TP-2	4			1	107			18					Silty Sand (SM)
TP-3	1			1	94			30					Silty Sand (SM)
TP-3	2			2	93			32					Silty Sand (SM)
TP-3	3½			2	95			21					Silty Sand (SM)
TP-5	3			<1	94			24					Silty Sand (SM)
TP-5	5			1	97			24					Silty Sand (SM)
TP-6	5			4	109			20					Silty Sand (SM)
TP-7	2			1	102			16					Silty Sand (SM)
TP-7	5			3	114			21					Silty Sand (SM)
TP-8	1			3	89			59					Sandy Silt (ML)
TP-8	2½			3	97			51					Sandy Silt (ML)
TP-8	4			2	103			50					Silty Sand (SM)

Spendlove 37 Acres

Project Number 2211872



STAFF COMMENTS

Agenda Date:	02/08/2024
Application Number:	2022-PP-26
Type of Application:	Extension of Final Plat Deadline for an Approved Preliminary Plat Application
Action Type:	Administrative
Applicant:	Desert Sky Estates
Agent:	Ben Willits and Tony Carter
Request:	Approval of a Preliminary Plat
Location:	South of 2100 W and 3000 S
Zoning:	R1-8 PDO
General Plan Map:	Planned Community

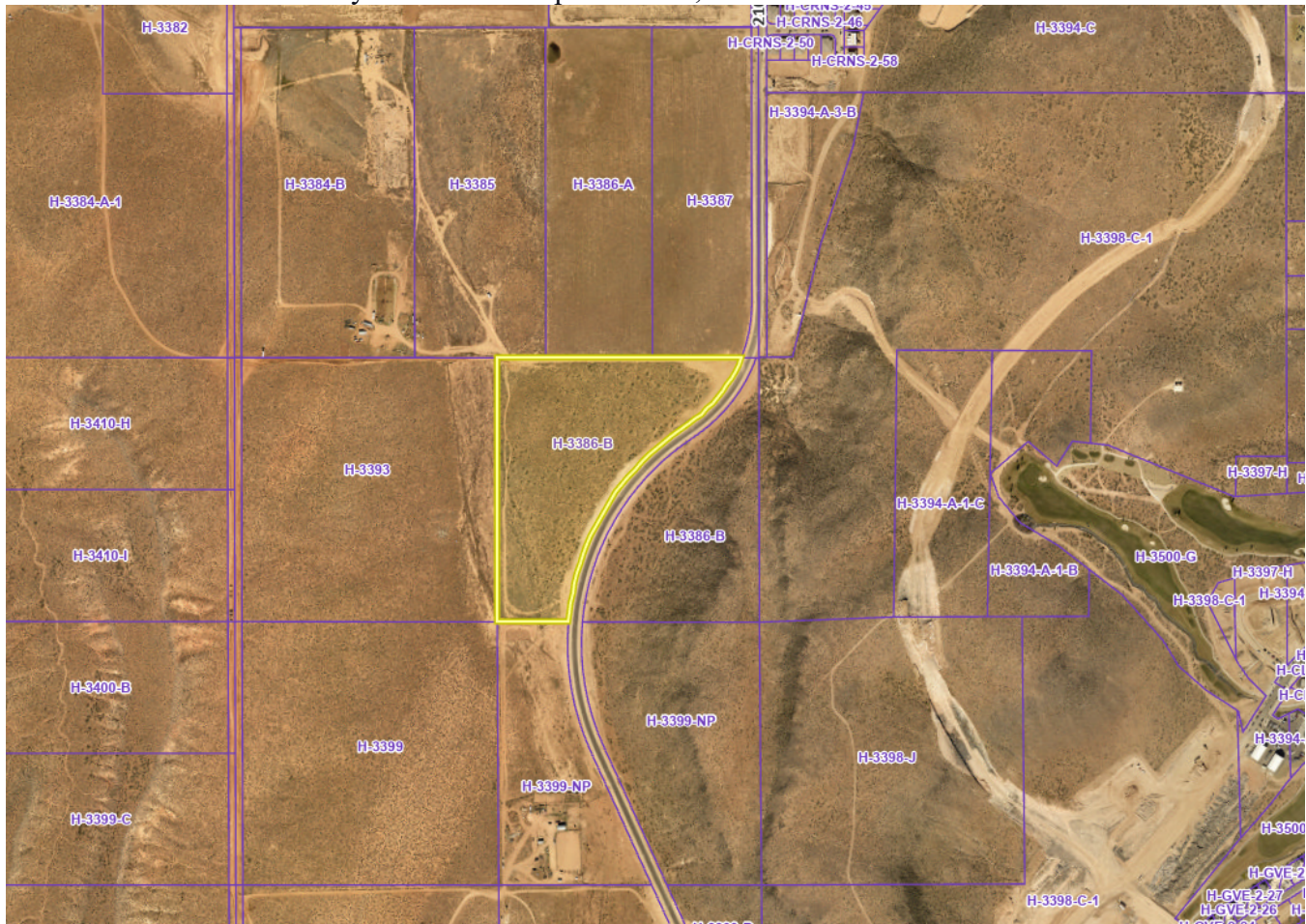
Update for 02/08/2024: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission. This application was approved by the City Council after recommendations of denial from staff and the Planning Commission with the condition of a development agreement being signed by the developer allowing the developer to begin the process of construction drawings but agreeing that those construction drawings will not be signed until there is sufficient power capacity in the area. Construction drawings have been submitted and reviewed by the JUC. The Hurricane City Power Department has come up with a plan to allow for developers in this region to pay to reroute power capacity to this area of the City. The developer has paid their share into this plan and now has future power capacity reserved for the project, thus resolving staff concerns about power capacity for this development. The original staff report for the approved preliminary plat is pasted below.

Staff recommends approval of the extension of this preliminary plat approval.

Update 01/26/2023: The City Council voted to allow this application to reapply for preliminary plat approval. The City Council's rationale was that by the time construction drawings were completed then power will be sufficient in the area. However, this would only resolve one of the issues with this application. Staff encourages the Planning Commission to reread through our original report below and evaluate this application under the standards of the Hurricane City Code. Staff still recommends denial of this application for the reasons listed below.

Update 10/27/2022: No updates have been received at the time of this writing. Staff recommends tabling this application.

Discussion: The applicant is proposing a 73 lot single family subdivision located along 2100 West. The zone change for this property was approved in 2021 under the name “Spendlove 37 PDO” conditioned on a development agreement being signed that limits their unit count and ability to move forward until utilities are available to the site. This development agreement has been recently signed by the applicant and recorded with the county recorder on September 23, 2022.



JUC Comments

Public Works: Needs second access. Needs to complete improvements on 2100 West. No power to location at present.

Water: The City’s water system distribution capacity is limited in this area due to substantial growth and limited connectivity between existing water tanks and pipelines. The areas with limited distribution capacity are shown on the attached exhibit. Prior to any additional plats or site plans being approved in this area, the Water Department recommends that the developer be required to provide an analysis to determine whether adequate public water facilities are available to service the development, and whether the development will change existing levels of service or create a demand that exceeds acceptable levels of service for water flow, water lines, and water pressure. The Water Department also requests an opportunity to have its own engineer review the analysis or study prior to any approvals. Requiring this

type of water study prior to approval of a development is authorized by City Code sections 10-37-4 and 9-6-3.

Cable: No comments.

Power: At this time, the City's power grid is inadequate to support all of the development planned in the area south of 2700 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City's acquisition of easements and rights-of-way, the availability of materials, and other limitations.

Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development. Developers must fill out a construction application and meet with the power department before proceeding to JUC. Overhead powerline on 2100 West will need to be upgraded and moved to the west side of the road at developers' cost. Necessary easements must be obtained by the developer.

Sewer: Sewer is in 2100 West and will need to be stubbed to the next property over on the southern roadway.

Engineering: Where will the proposed basin outlet to? An open storm drain channel is shown crossing the property on page 36 of the Hurricane Storm Drain Master Plan. It appears stormwater is semi-channelised by existing conditions near the property's southwest corner. 2100 W is a planned 77' ROW with a 12' trail on the west side. It appears the developer will need to transfer an additional 7' wide strip along 2100 W to the City after providing curb, gutter and trail improvements. Full movement intersections on 2100 W and the other master planned road (3500 S?) must be separated 250' or offset 200' minimum. Stormwater from existing culverts must be conveyed to the next logical outfall.

Southern roadway is a master planned major collector with a 12' sidepath on both sides. Storm drain between lots should be protected by a public ROW or common area. It appears the proposed road network is inconsistent with design standards 3.2.4.2.E and 3.2.4.2.F. A roadway should be stubbed to the northern property.

Streets: Improvements on 2100 West. Are detention ponds sufficient for this size of development?

Fire: Need second access.

Staff Comments: Preliminary Plat

1. **Density:** The applicant is proposing 73 units over 21.087 acres for a density of 3.46 units per acre. The development agreement guarantees a total of 129 units for the development. This will leave a total of 56 units remaining, which is planned to be townhomes located to the east of 2100 West.
2. **Connectivity:** Hurricane City Code states:
 - a. *Sec. 10-39-11. - Subdivision streets and fencing.*
 - b. *Relation to adjoining street systems.*
 - i. *The arrangements of streets in new subdivisions shall make provision for the continuation of the existing streets to adjoining areas insofar as such may be deemed necessary by the Planning Commission for public requirements. New streets within subdivisions shall not preclude future access to adjoining properties.*
 - c. Staff recommends the Planning Commission require additional roadway connections to the property to the west and any connection to the property to the north. Where there are no proposed developments to the north or west, putting in appropriate and well-spaced street connections is vital for future development in this area. Engineering has provided an example of possible alignments that comply with block length below.

-

- 2022-PP-26

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. The Power Department has indicated that there is no more power capacity for additional units in this area in light of other developments that have already obtained signed construction drawings. There is also a question regarding the sufficiency of water in the area.
5. Will serve letters have been provided from the culinary and sanitary water providers
 6. A note has not been added to the plat indicating whether the property is in a tortoise take area
 7. The Development Agreement governing the property includes the following language:
 - a. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property are not currently available and have not been extended to the Property, (b) the granting of this zone change does not in any way guarantee or warrant the availability and extension of power and water utility services to the Property, (c) **no application** for any permit **requiring the availability or extension of power or water service**, and no other request requiring the availability and extension of power or water services, **shall be filed or made until such time that such services are available and have been extended to the Property**, and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.
 - b. Adequate Public Facilities. The City may deny any land use application for any development on the Property, including but not limited to preliminary plats, building permits, zone changes, and preliminary site plans by finding that utilities and roadways are (1) inadequate to support the proposed development or (2) services are not in the vicinity of the proposed application. The City may consider approval of a project if the applicant can show that current utility and roadway systems are adequate to meet the demand for the project and the applicant can provide a plan on how to reasonably connect utilities and roadways to the proposed development according to Hurricane City standards.

The development agreement prohibits the filing of an application that requires the availability power until the services are available.

LEGAL COMMENTS ON APPLICATION

Applying the Ordinances:

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

HCC section 10-37-4 states that: "Land shall be developed only where existing infrastructure is in place or will be timely provided to service proposed development. ... The City may disapprove a proposed development if demand for public services exceeds accepted levels of service. No subsequent approval of such development shall be given until either the developer or the City installs improvements calculated to raise service levels to the standard adopted by the City."

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

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

Basis and Support for Decision:

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

that the necessary public facilities “will be timely provided” to address the inadequate facilities, that finding needs to be supported by evidence in the record.

Understanding the Process:

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

Policy Behind the Ordinances:

The adequacy of public facilities is a factor at every phase of development, beginning with zone change applications. A key policy driving this approach is to avoid a situation where a developer believes that a development is entitled to proceed, but the City is unable to provide the necessary services to the development without jeopardizing service to existing residents. Also, developers invest additional funds into a project at each phase of development. Therefore, the further along that the City allows development to occur without adequate public facilities, the larger the potential legal claim against the City if the developer ultimately cannot connect to the City’s utility systems for lack of capacity. If the City Council determines that the necessary public facilities are not currently available but “will be timely provided” to serve the development, the City Council should only approve the preliminary plat on the condition that the owner execute a development agreement limiting the developer’s rights and outlining the procedure for handling the project, all in a form approved by the City Attorney.

Recommendation: Staff recommends the Planning Commission review this application based on standards within the Hurricane City Code and the terms listed within the Development Agreement. Staff

recommends that the application for a preliminary plat be denied or tabled for the reasons listed in this report, including:

1. Lack of required second access.
2. Lack of adequate public facilities and infrastructure, including power capacity.
3. Failure to comply with the terms of the development agreement governing the development of this property.
4. Failure to provide connectivity to adjoining properties.
5. Failure to comply with 800' maximum block length requirement.

MEMORANDUM

TO: Hurricane Planning Commission
FROM: Tony Carter, P.E.
DATE: January 24, 2023
SUBJECT: Desert Sky Estates

Desert Sky Estates – Response to Planning Staff Comments

- **Public Works:** Secondary access will be provided along 3500 S. There will be future access points to the north and to the west of the property.
- **Water:** A water model is provided with this submittal and has been emailed to Alpha Engineering and Hurricane City Engineering.
- **Power:** There are currently no power lines located on the east side of the road, Horrocks Engineers looks forward to meeting with the power department during the completion of JUC plans.
- **Sewer:** Sewer will be provided along 3500 S. extending past the edge of pavement.
- **Engineering:** I see a proposed 810 cfs open flow channel proposed in Hurricane City Storm Drain Master Plan Reports. Horrocks plan on working with Hurricane City Engineering department to address this concern before JUC drawings are submitted.
 - The 77-ft ROW is included along 2100 W and 3500 S which include the 12-ft trail. A new cross section has been added to the preliminary plat.
 - Roadways are now stubbed to the north and to the west.
 - Currently 2100 W & 3500 S are separated by 269-ft which satisfy the 250-ft Hurricane separation code.
- **Streets:** Detention Pond sizing will take place prior to JUC submittal. If revisions need to happen to provide adequate storage then the lot lines will be adjusted or removed to make room for the required storage.
- **Fire:** Secondary access is provided along 3500 S. Two additional access points will be provided to the north and two more to the west.
- **Connectivity:** The block lengths have been adjusted to meet the 800-ft standard and to provide secondary access to the west of the property.



**GEOTECHNICAL INVESTIGATION
SPENDLOVE 37 ACRE PARCEL
HURRICANE, UTAH**

**TYLER MEYERS
348 NORTH BLUFF STREET
ST. GEORGE, UTAH 84770**

PROJECT NO. 2211872

OCTOBER 6, 2021

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SUMMARY

1. The subsurface profile observed within the test pits consists of silty sand overlying caliche and sandstone bedrock to the maximum depth investigated, approximately 9 feet below the existing grade. Refusal was encountered on caliche in each of the test pits at depths ranging from 3½ to 9 feet below the existing grade.
2. Subsurface water was not encountered within the test pits to the maximum depth investigated, approximately 9 feet.
3. The on-site soils in their existing condition are not suitable to support the proposed construction. The site is suitable for the proposed construction provided recommendations within this report are followed.
4. The proposed residences may be supported on conventional spread footings bearing on properly compacted structural fill underlain by a properly prepared subgrade as recommended in the Subgrade Preparation section of this report. Specifically, we recommend building pad areas be overexcavated at least 2 to 7½ feet below the existing grade to remove the full depth of the near surface unsuitable soils. The estimated overexcavation depths are shown on Figures 2 and 4.

Basement footings and slabs should extend through the collapsible soils to the underlying caliche. Basement footings may be supported on properly compacted structural fill extending to the caliche or directly on the underlying caliche. Bearing capacities are provided in the Foundations Section of this report.

5. The on-site silty sand, free of organics, debris and material greater than 6 inches in size, is suitable for use as structural fill, site grading fill, wall backfill and utility trench backfill. The on-site caliche is also suitable for use as structural fill, site grading fill, and utility trench backfill provided it is processed such that the maximum particle size is 4 inches and at least 50 percent of the material passes the number 4 sieve. Soil removed during grubbing may be placed in landscaped areas.
6. Detailed recommendations for subgrade preparation, materials, foundations, and drainage are included in the report.
7. The information provided in this summary should not be used independent of that provided within the body of this report.

SCOPE

This report presents the results of a geotechnical investigation for the proposed residential subdivision to be located in Hurricane, Utah, as shown in Figure 1. This report presents the subsurface conditions encountered, laboratory test results, and recommendations for the project.

Field exploration was conducted to obtain information on the subsurface conditions and to obtain samples for laboratory testing. Information obtained from the field and laboratory was used to define conditions at the site and to develop recommendations for the proposed development.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report. This report was prepared in general accordance with our proposal for Professional Geotechnical Services under Project No. 2211872, dated July 29, 2021.

SITE CONDITIONS

The project site consists approximately 37 acres of generally undeveloped property that slopes down from the southeast to the northwest. A relatively steep hillside is located on the east portion of the project. A new road with underground utilities bisects the project site, running diagonally from the northeast towards the southwest corners of the project. Vegetation on the site consists of typical desert brush, grass, cactus and occasional creosote trees. The site is bounded on the north, west and south by undeveloped parcels, and on the east by undeveloped hillside.

FIELD STUDY

On August 24, 2021, an engineer from AGECH visited the site and observed the excavation of 9 test pits at the approximate locations shown on the Site Plan, Figure 2. The test pits were excavated with a track mounted excavator. The subsurface soil profile was logged and soil samples were obtained at this time for laboratory testing.

SUBSURFACE SOIL CONDITIONS

The subsurface profile observed within the test pits consists of silty sand overlying caliche and sandstone bedrock to the maximum depth investigated, approximately 9 feet below the existing grade. Refusal was encountered on caliche in each of the test pits at depths ranging from 3½ to 9 feet below the existing grade.

Detailed descriptions of the soil type encountered follow.

Silty Sand - The silty sand is medium dense, dry to slightly moist, contains varied silt content and occasional gravel, and is reddish brown in color. Sandy silt was observed at the surface of Test Pit TP-8.

Laboratory tests conducted on samples of the silty sand and sandy silt indicate in-place moisture contents ranging from less than 1 to 5 percent, in-place dry densities ranging from 89 to 114 pounds per cubic foot (pcf), a gravel content (percent retained on the No. 4 sieve) of 1 percent, and fines contents (percent passing the No. 200 sieve) ranging from 16 to 59 percent. An Atterberg Limits test indicates that the silty sand is not plastic.

A moisture-density relationship (Modified Proctor) test conducted on a sample of the silty sand indicates a maximum dry density of 130.0 pcf and an optimum moisture content of 7.5 percent.

Caliche - The caliche consists of moderately cemented silty sand. It is moderately hard, dry, and reddish white in color.

The Logs of Test Pits are shown on Figure 4. The Legend and Notes of Test Pits are shown on Figure 5. Results of the laboratory tests are also shown on Figure 4 and are summarized in the Summary of Laboratory Test Results, Table 1. The gradation and moisture-density relationship (Modified Proctor) results are shown on Figure 6.

SUBSURFACE WATER

Subsurface water was not encountered within the test pits to the maximum depth investigated, approximately 9 feet. Fluctuations in the groundwater level may occur over time. An evaluation of such fluctuations is beyond the scope of this report.

PROPOSED CONSTRUCTION

The project site is proposed to be developed into lot residential subdivision. Based on the existing topography and the proposed grading plan, we anticipate cuts and fills of approximately 2 to 3 feet to construct the subdivision.

We understand it is proposed to construct single-family residences on the western portion of the site and multi-unit town homes on the eastern portion of the site. The structures will typically consist of single and multi-story slab-on-grade type construction. A portion of the residences may include full depth basements or below grade pools. We anticipate the residences will be constructed using conventional spread footings with slab-on-grade floors. The residences will likely be constructed with wood framing, stucco or rock veneer, and tile roofs.

For design purposes, we have assumed wall loads less than 4 kips per linear foot and column loads less than 50 kips.

As part of the development, we anticipate that interior roadways, utilities and city improvements will also be included. For design purposes, we have utilized a traffic index (TI) of 5 for the interior roadways.

If the proposed construction, or building loads are significantly different from those listed, we should be notified so that we can reevaluate our recommendations.

GEOLOGIC HAZARDS

Based on a review of geologic hazard maps provided by the Utah Geological Survey (UGS) the following geologic hazards are present on the site:

A. Surface-Fault-Rupture-Hazard

A surface-fault-rupture-hazard Special Study Area has been identified near the northwest corner of the project site as shown on Figure 3A. The fault has been defined by the UGS as a well defined fault with unknown activity level. The special-study area for a well-defined fault extends for 500 feet on the down thrown (east) side of the fault and 250 feet on the up thrown (west) side of the fault.

AGEC should provide surface fault rupture hazard study for additional fees if requested. The fault study will determine if a surface fault rupture hazard is present on the site, and will provide setback recommendations for structures.

B. Rock-Fall-Hazard

A moderate rock-fall-hazard Special Study Area has been identified near the northwest corner of the project site as shown on Figure 3B. The rock fall hazard should be further evaluated prior to determining development plans for this area. Typically, a geologist with experience in evaluating rock fall hazards conducts an evaluation which will provides a rock fall run out line. If the run out line extends into a development area, then mitigation measures would be provided. These measures may include rock fall fences, berms, or relocating structures out of the rock fall hazard area. AGECC can provide this study if requested.

RECOMMENDATIONS

Based on our experience in the area, the subsurface conditions encountered, laboratory test results, and the proposed construction, the following recommendations are given:

A. Site Grading

Based on the subsurface conditions and engineering analysis, the following recommendations are provided:

1. Subgrade Preparation**a. *General Subgrade Preparation***

Prior to placing fill or concrete beneath building areas, pavement/flatwork or improvements, the site should be grubbed to remove the existing vegetation and soil containing significant roots and organics. We anticipate that grubbing will extend on the order of 4 inches below the existing grade.

b. *Building Pads*

Prior to placing site grading fill or concrete, the building pads should be overexcavated to remove the full depth of the loose, dry, potentially collapsible soils. We anticipate this will require the overexcavation of approximately 2 to 7 ½ feet below the existing grade. The estimated depths are shown for each test pit location on Figures 2 and 4.

The limits of overexcavation should extend at least 5 feet beyond the perimeter of the proposed construction. The lateral extent of the overexcavation should be determined by survey and is the responsibility of the owner/contractor.

c. *Pavement, Flatwork and Improvements*

Subsequent to grubbing and prior to placing site grading fill or road base in pavement areas, a portion of the underlying collapsible silty sand soil should be removed. As a minimum, we recommend the exposed subgrade beneath pavement, flatwork and improvement areas be prepared by over excavating a minimum of 2 feet below the existing grade or 2 feet below the proposed subgrade (whichever is greater) prior to placing fill or road base. The removed soil may then be replaced in properly moisture conditioned and compacted lifts.

Subsequent to overexcavation and prior to placing fill, the exposed subgrade should be scarified to a depth of approximately 8 inches, properly moisture conditioned and compacted to meet the recommendations provided in the compaction section of this report.

Consideration should be given to full depth overexcavation to beneath hard surfaces and CMU fences. If the remaining collapsible soils beneath the overexcavated zone are wetted subsequent to construction, settlement of the surface improvement (pavement, flatwork, CMU fence, etc.) may occur. We estimate that on the order of ½ inch of settlement may occur for each foot of remaining collapsible soil left in place below improvements.

2. Excavation

We anticipate that excavation of the soils at the site can be accomplished with typical excavation equipment. Excavations which extend into the underlying caliche may require the use of heavy duty excavation equipment such as a large track mounted excavator equipped with rock teeth or a ripper.

The on-site soil classifies as a Type C soil according to OSHA and temporary excavations should be excavated no steeper than 1 ½:1 (Horizontal:vertical). The caliche classifies as a Type A soil according to OSHA and temporary excavations should be excavated no steeper than ¾:1.

3. Materials

Import materials should be non-expansive, non-gypsiferous, granular soil. Listed below are the materials recommended for imported fill.

Area	Fill Type	Recommendations
Foundations/slabs	Site grading/ structural fill	-200 < 35%, LL < 30% Maximum size: 4 inches Solubility < 1%
Underslab (upper 4 inches)	Base course	-200 < 12% Maximum size: 1 inch Solubility < 1%

-200 = Percent Passing the No. 200 Sieve
LL = Liquid Limit

The on-site silty sand, free of organics, debris and material greater than 6 inches in size, is suitable for use as structural fill, site grading fill, wall backfill and utility trench backfill. The on-site caliche is also suitable for use as structural fill, site grading fill, and utility trench backfill provided it is processed such that the maximum particle size is 4 inches and at least 50 percent of the material passes the number 4 sieve. Soil removed during grubbing may be placed in landscaped areas.

4. Compaction

Compaction of materials placed at the site should equal or exceed the following minimum densities when compared to the maximum dry density as determined by ASTM D-1557:

Area	Percent Compaction
Subgrade	90
Footings/building pad	95
Site grading	95
Utility trenches	95
Wall backfill	95

To facilitate the compaction process, the fill should be moisture conditioned to within 2 percentage points of the optimum moisture content as determined by ASTM D-1557 prior to placement. Fill should be placed in loose lift thicknesses which do not exceed the capacity of the equipment being utilized. Generally, 6 to 8-inch loose lifts are adequate. Lift thicknesses should be reduced to 4-inches for hand compaction equipment.

5. Surface Drainage

Positive site drainage should be maintained during the course of construction. After construction has been completed, positive drainage of the surface water away from the buildings in each direction must be maintained. To reduce infiltration adjacent to foundations we recommend the following:

- a. A minimum slope of 6 inches in the first 10 feet from the perimeters of the structures should be provided.
- b. Roof gutter systems should be installed around the perimeters of the structures. Roof downspouts should discharge away from the buildings so as to prevent ponding adjacent to foundations. We recommend piping roof drains to the curb and gutter downslope from the structures.

- c. Placement of 3 to 4 foot wide concrete aprons around the perimeters of the structures.
- d. Landscaping requiring water should not be placed adjacent to foundations.
- e. Below grade portions of walls/fences which are backfilled with soil should be protected with an impermeable membrane and a subsurface drain. A gravel covered, perforated PVC pipe should also be placed at the base of the wall to carry water to a discharge point. This is intended to reduce the potential for salt weathering and sulfate attack on concrete/masonry.

6. Subsurface Drainage

We recommend placement of a perimeter subdrain around the basement walls in case surface water infiltrates to the basement level. The drain should consist of a 4 inch perforated PVC pipe placed around the perimeter of the of the basement footings. It should be placed such that the bottom of the pipe is at least 12 inches below the finished floor elevation and should slope at a 2% minimum grade to drain to a sump to remove water which may become present in the future. The perforated pipe should be backfilled with 2 feet of 1 inch minus crushed gravel. Prior to backfilling the basement walls with properly compacted fill, Mirafi 140N filter fabric should be placed over the gravel to prevent sand and fines from migrating into the gravel.

B. Foundations

The proposed residences may be supported on conventional spread footings bearing on compacted structural fill underlain by a properly prepared subgrade as recommended in the Subgrade Preparation section of this report. The subgrade should be prepared during site grading by overexcavating and compacting the entire building pad as recommended in the Subgrade Preparation section of this report. Recommendations for design of conventional spread and spot footings are provided below.

1. Bearing Material

Upper level footings should be supported on a zone of properly compacted structural fill extending through the full depth of the collapsible soils with a minimum thickness of one foot. Basement footings should extend through the collapsible soils and should be supported on properly compacted structural fill extending to, or directly on the underlying caliche.

2. Bearing Pressure

Footings bearing on properly compacted structural fill or caliche may be designed for the following net allowable bearing pressures of 2,000 pounds per square foot.

3. Footing Width and Embedment

Footings should have a minimum width of 18 inches and should be embedded at least 12 inches below the lowest adjacent grade.

4. Temporary Loading Conditions

The allowable bearing pressures may be increased by one-half for temporary loading conditions such as wind or seismic loads.

5. Settlement

We estimate that settlement will be approximately 1 inch for footings designed as indicated above due to the load of the structure. Differential settlement is estimated to be approximately ½ inch.

6. Foundation Base

The base of excavations should be cleared of loose or deleterious material prior to placement of fill or concrete.

C. Pool Support

Based on the encountered subsurface conditions, the following recommendations are provided:

1. The pool may be supported on a conventional matt foundation.
2. The pool shell and pool decking should be supported directly on the underlying caliche, or on properly compacted fill extending through the collapsible soil depths shown on Figures 2 and 4.
3. The pool should be excavated with a smooth bladed excavator or a flat shovel prior to construction. Loose or disturbed soil or bedrock should be removed from the bottom of the pool excavation. In no case should any loose or disturbed soil or bedrock remain beneath the pool prior to construction. Alternatively, if the pool is supported on fill, the exposed subgrade should be properly compacted prior to construction.
4. An engineer from AGECC should observe the pool excavation prior to construction to observe subsurface conditions and to verify unsuitable soils or bedrock have been removed.

D. Concrete Slab-on-Grade**1. Slab Support**

Concrete slabs may be supported on a zone of properly prepared (overexcavated) and compacted fill as stated in the Subgrade Preparation section of this report. Fill placed in slab areas should be tested frequently to verify compaction meets the recommendations provided within this report.

2. Underslab Base Course

A 4-inch layer of properly compacted base course should be placed below slabs to provide a firm and consistent subgrade and promote even curing of the concrete.

3. Vapor Barrier

A vapor barrier should be placed below slabs in areas which will receive floor coverings sensitive to moisture or coverings which are impermeable. In addition, a vapor barrier should also be considered beneath the building slab to provide protection from sulfate attack (on the concrete slab) due to the potentially high water soluble sulfates which may exist in the underlying soil.

E. Lateral Earth Pressures**1. Lateral Resistance for Footings**

Lateral resistance for spread footings is controlled by sliding resistance developed between the footing and the subgrade soil. An ultimate friction value of 0.45 may be used in design for ultimate lateral resistance of footings bearing on properly compacted structural fill.

2. Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. We recommend the basement walls be designed in an at-rest condition.

The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Description	Active	At-Rest	Passive
Imported or on-site granular backfill (sand or processed caliche/sandstone)	35 pcf	55 pcf	325 pcf
Imported or on-site granular backfill - Earth pressure coefficient	0.28	0.44	-

The above values account for the lateral earth pressures due to the soil and level backfill conditions and do not account for hydrostatic pressures or surcharge loads.

Lateral loading should be increased to account for surcharge loading (using the appropriate earth pressure coefficient) and a rectangular distribution if structures are placed above the wall and are within a horizontal distance equal to the height of the wall. If the ground surface slopes up away from the wall, the equivalent fluid weights should also be increased.

Care should be taken to prevent percolation of surface water into the backfill material adjacent to the retaining walls. The risk of hydrostatic buildup can be reduced by placing a subdrain behind the walls consisting of free-draining gravel wrapped in a filter fabric.

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be modified as follows according to the Mononobe-Okabe method assuming a level backfill condition:

Lateral Earth Pressure Condition	Seismic Modification (2% PE in 50 yrs)
	Granular Backfill
Active	9 pcf increase
At-rest	no increase
Passive	23 pcf decrease

The resultant of the seismic increase should be placed at a point equal to 60 percent of the height of the wall.

4. Safety Factors

The values recommended assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

F. **Seismicity and Liquefaction**

1. Seismicity

Listed below is a summary of the site parameters as required by the 2018 International Building Code and ASCE 7-16:

Description	Seismic Event - 2% PE in 50 Yrs
	Value
Site Class	C
S_s (0.2 second period)	0.61g
S_1 (1 second period)	0.20g
PGA	0.26g
F_a	1.27
F_v	1.50
F_{PGA}	1.20

The values provided above were generated using the ASCE 7-16 Seismic Hazard Tool. Based on the subsurface conditions anticipated and the seismic parameters mapped for the site as per ASCE 7-16, a ground motion hazard analysis as per ASCE 7-16 is not required by the 2018 International Building Code.

2. Liquefaction

Based on subsurface conditions encountered in the test pits, the subsurface soils observed are non-liquefiable to the depths investigated during a seismic event.

G. Soil Corrosion

Our experience in the area has shown that the on-site soils, caliche, and many imported sources may contain sulfates in sufficient concentration to be corrosive to concrete. Therefore, we recommend concrete elements that will be exposed to the on-site soils be designed in accordance with provisions provided in the American Concrete Institute Manual of Concrete Practice (ACI) 318-14. Tables 19.3.1.1 and 19.3.2.1 of ACI 318-14 should be referenced for design of concrete elements utilizing a Sulfate Exposure Class of S2.

Consideration should also be given to cathodic protection of buried metal pipes. We recommend utilizing PVC pipes where local building codes allow.

H. Pavement

Based on the subsoil conditions encountered and the laboratory test results, the following recommendations are given:

1. Analysis

Asphaltic Concrete: The flexible pavement analysis is based on UDOT and AASHTO design methods and a 20 year design life. The following parameters were considered for our analysis:

- Base course that meets specifications which would correspond to a Structural Coefficient (a_2) of at least 0.12. Asphalt that provides a Structural Coefficient (a_1) of at least 0.40.
- Drainage Coefficient = 1.0.
- The subgrade support soils consist of properly compacted silty sand. A M_R value of 9,000 pounds per square inch (psi) was used for the subgrade based upon an estimated CBR value of 6 percent and the relationship between CBR and Resilient Modulus (M_R).
- Serviceability Index: $P_o = 4.0$, $P_t = 2.5$.
- Reliability of 90 percent.
- Standard Deviation (S_o) = 0.45.

2. Subgrade Support

We anticipate the subgrade materials will consist of compacted on-site silty sand. Our design assumes a properly compacted subgrade. Prior to placing base course or site grading fill, the subgrade should be prepared as recommended in the Subgrade Preparation section of this report.

3. Pavement Thickness

Based on the anticipated traffic, a 20 year design life and AASHTO design methods, the following pavement sections are recommended.

Area	Flexible Pavement	
	Asphaltic concrete (inches)	Base Course (inches)
Interior Roadways (TI = 5)	2 ½	6
Entrance/Dumpster	3	6

4. Pavement Materials

Flexible Pavement (Asphaltic Concrete)

The pavement materials should meet AASHTO and Hurricane City specifications for gradation and quality. The pavement thicknesses indicated above assume that the base course is high quality material with a CBR of at least 60 percent. Asphalt material should have a Marshall stability of at least 1,800 pounds.

5. Drainage

The collection and diversion of drainage away from the pavement surface is extremely important to the satisfactory performance of the pavement section. Proper drainage should be provided. We further recommend a yearly maintenance program including crack sealing and a surface treatment such as a "slurry seal" to extend the pavement life and reduce water infiltration into the subsurface soils.

I. Construction Testing and Observations

We recommend the following testing and observations be done as a minimum as required by the City of Hurricane.

1. Observe grubbing and verify removal of soil containing roots and organics.
2. Verify that recommended overexcavation depths are achieved in the building pads and beneath roadways. The lateral extent of the building pad should be located by survey (not included in AGECE's Scope of Services) and include the area which extends at least 5 feet beyond the buildable area as per city set-back requirements.
3. Verify that recommended structural fill depths are provided below foundations and slabs.
4. Conduct compaction testing on fill placed below foundations and in building pads. We recommend testing each foot of fill placed.
5. Conduct construction materials testing on city improvements at a frequency which meets or exceeds Hurricane City requirements.

J. Geotechnical Recommendation Review

The client should familiarize themselves with the information contained in this letter. If specific questions arise or if the client does not fully understand the conclusions/recommendations provided, AGECE should be contacted to provide clarification.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the test pits excavated, the data obtained from laboratory testing, our experience in the area and information from the referenced geotechnical investigation. Variations in the subsurface conditions may not become evident until excavation is conducted. If the subsurface conditions or groundwater level are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

If you have any questions or if we can be of further service please call.

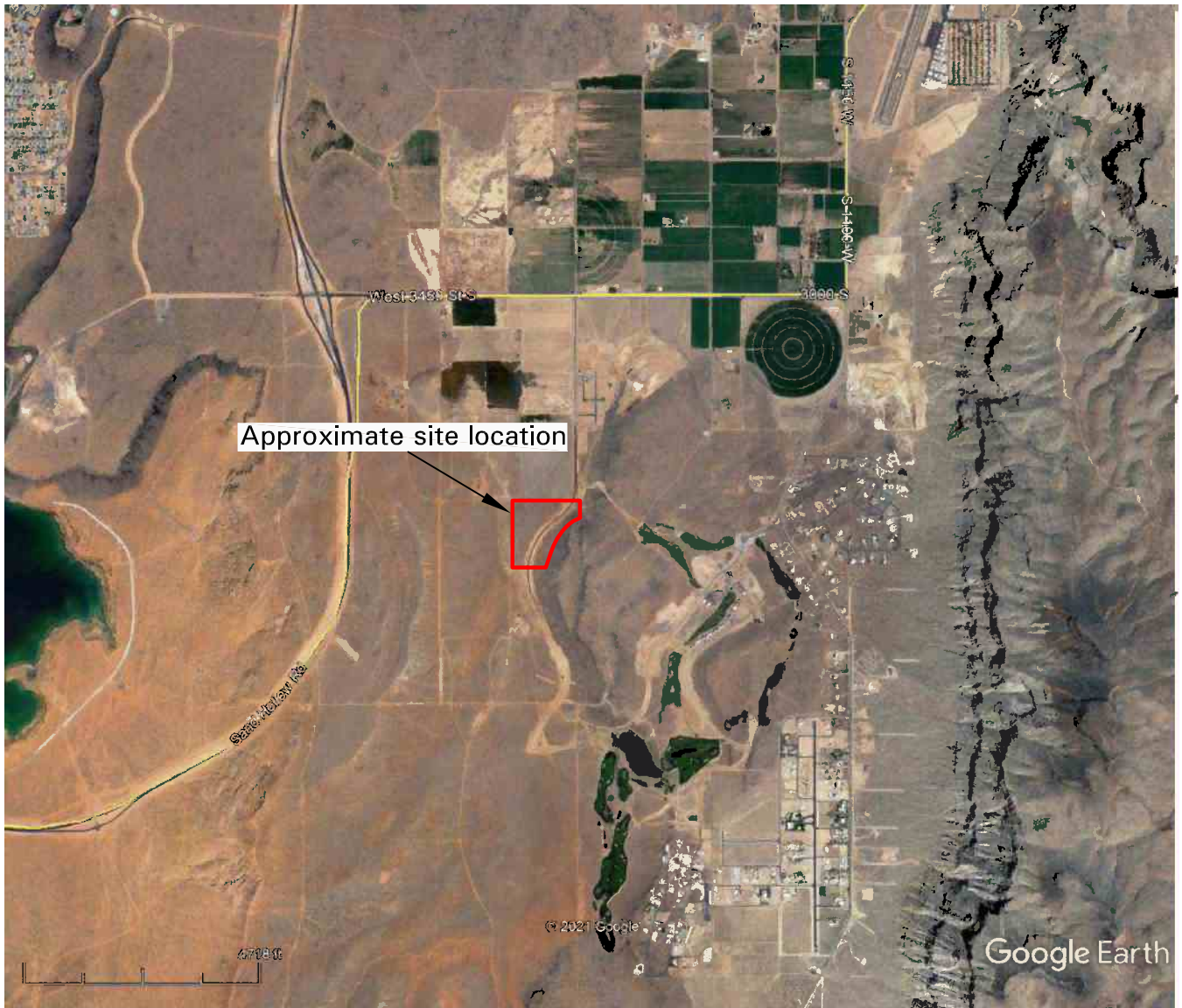
APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

Jon Russell Hanson, P.E.

Reviewed by: Arnold DeCastro, P.E.

JRH/sd P:\2021 Project Files\2211800\2211872 - GT - Spendlove 37 Acre Parcel\2211



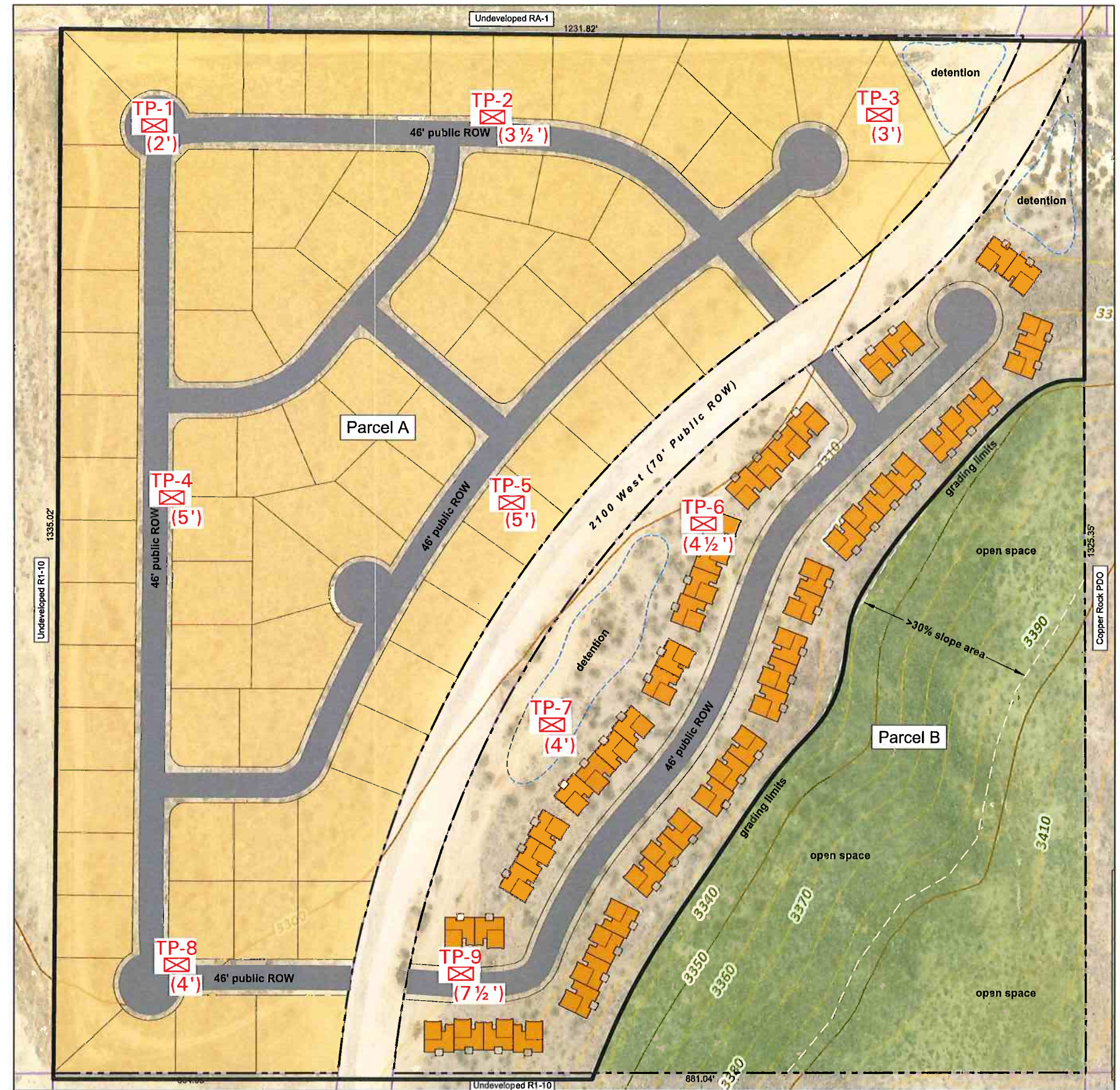
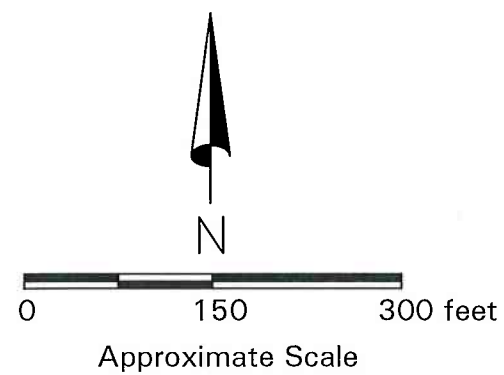


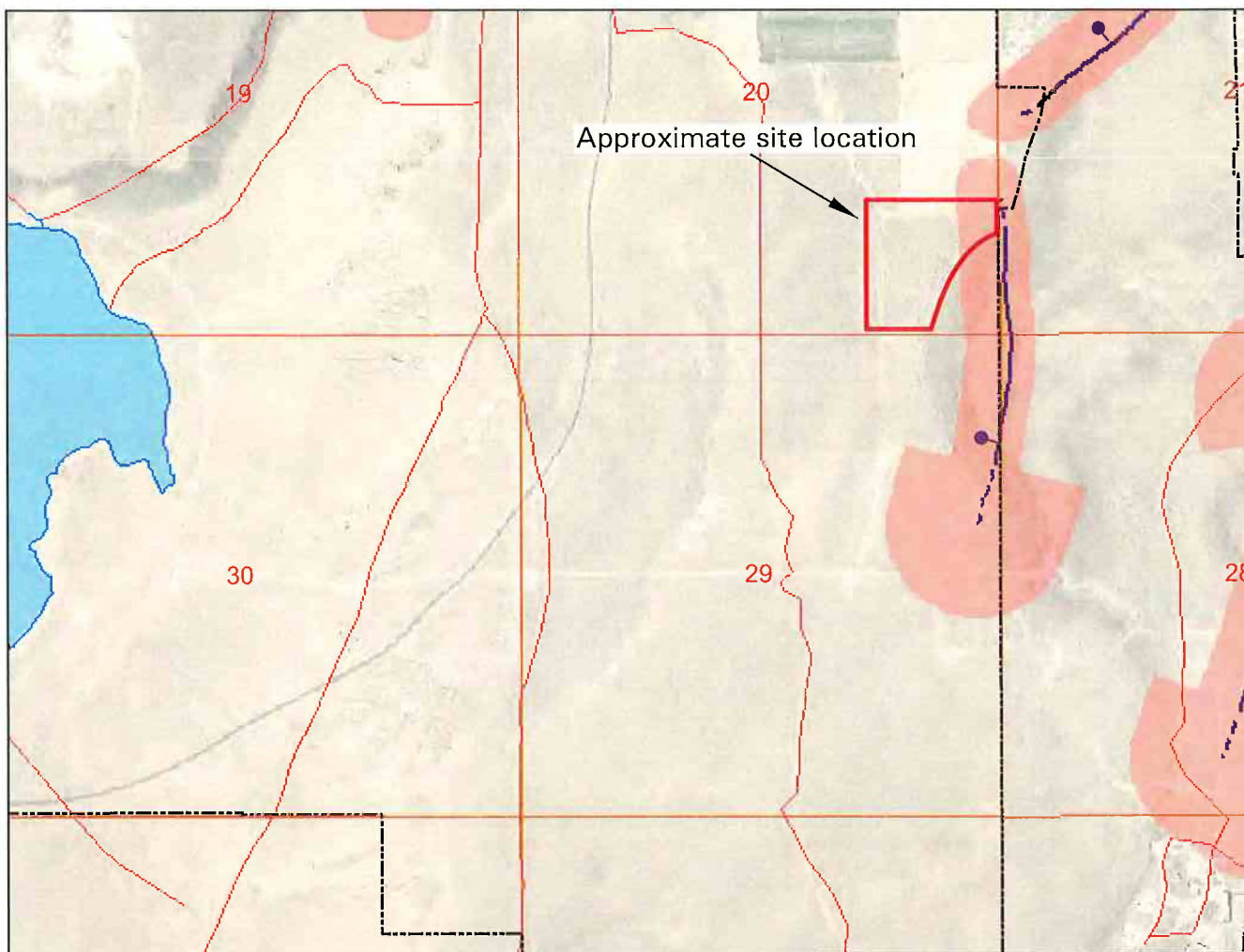
Not to Scale

SPENDLOVE 37 ACRE PARCEL HURRICANE, UTAH

SPENDLOVE 37 ACRE PARCEL
HURRICANE, UTAH

-  Approximate test pit location
- (#) Approximate depth to caliche
-  Approximate limit of investigation





St. George-Hurricane Metropolitan Area, Washington County, Utah, UGS Special Study 127 2008, W.R. Lund, T.R. Knudson, G.S. Vice and L.M. Shaw

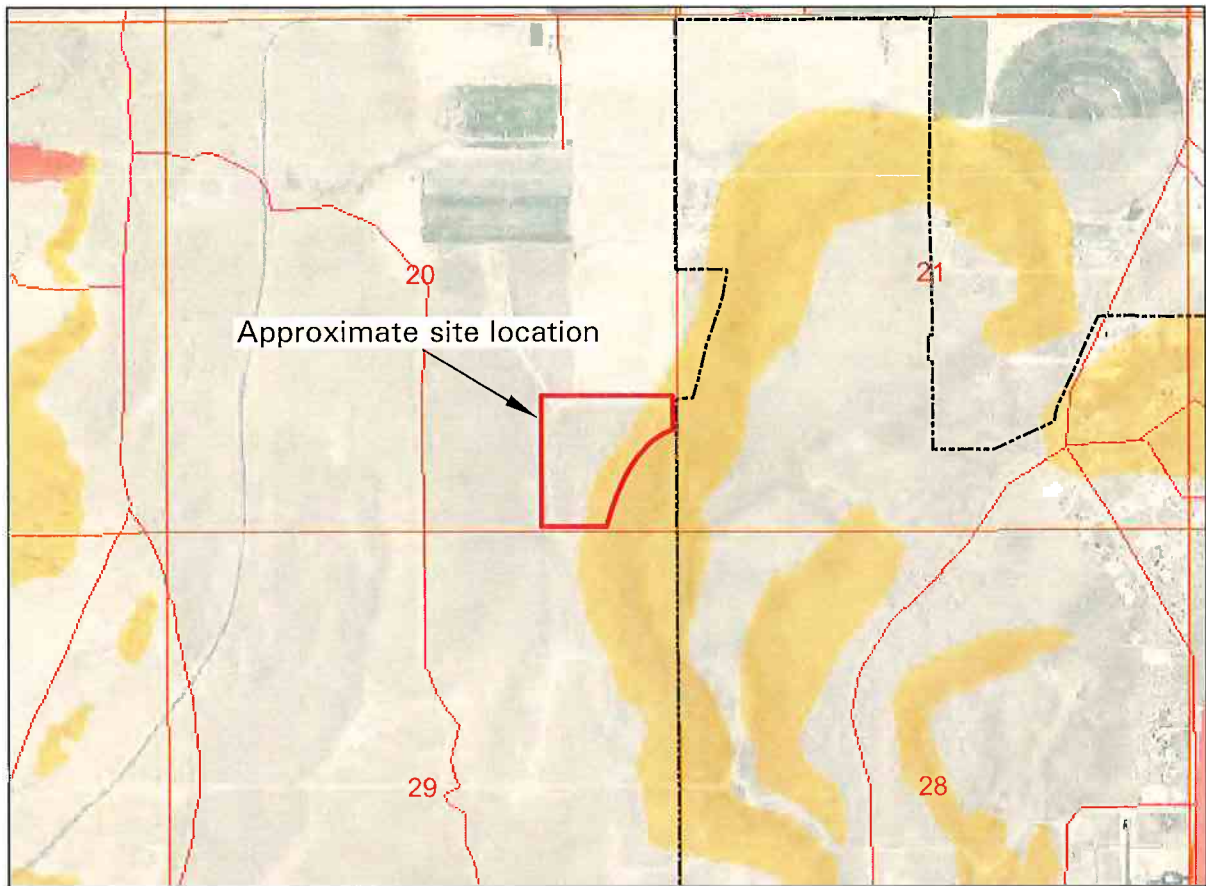
Explanation

- Well-defined fault with unknown activity level: paleoseismic data are lacking, recommend treating as a Holocene fault until proven otherwise.
- - - Buried or approximately located fault with unknown activity level: paleoseismic data are lacking, recommend treating as a Holocene fault until proven otherwise.
- Surface-fault-rupture-hazard special-study area. The special-study areas established for well-defined faults extend for 500 feet on the downthrown side and 250 feet on the upthrown side of each fault. Because their location is uncertain, the special-study areas around buried or approximately located faults are broader, extending 1000 feet on each side of the suspected trace of the faults.



SPENDLOVE 37 ACRE PARCEL
HURRICANE, UTAH

Approximate Scale 1" = 24,000



Rock-Fall Hazard Map for the St. George-Hurricane Metropolitan Area, Washington County, Utah, UGS Special Study 127 2008, W.R. Lund, T.R. Knudson, G.S. Vice and L.M. Shaw

Explanation:

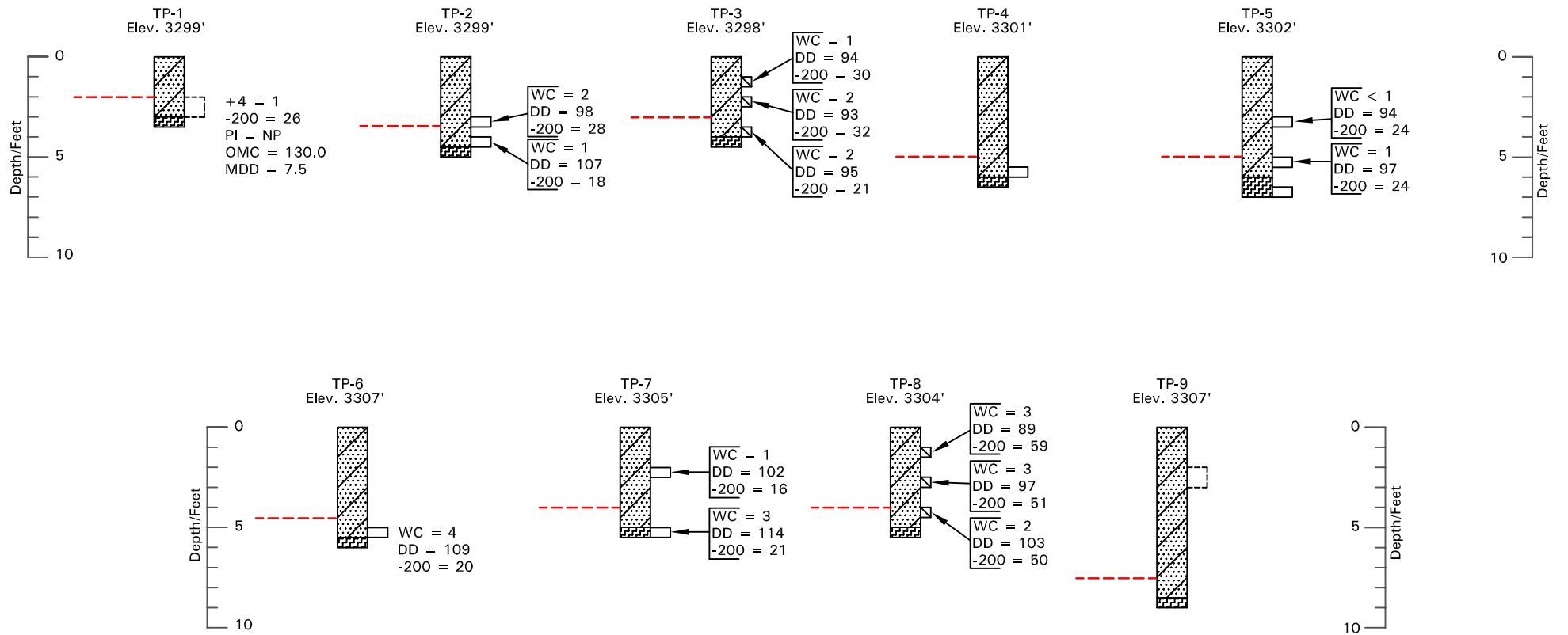
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Moderate rock-fall-hazard areas are present where slopes provide sufficient relief to create an acceleration zone, but where only sparse rock-fall debris is present on slopes or in the runout zone at the base of the slope. Typically rock units in moderate-hazard areas crop out in the slope instead of forming a capping unit, or where a capping unit is present, the resulting rock-fall debris is typically less than 1.5 feet in diameter. Rock units in moderate rock-fall-hazard areas include the Kayenta Formation, Moenave Formation, and portions of the Kaibab Formation and Navajo Sandstone.



SPENDLOVE 37 ACRE PARCEL
HURRICANE, UTAH

Approximate Scale 1" = 24,000



LEGEND:



Silty Sand (SM); medium dense, dry to slightly moist, contains varied silt content and occasional gravel, and is reddish brown in color.



Caliche; consists of moderately cemented silty sand. It is moderately hard, dry, and reddish white in color.



Indicates relatively undisturbed hand drive sample taken.



Indicates relatively undisturbed block sample taken.



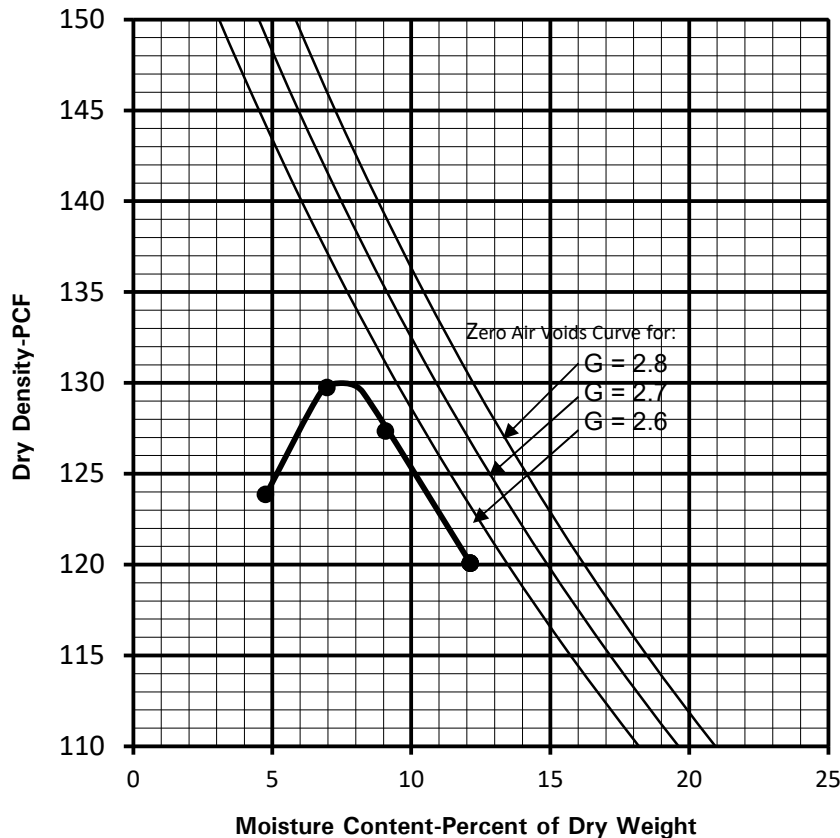
Indicates disturbed sample taken.



Indicates practical backhoe refusal on caliche.

NOTES:

1. The test pits were excavated on August 24, 2021 with a mini-excavator.
2. The locations of the test pits were measured by pacing from site features.
3. The elevations of the test pits were estimated by interpolating between contours on a site plan provided by Desert Shadow Development, dated July 15, 2021.
4. The test pit locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between the materials shown on the test pit logs represent the approximate boundaries between material types and the transitions may be gradual.
6. Free water was not encountered in the test pits at the time of excavation.
7. WC = water content (%);
DD = dry density (pcf);
+ 4 = percent retained on the No. 4 sieve;
-200 = percent passing No. 200 sieve;
PI = plasticity index (%);
NP = non-plastic;
MDD = maximum dry density (pcf);
OMC = optimum moisture content (%).



Sample Date: 8/24/21
Sample No. 210825B
Maximum Dry Density: 130.0
Optimum Moisture: 7.5

Atterberg Limits

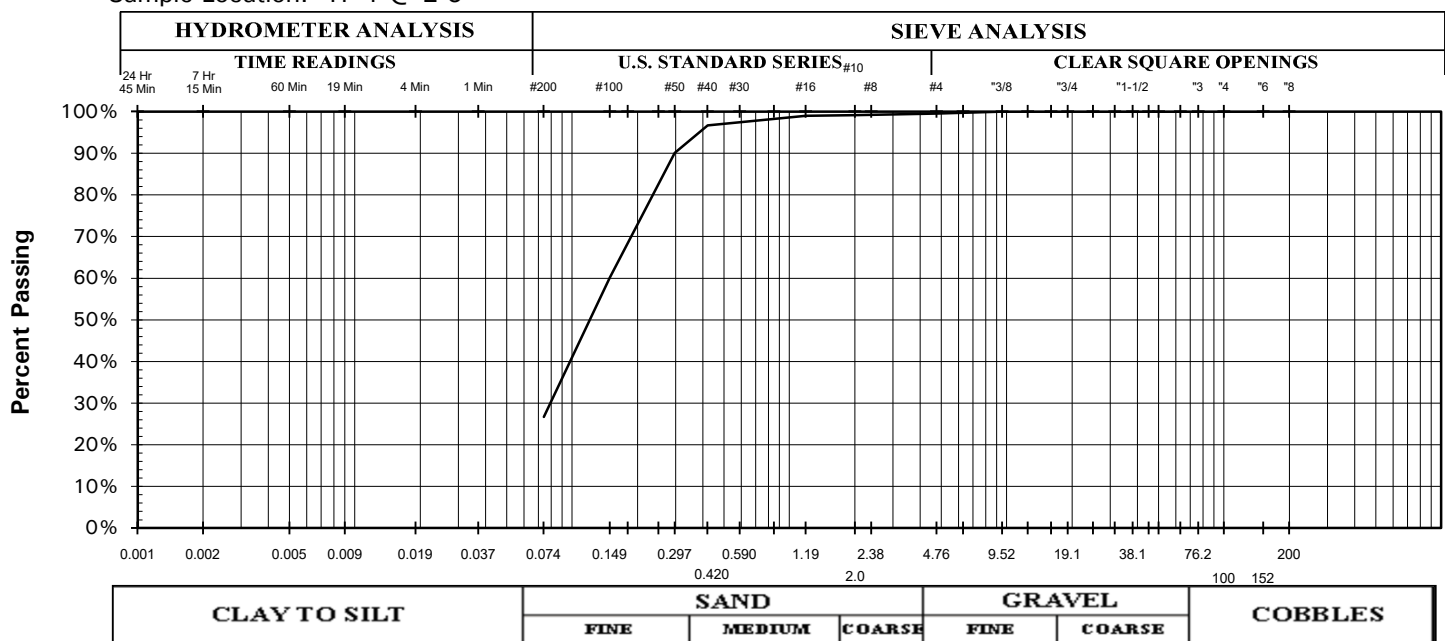
Liquid Limit:
Plasticity Index: Non-Plastic

Gradation

Gravel: 1%
Sand: 73%
Silt & Clay: 26%

Moisture - Density Relationship Test Procedure: ASTM D-1557 B
 USCS Classification: silty sand (SM)
 AASHTO Classification: A-2-4
 Sample Location: TP-1 @ 2-3'

Reviewed By: TT



GRADATION AND MOISTURE-DENSITY RELATIONSHIP RESULTS

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

TABLE I SUMMARY OF LABORATORY TEST RESULTS

Spendlove 37 Acres

Project Number 2211872

Sample Location		Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation			Atterberg Limits		Moisture-Density Relationship		Sample Classification
Test Pit No.	Depth (feet)			Gravel (%)	Sand (%)	Silt/clay (%)	Liquid Limit (%)	Plasticity Index (%)	Optimum Moisture Content (%)	Maximum Dry Density (pcf)	
TP-1	2-3			1	73	26		NP	130.0	7.5	Silty Sand (SM)
TP-2	3	2	98			28					Silty Sand (SM)
TP-2	4	1	107			18					Silty Sand (SM)
TP-3	1	1	94			30					Silty Sand (SM)
TP-3	2	2	93			32					Silty Sand (SM)
TP-3	3½	2	95			21					Silty Sand (SM)
TP-5	3	< 1	94			24					Silty Sand (SM)
TP-5	5	1	97			24					Silty Sand (SM)
TP-6	5	4	109			20					Silty Sand (SM)
TP-7	2	1	102			16					Silty Sand (SM)
TP-7	5	3	114			21					Silty Sand (SM)
TP-8	1	3	89			59					Sandy Silt (ML)
TP-8	2½	3	97			51					Sandy Silt (ML)
TP-8	4	2	103			50					Silty Sand (SM)

Transaction Identification Data for reference only:

Report Number: 225784

Searcher: Jarom Taylor

Searcher Utah License Number: 691339

Searcher Contact: (435) 634-7991 | jarom@sutc.com

**SCHEDULE A**

1. Effective Date: August 26, 2022 at 7:00AM
2. Report: Report prepared for Spendlove Ground in preparation for platting.
3. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Tytanium Development, LLC, a Utah Limited Liability Company, as to 75% interest and Dellionaire Investments, LLC, a Utah Limited Liability Company, as to 25% interest
4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: 

Authorized Signatory

EXHIBIT A
Legal Description

PARCEL "A":

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 20, T42S, R13W, SLB&M, RUNNING THENCE N88°49'17"W, 888.26 FEET ALONG THE SECTION LINE TO THE EASTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, A 70.00 FOOT WIDE PUBLIC ROADWAY, DEDICATED BY DOCUMENT NO. 20180050579, AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, SAID POINT BEING ON A 1230.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS S83°44'07"E; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: NORTHEASTERLY 1080.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°21'14"; THENCE N56°37'07"E, 55.43 FEET TO THE POINT OF CURVE OF AN 800.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 496.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°34'52" TO A POINT ON THE 1/16TH LINE; THENCE S88°51'25"E, 13.25 FEET ALONG THE 1/16TH LINE TO THE EAST LINE OF SAID SECTION 20; THENCE S1°02'03"W, 1322.42 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL "B":

BEGINNING AT A POINT N88°49'17"W, 958.53 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 20, T42S, R13W, SLB&M, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, A 70.00 FOOT WIDE PUBLIC ROADWAY DEDICATED BY DOCUMENT NO. 20180050579 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N88°49'17"W, 357.43 FEET ALONG THE SECTION LINE TO THE EAST 1/16TH CORNER; THENCE N1°01'36"E, 1321.58 FEET TO A POINT ON THE 1/16TH LINE; THENCE S88°51'25"E, 1227.96 FEET ALONG THE 1/16TH LINE TO SAID WESTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, SAID POINT BEING ON A 730.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N66°57'41"W; THENCE SOUTHWESTERLY 427.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'48"; THENCE S56°37'07"W, 55.43 FEET TO THE POINT OF CURVE OF A 1300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 1148.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°37'41" TO THE POINT OF BEGINNING.

(Preliminary Legal Description Only)

Tax Serial No. H-3386-B

SCHEDULE B
Exceptions

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
11. Taxes for the current year 2022, which are liens, but not yet due or payable in the estimated amount of \$8,111.61, under Tax Serial No. H-3386-B, Account No. 0163108.
12. Subject to any Reservations, Exceptions and Easements as set forth on Transcript, from the State of Utah, recorded December 2, 1943, as Entry No. [61210](#) , in Book U-10, at Page 329, Official Washington County Records. (Affects this and other property)
13. Subject to any Reservations, Exceptions and Easements as set forth on State of Utah Patent, recorded as Entry No. [62496](#) , in Book U-10, at Page 414, Official Washington County Records. (Affects this and other property)
14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Resolution No. R-2003-857, recorded June 12, 2003, as Entry No. [824223](#) , in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

15. Liability to Assessments levied by the Board of County Commissioners of Washington County, Utah, creating and establishing a Special Service District ("Hurricane Valley Fire Special Service District") to provide for fire protection, paramedic services, and ambulance services, as disclosed by Resolution No. R-2007-1203, recorded December 22, 2009, as Doc. No. [20090048182](#) , Official Washington County Records. (Affects this and other property)

A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District, recorded March 1, 2010, as Doc. No. [20100006648](#) , Official Washington County Records.

2nd Amended Hurricane Valley Fire Special Service District, recorded December 30, 2010, as Doc. No. [20100044122](#) , Official Washington County Records.

Resolution No. R-2015-1946, A Resolution Amending the Boundary of the Hurricane Valley Fire Special Service District to include the Corporate Limits of the City of Hurricane, recorded November 9, 2015, as Doc. No. [20150039260](#) , Official Washington County Records and Hurricane Valley Fire District 3rd Amended, recorded November 9, 2015, as Doc. No. [20150039261](#) , Official Washington County Records.

Hurricane Valley Fire District 4th Amended, Extended & Clarified, recorded December 14, 2015, as Doc. No. [20150043173](#) , Official Washington County Records.

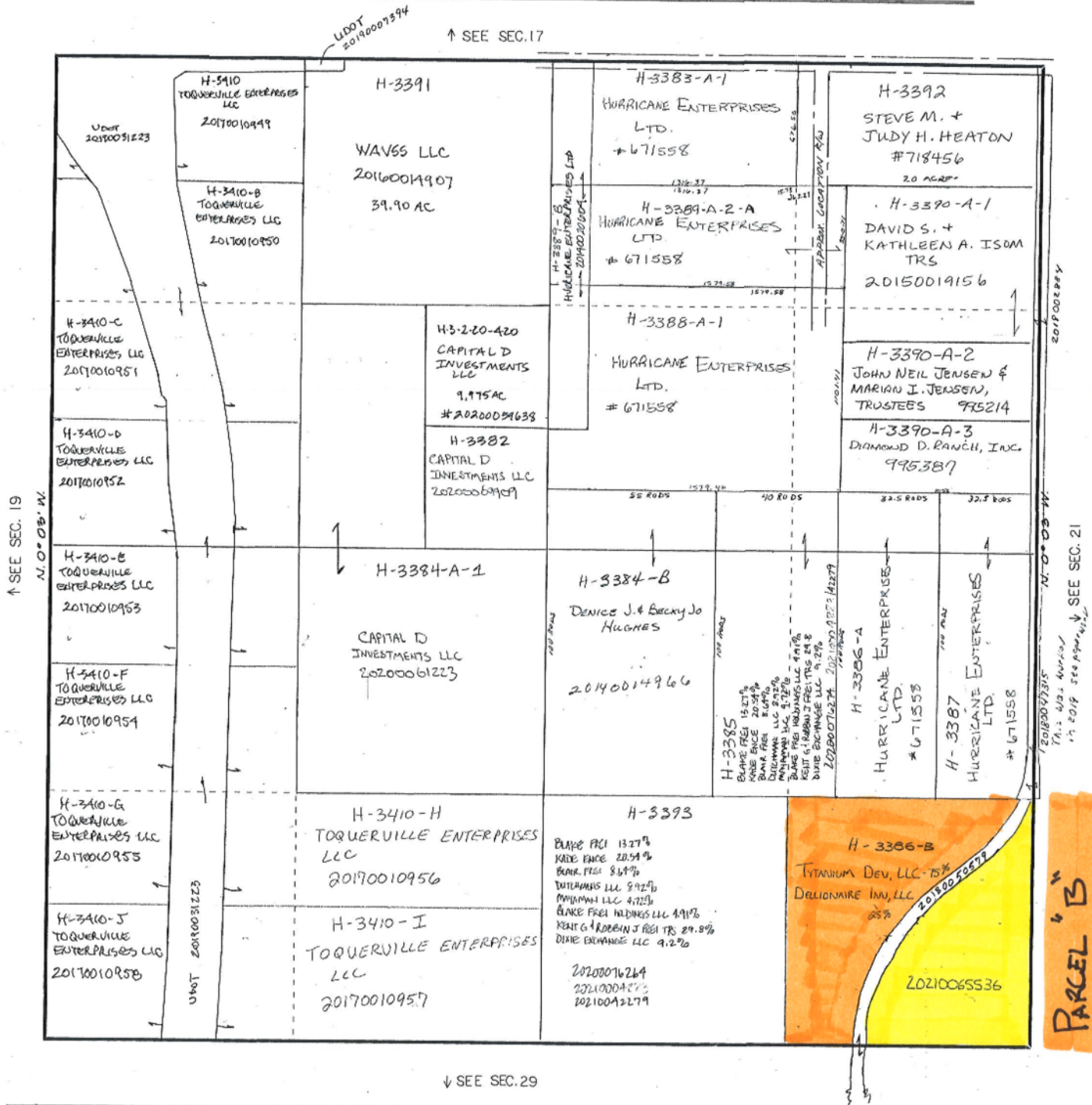
5th Amended & Extended Hurricane Valley Fire District Local Entity Plat, recorded November 8, 2019, as Doc. No. [20190046477](#) , Official Washington County Records, A Resolution Amending the Boundary of The Hurricane Valley Fire Special Service District to Include the Area Within the Rockville-Springdale Fire Special Service District, recorded November 8, 2019, as Doc. No. [20190046478](#) , Official Washington County Records and Certificate of Boundary Adjustment, with 5th Amended and Extended Hurricane Valley Fire District Local Entity Plat Boundary Description, recorded November 8, 2019, as Doc. No. [20190046479](#) , Official Washington County Records.

16. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Roadway Dedication Plat for "COPPER ROCK PARKWAY AND 2100 WEST", recorded December 26, 2018 as Doc No. [20180050579](#) , Official Washington County Records.
17. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Record of Survey prepared by R&B Surveying dated April 5, 2022".
18. We find no Open Deed of Trust/Trust Deed of Record. Require any party with knowledge to the contrary to inform this Office prior to any Final Plat Approval.
19. This Report and the information shown herein is limited to the Record of Survey prepared by R&B Surveying dated April 5, 2022, no information is given or implied beyond this. Upon receipt of a proposed Final Plat additional exceptions may be added.
20. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

SECTION 20
T42 S --- R 13 W
 SALT LAKE BASE & MERIDIAN
 SCALE: ONE INCH=400 FEET
WASHINGTON COUNTY, UTAH

This plat is furnished for information only.
 No liability is assumed by Assessor's
 Office as to correctness
 of data.
 Washington County Recorder



This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

September 7, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Spendlove 21 Acre Subdivision

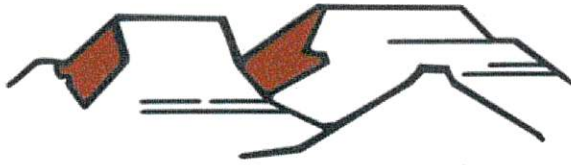
Stephen,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

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



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

September 7, 2022

To Whom It May Concern:

Titanium Development LLC (the "Developer") has requested a culinary water will serve letter for the subdivision known as Spendlove 21 Acre, located at approximately 2100 W 3500 S 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 73 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

Addendum to Hurricane Circuit CW101 Analysis Report

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

Load Flow Analysis

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

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

Potential short term solutions for some load addition would be:

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

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

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

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

Studies included:

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

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

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

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

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

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

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

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

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

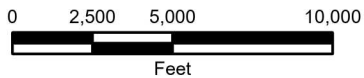
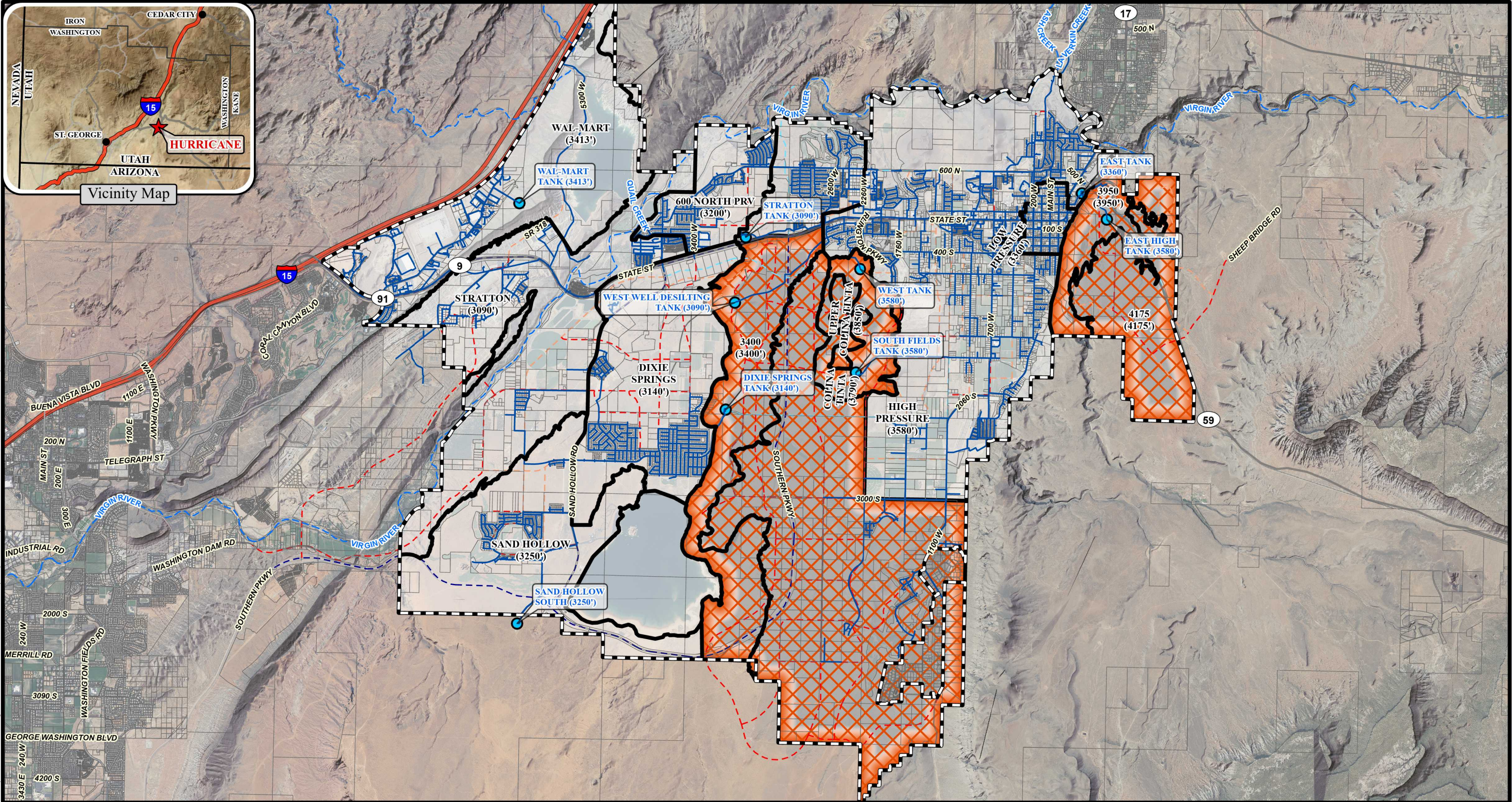
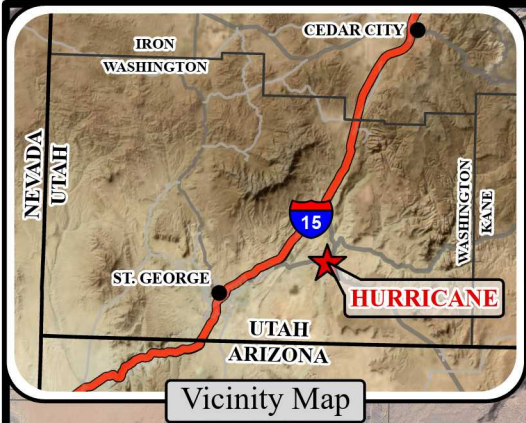
Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results ---															
Study No.	Case Description	Power Flow	CW-Regs (600 North)	Bus-004 (1300 South)	Bus-009 (2050 South)	Bench Lake Non Reg Bus-011	Bench Lake Reg Bus-012	Bus-014 (3000 South)	Bus-017 (2100 West)	Bus-018 (1100 West) RMP TAP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

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

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

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

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



Legend

Hurricane Municipal Boundary

Washington County Parcels

Pressure Zone Boundaries

Approximate Extent of Limit Culinary Distribution

Existing Culinary Water

Existing Tank

Master Planned Roads

Major Arterial (106' ROW)

Minor Arterial (90' ROW)

Major Collector (70' ROW)

Minor Collector (60' ROW)



1 of 1

Approximate Areas of Limited Distribution Capacity

Hurricane, Utah

Spatial Reference: Utah State Plane NAD 83, feet

Drawn By: JRH

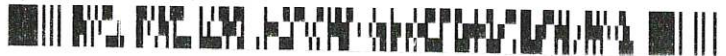
Scale: 1" = 6,000 feet

Date: October 2022

26
Recording Requested By, and
Return Recorded Document To:
Hurricane City
147 N 870 W
Hurricane, UT 84737

DOC # 20220044210

Agreement Page 1 of 26
Gary Christensen Washington County Recorder
09/23/2022 03:11:11 PM Fee \$ 0.00
By HURRICANE CITY



DEVELOPMENT AGREEMENT FOR SPENDLOVE 37 PDO

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of the 9th day of September, 2022 (the "Effective Date"), by and between HURRICANE CITY, a Utah municipal corporation (hereinafter referred to as "City") and Louise P. Spendlove, Trustee of The Paul and Louise Spendlove Family Trust Dated March 26, 1993, Tytanium Development, LLC a Utah Limited Liability Company, and Dellionaire Investments, LLC a Utah Limited Liability Company (hereinafter referred to collectively as "Developer"). The City and Developer are hereinafter collectively referred to as "Parties."

RECITALS

A. Developer is the owner of approximately 37.37 acres of land located within the City of Hurricane as is more particularly described on EXHIBIT A, attached hereto and incorporated herein by reference (the "Property").

B. On November 18, 2021, the City Council approved a zone change subject to and conditioned upon the terms and conditions of this Agreement, as set forth in the Hurricane City Council Meeting Minutes for November 18, 2021, attached as EXHIBIT B.

C. Developer has proposed, and City has approved, a Preliminary Site Plan attached hereto and incorporated herein as EXHIBIT C.

D. Developer is willing to design and construct the Project in accordance with the preliminary site plan and in a manner that is in harmony with and intended to promote the long-range policies, goals, and objectives of the City's general plan, zoning and development regulations in order to receive the benefit of vesting for certain uses and zoning designations under the terms of this Agreement as more fully set forth below.

E. The City Council has accepted Developer's proffer to enter into this Agreement to memorialize the intent of Developer and City and decreed that the effective date of the vesting for the zoning and other Developer rights associated with the Property be the date this Agreement is recorded with the Washington County Recorder's Office.

F. The City Council has further authorized the Mayor of the City to execute

and deliver this Agreement on behalf of the City.

G. The City has the authority to enter into this Agreement pursuant to Utah Code Section 10-9a-102(2) and relevant municipal ordinances, and desires to enter into this Agreement with the Developer for the purpose of guiding the development of the Property in accordance with the terms and conditions of this Agreement and in accordance with applicable City Ordinances.

H. This Agreement is generally consistent with, and all preliminary and final plats within the Property are subject to and shall conform with, the City's General Plan, Zoning Ordinances, and Subdivision Ordinances, and any permits issued by the City pursuant to City Ordinances and regulations.

I. The Parties desire to enter into this Agreement to specify the rights and responsibilities of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

J. The Parties understand and intend that this Agreement is a "development agreement" within the meaning of, and entered into pursuant to, the terms of Utah Code Ann., §10-9a-102.

K. The Parties intend to be bound by the terms of this Agreement as set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into this Agreement, as a substantive part hereof.

2. Zoning. The Property shall be developed in accordance with (i) the requirements of the underlying zone as shown on EXHIBIT C, (ii) all other features as generally shown on the Preliminary Site Plan, and (iii) this Agreement. Except as otherwise approved in writing by City, the Developer shall not develop the Property in a manner that deviates materially from the attached Preliminary Site Plan in EXHIBIT C and as permitted by the aforementioned zoning designation for the Property.

3. Governing Standards. The Preliminary Site Plan, the record of the City Council meeting, and this Agreement (together the "Approval Documents") establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Approval Documents. All Developer submittals must comply generally with the

Approval Documents. Non-material variations to the Preliminary Site Plan, as defined and approved by the City's Zoning Administrator, such as exact building locations, location of local roadways, exact locations of open space and parking may be varied by the Developer without official City Council or Planning Commission approval. Such variations however shall in no way change the maximum density, use and intensity of the development of the Project.

4. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:

- a. Guaranteed Density and Uses. City specifically acknowledges that at build-out Developer shall be entitled to a total overall density of 3.45 ERUs per acre within the Project, which density equals approximately 129 residential units for the entire Property. Further, the Parties acknowledge that actual densities on certain acreage will exceed 3.45 units per acre because several acres of the Property will be (a) set aside as open space and (b) larger lots. For each phase of development of the Property, the Developer shall provide a table on the preliminary plat setting out the total number of ERUs that were included in previous phases, the number of ERUs proposed in the instant phase, and the number of approved ERUs remaining available for development in future phases.

5. Construction Standards and Requirements. All construction on the Property at the direction of the Developer shall be conducted and completed in accordance with the City Ordinances and Design Standards, including, but not limited to infrastructure construction, setback requirements, minimum lot sizes, building height requirements, lot coverage requirements, requirements arising from Public Infrastructure Districts in the vicinity, and all other zoning and development requirements.

- a. Developer understands, acknowledges and specifically agrees that: (a) power, water, and other utility services to the Property are not currently available and have not been extended to the Property, (b) the granting of this zone change does not in any way guarantee or warrant the availability and extension of power and water utility services to the Property, (c) no application for any permit requiring the availability or extension of power or water service, and no other request requiring the availability and extension of power or water services, shall be filed or made until such time that such services are available and have been extended to the Property, and (d) Developer assumes all risk and liability associated with any development activity on the Property, including but not limited to all costs incurred for engineering, feasibility studies, etc., in the event that such services do not become available and are not extended to the Property.
- b. Adequate Public Facilities. The City may deny any land use application

for any development on the Property, including but not limited to preliminary plats, building permits, zone changes, and preliminary site plans by finding that utilities and roadways are (1) inadequate to support the proposed development or (2) services are not in the vicinity of the proposed application. The City may consider approval of a project if the applicant can show that current utility and roadway systems are adequate to meet the demand for the project and the applicant can provide a plan on how to reasonably connect utilities and roadways to the proposed development according to Hurricane City standards.

- c. Acceptance of Improvements. The City shall accept all improvements which are intended for public use and which have been constructed by Developer or its agents in accordance with the City's standards and as shown on the approved construction drawings. Prior to the construction of any road, utility, or public improvements within the Project, the City shall review proposed construction drawings and require adjustments or changes to meet the requirements of this Agreement and applicable City standards. The City shall cooperate and allow Developer to construct the Offsite Improvements, and the City shall accept Developer's dedication of the Offsite Improvements. The City shall only accept improvements once improvements have been installed, inspected by the City or its representative, a warranty bond has been provided by Developer, and all other conditions for acceptance set out in Hurricane City's Ordinances and standards are satisfied.
- d. Unless otherwise specifically approved by the City Council and clearly labeled on the final subdivision plat, all roads within the Project shall be public roads. Upon final acceptance of such roads as having been constructed in conformity with all approved plans and City standards, City shall be responsible for maintenance of the roads at the same level of maintenance applicable to other similar roads within the City. City shall not be responsible for maintenance of any private road within the Project.

6. Vested Rights and Reserved Legislative Powers.

- a. Vested Rights. As of the Effective Date, Developer shall have the vested right to develop and construct the Project in accordance with the uses, maximum permissible densities, intensities, and general configuration of development established in the Approval Documents, subject to compliance with the City Ordinances in existence on the Effective Date. The Parties intend that the rights granted to Developer under this Agreement are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this Agreement grants to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann., §10-9a-509.

i. Examples of Exceptions to Vested Rights. Notwithstanding the foregoing, the Parties understand and agree that the Project will be required to comply with future changes to City Laws that do not limit or interfere with the vested rights granted pursuant to the terms of this Agreement. The following are examples for illustrative purposes of a non-exhaustive list of the type of future laws that may be enacted by the City that would be applicable to the Project:

1. Developer Agreement. Future laws that Developer agrees in writing to the application thereof to the Project;
2. Compliance with State and Federal Laws. Future laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;
3. Safety Code Updates. Future laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare; or,
4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated.
5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law.
6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, imposed and collected.

b. Reserved Legislative Powers. The Developer acknowledges that the City

is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation of the police powers, such legislation shall not modify the Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Section 10-9a-509 of the Municipal Land Use, Development, and Management Act, as adopted on the Effective Date, *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law. Notwithstanding the foregoing, the City reserves the right to enact an ordinance in accordance with Utah Code Ann. §10-9a-504 establishing a temporary land use regulation for any part or all of the area within the municipality, including area within the Project, which prohibits or regulates issuance of any building permit or the erection, construction, reconstruction or alteration of any building or structure or any subdivision approval if the City Council makes a finding of compelling countervailing public interest in accordance with Utah and federal law after notice to Developer and an opportunity to be heard.

7. Default. An "Event of Default" shall occur under this Agreement if any party fails to perform its obligations hereunder when due and the defaulting party has not performed the delinquent obligations within sixty (60) days following delivery to the delinquent party of written notice of such delinquency. Notwithstanding the foregoing, if the default cannot reasonably be cured within that 60-day period, a party shall not be in default so long as that party commences to cure the default within that 60-day period and diligently continues such cure in good faith until complete.

8. Default and Remedies. Failure of a party to perform any of the Party's obligations under this Agreement within a thirty (30) day period (the "**Cure Period**") after written notice thereof from the other party shall constitute a default ("**Default**") by such failing party under this Agreement; provided, however, that if the failure cannot reasonably be cured within thirty (30) days, the Cure Period shall be extended for the time period reasonably required to cure such failure so long as the failing party commences its efforts to cure within the initial thirty (30) day period and thereafter diligently proceeds to complete the cure. Such notice shall specify the nature of the alleged Default and the manner in which such Default may be satisfactorily cured, if possible. If the Default is cured, then no Default shall exist and the noticing Party shall take no further action.

- a. In the event of an uncured Default, the non-defaulting party shall, in addition to any other remedy allowed by law, be entitled to the court's imposition of specific performance and /or injunctive relief, but not monetary damages. All rights and remedies under this Agreement, and /or statute or common law shall be deemed cumulative and the selection of one of the rights or remedies shall not be deemed a waiver of any other

right or remedy.

- b. If City elects to consider terminating this Agreement due to a Default by Developer, then City shall give to Developer written notice of City's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City's legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City's legislative body determines that a material uncured Default has occurred and is continuing, City may thereafter pursue the remedy of termination through an appropriate judicial proceeding.

9. Specific Acts of Default. The Parties hereto agree that any of the following occurrences, acts or failure to act shall constitute a Default by Developer, for which City may elect to terminate the agreement in accordance with Section 8 above: (a) the filing of a petition in bankruptcy by Developer, (b) foreclosure on any portion of the Property which has the effect of creating an unapproved or illegal subdivision under Utah law or City ordinances, (c) the Developer's failure to comply with the requirements of any Section above, or (d) Developer's failure, without good cause as determined in good faith by City, for a period of five (5) years to commence construction of improvements in any new development phase or new Development Parcel. Upon such termination, all approvals or development rights granted hereunder to Developer shall lapse and all obligations of City hereunder shall cease.

10. Notices. Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

To the Developer: Tytanium Dev. LLC
 3439 S. Barcelona Dr. #46
 St. George, Utah 84790

To the City: Hurricane City
 Attn: Dayton Hall, City Attorney
 147 N. 870 W.
 Hurricane, UT 84737

11. General Term and Conditions.

a. Headings. The headings contained in this Agreement are intended for convenience only and are in no way to be used to construe or limit the text herein.

b. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, officers, agents, employees, members, successors and

assigns (to the extent that assignment is permitted). Without limiting the generality of the foregoing, a "successor" includes a party that succeeds to the rights and interests of the Developer as evidenced by, among other things, such party's submission of land use applications to the City relating to the Property or the Project.

c. Non Liability of City Officials and Employees. No officer, representative, consultant, attorney, agent or employee of the City shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by the City, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement. Nothing herein will release any person from personal liability for their own individual acts or omissions.

d. Third Party Rights. Except for the Developer, the City and other parties that may succeed the Developer on title to any portion of the Property, all of whom are express intended beneficiaries of this Agreement, this Agreement shall not create any rights in and/or obligations to any other persons or parties. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements

e. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items.

f. Relationship of Parties. This Agreement does not create any joint venture, partnership, undertaking, business arrangement or fiduciary relationship between the City and the Developer.

g. Agreement to Run With the Land. This Agreement shall be recorded in the Office of the Washington County Recorder against the Property and is intended to and shall be deemed to run with the land, and shall be binding on and shall benefit all successors in the ownership of any portion of the Property.

h. Performance. Each party, person and/or entity governed by this Agreement shall perform its respective obligations under this Agreement in a manner that will not unreasonably or materially delay, disrupt or inconvenience any other party, person and/or entity governed by this Agreement, the development of any portion of the Property or the issuance

of final plats, certificates of occupancy or other approvals associated therewith.

i. Applicable Law. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Utah.

j. Construction. This Agreement has been reviewed and revised by legal counsel for both the City and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

k. Consents and Approvals. Except as expressly stated in this Agreement, the consent, approval, permit, license or other authorization of any party under this Agreement shall be given in a prompt and timely manner and shall not be unreasonably withheld, conditioned or delayed. Any consent, approval, permit, license or other authorization required hereunder from the City shall be given or withheld by the City in compliance with this Agreement and the City Ordinances.

l. Approval and Authority to Execute. Each of the Parties represents and warrants as of the Effective Date this Agreement, it/he/she has all requisite power and authority to execute and deliver this Agreement, being fully authorized so to do and that this Agreement constitutes a valid and binding agreement.

m. Termination.

i. Notwithstanding anything in this Agreement to the contrary, it is agreed by the parties hereto that in the event the final plat for any portion of the Property has not been recorded in the Office of the Washington County Recorder within five (5) years from the date of this Agreement (the "Term"), or upon the occurrence of an event of default of this Agreement that is not cured, the City shall have the right, but not the obligation, at the sole discretion of the City Council, to terminate this Agreement as to the defaulting party (*i.e.*, the Developer). The Term may be extended by mutual agreement of the Parties.

ii. Upon termination of this Agreement for the reasons set forth herein, following the notice and process required hereby, the obligations of the City and the defaulting party to each other hereunder shall terminate and the zoning that existed prior to the zone change that was conditioned on this Agreement shall be reinstated on all property for which a final plat has not been recorded, but none of the licenses, building permits, or certificates of occupancy granted prior to expiration of the Term or

termination of this Agreement shall be rescinded or limited in any manner.

12. Assignability. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of the City as provided herein.

- a. Notice. Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.
- b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.
- c. Grounds for Denying Assignment. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.
- d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

13. Sale or Conveyance. If Developer sells or conveys parcels of land within the Property, the lands so sold and conveyed shall bear the same rights, privileges, restrictions, limitations, intended uses, configurations, and density as applicable to such parcel and be subject to the same limitations and rights of the City as when owned by Developer and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

14. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

15. Severability. If any portion of this Agreement is held to be unenforceable for any reason, the remaining provisions shall continue in full force and effect.

16. Force Majeure. Except for termination of this agreement due to Developer's failure to record a final plat on the Property within five (5) years of the date of this Agreement, any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore; acts of nature; governmental restrictions, regulations or controls; judicial orders; enemy or hostile government actions; wars, civil commotions; fires or other casualties or other causes beyond the reasonable control of the party obligated to perform hereunder shall excuse performance of the obligation by that party for a period equal to the duration of that prevention, delay or stoppage.

17. Amendment. This Agreement may be amended only in writing signed by the Parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first hereinabove written.

CITY:

Hurricane City

By: Nanette Billings
Mayor Nanette Billings

DEVELOPER:

The Paul and Louise Spendlove Family Trust Dated March 26, 1993

By: Louise P. Spendlove, Trustee
Name: Louise P. Spendlove
Title: Trustee

Tytanium Development, LLC a Utah Limited Liability Company

By: Tyler Meyers
Name: Tyler Meyers
Title: Manager

Dellionaire Investments, LLC a Utah Limited Liability Company

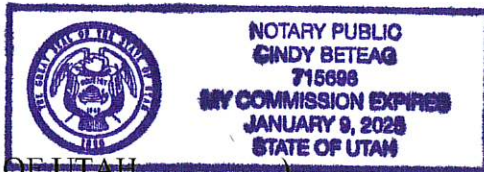
By: Dez Beatty
Name: DEZ BEATTY
Title: Manager

STATE OF UTAH)

:SS

COUNTY OF WASHINGTON)

On the 15th day of September, 2022, personally appeared before me **Nanette Billings**, who being by me duly sworn, did say that she is the Mayor of Hurricane City, a Utah municipal corporation, and that the within and foregoing instrument was signed on behalf of said corporation with proper authority and duly acknowledged to me that she executed the same.



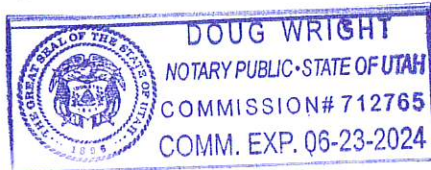
Cindy Beteag
Notary Public

STATE OF UTAH)

:SS

COUNTY OF UTAH)

On the 9th day of September, 2022, personally appeared before me **Louise P. Spendlove**, who being by me duly sworn, did say that she is the duly authorized Trustee of **The Paul and Louise Spendlove Family Trust Dated March 26, 1993**, that the within and foregoing instrument was signed on behalf of said Trust with proper authority, and did duly acknowledge to me that she executed the same.



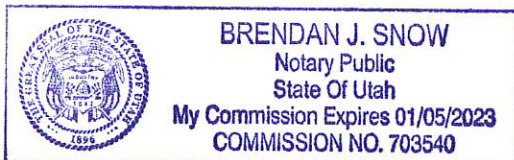
Doug Wright
Notary Public

STATE OF UTAH)

:SS

COUNTY OF UTAH Washington

On the 13 day of September, 2022, personally appeared before me Tyler Meyers, who being by me duly sworn, did say that s/he is the Manager of **Tytanium Develoment, LLC a Utah Limited Liability Company**, that the within and foregoing instrument was signed on behalf of said limited liability company with proper authority, and did duly acknowledge to me that s/he executed the same.



Brendan J. Snow
Notary Public

STATE OF UTAH)
COUNTY OF Washington :SS
pd

On the 13 day of September, 2022, personally appeared before me
Del Beatty, who being by me duly sworn, did say that s/he is the Manager of
Dellionaire Investments, LLC a Utah Limited Liability Company, that the within and
foregoing instrument was signed on behalf of said limited liability company with proper
authority, and did duly acknowledge to me that s/he executed the same.



Brendan J. Snow
Notary Public

EXHIBIT A
Legal Description of Property:

The following tract of land in Washington County, State of Utah:

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 20, Township 42 South, Range 13 West of the Salt Lake Meridian, County of Washington.

EXHIBIT B

Hurricane City Council Meeting Minutes for November 18, 2021

Minutes of the Hurricane City Council meeting held on November 18, 2021, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

Council Members: Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders, and Kevin Tervort. Mayor John Bramall excused.

Also Present: City Manager Kaden DeMille, City Attorney Fay Reber, Lieutenant Jerod Brisk, Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, Planning Director Stephen Nelson, Recreation Director Kole Staheli, City Recorder Cindy Beteag, and Fire Chief Tom Kuhlman.

AGENDA

4:00 p.m. Consideration and possible decision regarding economic impacts to the City

Kaden DeMille presented wage information. The information included an option to increase wages by two percent and three percent. He reported that other municipalities in the County are also looking at wage increases. He is not confident that the economy will not change; he recommends a bonus rather than a wage increase. He would like to look at increasing wages in January to align with the timing of wage increases in other municipalities. Mr. DeMille noted that forty-five applicants applied for the utility clerk position. Ten candidates were selected for interviews. Three candidates did not attend the interview, and several more terminated their applications. Councilwoman Billings noted that the City increased wages by two percent in February, three percent in July, and another three percent increase for the Police Department in September. She suggested a Christmas bonus of one percent of the employee's wages. She feels a lump sum is more beneficial than a slight pay increase. Councilman Sanders does not think employees will remember the Christmas bonus when wages are discussed next year.

Councilman Prete feels that the City does need to do its best to keep up morale. However, considering the drastically changing economy, it is important to know whether the City can sustain the wage increase. Councilman Tervort agrees that an increase needs to happen, but he is concerned about postponing capital projects to compensate for the wage increase. Mr. DeMille noted that the revenue generated from property and sales tax goes to the General Fund, and the revenue from sales tax has increased by five percent. Councilman Larson suggests a two percent increase and a medium size bonus starting now. He explained that hiring an employee to replace a key employee will cost more than this wage increase.

Scott Hughes reported that the City will lose valuable employees if this is not addressed. Mr. DeMille is working to change the culture in the office and make the City an enjoyable place to work, and he is asking departments to do the same thing. Councilman Sanders agrees with Councilman Larson's suggested wage increase and bonus. Councilman Prete agrees that an increase may be necessary to stay competitive and alleviate the burden of inflation.

The City Council discussed a two percent wage increase to each department's budget to be allocated by the department head with a three hundred and fifty dollar bonus for full-time employees and a one hundred dollar bonus for part-time employees.

Nanette Billings motioned to move this to the end of the meeting as item 11. Seconded by Joseph Prete. Darin Larson, Dave Sanders, Kevin Tervort, Nanette Billings and Joseph Prete, voting aye. Motion carried unanimously.

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

Discussion regarding development of all abilities park on City land at 1410 W 650 South-Art in the Park Committee.

Sarah Jackman is representing Art in the Park. She explained that Art in the Park has placed several sculptures in Hurricane City. The committee wants to create a place for people to connect with art, neighbors, and themselves. Mental and physical health is an essential aspect of life, and they feel this can be accomplished by creating an interactive art park. The idea for the park is to have areas representing the national parks, sculptures, mosaics, rock climbing, yoga, a building for art classes, and a children's play area. The location they are considering is a gravel pit owned by the City. Ms. Jackman noted that they have not researched costs yet. Stephen Nelson reported that there is a master planned roadway through the gravel pit. Councilman Prete thinks this will be a unique park that can serve the entire region. There may be grant funds available to fund the park.

Mike Vercimack thinks it is innovative, but this location is not ideal. The property would have to be filled in when the roadway is built, and the planned roadway will consume a large portion of the property. Mr. Nelson stated that other cities have added interactive art in downtown areas, and he plans to incorporate some of these ideas into the downtown master plan.

Councilwoman Billings suggested meeting with the parks and other departments to get ideas. Councilman Larson stated that the Rotary Club plans to do an all-abilities park in Hurricane City, and the club is farther along in the planning process. He thinks these two parks could be incorporated together.

Chief Kuhlman reported that Fire Academy starts on January 24th. They are planning to hire thirty employees in the next year. Mr. Kuhlman presented the recruiting video, and the application is open to the public. He explained that the department funds the expensive cost of training new employees. However, the employee is required to pay back the cost of their training if they do not stay with the department for forty-eight months.

Jared Brisk reported that the Police Department is busy. Two officers are out with COVID.

Kole Staheli reported that the annual Christmas Tree Lighting/Festival is on November 29th. There is a large lineup of Christmas concerts at the fine arts facility. Arthur LeBaron and Darren Barney are excited about the property near Quail Lake, and he is hopeful that the Water Conservancy District will lease the property to Hurricane City. There are nearly nine acres that can be used for recreational purposes. The walls for the bell tower are going up today.

Mike Vercimack reported that the City is staying remarkably busy. Many commercial developments are coming in, and development continues to be the driving force. The Planning Commission has recommended approval for zoning on 2800 West. Half of the owners have signed a right of occupancy, and the right of way and power lines easement needs to be finalized.

Stephen Nelson reported that thirty-four responses were received during the downtown walking survey. Most of the concerns received involved SR-9. He will prepare the information to present to the City Council and the Utah Department of Transportation. There were twenty-two applications at the last Planning Commission meeting. The final site plan was approved for Intermountain Health Care. The Water Conservancy District submitted a zone change application for 3,200 acres. The Planning Commission tabled the item so they can hold a work meeting with the City Council in January. The holiday dinner for the boards and commission is planned for December 13th.

6:00 p.m. - Call to Order –

Kevin Tervort welcomed everyone to the meeting.

Pledge: Darin Larson

Prayer: Joseph Prete

Approval of Minutes: July 15, 2021

Nanette Billings motioned to approve the Minutes of the regular City Council Meeting on July 15, 2021. Seconded by Dave Sanders. Darin Larson, Nanette Billings, Dave Sanders, and Kevin Tervort, voting aye. Joseph Prete abstained. Motion carried.

Public Forum – Comments From Public

Lily McEntire lives in Ivy Wood. She is a mother of six children, and four attend Valley Academy. They walk or ride their bike to school. Traffic has increased in this area, and many children walk along 400 North. She thinks a second crosswalk is necessary on 870 West and 400 North. She

reported that three hundred and eighty-five community members signed the petition supporting another crosswalk.

OLD BUSINESS

1. Consideration and possible approval of a **proposed code amendment to Hurricane City Code 10-26**. Hurricane City Planning Applicant.

Stephen Nelson explained that this ordinance defines the City's recreational resort development standards. With guidance from the Council, the Planning Commission made some changes to the ordinance. These changes clarify required amenities, parking, and additional consideration for zone changes. The verbiage for the onsite management requirement was edited for clarity. Councilman Prete suggested adding verbiage to note that onsite management is required from the beginning and suggested requiring completion of the pool and clubhouse within one year of starting the project. He questioned what "other amenities shall be phased proportionately" means in the last sentence. Mr. Nelson explained that this prevents developers from postponing major improvements. Councilman Prete suggested adding "construction of other amenities" to the sentence. Councilwoman Billings confirmed that this applies to developments zoned for recreation resorts that do not have an approved preliminary plat.

Joseph Prete motioned to approve the proposed code amendment to Hurricane City Code 10-26 subject to the changes discussed and final legal review. Seconded by Nanette Billings. Darin Larson, Dave Sanders, Kevin Tervort, Nanette Billings, and Joseph Prete, voting aye. Motion carried unanimously.

2. Consideration and possible approval of a proposed **zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A**. Silver Flats LLC/ Duane Fielding Applicant, Jon Jensen Agent.

The applicant is not present.

Nanette Billings motioned to table approval of a proposed zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Parcel ID's H-3402 and H-3401-A. Seconded by Joseph Prete. Darin Larson, Dave Sanders, Kevin Tervort, Nanette Billings, and Joseph Prete, voting aye. Motion carried unanimously.

3. Consideration and possible approval **for a Zone Change and preliminary site plan request on 37 acres from RA-1, residential agriculture 1 unit per acre, to R1-8,**

residential 1 unit per 8,0000 square feet, with a PDO, planned development overlay.
Parcel H-3386-B. Louise P Spendlove Applicant. Tyler Meyers Agent.

Tyler Meyers reported that the applicants understand the utility issues. They likely will not be ready to start building for a year or more, and they are okay with a development agreement noting that building permits will not be issued until they have adequate utilities. Stephen Nelson reported that this agreement is similar to the Balance of Nature development agreement. The Planning Commission gave a positive recommendation. The applicant will have to present a sensitive land application for the south and east side of the property with the preliminary plat. Councilwoman Billings confirmed that the proposed units per acre are 3.45 with an R1-8 underlying zone.

Nanette Billings motioned to approve the Zone Change and preliminary site plan request on 37 acres from RA-1, residential agriculture 1 unit per acre, to R1-8, residential 1 unit per 8,0000 square feet, with a PDO, planned development overlay with 3.45 units per acre based on it is harmonious with the surrounding properties. Approval is subject to the development agreement. Seconded by Darin Larson. Dave Sanders, Kevin Tervort, Darin Larson, and Nanette Billings, voting aye. Joseph Prete voting nay. Motion carried.

NEW BUSINESS

- 1. Consideration and possible approval of Resolution 2021-29 to update the Zion Regional Collaborative Independent Contractor Agreement - Stephen Nelson**

Stephen Nelson reported that Zion Regional Collaborative hired an independent contractor last year. Mr. Nelson feels this is an excellent organization that helps coordinate regional projects. This is the same contract as last year. Hurricane City has budgeted \$10,000 for this year's contract. However, other participating cities have increased their contribution by ten percent.

Nanette Billings motioned to approve Resolution 2021-29 to update the Zion Regional Collaborative Independent Contractor Agreement. In the budgeted amount of \$10,000. Seconded by Dave Sanders. Darin Larson, Kevin Tervort, Joseph Prete, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously

Councilman Prete advocated hiring a grant writer.

- 2. Public Hearing to take comments on the following.**

Nanette Billings motioned to go into a public hearing. Seconded by Darin Larson. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

- a. A sensitive land application for Sand Cove located at 3350 W 500 North**

No comments

Nanette Billings motioned to go out of the public hearing. Seconded by Darin Larson. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously

3. Consideration and possible approval of a **preliminary plat and sensitive land application for a proposed single-family subdivision located at approximately 3350 W and 500 N.** Mortar & Beam Applicant, Jim Lyman Agent.

Jim Lyman explained that three lots had a thirteen percent slope. After meeting with the Council and Planning Commission, the applicant swapped land with the City to accommodate the park. This creates better access, and the walkway was continued from Coronado Ridge to access the park. Stephen Nelson noted that there are other lots exceeding ten percent. The Planning Commission recommended approval because grading the lots will minimize the slope's impact. The Parks Department has reviewed and supports the park plan. Mr. Lyman stated that a portion of the 1.92-acre park will be preserved as open space. Mr. Nelson reported that Arthur LeBaron made the recommendation that the three lots by the parking lot need to have garages on the main street. Mr. Lyman noted that the City Engineer is willing to make an exception for the intersection length connecting to Shoshone Land Company's property. Councilman Sanders asked if there are plans to address the drainage on 3400 West. Mike Vercimack reported that any development on 600 North is required to make improvements along 600 North, and there is a planned drainage basin.

Dave Sanders motioned to approve the preliminary plat and sensitive land application for a proposed single-family subdivision located at approximately 3350 W and 500 N subject to Arthur LeBaron approving the road that exceeds eight hundred feet. Seconded by Nanette Billings. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously

4. Discussion regarding the additional of a **crosswalk at Hurricane Elementary** -Jenny Chamberlain

Jenny Chamberlain is the President of the Community Council of Hurricane Elementary School. This Council includes principals, teachers, and parents. The Community Council has been discussing the ongoing safety concerns regarding the lack of a crosswalk on 870 W and 400 North. She explained that the previous traffic study did not find that this location warranted a crosswalk. She asked the Council to consider having a new traffic study because the density has significantly increased. Ms. Chamberlain reviewed events that take place during the school year. Jerod Brisk reported that the road is going to get busier. The crosswalk will have no impact without a crossing guard. Mike Vercimack noted that a simple, immediate solution is to erect a

crosswalk sign and paint a crosswalk. He will check with Arthur LeBaron to see if a crossing guard is required at a crosswalk. Councilman Sanders explained that completing 700 West will eliminate much of the problem. Becky is concerned that painting a crosswalk without a crossing guard will encourage children to cross without help. Councilwoman Billings asked if teachers could help by explaining to the student that they can't cross there.

Maggie Maxfield reported that the new section of 700 West has eliminated some traffic. She has witnessed teachers telling students not to cross, only to have the parents tell them to cross there. Ms. Chamberlain read the petition to the City Council. Derek's son was hit at this intersection. He explained that there is limited visibility, and the school zone signs only meet the minimum requirements.

5. Consideration and possible approval of an **amended final plat for Hinton Home Estates Subdivision: Partial Amendment A (Lots 2 & 3)**, located at 754 W 1130 S. Ryan and Chantel Reeve Applicants, Ben Syphus Agent.

The Planning Commission unanimously recommended approval. The applicant wants to combine two lots to build a pool and a pool house.

Dave Sanders motioned to approve the amended final plat for Hinton Home Estates Subdivision subject to the staff and JUC comments. Seconded by Joseph Prete. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

6. Consideration and possible approval on a **final plat for Canyons RV Resort Amended and Extended. Located at 100 N and 2800 W.** Western Commercial Real Estate, PLLC Applicant. Joseph Venuti Applicant.

Joby Venuti explained that this amendment addresses the problems with the sewer. Stephen Nelson reported that the open space was approved in the initial development agreement, and the Homeowner's Association does not plan to do anything with the land. They have entered a preliminary agreement with Ash Creek Sewer District based on this approval. The Planning Commission unanimously recommended approval.

Joseph Prete motioned to approve the final plat for Canyons RV Resort Amended and Extended. Located at 100 N and 2800 W subject to staff and JUC comments. Seconded by Nanette Billings. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

7. Consideration and possible approval of a **preliminary plat for Red Cliff Preliminary Plat, a 31 lot duplex development, located at 2170 W 600 N.** Jay Rice- Red Cliff Development Applicant. Jared Madsen- Alpha Engineering Agent.

The applicant nor the agent are present.

Joseph Prete motioned to continue approval of a preliminary plat for Red Cliff Preliminary Plat, a 31 lot duplex development, located at 2170 W 600 N. Seconded by Nanette Billings. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

8. Discussion regarding the Memorandum of Understanding with SUU

Councilwoman Billings, Kaden DeMille, the City Attorney, and SUU held a conference call last week. SUU originally proposed limiting the flights to three per day with two helicopters. The drafted MOU listed five flights per day, and the group compromised on four flights per day. Scott Freeman would like to add verbiage that defines four flight groups per day with a thirty-minute time limit per flight group. Exhibit A was not available for review. The Airport Board suggested implementing an ordinance instead of having multiple MOUs with multiple entities. The Board also wants the MOU to note that there are six patterns, and no run-on landing is allowed at our airport. Councilman Sanders suggested updating the MOU for the attorney to review and present to SUU.

9. Consideration and possible approval of waiving the power impact fees for the bell tower power source

Nanette Billings motioned to waive the power impact fees for the bell tower power source. Seconded by Joseph Prete. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

10. Consideration and possible approval to change 5140 West to Pecan Valley Road - Chris Wyler

Councilwoman Billings prefers the grid address system because it is challenging to navigate if a street is only marked with a name. Stephen Nelson reported that the grid number cannot be replaced on the signage, but a street name can be added.

Dave Sanders motioned to add Pecan Valley Road with 5140 West to meet the standard. Seconded by Nanette Billings. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

Mayor and Council reports

Mayor Bramall	Airport, Administration, Police, Animal Control, School Crossing Guards, Victim Services, Public Works, Engineering -
---------------	---

Nanette Billings	Parks & Cemetery, Appeals Board, Airport, Historical Preservation, Solid Waste District, and Youth Council -
Darin Larson	Planning Commission, Economic Development, Planning Department, Power, and Swimming Pool -
Joseph Prete	Court, Water, Recreation, Tree Board, and Beautification Committee -
Dave Sanders	Emergency Management, Streets & Drainage, Prosecutor's Office, Code Enforcement, and Building and Inspections – asked if impact fees could be reviewed.
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District -
Kaden DeMille	City Administration – asked about PID. Not until it is certified.

11. Consideration and possible decisions regarding economic impacts to the City

Councilman Larson thinks bonuses are a morale booster, but a wage increase will eliminate future issues with competing cities. Councilwoman Billings stated that while the budget is open, the Council should consider hiring an assistant for Kaden DeMille, a Human Resource Director, and a full-time City Attorney. Mr. DeMille explained that there had been many changes in the administration office, and he would like more time to gauge these changes before hiring a Human Resource Director. He agrees that an assistant will be helpful. Councilman Larson feels it is important to hire a Human Resource Director, and he would like that to be considered in the next fiscal year.

Darin Larson motioned to approve a wage increase of two percent allocated per department in January plus a bonus of three hundred fifty dollars for full-time employees and a one-hundred-dollar bonus for part-time employees. Seconded by Dave Sanders. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

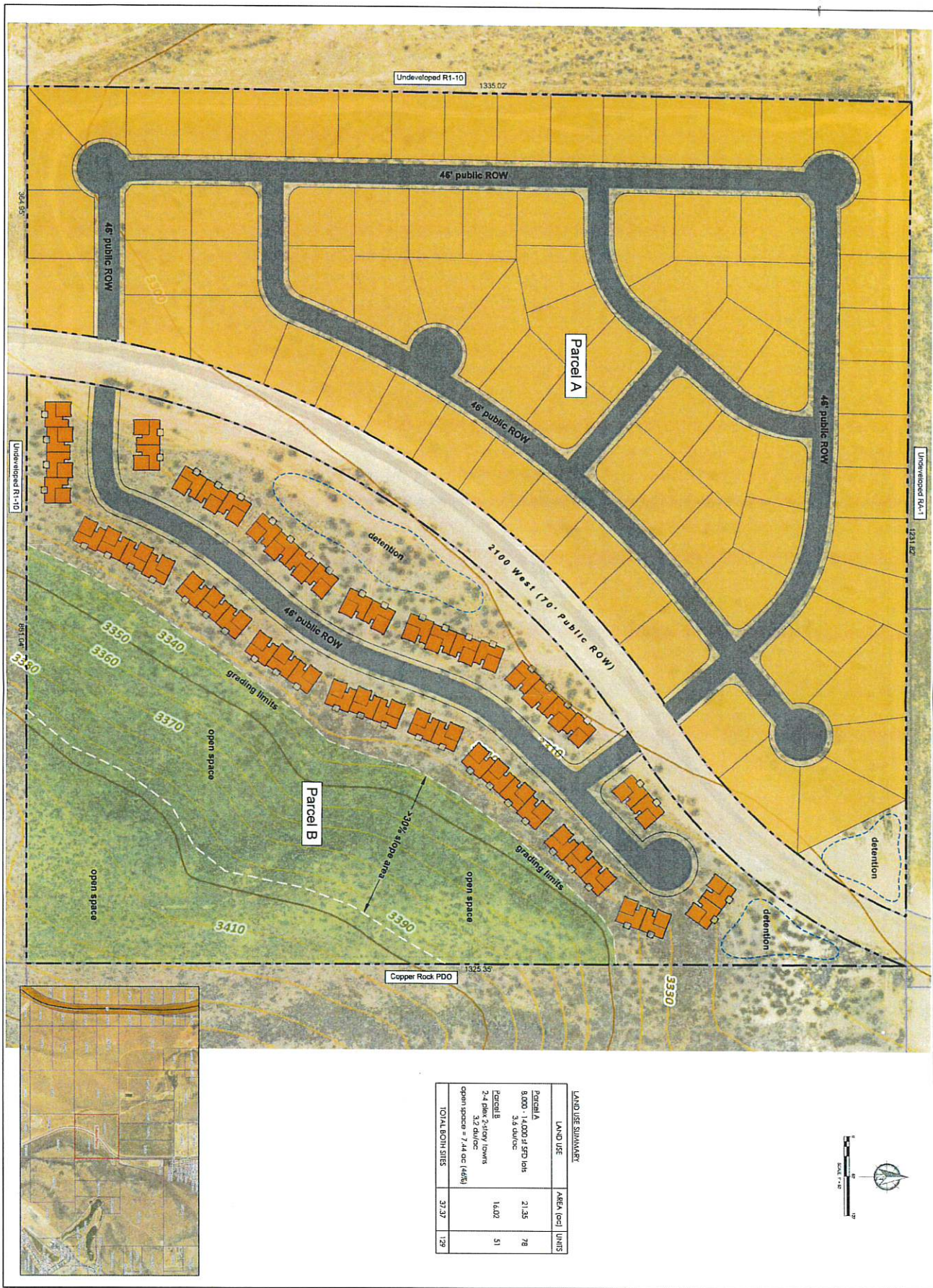
Closed Session:

Nanette Billings motioned to go into a closed session. Seconded by Dave Sanders. Kevin Tervort, Joseph Prete, Darin Larson, Dave Sanders, and Nanette Billings, voting aye. Motion carried unanimously.

Adjournment: 8:42 p.m.

EXHIBIT C

Preliminary Site Plan



LAND USE SUMMARY		
LAND USE	AREA (ac)	UNITS
Parcel A 8,000 - 14,000 sq ft lots 3.8 units/ac	21.35	78
Parcel B 2-4plex 2-story townhomes 35 lots/ac Open space = 7.44 ac (46%)	16.02	51
TOTAL BOTH SITES	37.37	129

A

EXHIBIT

Spendlove
37 ac. Parcel

DATE: 07/15/2021
DRAWN BY: BW
CHECKED BY: TM

Conceptual Land
Use Plan

APPROVED BY:
PERSON/DATE

PRELIMINARY SITE
PLAN REVIEW

Conceptual Land Use Plan

APN: H-3386-B
Hurricane, UT



ENGINEER:
HORROCKS ENGINEERS
555 South Bluff St., Suite 101
St. George, UT 84770
(435) 599-7368
CONTACT: TONY CARTER, PE

APPLICANT/OWNER:
TITANIUM DEVELOPMENT, LLC
2712 RIO VISTA DRIVE
ST. GEORGE, UTAH 84790
(435) 773-0707
CONTACT: TY MEYERS

DESERT TORTOISE

THE PROPERTY IS NOT IN TAKE AREA 7 - HURRICANE

CENTER 1/4 OF OF SECTION 20,
T42S, R13W, SLB&M
R&B SURVEYING REBAR/CAP
SET DURING PREVIOUS SURVEY
FOR OTHERS

SECTION A-A RESIDENTIAL LOCAL (PUBLIC)

TITANIUM DEVELOPMENT, LLC
DOC. NO. 20210065536
LESS 2100 WEST STREET PER DOC. NO. 20180050579
PARCEL "B" - 21.087 ACRES
TPN #H-3386-B

3500 SOUTH MAJOR COLLECTOR (PUBLIC)

TPN #H-3384-B
ROS RS008216-21

TPN #H-3385
ROS RS008216-21

TPN #H-3386-A
ROS RS008216-21

TPN #H-3387

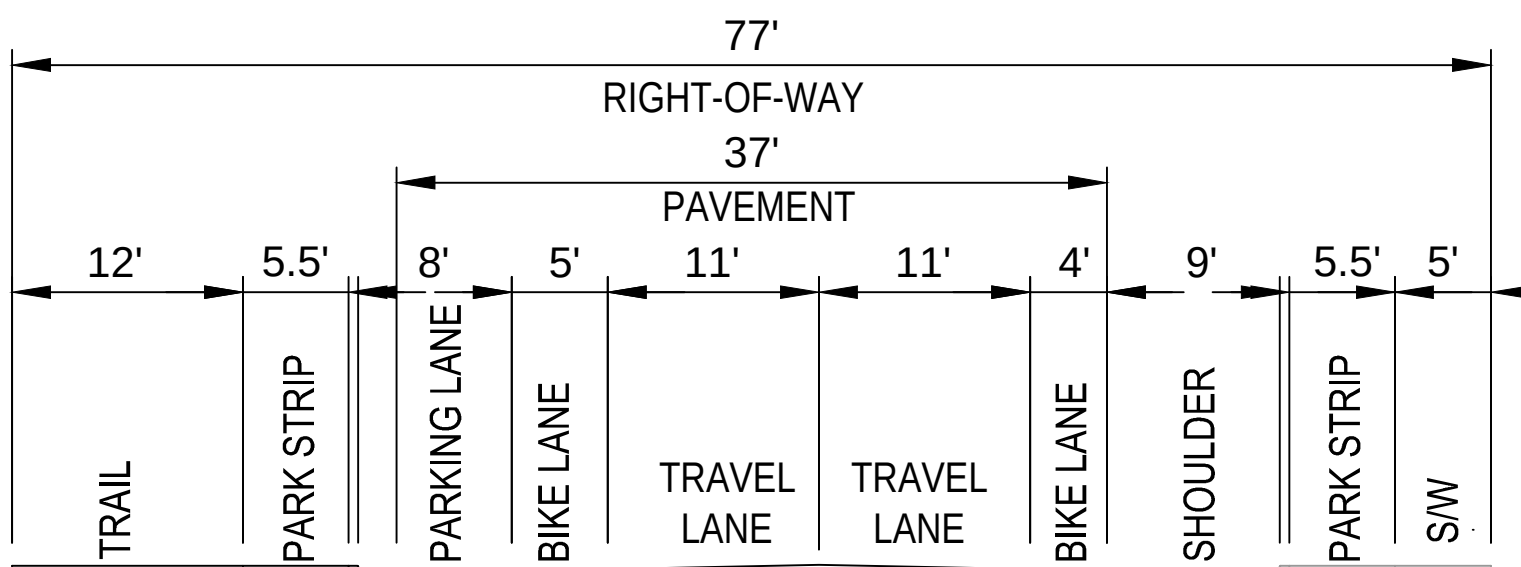
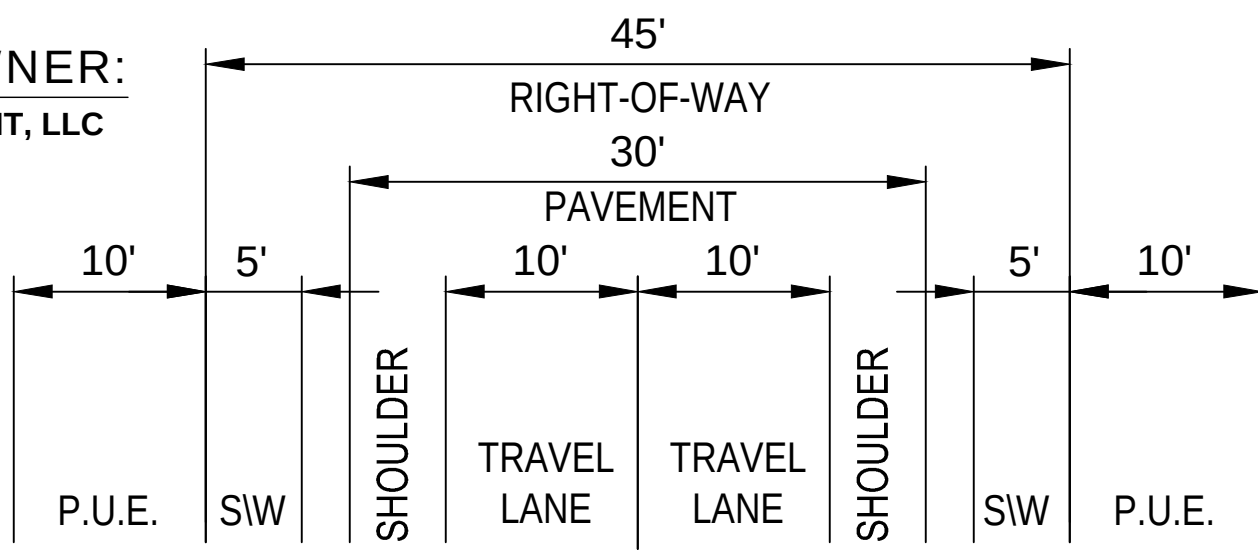
1/16TH CORNER
R&B SURVEYING REBAR/CAP
SET DURING PREVIOUS SURVEY
FOR OTHERS

TPN #H-3393
ROS RS008216-21

SOUTH 1/4 CORNER OF OF SECTION 20,
T42S, R13W, SLB&M
ROSENBERG REBAR/CAP
ROSENBERG SURVEY
ROS RS008216-21

TPN #H-3399
ROS RS008216-21

TPN #H-3399-HP
ROS RS008216-21



VICINITY MAP



0 100' 200'
SCALE: 1" = 100'

BOUNDARY DESCRIPTIONS

DEED DESCRIPTION (DOC. NO. 20210065536):

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE MERIDIAN, COUNTY OF WASHINGTON

PARCEL "B":

BEGINNING AT A POINT N88°49'17"W, 958.53 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 20, T42S, R13W, SLB&M, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, A 70.00 FOOT WIDE PUBLIC ROADWAY DEDICATED BY DOCUMENT NO. 20180050579 AS FILED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, RUNNING THENCE N88°49'17"W, 357.43 FEET ALONG THE SECTION LINE TO THE EAST 1/16TH CORNER; THENCE N1°01'36"E, 1321.58 FEET TO A POINT ON THE 1/16TH LINE; THENCE S88°51'25"E, 1227.96 FEET ALONG THE 1/16TH LINE TO SAID WESTERLY RIGHT OF WAY LINE OF 2100 WEST STREET, SAID POINT BEING ON A 730.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N66°57'41"W, THENCE SOUTHWESTERLY 427.84 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'48"; THENCE S56°37'07"W, 55.43 FEET TO THE POINT OF CURVE OF A 1300.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 1148.72 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°37'41" TO THE POINT OF BEGINNING.

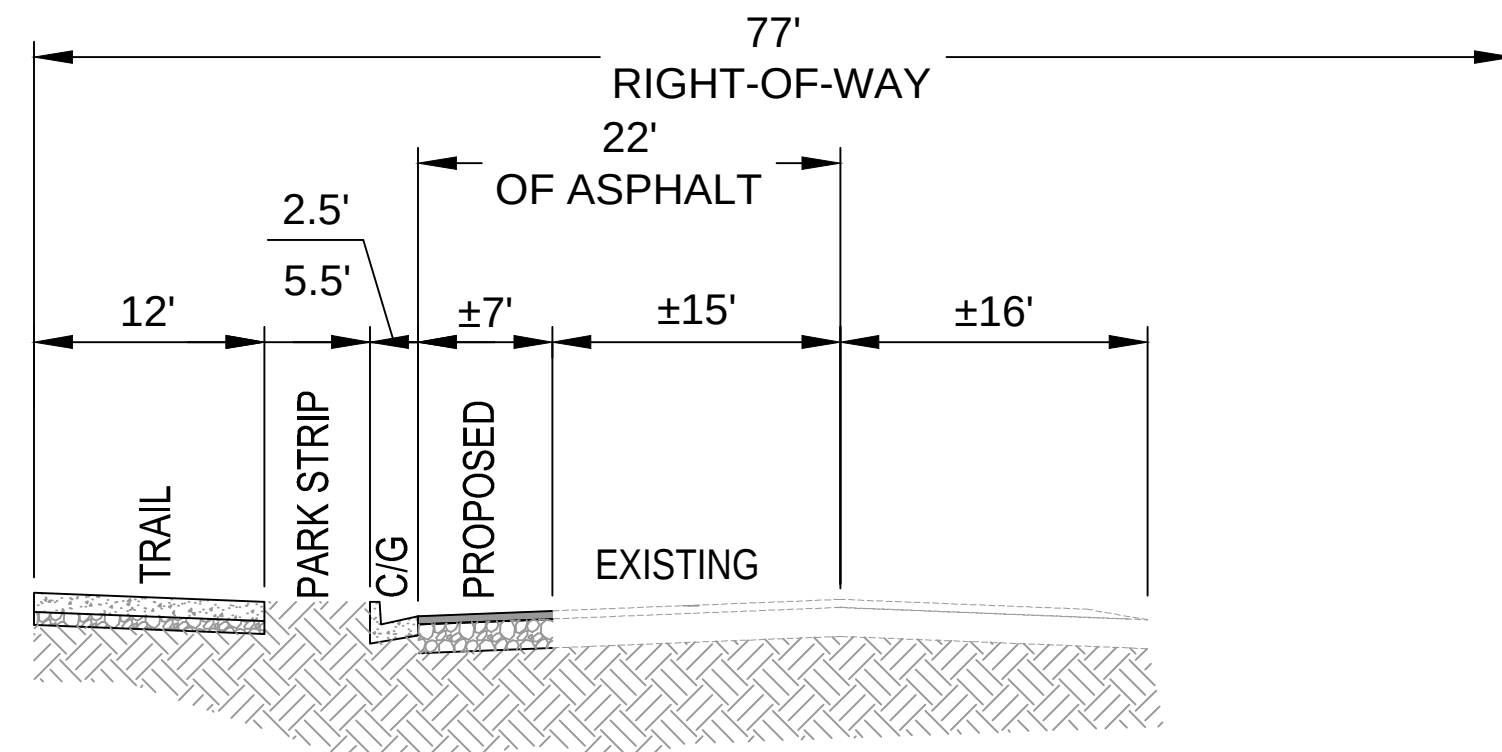
CONTAINING 21.087 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N88°49'17"W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER OF SECTION 20, T42S, R13W, SLB&M AS SHOWN AND NOTED HEREON.

LEGEND:

- SS --- EXISTING 8" SANITARY SEWER
- W --- EXISTING 8" WATER
- ⊙ EXISTING SEWER MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- SD --- PROPOSED STORM DRAIN INLET
- SD --- PROPOSED STORM DRAIN
- S --- SECTION LINE
- ⬠ FOUND SECTION CORNER
- LOT LINE ---
- PHASE LINE ---
- SD --- EXISTING STORM DRAIN
- P --- PROPERTY BOUNDARY
- SS --- PROPOSED 8" SANITARY SEWER
- W --- PROPOSED 8" WATER
- ⊙ EXISTING SEWER MANHOLE
- ⊕ EXISTING WATER/IRRIGATION VALVE
- ⊕ EXISTING FIRE HYDRANT
- PROPOSED CURB & GUTTER ---
- EXISTING MAJOR CONTOURS ---
- EXISTING MINOR CONTOURS ---
- ▨ PROPOSED DETENTION POND
- ▨ PROPOSED ROADWAY PAVEMENT



2100 WEST STREET MAJOR COLLECTOR (PUBLIC)

HORROCKS ENGINEERS

2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrocksm.com

WARNING

REVISIONS

DRAWING INFO

DATE

DESIGNED

DRAWN

CHECKED

PROJECT

DESERT SKY ESTATES

HURRICANE CITY, UTAH

PRELIMINARY PLAT

R-1-10 SINGLE FAMILY SUBDIVISION



PP-01



Hurricane City Power

Clifton Wilson Substation Circuit CW-101 Analysis Report

October 2021



**Intermountain Consumer
Professional Engineers, Inc.
1145 East South Union Avenue
Midvale, Utah 84047
(801) 255-1111**

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INTRODUCTION

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

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

System Modelling

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

Study & Report

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

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

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

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

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

SUMMARY

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

Level of Service

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

Substation Capacity

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

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

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

Voltage Regulation

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

Circuit Loading

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

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

Load Flow Analysis

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

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

Potential short term solutions for some load addition would be:

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

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

SERVICE STANDARD

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

Level of Service Standard

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

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

TABLE 1

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

Study Findings

Circuit Description

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

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

Table 2
Circuit Conductor

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

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

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

Substation Capacity

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

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

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

Circuit CW-101 Loading

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

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

**Table 3
Circuit Load Data**

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

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

**Table 4
Lake Bench Regulator Data**

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

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

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

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

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

Load Flow Analysis

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

The circuit was studied for:

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

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

**Table 5
Load Flow Results**

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

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

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

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

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

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

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

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

Potential short term solutions for some load addition would be:

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

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

APPENDIX

APPENDIX

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

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

Min/Max Metering Values

SEL-2431
Voltage Reg

A-Phase

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

Forward

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

Reverse

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

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

Demand/Peak

SEL-2431

B Phase

Date: 09/14/2021

Time: 10:55:40

Voltage Reg

Line Current (IL)

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

Real Power (P)

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

Reactive Power (Q)

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

Apparent Power (S)

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

Last Demand Reset 07/07/2021 17:23:17

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

Snipping Tool

New Mode

Select the snip mode using the button.

Snipping Tool

In a future update, home. Try improve & Sketch (or try the Windows logo key)

Try Snip & Sketch

Min/Max Metering Values

SEL-2431
Voltage Reg

C Phase

Date: 09/20/2021 Time: 12:58:53

Forward

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	93.9	07/09/2021	16:30:55	0.8	05/20/2019	11:37:00
VS (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VS (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VL (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VL (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
VCMP (kV)	7.52	05/08/2018	16:33:45	6.79	11/16/2018	09:10:00
VCMP (V sec)	125.3	05/08/2018	16:33:45	113.2	11/16/2018	09:10:00
P (kW)	677	07/09/2021	16:30:55	-8	03/09/2020	11:44:34
Q (kVAr)	205	02/07/2019	09:21:23	-95	10/07/2020	01:35:10
S (kVA)	683	07/09/2021	16:30:55	5	05/20/2019	11:37:00
PF @ S Max/Min	0.99	07/09/2021	16:30:55	0.93	05/20/2019	11:37:00
Freq (Hz)	60.12	09/18/2018	09:42:58	59.71	06/16/2017	04:15:37
Tap Pos	+15	07/07/2021	17:30:28	-07	11/16/2018	10:08:06

Reverse

	MAX	DATE	TIME	MIN	DATE	TIME
IL (A pri)	2.9	03/17/2020	13:52:53	2.3	03/26/2020	12:44:45
VS (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VS (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VL (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VL (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
VCMP (kV)	7.32	03/26/2020	12:44:53	7.28	03/17/2020	13:52:52
VCMP (V sec)	122.0	03/26/2020	12:44:53	121.4	03/17/2020	13:52:52
P (kW)	8	03/17/2020	13:52:53	-6	03/17/2020	13:52:09
Q (kVAr)	-17	03/26/2020	12:44:46	-20	03/17/2020	13:51:21
S (kVA)	21	03/17/2020	13:52:53	17	03/26/2020	12:44:46
PF @ S Max/Min	0.42	03/17/2020	13:52:53	-0.05	03/26/2020	12:44:46
Freq (Hz)	60.04	03/17/2020	13:51:23	59.99	03/26/2020	12:46:10
Tap Pos	-02	03/26/2020	12:44:14	-03	03/17/2020	13:50:55

Last MaxMin Reset 02/14/2017 18:46:47

Bench

Lake Voltage

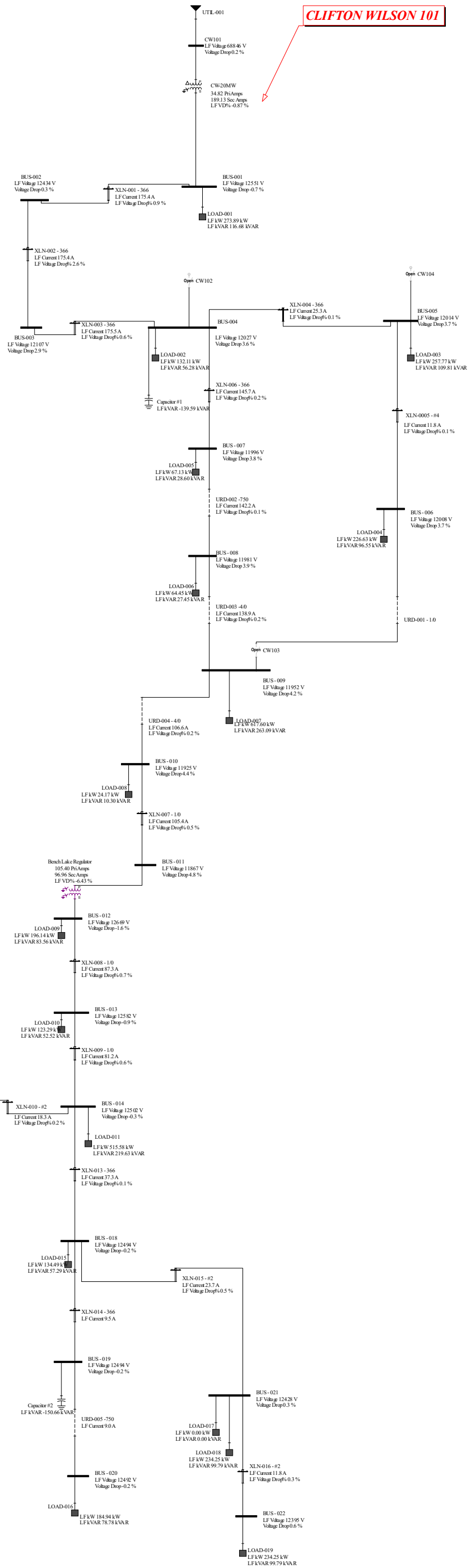
Reg A

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7698	7/9/2021	23:45:01	42.85	122.225	122.235	122.235	2	41.62	304.981	12.165	0	305.255	0	0	0	0	0
7699	7/9/2021	23:30:01	42.5	122.255	122.265	122.265	2	41.707	305.811	11.815	0	306.072	0	0	0	0	0
7700	7/9/2021	23:15:00	41.25	122.61	122.625	122.625	3	43.497	319.275	17.316	0	319.766	0	0	0	0	0
7701	7/9/2021	23:00:00	44.25	122.77	122.785	122.785	3	45.388	333.435	15.89	0	333.834	0	0	0	0	0
7702	7/9/2021	22:45:00	44.55	122.59	122.6	122.6	3	46.764	342.847	20.861	0	343.495	0	0	0	0	0
7703	7/9/2021	22:30:00	45.65	122.295	122.305	122.305	3	46.288	338.962	20.379	0	339.587	0	0	0	0	0
7704	7/9/2021	22:15:01	47.3	122.42	122.435	122.435	3	47.446	347.99	21.345	0	348.691	0	0	0	0	0
7705	7/9/2021	22:00:01	47.7	122.33	122.345	122.345	4	51.315	374.444	24.296	0	375.247	0	0	0	0	0
7706	7/9/2021	21:45:01	51	122.035	122.05	122.05	4	52.793	385.514	26.362	0	386.429	0	0	0	0	0
7707	7/9/2021	21:30:00	49.95	122.245	122.255	122.255	4	52.308	383.185	31.125	0	384.462	0	0	0	0	0
7708	7/9/2021	21:15:01	51.25	121.74	121.75	121.75	5	51.381	374.692	26.424	0	375.656	0	0	0	0	0
7709	7/9/2021	21:00:00	55.35	121.94	121.95	121.95	4	54.655	398.267	36.084	0	399.907	0	0	0	0	0
7710	7/9/2021	20:45:01	53.65	122	122.015	122.015	4	55.166	400.687	36.84	0	402.393	0	0	0	0	0
7711	7/9/2021	20:30:01	56.75	121.43	121.435	121.435	4	58.317	426.218	37.191	0	427.853	0	0	0	0	0
7712	7/9/2021	20:15:01	57.55	122.175	122.19	122.19	5	58.246	425.034	34.874	0	426.498	0	0	0	0	0
7713	7/9/2021	20:00:01	54.45	122.25	122.26	122.26	5	57.431	418.045	38.481	0	419.831	0	0	0	0	0
7714	7/9/2021	19:45:00	56.35	122.4	122.415	122.415	5	57.837	423.124	30.756	0	424.255	0	0	0	0	0
7715	7/9/2021	19:30:00	57.95	122.205	122.215	122.215	5	59.767	435.646	35.251	0	437.087	0	0	0	0	0
7716	7/9/2021	19:15:00	58.95	122.22	122.235	122.235	5	60.252	440.462	37.614	0	442.103	0	0	0	0	0
7717	7/9/2021	19:00:01	62.05	122.51	122.515	122.515	6	62.898	459.502	44.922	0	461.714	0	0	0	0	0
7718	7/9/2021	18:45:01	65.1	121.8	121.81	121.81	6	63.91	465.648	55.094	0	468.909	0	0	0	0	0
7719	7/9/2021	18:30:01	69.35	121.865	121.875	121.875	6	67.674	493.475	60.032	0	497.125	0	0	0	0	0
7720	7/9/2021	18:15:01	67.35	122.07	122.08	122.08	7	68.726	499.865	60.452	0	503.528	0	0	0	0	0
7721	7/9/2021	18:00:00	67.6	122.01	122.025	122.025	7	65.778	480.141	49.162	0	482.685	0	0	0	0	0
7722	7/9/2021	17:45:00	63	122.88	122.885	122.885	7	61.681	451.21	40.697	0	453.054	0	0	0	0	0
7723	7/9/2021	17:30:00	63.25	122.885	122.895	122.895	8	64.412	471.369	44.064	0	473.453	0	0	0	0	0
7724	7/9/2021	17:15:00	63.9	121.795	121.81	121.81	8	63.973	466.163	39.828	0	467.887	0	0	0	0	0
7725	7/9/2021	17:00:00	61.2	122.585	122.595	122.595	9	62.759	459.415	38.827	0	461.064	0	0	0	0	0
7726	7/9/2021	16:45:01	62.05	122.125	122.135	122.135	9	64.289	468.296	42.3	0	470.211	0	0	0	0	0
7727	7/9/2021	16:30:01	65.85	121.525	121.535	121.535	9	65.723	478.175	44.564	0	480.256	0	0	0	0	0
7728	7/9/2021	16:15:01	64.6	122.24	122.255	122.255	9	62.989	460.262	40.106	0	462.025	0	0	0	0	0
7729	7/9/2021	16:00:00	62.05	122.77	122.78	122.78	10	64.149	468.181	42.989	0	470.177	0	0	0	0	0
7730	7/9/2021	15:45:01	65.05	121.735	121.745	121.745	9	62.577	455.07	42.648	0	457.075	0	0	0	0	0
7731	7/9/2021	15:30:01	64.35	121.485	121.5	121.5	9	63.721	463.309	42.081	0	465.229	0	0	0	0	0
7732	7/9/2021	15:15:01	62.8	122.545	122.555	122.555	10	61.991	453.815	38.204	0	455.428	0	0	0	0	0
7733	7/9/2021	15:00:00	59.25	122.465	122.475	122.475	10	61.818	451.679	41.527	0	453.591	0	0	0	0	0
7734	7/9/2021	14:45:00	61.25	122.21	122.22	122.22	10	60.642	443.076	43.738	0	445.243	0	0	0	0	0
7735	7/9/2021	14:30:01	60	122.425	122.43	122.43	10	59.798	436.841	42.002	0	438.861	0	0	0	0	0
7736	7/9/2021	14:15:01	61.2	122.885	122.9	122.9	10	59.257	432.559	40.007	0	434.409	0	0	0	0	0
7737	7/9/2021	14:00:01	59.6	121.09	121.1	121.1	9	56.451	409.574	35.74	0	411.142	0	0	0	0	0
7738	7/9/2021	13:45:00	59.15	121.64	121.65	121.65	9	58.938	427.895	43.956	0	430.161	0	0	0	0	0
7739	7/9/2021	13:30:00	58.4	122.045	122.06	122.06	9	57.375	418.16	41.321	0	420.214	0	0	0	0	0
7740	7/9/2021	13:15:01	57.05	121.055	121.06	121.06	9	56.927	413.7	37.848	0	415.451	0	0	0	0	0
7741	7/9/2021	13:00:00	54.05	121.805	121.815	121.815	9	55.205	402.069	36.192	0	403.728	0	0	0	0	0
7742	7/9/2021	12:45:00	56.6	122.115	122.135	122.135	9	55.975	407.425	39.779	0	409.611	0	0	0	0	0
7743	7/9/2021	12:30:01	53.55	122.24	122.25	122.25	9	55.352	398.194	77.594	0	405.699	0	0	0	0	0
7744	7/9/2021	12:15:01	56.9	121.55	121.56	121.56	9	54.575	392.426	76.152	0	399.764	0	0	0	0	0
7745	7/9/2021	12:00:01	59.35	121.625	121.635	121.635	9	58.876	421.215	84.668	0	429.663	0	0	0	0	0
7746	7/9/2021	11:45:00	54.15	122.195	122.205	122.205	9	58.007	415.814	80.254	0	423.52	0	0	0	0	0
7747	7/9/2021	11:30:00	57.3	121.93	121.94	121.94	8	56.712	407.312	77.086	0	414.597	0	0	0	0	0
7748	7/9/2021	11:15:00	53.2	121.83	121.845	121.845	8	53.835	387.229	72.478	0	393.975	0	0	0	0	0
7749	7/9/2021	11:00:00	56.25	121.51	121.52	121.52	8	55.434	396.304	77.515	0	403.89	0	0	0	0	0
7750	7/9/2021	10:45:00	56.05	121.07	121.085	121.085	7	52.997	380.447	66.635	0	386.25	0	0	0	0	0
7751	7/9/2021	10:30:01	52.55	121.6	121.615	121.615	7	51.982	373.008	66.761	0	378.95	0	0	0	0	0
7752	7/9/2021	10:15:01	51.45	121.825	121.84	121.84	7	53.105	380.71	71.184	0	387.328	0	0	0	0	0
7753	7/9/2021	10:00:00	48.4	121.79	121.8	121.8	7	52.73	377.202	73.317	0	384.293	0	0	0	0	0
7754	7/9/2021	9:45:01	52.2	121.06	121.075	121.075	5	50.763	363.689	69.285	0	370.291	0	0	0	0	0
7755	7/9/2021	9:30:01	52.25	121.8	121.81	121.81	5	50.205	362.448	67.878	0	368.763	0	0	0	0	0
7756	7/9/2021	9:15:01	49.05	122.435	122.455	122.455	6	50.029	360.775	63.715	0	366.371	0	0	0	0	0
7757	7/9/2021	9:00:00	48.75	121.675	121.69	121.69	6	48.904	350.889	62.971	0	356.515	0	0	0	0	0
7758	7/9/2021	8:45:00	50.9	121.655	121.67	121.67	6	48.796	351.697	62.077	0	357.147	0	0	0	0	0
7759	7/9/2021	8:30:01	46.05	122.07	122.085	122.085	6	46.001	331.534	62.304	0	337.354	0	0	0	0	0
7760	7/9/2021	8:15:00	47	122.415	122.425	122.425	7	48.168	346.538	62.899	0	352.223	0	0	0	0	0
7761	7/9/2021	8:00:00	47.75	121.17	121.18	121.18	5	46.666	335.742	57.225	0	340.594	0	0	0	0	0
7762	7/9/2021	7:45:00	45.75	121.84	121.85	121.85	5	47.386	340.322	59.627	0	345.532	0	0	0	0	0
7763	7/9/2021	7:30:00	43.95	121.745	121.755	121.755	5	43.107	310.641	54.221	0	315.356	0	0	0	0	0
7764	7/9/2021	7:15:01	45.6	121.94	121.95	121.95	5	42.651	308.525	51.029	0	312.753	0	0	0	0	0
7765	7/9/2021	7:00:00	42.45	122.03	122.045	122.045	5	40.691	293.319	44.553	0	296.713	0	0	0	0	0
7766	7/9/2021	6:45:01	42.8	121.43	121.44	121.44	4	40.712	293.052	48.345	0	297.035	0	0	0	0	0
7767	7/9/2021	6:30:00	37.95	121.98	121.99	121.99	4	37.052	268.515	39.782	0	271.491	0	0	0	0	0
7768	7/9/2021	6:15:00	34.9	122.17	122.18	122.18	4	36.502	263.596	37.844	0	266.351	0	0	0	0	0
7769	7/9/2																

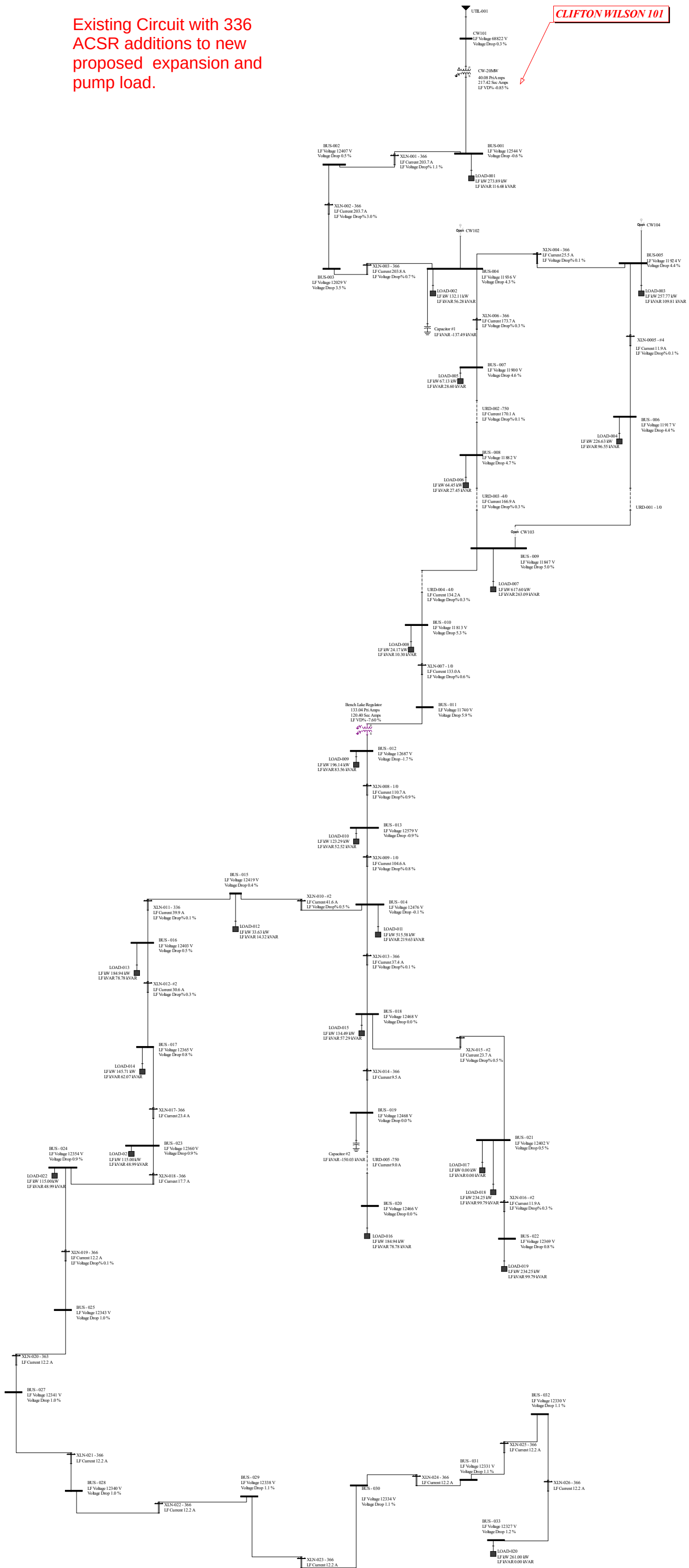
#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	55.85	122.06	122.095	122.095	4	55.748	405.242	47.46	0	408.022	0	0	0	0	0
7700	7/9/2021	23:30:01	55.05	122.02	122.05	122.05	4	55.09	400.452	45.369	0	403.033	0	0	0	0	0
7701	7/9/2021	23:15:00	54.45	121.555	121.58	121.58	4	55.787	405.676	46.863	0	408.391	0	0	0	0	0
7702	7/9/2021	23:00:00	53.75	122.04	122.07	122.07	5	58.65	426.388	56.833	0	430.181	0	0	0	0	0
7703	7/9/2021	22:45:01	60.35	121.81	121.84	121.84	5	61.305	444.469	59.939	0	448.503	0	0	0	0	0
7704	7/9/2021	22:30:01	58.7	121.97	122	122	5	59.817	435.223	57.585	0	439.038	0	0	0	0	0
7705	7/9/2021	22:15:00	64.6	122.595	122.62	122.62	6	62.973	458.29	63.92	0	462.734	0	0	0	0	0
7706	7/9/2021	22:00:00	66.15	121.845	121.87	121.87	6	66.15	479.921	65.002	0	484.307	0	0	0	0	0
7707	7/9/2021	21:45:00	66.7	121.945	121.97	121.97	6	68.067	493.689	67.105	0	498.236	0	0	0	0	0
7708	7/9/2021	21:30:00	67	122.905	122.935	122.935	7	68.736	500.724	68.741	0	505.435	0	0	0	0	0
7709	7/9/2021	21:15:00	66.55	122.79	122.82	122.82	7	68.2	496.759	62.908	0	500.737	0	0	0	0	0
7710	7/9/2021	21:00:01	72.05	122.27	122.3	122.3	7	68.895	502.268	63.506	0	506.288	0	0	0	0	0
7711	7/9/2021	20:45:01	75.85	121.79	121.815	121.815	7	73.808	534.374	74.552	0	539.559	0	0	0	0	0
7712	7/9/2021	20:30:00	75.8	121.735	121.76	121.76	7	70.437	512.848	67.224	0	517.26	0	0	0	0	0
7713	7/9/2021	20:15:01	72.1	122.51	122.54	122.54	8	74.556	543.386	68.757	0	547.727	0	0	0	0	0
7714	7/9/2021	20:00:01	72.2	122.19	122.22	122.22	8	75.726	550.278	73.792	0	555.214	0	0	0	0	0
7715	7/9/2021	19:45:00	77.2	122.76	122.785	122.785	9	78.217	570.32	79.807	0	575.885	0	0	0	0	0
7716	7/9/2021	19:30:00	75.85	122.85	122.88	122.88	9	80.553	585.712	84.768	0	591.823	0	0	0	0	0
7717	7/9/2021	19:15:00	83.15	122.935	122.96	122.96	9	84.293	612.744	94.711	0	620.026	0	0	0	0	0
7718	7/9/2021	19:00:01	85.9	122.895	122.92	122.92	9	89.502	649.124	101.644	0	657.043	0	0	0	0	0
7719	7/9/2021	18:45:01	91.65	122.405	122.435	122.435	10	94.134	680.091	108.369	0	688.688	0	0	0	0	0
7720	7/9/2021	18:30:00	85.35	122.285	122.315	122.315	9	86.858	630.072	96.388	0	637.411	0	0	0	0	0
7721	7/9/2021	18:15:01	92.55	120.695	120.72	120.72	9	85.584	617.524	89.692	0	624.012	0	0	0	0	0
7722	7/9/2021	18:00:01	86.9	122.195	122.225	122.225	10	87.014	631.101	93.983	0	638.078	0	0	0	0	0
7723	7/9/2021	17:45:01	84.7	122.235	122.265	122.265	11	84.585	615.379	88.698	0	621.749	0	0	0	0	0
7724	7/9/2021	17:30:01	82.95	122.295	122.325	122.325	12	86.55	628.587	93.834	0	635.561	0	0	0	0	0
7725	7/9/2021	17:15:00	86.25	122.3	122.325	122.325	13	87.266	633.485	95.25	0	640.617	0	0	0	0	0
7726	7/9/2021	17:00:01	90.2	121.67	121.705	121.705	13	87.976	637.173	99.303	0	644.87	0	0	0	0	0
7727	7/9/2021	16:45:00	96.35	121.755	121.785	121.785	13	92.128	665.715	100.677	0	673.29	0	0	0	0	0
7728	7/9/2021	16:30:00	96.55	121.335	121.365	121.365	13	92.016	665.912	101.781	0	673.65	0	0	0	0	0
7729	7/9/2021	16:15:00	89.8	122.045	122.07	122.07	13	91.565	660.947	104.05	0	669.095	0	0	0	0	0
7730	7/9/2021	16:00:01	93.1	121.02	121.05	121.05	12	88.092	636.346	96.028	0	643.561	0	0	0	0	0
7731	7/9/2021	15:45:01	88.1	121.37	121.4	121.4	12	86.984	628.195	94.651	0	635.299	0	0	0	0	0
7732	7/9/2021	15:30:01	81.15	121.75	121.785	121.785	12	84.519	609.647	88.868	0	616.094	0	0	0	0	0
7733	7/9/2021	15:15:01	84.7	121.36	121.385	121.385	12	84.892	613.21	91.48	0	620.002	0	0	0	0	0
7734	7/9/2021	15:00:01	87.65	121.525	121.555	121.555	12	82.764	600.983	87.389	0	607.309	0	0	0	0	0
7735	7/9/2021	14:45:01	82.7	121.99	122.02	122.02	12	83.784	606.074	89.031	0	612.585	0	0	0	0	0
7736	7/9/2021	14:30:01	74.35	122.915	122.945	122.945	13	80.007	581.449	84.199	0	587.519	0	0	0	0	0
7737	7/9/2021	14:15:01	85.4	121.505	121.53	121.53	13	82.045	590.713	84.377	0	596.714	0	0	0	0	0
7738	7/9/2021	14:00:00	78.6	121.35	121.38	121.38	12	79.199	570.858	83.531	0	576.943	0	0	0	0	0
7739	7/9/2021	13:45:00	79	121.66	121.685	121.685	12	77.827	561.049	84.113	0	567.332	0	0	0	0	0
7740	7/9/2021	13:30:01	78.5	122.04	122.07	122.07	11	73.194	531.438	71.473	0	536.235	0	0	0	0	0
7741	7/9/2021	13:15:00	73.25	121.68	121.71	121.71	11	74.955	541.659	74.603	0	546.789	0	0	0	0	0
7742	7/9/2021	13:00:00	66.7	122.17	122.195	122.195	10	70.477	513.359	68.706	0	518	0	0	0	0	0
7743	7/9/2021	12:45:00	72.05	122.64	122.67	122.67	11	70.922	515.052	78.789	0	521.257	0	0	0	0	0
7744	7/9/2021	12:30:00	69.85	121.285	121.315	121.315	11	73.857	527.035	111.556	0	538.717	0	0	0	0	0
7745	7/9/2021	12:15:00	76.2	121.64	121.665	121.665	11	74.738	534.383	115.089	0	546.65	0	0	0	0	0
7746	7/9/2021	12:00:00	75.3	121.68	121.71	121.71	11	72.659	519.572	113.991	0	531.966	0	0	0	0	0
7747	7/9/2021	11:45:00	72.8	122.18	122.215	122.215	11	74.639	533.374	119.69	0	546.664	0	0	0	0	0
7748	7/9/2021	11:30:01	72.95	121.375	121.405	121.405	10	71.507	509.55	110.513	0	521.411	0	0	0	0	0
7749	7/9/2021	11:15:00	72.85	121.175	121.2	121.2	9	70.229	499.306	111.79	0	511.674	0	0	0	0	0
7750	7/9/2021	11:00:01	71.1	120.955	120.98	120.98	9	67.803	483.882	107.603	0	495.713	0	0	0	0	0
7751	7/9/2021	10:45:00	66	122.82	122.85	122.85	10	65.939	472.05	102.912	0	483.147	0	0	0	0	0
7752	7/9/2021	10:30:00	63.55	122.055	122.08	122.08	9	64.067	457.074	98.722	0	467.622	0	0	0	0	0
7753	7/9/2021	10:15:00	64.5	121.495	121.52	121.52	9	64.073	457.374	98.911	0	467.962	0	0	0	0	0
7754	7/9/2021	10:00:00	62.7	121.79	121.82	121.82	9	66.583	473.281	108.013	0	485.473	0	0	0	0	0
7755	7/9/2021	9:45:00	62.2	121.56	121.585	121.585	7	59.501	426.154	89.192	0	435.4	0	0	0	0	0
7756	7/9/2021	9:30:01	64	121.575	121.6	121.6	7	60.778	435.605	93.31	0	445.502	0	0	0	0	0
7757	7/9/2021	9:15:01	54.4	122.475	122.5	122.5	7	53.698	387	76.402	0	394.48	0	0	0	0	0
7758	7/9/2021	9:00:01	55.7	121.485	121.515	121.515	8	55.189	395.926	76.206	0	403.211	0	0	0	0	0
7759	7/9/2021	8:45:00	60.75	121.61	121.64	121.64	8	56.738	406.226	82.782	0	414.585	0	0	0	0	0
7760	7/9/2021	8:30:00	52.7	121.825	121.855	121.855	8	53.606	384.545	74.776	0	391.76	0	0	0	0	0
7761	7/9/2021	8:15:00	57.15	121.535	121.565	121.565	7	55.043	394.708	76.124	0	402.003	0	0	0	0	0
7762	7/9/2021	8:00:01	52.75	121.985	122.015	122.015	7	51.193	366.532	71.286	0	373.413	0	0	0	0	0
7763	7/9/2021	7:45:00	50.6	121.37	121.4	121.4	6	50.855	364.755	65.357	0	370.573	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	121.45	121.48	121.48	6	48.432	348.281	62.981	0	353.942	0	0	0	0	0
7765	7/9/2021	7:15:01	51.2	122.02	122.045	122.045	6	50.333	361.872	70.214	0	368.631	0	0	0	0	0
7766	7/9/2021	7:00:00	52.2	121.665	121.69	121.69	6	49.209	353.398	66.207	0	359.558	0	0	0	0	0
7767	7/9/2021	6:45:01	50.1	121.09	121.115	121.115	5	49.172	353.301	62.892	0	358.871	0	0	0	0	0
7768	7/9/2021	6:30:00	49.05	122.05	122.085	122.085	5	48.475	347.774	63.291	0	353.497	0	0	0	0	0
7769	7/9/2021	6:15:01	46.15	121.37	121.395	121.395	4	46.193	331.132	58.679	0	336.302	0	0	0	0	0
7770	7/9/2021	6:00:01	42.25	121													

#	DATE	TIME	IL	VSSEC	VLSEC	VCMPSEC	TAP_POS	ILFDEM	PFDEM	QFODEM	QFIDEM	SFDEM	ILRDEM	PRDEM	QRODEM	QRIDEM	SRDEM
7699	7/9/2021	23:45:01	46.3	121.925	121.94	121.94	1	46.966	343.645	22.703	0	344.434	0	0	0	0	0
7700	7/9/2021	23:30:01	49.65	122.14	122.155	122.155	2	49.6	363.32	28.687	0	364.467	0	0	0	0	0
7701	7/9/2021	23:15:00	48.3	122.65	122.665	122.665	3	50.736	372.199	29.122	0	373.357	0	0	0	0	0
7702	7/9/2021	23:00:00	52.1	121.79	121.8	121.8	3	52.2	381.13	33.174	0	382.608	0	0	0	0	0
7703	7/9/2021	22:45:00	55.05	121.54	121.555	121.555	3	53.684	390.458	35.946	0	392.163	0	0	0	0	0
7704	7/9/2021	22:30:01	57	122.32	122.335	122.335	3	55.312	404.269	41.787	0	406.445	0	0	0	0	0
7705	7/9/2021	22:15:00	52.7	122.455	122.47	122.47	3	54.793	401.136	36.645	0	402.819	0	0	0	0	0
7706	7/9/2021	22:00:00	58.1	122.46	122.475	122.475	4	58.731	427.968	40.525	0	429.898	0	0	0	0	0
7707	7/9/2021	21:45:01	57.85	121.225	121.24	121.24	3	57.867	421.261	38.885	0	423.089	0	0	0	0	0
7708	7/9/2021	21:30:01	57.15	122.74	122.755	122.755	4	62.018	452.489	50.747	0	455.35	0	0	0	0	0
7709	7/9/2021	21:15:01	63.3	121.505	121.515	121.515	4	63.214	458.313	47.975	0	460.827	0	0	0	0	0
7710	7/9/2021	21:00:00	64	122.635	122.65	122.65	5	62.144	452.185	47.72	0	454.736	0	0	0	0	0
7711	7/9/2021	20:45:00	61.85	122.695	122.71	122.71	4	65.029	475.374	51.487	0	478.221	0	0	0	0	0
7712	7/9/2021	20:30:00	66.5	122.46	122.48	122.48	5	66.95	487.984	55.798	0	491.172	0	0	0	0	0
7713	7/9/2021	20:15:00	72.05	121.415	121.425	121.425	5	70.734	512.856	62.062	0	516.607	0	0	0	0	0
7714	7/9/2021	20:00:00	67.75	121.95	121.965	121.965	5	70.474	510.632	59.952	0	514.161	0	0	0	0	0
7715	7/9/2021	19:45:01	74.4	121.12	121.14	121.14	5	75.821	548.217	70.238	0	552.713	0	0	0	0	0
7716	7/9/2021	19:30:00	75.35	121.78	121.795	121.795	5	75.556	547.509	65.801	0	551.463	0	0	0	0	0
7717	7/9/2021	19:15:00	80.1	121.555	121.57	121.57	5	78.497	567.764	74.301	0	572.636	0	0	0	0	0
7718	7/9/2021	19:00:01	76.5	121.965	121.98	121.98	5	83.019	599.817	84.329	0	605.73	0	0	0	0	0
7719	7/9/2021	18:45:01	72.5	122.76	122.78	122.78	6	78.991	575.32	80.673	0	580.96	0	0	0	0	0
7720	7/9/2021	18:30:00	84.2	122.25	122.265	122.265	7	81.674	594.463	84.757	0	600.48	0	0	0	0	0
7721	7/9/2021	18:15:00	85.8	122.685	122.7	122.7	8	85.363	620.785	91.636	0	627.521	0	0	0	0	0
7722	7/9/2021	18:00:01	82.35	122.59	122.605	122.605	8	81.27	590.905	85.345	0	597.052	0	0	0	0	0
7723	7/9/2021	17:45:01	85.45	121.6	121.615	121.615	8	80.747	584.664	81.752	0	590.362	0	0	0	0	0
7724	7/9/2021	17:30:00	78.2	121.935	121.945	121.945	8	77.025	559.908	74.335	0	564.832	0	0	0	0	0
7725	7/9/2021	17:15:01	80.75	122.01	122.025	122.025	9	76.755	557.735	75.868	0	562.879	0	0	0	0	0
7726	7/9/2021	17:00:00	79.4	122.1	122.115	122.115	9	81.662	590.52	81.085	0	596.083	0	0	0	0	0
7727	7/9/2021	16:45:01	75.1	123.24	123.255	123.255	9	82.451	597.924	83.084	0	603.674	0	0	0	0	0
7728	7/9/2021	16:30:01	91.8	121.465	121.48	121.48	9	84.499	611.895	86.681	0	618.017	0	0	0	0	0
7729	7/9/2021	16:15:01	77.85	122.48	122.495	122.495	9	81.186	589.48	89.242	0	596.209	0	0	0	0	0
7730	7/9/2021	16:00:01	80.8	122.28	122.295	122.295	9	79.397	575.17	90.218	0	582.21	0	0	0	0	0
7731	7/9/2021	15:45:01	71.35	122.44	122.45	122.45	9	77.456	560.304	86.887	0	567.014	0	0	0	0	0
7732	7/9/2021	15:30:01	76.5	122.105	122.125	122.125	9	76.822	555.39	84.186	0	561.747	0	0	0	0	0
7733	7/9/2021	15:15:00	82.75	121.105	121.12	121.12	9	79.193	570.805	87.547	0	577.502	0	0	0	0	0
7734	7/9/2021	15:00:01	69.4	122.75	122.76	122.76	9	71.511	517.952	80.071	0	524.113	0	0	0	0	0
7735	7/9/2021	14:45:01	74.75	122.535	122.55	122.55	9	70.866	515.114	78.545	0	521.083	0	0	0	0	0
7736	7/9/2021	14:30:01	75.1	121.67	121.685	121.685	10	73.267	530.386	86.608	0	537.42	0	0	0	0	0
7737	7/9/2021	14:15:01	71.85	122.225	122.235	122.235	10	69.745	505.355	77.239	0	511.233	0	0	0	0	0
7738	7/9/2021	14:00:00	66.35	122.01	122.025	122.025	10	69.357	499.933	77.571	0	505.925	0	0	0	0	0
7739	7/9/2021	13:45:00	68.55	121.6	121.61	121.61	9	65.988	477.117	69.963	0	482.231	0	0	0	0	0
7740	7/9/2021	13:30:00	73.05	121.875	121.885	121.885	9	70.287	508.043	78.801	0	514.145	0	0	0	0	0
7741	7/9/2021	13:15:00	67	121.325	121.34	121.34	9	67.112	484.398	68.539	0	489.238	0	0	0	0	0
7742	7/9/2021	13:00:00	65.1	122.075	122.09	122.09	9	63.55	459.094	68.152	0	464.161	0	0	0	0	0
7743	7/9/2021	12:45:01	65.7	121.435	121.45	121.45	8	65.44	470.716	78.296	0	477.351	0	0	0	0	0
7744	7/9/2021	12:30:00	68.55	121.175	121.19	121.19	8	64.125	456.932	102.735	0	468.352	0	0	0	0	0
7745	7/9/2021	12:15:00	57.6	121.815	121.83	121.83	8	61.197	435.492	99.943	0	446.823	0	0	0	0	0
7746	7/9/2021	12:00:00	60.5	121.96	121.97	121.97	8	64.925	461.123	108.95	0	473.848	0	0	0	0	0
7747	7/9/2021	11:45:01	67.3	121.56	121.575	121.575	8	65.316	463.38	112.15	0	476.8	0	0	0	0	0
7748	7/9/2021	11:30:00	65.3	122.105	122.12	122.12	8	63.028	449.038	100.878	0	460.237	0	0	0	0	0
7749	7/9/2021	11:15:01	63.6	121.55	121.565	121.565	7	65.016	462.576	106.041	0	474.582	0	0	0	0	0
7750	7/9/2021	11:00:01	56.95	121.9	121.915	121.915	7	56.645	402.267	93.804	0	413.076	0	0	0	0	0
7751	7/9/2021	10:45:01	62.75	121.375	121.39	121.39	7	57.507	409.27	96.488	0	420.513	0	0	0	0	0
7752	7/9/2021	10:30:01	61.6	121.375	121.385	121.385	7	58.877	418.984	99.447	0	430.639	0	0	0	0	0
7753	7/9/2021	10:15:00	55.1	122.145	122.16	122.16	7	59.176	421.035	97.508	0	432.205	0	0	0	0	0
7754	7/9/2021	10:00:01	62.25	121.215	121.23	121.23	7	59.729	423.737	97.667	0	434.872	0	0	0	0	0
7755	7/9/2021	9:45:00	60.65	120.86	120.88	120.88	5	55.754	397.147	91.017	0	407.459	0	0	0	0	0
7756	7/9/2021	9:30:00	53.65	122.035	122.05	122.05	5	55.914	398.456	94.752	0	409.585	0	0	0	0	0
7757	7/9/2021	9:15:01	56.2	122.545	122.56	122.56	6	53.982	385.326	89.265	0	395.576	0	0	0	0	0
7758	7/9/2021	9:00:01	53.35	121.715	121.725	121.725	6	52.995	378.248	79.261	0	386.475	0	0	0	0	0
7759	7/9/2021	8:45:00	52.4	121.35	121.365	121.365	5	52.628	374.35	82.847	0	383.421	0	0	0	0	0
7760	7/9/2021	8:30:00	50.45	121.78	121.795	121.795	5	48.695	349.177	75.964	0	357.359	0	0	0	0	0
7761	7/9/2021	8:15:01	48.55	121.46	121.47	121.47	5	48.722	348.405	73.103	0	356.014	0	0	0	0	0
7762	7/9/2021	8:00:01	49.3	121.705	121.72	121.72	5	51.259	364.989	78.517	0	373.373	0	0	0	0	0
7763	7/9/2021	7:45:00	50.1	121.495	121.51	121.51	4	49.959	357.617	71.37	0	364.695	0	0	0	0	0
7764	7/9/2021	7:30:00	48.3	122.55	122.565	122.565	4	48.149	347.036	68.01	0	353.665	0	0	0	0	0
7765	7/9/2021	7:15:00	47.9	121.85	121.86	121.86	4	46.833	335.084	63.935	0	341.147	0	0	0	0	0
7766	7/9/2021	7:00:00	50.45	121.425	121.435	121.435	3	43.814	313.557	56.592	0	318.643	0	0	0	0	0
7767	7/9/2021	6:45:00	41.25	121.635	121.645	121.645	2	41.18	296.185	53.053	0	300.92	0	0	0	0	0
7768	7/9/2021	6:30:00	38.4	122.14	122.155	122.155	2	39.962	288.506	46.65	0	292.286	0	0	0	0	0
7769	7/9/2021	6:15:01	42.1	121.1	121.115	121.115	1	41.073	296.075	45.863	0	299.631	0	0	0	0	0
7770	7/9/2021	6:00:00	44.45	121.505	121.51</												

Existing Circuit



Existing Circuit with 336
ACSR additions to new
proposed expansion and
pump load.



Input Report (English)

Utilities

Contribution From Name	Bus Name	In/Out Service	Nominal Voltage	----- Contribution Data -----			PU (100 MVA Base)		
				DutyUnits		X/R	R PU	X PU	
UTIL-001	CW101	In	69,000	3P:	900 MVA	9.86	Pos: 0.011	0.111	
				SLG:	300 MVA	7.00	Zero: 0.025	0.109	

Non-Motor Loads

Name	Phase	In/Out Service	Bus Name	L-L Volts	Rated size	Units	PF	Type
LOAD-001	ABC	In	BUS-001	12,470	297.71	kVA	0.92	Lag
LOAD-006	ABC	In	BUS - 008	12,470	70.05	kVA	0.92	Lag
LOAD-016	ABC	In	BUS - 020	12,470	201.02	kVA	0.92	Lag
LOAD-002	ABC	In	BUS-004	12,470	143.60	kVA	0.92	Lag
LOAD-003	ABC	In	BUS-005	12,470	280.19	kVA	0.92	Lag
LOAD-004	ABC	In	BUS - 006	12,470	246.34	kVA	0.92	Lag
LOAD-005	ABC	In	BUS - 007	12,470	72.97	kVA	0.92	Lag
LOAD-008	ABC	In	BUS - 010	12,470	26.27	kVA	0.92	Lag
LOAD-010	ABC	In	BUS - 013	12,470	134.01	kVA	0.92	Lag
LOAD-009	ABC	In	BUS - 012	12,470	213.20	kVA	0.92	Lag
LOAD-011	ABC	In	BUS - 014	12,470	560.41	kVA	0.92	Lag
LOAD-012	ABC	In	BUS - 015	12,470	36.55	kVA	0.92	Lag
LOAD-013	ABC	In	BUS - 016	12,470	201.02	kVA	0.92	Lag
LOAD-014	ABC	In	BUS - 017	12,470	158.38	kVA	0.92	Lag
LOAD-015	ABC	In	BUS - 018	12,470	146.19	kVA	0.92	Lag
LOAD-007	ABC	In	BUS - 009	12,470	671.30	kVA	0.92	Lag
LOAD-018	ABC	In	BUS - 021	12,470	254.62	kVA	0.92	Lag
LOAD-019	ABC	In	BUS - 022	12,470	254.62	kVA	0.92	Lag

2-Winding Transformers

Name 1 / 3Phase	In/Out	Primary & Secondary				Nominal kVA	Percent Z in %	
	Phases	Bus	Conn.	Volts	FLA		R	jX

Name 1 / 3Phase	In/Out	-----Primary & Secondary-----					Nominal kVA	Percent Z in %		
		Phases	Bus	Conn.	Volts	FLA		R	jX	
Bench Lake Regulator	In	ABC	BUS - 011	WG	12,470	162	3,500.0	Pos:	0.86	5.30
3Phase			BUS - 012	WG	12,470	162		Zero:	0.86	5.30
CW-20MW	In	ABC	CW101	D	69,000	167	12,000.0	Pos:	0.86	5.30
3Phase			BUS-001	WG	12,470	926		Zero:	0.80	5.00

Transmission Lines

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base)		Per Unit (100 MVA Base)		
					G/2 pu	B/2 pu	R pu	jX pu	
URD-001 - 1/0	In	BUS - 006	0.55	1	0.0000	0.0000	Pos:	0.001	0.001
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0028	0.0008
URD-002 - 750	In	BUS - 007	0.27	1	0.0000	0.0000	Pos:	0.027	0.037
		BUS - 008	ABC		0.0000	0.0000	Zero:	0.0275	0.0371
URD-003 - 4/0	In	BUS - 008	0.19	1	0.0000	0.0000	Pos:	0.071	0.031
		BUS - 009	ABC		0.0000	0.0000	Zero:	0.0713	0.0306
URD-004 - 4/0	In	BUS - 009	0.24	1	0.0000	0.0000	Pos:	0.089	0.038
		BUS - 010	ABC		0.0000	0.0000	Zero:	0.0887	0.0380
URD-005 - 750	In	BUS - 019	0.59	1	0.0000	0.0001	Pos:	0.060	0.081
		BUS - 020	ABC		0.0000	0.0000	Zero:	0.0600	0.0809
XLN-0005 - #4	In	BUS-005	0.44	1	0.0000	0.0000	Pos:	0.136	0.189
		BUS - 006	ABC		0.0000	0.0000	Zero:	0.1358	0.1889
XLN-001 - 336	In	BUS-001	0.74	1	0.0000	0.0000	Pos:	0.146	0.306
		BUS-002	ABC		0.0000	0.0000	Zero:	0.1457	0.3061
XLN-002 - 336	In	BUS-002	2.11	1	0.0000	0.0000	Pos:	0.416	0.853
		BUS-003	ABC		0.0000	0.0000	Zero:	0.4162	0.8530
XLN-003 - 336	In	BUS-004	0.52	1	0.0000	0.0000	Pos:	0.103	0.216
		BUS-003	ABC		0.0000	0.0000	Zero:	0.1027	0.2158
XLN-004 - 366	In	BUS-005	0.53	1	0.0000	0.0000	Pos:	0.104	0.214
		BUS-004	ABC		0.0000	0.0000	Zero:	0.1044	0.2140
XLN-006 - 336	In	BUS-004	0.23	1	0.0000	0.0000	Pos:	0.046	0.095
		BUS - 007	ABC		0.0000	0.0000	Zero:	0.0462	0.0948
XLN-007 - 1/0	In	BUS - 010	0.27	1	0.0000	0.0000	Pos:	0.170	0.125
		BUS - 011	ABC		0.0000	0.0000	Zero:	0.1703	0.1254

Name LibModel	In/Out Service	From Bus To Bus	Miles Phases	Num Circuits	Per Unit (100 MVA Base)		Per Unit (100 MVA Base)		
					G/2 pu	B/2 pu		R pu	jX pu
XLN-008 - 1/0	In	BUS - 012	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 013	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-009 - 1/0	In	BUS - 013	0.50	1	0.0000	0.0000	Pos:	0.311	0.229
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.3106	0.2287
XLN-010 - #2	In	BUS - 015	0.47	1	0.0000	0.0000	Pos:	0.472	0.227
		BUS - 014	ABC		0.0000	0.0000	Zero:	0.4721	0.2268
XLN-011 - 336	In	BUS - 015	0.49	1	0.0000	0.0000	Pos:	0.097	0.199
		BUS - 016	ABC		0.0000	0.0000	Zero:	0.0970	0.1987
XLN-012 - #2	In	BUS - 016	0.42	1	0.0000	0.0000	Pos:	0.415	0.200
		BUS - 017	ABC		0.0000	0.0000	Zero:	0.4154	0.1996
XLN-013 - 336	In	BUS - 014	0.29	1	0.0000	0.0000	Pos:	0.058	0.118
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.0578	0.1184
XLN-014 - 336	In	BUS - 018	0.48	1	0.0000	0.0000	Pos:	0.094	0.193
		BUS - 019	ABC		0.0000	0.0000	Zero:	0.0942	0.1931
XLN-015 - #2	In	BUS - 021	0.94	1	0.0000	0.0000	Pos:	0.937	0.450
		BUS - 018	ABC		0.0000	0.0000	Zero:	0.9366	0.4499
XLN-016 - #2	In	BUS - 021	0.93	1	0.0000	0.0000	Pos:	0.925	0.444
		BUS - 022	ABC		0.0000	0.0000	Zero:	0.9252	0.4444

Clifton Wilson Circuit 101 Impedance

From	To	LENGTH	Conductor Size	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Z(+) pu Full Section		Z(0) pu Full Section		B	Bpu Total	1/2 Bpu Total
		Feet		R	X	R	X	R	X	R	X	mmho/Mil		
12.47 kV Lines														
XFMR/Bus 001	Bus 002	3,900	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.04854	0.10199	0.10265	0.25102	6.58600	0.00002	0.00001
Bus 002	Bus 003	11,160	366 OH	0.30620	0.62760	0.64830	1.62210	0.13872	0.28432	0.29370	0.73485	6.67600	0.00007	0.00003
Bus 003	Bus 004	2,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03423	0.07191	0.07238	0.17700	6.58600	0.00002	0.00001
Bus 004	Bus 005	2,800	4/0 OH	0.48480	0.67450	0.95070	1.76950	0.05510	0.07667	0.10806	0.20113	6.35600	0.00002	0.00001
Bus 005	Bus 006	2,300	#2 OH	1.55030	0.74470	2.32340	2.35830	0.14474	0.06953	0.21693	0.22018	5.73400	0.00001	0.00001
Bus 006	Bus 009	2,900	1/0 UG	1.11400	0.27190	1.94300	0.34320	0.13114	0.03201	0.22873	0.04040	102.35000	0.00026	0.00013
Bus 004	Bus 007	1,240	336 OH	0.30620	0.62760	0.64830	1.62210	0.01541	0.03159	0.03263	0.08165	6.67600	0.00001	0.00000
Bus 007	Bus 008	1,420	750 UG	0.15890	0.21590	0.05280	0.15310	0.00916	0.01245	0.00304	0.00883	200.28000	0.00025	0.00013
Bus 008	Bus 009	1,025	4/0 UG	0.57020	0.24440	1.70000	0.50160	0.02373	0.01017	0.07073	0.02087	130.41000	0.00012	0.00006
Bus 009	Bus 010	1,276	4/0 UG	0.57020	0.24440	1.70000	0.50160	0.02953	0.01266	0.08806	0.02598	130.41000	0.00015	0.00007
Bus 010	Bench Lake Reg	1,435	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.05677	0.04180	0.09684	0.12044	5.96900	0.00001	0.00000
Bench Lake Reg	Bus 013	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.10356	0.07625	0.17668	0.21972	5.96900	0.00001	0.00001
Bus 013	Bus 014	2,618	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.10356	0.07625	0.17668	0.21972	5.96900	0.00001	0.00001
Bus 014	Bus 015	2,500	1/0 OH	0.97450	0.71750	1.66250	2.06750	0.09890	0.07281	0.16872	0.20982	5.96900	0.00001	0.00001
Bus 015	Bus 016	2,600	336 OH	0.30620	0.62760	0.64830	1.62210	0.03232	0.06624	0.06842	0.17120	6.67600	0.00002	0.00001
Bus 016	Bus 017	2,200	#2 OH	1.55030	0.74470	2.32340	2.35830	0.13845	0.06651	0.20749	0.21061	5.73400	0.00001	0.00001
Bus 014	Bus 018	1,549	336 OH	0.30620	0.62760	0.64830	1.62210	0.01925	0.03946	0.04076	0.10200	6.67600	0.00001	0.00000
Bus 018	Bus 019	2,526	336 OH	0.30620	0.62760	0.64830	1.62210	0.03140	0.06435	0.06648	0.16633	6.67600	0.00001	0.00001
Bus 019	Bus 020	3,100	750 UG	0.15890	0.21590	0.05280	0.15310	0.02000	0.02717	0.00664	0.01927	200.28000	0.00055	0.00027
Bus 018	Bus 021	4,960	#2 OH	1.55030	0.74470	2.32340	2.35830	0.31214	0.14994	0.46780	0.47483	5.73400	0.00003	0.00001
Bus 021	Bus 022	4,900	#2 OH	1.55030	0.74470	2.32340	2.35830	0.30837	0.14813	0.46215	0.46909	5.73400	0.00002	0.00001
New Flat Build														
Bus 017	Bus 023	1,750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.02178	0.04576	0.04606	0.11264	6.58600	0.00001	0.00001
Bus 023	Bus 024	2,600	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03236	0.06799	0.06843	0.16735	6.58600	0.00002	0.00001
Bus 024	Bus 025	9,230	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.11488	0.24137	0.24294	0.59409	6.58600	0.00005	0.00003
Bus 025	Bus 026	2,100	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.02614	0.05492	0.05527	0.13517	6.58600	0.00001	0.00001
Bus 026	Bus 027	850	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.01058	0.02223	0.02237	0.05471	6.58600	0.00000	0.00000
Bus 027	Bus 028	1,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.01966	0.04132	0.04159	0.10170	6.58600	0.00001	0.00000
Bus 028	Bus 029	3,060	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03808	0.08002	0.08054	0.19696	6.58600	0.00002	0.00001
Bus 029	Bus 030	2,700	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03360	0.07061	0.07107	0.17379	6.58600	0.00002	0.00001
Bus 030	Bus 031	750	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.00933	0.01961	0.01974	0.04827	6.58600	0.00000	0.00000
Bus 031	Bus 030	2,580	336 OH Flat	0.30660	0.64420	0.64840	1.58560	0.03211	0.06747	0.06791	0.16606	6.58600	0.00002	0.00001

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – FLAT Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/mile		Z(0) Ohms/mile		Xc(+) Mohm/mile	B _{pu} mmho/mile
		R	X	R	X		
#2 ACSR	180	1.5510	0.7621	2.3237	2.3221	0.1767	5.658
1/0 ACSR	230	0.9752	0.7346	1.6627	2.0312	0.1698	5.889
4/0 ACSR	340	0.4863	0.6913	0.9526	1.7335	0.1595	6.270
336 ACSR	530	0.3066	0.6442	0.6484	1.5856	0.1518	6.586

	Hurricane Distribution C101 – 12.47kV Overhead Impedances – Pole Top w/lower Cross Arm Construction						
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile		Z(0) Ohms/Mile		Xc (+) Mohm/Mile	B _{pu} mmho/Mile
		R	X	R	X		
#2 ACSR	180	1.5503	0.7447	2.3234	2.3583	0.1744	5.734
1/0 ACSR	230	0.9745	0.7175	1.6625	2.0675	0.1675	5.969
4/0 ACSR	340	0.4848	0.6745	0.9507	1.7695	0.1573	6.356
336 ACSR	530	0.3062	0.6276	0.6483	1.6221	0.1498	6.676

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/1000'		Z(0) Ohms/1000'		Xc (+) Mohm/mile	B _{pu} mmho/Mile'
		R	X	R	X		
1/0 Al.	175	0.211	.0515	0.3680	0.0650	.009770	102.35
4/0 Al.	231	0.1080	0.0463	0.322	0.095	.007668	130.41
750 Al. MCM	457	0.03010	0.04090	0.0100	0.029	.004993	200.28

	Hurricane Distribution C101 – 12.47kV Underground Impedances – Three Conductors in One non- metallic Conduit						
Conductor size	Ampacity (Amps)	Z(+) Ohms/Mile'		Z(0) Ohms/Mile'		Xc (+) Mohm/mile	B _{pu} mmho/Mile'
		R	X	R	X		
1/0 Al.	175	1.114	0.2719	1.943	0.3432	.009770	102.35
4/0 Al.	231	0.5702	0.2444	1.700	0.5016	.007668	130.41
750 Al. MCM	457	0.1589	0.2159	0.0528	0.1531	.004993	200.28

The Okonite Company,
Ramsey NJ, 07446,
1 (201) 825-0300

Impedance and Technical Data

From Master Catalog of Okonite Cables:
Section 2 - Sheet 36

[Okonite Product Catalog Page](#)

Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi- Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
162-23-3081	4/0 AWG Al	Triplexed	0.114+j0.044	0.112+j0.044	0.385+j0.145	0.449+j0.025	0.167+j0.759
		Cradled	0.112+j0.041	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.738
		1 OD -Horizontal	0.113+j0.053	0.110+j0.048	0.376+j0.143	0.440+j0.024	0.164+j0.734
		7.5 in. -Horizontal	0.125+j0.091	0.110+j0.089	0.363+j0.150	0.440+j0.024	0.164+j0.653
		Rectangular	0.112+j0.049	0.110+j0.046	0.376+j0.142	0.440+j0.024	0.164+j0.739
Additional Information:		Capacitance = 80.5 [pF/ft]		DC Resistance @ 25C = 0.084 [ohms/kft]			
Calculation Parameters:		kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 11 x 14 AWG, OD=1.300in					

The Okonite Company,
Ramsey NJ, 07446,
1 (201) 825-0300

Impedance and Technical Data

From Master Catalog of Okonite Cables:
Section 2 - Sheet 36

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Cable Catalog ID	Size	Phase Arrangement	(+/-) Sequence Impedance, Multi- Point Grounding [ohms/kft]	(+/-) Sequence Impedance, 1-Point Grounding [ohms/kft]	Zero Sequence Impedance, Ground and Shield Return [ohms/kft]	Zero Sequence Impedance, Shield Return Only [ohms/kft]	Zero Sequence Impedance, Ground Return Only [ohms/kft]
162-23-3096	750 kcmil Al	Triplexed	0.036+j0.038	0.032+j0.039	0.127+j0.032	0.130+j0.019	0.087+j0.725
		Cradled	0.038+j0.035	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.704
		1 OD -Horizontal	0.041+j0.045	0.032+j0.043	0.124+j0.031	0.127+j0.018	0.085+j0.700
		7.5 in. -Horizontal	0.059+j0.061	0.032+j0.074	0.124+j0.032	0.127+j0.018	0.085+j0.638
		Rectangular	0.038+j0.042	0.032+j0.041	0.124+j0.031	0.127+j0.018	0.085+j0.705
Additional Information:	Capacitance = 136 [pF/ft]		DC Resistance @ 25C = 0.024 [ohms/kft]				
Calculation Parameters:	kV=15.00, Insulation=133%, Conductor Temp.=105C, Concentric Wires 15 x 10 AWG, OD=1.950in						

CLIFTON WILSON 101

MAX LOAD - 3.77 MW ON CW101
MAX CURRENT T-1 520 AMPS

All overhead ACGR
All VRD ERP

— overhead
--- underground

600 North

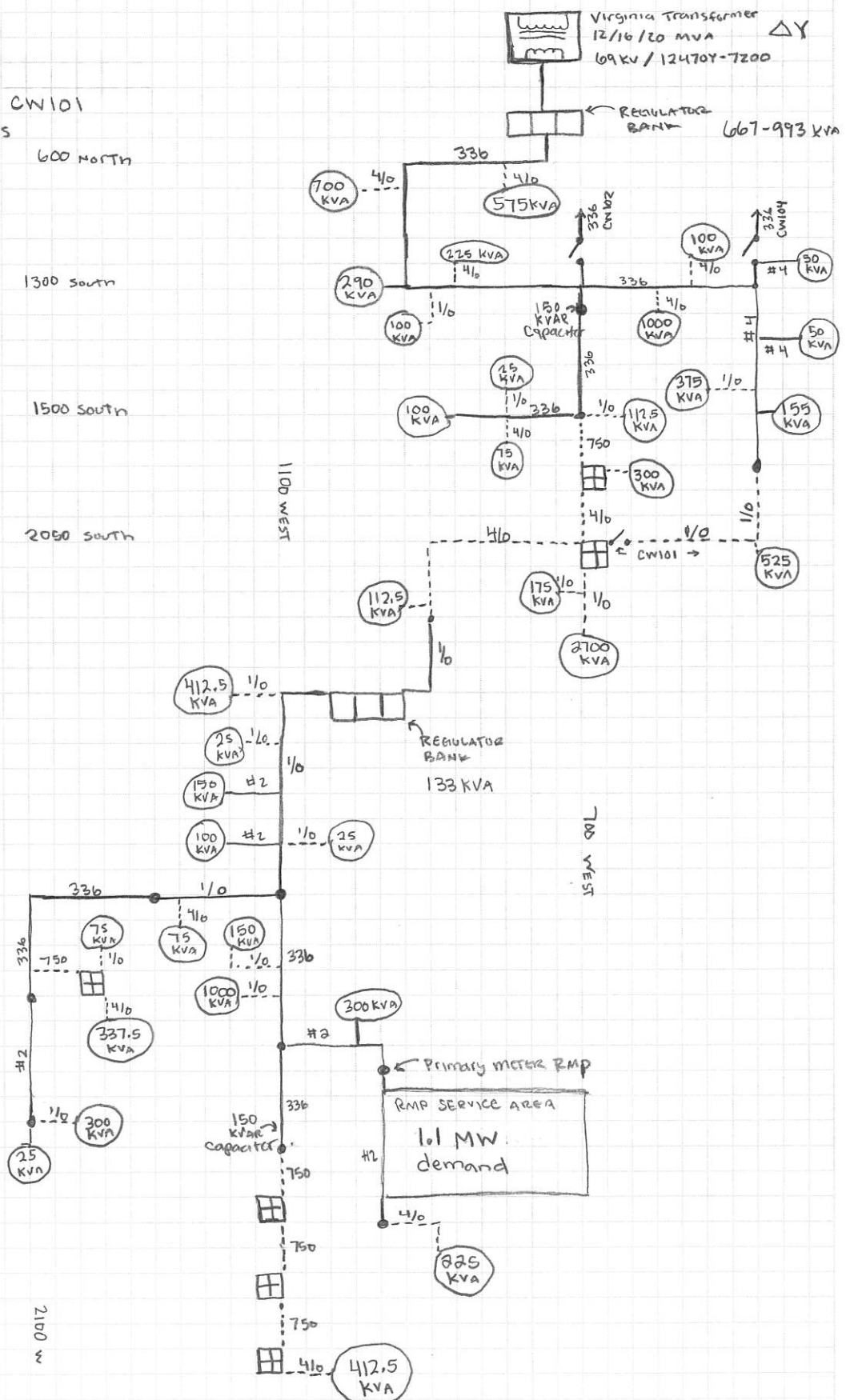
1300 South

1500 South

2050 South

3000 South

2100 W



From: Treasa <treasa@pv-eng.com>
Sent: Monday, January 29, 2024 1:18 PM
To: Fred Resch; 'Karl Rasmussen'; 'Brent Moser'; 'Scott Stratton'
Subject: RE: Dixie Meadows and Bench Lake Townhomes preliminary plat

Good Afternoon Fred,

We would like to request an extension on both Dixie Meadows and Bench Lake Townhomes please.

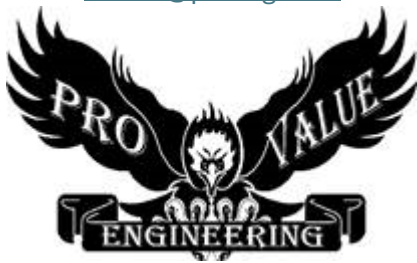
Dixie Meadows was postponed for a bit until the connecting roads were further along, they are choosing to now move forward with the project.

Bench Lake Townhomes is in for second review right now and close to final construction drawings. It was postponed because a decision with 1100 west needed to be made by the city.

Thank You for your business,
Treasa Anderson
ProValue Engineering Secretary
Have A GREAT DAY!
Office: 435-668-8307

Office Hours: Monday-Thursday 8 AM-5 PM

treasa@pv-eng.com



From: Fred Resch <fred@cityofhurricane.com>
Sent: Monday, January 29, 2024 11:48 AM
To: Karl Rasmussen (karl@pv-eng.com) <karl@pv-eng.com>; 'Treasa' <treasa@pv-eng.com>; 'Brent Moser' <enhancedhomesofutah@gmail.com>; 'Scott Stratton' <scottstratton4966@gmail.com>
Subject: Dixie Meadows and Bench Lake Townhomes preliminary plat

Karl or Treasa,

The preliminary plat for Dixie Meadows and Bench Lake Townhomes was approved by the City Council on February 2nd, 2023. Per Hurricane City Code 10-39-6:

After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may

authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

We have not received a final plat application for this project yet, and we can't accept an application until construction drawings are signed. If you would like to be granted an extension from the Planning Commission, we must receive the request in writing by February 2nd, 2023 to be on the Planning Commission agenda on February 8th. Replying to this email will suffice. Let me know what your plans are.

Thanks,

Fred Resch III

City Planner

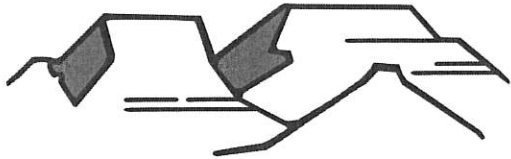
Hurricane City

P: (435) 635-2811 x 110

E: fred@cityofhurricane.com



PLANNING & ZONING
HURRICANE CITY
UTAH



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee

File No. 2023-PP-01

Receipt No. 8.164647

Name: Western MTG & Realty Co
Contact: Brent Moser Telephone: 801-793-0346

Address: 950 E Foster Wells Rd, Pasco, WA 99301 Fax No. _____

Email: enhancedhomesofutah@gmail.com Agent Email: karl@pv-eng.com; treasa@pv-eng.com

Agent (If Applicable): ProValue Engineering- Karl Rasmussen Telephone: 435-668-8307

Address/Location of Subject Property: approx. 4392 W 2400 S

H-4-2-11-31031-GS3, H-4-2-11-2103-GS3,

H-4-2-14-1101-GS3, H-4-2-13-2114-GS3,

Tax ID of Subject Property: H-4-2-12-2113-GS3, H-4-2-12-1102-GS3 Zone District: R1-6 & R1-10

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) Subdivision with 238 lots

Submittal Requirements: The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
- ☒ b. The layout, numbers, and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ☐ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
- ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

4. Required copies of plans:

- ☒ a. Three copies of all full-scale drawings
- ☒ b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

.....
(Office Use Only)

Date Received: _____ Application Complete: YES NO

Date application deemed to be complete: _____ Completion determination made by: _____

AFFIDAVIT
PROPERTY OWNER

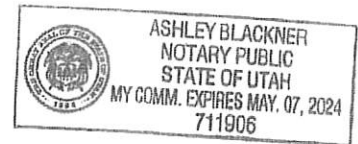
STATE OF UTAH)
)SS
COUNTY OF Washington

I (we), WESTERN MORTGAGE + REALTY COMPANY, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Hurricane City Planning staff have indicated they are available to assist me in making this application.

WESTERN MORTGAGE + REALTY CO.
(Property Owner)
[Signature] Vice President
(Property Owner)

Subscribed and sworn to me this 13th day of May 2024.
[Signature]
(Notary Public)

Residing in: Hurricane, UT
My Commission Expires: 5/7/2024



Agent Authorization

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____ 20__.

(Notary Public)

Residing in: _____

My Commission Expires: _____

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the City General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required \$150 fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (See submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled City Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear City Council comments, answer questions, and receive City Council decision. City Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to Hurricane City standards. Construction drawings must be approved by both the Hurricane Joint Utilities Committee and the Ash Creek Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat

when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the City Council, so there is no appeal. The City Council's action on a preliminary plat is final unless appealed to the appropriate court.



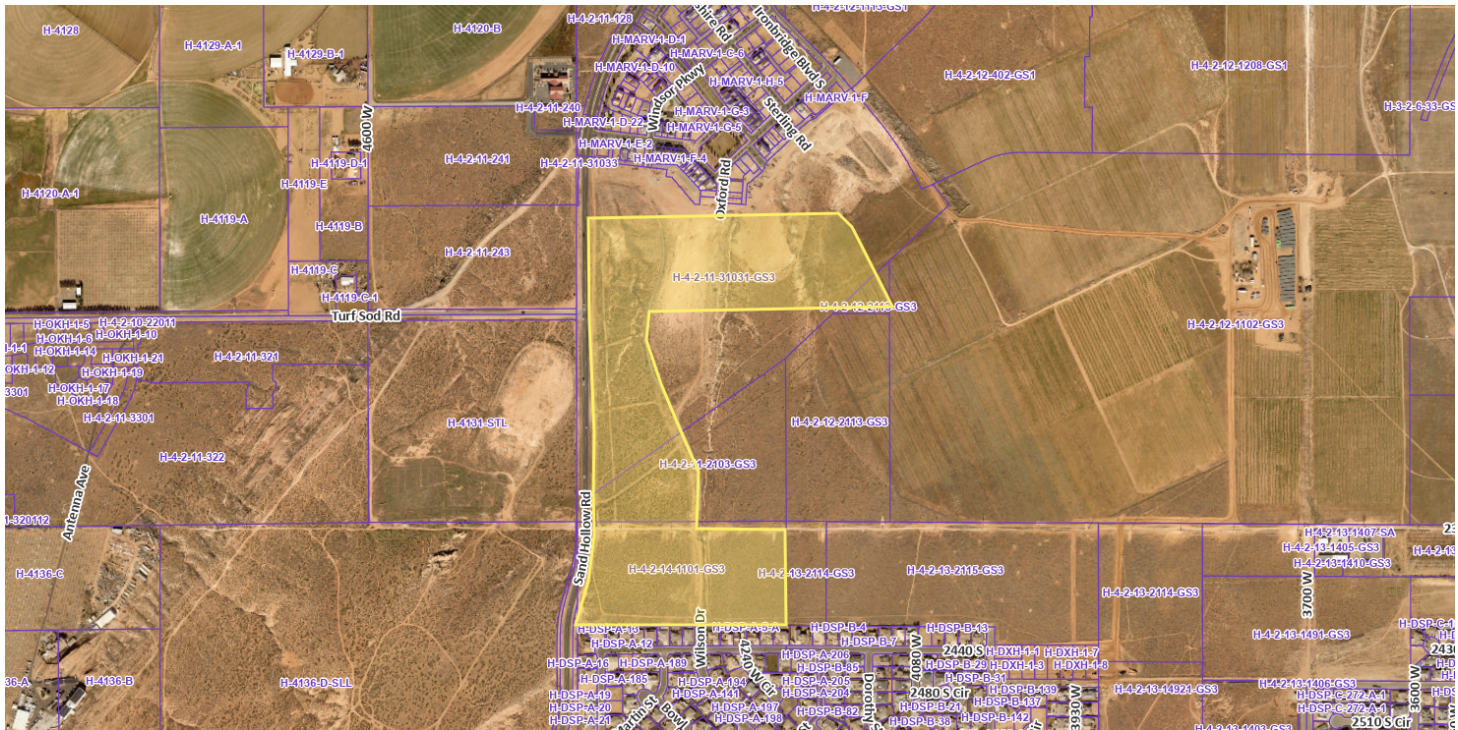
STAFF COMMENTS

Agenda Date:	02/08/2024
Application Number:	2023-PP-01
Type of Application:	Extension of Final Plat Deadline for an Approved Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western MTG & Realty Co Brent Moser
Agent:	ProValue Engineering-Karl Rasmussen
Request:	Approval of a Preliminary Plat
Location:	Approximately 4392 W 2400 S
Zoning:	R1-6 and R1-10
General Plan Map:	Planned Community

Update 02/08/2024: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request an extension of one year with the Planning Commission. The original staff report for the approved preliminary plat from January 26th, 2023 is pasted below.

Staff recommends approval of the preliminary plat extension.

Discussion: The applicant is proposing a 238 lot single family subdivision located between the existing Marla at Elim Valley development and Dixie Springs. This is part of Phase 3 of the Sand Hollow Gateway Public Infrastructure District, phase 1 of which is currently under development. No off-site improvement plans for phase 3 (or Phase 2) have been submitted at this time.



Map is approximate

JUC Comments

Public Works: What work is the PID doing? Need to see improvement drawings from the PID.

Water: Has a water model been submitted? Need details on water flow, looping, pressure zones, and mainline connections and connections to adjacent properties. The HDPE water line that goes through the property should be replaced and the water line will need to be in designated right of ways

Cable: No comments.

Phone: No facilities in subdivision. Fiber on the west side of Sand Hollow Road. When will Sand Hollow Road be redesigned?

Power: Dixie Power area. No power out there. Need major improvements. Will need to review it with the applicant. Wilson Drive and 2300 S will need to be improved to get power to the area. Almost nothing out there currently.

Sewer: 15" sewer main runs through several lots. Adjust roadways or relocate sewer.

Engineering: Legal description incorrect. Much of Sand Hollow Road is not dedicated through here. Stormwater note is inconsistent with both the proposed plans and the PID plans. Construction plans for Marla at Elim Valley Phase 2 have not been approved yet. Construction plans connecting the proposed subdivision to the existing end of Iron Bridge Blvd haven't been approved, depicted plans are about 700' from existing improvements. Master planned storm drain seems to follow Iron Bridge. Existing storm drain isn't shown. Where does the water from the ditch go? GIS data is insufficient. Partial street construction must be completed with or prior to phase 3 and 4 on Wilson Drive. Trail along 2300 S should continue to Sand Hollow Road. Section corner must be preserved on 2300 S. Sand Hollow Road is planned as a 112' wide roadway. Unless a separate roadway dedication plat is planned the subdivision boundary should follow the existing west parcel boundary. It appears the proposed subdivision includes an area owned by the WCWCD. Existing storm drain isn't shown on Wilson Dr, stormwater discharged from a pipe near there. Traffic model required, current model only for phase 1 of the PID.

Fire: Access okay.

1. **Density:** Within this subdivision, property north of Turf Sod Road is R1-6 and south of Turf Sod Road is R1-10. All lots north of Turf Sod Road meet R1-6 development standards and all lots south of Turf Sod Road meet R1-10 development standards.
2. Wilson Drive and 2300 S are depicted as outside the phasing lines. These roads will need to be constructed, either by the PID or the developer, as part of this subdivision
3. Due to the elevation differences 2300 S will not connect to Sand Hollow Road, as anticipated by the Transportation Master Plan, however the Active Transportation Master plan does show the master planned trail connecting 2300 S to the trail on Sand Hollow Road. This will need to be shown on the plans. Staff recommends that the trail follows the power easement on the property.
4. In the southwest corner of the property, the plans show Lot 182 extending all the way from the parcel boundary to Sand Hollow Road, however as shown below there is a strip of property owned by the Washington County Water Conservancy District. This needs to be resolved:



5. Will serve letters have been provided from the culinary and sanitary water providers
6. A note has been added to the plat indicating whether the property is in a tortoise take area
7. A water acknowledgement form has not been provided
8. **Utilities:** JUC has raised some concerns about utility availability for this project.
 - a. Hurricane City Code 10-37-4 states:
 - i. *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. Hurricane City Code 9-6-3 states:

- i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
- ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*

c. The following is what is required to show for a preliminary plat from 10-39-7:

- i. *A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.*
- ii. *The location, width and names/numbers of all existing streets within 200 feet of the subdivision and of all prior streets or other public ways, easements, utility rights-of-way, parks and other public open spaces, within and adjacent to the tract.*
- iii. *A tentative plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.*

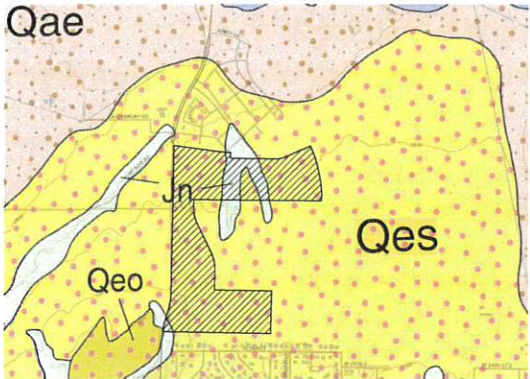
- d. The City has normally required a tentative plan or method for how an applicant would provide utility services within a preliminary plat. The code requires that during the construction drawings, that the applicant provide a full plan on how to provide utility services to a site, and then bond for those improvements prior to recording a plat.
- e. This site is within the Sand Hollow Gateway Public Infrastructure District Phase 3. The City has not received or reviewed any plans or drawing of future infrastructure other than overall concept plans on how services will tie between each of the phases. If the PID is not funded and submits plans, the developer would be responsible for improvements to all master plan roadway and associated utilities.

- f. As noted by the JUC comments, there are some utilities that are available at the site, but there were significant concerns raised by Public Works and Power.

Recommendation: The Planning Commission should review this application based on standards within the Hurricane City Code. Because of the concerns raised by the different utilities and planning staff, staff would recommend continuing the item to allow the applicant time to respond to the following concerns:

1. Utilities. The applicant should submit a preliminary plan on how utilities shall be addressed. The applicant and the City should discuss the concerns raised by power. Planning staff's main concern is about adequate services and to what extent it would take for the applicant to address those items.
2. Address the property ownership concerns raised in this report. The proposed plat includes property not owned by the applicant.
3. Address active transportation concerns raised in this report.
4. A water acknowledgment form has not been provided as required by City Code.

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 (HARPOAN 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 SINAWAYA 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; HELLWEIL AND OTHERS, 2000; HELLWEIL AND OTHERS, 2002; ROWLEY AND DIXON, 2004; ROWLEY AND OTHERS, 2004); ABOUT 1800 TO 2300 FEET (550-700 M) THICK.

PRELIMINARY PLAT FOR:
DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S01°07'04"W ALONG THE EAST SECTION LINE, 34.00 FEET TO THE POINT OF BEGINNING; THENCE S88°31'01"E 256.01 FEET; THENCE S01°29'01"W 282.00 FEET; THENCE S01°20'05"W 345.19 FEET; THENCE N88°52'30"W 760.79 FEET; THENCE N88°57'52"W 77.00 FEET; THENCE N89°02'45"W 753.41 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 744.00 FEET AND A RADIAL BEARING OF S83°49'47"E, A DISTANCE OF 144.89 FEET, THROUGH A CENTRAL ANGLE OF 11°09'28" (LONG CHORD BEARS: N11°44'57"E 144.66 FEET); THENCE N17°19'41"E 192.45 FEET; THENCE NORTHERLY ALONG THE ARC OF A 856.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 243.09 FEET, THROUGH A CENTRAL ANGLE OF 16°16'16", (LONG CHORD BEARS: N09°11'33"E 242.27 FEET); THENCE N01°03'25"E 1380.75 FEET; THENCE N01°03'25"E 92.03 FEET; THENCE N01°03'25"E 696.13 FEET; THENCE S82°24'51"E 630.52 FEET; THENCE S84°38'00"E 160.08 FEET; THENCE S84°38'53"E 52.00 FEET; THENCE S04°50'09"W 60.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 31.23 FEET, THROUGH A CENTRAL ANGLE OF 89°28'09", (LONG CHORD BEARS: S39°53'55"E 28.15 FEET); THENCE S84°38'00"E 8.58 FEET; THENCE EASTERLY ALONG THE ARC OF A 374.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 28.96 FEET, THROUGH A CENTRAL ANGLE OF 04°26'10", (LONG CHORD BEARS: S86°51'05"E 28.95 FEET); THENCE S89°04'10"E 611.08 FEET; THENCE EASTERLY ALONG THE ARC OF A 374.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 159.37 FEET, THROUGH A CENTRAL ANGLE OF 24°24'56", (LONG CHORD BEARS: N78°43'22"E 158.17 FEET); THENCE N66°30'54"E 388.79 FEET; THENCE S23°09'17"E 74.55 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1922.99 FEET AND A RADIAL BEARING OF S67°57'21"W, A DISTANCE OF 653.23 FEET, THROUGH A CENTRAL ANGLE OF 19°27'47" (LONG CHORD BEARS: S12°18'45"E 650.09 FEET); THENCE S00°00'35"W 108.85 FEET; THENCE N89°04'10"W 1881.94 FEET; THENCE S00°15'33"W 109.62 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 566.56 FEET AND A RADIAL BEARING OF S88°51'39"E, A DISTANCE OF 89.27 FEET, THROUGH A CENTRAL ANGLE OF 09°01'40", (LONG CHORD BEARS: S03°22'29"E 89.18 FEET); THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET AND A RADIAL BEARING OF N82°01'19"E, A DISTANCE OF 165.58 FEET, THROUGH A CENTRAL ANGLE OF 17°24'27", (LONG CHORD BEARS: S16°40'55"E 164.95 FEET); THENCE S25°23'08"E 495.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 474.94 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 219.14 FEET, THROUGH A CENTRAL ANGLE OF 26°26'14", (LONG CHORD BEARS: S12°10'07"E 217.21 FEET); THENCE S01°05'54"W 309.11 FEET; THENCE S89°02'49"E 585.03 FEET; THENCE S88°31'01"E 0.08 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 3,096,400 SQUARE FEET OR 71.084 ACRES.

DESERT TORTOISE TAKE AREA

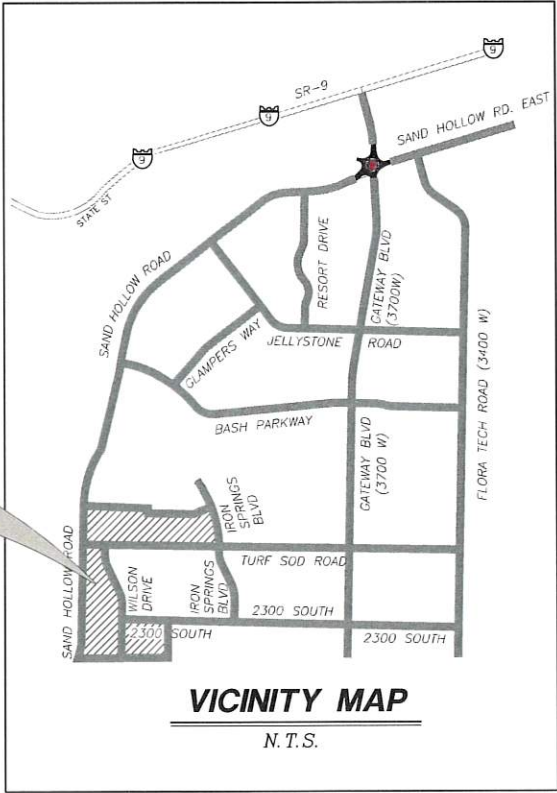
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	NONE
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	PAES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER AND BRB-HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
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.

PROJECT LOCATION



ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO HURRICANE CANAL FACILITIES IN THE SUBJECT AREA.

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.

LAND USE SUMMARY

TOTAL LOTS: 238

TOTAL LOTS PER PHASE

PHASE 1: 74
PHASE 2: 58
PHASE 3: 38
PHASE 4: 36
PHASE 5: 32

ZONING PER PHASE

PHASE 1-2: R1-6
PHASE 3-5: R1-10

AVERAGE LOT SIZES PER PHASE

PHASE 1: 6,685 SQ. FT. OR 0.153 ACRES
PHASE 2: 6,969 SQ. FT. OR 0.160 ACRES
PHASE 3: 11,704 SQ. FT. OR 0.269 ACRES
PHASE 4: 11,522 SQ. FT. OR 0.265 ACRES
PHASE 5: 12,171 SQ. FT. OR 0.279 ACRES

OWNERS:

WESTERN MORTGAGE & REALTY COMPANY

CONTACT REPRESENTATIVE:

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

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Provalue Engineering, Inc.
20 South 800 West, Suite 1
Hurricane, UT 84532
Phone: (435) 582-3271 Chad Hill



PRELIMINARY PLAT FOR:

DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

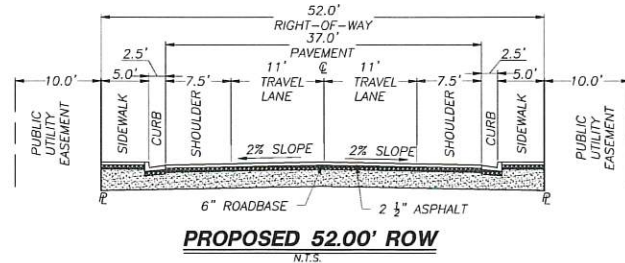
DATE: 12/19/2022
SCALE: N.T.S.

JOB NO.
336-012

SHEET NO.
1 OF 8

FULL SITE PRELIMINARY PLAT FOR: DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.#M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

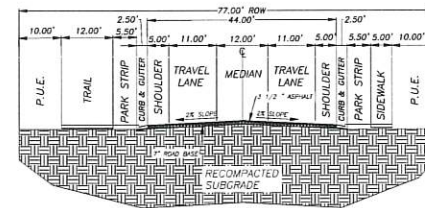


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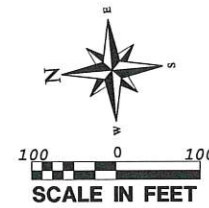
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- CENTER LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- PHASE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

NOTES

FOR LOTS SIZE AND AREA SEE FURTHER SHEETS.
SUBDIVISION IS LOCATED IN THE FOLLOWING PARCELS:
H-4-2-11-31031
H-4-2-11-2103
H-4-2-14-1101
H-4-2-13-2114



PROPOSED 77.00' ROW
N.T.S.



REVISIONS		DATE	BY
NO.	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers, Land Surveyors, and Planners
20 South 850 West, Suite 1
Hurricane, Utah 84757
Phone: (435) 982-3071 Fax: (435) 982-3071



FULL SITE PRELIMINARY PLAT FOR
DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.#M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 12/18/2022
SCALE: 1"=100'

JOB NO.
336-012

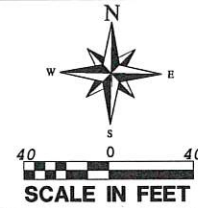
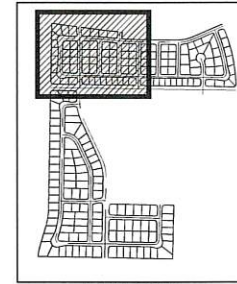
SHEET NO.

2 OF 8

PRELIMINARY PLAT FOR:
DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

MARLA AT ELIM VALLEY PHASE 2



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING SEWER LINE
 - EXISTING WATER LINE
 - CENTER LINE
 - 10' PUBLIC UTILITY EASEMENT (PUE)
 - PHASE LINE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
 - SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
 - EXISTING SEWER MANHOLE

FUTURE PARK
H-4-2-11-31031

NO.	DATE	DESCRIPTION

PROVALUE ENGINEERING, INC.
Frequently Used Symbols - Last Planes
20 South 850 West, Suite 1
Hurricane City, Utah 84757
Phone: (435) 580-3071 Chad Hill



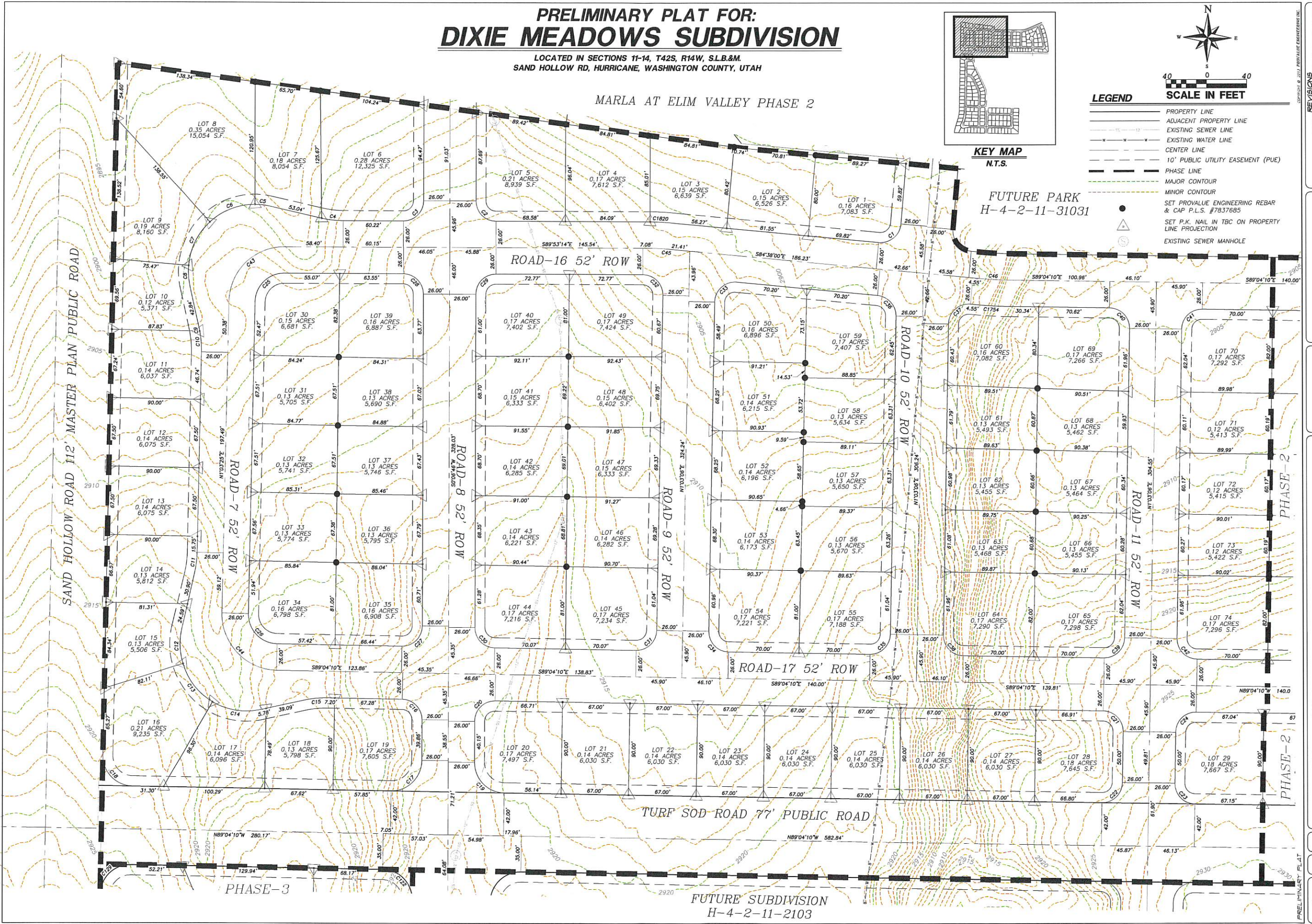
PRELIMINARY PLAT FOR
DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 12/19/2022
SCALE: 1"=40'

JOB NO.
336-2012

SHEET NO.
3 OF 8



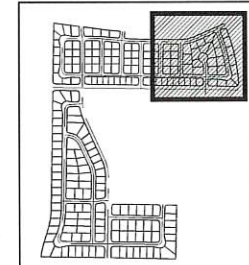
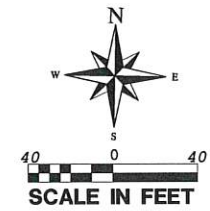
PRELIMINARY PLAT FOR: DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

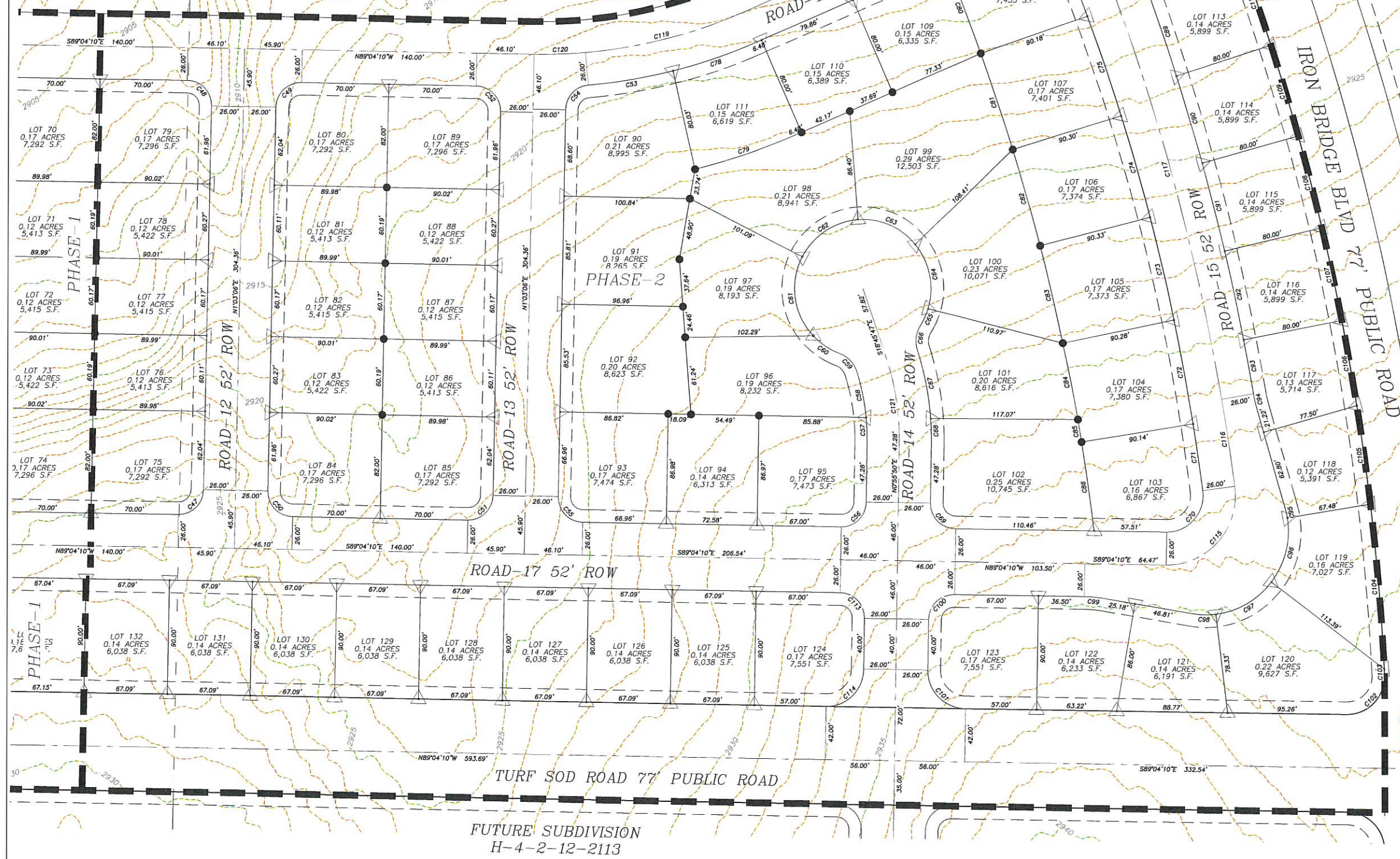
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- PHASE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

FUTURE PARK
H-4-2-11-31031



KEY MAP
N.T.S.

H-4-2-12-402-GS1



REVISIONS	
NO.	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers: Lyle S. Sorensen - L.S. Sorensen
20 South 800 West, Suite 100
Hurricane, Utah 84756
Phone: (435) 668-8307 Karl Ramussen
Phone: (435) 590-3071 Chad Hill

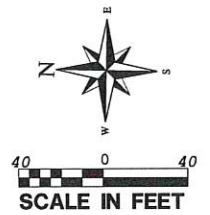


PRELIMINARY PLAT FOR
DIXIE MEADOWS SUBDIVISION
LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 12/19/2022
SCALE: 1"=40'
JOB NO.
336-202
SHEET NO.
4 OF 8

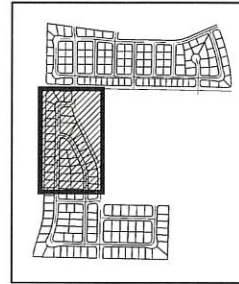
PRELIMINARY PLAT FOR: DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- CENTER LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- PHASE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING SEWER MANHOLE



KEY MAP
N.T.S.

FUTURE SUBDIVISION
H-4-2-11-2103

PHASE-3

PHASE-4

SAND HOLLOW ROAD 110'
MASTER PLAN PUBLIC ROAD

REVISIONS	
NO	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane, Utah 84503
Phone: (435) 582-3071 Chad Hill



PRELIMINARY PLAT FOR
DIXIE MEADOWS SUBDIVISION
LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 12/19/2022
SCALE: 1"=40'

JOB NO.
336-012

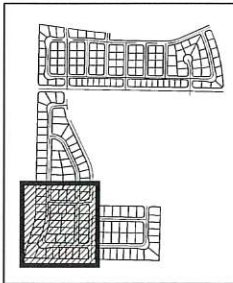
SHEET NO.
5 OF 8

PRELIMINARY PLAT FOR:
DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH



SCALE IN FEET



KEY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- CENTER LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- PHASE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane, Utah 84503
Phone: (435) 580-3071 Chad Hill



PRELIMINARY PLAT FOR
DIXIE MEADOWS SUBDIVISION
LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

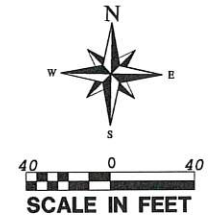
DATE: 12/18/2022
SCALE: 1"=40'
JOB NO:
336-012
SHEET NO:
6 OF 8

PRELIMINARY PLAT FOR: DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- CENTER LINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- PHASE LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING SEWER MANHOLE



REVISIONS	
NO.	DESCRIPTION

PROVALUE ENGINEERING, INC.

Engineers: Land Surveys - Land Planning
20 South 800 West, Suite 1
Hurricane, UT 84503
Phone: (435) 580-3071 Keri Ramussen



PRELIMINARY PLAT FOR
DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 12/19/2022
SCALE: 1"=40'

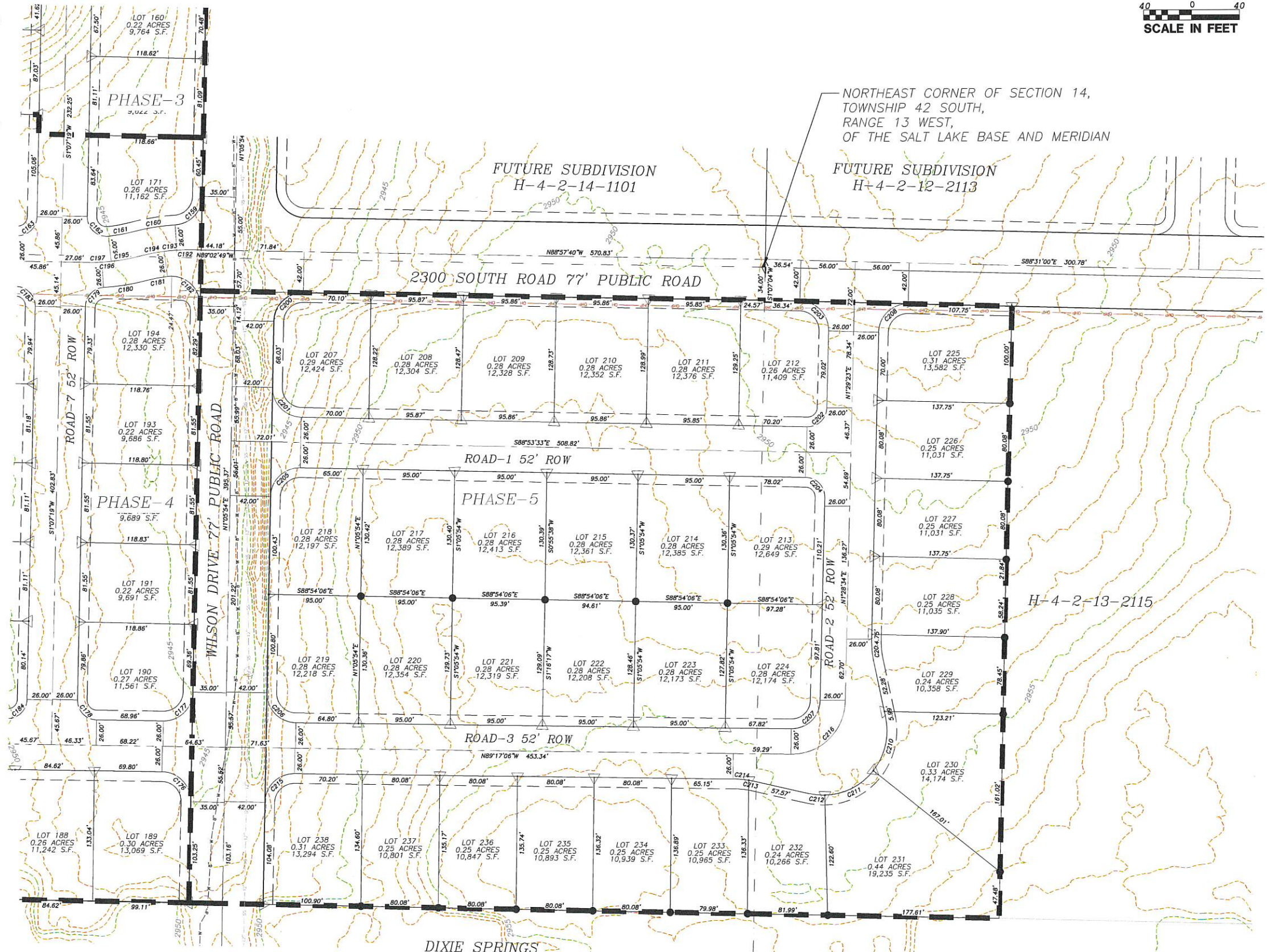
JOB NO.

336-012

SHEET NO.

7 OF 8

PRELIMINARY PLAT



KEY MAP
N.T.S.

CURVE TABLE FOR: DIXIE MEADOWS SUBDIVISION

LOCATED IN SECTIONS 11-14, T42S, R14W, S.L.B.&M.
SAND HOLLOW RD, HURRICANE, WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	31.60'	20.00'	28.41'	S50°06'05"W	90°31'51"
C2	31.40'	20.00'	28.27'	N44°54'55"W	89°56'39"
C3	31.44'	20.00'	28.30'	S45°05'05"W	90°03'21"
C4	21.69'	98.00'	21.65'	N83°32'47"W	12°40'54"
C5	14.83'	66.00'	14.80'	N83°38'32"W	12°52'24"
C6	48.95'	66.00'	47.84'	S88°40'19"W	42°29'55"
C7	48.96'	66.00'	47.85'	S26°10'13"W	42°30'18"
C8	20.26'	66.00'	20.18'	S3°52'35"E	17°35'17"
C9	2.83'	98.00'	2.83'	S11°50'37"E	1°39'12"
C10	20.65'	98.00'	20.61'	S4°58'47"E	12°04'26"
C11	20.78'	98.00'	20.74'	S7°07'49"W	12°08'47"
C12	35.03'	66.00'	34.62'	S1°59'59"E	30°24'23"
C13	48.95'	66.00'	47.84'	S38°27'00"E	42°29'39"
C14	49.03'	66.00'	47.84'	S80°58'45"E	42°33'51"
C15	22.56'	98.00'	22.51'	N84°20'05"E	1°31'13"
C16	31.13'	20.00'	28.08'	S44°28'42"E	89°10'56"
C17	47.55'	30.00'	42.73'	S45°31'18"W	90°49'04"
C18	47.19'	30.00'	42.47'	N44°00'22"W	90°07'36"
C19	46.70'	30.00'	42.12'	S44°28'42"E	89°10'56"
C20	31.70'	20.00'	28.49'	S45°31'18"W	90°49'04"
C21	31.46'	20.00'	28.31'	N44°00'32"W	90°07'16"
C22	31.37'	20.00'	28.25'	N45°59'28"E	89°52'44"
C23	31.46'	20.00'	28.31'	S44°00'32"E	90°07'16"
C24	31.37'	20.00'	28.25'	S45°59'28"W	89°52'44"
C25	45.08'	29.00'	40.67'	N45°35'06"E	89°03'20"
C26	45.62'	29.00'	41.06'	N44°00'22"W	90°07'36"
C27	31.70'	20.00'	28.49'	S45°31'18"W	90°49'04"
C28	31.43'	20.08'	28.31'	S44°57'22"E	89°40'41"
C29	31.42'	20.00'	28.28'	S45°06'46"W	90°00'00"
C30	31.13'	20.00'	28.08'	S44°28'42"E	89°10'56"
C31	31.37'	20.00'	28.25'	N45°59'28"E	89°52'44"
C32	31.74'	20.00'	28.52'	N44°25'04"W	90°56'20"
C33	32.92'	20.00'	29.33'	N48°12'33"E	94°18'54"
C34	31.46'	20.00'	28.31'	N44°00'32"W	90°07'16"
C35	31.37'	20.00'	28.25'	S45°59'28"W	89°52'44"
C36	29.91'	20.00'	27.20'	S41°47'27"E	85°41'06"
C37	32.92'	20.00'	29.33'	N48°12'33"E	94°18'54"
C38	31.46'	20.00'	28.31'	N44°00'32"W	90°07'16"
C39	31.37'	20.00'	28.25'	S45°59'28"W	89°52'44"
C40	31.46'	20.00'	28.31'	S44°00'32"E	90°07'16"
C41	31.37'	20.00'	28.25'	N45°59'28"E	89°52'44"
C42	31.46'	20.00'	28.31'	N44°00'32"W	90°07'16"
C43	85.49'	55.00'	77.14'	S45°35'06"W	89°03'20"
C44	86.52'	55.00'	77.87'	S44°00'22"E	90°07'36"
C45	18.34'	200.00'	18.33'	N87°15'37"W	5°15'14"
C46	30.97'	400.00'	30.96'	S86°51'05"E	4°26'10"
C47	31.37'	20.00'	28.25'	S45°59'28"W	89°52'44"
C48	31.46'	20.00'	28.31'	S44°00'32"E	90°07'16"
C49	31.37'	20.00'	28.25'	N45°59'28"E	89°52'44"
C50	31.46'	20.00'	28.31'	N44°00'32"W	90°07'16"
C51	31.37'	20.00'	28.25'	S45°59'28"W	89°52'44"
C52	31.46'	20.00'	28.31'	S44°00'32"E	90°07'16"
C53	69.03'	426.00'	68.96'	N80°22'57"E	9°17'06"
C54	29.33'	20.00'	28.77'	N43°00'57"E	84°01'07"
C55	31.46'	20.00'	28.31'	N44°00'32"W	90°07'16"
C56	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"
C57	19.72'	174.00'	19.71'	S2°18'57"E	6°29'33"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C58	36.81'	174.00'	36.75'	S11°37'23"E	12°07'21"
C59	20.93'	23.00'	20.21'	S43°45'08"E	52°08'08"
C60	25.74'	55.00'	25.50'	S56°24'51"E	26°48'42"
C61	67.58'	55.00'	63.41'	S7°48'29"E	70°24'02"
C62	55.88'	55.00'	53.50'	S56°29'47"W	58°12'30"
C63	52.54'	55.00'	50.57'	N67°01'51"W	5°44'13"
C64	54.34'	55.00'	52.15'	N11°21'33"W	56°36'22"
C65	14.77'	55.00'	14.73'	N24°38'22"E	15°23'27"
C66	20.25'	23.00'	19.60'	N7°07'01"E	50°26'08"
C67	55.35'	226.00'	55.21'	N11°05'04"W	14°01'58"
C68	19.72'	226.00'	19.71'	N1°34'08"W	4°59'55"
C69	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C70	49.80'	29.00'	43.90'	S41°44'16"W	98°23'07"
C71	53.44'	1750.66'	53.44'	S8°09'38"E	1°44'56"
C72	83.86'	1750.66'	83.85'	S10°24'27"E	2°44'40"
C73	83.80'	1750.66'	83.79'	S13°09'03"E	2°44'34"
C74	83.80'	1750.66'	83.79'	S15°53'37"E	2°44'34"
C75	83.44'	1750.66'	83.43'	S18°37'49"E	2°43'51"
C76	66.48'	1750.66'	66.48'	S21°05'01"E	2°10'33"
C77	31.93'	20.00'	28.65'	S87°44'38"E	91°28'35"
C78	68.59'	426.00'	68.52'	N71°07'39"E	9°13'30"
C79	83.93'	506.00'	83.83'	N71°18'00"E	9°30'12"
C80	80.07'	1701.00'	80.06'	N21°16'02"W	2°41'49"
C81	80.59'	1701.00'	80.58'	N16°33'42"W	2°42'53"
C82	79.48'	1701.00'	79.47'	N15°51'57"W	2°40'38"
C83	79.48'	1701.00'	79.47'	N13°11'19"W	2°40'38"
C84	61.69'	1701.00'	61.69'	N10°48'40"W	2°04'41"
C85	18.04'	1701.00'	18.04'	N9°28'05"W	0°36'28"
C86	71.06'	1701.00'	71.05'	N7°58'03"W	2°23'58"
C87	30.92'	20.00'	27.93'	S22°13'10"W	88°35'28"
C88	67.49'	1843.00'	67.48'	S21°01'38"E	2°05'53"
C89	72.17'	1843.00'	72.16'	S18°51'23"E	2°14'37"
C90	72.17'	1843.00'	72.16'	S16°36'46"E	2°14'37"
C91	72.17'	1843.00'	72.16'	S14°22'09"E	2°14'37"
C92	72.17'	1843.00'	72.16'	S12°07'32"E	2°14'37"
C93	43.45'	1843.00'	43.45'	S10°19'42"E	1°21'03"
C94	10.39'	98.00'	10.38'	S12°41'24"E	6°04'27"
C95	7.56'	66.00'	7.56'	S12°26'46"E	6°33'44"
C96	53.70'	66.00'	52.23'	S14°08'38"W	46°37'03"
C97	52.78'	66.00'	51.38'	S60°21'41"W	45°49'04"
C98	18.97'	66.00'	18.90'	N88°29'46"W	16°28'02"
C99	15.06'	98.00'	15.05'	N84°39'58"W	8°48'25"
C100	31.42'	20.00'	28.28'	S45°55'50"W	90°00'00"
C101	47.12'	30.00'	42.43'	S44°04'10"E	90°00'00"
C102	48.96'	30.00'	43.71'	N44°10'29"E	9°30'42"
C103	4.45'	1923.00'	4.45'	N2°38'51"W	0°07'58"
C104	130.81'	1923.00'	130.78'	N4°39'45"W	3°53'51"
C105	78.81'	1923.00'	78.81'	N7°47'08"W	2°20'54"
C106	68.61'	1923.00'	68.60'	N9°58'54"W	2°02'39"
C107	75.30'	1923.00'	75.30'	N12°07'32"W	2°14'37"
C108	75.30'	1923.00'	75.30'	N14°22'09"W	2°14'37"
C109	75.30'	1923.00'	75.30'	N16°36'46"W	2°14'37"
C110	75.30'	1923.00'	75.30'	N18°51'23"W	2°14'37"
C111	61.00'	1923.00'	61.00'	N20°53'13"W	1°49'03"
C112	48.01'	30.00'	43.05'	N67°38'25"W	91°41'21"
C113	31.42'	20.00'	28.28'	N44°04'10"W	90°00'00"
C114	47.12'	30.00'	42.43'	N45°55'50"E	90°00'00"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C115	94.44'	55.00'	83.28'	N41°44'16"E	98°23'07"
C116	69.71'	1817.00'	69.71'	N8°33'14"W	2°11'54"
C117	391.65'	1817.00'	380.89'	N15°49'41"W	12°21'00"
C118	44.87'	1817.00'	44.87'	N22°47'01"W	1°24'54"
C119	128.22'	400.00'	128.66'	N75°45'12"E	18°30'36"
C120	41.23'	400.00'	41.21'	N87°58'40"E	5°54'20"
C121	68.74'	200.00'	68.41'	S8°54'59"E	19°41'37"
C122	46.70'	30.00'	42.12'	S44°28'43"E	89°10'55"
C123	45.35'	30.00'	41.16'	S43°25'24"W	86°37'18"
C124	20.53'	98.00'	20.49'	N87°15'57"W	12°00'00"
C125	37.73'	66.00'	37.22'	S82°21'24"W	32°45'19"
C126	59.23'	66.00'	57.26'	S40°16'09"W	51°25'09"
C127	29.38'	66.00'	28.14'	S1°48'28"W	25°30'13"
C128	20.53'	98.00'	20.49'	S4°56'39"E	12°00'00"
C129	47.08'	30.00'	42.38'	N45°59'38"E	89°52'24"
C130	34.15'	20.00'	30.15'	S49°58'44"W	97°50'45"
C131	154.61'	159.00'	148.59'	N53°14'31"W	55°42'46"
C132	81.58'	309.00'	81.34'	N17°49'21"W	15°07'35"
C133	61.38'	309.00'	61.28'	N4°34'07"W	11°22'53"
C134	12.72'	361.00'	12.72'	S0°06'44"W	2°01'10"
C135	75.85'	361.00'	75.71'	S6°55'01"E	12°02'21"
C136	75.85'	361.00'	75.71'	S18°57'22"E	12°02'21"
C137	2.58'	361.00'	2.58'	S25°10'50"E	0°24'36"
C138	45.23'	211.00'	45.14'	S31°31'35"E	12°16'54"
C139	73.45'	211.00'	73.08'	S47°38'23"E	19°56'42"
C140	98.03'	211.00'	97.15'	S70°55'21"E	26°37'12"
C141	29.77'	20.00'	27.10'	S41°35'18"E	85°17'18"
C142	43.37'	29.00'	39.44'	S43°53'42"W	85°40'41"
C143	44.18'	30.00'	40.29'	N51°04'52"W	84°22'10"
C144	86.91'	545.00'	88.82'	N13°27'54"W	9°08'14"
C145	69.93'	545.00'	68.88'	N21°42'35"W	7°21'07"
C146	3.49'	474.94'	3.49'	N25°10'37"W	0°25'15"
C147	100.88'	474.94'	100.69'	N18°52'53"W	12°10'13"
C148	100.83'	474.94'	100.64'	N6°42'51"W	12°09'51"
C149	13.94'	474.94'	13.94'	N0°12'32"E	1°40'56"
C150	30.49'	510.00'	30.48'	S1°36'00"E	3°25'31"
C151	49.70'	510.00'	49.68'	S8°06'16"E	5°35'02"
C152	146.77'	510.00'	146.27'	S17°08'28"E	16°29'21"
C153	235.32'	510.00'	233.24'	S12°10'01"E	26°26'14"
C154	82.25'	55.00'	74.79'	S43°53'42"W	85°40'41"
C155	15.21'	185.00'	15.21'	N86°35'16"W	4°42'38"
C156	10.12'	185.00'	10.12'	N82°39'55"W	3°08'03"
C157	178.89'	185.00'	172.88'	N53°14'31"W	55°42'46"
C158	154.89'	335.00'	153.61'	N12°07'54"W	26°30'28"
C159	44.62'	30.00'	40.62'	N43°42'31"E	85°13'13"
C160	43.81'	226.00'	43.74'	N80°45'56"E	11°06'22"
C161	26.19'	174.00'	26.17'	N79°31'29"E	8°37'27"
C162	33.96'	20.00'	30.02'	S47°31'14"E	97°17'07"
C163	31.36'	20.00'	28.24'	N46°02'15"E	89°49'52"
C164	31.45'	20.00'	28.31'	S43°59'44"E	90°06'10"
C165	44.00'	974.00'	44.00'	S2°21'00"W	2°35'18"
C166	89.17'	974.00'	89.13'	S8°16'01"W	5°14'43"
C167	89.17'	974.00'	89.14'	S11°30'44"W	5°14'43"
C177	46.92'	30.00'	42.28'	N45°54'24"E	89°37'00"
C178	31.56'	20.00'	28.38'	S44°04'53"E	90°24'25"
C179	29.83'	20.00'	27.14'	S43°50'44"W	85°26'48"
C180	44.79'	226.00'	44.72'	S80°53'27"W	11°21'22"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C181	22.37'	174.00'	22.36'	S78°53'46"W	7°22'01"
C182	51.98'	30.00'	45.46'	N48°09'40"W	98°31'08"
C183	31.47'	20.00'	28.33'	S43°57'45"E	90°10'08"
C184	31.27'	20.00'	28.18'	S45°55'07"W	89°35'53"
C185	53.86'	29.00'	46.45'	N36°04'39"W	106°24'53"
C186	0.80'	1026.00'	0.80'	N17°06'27"E	0°02'42"
C187	87.05'	1028.00'	87.03'	N14°39'16"E	4°51'41"
C188	80.08'	1026.00'	80.06'	N9°59'16"E	4°28'20"
C189	79.07'	1026.00'	79.05'	N5°32'38"E	4°24'56"
C190	40.83'	1028.00'	40.83'	N2°11'46"E	2°16'48"
C191	31.38'	20.00'	28.26'	N46°00'16"E	89°53'50"
C192	16.18'	200.00'	16.17'	N88°38'09"E	4°38'03"
C193	13.05'	200.00'	13.05'	N84°26'57"E	3°44'21"
C194	25.72'	200.00'	25.70'	N78°53'46"E	7°22'01"
C195	30.10'	200.00'	30.08'	N79°31'29"E	8°37'27"
C196	9.54'	200.00'	9.54'	N85°12'10"E	2°43'55"
C197	15.30'	200.00'	15.30'	N88°45'39"E	4°23'03"
C198	280.54'	1000.00'	279.62'	S9°05'35"W	16°04'26"
C199	102.15'	55.00'	88.09'	S36°04'39"E	106°24'53"
C200	47.05'	30.00'	42.37'	N46°01'32"E	89°51'16"
C201	47.12'	30.00'	42.42'	N43°53'50"W	89°59'27"
C202	31.28'	20.00'	28.19'	S46°17'14"W	89°37'26"
C203	47.12'	30.00'	42.43'	S43°31'00"E	90°00'00"
C204	31.55'	20.00'	28.38'	N43°42'21"W	90°22'25"
C205	47.13'	30.00'	42.43'	S46°06'10"W	90°00'33"
C206	47.32'	30.00'	42.57'	S44°05'36"E	90°23'00"
C207	45.32'	29.00'	41.27'	N45°21'27"E	90°42'54"
C208	47.12'	30.00'	42.43'	N46°29'00"E	90°00'00"
C209	23.06'	98.00'	23.01'	N5°15'30"W	13°29'00"
C210	58.00'	66.00'	56.15'	N13°10'32"E	50°21'05"
C211	58.08'	66.00'	56.22'	N63°33'38"E	50°26'07"
C212	16.06'	66.00'	16.02'	S84°15'27"E	13°56'43"
C213	5.64'	98.00'	5.64'	S78°56'06"E	3°18'00"
C214	14.88'	98.00'	14.87'	S84°56'06"E	8°42'00"
C215	48.92'	30.00'	42.28'	N45°54'24"E	89°37'00"
C216	85.66'	55.00'	77.28'	N46°05'57"E	89°13'54"

**LOCATED ON SAND HOLLOW RD, HURRICANE
WASHINGTON COUNTY, UTAH**

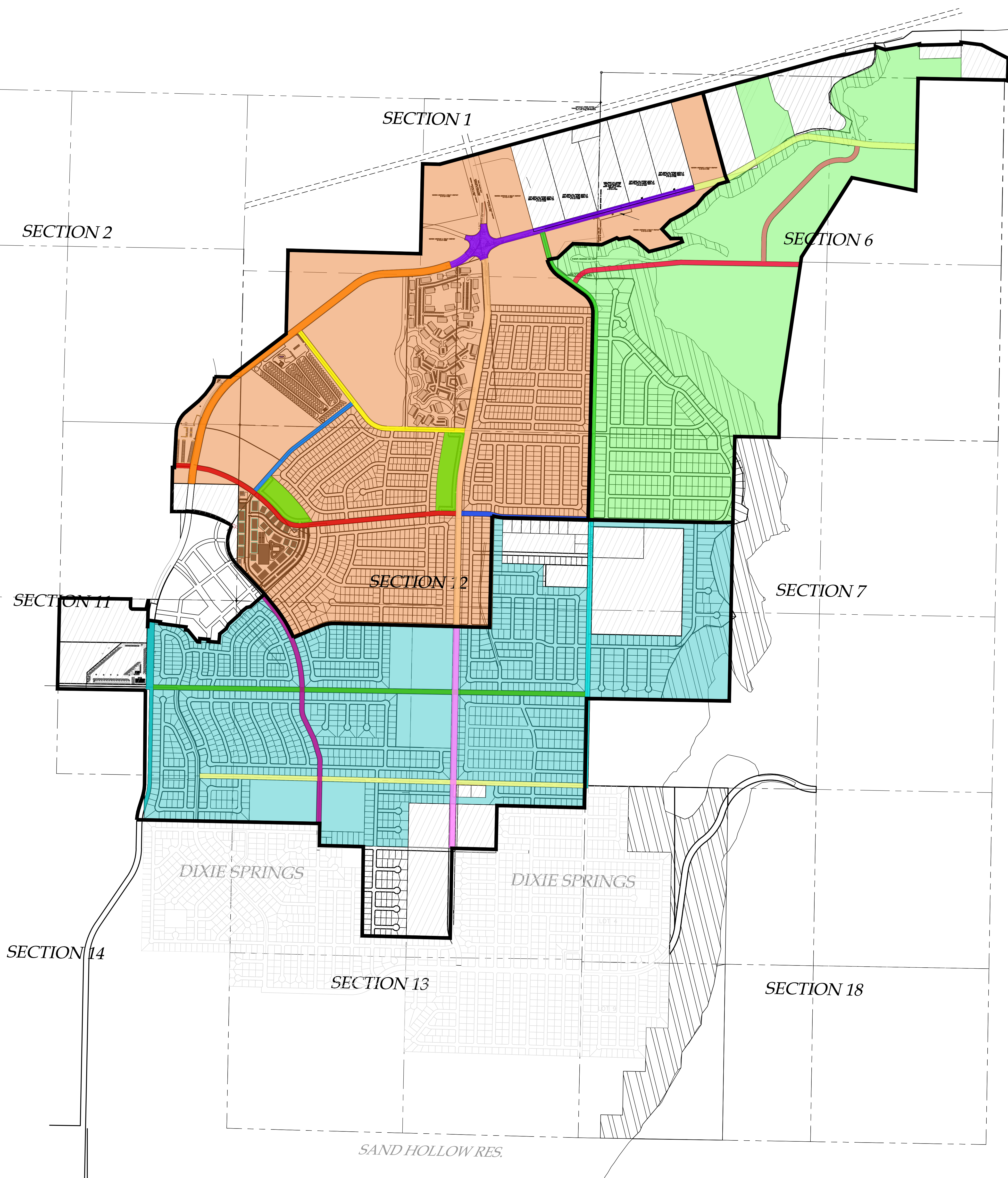
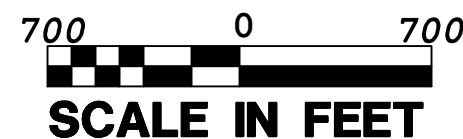


TABLE OF IMPROVEMENTS

MAP LOCATION	ITEM	P.I.D. PHASE 1 ESTIMATE				
A	ROAD A (70') South Leg	4552 LF	\$	795.00	\$ 3,618,840.00	
B	ROAD B (70') North Leg	3272 LF	\$	795.00	\$ 2,601,240.00	
C	ROAD C (90') 3700 West	3859 LF	\$	875.00	\$ 3,376,625.00	
D	ROAD D (106') S.H. RD	5712 LF	\$	998.00	\$ 5,700,576.00	
E	ROAD E (60') BEHIND RV's	2032 LF	\$	765.00	\$ 1,554,480.00	
F	PARKS	14 ACRES	\$	250,000.00	\$ 3,500,000.00	
G	STARGATE AVE - ROUND	1 LS	\$	3,400,000.00	\$ 3,400,000.00	
	LESS CYPRESS HALF	2500 LF	\$	(437.50)	\$ (1,093,750.00)	
					\$ 22,658,011.00	

MAP LOCATION	ITEM	P.I.D. PHASE 2 ESTIMATE				
H	ROAD H (90') Star Ave Cont.	3532 LF	\$	875.00	\$ 3,090,500.00	
I	ROAD I (70') NE Connector	2450 LF	\$	795.00	\$ 1,947,750.00	
J	ROAD J (70') 1100 South	3465 LF	\$	794.00	\$ 2,751,210.00	
K	ROAD K (70') Flora Tech 3400 W	4995 LF	\$	795.00	\$ 3,971,025.00	
L	ROAD L (70') South Leg Cont.	1992 LF	\$	795.00	\$ 1,583,640.00	
					\$ 13,344,125.00	

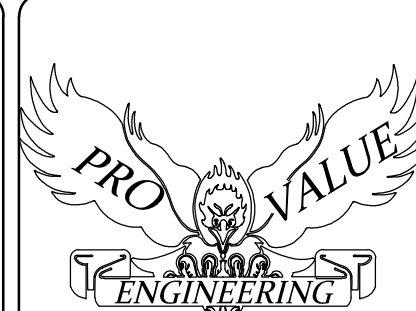
MAP LOCATION	ITEM	P.I.D. PHASE 3 ESTIMATE				
M	ROAD M (106') S.H. RD Cont.	1002 LF	\$	998.00	\$ 999,996.00	
N	ROAD N (53') HALF S.H. RD	1800 LF	\$	744.00	\$ 1,339,200.00	
O	ROAD O (70') TURF SOD ROAD	6522 LF	\$	795.00	\$ 5,184,900.00	
P	ROAD P (70') IRON BRIDGE BLVD	3828 LF	\$	795.00	\$ 3,043,260.00	
Q	ROAD Q (90') 3700 WEST	3317 LF	\$	875.00	\$ 2,902,375.00	
R	ROAD R (70') 2300 SOUTH	5289 LF	\$	795.00	\$ 4,204,755.00	
S	ROAD S (70') Flora Tech 3400 WEST	4040 LF	\$	795.00	\$ 3,211,800.00	
					\$ 20,886,376.00	

MASTER PLAN MAP

10F1

DATE: 2/10/2021
SCALE: 1"=700'
JOB NO.
281-006
SHEET NO.

PID PHASE I IMPROVEMENT MAP FOR:
SAND HOLLOW GATEWAY
SAND HOLLOW RD
HURRICANE, WASHINGTON COUNTY, UTAH



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307

[illegible]



Ash Creek Special Service District

1350 S. Sand Hollow Road

Hurricane, UT 84737

Office: (435) 635-2348 Fax: (435) 635-8550

ashcreek@infowest.com

December 20, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

RE: Dixie Meadows

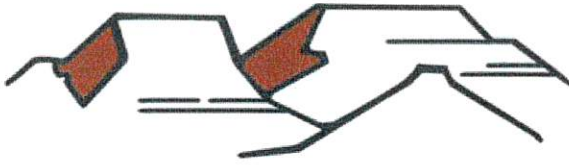
Stephen,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

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



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

July 19, 2022

To Whom It May Concern:

Western Mortgage (the "Developer") has requested a culinary water will serve letter for the subdivision known as Dixie Meadows Subdivision, located at approximately 2300 S Sand Hollow Rd 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 238 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: Treasa <treasa@pv-eng.com>
Sent: Monday, January 29, 2024 1:18 PM
To: Fred Resch; 'Karl Rasmussen'; 'Brent Moser'; 'Scott Stratton'
Subject: RE: Dixie Meadows and Bench Lake Townhomes preliminary plat

Good Afternoon Fred,

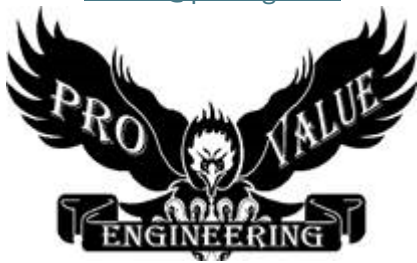
We would like to request an extension on both Dixie Meadows and Bench Lake Townhomes please.

Dixie Meadows was postponed for a bit until the connecting roads were further along, they are choosing to now move forward with the project.

Bench Lake Townhomes is in for second review right now and close to final construction drawings. It was postponed because a decision with 1100 west needed to be made by the city.

Thank You for your business,
Treasa Anderson
ProValue Engineering Secretary
Have A GREAT DAY!
Office: 435-668-8307

Office Hours: Monday-Thursday 8 AM-5 PM
treasa@pv-eng.com



From: Fred Resch <fred@cityofhurricane.com>
Sent: Monday, January 29, 2024 11:48 AM
To: Karl Rasmussen (karl@pv-eng.com) <karl@pv-eng.com>; 'Treasa' <treasa@pv-eng.com>; 'Brent Moser' <enhancedhomesofutah@gmail.com>; 'Scott Stratton' <scottstratton4966@gmail.com>
Subject: Dixie Meadows and Bench Lake Townhomes preliminary plat

Karl or Treasa,

The preliminary plat for Dixie Meadows and Bench Lake Townhomes was approved by the City Council on February 2nd, 2023. Per Hurricane City Code 10-39-6:

After preliminary plat approval from the City Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may

authorize a onetime extension not to exceed one year, provided that a written request for extension is received by the City before the one year time period has expired.

We have not received a final plat application for this project yet, and we can't accept an application until construction drawings are signed. If you would like to be granted an extension from the Planning Commission, we must receive the request in writing by February 2nd, 2023 to be on the Planning Commission agenda on February 8th. Replying to this email will suffice. Let me know what your plans are.

Thanks,

Fred Resch III

City Planner

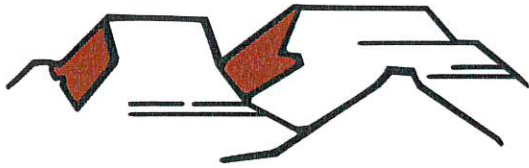
Hurricane City

P: (435) 635-2811 x 110

E: fred@cityofhurricane.com



PLANNING & ZONING
HURRICANE CITY
UTAH



PLANNING & ZONING
HURRICANE CITY
UTAH

147 N 870 W Hurricane UT
PHONE: 435.635.2811 FAX: 435.635.2184

PRELIMINARY PLAT APPLICATION

For office use only: \$150.00 Fee
File No. 2023-PP-02
Receipt No. 8-164692

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC, &
Diamond Edge Construcion, LLC.
Name: Contact: Scott Stratton Telephone: _____

Address: 256 N 200 W, Blanding, UT 84511-3618 Fax No. _____

Email: scottstratton4966@gmail.com Agent Email: karl@pv-eng.com; treasa@pv-eng.com

Agent (If Applicable): ProValue Engineering- Karl Rasmussen Telephone: 435-668-8307

Address/Location of Subject Property: Approx. 3145 S 1100 W

Tax ID of Subject Property: H-3394-H, H-3394-J-1, H-3394-B-1-B Zone District: RM-2

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) To build a subdivision with
200 townhome lots.

Submittal Requirements: The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ☒ a. The proposed name of the subdivision.
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ☒ 2. Existing Conditions: The preliminary plat shall show:
 - ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width, and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - n/a e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ☒ f. Existing sewers, water mains, culverts, or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
 - ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.

- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock, and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

☒ 3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys, and easements.
- ☒ b. The layout, numbers, and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
- ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☒ 4. Required copies of plans:

- ☒ a. Three copies of all full-scale drawings
- ☒ b. One copy of each drawing on a 11 x 17-inch sheets. (8 1/2 x 11 is acceptable if the project is small and the plans are readable at that size).

☒ 5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 (noon) 20 full calendar days before the Planning Commission meeting at which you plan for your application to be heard.

.....
(Office Use Only)

Date Received: _____ Application Complete: YES NO

Date application deemed to be complete: _____ Completion determination made by: _____



STAFF COMMENTS

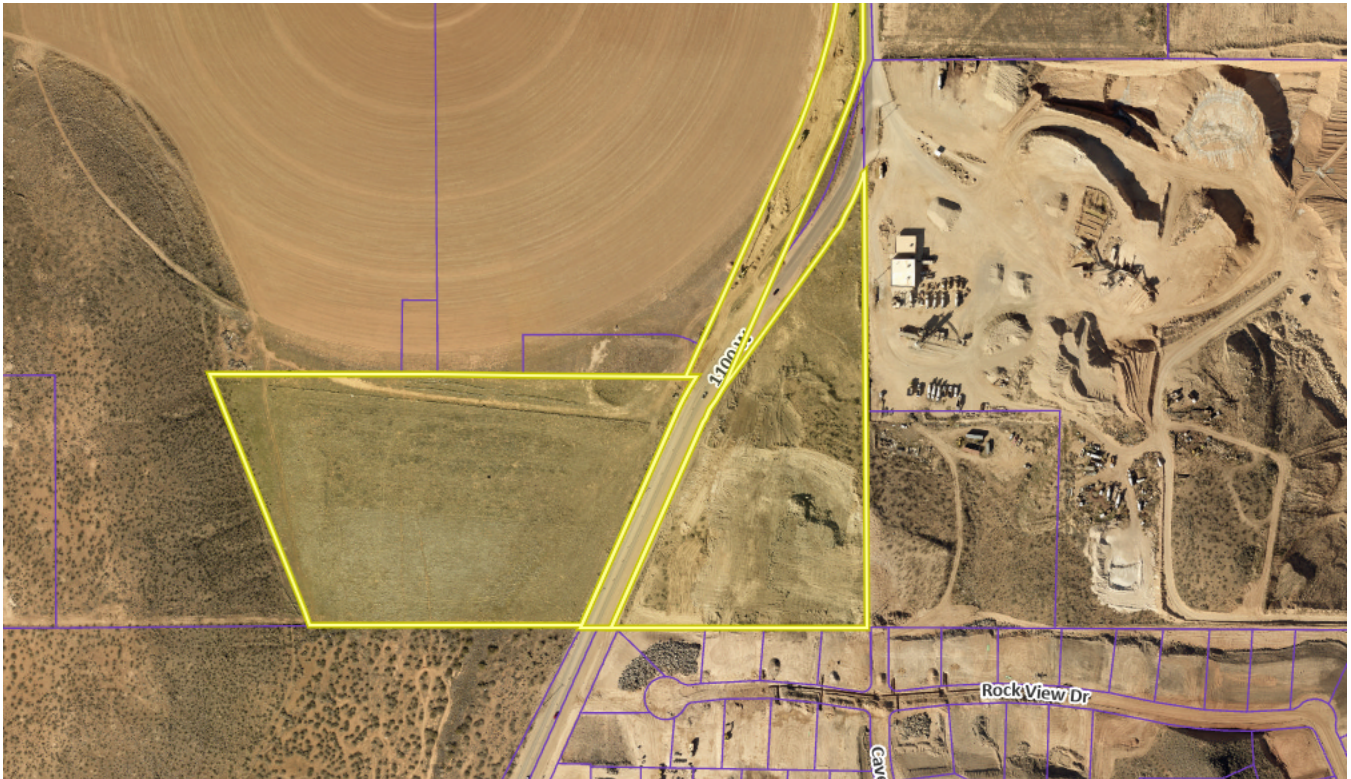
Agenda Date:	02/08/2024
Application Number:	2023-PP-02
Type of Application:	Extension of Final Plat Deadline for an Approved Preliminary Plat Application
Action Type:	Administrative
Applicant:	Blue Mountains Property Enterprises LLC &
Agent:	Bush & Gudgell, Inc
Request:	Approval of a Preliminary Plat and Site Plan
Location:	2600 W 4200 S
Zoning:	RM-2
General Plan Map:	Planned Community and Rural Residential

Update for 02/08/2024: The applicant is requesting an extension of the final plat deadline for this project. Pursuant to city ordinance, a final plat must be submitted within one year of approval of a preliminary plat; however, the applicant can request a 1-year extension from the Planning Commission. This application was approved by the City Council after recommendations of denial from staff and the Planning Commission with the condition of allowing the developer to begin the process of construction drawings but agreeing that those construction drawings will not be signed until there is sufficient power capacity in the area. Construction drawings have been submitted and reviewed by the JUC. The Hurricane City Power Department has come up with a plan to allow for developers in this region to pay to reroute power capacity to this area of the City. The developer has paid their share into this plan for the first several phases and now has future power capacity reserved for the project, thus resolving staff concerns about power capacity for this development. The original staff report for the approved preliminary plat is pasted below.

Staff recommends approval of the extension of this preliminary plat approval.

Discussion:

The applicant has filed a preliminary plat for Bench Lake Townhomes. This development has some unique history. The area received a preliminary plat approval back in the summer of 2021. After doing some of their design and construction drawings which were submitted to the City, they submitted a new site plan with a Planned Development Overlay Application. The applicant was approved with a smaller separation for buildings than what is normally required and up to 200 units. The applicant is proposing what can be described as effectively separated townhomes in some areas, with about 3.5 feet between buildings as opposed to the 10 feet as prescribed in the code. The Hurricane Valley Fire District approved the idea, and the City Council approved the updated site plan with the stated separation with a positive recommendation from the Planning Commission.

**JUC Comments**

Due to the holidays, only a preliminary review was able to be done in time to get this report delivered. Planning staff will update this report if new information arises before the meeting. Every department has had a chance to provide redlines back to the applicant since the applicant has filed construction drawings to the JUC a few months ago.

The following items will need to be addressed:

1. **Public Works:**
2. **Power:** “At this time, the City’s power grid is inadequate to support all of the development planned in the area south of 1300 South Street. Although the Power Department has plans to expand and enhance its system to supply adequate power to this area, those plans are subject to funding limitations, the City’s acquisition of easements and rights-of-way, the availability of materials, and other limitations. Therefore, the Power Department cannot presently guarantee that it can provide power to all of the development planned in this area, which includes this proposed development. The applicant is put on notice that pursuant to HCC 9-6-3, the Power Department cannot sign off on construction drawings or other approvals until such time as public facilities exist to supply power to the property at adopted levels of service.”
3. **Sewer:** No comments
4. **Street:**
5. **Water:** Each unit will need to have sprinklers because of pressure. Not a loop in the system until another tank and line are constructed in the area. It will be difficult to get an adequate supply to the area.
6. **Engineering:**
7. **Fire:**
8. **Cable/Phone:** Utility easement needs to be updated to a Public Utility Easement to allow all utilities.
9. **Gas:** No comments.
10. **Water Conservancy:** No comments

Staff Comments: Preliminary Site Plan and Plat

1. Density: RM-2 zoning would allow up to 220 units and is proposing 200 units. This is an increase from the preliminary site plan, but the City Council approved the site to have up to 200 units.
2. The applicant is proposing a realignment of 1100 W that complies with Hurricane City Plans. 1100 W is a dedicated city road and thus a roadway abandonment will be needed to complete this change. The city finds this realignment generally acceptable as long as the applicant agrees to all necessary improvements on 1100 W
3. In the eastern section, the application is providing a single eastern connection. This is needed for connectivity to the eastern parcel and allows Cave Drive to loop into this project, which allows for greater transportation connectivity and allows the developments in the area to meet fire code as shown below.



4. Setbacks. The City approved different side setbacks and building separation, allowing for 3.5 between buildings. The applicant has placed other setbacks on the plat that exceeds PDO front setbacks standards and may be reduced.
5. The applicant has submitted construction drawings for this project based on the preliminary plat approval given in 2021 and the updated site plan approved in the spring of 2022. Those plans reviews have been placed on hold until the updated plat is approved.
6. The preliminary plat shows some steep slopes on the property. The sensitive lands application requirement was waived with the preliminary plat in 2021 because many of the steep slopes had been artificially created because of grading that has taken place on the property.
7. There is no open space or any other amenities provided on the preliminary plat. The applicant received approval for the PDO zone change and site plan prior to the new requirements for multifamily development.
8. The applicant needs to submit a water acknowledgment letter with a preliminary plat.
9. All park strips will need to be landscaped and have the proper improvements.
10. The Planning Department has received a will-serve letter from Ash Creek Special Service District, but not from Hurricane City Water.
11. A note indicating whether or not the property is in a tortoise take area has not been provided
12. Utilities:
 - a. Hurricane City Code 10-37-4 states:
 - i. *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. Hurricane City Code 9-6-3 states:

- i. *A. Land shall be developed only where public facilities are in place or will be timely provided to serve proposed development at a level of service which meets the City's adopted level of service standards. For each proposed development the City may require an analysis to be completed to determine whether adequate public facilities are available to service the development and whether the development will change existing levels of service or will create a demand which exceeds acceptable levels of service for any public facility, including roadways, intersections, bridges, storm drainage facilities, water storage, water lines, water pressure, sewer lines, fire and emergency response times, and other similar public services.*
- ii. *B. A proposed development shall not be approved if demand for a public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development.*

- c. The adequacy of public facilities to support the proposed development is in question. The Power Department has stated that the City's power grid is inadequate to support all of the development planned in this area. Hurricane water has also expressed concerns about the adequacy of water infrastructure in the area to support this development, citing the need for an additional tank, water lines, and looping. See JUC comments regarding the limited capacity to supply power and water to this area. Whether this proposed additional development will be able to meet the Fire Code is uncertain at this point. "A proposed development **shall not be approved** if demand for public facility will exceed adopted level of service standards unless public facility improvements, reasonably calculated to raise service levels to adopted level of service standards, will be available to serve the development." Hurricane City Code 9-6-3(B) (emphasis added). "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." HCC 10-37-4. "The City may disapprove a proposed development if demand for public services exceeds accepted levels of service." HCC 10-37-4. The Planning Commission and City Council should carefully consider whether the infrastructure and public facilities necessary to support this proposed development satisfies the requirements of the Code as explained in this section. If not enough information is available for the Commission or Council to make a finding regarding the adequacy of

- public facilities, then more information or analysis should be requested from the applicant or City staff, as applicable, before acting on the application.
- d. The City has denied two preliminary plats proposed to be located on the same power circuit for this area. City staff recommends denying all preliminary plat and construction drawings that will increase the demand on this circuit until the construction of the new substation and extension of additional power services can be provided.
 - e. Staff also has an increasing concern about water availability in the area as well, and full water models will need to be provided to justify each subdivision.

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend denying this application based on the following findings

- The area has inadequate facilities to support the subdivision, namely power, and water.
- Hurricane Water has not issued a will-serve letter
- Hurricane City has not received a signed water acknowledgment form

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO IRRIGATION FACILITIES.

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

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

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

PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10 UNITS PER ACRE

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	PHASE LINE
	10' PUBLIC UTILITY EASEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING 10" SEWER MAIN
	EXISTING 12" WATER MAIN
	EXISTING OVERHEAD POWER
	EXISTING EDGE OF PAVEMENT
	SECTION CORNER AS DESCRIBED

PRELIMINARY PLAT FOR:
BENCH LAKE TOWNHOMES

LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION PHASE 1-3

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°02'04"W ALONG THE QUARTER SECTION LINE, 589.64 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF 1100 WEST; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: N25°11'56"E 620.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET AND A RADIAL BEARING OF S52°50'20"E, A DISTANCE OF 1.60 FEET, THROUGH A CENTRAL ANGLE OF 00°11'47" (LONG CHORD BEARS: N37°15'34"E 1.60 FEET); THENCE N37°21'29"E 398.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 635.24 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 200.74 FEET, THROUGH A CENTRAL ANGLE OF 18°06'20" (LONG CHORD BEARS: N28°18'17"E 199.90 FEET) TO THE EAST LINE OF SECTION 21; THENCE S00°42'49"W ALONG SAID LINE, 1065.32 FEET TO THE POINT OF BEGINNING. AREA CONTAINS 335,929 SQUARE FEET OR 7.712 ACRES.

OWNER:

BLUE MOUNTAINS PROPERTY ENTERPRISES LLC
DIAMOND EDGE CONSTRUCTION LLC
256 N 200 W
BLANDING, UT 84511-3618

SITE DATA

AREA	SQ. FT	ACRES
TOTAL AREA	909,968.4	20.89
TOTAL STORM BASIN	67,953.6	1.56
DESCRIPTION	QUANTITY	
TOTAL UNITS	196	
UNITS PER ACRE	9.38	

TYPICAL UNIT & SETBACKS

	FRONT SETBACK TO HOUSE	20'
	FRONT SETBACK TO GARAGE	25'
	STREET SIDE SETBACK	10'
	SIDE SETBACK	3.5'
	REAR SETBACK	10'

DESERT TORTOISE TAKE AREA

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

GEOLOGICAL NARRATIVE:

Qbr: REMNANTS LAVA FLOW (LOWER PLEISTOCENE)

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

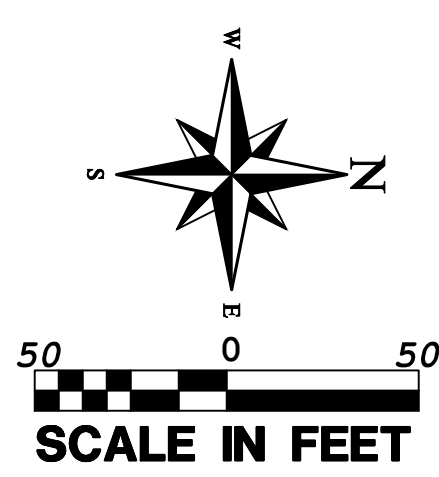
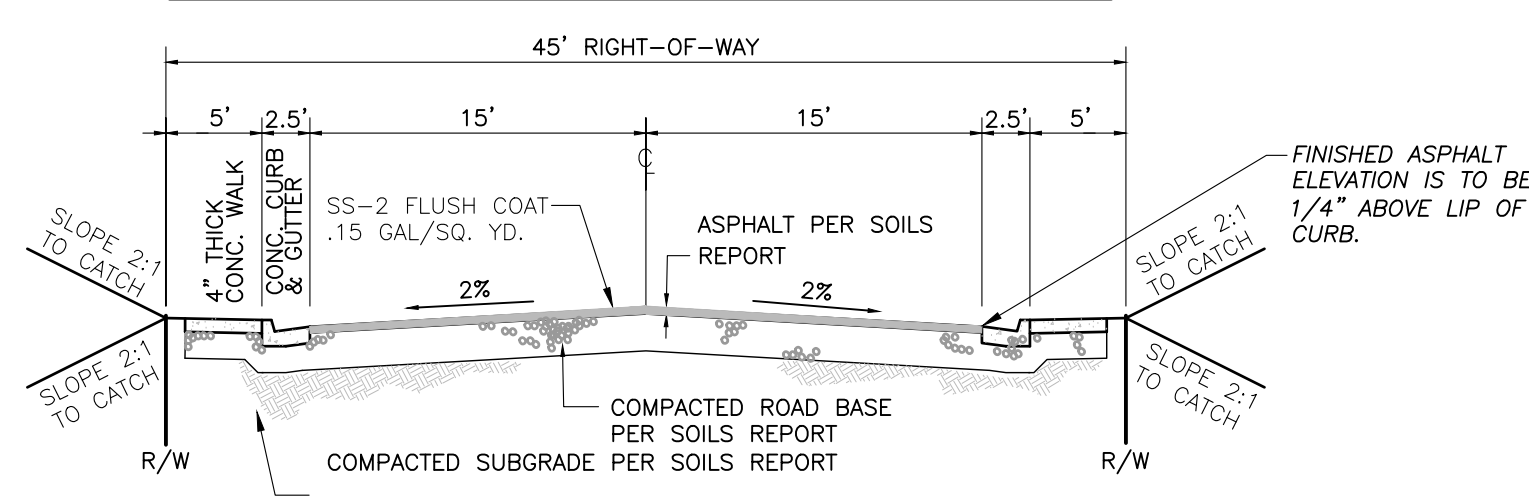
Qae: ALLUVIAL AND EOLIAN DEPOSITS (HOLOCENE TO UPPER PLEISTOCENE)

MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE- TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

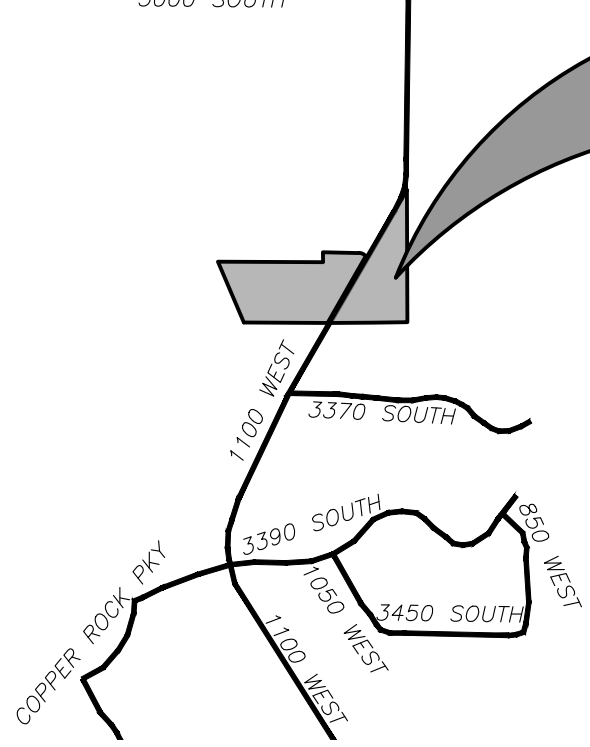
Qafy: YOUNGER ALLUVIAL-FAN DEPOSITS (HOLOCENE)

POORLY TO MODERATELY SORTED, NON-STRATIFIED, SUBANGULAR TO SUBROUNDED, BOULDER- TO CLAY-SIZE SEDIMENT DEPOSITED AT THE MOUTHS OF STREAMS AND WASHES; CLAST COMPOSITION RANGES WIDELY AND REFLECTS ROCK TYPES EXPOSED IN UPSTREAM DRAINAGE BASINS; FORMS BOTH ACTIVE DEPOSITIONAL SURFACES (QAF1 EQUIVALENT) AND LOW-LEVEL INACTIVE SURFACES INCISED BY SMALL STREAMS (QAF2 EQUIVALENT) UNDIVIDED HERE; DEPOSITED PRINCIPALLY AS DEBRIS FLOWS AND DEBRIS FLOODS, BUT COLLUVIUM LOCALLY CONSTITUTES A SIGNIFICANT PART OF THE DEPOSITS; SMALL, ISOLATED ALLUVIAL FANS ARE TYPICALLY LESS THAN A FEW TENS OF FEET THICK, BUT LARGE, COALESCED FANS, AS IN THE NEW HARMONY BASIN, ARE PROBABLY AS MUCH AS 200 FEET (60 M) THICK.

TYPICAL SECTION



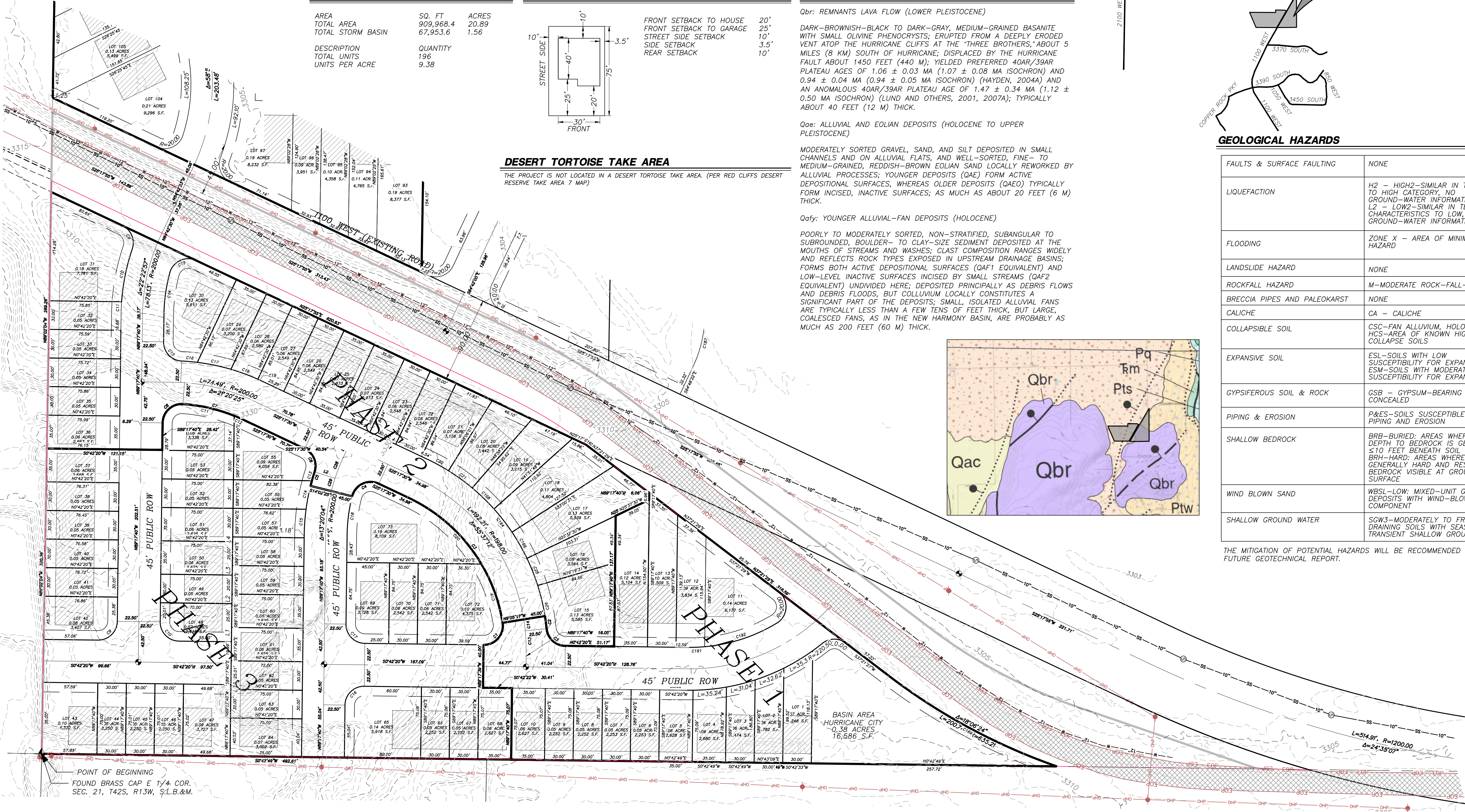
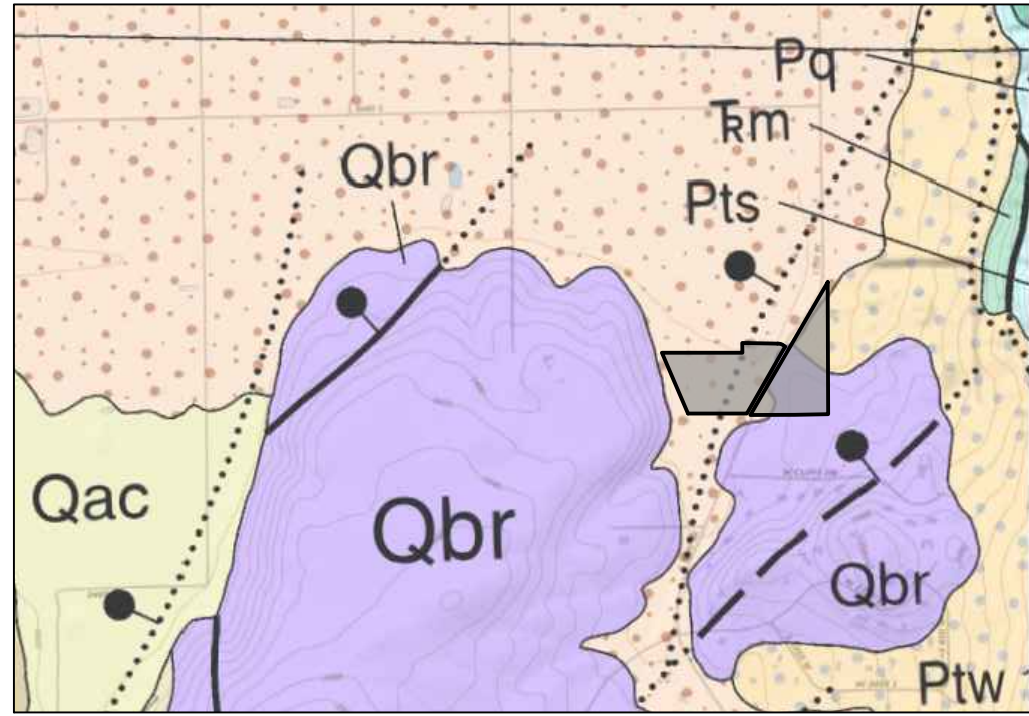
PROJECT LOCATION



GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION L2 - LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE X - AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	M-MODERATE ROCK-FALL-HAZARD
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSC-FAN ALLUVIUM, HOLOCENE HCS-AREA OF KNOWN HIGH COLLAPSE SOILS
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION ESM-SOILS WITH MODERATE SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	GSB - GYPSUM-BEARING SOILS, CONCEALED
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER BRH-HARD: AREAS WHERE GENERALLY HARD AND RESISTANT BEDROCK VISIBLE AT GROUND SURFACE
WIND BLOWN SAND	WBSL-LOW: MIXED-UNIT GEOLOGIC DEPOSITS WITH WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS WITH SEASONAL OR TRANSIENT SHALLOW GROUND WATER

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



PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84415
Phone: (435) 668-0801



PRELIMINARY PLAT FOR:
BENCH LAKE TOWNHOMES

HURRICANE, UTAH 84713
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

DATE: 12/22/2022
SCALE: 1"=50'

JOB NO.
335-010

SHEET NO:

1 OF 2

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO IRRIGATION FACILITIES.

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

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

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

PROPERTY IS ZONED AS RM-2: MULTI-FAMILY - 10 UNITS PER ACRE

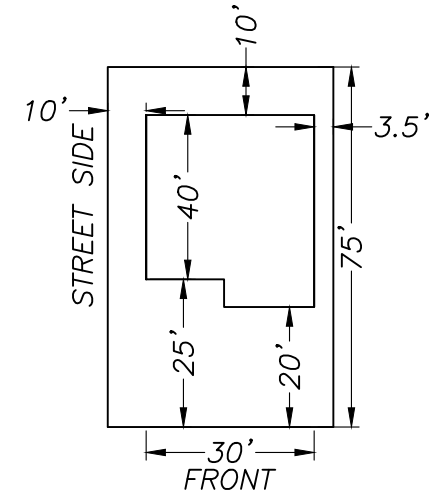
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- PHASE LINE
- 10' PUBLIC UTILITY EASEMENT
- 3301 EXISTING MINOR CONTOUR
- 3305 EXISTING MAJOR CONTOUR
- 10" EXISTING 10" SEWER MAIN
- 12" EXISTING 12" WATER MAIN
- OHP EXISTING OVERHEAD POWER
- EOP EXISTING EDGE OF PAVEMENT
- SECTION CORNER AS DESCRIBED

PRELIMINARY PLAT FOR:
BENCH LAKE TOWNHOMES

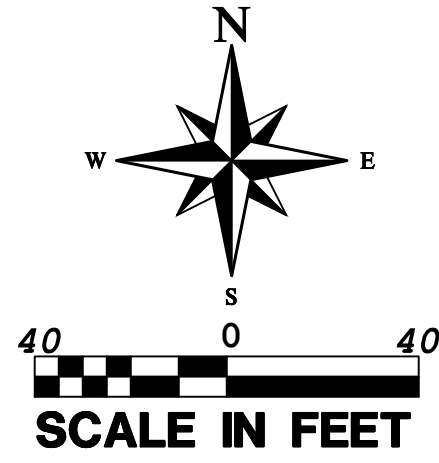
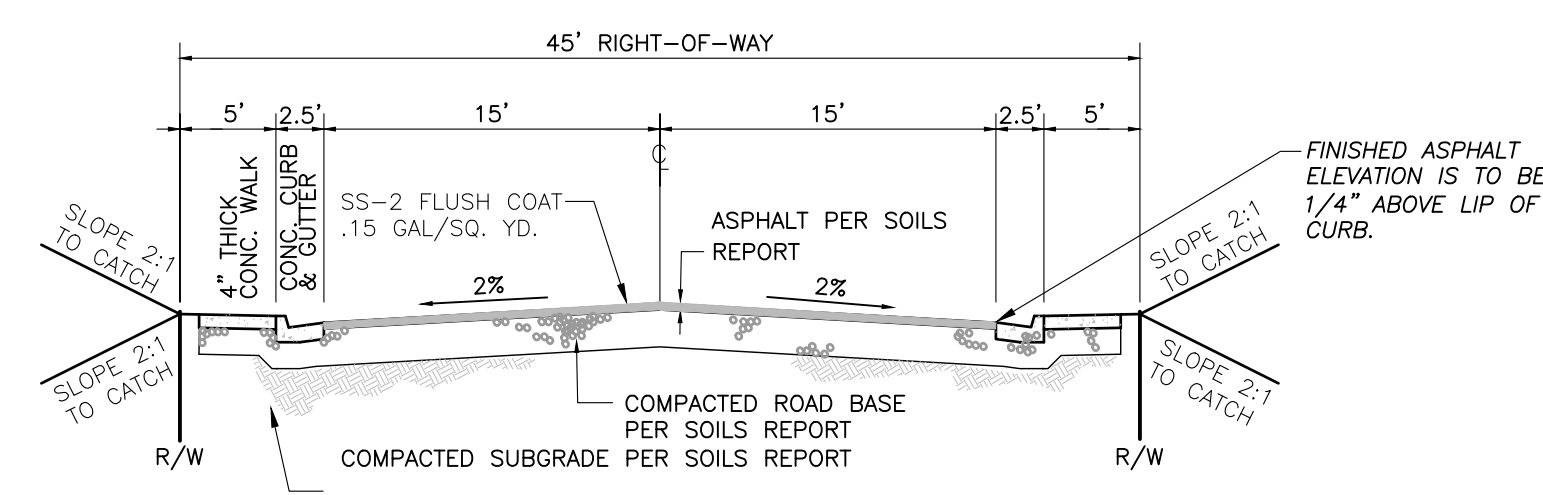
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

TYPICAL UNIT & SETBACKS



FRONT SETBACK TO HOUSE 20'
FRONT SETBACK TO GARAGE 25'
STREET SIDE SETBACK 10'
SIDE SETBACK 3.5'
REAR SETBACK 10'

TYPICAL SECTION



LEGAL DESCRIPTION PHASE 4-8

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°02'04"W 688.42 FEET TO THE POINT OF BEGINNING; THENCE N89°02'04"W 709.07 FEET; THENCE N07°23'03"W 594.04 FEET; THENCE S89°02'28"E 678.82 FEET; THENCE N00°42'25"E 100.00 FEET; THENCE S89°02'28"E 335.50 FEET; THENCE EASTERLY ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 53.56 FEET, THROUGH A CENTRAL ANGLE OF 24°33'02" (LONG CHORD BEARS: S76°46'05"E 53.15 FEET); THENCE S64°48'22"E 32.32 FEET; THENCE S25°17'54"W 727.97 FEET TO THE POINT OF BEGINNING. AREA CONTAINS 559,933 SQUARE FEET OR 12.854 ACRES.

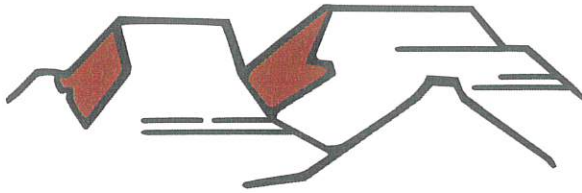
NO	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84731
Phone: (435) 668-0801



PDO SITE PLAN FOR:
BENCH LAKE TOWNHOMES
HURRICANE, UTAH 84731
LOCATED IN SECTION 21, T42S, R13W, S.L.B.&M.

DATE: 12/22/2022
SCALE: 1"=40'
JOB NO.
335-010
SHEET NO.
2 OF 2



HURRICANE CITY

UTAH

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Diamond Edge am/are the applicant(s) of the application known as Benchmark Townhomes located on parcel(s) _____ within the City of Hurricane, Washington County, Utah.

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

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

Dated this 10 day of January, 2023

Applicant Name: Diamond Edge Scott Stratton

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

Title of Signer: Manager

Signature: Scott Stratton

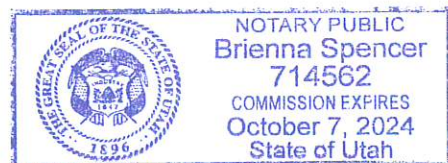
STATE OF Utah

COUNTY OF Washington

On the 10 day of January, 2023, personally appeared before me Scott Stratton, the signer of the above instrument, who duly acknowledged to me that he/she executed the same in the capacity indicated on behalf of the Applicant.

Notary Public: Brianna Spencer

My Commission Expires: 10/07/2024



Addendum to Hurricane Circuit CW101 Analysis Report

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

Load Flow Analysis

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

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

Potential short term solutions for some load addition would be:

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

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

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

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

Studies included:

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

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

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

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

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

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

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

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

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

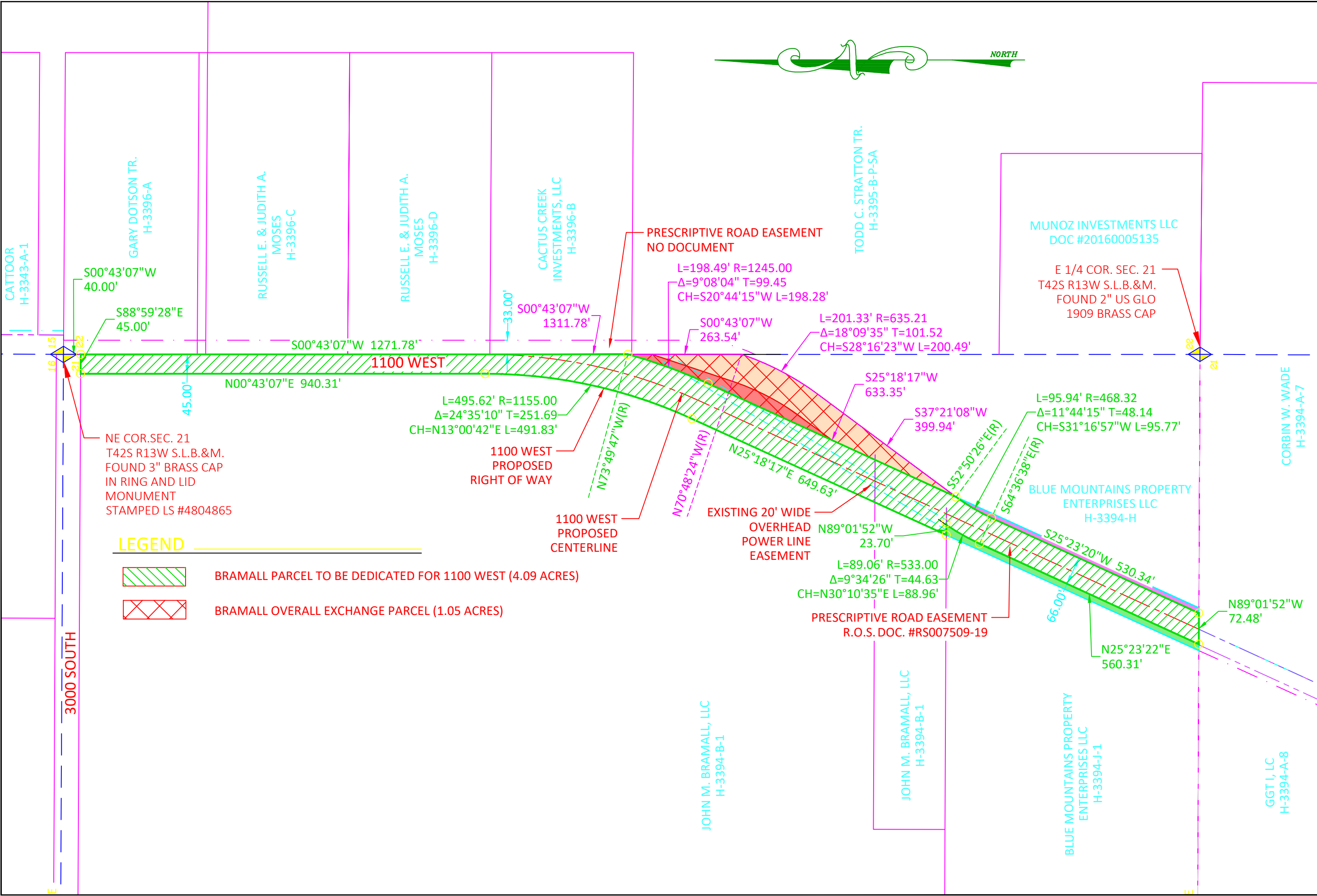
Hurricane City - Clifton Wilson CW101 Circuit Load Flow Results ---															
Study No.	Case Description	Power Flow	CW-Regs (600 North)	Bus-004 (1300 South)	Bus-009 (2050 South)	Bench Lake Non Reg Bus-011	Bench Lake Reg Bus-012	Bus-014 (3000 South)	Bus-017 (2100 West)	Bus-018 (1100 West) RMP TAP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

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

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

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

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



DATE:
11/25/20

JOB NUMBER:
4387

SCALE:
1" = 200'

DRAWN BY:
JHC

CHECKED BY:
M.W.B.

ALLIANCE CONSULTING

A Planning and Engineering Firm

2303 N Coral Canyon Blvd
Washington, Utah 84780-0577

Tel: (435) 673-5000
Fax: (435) 673-8065

RIGHT OF WAY ACQUISITION EXHIBIT
FOR
1100 WEST RIGHT OF WAY
LOCATED IN SECTION 21, 28, 33, TOWNSHIP 43 SOUTH,
RANGE 13 WEST, SALT LAKE BASE & MERIDIAN
CITY OF HURRICANE, WASH. CO., UTAH

DRAWING NAME:
1100 W Acquisition Legals

SHEET
1
OF 1 SHEETS



December 27, 2022

Hurricane City
Stephen Nelson
127 N. 870 W.
Hurricane, UT 84737

Subject: Bench Lake Townhomes

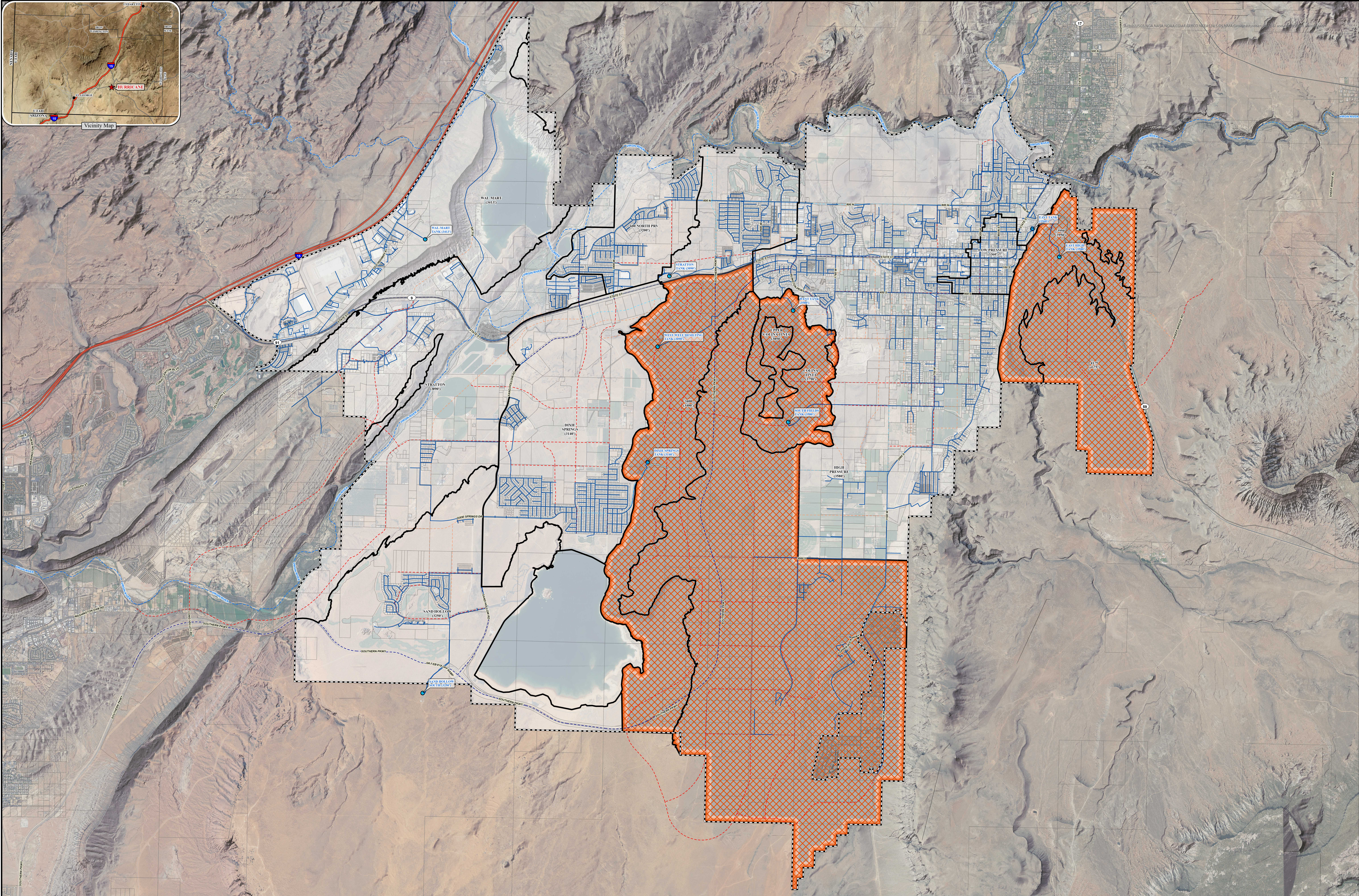
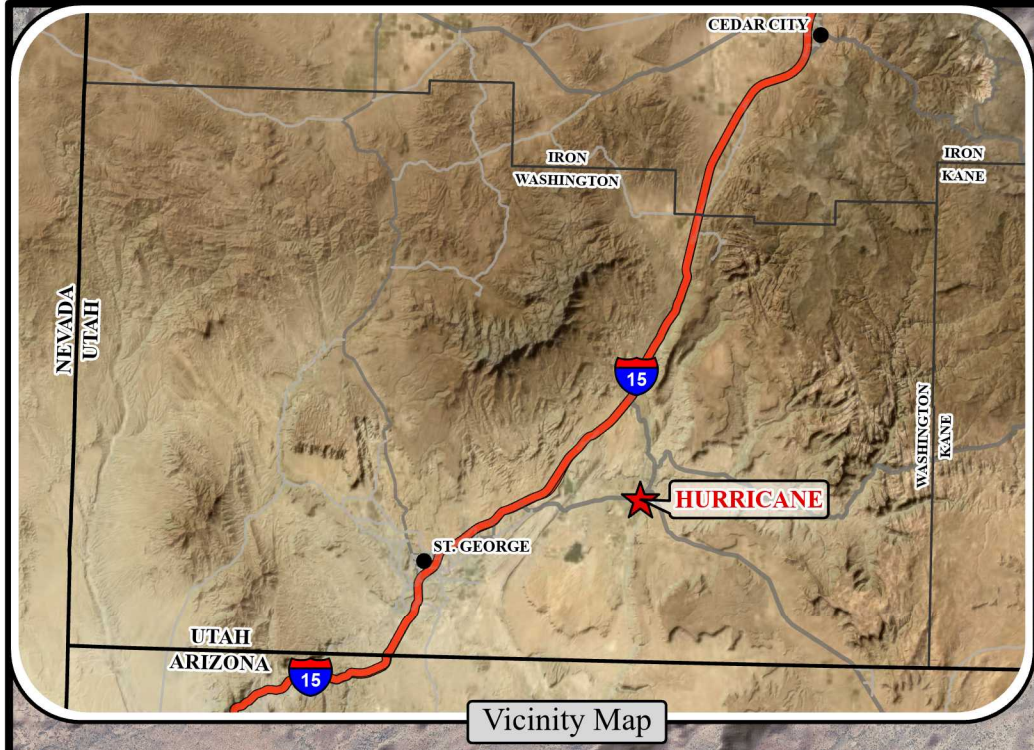
Stephen,

There is sewer capacity for this project. The developers understand and agree that they will need to get plan approval for the sewer system.

After approval, they agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

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



0 1,000 2,000 4,000
Feet

ALPHA
ENGINEERING

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

Legend

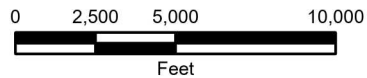
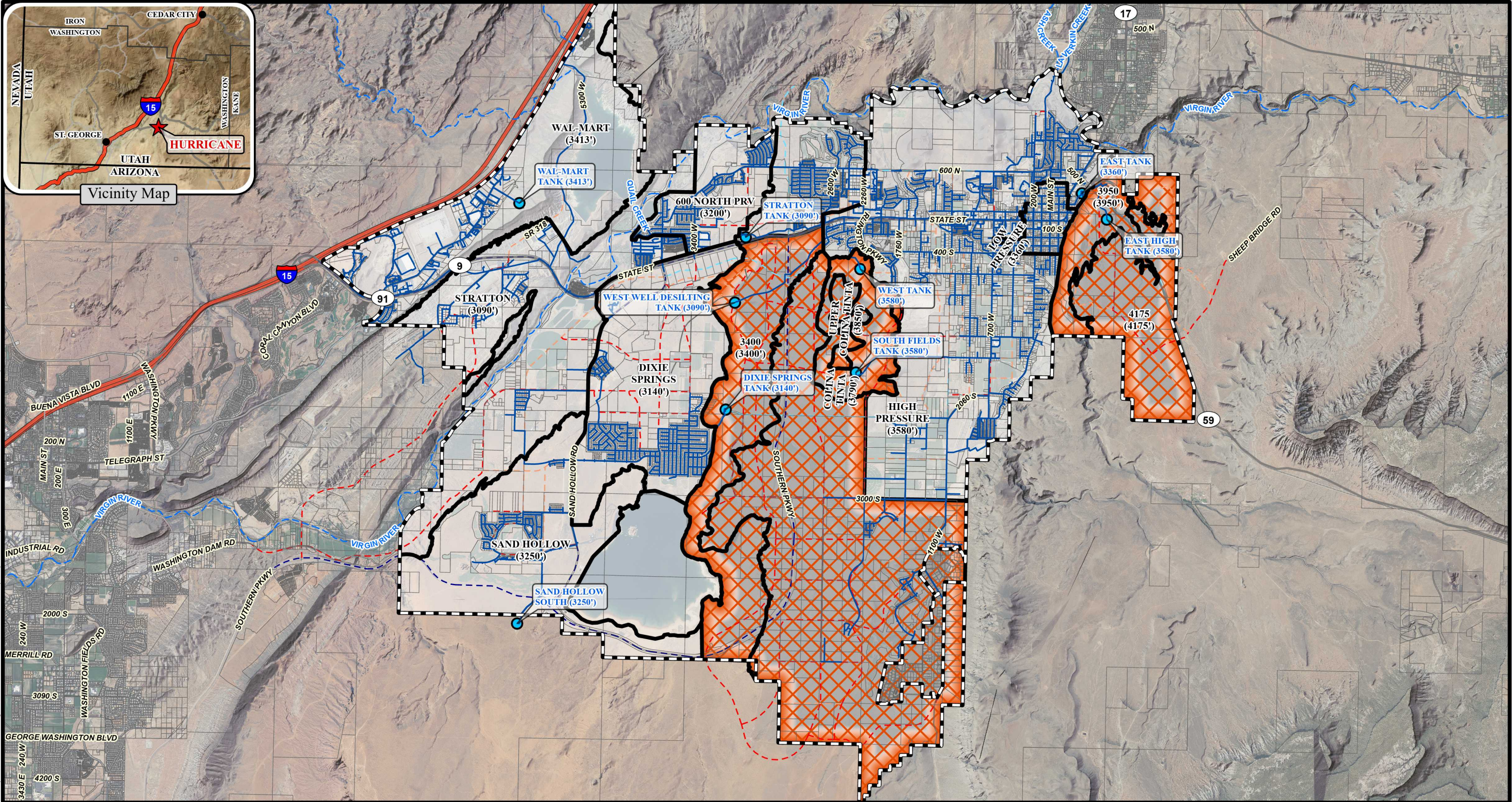
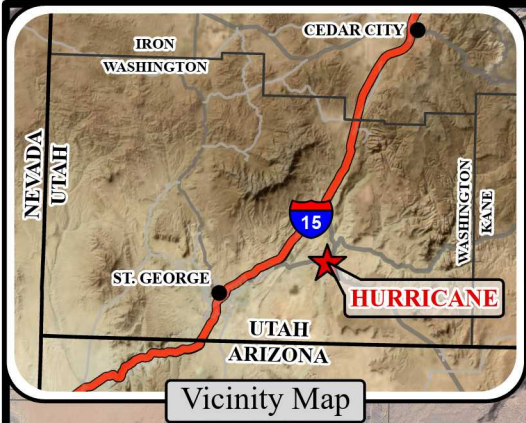
- Hurricane Municipal Boundary
- Washington County Parcels
- Pressure Zone Boundaries
- Approximate Extent of Limit Culinary Distribution
- Existing Culinary Water
- Existing Tank
- Master Planned Roads
 - Major Arterial (106' ROW)
 - Minor Arterial (90' ROW)
 - Major Collector (70' ROW)
 - Minor Collector (60' ROW)



1 of 1

Approximate Areas of Limited Distribution Capacity
Hurricane, Utah

Spatial Reference:	Utah State Plane NAD 83, feet
Drawn By:	JRH
Scale:	1" = 2,000 feet
Date:	October 2022



Legend

Hurricane Municipal Boundary

Washington County Parcels

Pressure Zone Boundaries

Approximate Extent of Limited Culinary Distribution

Existing Culinary Water

Existing Tank

Master Planned Roads

Major Arterial (106' ROW)

Minor Arterial (90' ROW)

Major Collector (70' ROW)

Minor Collector (60' ROW)



1 of 1

Approximate Areas of Limited Distribution Capacity

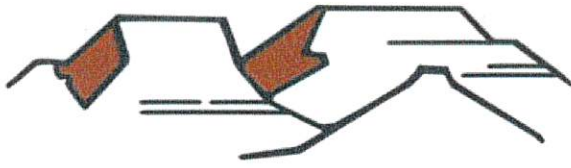
Hurricane, Utah

Spatial Reference: Utah State Plane NAD 83, feet

Drawn By: JRH

Scale: 1" = 6,000 feet

Date: October 2022



HURRICANE CITY

UTAH

Water Department
Ken Richins, Superintendent

December 29, 2022

To Whom It May Concern:

Blue Mountains Property Enterprises LLC & Diamond Edge Construction LLC

Contact: Scott Stratton (the "Developer") has requested a culinary water will serve letter for the subdivision known as **Bench Lake Townhomes**, located at approximately **3145 S 1100 W** in Hurricane, Utah (the "Project").

Infrastructure

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

Water Supply

As of the date of this letter, the city has adequate water to supply water to **200** residential connections within the Project. However, water within the City is a finite resource with limited supply. The ability of the City to supply water to previously approved projects, as well as continue to serve additional water customers, is contingent on water supplies being available from the Washington County Water Conservancy District (the "Conservancy District"). Therefore, the City's statements in this letter regarding the adequacy of water supply is (1) contingent on water being available from the Conservancy District and (2) shall expire one year from the date of this letter, after which a renewed will serve letter will be required for any property or lot that has not obtained a metered connection to the City's culinary water system. Developer is encouraged to obtain a guarantee of water from the Conservancy District.

General Requirements

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

Sincerely,

Ken Richins

Water Department Superintendent

Hurricane Planning Commission
Meeting Minutes
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 City Engineer Representative Jeremy Pickering.

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. Unanimous.

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.

Kyden Hansen is building a shop in his backyard.

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.

Rick Meyer with Bush & Gudgell reviewed the project, explaining that the applicant is requesting a preliminary plat extension. Brad Winder asked if power was available to the project. Mr. Meyer does not know the current status of the power. Shelley Goodfellow reported that the City Council approved this project with a development agreement. Rebecca Bronemann confirmed that the block lengths have been addressed. Dayton Hall noted that this extension is subject to the previous staff and JUC comments.

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.

Karl Rasmussen reported that the county map shows the dedicated roadways in the area. He explained that this RM-3 subdivision will consist of apartments, condominiums, and townhomes. There are two parking stalls per condominium and apartment and four parking stalls per townhome. He noted that there are two storm drains.

Kelby Iverson motioned a recommendation of approval of PP24-01 to the City Council and to approve PSP24-01; both recommendations are 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.

Ben Sorenson reported that this home will be built on the back portion of the property. Brad Winder asked if the unit would be a long-term rental. Mr. Sorenson confirmed that the three-bedroom, two-bathroom unit is dedicated as a long-term rental.

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

Mike Jensen reported that the applicant is building a second home for their aging parents. Fred Resch III reviewed the conditional use permit standards pertaining to ADUs in one-acre zoning.

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

Gary Cupp reported that the City Council directed the Planning Commission to consider a new zoning classification. The proposed zoning classification will reduce the minimum lot size to 4,000 square. Councilman Thomas explained that the proposed zone would allow families to own single-family homes instead of purchasing a multifamily unit. Mark Sampson asked if this type of zoning is working in other areas. Mr. Cupp reported similar zones in other areas but has no information regarding the success. Councilman Thomas reported that the proposed zone was not included in the city's Moderate Income Housing Plan. Mr. Cupp reported that it can be included when the plan is updated. Kelby Iverson confirmed that the smallest allowed lot size is 6,000 square feet. Mr. Cupp reported that the information presented is highly preliminary.

Paul Farthing would like to review other developments with similar lot sizes. Michelle Cloud feels this can be an additional tool to help address attainable housing needs. Kelby Iverson prefers single-family homes over multifamily housing. However, he is concerned that the city will sacrifice areas zoned for large lots to allow smaller lots. Paul Farthing is not convinced this will create affordable housing; developers will sell the property at market value. Councilman Thomas stated that smaller homes on smaller lots will appraise for less; therefore, reducing the market value. Ralph Ballard agrees with Paul Farthing. He feels the proposed zoning could be financially exploited.

6. Parks and Recreation Master Plan Update

Gary Cupp shared a presentation summarizing the Parks and Recreation Master Plan and reviewed the survey results. He reviewed the timeline and update process.

Approval of Minutes:

1. December 14, 2023

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

3 **2. January 3, 2024**

4 *Rebecca Bronemann motioned to approve the January 3, 2024, minutes. Paul Farthing seconded the*
5 *motion. Unanimous.*

6 **3. January 11, 2024**

7 *Brad Winder motioned to approve the January 11, 2024, minutes. Rebecca Bronemann seconded the*
8 *motion. Unanimous.*

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

10 **Adjournment**