



HURRICANE CITY UTAH

Mayor

City Manager

Nanette Billings Kaden DeMille

City Council

Joseph Prete
Dave Sanders
David Hirschi
Kevin Thomas
Doug Heideman

Hurricane City Council Meeting Agenda

May 5, 2022
4:00 PM

City Council Chambers 147 N 870 W, Hurricane

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

4:00 p.m. Work Session regarding floodplain training

5:00 p.m. Pre-meeting

6:00 p.m. - Call to Order

Prayer

Thought

Pledge

Declaration of any conflict of interest

A resolution that Hurricane City backs the blue and HONORS Law Enforcement for the month of May read by Mayor Billings

Awards given to "Our Heroes in Action"

Discussion and possible approval of an all-abilities park in Dixie Springs- Rotary Club

Public Forum – Comments from Public

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

Consent Agenda

1. Consideration and possible approval of **Resolution 2022-18 supporting local law enforcement**

2. Consideration and possible approval of **Ordinance 2022-20 amending 8-4-4**
3. Resolution 2022-21: Discussion and possible approval of a **resolution appointing Kelby Iverson to the Planning Commission**
4. Consideration and possible approval of a **Proclamation designating May 13 as Arbor Day**
5. Minutes of the Special City Council Meeting for **February 28, 2022 and regular meeting September 2, 2021**
6. Consideration and possible approval of an **Interlocal Agreement with Washington County for funding to construct the Hurricane Equestrian Park**

OLD BUSINESS

1. Ordinance 2022-12: Consideration and possible approval of a **Land Use Code Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards**
2. Consideration and possible approval of a **reimbursement agreement for the Cordero Development**, to provide impact fee vouchers for reimbursement for master plan roadways and waterlines.
3. Consideration and possible approval for a **preliminary plat for Gateway at Sand Hollow Commercial, a 6 lot commercial subdivision**, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.
4. Consideration and possible approval of **Ordinance 2022-23 updating code 7-1-8 Off Highway Vehicles**
5. Ordinance 2022-14: Consideration and possible approval of an **ordinance updating changes to the short term rental ordinance**-Fred Resch III
6. Consideration and possible approval of a **preliminary plat for Sky Valley West, a 24 lot single family subdivision**, located at 600 N and 3400 W. Frank Lindhardt/Shoshone Land Company Applicant.
7. Discussion and possible approval of **Resolution 2022-22 naming a trail in Hurricane City**-David Hirschi

NEW BUSINESS

1. Discussion regarding **updating the ordinance pertaining to the Airport Authority and the board members**
2. Consideration and possible approval of **awarding the runway lighting project at the airport** - Mike Vercimak
3. Ordinance 2022-22: Consideration and possible approval of a **Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture one unit per acre to build the American Village of the West**. Parcel numbers H-3345 and H-3346. Bench Lake LLC Applicant. Dennis Leavitt Agent.
4. **Public Hearing** to take comments on the following;

- a. Amendments to the **Design Standards pertaining to secondary water system requirements**
 - b. 2022-2023 **Preliminary Budget**
 - c. Proposed amendments to **2021-2022 Fiscal Year Budget**
5. Consideration and possible approval of a **Resolution approving the 2022-2023-Preliminary Budget-Kaden DeMille**
6. Consideration and possible approval of a **Resolution approving the amendments to the 2021-2022 Fiscal Year Budget-Kaden DeMille**
7. **Closed Meeting** held pursuant to Utah Code section 52-4-205, upon request

Adjournment

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

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

_____ for the City Recorder

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
SUPPORTING LAW ENFORCEMENT AND DECLARE MAY AS LAW ENFORCEMENT
APPRECIATION MONTH

WHEREAS, since water came onto the bench in 1904 and the founding of Hurricane in 1906, Hurricane City has always supported Law Enforcement;

WHEREAS, the same spirit of common purpose united with our County, State and Federal Enforcement is felt with in Hurricane City;

WHEREAS, Hurricane Police department as a law enforcement agency ensure the peace, safety and well-being of its citizens and visitors;

WHEREAS, Hurricane City Police Department creates a safer environment by reducing crime;

WHEREAS, the men and women of our law enforcement community strive for excellence in their service and perform their duties in a professional manner by treating all people of our community, and visitors alike with respect, integrity, dignity, compassion and fairness;

WHEREAS, these men and women work in dangerous and extraordinarily difficult situations and do so while putting their lives on the line daily;

WHEREAS, the Hurricane City Mayor and City Council believe law and order are important virtues to maintain a peaceful and safe community;

WHEREAS, the Hurricane City Mayor and City Council wish to acknowledge May as Law Enforcement Appreciation Month;

WHEREAS, we wish to send formal acknowledgment of our staunch support for our Law Enforcement personnel and our sincerest appreciation and thanks for their sacrifice to our community for what they do to enforce and maintain the rule of law;

BE IT RESOLVED, Hurricane City Mayor and City Council encourages solidarity and strength of unifying our community by supporting our Law Enforcement;

BE IT FURTHER RESOLVED, Hurricane City Mayor and City Council wholeheartedly pledge their support to Hurricane City Police Department.

DATED this 5th day of May, 2022.

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 5th day of May, 202s. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____ . A roll call vote was then taken with the following results:

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

Cindy Beteag

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING SECTION 8-4-4 OF THE HURRICANE CITY CODE GOVERNING THE MUNICIPAL POWER RATES, CHARGES, AND POLICIES.

WHEREAS, the City Council of Hurricane, Utah desires to amend Section 8-4-4 of the Hurricane City Code governing the rates, charges, and policies for municipal power; and

WHEREAS, said City Council deems this amendment necessary and desirable for the preservation of the general health, safety, and welfare of the residents of Hurricane,

BE IT HEREBY ORDAINED that Section 8-4-4 of the Hurricane City Code shall be, and is hereby, amended in its entirety as follows:

8-4-4: RATES, CHARGES, AND POLICIES

Sec. 8-4-4. – Rates, charges, and policies

- A. *General.* The board shall recommend rates to be charged for electricity sold and services rendered by the Municipal Power Department, and all such rates shall be established by resolution of the City Council. Rates shall be fair, reasonable and compensatory and shall be uniform for all consumers within the same class; but different rate schedules may be applied to different classes of consumers as determined by the board. Rates shall be sufficient to pay all operating and maintenance expenses of each respective utility operation and all bond interest and redemption costs of the respective utility operations. These rates will be determined through a rate study from time to time. There will only be one residential connection per meter.
- B. *Deposit.* The board shall require a deposit in the amount established by resolution of the City Council as security for payment of charges for power and/or water service for all utility connections; provided, however, that said deposit may be waived for owners of real property for which utility service is sought who provide proof of legal ownership. Such deposit may, upon request, be returned after two years of good credit, as established by department policy, or upon termination of said account, whichever first occurs.
- C. *Turn on/transfer fee.* The board shall require a turn on/transfer fee in an amount established by resolution of the City Council to be charged to any person opening a utility account within the City. The turn on/transfer fee is considered operating costs for the Power Department or other utility department to read the power and/or water meter and to transfer this same meter to a new account and is considered nonrefundable.
- D. *Application.* Any person residing within the power service area and desiring to obtain power service in their name will be required to file an application for utility service at the City office.

E. *Billings; delinquency; discontinuance of service.*

1. The utility department is hereby authorized and empowered to combine all charges for all utility services, including water, sewer, garbage, power, etc., into one monthly billing, describing the various utility services supplied, the amount owed for each individual utility service and the total amount of all such services.
2. Any such monthly utility billing shall be due and payable in full on or before the fifteenth day of the month following the month for which such utility services were rendered.
3. Any such monthly utility billing not paid in full on or before the 15th day of the month, as specified in subsection E2 of this section, shall be deemed delinquent and shall be assessed a late charge in the amount of five percent of the unpaid balance of said monthly billing. If the billing is not paid in full by the end of the month in which it was due, an additional nonpayment penalty shall be assessed to the account in the amount set by resolution of the City Council. If said billing is not paid in full before the tenth of the month following the month in which it was due, power may be disconnected.
4. In the event that power or other utility service is disconnected, the customer shall, before electrical or other utility service will be restored, pay the full amount of the billing owed for utility services. Upon reconnection of power or other utility service, a reconnect fee will be assessed in the amount established by resolution of the City Council.
5. In the event that power or other utility service is disconnected for lack of payment and the balance remains unpaid for one week, the utility account will be terminated. Once the account has been terminated, the customer must pay: a) the balance owed for utility service rendered; b) a reconnect fee; and c) the utility security deposit before utility service will be restored.
6. A \$25.00 fee, or such other fee as may be determined from time to time by the Power Board, **fee in an amount established by resolution of the City Council** shall be charged and added to the next month's utility bill for any customer whose electric power service requires maintenance or repair because of a meter seal which has been damaged, cut or otherwise tampered with.

F. *Reasonable access.* All customers shall permit the City's authorized representatives to enter on the customer's premises at all reasonable times for purposes connected with rendering, billing, or disconnecting utility services. Customers shall not construct, erect, or otherwise put in place any barrier impeding free and easy access to all utility service meters.

G. *Termination of service; subsequent service location.*

1. Utility customers shall be responsible for the payment of utility charges incurred at the service location until such time as their responsibility is terminated in one of the following ways by: a) written order of the applicant; b) the City's termination for lack of payment, as outlined in subsection E5 of this section; or

c) the proper assumption of the payment responsibility by a party acceptable to the City and upon completion of an application for service by said party.

2. In order to establish power or other utility service at any additional and/or subsequent service location(s), utility customers must complete a utility service application for each location. Prior to connecting any subsequent or additional utility service, customers must pay any billing amount due for current utility service at the time a subsequent or additional service connection is requested.

H. *Temporary power during construction.* Customers desiring temporary power during construction shall be required to fill out the form required by the Power Department before a temporary pedestal will be set.

PASSED AND APPROVED this _____ day of May, 2022.

Hurricane City

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 5th day of May 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPOINTING
KELBY IVERSON TO THE PLANNING COMMISSION

WHEREAS, Utah Law 10-9a-301 requires that each municipality “shall enact an ordinance establishing a planning commission”; and

WHEREAS, Hurricane City has adopted Hurricane City Code 10-6-4: Planning Commission; and

WHEREAS, Hurricane City code requires the City Council to appoint a Planning Commission “consisting of eight members”, and that each Planning Commissioner shall “serve for a term of four (4) years and until a successor is appointed; provided, that the term of the first members shall be such that the terms of two (2) members shall expire each year.” (10-6-4 (B)); and

WHEREAS, Penny James-Garcia has resigned from the Planning Commission; and

WHEREAS, Mayor Billings has recommended Kelby Iverson to fulfill the vacant seat on the Planning Commission; and

BE IT HEREBY RESOLVED by the Hurricane City Council that the following table shall be adopted as the terms of each Planning Commission member:

Planning Commission Terms:

Name	Term ends date
Paul Farthing	February 6th, 2023
Shelley Goodfellow	February 6th, 2023
Mark Sampson	February 5th, 2024
Brad Winder	February 5th, 2024
Rebecca Broneman	February 3rd, 2025
Michelle Cloud	February 3rd, 2025
Ralph Ballard	February 7th, 2026
Kelby Iverson	February 7th, 2026

BE IT HEREBY RESOLVED that Kelby Iverson shall be reappointed to fill the Planning Commission terms that expire on February 7, 2026.

BE IT HEREBE RESOLVED that the City Council wishes to express its gratitude to Penny James-Garcia and the service she has rendered for the City during her time on the Planning Commission.

PASSED AND APPROVED the 5th Day of May 2022.

Nanette Billings, Mayor

Attest:

Cindy Beteag, City Recorder



*** OFFICIAL PROCLAMATION ***

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Nanette Billings, Mayor of the City of Hurricane, do hereby proclaim May 13, 2022 as **ARBOR DAY** In the City of Hurricane, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS 5 day of May, 2022
Mayor

Minutes of the Hurricane City Council Amended Special meeting held on February 28, 2022, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 6:00 p.m.

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

Staff Present: City Manager Kaden DeMille, Planning Director Stephen Nelson, Street Superintendent Weston Walker, Public Works Director Mike Vercimack, City Engineer Arthur LeBaron, Power Superintendent Scott Hughes, Water Superintendent Ken Richins, Parks Superintendent Daren Barney, Police Chief Lynn Excell, Fire Chief Tom Kuhlmann, and City Recorder Cindy Beteag.

6:00 p.m. -Call to Order

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer

Deward Stout

Memorial Thought to Honor Dell Stout

Nanette Billings

Song Written by Dell Stout

Pledge

Deward Stout

Consideration and possible approval of an easement agreement with Kenneth Heaton-Arthur LeBaron

Mayor Billings shared thoughts on the Balm of Gilead. She asked for everyone in attendance to be respectful of each other's thoughts on the subjects discussed tonight.

Arthur LeBaron reported that this easement grants access to Kenneth Heaton's property through Hurricane City property. It is on the corner of SR-9 and 700 West. The City does not want an access point off SR-9 or closer to the intersection on 700 west. Stephen Nelson noted that a preliminary site plan for a coffee shop on this parcel was received today.

Kevin Thomas motioned to approve an easement agreement with Kenneth Heaton. Seconded by Dave Sanders. Motion carried unanimously with Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas voting aye.

Discussion on the process of annexing property from the County to the city

Mayor Billings read State Law 10-2-401.5 Annexation Policy. The city can annex an unincorporated area without an annexation petition if it complies with the State Annexation Policy. Planning Director Stephen Nelson discussed the policy criteria that a city must meet to force annexation. Besides the annexation criteria, there are other things to consider, like the financial burden to the city residents and whether the residents in the area support the annexation. The council also needs to consider what it will take to get utilities to the area.

41 Mayor Billings discussed what she thinks the pros and cons are for the City and the citizens to annex.
42 The citizens will have a vote in the municipal election and a voice at City Council meetings. The con for
43 citizens is an additional municipality tax. The cons for the City are taking over old water tanks, roads,
44 pipes, and infrastructure.

45
46 Water Superintendent Ken Richins stated that the water department is in agreement with Washington
47 County Water Conservancy District and already provides some water to Sky Ranch. Hurricane City's
48 water tanks are higher than the districts, so water pressure will increase if the area is annexed. The
49 district would like Hurricane City to take over the water system, but the annexation must be approved
50 for that to happen. The Conservancy District continually has water line breaks. If the City takes over the
51 system, the Water Conservancy District will be responsible for bringing water lines up to the City's
52 standards. The annexation will provide a network through the city's water system, making the system
53 more dependable. Steve Nation asked who is responsible for running the copper line from the meters to
54 the house. Mr. Richins stated that this would not be a required update, but it is at their cost if the
55 citizens choose to do so.

56
57 Power Superintendent Scott Hughes reported that the cost of power should be cheaper for the
58 residents. The City will have to buy the infrastructure from Rocky Mountain Power, but there is no
59 upfront cost to the citizens. The outage response time will be faster.

60
61 City Engineer Arthur LeBaron reported that the City would be responsible for maintaining the roads and
62 drainage. There is work that needs to be done in that area.

63
64 Street Superintendent Weston Walker has also noticed problems with the drainage. New developments
65 will need to meet the City's standards. If the water lines are replaced, the roads will have to be dug up.

66
67 Public Works Director Mike Vercimack thinks there will need to be a runway protection zone.

68
69 Police Chief Lynn Excel stated that Hurricane City is closer to the area than Washington County, so our
70 officers are already being dispatched to the scene. They will need to add another district, but he thinks
71 they will be able to provide better service.

72
73 Parks Superintendent Darren Barney is not aware of any public parks in the area.

74
75 Fire Chief Tom Kuhlman stated that the annexation does not impact them. They are looking at putting a
76 station in this area already.

77
78 **Public Comment**

79
80 Ross Johnson, Airport Manager at Sky Ranch, reported that many houses in this area do not have water
81 pressure valves. There are problems with vacation rentals. Mayor Billings said that the City Council is
82 looking at ordinances to address vacation rentals. He would like to have volunteer firefighters in the
83 area.

84
85 Mike Benson lives in Cliff Dwellers. He would like to know if there would be retro actions for the existing
86 homes for the curb and gutter. Mr. LeBaron reported that the City would not make citizens go back and

87 put in the curb and gutter. Mr. Benson wants to know about curb and gutter requirements for the
88 vacant lots. Mr. Nelson reported that this would be addressed in an annexation agreement. Mr. Benson
89 asked for clarification about what will happen with the sewer. Mayor Billings read a response from Mike
90 Chandler with Ash Creek Special Service District. Their policies will not change, and they strongly
91 recommend moving forward with the annexation.

92
93 Steve Nation reported that homes in Sky Ranch have septic systems that flow toward the runway. The
94 City will need to dig forty feet deep to reverse the flow from the runway. When Moccasin Flat was
95 annexed into the City, he brought concerns about the drainage ditch that were not addressed. The City
96 now surrounds Sky Ranch due to annexations, and they did not get to have any input.

97
98 Jackie Soques lives in Cliff Dweller Ranch. She thanked everyone for their time and comments. She asked
99 the City to consider studying the emergency services that go into the area. Bringing a property into the
100 municipal boundaries is typically an economic benefit to the City, and the long-term consequences are
101 always negative. There is nothing wrong with developing outside of town.

102
103 A resident of Adobe Hills asked about streetlights. Copper Rock could not get approval without
104 streetlights. Mr. LeBaron reported that the City did not require streetlights in Moccasin Flats to protect
105 the dark skies. He does not think the City will rush in and require streetlights. The resident's husband
106 thinks the annexation benefits the City. We do not want this annexation. He is also concerned about the
107 PID's and the water usage. There is a big problem with vacation rentals in the area. Sometimes there are
108 parties with 150 people. He asked how the annexation would affect the vacation rentals. Mr. Nelson
109 reported that this could be addressed in the agreement. Mayor Billings explained the financial aspects of
110 the PID. She discussed the City's water supply. Mr. Hughes reported that the power department
111 typically installs a streetlight every three hundred feet. But if the citizen does not want the light, we do
112 not install it.

113
114 Patty Nation lives in Sky Ranch. She would like to know what the plans are for 1100 West. No one goes
115 the speed limit, and it is not safe to walk on the roads anymore. We need more stop signs. Mr. LeBaron
116 reported that the City Council recently adopted an active transportation plan that calls for a twelve-foot
117 paved path for pedestrians. He does not anticipate additional stop signs in the area. Mr. Ross
118 suggested adding roundabouts.

119
120 Gladys Nemacheck lives in Sky Ranch. She asked if the city would maintain the underground power lines.
121 Mayor Billings confirmed that the City will.

122
123 Tadd lives in Cliff Dwellers. He asked if he would be charged for sewer even though he is on a septic
124 system. He would like to know what guarantees the citizens have that the items discussed will be
125 honored. Mayor Billings stated that he would not be charged for sewer. Mr. LeBaron does not think the
126 annexation will change anything regarding the sewer line along 1100 W. Mayor Billings reported that
127 these items would be in the annexation agreement.

128
129 Fred Pearson living in Cliff Dwellers reported that this is the third discussion about annexations in the
130 area. He does not know anyone who wants the annexation, and he would like to know the costs to the
131 residents. Mr. Hughes provided examples of potential electric costs.

Douglas Washburn reported that he is building in Copper Cliffs. He is installing a septic system because he cannot hook up to the sewer, and the septic system could be obsolete in a year because of the updated lines. He asked if there would be a policy that will allow him to remain on his system.

Councilman Sanders feels like the residents should make this decision. We will provide them with the data to make an informed decision. Councilman Prete stated that the statute gives the City the ability to annex even if the citizens do not initiate it. The annexation will allow the City to regulate vacation rentals and provide better emergency services. He does not think the annexation will bring dramatic changes. The taxes will increase slightly, but the utility cost will decrease. Councilman Hirschi asked for a raise of hands from those who are for the annexation. Only a small number of citizens in attendance want the annexation. There are still questions that need to be answered. He wants to honor the citizens. Councilman Thomas does not feel that the City will gain anything from this annexation. He does not want the annexation unless it is what the citizens want. Councilman Heideman has talked to citizens who have expressed concern about being forced to annex into the City. The airport has not been addressed yet. However, he does think the annexation will be better for the City and the citizens.

Mary Ann Perkins asked what percentage of the residents would have to agree if there was a vote. Mr. Nelson reported that if the City forces the annexation, the citizens do not get a vote. If the citizens petition for the annexation, there are petition requirements. Mr. Heideman discussed the different tax rates between the City and the County.

Mr. Washburn asked if there was enough water for the residents to put in grass to cut down on the dust. Mayor Billings reported that an ordinance is being discussed to address lawn and water conservation.

Jane Deeds asked where the County stood on this. Mayor Billings reported that the County approached the City requesting this annexation, but there is no petition from the citizens.

Mayor Billings reported that the Council would have every department prepare information regarding the costs. Mr. Nelson asked if the Council wanted the staff to organize information on forcing the annexation. The City Council stated they do not want to force the annexation. They want the residents to have more information so they can decide if they want to petition for the annexation.

Adjourned at 8:15 p.m.

Minutes of the Hurricane City Council meeting held on September 2, 2021, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

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

Also Present: City Manager Kaden DeMille, City Attorney Fay Reber, Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, City Engineer Arthur LeBaron, City Recorder Cindy Beteag, Fire Chief Tom Kuhlman, Water Superintendent Ken Richins, Brian Anderson, Planning Director Stephen Nelson (electronically) and Ash Creek Superintendent Mike Chandler. Planning Commissioners: Dayton Hall, Penny James-Garcia, Mark Sampson, Rebecca Bronneman, and Shelley Goodfellow.

AGENDA

4:00 p.m. Work Meeting to discuss the infrastructure in the Bench Lake area and south of 3000 South

Mayor Bramall started the discussion by naming all the proposed development in this area. Arthur LeBaron stated staffs concern is the lack of infrastructure in the area. With all the approved plans right now, we will reach our power capacity in this area. Additional water will be needed as well. Joseph Prete stated one of the key items to look at when approving a zone change is if there is infrastructure in the area. Most the staff comments on recent requests are *no, the infrastructure is not there but will be in the future*. Mr. Prete feels the City needs to take a different approach and not approve the zone changes until the infrastructure is there. Penny James Garcia stated all the applicants claim it takes years after the zone is changed for them to go through the planning and approval process so if they have to wait for the infrastructure first, it will set them back years. She questioned if by approving the zone before the infrastructure is there it puts more liability on the City.

Fay Reber stated up to this point the City has entertained a lot of zone change requests and most of them have been approved. If we now suddenly say we will look at them a lot more closely in regard to if the infrastructure is there, then there needs to be detailed reasons of why it is was denied included in the record of the meeting. He suggested the staff report includes all the reasons of why it should be denied. Darin Larson suggested a development agreement being required with each zone change so the owner signs that they know the infrastructure is not there and they won't be granted a building permit until it is there.

Mr. LeBaron understands developers need for the zoning so they can invest in the project. Of the 7400 units approved 90% aren't platted, only the zoning is approved. Staff met with a few key members in this area and discussed a PID for the area to get the infrastructure there. They can do a PID by assessment instead of attached to property taxes. Mike Vercimak commented the biggest concern is this area is in the middle of nowhere. Infrastructure is needed on a global basis. We are at a point where we can't piece meal infrastructure anymore. We need to decide main water and power line locations. Documentation is needed from every department of why it can't be approved. He feels denying zone changes is the safest way to address the concerns right now. A zone change moratorium has been discussed.

Mr. Prete stated the key is consistency. The City can make a course change but it needs to be consistent. Dave Sanders stated roads are needed in addition to water and power. All of them have to mesh together to work. Drainage needs to be part of the discussion too. Kevin Tervort commented in a

building crisis or boom the general rule is to follow the General Plan. That will slow growth down so the concerns can be addressed.

Karl Rasmussen stated his client's concerns are why stop the project at this point. If the zoning is granted, then they can help solve the problem of getting the infrastructure there. Mr. LeBaron commented a PID can accommodate regional infrastructure. An annexation area can be created and then in the future as development comes, they have to sign on to the PID. Like a pioneering agreement. Fire and police protection also needs to be addressed. Dayton Hall stated the Planning Commission started reevaluating zone changes in this area to provide a course correction. He thinks if the public facilities are not there then zone change shouldn't be approved. Once the backbone of infrastructure is completed then the city can look at development.

Mr. Prete pointed out just because something is denied right now doesn't mean they can't ask again in the future. Stephen Nelson stated we have good developers that are good partners, but he fears there will be some developers that try to push the envelope and try to build before the infrastructure is there. Council needs to decide what do they want the area to look like in the future. It might be best to attach a development agreement with each zone changes.

Mr. Nelson gave a presentation showing what zoning has been approved, what the challenges are, and key codes that need to be considered.

Fire Chief Tom Kuhlman stated impact fees can't be used for anything but facilities. The Fire District doesn't have the money to staff an additional location. It currently takes them 16 minutes to get to the Cliff Dwellers area. Response time is a challenge because the City is so spread out. Mr. Prete commented there are some big expenses that need to be considered. Police Chief Excell stated the City was divided east west so as the south area continues to develop, they will need more officers on each shift. Crime rate is going up daily. An officer is needed for every 750 people. Public Safety has to be one of the items to consider. Mr. Vercimak commented it is important to remember the earlier development is stopped the less it costs the developer. Mike Chandler stated with SR7 and Copper Rock running the utilities to this area it helped them get the regional infrastructure they needed. He stated enterprise funds and infrastructure end up paying for themselves. The City needs to decide if they want to front the money for the infrastructure. If the City adjusts their capital facilities plan and lead out with the infrastructure, impact fees are the appropriate mechanism for developers to pay their share.

5:40 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Kole Staheli mentioned Peach Days is currently going. There are some fantastic displays. He encouraged everyone to come. The concert had about close to 4000 people. The community has really come together to help.

Scott Hughes mentioned the Light up Navajo project. There are about 14,000 Navajo citizens that don't have power and don't have the money to install it themselves. This project gets other entities to donate time to help them get power. Washington City is also participating. He will send two guys and two trucks for a week. Council fully supports the project.

Mike Vercimak stated the Parks, Power, Water and Streets Departments have deployed multiple forces to help with Peach Days. There was a failure on 3000 South. It is still under investigation of what caused it. His department is staying extremely busy.

Arthur LeBaron reported there is steady stream of reviews for incoming plans. There is a lot of behind the scenes work for Peach Days. The historic bell will be in the parade and people can pay to ring it at

the Community Center after. Ironman will be September 18th. Ms. Billings encouraged people to volunteer.

6:00 p.m. - Call to Order –

Pledge: Ken Richins Prayer: April Pinkston

David Viverios handed out the projections for the first year LPGA tournament. They had 37 countries represented here. They had projected \$500,000 but it was \$987,000 of economic impact. They estimated \$1.127 million impact just for Hurricane and over 2.1 million overall. They asked all the players where they stayed and 70% stayed in Hurricane. He handed out what the media did for the tournament. Canyon Media has partnered with them, and they are now doubled. They are working on the golf channel for the next year. The commercial the City did had great reviews. They are looking at an as live broadcast. Every sponsor is already booking for next year's event. There were 160 volunteers this year, but they will have 300 next year.

Approval of Minutes: May 6, 2021

Joseph Prete motioned to approve the May 6, 2021, minutes subject to some grammar changes, seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

Public Forum – Comments From Public

Sharon Shores lives in Peregrine Pointe. She serves on many boards. They gathered over 80 signatures opposing the General Plan amendment on item 5. This property is surrounded by three subdivisions that are all single family zoned. They had a meeting with the developer. We have 5000 approved vacation rentals in Hurricane, and she thinks that's too many for one city. This is not a great location for this development. The crowd raised their hands in agreement with her.

Gary Croft commented he chose this area because it was zoned for single family. His biggest concern is having apartments near his subdivision. He didn't move here to bring apartments in after. He is also against the vacation rentals.

Eric Sorenson is new to Peregrine Pointe. He is concerned and against having additional vacation rentals in the area. He likes stable neighborhoods. Single family dwellings would be better for the area as well as low impact businesses. He would like to see accessibility for bikers and joggers. He would like to see low lighting continued. We need connections to bike to other areas but not on the street. He asked the Council to stay with the Master Transportation Plan. He thinks the speed limit on 600 North needs to be reduced and add a traffic signal.

Debbie Serrano stated she and her husband moved here because it was safe. They love having the single-family zones. 600 North is a nightmare. High density in the middle of it is asking for trouble. She understands we are growing but multifamily shouldn't be in the middle of single family. The integrity of the General Plan needs to be maintained. We need to preserve what we have here. She votes to not amend the General Plan.

Michael Andrews presented a power point opposing the General Plan Amendment. He stated everyone provided input to the current General Plan. He asked the Council to use the plan to guide development. He asked them to reject the request and look at the General Plan. They can motivate developers to

124 meet the General Plan. The City needs to take ownership of the land in the 2800 roadway and retain
125 single family residence.

126 Ron Skinner served under the sheriff in Emery County and a small area in northern Nevada. He loves
127 seeing the kids walking to school. He thinks if the Council approves this amendment, we will lose that.
128 He plead with the Council to limit growth.

129 Roland Arredondo agrees with the previous comments. He is opposed to this request and vacation
130 rentals. This is not the place for them. Vacation rentals bring a lot of people that we don't know. Crime
131 rates will go up. Crime rate has already gone up 61%.

132 Jack Ryder has been in two meetings with the developer for item 5 and each time different terms are
133 used. He quoted the developer saying, "he will just push it through anyway". High density brings crime
134 and disease spreads. There is a lot of open land for this type of development. He came here to get away
135 from these types of developments. Don't crap on the neighbors in this area. Please deny the zone
136 change.

137 Rick Jones understands the need for higher density. He and his wife had to live in townhomes when they
138 first started. When done in excess it can harmful. It only takes one economy dip or change in ownership
139 to change everything. This proposal is too much in a small area. No one wins in this type of situation.

140 Frank Lindhardt is opposed to this development. Single family surrounds this property. Putting vacation
141 rentals there is like putting three hotels there. Please retain the family feel in the area.

142 April Pinkston agrees with leaving it single family. She spent her life savings to get here, and she doesn't
143 want to see it change. She wants to know that the Council will stand for the citizens because Governor
144 Cox has invited thousands of Afghanistan refugees to the area. She does not want them in this City. They
145 will not accept the constitutional way of life.

146 Julia Bates commented before her and husband moved here, they asked a lot of questions. They
147 purchased after they found it was zoned single family. She has seen the good, bad, and ugly of what
148 happens with apartment complexes. She urged them to vote nay for this zoning change. Apartments
149 and vacation rentals have a purpose but not in the middle of single family.

150 Timothy Reese objects the General Plan change request. It will decrease his property value. Google said
151 apartments will ruin the area. He quoted data from American Community Survey. He is concerned with
152 the lack of infrastructure on 600 North. Would there be a turning lane? The General Plan has already
153 been established with resident's input. Please listen to resident's concerns not the developer. He
154 doesn't understand why it was purchased in the first place if it isn't what they wanted.

155 Christina Reese agreed with her husband's comments. Her biggest concern is each parcel will be a
156 different plan. They want mixed use. Why do mixed use if townhomes are what they are planning.
157 Vacation rentals aren't invested in the neighborhood.

158 Fred Overcamp lives near the proposed development on item 5. He enjoys where he lives. The City is
159 planned out and people purchase knowing what is around them. Every person who owns property with
160 vacant land next to them should be scared that the Council can approve changing what they thought
161 would be next to them.

162 Bob Anderson moved here recently. He knew 2800 West was going to be built. He doesn't want this in
163 his back yard. A lot of money was spent on the General Plan, and we need to stick to it. Please vote
164 against this.

OLD BUSINESS

1. Consideration and possible **approval of a Resolution appointing Scott Hughes as UAMPS Hurricane Representative**-Scott Hughes

Mayor Bramall recommended approving this. Joseph Prete commented this was tabled a few weeks to work through some concerns. Scott Hughes stated they are close to having everything addressed but there are no concerns with approving it now.

Nanette Billings motioned to approve the Resolution appointed Scott Hughes. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

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.

Joseph Prete motioned to table. Seconded Darin Larson. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

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 8,000 square feet, with a PDO, planned development overlay.** Parcel H-3386-B. Louise P Spendlove Applicant. Tyler Meyers Agent.

Joseph Prete motioned to table. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

4. Consideration and possible approval of a **resolution adjusting building permit rates.**

Additional analysis needs to be done.

Joseph Prete motioned to table. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

NEW BUSINESS

1. Consideration and possible decision regarding **impact fees on a lot located at 1130 W 400 South**-Rick Bussberg

There was a foundation and structure on this parcel until about 2006. The owner torn it down but never rebuilt it. Impact fees were originally paid. He doesn't think they should have to be paid again. Nanette Billings stated power and water are there so he shouldn't have to pay them again. Staff didn't want to approve without Council's approval. Ken Richins explained the Water District made a change in 2017 that if services were vacated for ten years, then they had to pay them again. At that time the City made resolution to no longer have vacant meters. There are some that slipped through the cracks, but this is a legitimate connection.

Joseph Prete motioned to approve impact fees waived. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

2. Consideration and possible approval of a budget for the Beautification Committee

Cassie Wayman stated they are a new committee to help improve the neighborhoods. They are asking for a small budget for the first year. The first \$1500 will be used for a beautiful yard award. The remaining \$1000 would be used for advertisements. Kaden DeMille stated there is some money in the budget, and he thinks there is enough to cover this. Ms. Wayman stated they will follow any procedures the City requires.

Kevin Tervort motioned to approve a budget of \$2500 for the Beautification Committee. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

3. Consideration and possible approval of amending the Reimbursement Agreement with Gemstone Homes on Frog Hollow Phase 2- Frank Lindhardt

Frank Lindhardt explained when Frog Hollow was developed, they connected the road for the rodeo grounds. They received impact fee vouchers for the improvements, but they only have 12 lots left. There are 39 vouchers left so he would like to transfer the vouchers to another development.

Nanette Billings motioned to approve the amendment to use the vouchers anywhere in the City. Seconded by Joseph Prete. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

4. Consideration and possible approval of a proposed Land Use Code amendment to Title 10- chapter 7, regarding Building Permits.

Fay Reber commented a couple of issues have come up this week, so the Planning Director recommends this item being continued to two weeks. Dayton Hall stated this discussion started in March about what improvements are required on single parcel developments. The Planning Commission has been workshopping this. Right now, if someone builds and the frontage isn't already dedicated, then they are required to dedicate half the road, and pay for half the improvements. The Planning Commission built in some exceptions if they meet four requirements; 1. Single family house 2. Two and a quarter acres or more 3. Zoned RA-1 or anything agriculture 4. Fronts on major or arterial road. This does not apply to subdivisions. They are recommending a cap of 100 feet if they don't meet the four requirements. They also built-in exceptions the Planning Commission can approve if the applications meet certain criteria. If they want to appeal the decision, it will go to the Appeals Board instead of to City Council.

Joseph Prete motioned to continue until next meeting. Seconded by Dave Sanders. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

5. Consideration and possible approval of a General Plan map amendment request located at 600 North and 2800 West from single-family to mixed-use. Parcels: H-3-1-31-1106, H-3-1-31-1107, and a part of H-3-1-31-1104. DAF DEV LLC Applicant

Rick Richardson commented they would prefer to not develop it as single family. They have tried to meet with community members to explain their objectives. Due to the layout of the land and roads they knew they would be able to do commercial and possibly higher density or something in between. On the east side of the property the road runs through their property and cuts off a portion leaving a small island. They thought it would be good as mixed commercial area. The property is surrounded by arterial roads. Staff notes state mixed use should be in areas with major roads. There are a lot of staff notes explaining why this is a good fit in this location. This request is for mixed use on the General Plan not a zone change. They have owned the property about six months. Darin Larson commented the residents are opposed to vacation rentals. Mr. Richardson stated they tried to negotiate with the neighbors, but they keep asking for more. This is just a conceptional idea right now. Nanette Billings feels the issue is not changing the General Plan after it was just adopted. She is not in favor of changing the plan. Residents bought knowing what was approved as did the developer. Mr. Richardson commented they are not proposing what the final use will be. They are just trying to get an idea of what they can do. The General Plan is fluid and can change. He asked Council to look at staff's recommendation and what the best use is for this area.

Ms. Billings stated the Planning Commission did recommend denial based on the four criteria they have to consider. It is not harmonious, and it does adversely affect the neighbors. There are adequate facilities there but that is that is the only criteria it meets. Mr. Richardson thinks the Planning Commission was emotionally charged by the neighbors that where there and they didn't consider staff comments. He stated there is a buffer surrounding all the property just with the roads and hills. Darin Larson clarified the applicant is asking for an additional 60 units. He stated mixed use of different types of housing with some commercial is valuable. He thinks this is a smart move. This is the first period that people could ask for General Plan amendments since the General Plan was updated. More commercial is needed on 600 North. Ms. Billings stated this area is designated as single family so it would change the area for the surrounding property owners.

Mayor Bramall suggested doing PDO zoning to allow smaller lots but keep it single family homes. Mr. Larson agreed but thought the east piece could be a good commercial spot. Residential in those slivers of land doesn't make sense. Arthur LeBaron stated the west side L shape piece is problematic. He agreed the east sliver would be better as commercial. There will be a traffic signal at 2800 West. Mr. Richardson stated they are proposing apartments on the east side where the hill is 80 feet so they would blend in. They put them in the middle of the development, so they weren't right in the middle of the other developments. Mr. Larson stated mixed use gives you the option to have different types of housing. It gives options for better property use. Joseph Prete explained the Council looks at six criteria points when they are reviewing General Plan Amendments requests. He feels these amendments should be rare. He sees problems with the application and the factors the Council use to review them.

Joseph Prete motioned to deny the Zone Change request based on; there is significant opposition, it is not compatible with the surrounding uses, it is not the best use for the land, and the burden has not been satisfied by applicant to prove otherwise. Seconded by Nanette Billings. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

6. Consideration and possible approval of a Zone Change amendment request located at approx. 250 North and 2800 West to update the existing PDO, planned development over, with the

underlying MH/RV, mobile home/RV Parcel H-3-1-32-33071. Paul Farthing Applicant, Joby Venuti Agent.

Planning Commission recommended approval. This is just north of the Canyons RV but separate from them. They plan on building tiny homes. Joby Venuti explained they are not looking for RV lots. It already has PDO zoning but the density needs to be clarified. They would like to go up to 120 lots instead of 102 lots. The homes would be slightly larger than the ones in the Canyons. They will have a garage. They want to be able to fit a 3 bedroom 2 bath home. They will provide off street parking. They are proposing larger setbacks. They thought they were going to do private roads, but staff wanted public road, so they widened the roads.

Dave Sanders motioned to approve the zone change amendment with the density bonus. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

- 7. Consideration and possible approval of a preliminary plat, Canyons RV North Parcel, located at 2800 W and Black Rock Road, containing 120 lots. 2770 W State St, LLC Applicant, Joby Venuti Agent.**

Nanette Billings motioned to approve the preliminary plat for Canyons RV North Parcel subject to staff and JUC comments. Seconded by Darin Larson. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

- 8. Consideration and possible approval of a preliminary plat application for The Villas at Sand Hollow, a 90 unit, located at Sand Hollow Parkway and approx. Retreat Drive. Hurricane Hills Ranch LLC Applicant, Valerie Espinoza Agent.**

Planning Commission recommended approval. Tony Carter explained this is an extension of the Sand Hollow Villas. There will be 16 units in each building. Same plans as the existing buildings except no underground parking. Nanette Billings asked if the amenities would be increased. Mr. Carter stated there will be a pool in the first phase and something will be in between the two buildings to the east.

Darin Larson motioned to approve the preliminary plat for the Villas at Sand Hollow subject to staff and JUC. Seconded by Kevin Tervort. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

- 9. Consideration and possible approval of a preliminary plat application for The Shores at Sand Hollow, a 310 Unit Townhome Subdivision, located at Sand Hollow Road and approx. 400 S. Western Mortgage and Realty Co. Applicant, Todd Smith Agent.**

Adam Alan explained this project is north of Glampers Inn on Sand Hollow Road. Mike Vercimak stated the PID hasn't been funded yet. They can't approve construction drawings until the PID is approved. Sewer didn't provide a will serve letter because it isn't there. Approval needs to be subject to the infrastructure being there. Water needs to be looped first and the power lines have to be moved. Mr. Alan stated their plan is to be right behind all that infrastructure. They want to start construction as soon as the infrastructure is completed. Mr. Vercimak stated staff is trying to figure out the bonding for

the City's requirement since the PID requires a bond. Approval would be contingent on the PID being completed. They want approval now so they can start on the drawings. Drainage needs to be addressed for this area too.

Kevin Tervort motioned to approve the preliminary plat for the Shores at Sand Hollow subject to the PID being funded before final plat. Seconded by Dave Sanders. Motion carried with Darin Larson, Dave Sanders and Kevin Tervort voting aye. Nanette Billings and Joseph Prete voted nay.

10. Discussion and possible decision regarding a 2022 Spring Theatre show-Kyle Myrek

Debbie Garrett knows this subject was brought up before, but they wanted to revisit the discussion. They are proposing SpongeBob for the Spring show. Darin Larson doesn't think they will get the older crowd for this type of play. They played some videos of the play. Ms. Garrett understands she will have to convince the masses. Kyle Myrek stated the reason they changed the show is because surrounding theatre's have great venues. They want something new that will attract a good cast. They will make this good or better than Tarzan. Budget is \$3000 for advertising. Word of mouth is the biggest advertising. Mr. Larson agreed this play would be fun for the performers, but it is not something he would take his kids to. He questioned if one of the classics, better known plays would be better. Kaden DeMille commented they have had some preliminary conversations. If it is done, we would need to kick up marketing. If we are going to take a risk this is the year to do it because we had a good year with Tarzan. Joseph Prete commented SpongeBob is not as popular with the youth. When SpongeBob was brought up previously, Council countered with classic plays. He would rather spend the money on a name. Mr. Myrek explained the big plays cost too much money. He explained the play will not be crude. It is family friendly. They want the chance to prove they can make it work. They want shows that will compete with surrounding venues. He thinks it would wow the crowd. Mr. Prete would like the classics in the future. Little Mermaid has been approved for next summer and this would be the Spring show. Mr. Myrek stated they have a marketing company lined up to help with promoting it as family friendly. Mr. Prete wants Hurricane to be a family friendly place. Council all agreed they have an uphill battle but agreed to let them try it to see how it goes. The budget for this April will have to be amended but they can use some of the funds from Tarzan.

Cindy Beteag asked Council if they were in favor of not having in person voting for the General Election. We only had sixteen people that came for the Primary Election which equals over a hundred dollars per person to have in person. If people want to vote in person, they can go to the Dixie Center. Council agreed to save the money and not hold in person voting.

11. 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 -

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Dave Sanders	Emergency Management, Streets & Drainage, Prosecutor's Office, Code Enforcement and Building and Inspections -
Kevin Tervort	Ash Creek Special Service District, Golf Course, Industrial Park, Mosquito Abatement, Fire District -
Kaden DeMille	City Administration – We have a lot of employees out with serious COVID cases. Police wages have been discussed. Staff will look at wage scales. He had a meeting with Mr. Green about helicopters. He hasn't received the revised MOU back, but he will forward it as soon as possible. Council discussed setting up a meeting. Kaden will talk to Mr. Green and get back to Council.

382

383 **Closed Session** Kevin Tervort motioned to go into a closed session. Seconded by Dave Sanders Motion
384 carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.
385

386

Adjournment: 10:35 p.m.

INTERLOCAL AGREEMENT BETWEEN WASHINGTON COUNTY, UTAH AND THE
CITY OF HURRICANE FOR FUNDING TO CONSTRUCT THE HURRICANE
EQUESTRIAN PARK

This Interlocal Agreement (“Agreement”) is by and between the City of Hurricane (“Hurricane”) with offices at 147 North 870 West, Hurricane, Utah 84737 and Washington County, Utah, (“County”) with offices at 197 East Tabernacle Street, St. George, Utah 84770.

RECITALS

WHEREAS, Washington County receives tourism tax revenues that may only be spent to promote and establish tourism and recreation in the county;

WHEREAS, pursuant to Utah Code Annotated 11-13-1 *et seq.*, public agencies are authorized to enter into mutually advantageous agreements for joint or cooperative action and both Hurricane and the County are public agencies as defined in Utah Code Annotated 11-13-103(19);

WHEREAS, the Washington County Tourism Tax Advisory Board (“TAB”) shall make recommendations to the county legislative body on the best use of tourism tax revenues;

WHEREAS, events and projects that promote and establish tourism and recreation often request funds from the county tourism tax revenues;

WHEREAS, Washington County Code 2-6-5(C) establishes that funding to other governmental agencies for capital projects shall be done through an interlocal agreement;

WHEREAS, Hurricane is preparing to construct/expand the Hurricane Equestrian Park (“Project”); the Project will add bleachers, a playground, restroom facility, and lighting for nighttime events;

WHEREAS, when completed, the Project will have two arenas, two restrooms, a concession stand, a pavilion, parking areas, announcer’s booth, walking trailers, a playground, nighttime lighting, and event bleachers;

WHEREAS, the Project approximate total cost is \$2,422,177.37;

WHEREAS, Hurricane will contribute approximately \$2,113,848 total Project costs and Hurricane has requested additional funds of \$308,638.50 from the County Transient Room Tax (“TRT”) fund to assist with construction of the Project;

WHEREAS, TAB recommends to approve the \$308,638.50 of County TRT funding for the Project; and

WHEREAS, County desires to provide funding to Hurricane to complete construction of this Project.

THEREFORE, the parties agree as follows:

AGREEMENT

Washington County will fund \$308,638.50 within thirty days after the Effective Date of this Agreement, to Hurricane City to be used for the Project.

Hurricane agrees to use the funds for of the Project in compliance with the requirements of Utah Code sections 59-12-301, 59-12-603(2), and 17-50-303.

1. INTERLOCAL AGREEMENT REQUIREMENTS

- 1.1 Resolution. This Agreement shall be authorized and adopted by resolution of each legislative body of each party to this Agreement, pursuant to and in accordance with the provisions of Utah Code Ann. 11-13-202.5;
- 1.2 Attorney Review. As this Agreement provides for Hurricane to make an improvement to real property, this Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Utah Code Section 11-13-202.5(3)
- 1.3 Effective Date. The effective date of this Agreement shall be May 3, 2022 and this Agreement shall terminate upon the completion of the Project.
- 1.4 Filing. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party.

2. GENERAL TERMS

- 2.1 Authorization. Each individual executing this Agreement does represent and warrant to each other so signing (and each other entity for which another person may be signing) that he or she has been duly authorized to sign this Agreement in the capacity and for the entities set forth.
- 2.2 Recitals. The Recitals contained in this Agreement are incorporated into the Agreement.
- 2.3 Severability. The articles, sections, paragraphs, sentences, clauses, and phrases of this Agreement, and the application thereof, are expressly declared to be severable. If any such article, section, paragraph, sentence, clause, or phrase, or the application thereof, shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining articles, sections, paragraphs, sentences, clauses, or phrases, or applications, of this Agreement.

- 2.4 Governing Law. This Agreement shall be governed according to the laws of the State of Utah.
- 2.5 Captions. The Captions to the various Articles and Sections of this Agreement are for convenience and ease of reference only, and neither define, limit, augment, nor describe the scope, content, and/or intent of this Agreement or any part or parts hereof.
- 2.6 Counterparts. This Agreement may be executed simultaneously in one or more counterpart(s), each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- 2.7 Entire Agreement. This Agreement contains the entire agreement between the County and Hurricane concerning its subject matter and shall not be modified except by written agreement duly executed by the Parties hereto. There are no oral understandings or agreements not set forth herein.

(Signatures on next page)

HURRICANE CITY

Nanette Billings, Mayor

Date: _____

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

WASHINGTON COUNTY

Victor Iverson, Chair
Washington County Commission

Date: _____

ATTEST:

Susan Lewis
Washington County Clerk-Auditor

APPROVED AS TO FORM:

County Attorney



STAFF COMMENTS

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

Discussion:

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

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

Findings:

Recommendation:

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

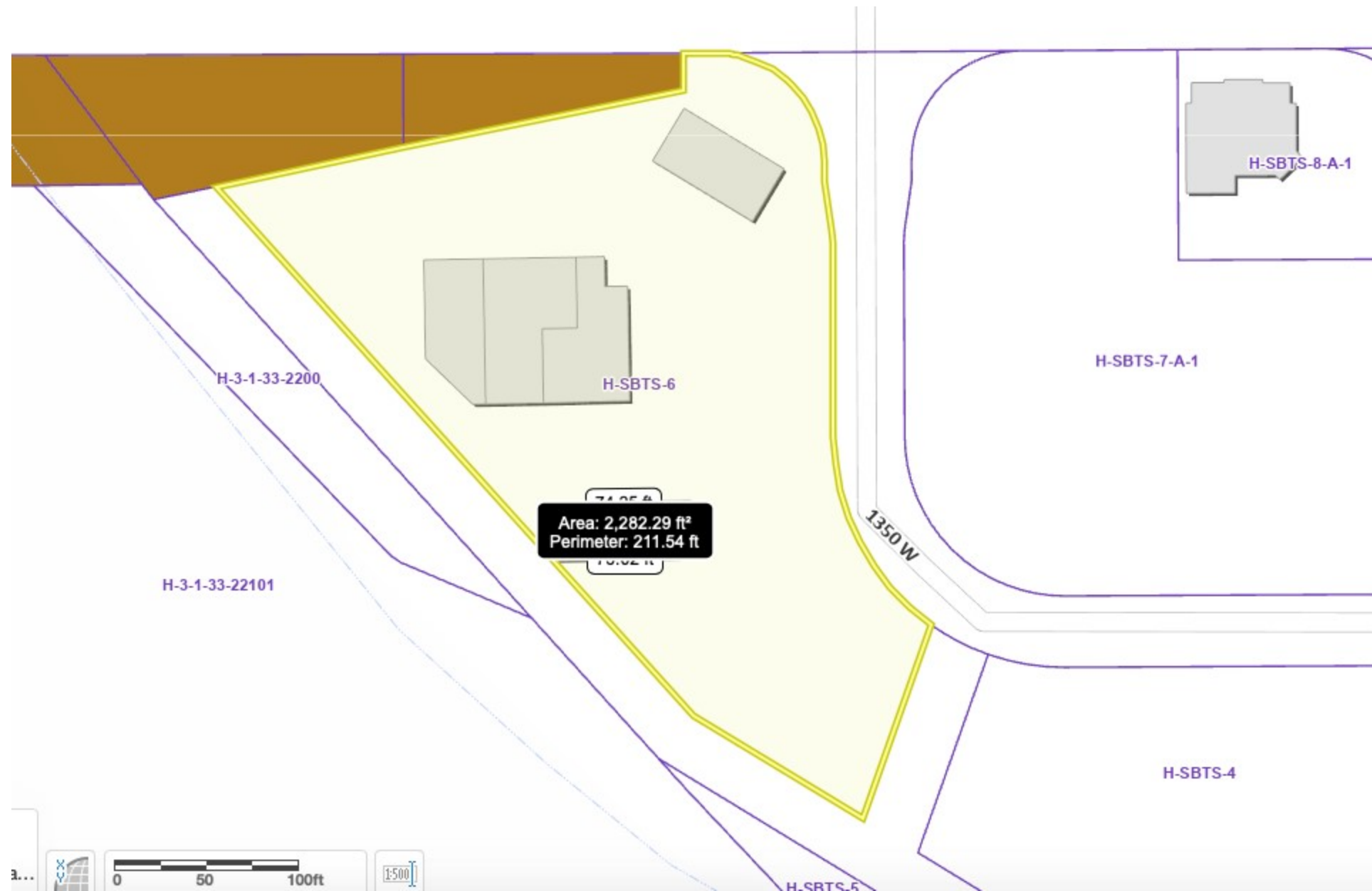
Attachments:

1. PC Picture 1
2. Public Comment Picture 2
3. Public Comment Picture 4
4. Public Comment Picture 5
5. Commercial Use Table
6. JUC Summary
7. Mix Use Sheet
8. Planned Commercial (1)
9. Planned Commercial
10. Commercial Use Table(1)
11. Hurricane PC Zone Amendment
12. PC Picture 1
13. Public Comment Picture 2
14. Public Comment Picture 3

15. Public Comment Picture 4
16. Public Comment Picture 5
17. Public Comment
18. 2021-12-01_Altitude Lofts Condominiums_LIP
19. Objections and concerns for proposed plan commercial Restructure
20. Sky Mtn_Prelim Site Plan App 4.1.22
21. Sky Mtn_Zone Change App 4.1.22
22. Sky Mtn_Zoning Map
23. 2022-04-01-UTILITY PLAN-pdf
24. Hurricane Sky Mountain Townhomes Site Plan 220229
25. Planned Commercial Zone 5.2.2022 - Staff Recommendation





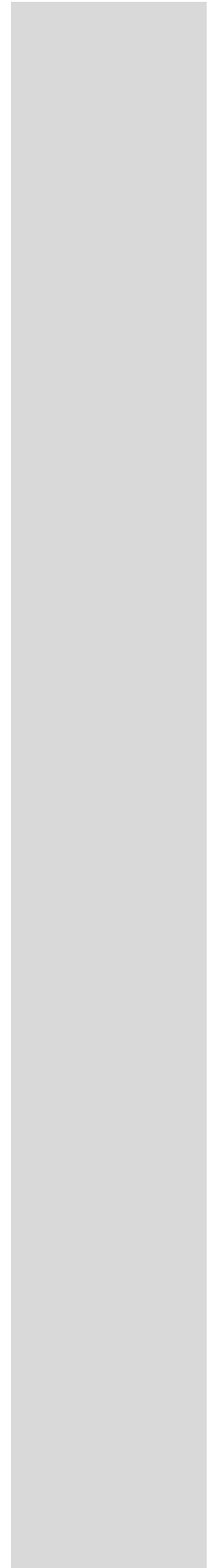
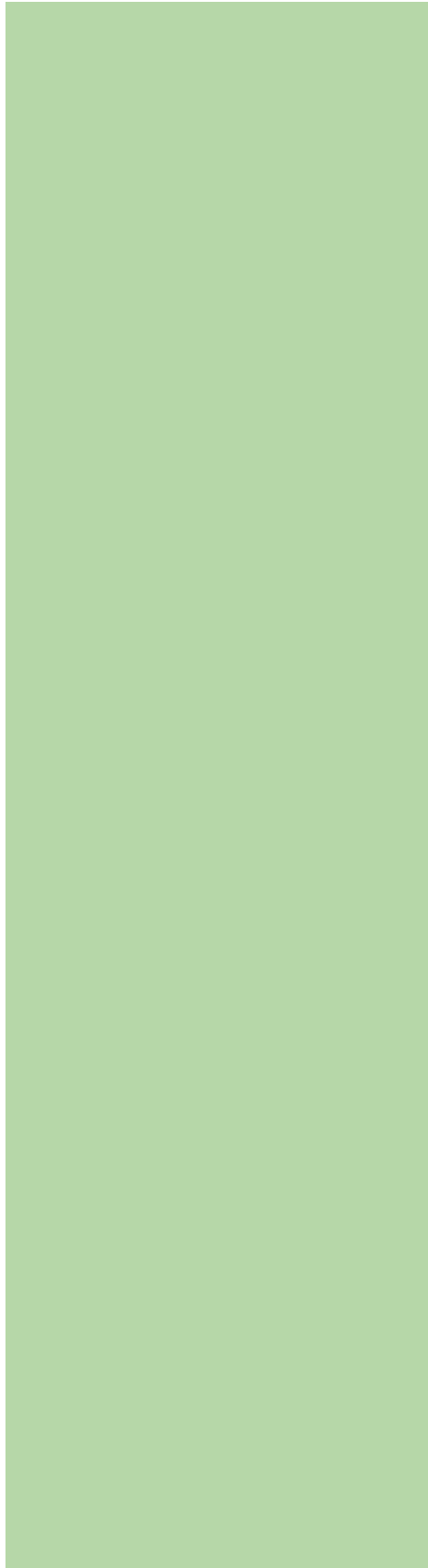


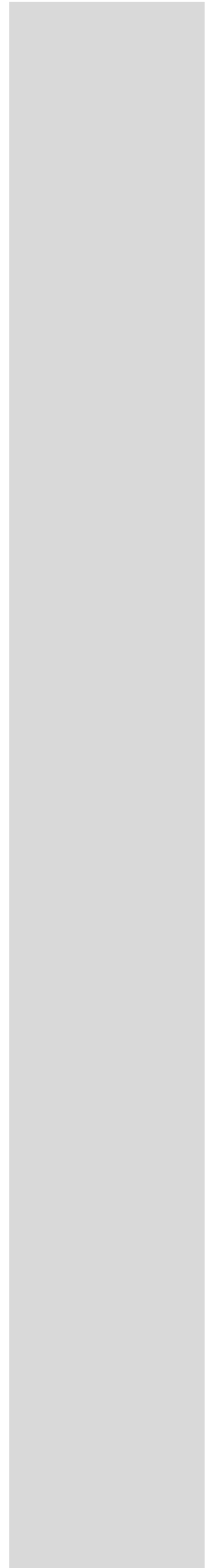
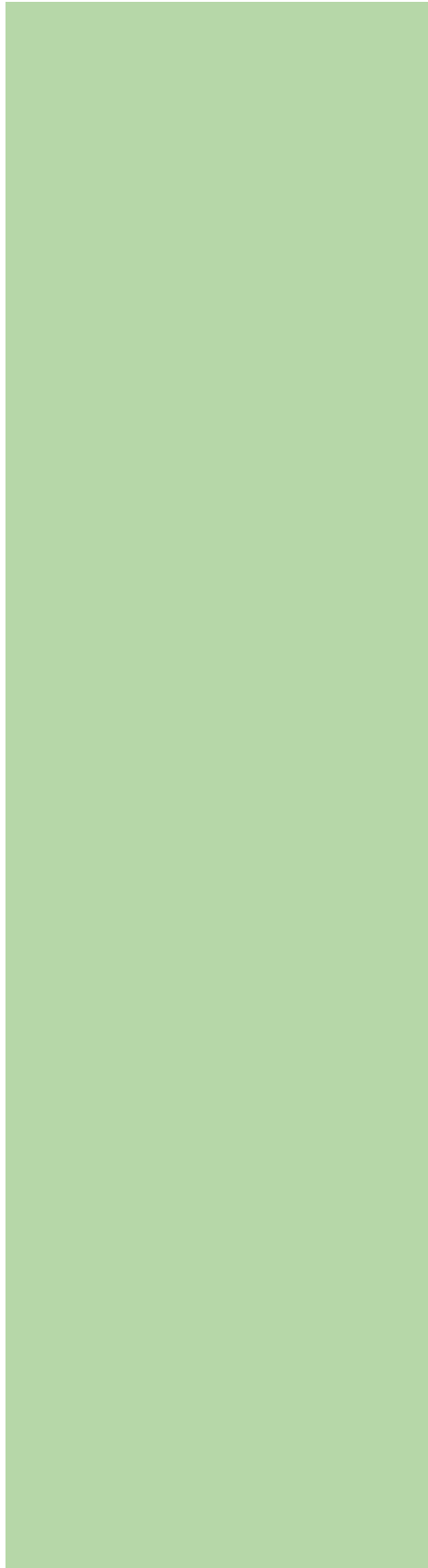


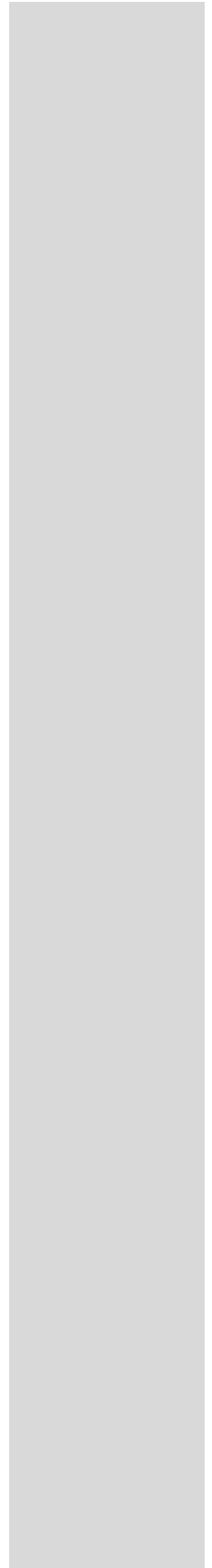
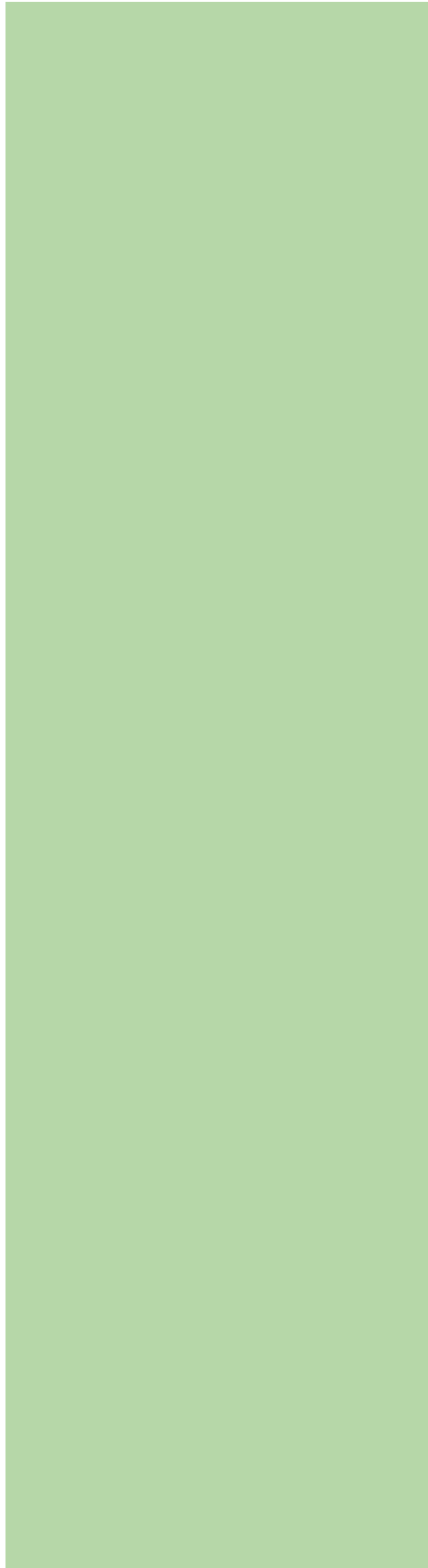
	Zones			
Use	NC	GC	HC	PC
Residential uses:				
Building, accessory	P	N	N	P
Dwelling, multiple-family ⁴	N	N	N	P
Dwelling, single-family ⁴	N	N	N	P
Dwelling, temporary	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P
Manufactured home	N	N	N	N
Manufactured/mobile home	N	N	N	N
Protective housing facility	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P
Residential facility for elderly	P	N	N	P
Residential facility for persons	P	N	N	P
Residential facility for troubled	N	N	N	N
Transitional housing facility	N	N	N	N
Public and civic uses:				
Auditorium or stadium	N	P	P	P
Bus terminal	N	P	P	P
Cemetery	P	P	P	P
Church or place of worship	P	P	P	P
Club or service organization	P	P	P	P
Convalescent care facility	N	P	P	P
Cultural service	P	P	P	P
Golf course	P	P	P	P
Government service	N	P	P	P
Hospital	N	P	P	P
Operations center	N	P	P	P
Park	P	P	P	P
Post office	P	P	P	P
Protective service	P	P	P	P
Reception center	C	P	P	P
Utility, major ³	N	N	N	C
Utility, minor ³	P	P	P	P
Utility substation ³	P	P	P	P
Commercial uses:				
Agricultural sales and service	N	P	P	P
Animal hospital	P	P	P	P
Bail bond service	N	P	P	P
Bank or financial institution	P	P	P	P
Bed and breakfast, home	N	N	N	N

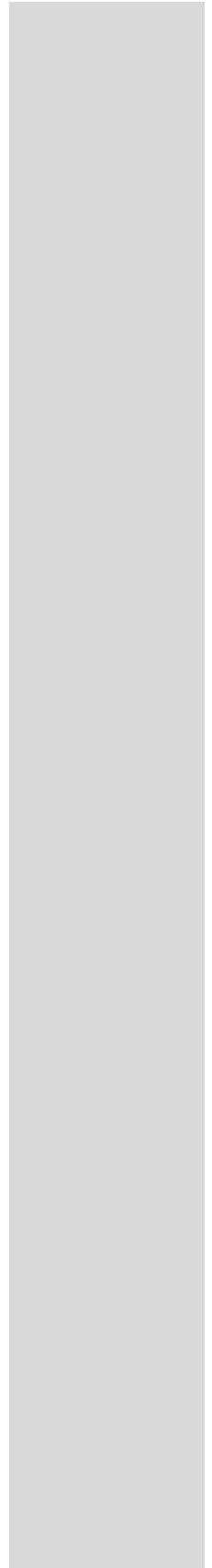
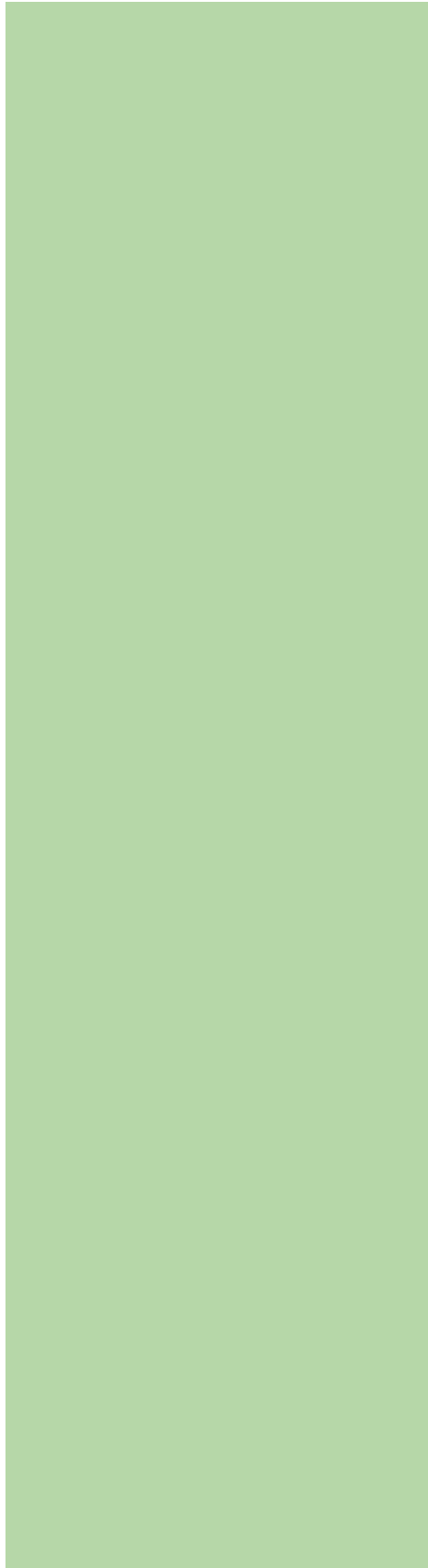
Bed and breakfast inn	P	P	P	P
Business equipment rental,	P	P	P	P
Car wash	P	P	P	P
Club, private	N	P	P	P
Construction sales and service	N	P	P	N
Convenience store	P	P	P	P
Family child daycare facility2	P	N	N	N
Family child group daycare	P	N	N	N
Family child residential	P	N	N	N
Family childcare center	P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

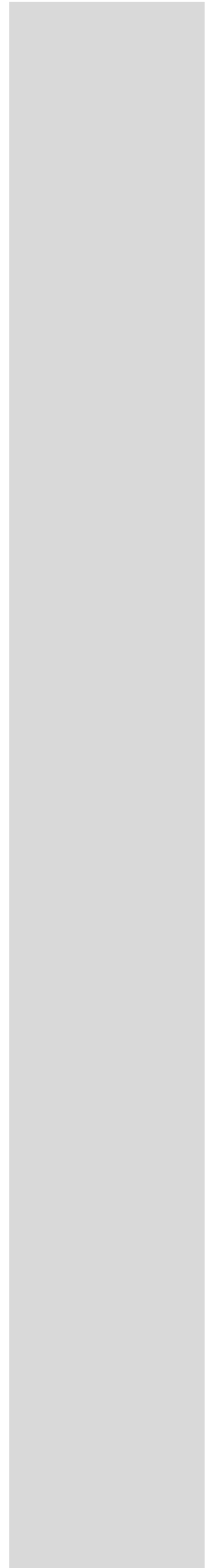
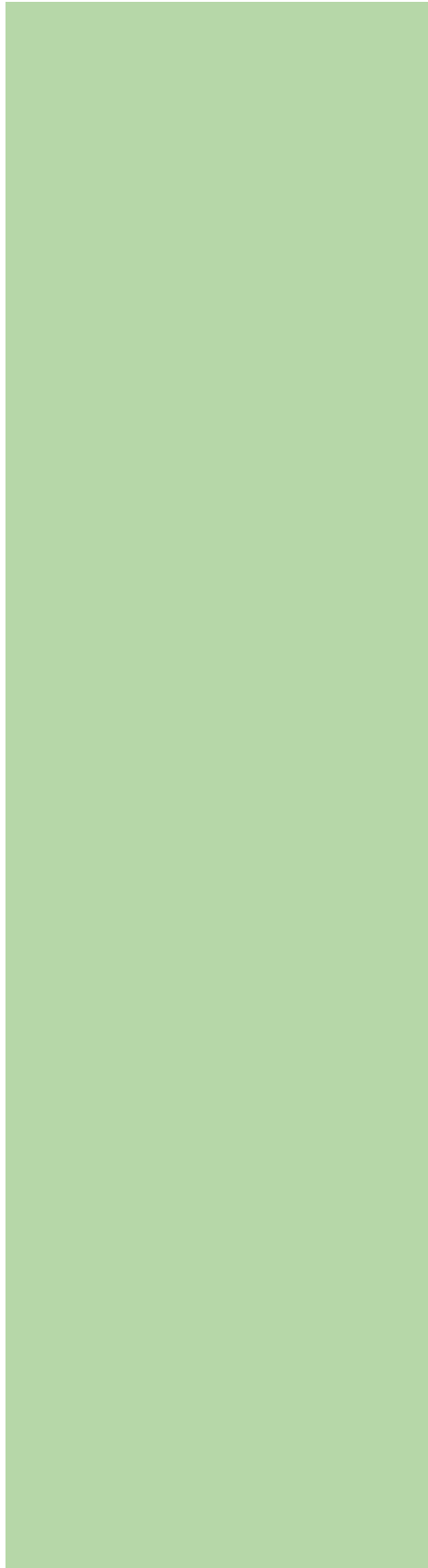
Shopping center	P	P	P	P
Takeoff and landing of aircraft	N	N	N	N
Tattoo establishment	P	P	P	N
Tavern	N	P	P	P
Temporary trailer	P	P	P	P
Transportation service	N	P	P	C
Vehicle and equipment rental	N	P	P	C
Vehicle and equipment repair,	N	P	P	N
Vehicle repair, limited	N	P	P	N
Veterinary service	P	P	P	N
Warehouse,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

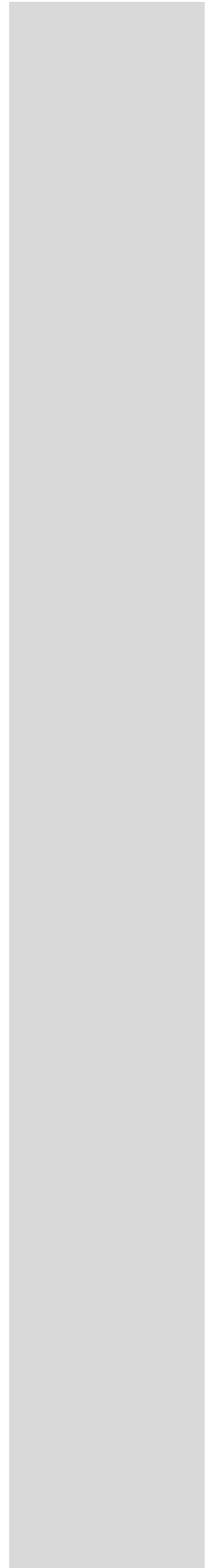
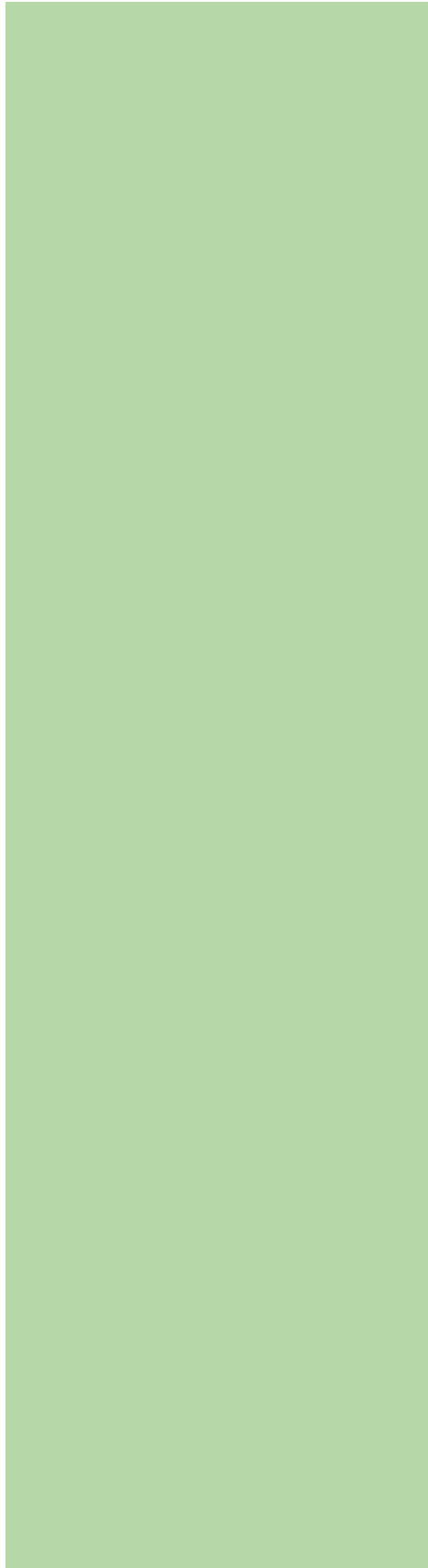


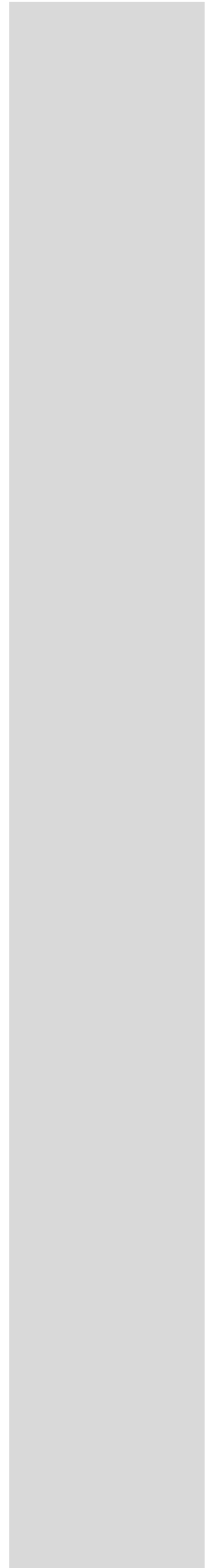
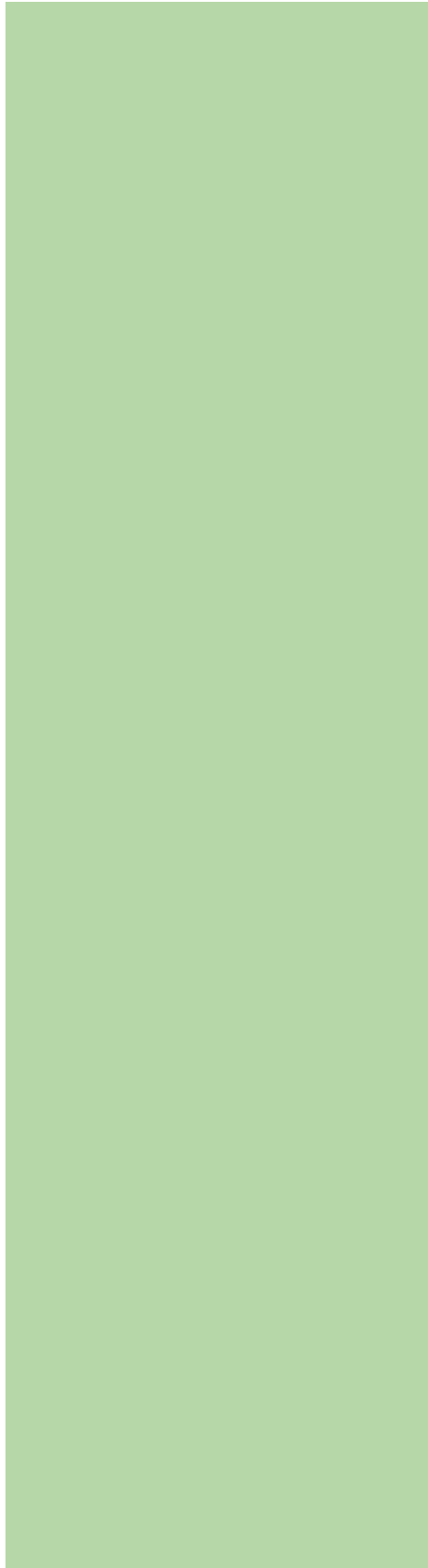


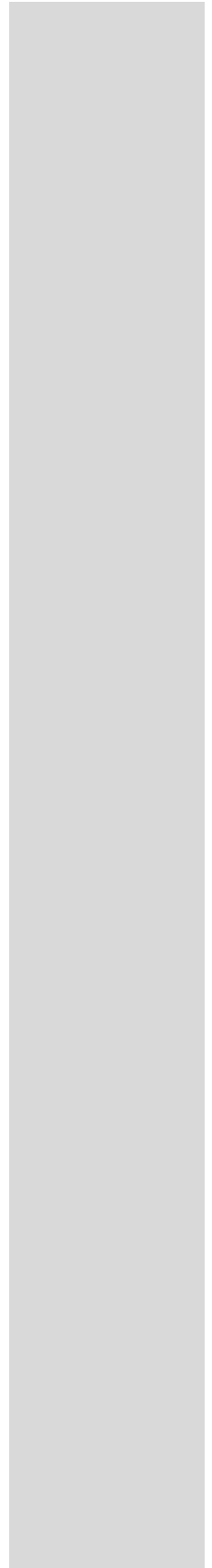
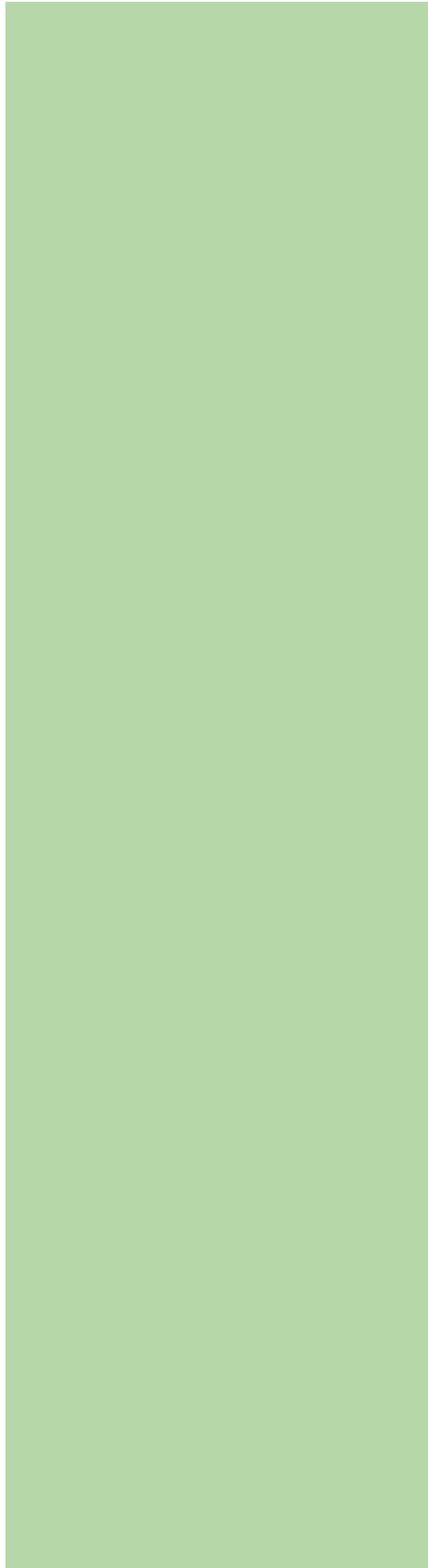


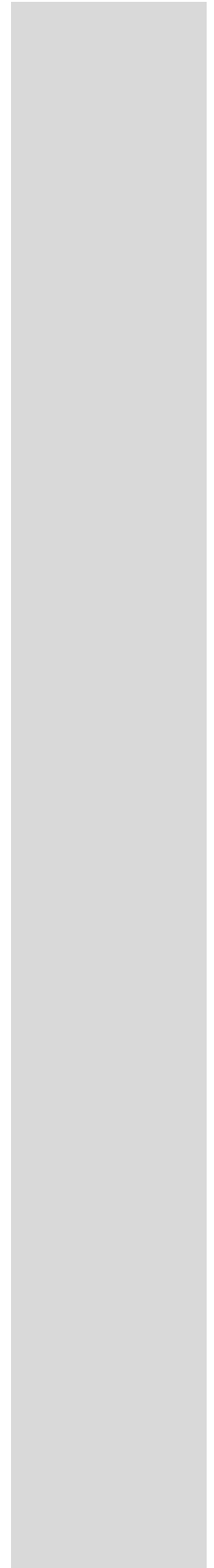
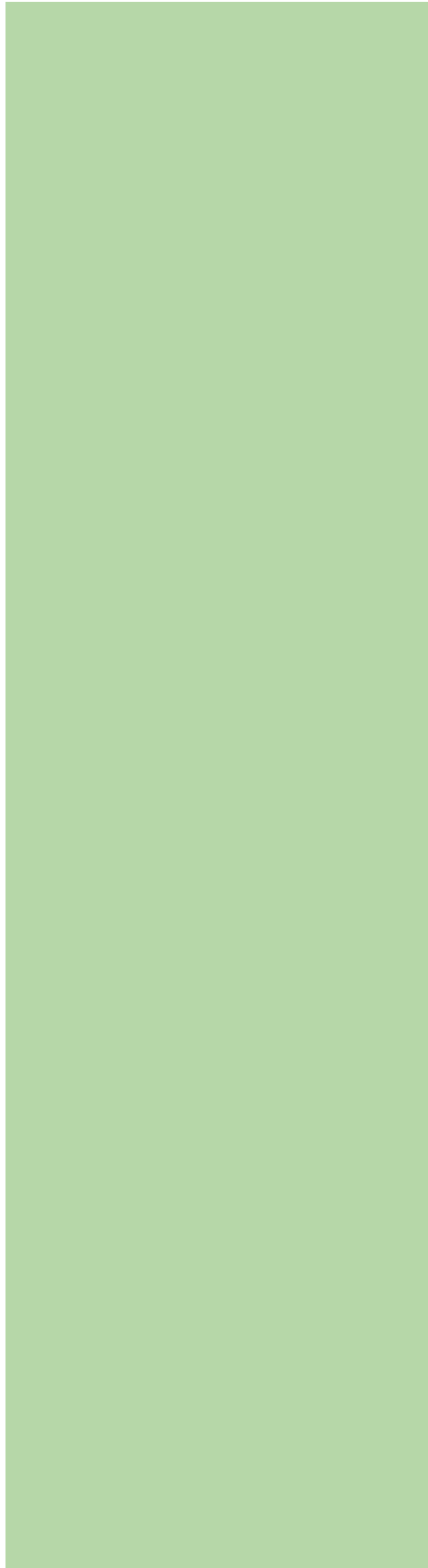


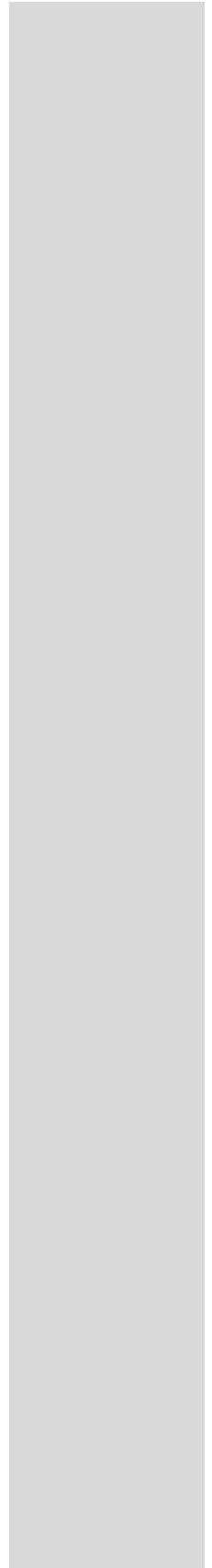
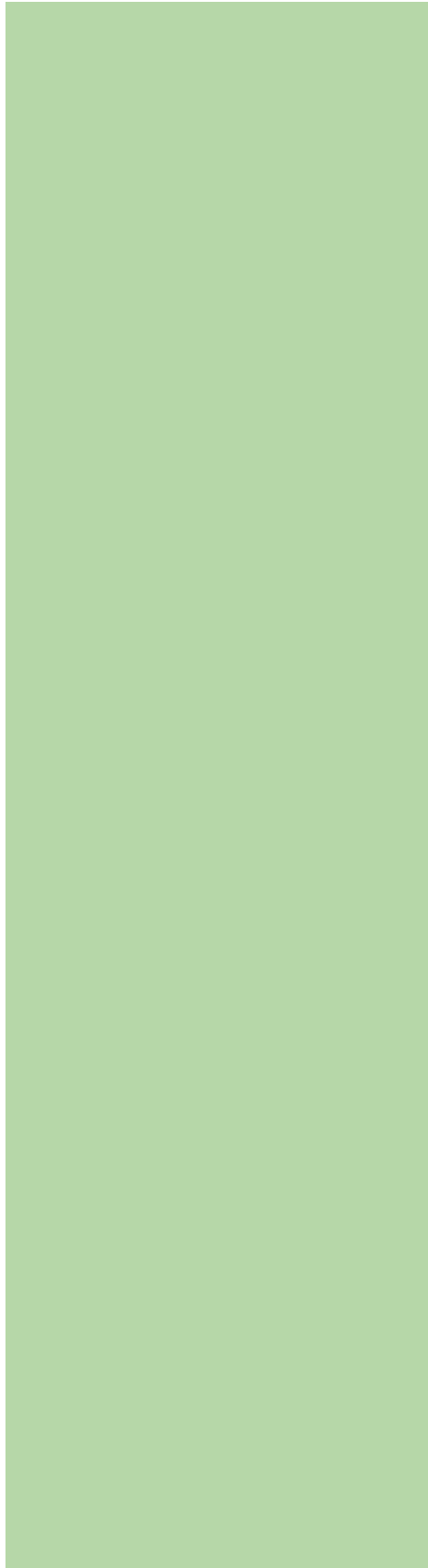


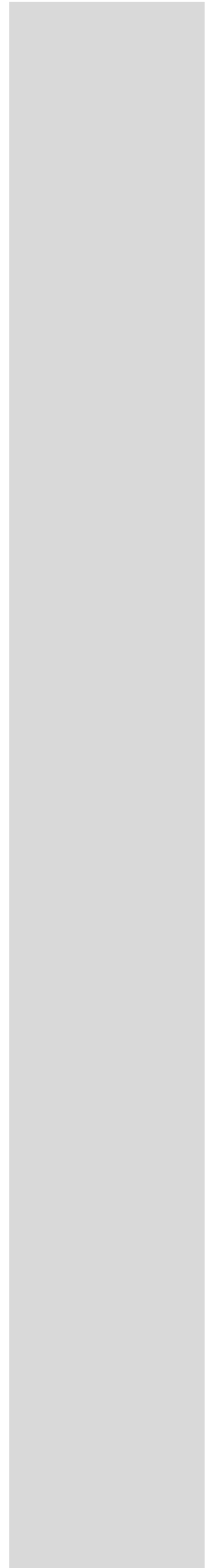
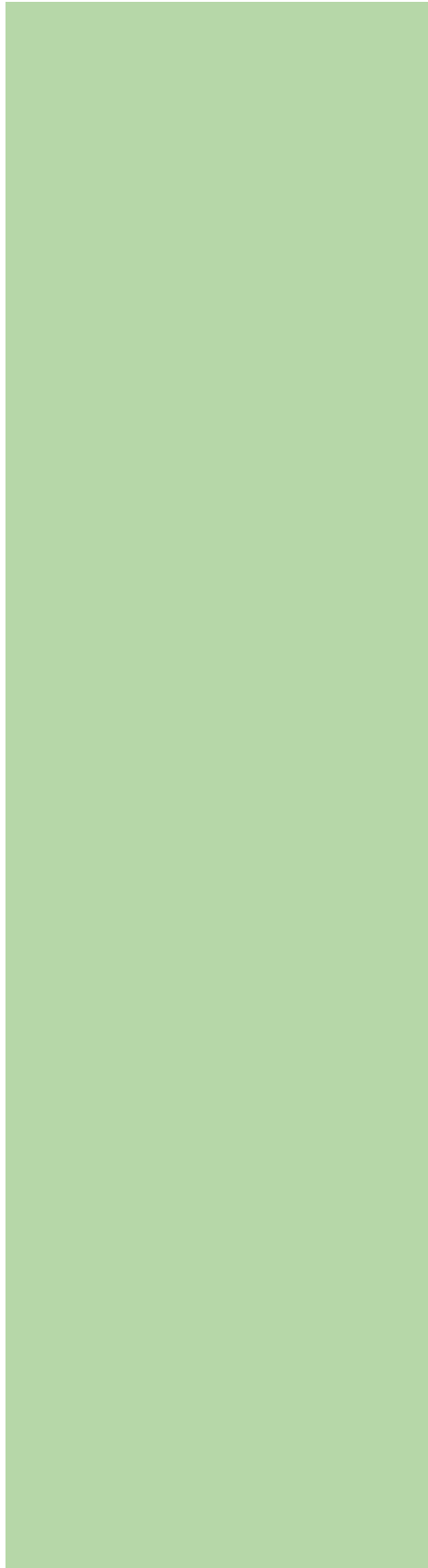


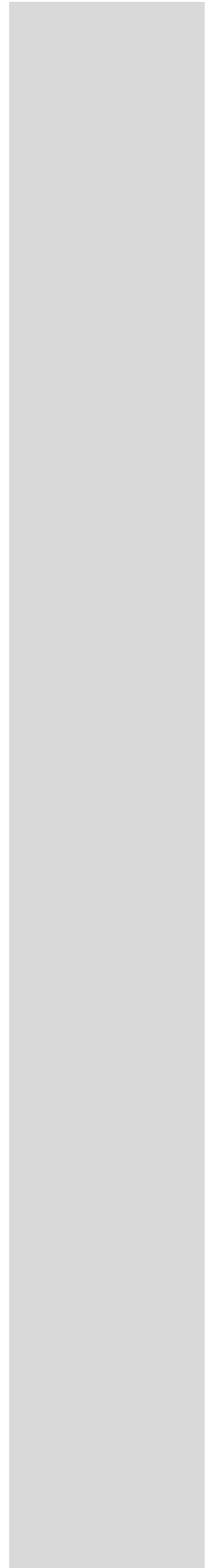
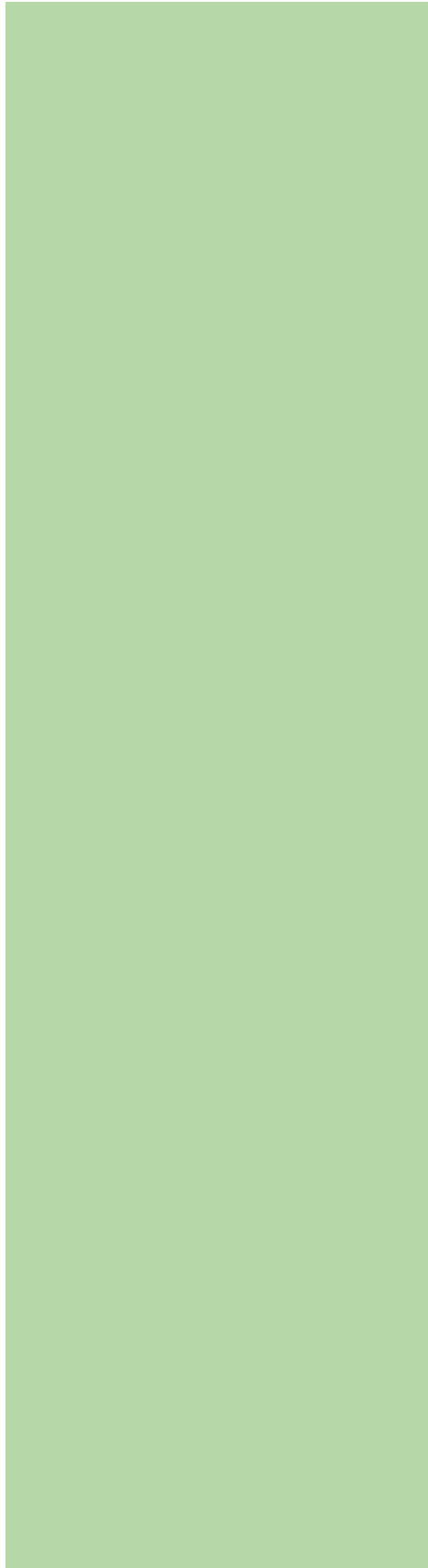


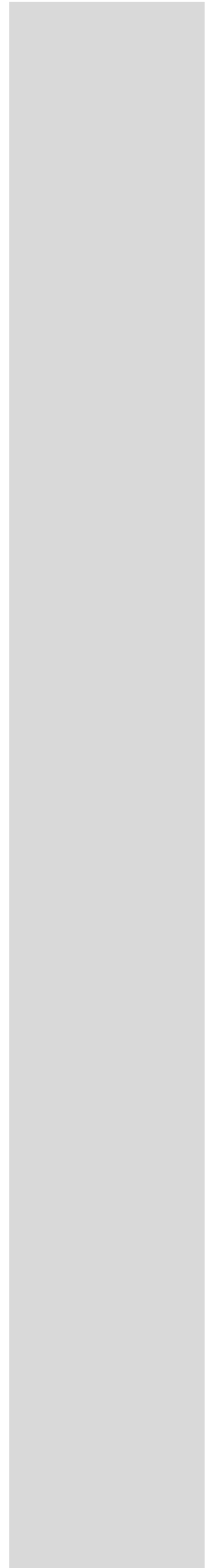
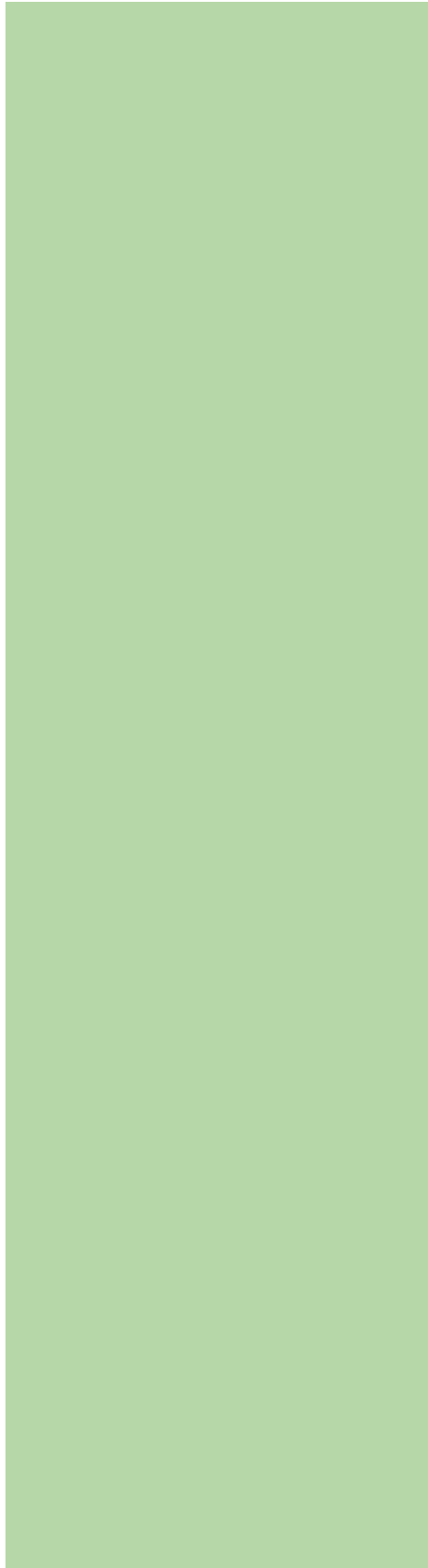


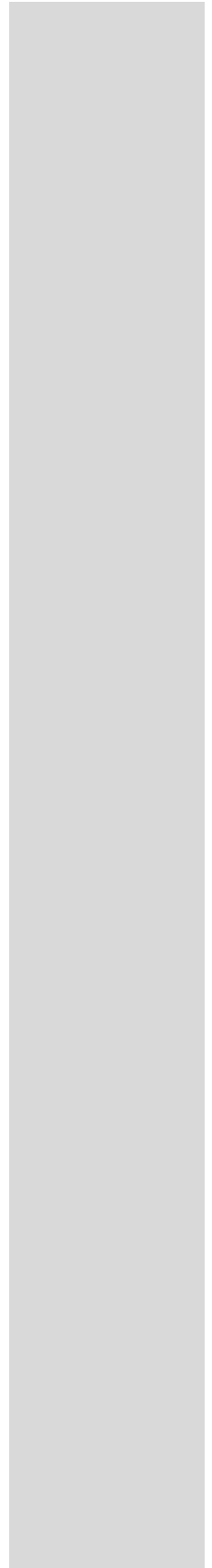
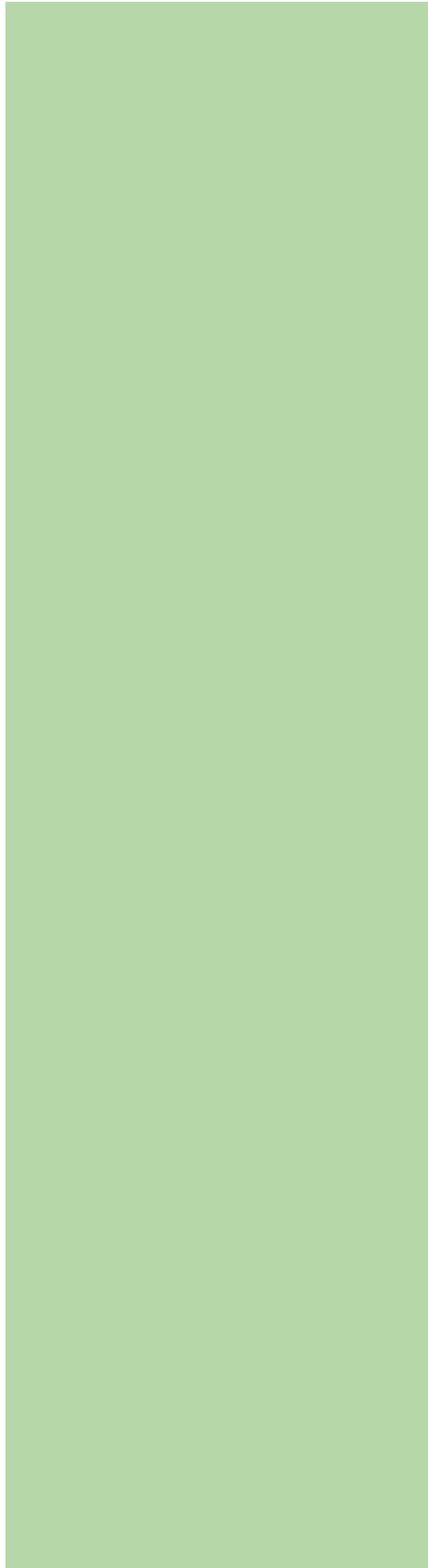


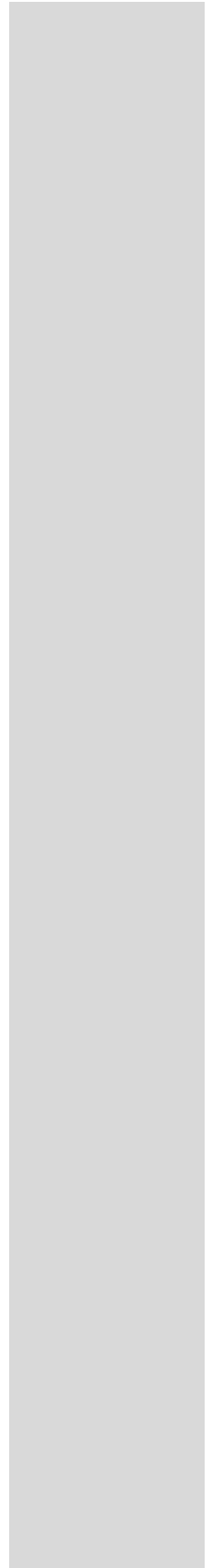
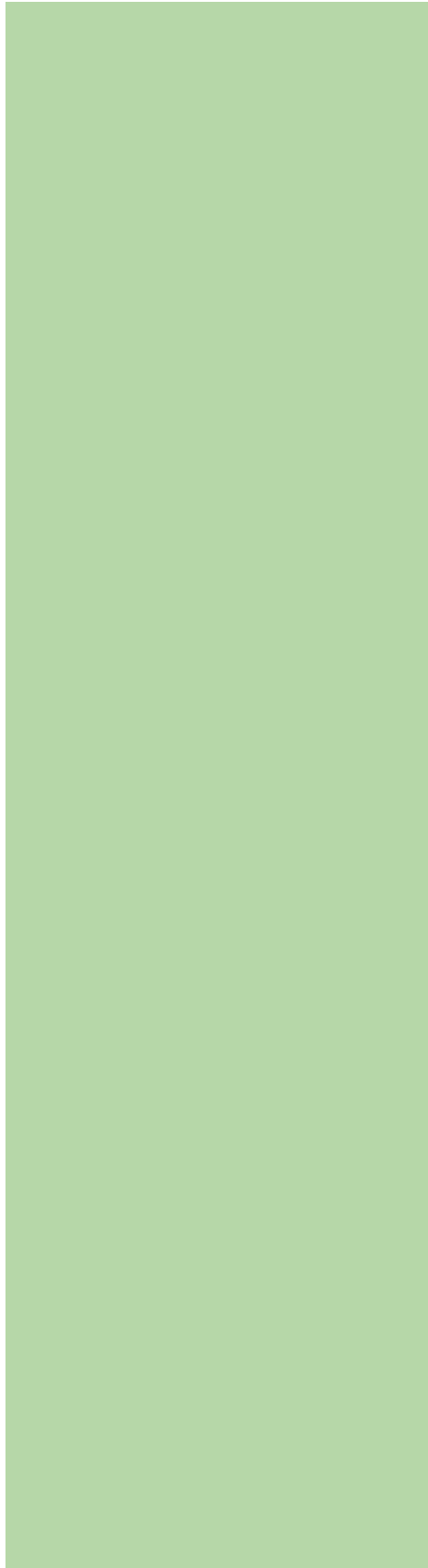


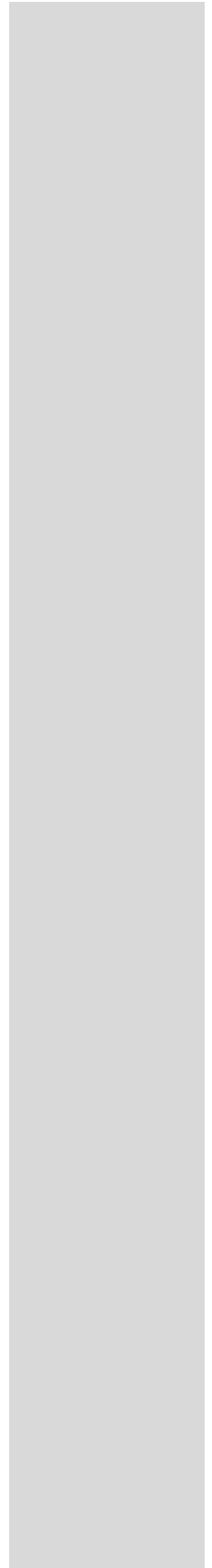
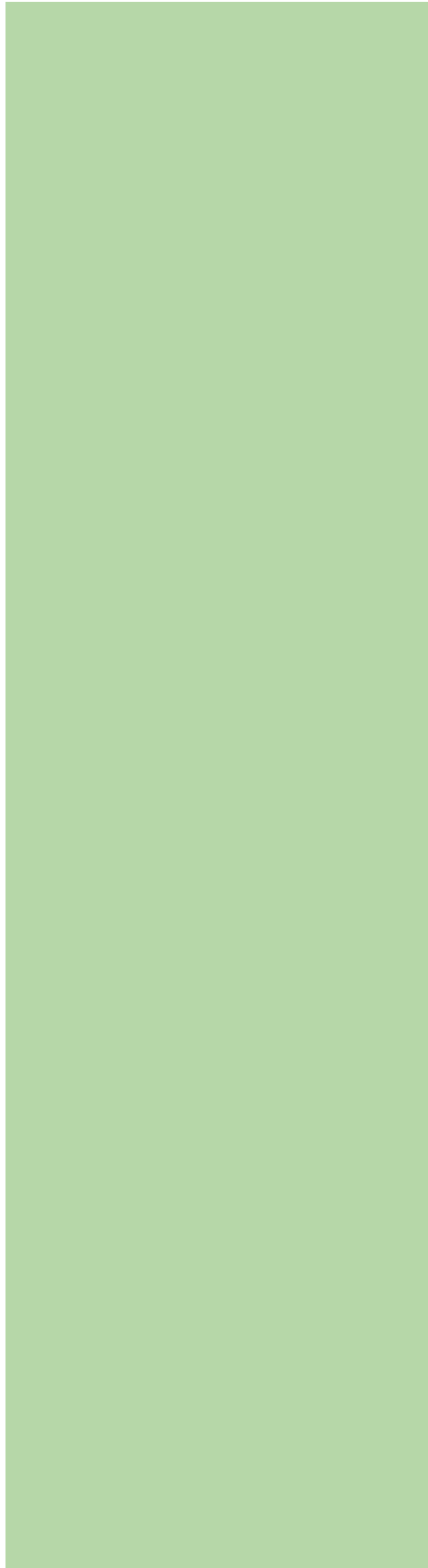


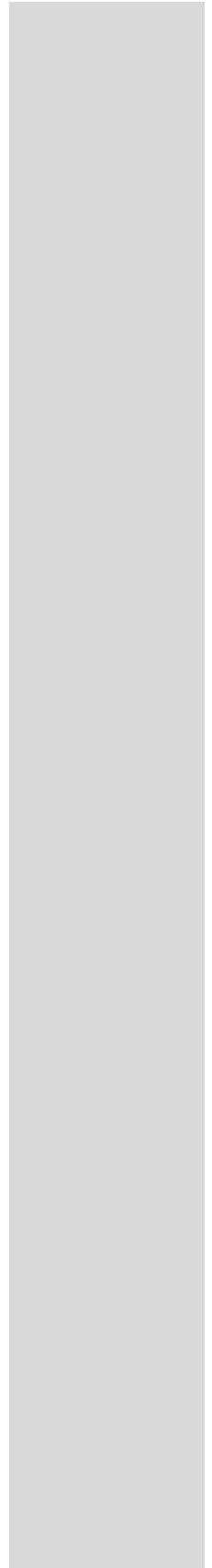
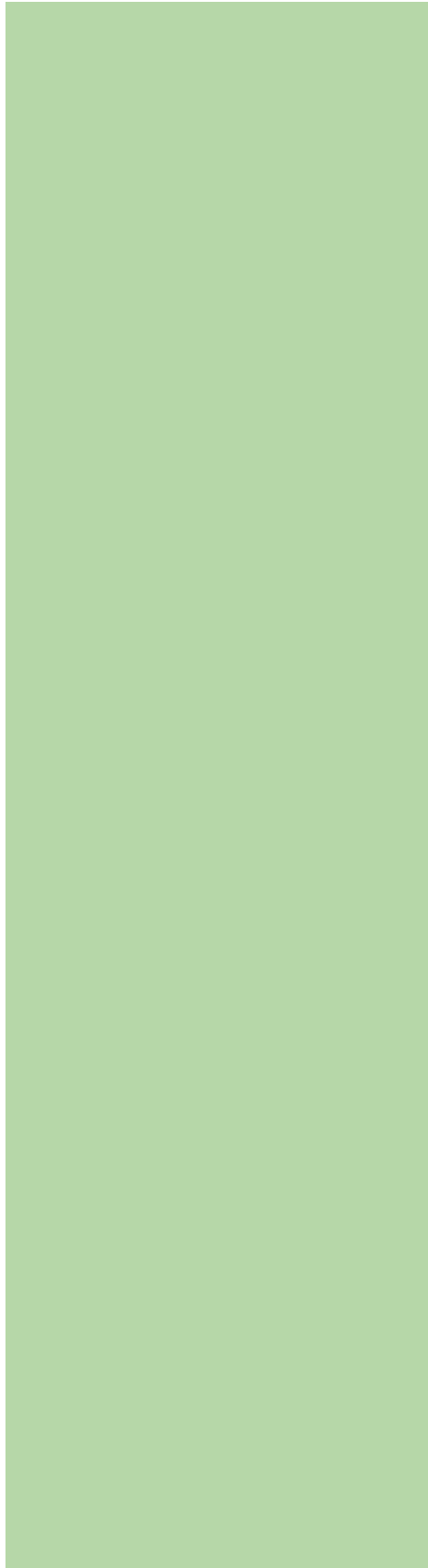


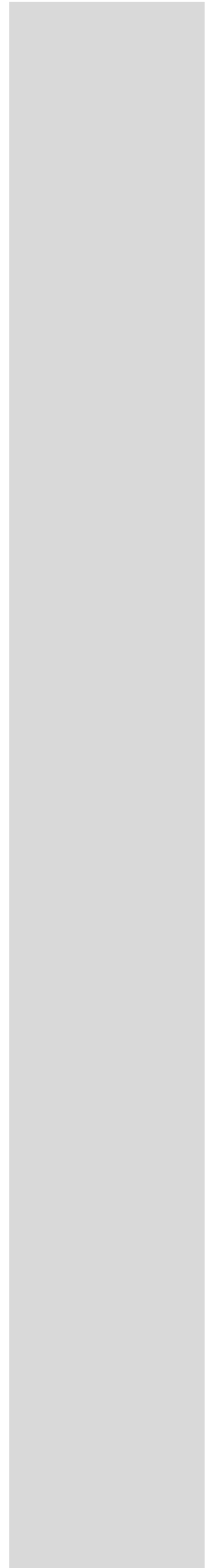
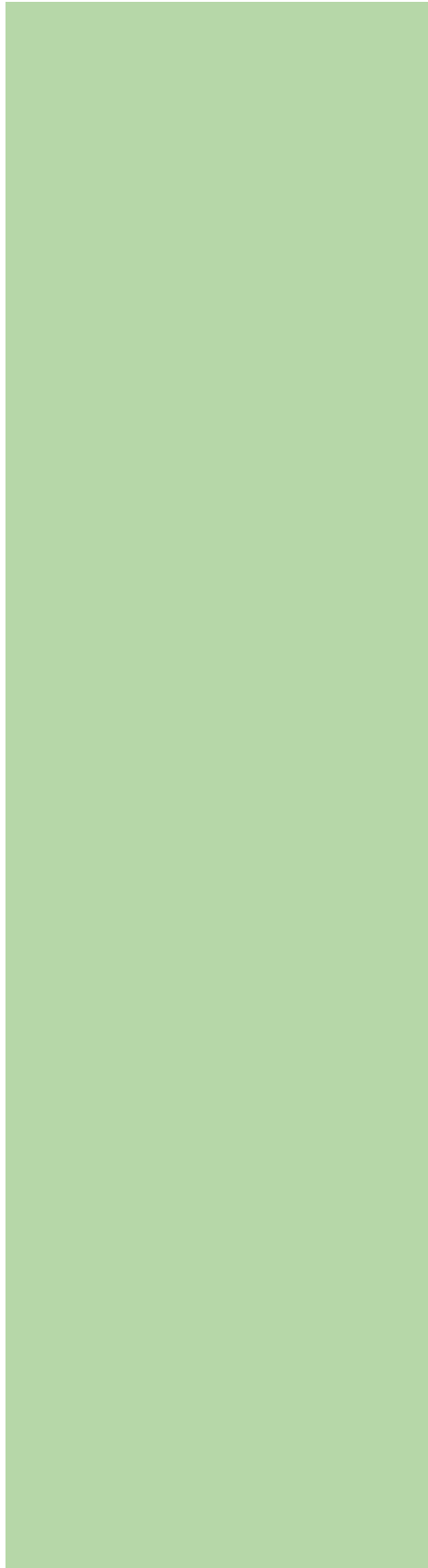


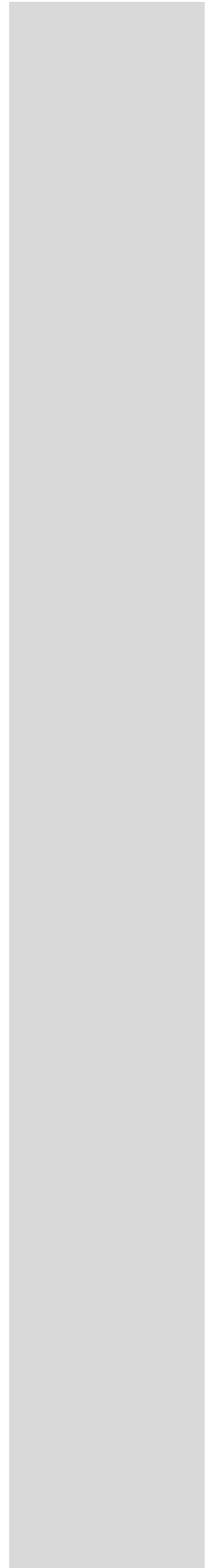
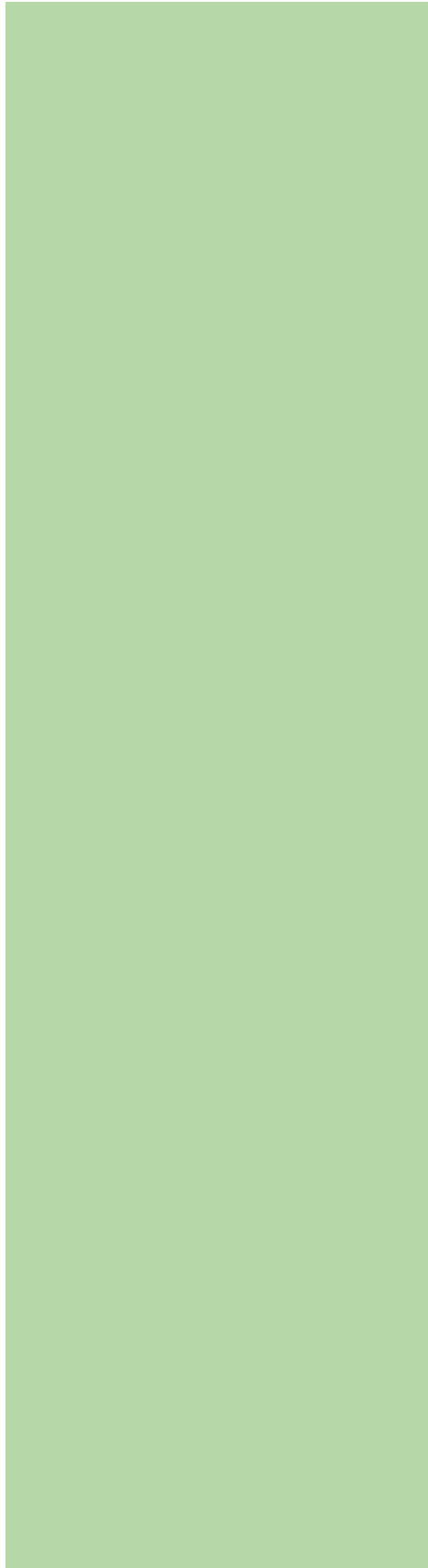


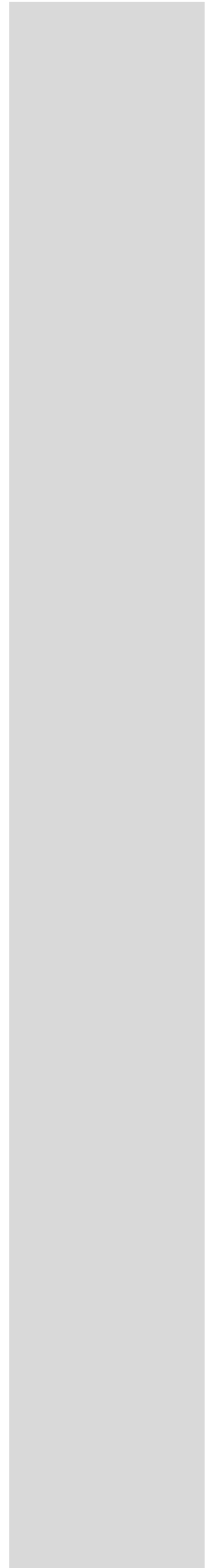
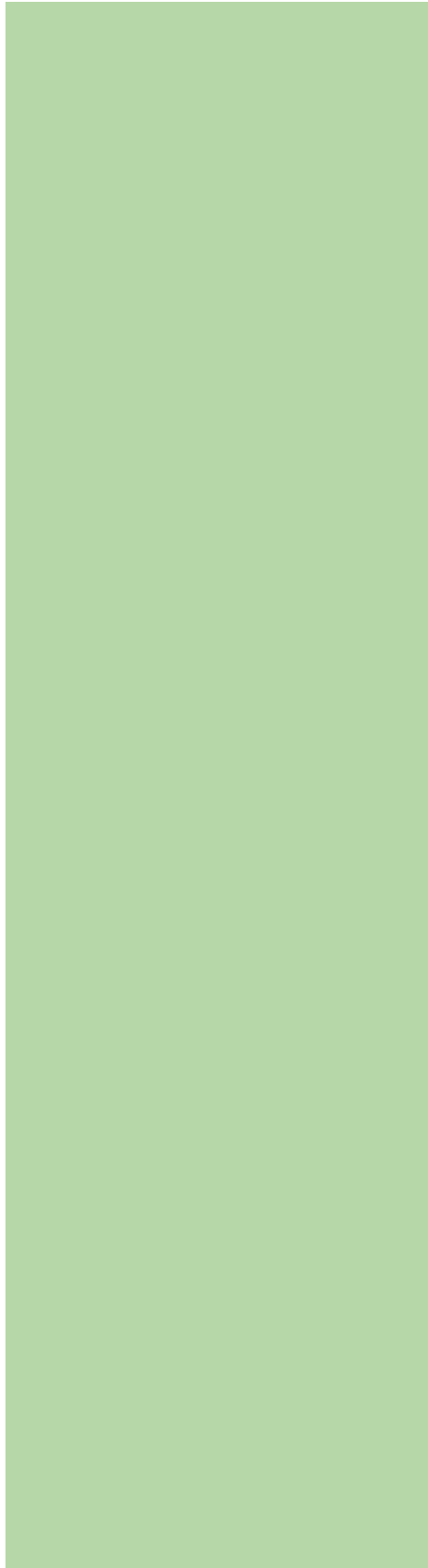


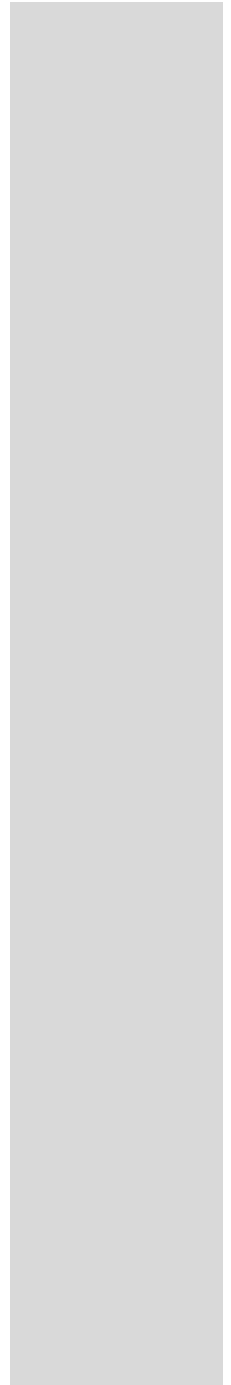
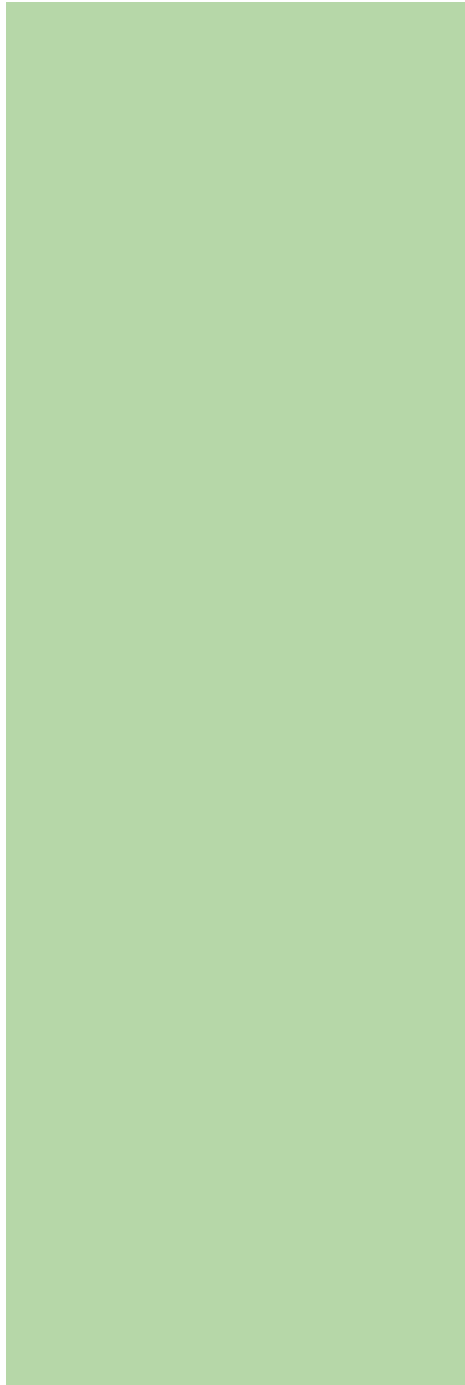












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Look at what condtions may be needed

Look at what condtions may be needed

Big Changes to Planned Commercial

Front Setback: Changed from 20' to 10'

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

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

New Site Standards:

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

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

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

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

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

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

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

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

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

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
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Main Street Café	1,000.00	0.11	4792
Lins	34,486.00	3.03	131986.8
Southern Utah State Bank	5,716.00	1.48	64469

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

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

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

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

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

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

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

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

Acre	Sq ft	GrossUnits An Acr	Gross Units An Acre at 20	Min Commercial Space
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Commercial Building sq. ft.	Net Units An Acre	Net Units An Acre	Units a Sq. ft. 15
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Units a Sq. ft. 20

Acre	Sq ft	GrossUnits An Acre	Gross Units An Acre at 20
1	43,560.00	15	20
2	87,120.00	30	40
3	130,680.00	45	60
4	174,240.00	60	80
5	217,800.00	75	100
6	261,360.00	90	120
7	304,920.00	105	140
8	348,480.00	120	160
8.5	370,260.00	127.5	170
9	392,040.00	135	180
10	435,600.00	150	200
11	479,160.00	165	220
11.8	514,008.00	177	236
12	522,720.00	180	240
13	566,280.00	195	260
14	609,840.00	210	280
15	653,400.00	225	300
16	696,960.00	240	320
17	740,520.00	255	340
18	784,080.00	270	360
19	827,640.00	285	380
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Min Commercial Space	Commercial Building sq. ft.	Net Units An Acre 15
8,712.00	N/A	12.00
17,424.00	N/A	24.00
26,136.00	N/A	36.00
34,848.00	N/A	48.00
43,560.00	21,780.00	60.00
52,272.00	26,136.00	72.00
60,984.00	30,492.00	84.00
69,696.00	34,848.00	96.00
74,052.00	37,026.00	102.00
78,408.00	39,204.00	108.00
87,120.00	43,560.00	120.00
95,832.00	47,916.00	132.00
102,801.60	51,400.80	141.60
104,544.00	52,272.00	144.00
113,256.00	56,628.00	156.00
121,968.00	60,984.00	168.00
130,680.00	65,340.00	180.00
139,392.00	69,696.00	192.00
148,104.00	74,052.00	204.00
156,816.00	78,408.00	216.00
165,528.00	82,764.00	228.00
174,240.00	87,120.00	240.00

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

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

Planned Commercial

Mixed-Use Development in
Hurricane



Planned Commercial Purpose

The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and non-residents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.

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

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

Current Concerns

No Density Limit

Right now, any density that could reasonably be supported by surrounding services and meet building height and setback requirements would be entitled.

Mixed Use Not Required

A project could be 100% residential or 100% commercial

Five Acre Minimum

The City Council wanted the flexibility to allow for smaller areas that were integrated into neighborhoods or commercial areas to be eligible for a zone change.

Planned Commercial Update

General Plan Recommends the City

Support mix uses developments in key areas to support future commercial growth. Require a minimum percentage of those developments be retained as commercial space. (Economy 1.8)

Consider revising the land use code for mixed use and planned commercial zones to set specific densities and percentages of residential uses in commercial zones, with density bonuses available for deed restricted rent and sales prices. p 43

Support mixed use developments in key areas to support future commercial growth. Require a minimum percentage of those developments be retained as commercial space.

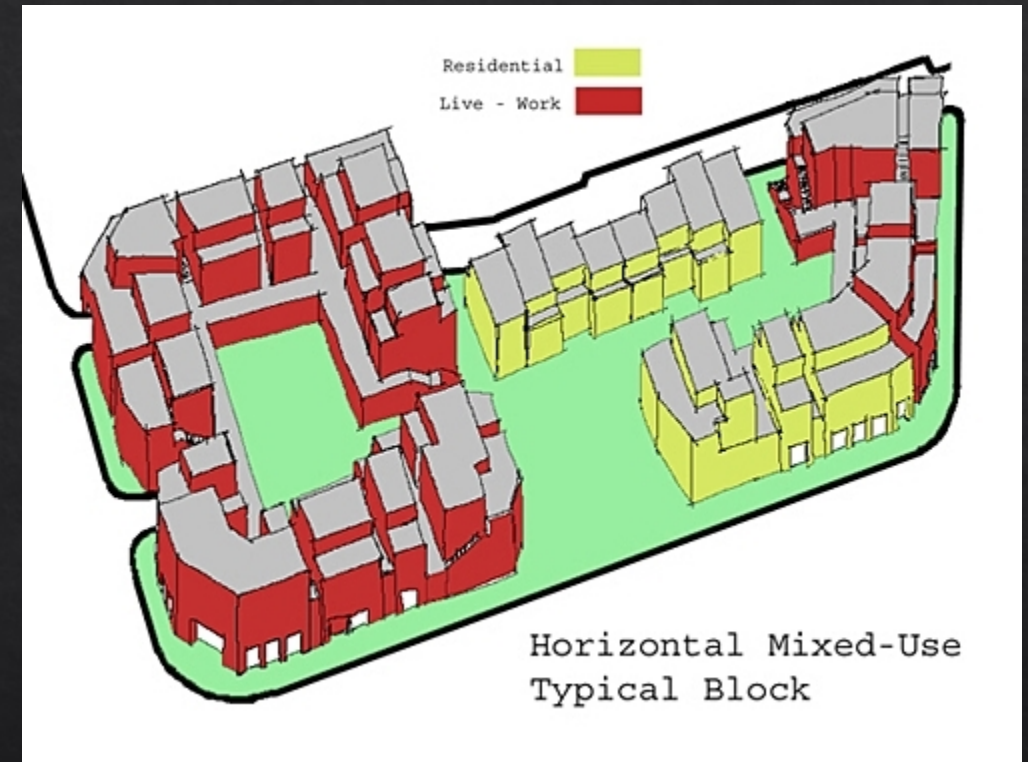
City Council has recommended to eliminate the five acre requirement if there is supporting commercial or residential in the area



Horizontal Mixed Use

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

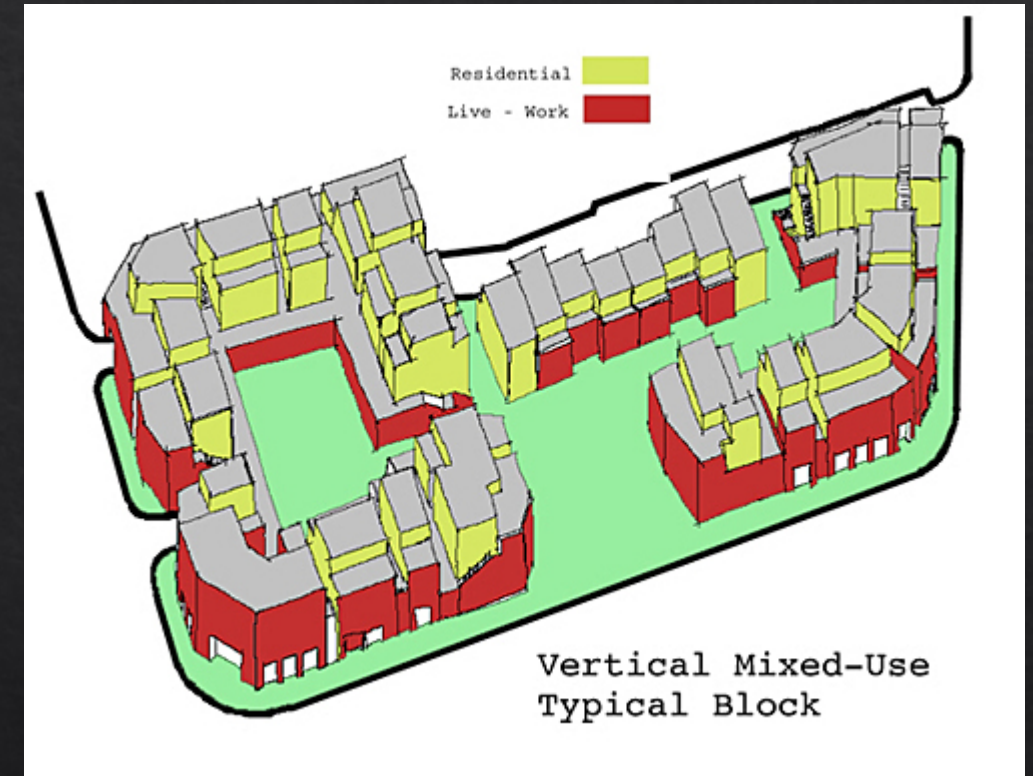
Buildings may be mixed-use but are not stacked and are placed side by side.



Vertical Mixed Use

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

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



Live-Work Units

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

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



Mixed Use Requirements

Options

- Require a certain percentage area of the project contain commercial or residential

 - Pros: Sets a clear standard and would get consistent results, site plan will have more details.

 - Cons: Difficult to define, requires more upfront from applicants.

- Require commercial sq ft or area minimums

 - Pros: Sets a clear standard that would be easy to follow. Easier to define

 - Cons: Mixture will likely vary from development to development, City deciding what area would work best.

- Require a Site Plan to be submitted with a zone change

 - Pros: Allows flexibility and creativity by the applicant and city.

 - Cons: Does not apply to PC property already zoned, may be arbitrary in decision making

Mixture Requirements

Current Recommendation

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

Floor area may be difficult to calculate in preliminary stages.

After a review of a few commercial properties in Hurricane, about 25% of their commercial area is used for building, the remainder serves as driveways, parking, and landscaping. Residential normally requires less parking and driveways and utilizes more property.

It may be easier to base it on 20% (or 30%) commercial and 20% residential acres of use.

These calculations should be shown on both the preliminary and final site plans.

Shared amenities, such as parking, will need to be factored into consideration.

Density

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

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

Destiny Calculation

Current proposal is 20 units an acre for residential areas. This area is defined as

- Residential Buildings or section of mix-use buildings foot-print

- Residential amenities including roadways, open space, parking, landscape

- Shared Use Areas

- Work-live units do not count toward overall residential density.

These standards lean towards counting more area towards counting residential uses.

Questions?



Update

Staff Proposal

20% Residential with 20% Commercial sq. ft. 15 Units an Acre Max

Density Bonus: 40% Commercial, 20% Residential sq. ft. 20 units an Acre Max

Reason

Provide an incentive to provide additional commercial space

Allow development flexibility.

Provide housing and commercial in key areas

Example

5 Acres

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

Planned Commercial

PLANNING COMMISSION



Goal of Planned Commercial Zone

10-11-2 Zone Purpose:

(D)(4). The purpose of the PC zone is to provide areas where a combination of destination oriented business, retail commercial, entertainment, and related uses may be established, maintained and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.

City Council Ask For Review

The City Council ask for the Planning Commission Review

Moderate Income Housing Plans States:

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

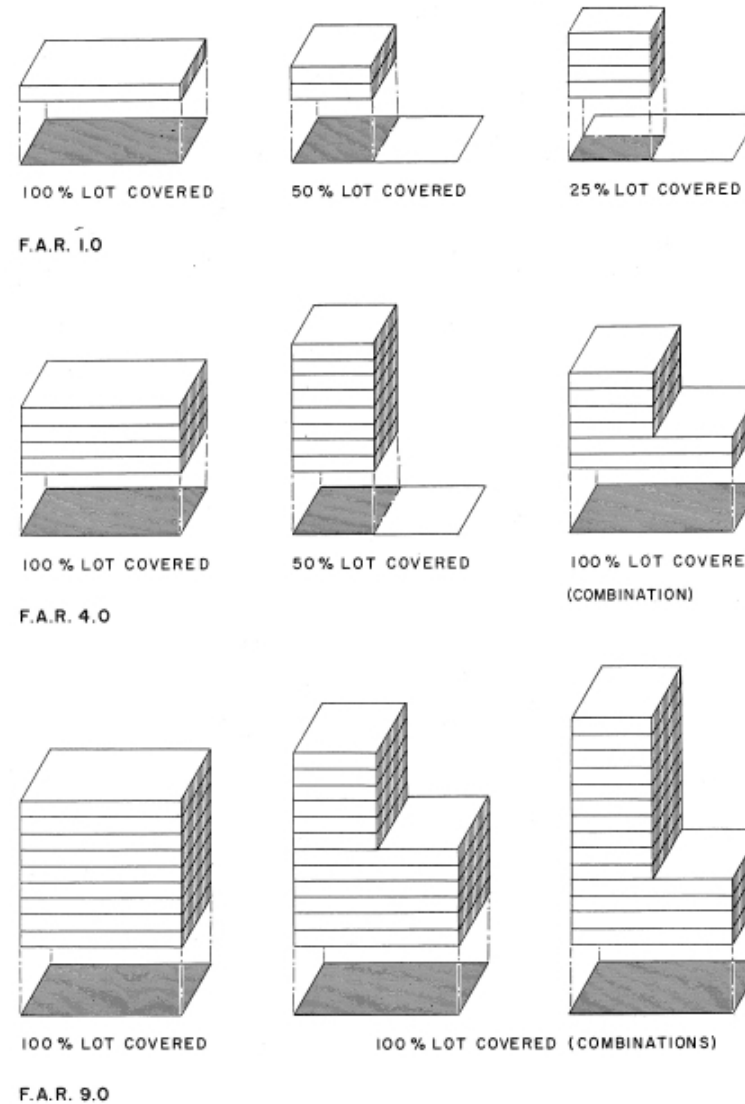
Rewrite sections of the land use code for mixed use and planned commercial zones setting specific densities and percentages of residential uses in commercial zones with density bonuses available for deed restricted rent and sales prices. The City will start work on this re-write in January of 2020 and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

Ideas

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

Floor Area Ratio

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



Control where Commercial is Located

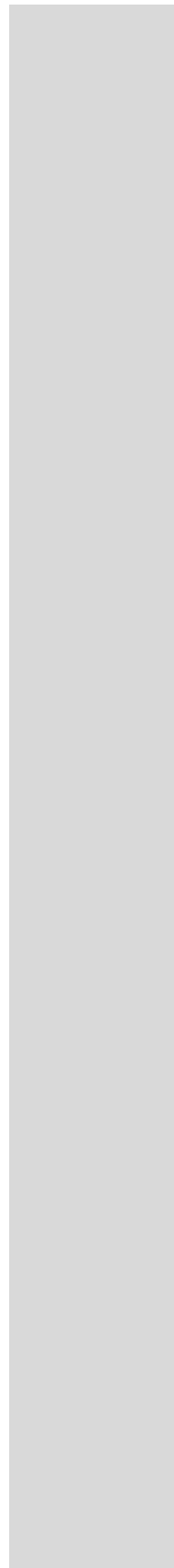
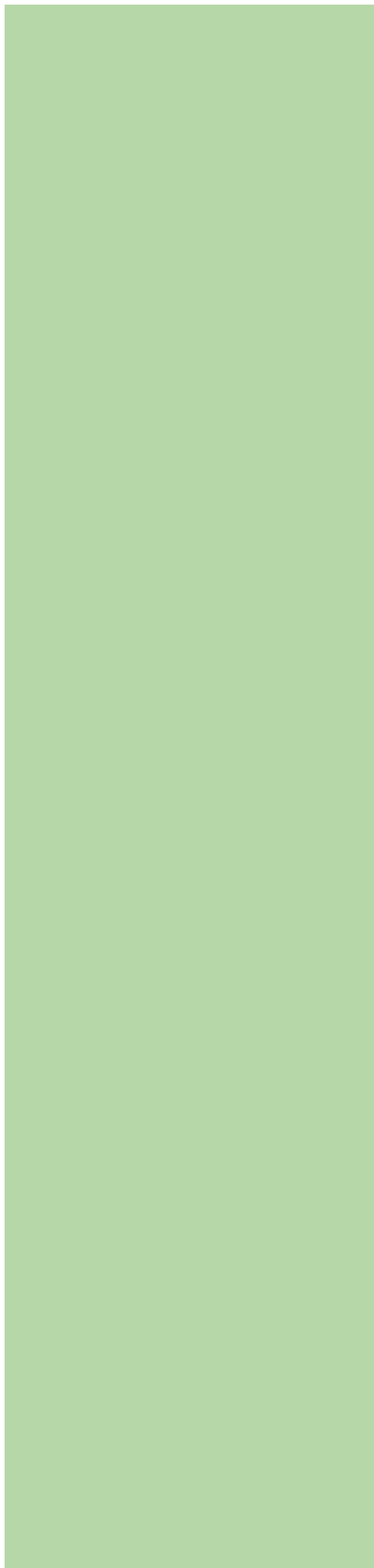
The City Could Create standards for how commercial is placed within a development

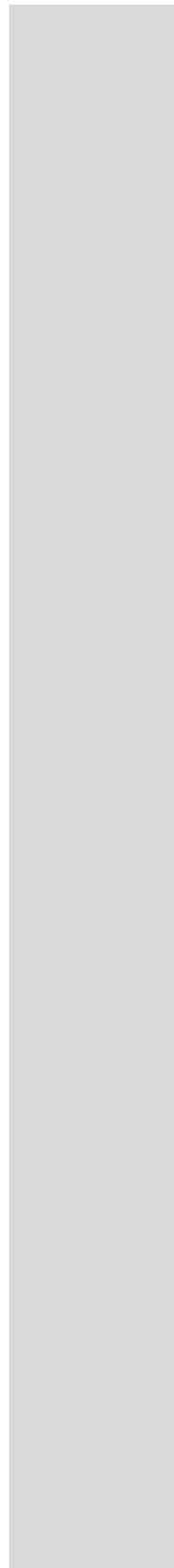
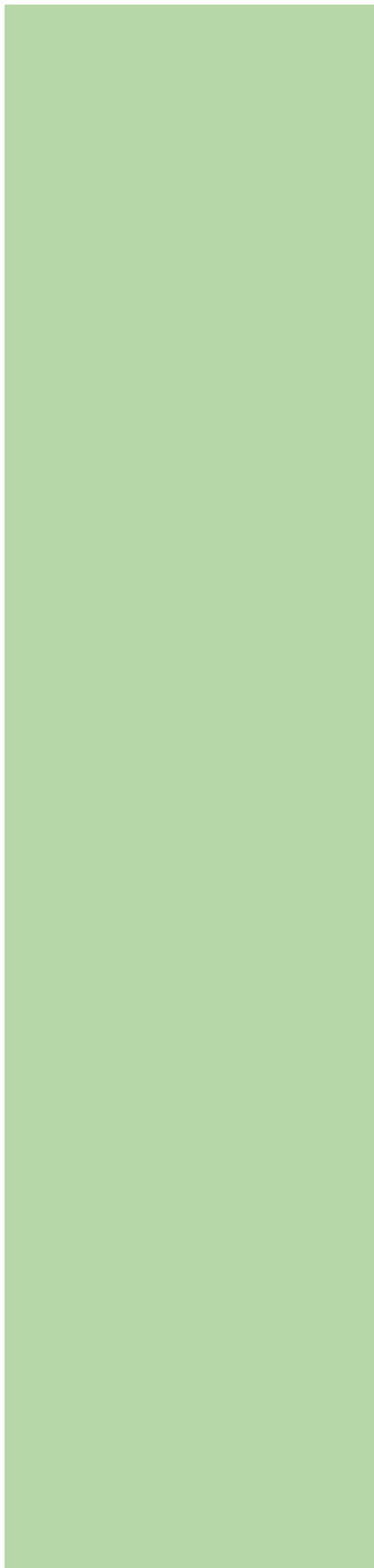
- Example: The bottom floor could be required to be a commercial use.

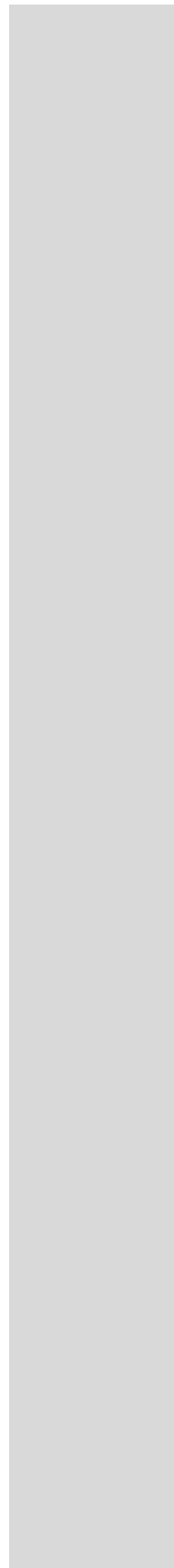
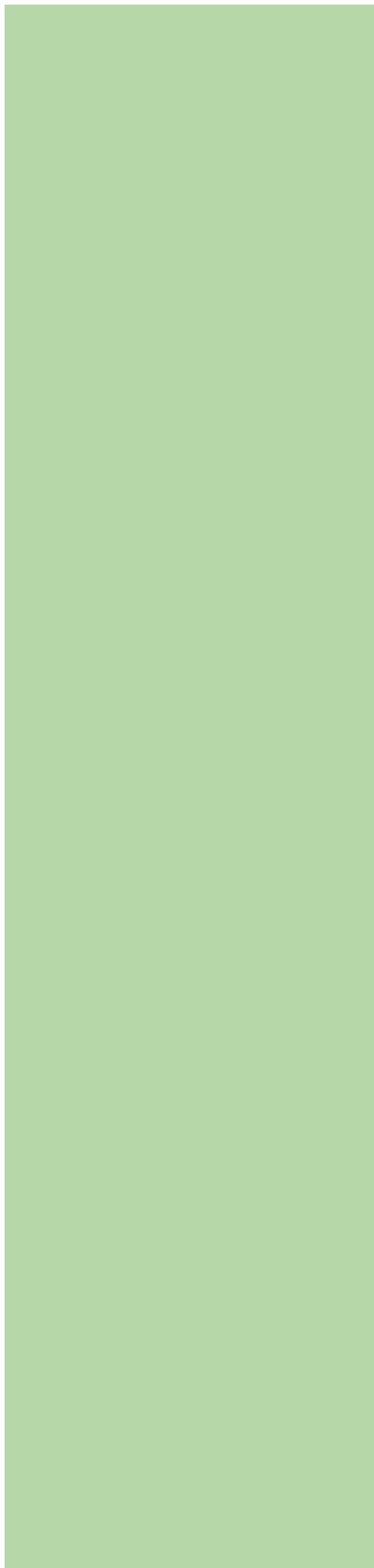
	Zones				
Use	NC	GC	HC	PC	POC
Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	N	N	N	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment	N	P	P	P	P
Residential facility for	P	N	N	P	P
Residential facility for	P	N	N	P	P
Residential facility for	N	N	N	N	N
Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P
Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N

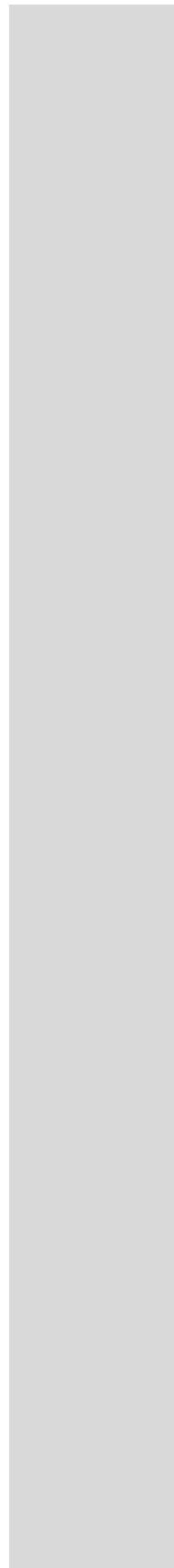
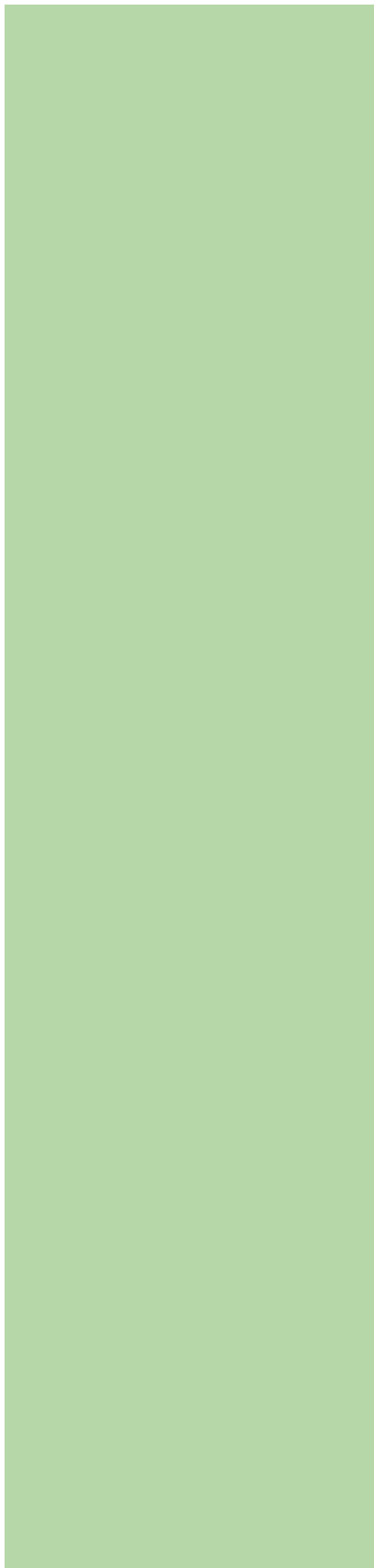
Bed and breakfast inn	P	P	P	P	N
Business equipment rental,	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare	P	N	N	N	N
Family child group daycare	P	N	N	N	N
Family child residential	P	N	N	N	N
Family childcare center	P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

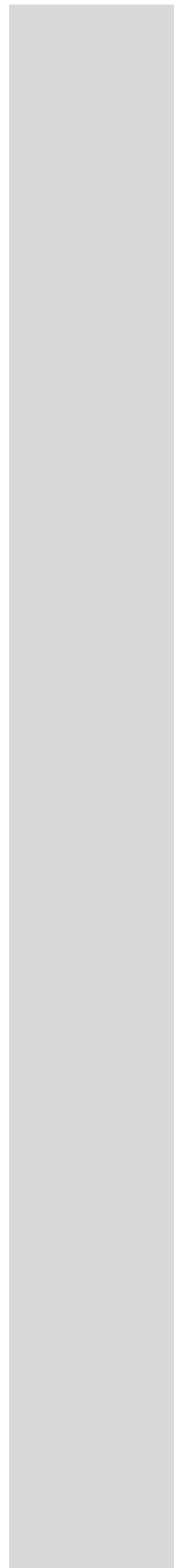
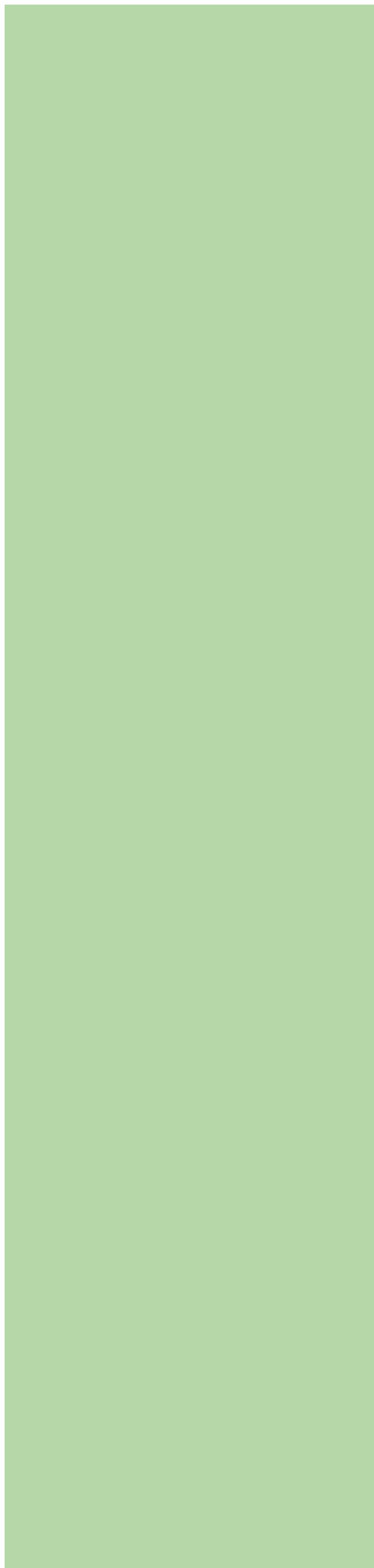
Shopping center	P	P	P	P	P
Takeoff and landing of	N	N	N	N	N
Tattoo establishment	P	P	P	N	N
Tavern	N	P	P	P	N
Temporary trailer	P	P	P	P	P
Transportation service	N	P	P	C	N
Vehicle and equipment	N	P	P	C	N
Vehicle and equipment	N	P	P	N	N
Vehicle repair, limited	N	P	P	N	P
Veterinary service	P	P	P	N	N
Warehouse,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

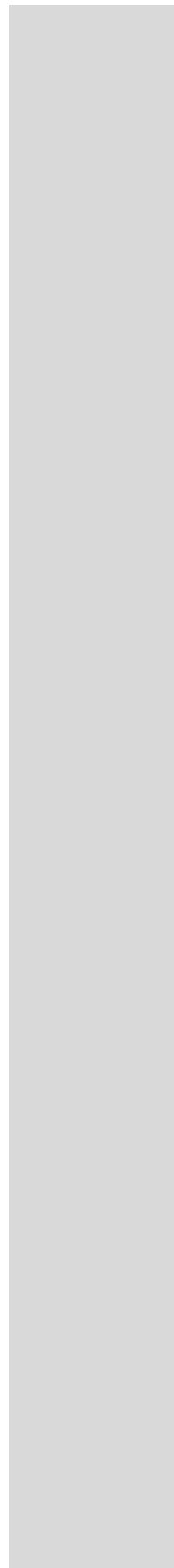
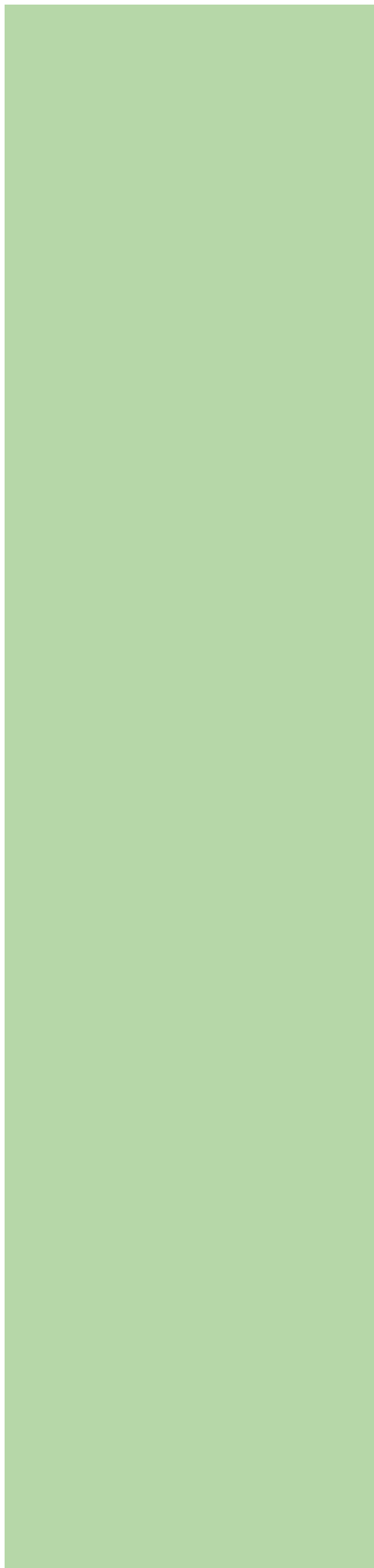


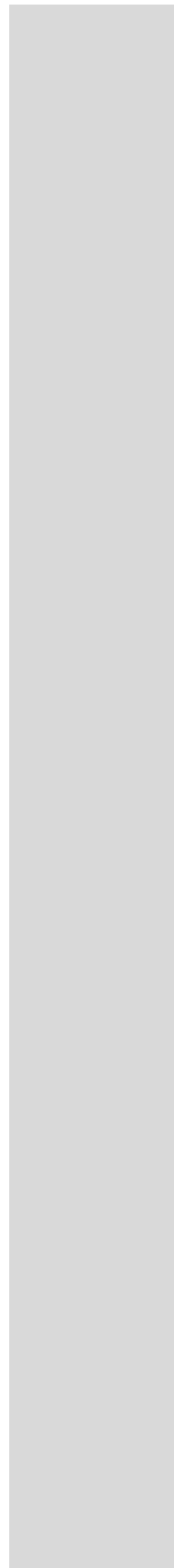
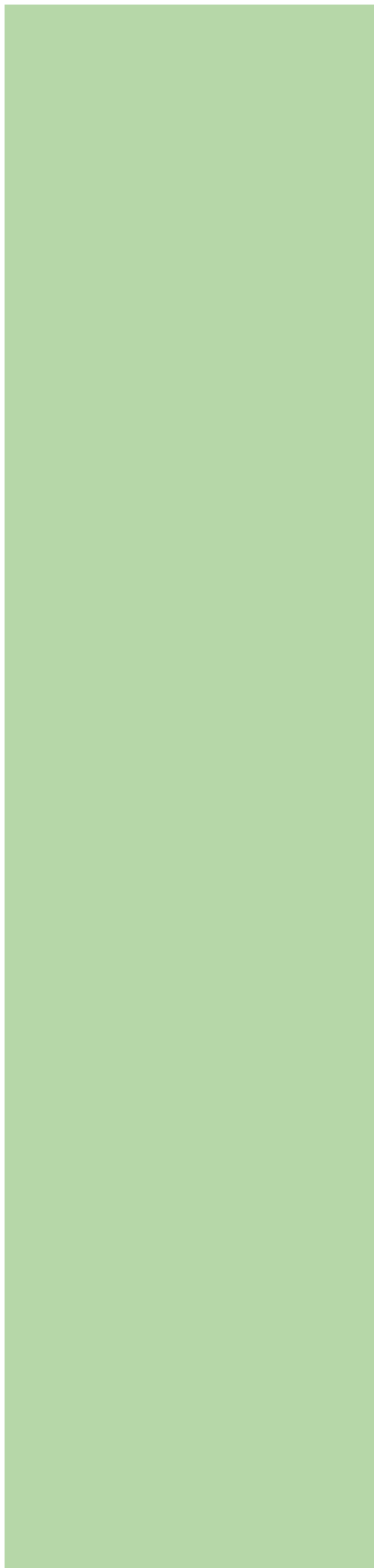


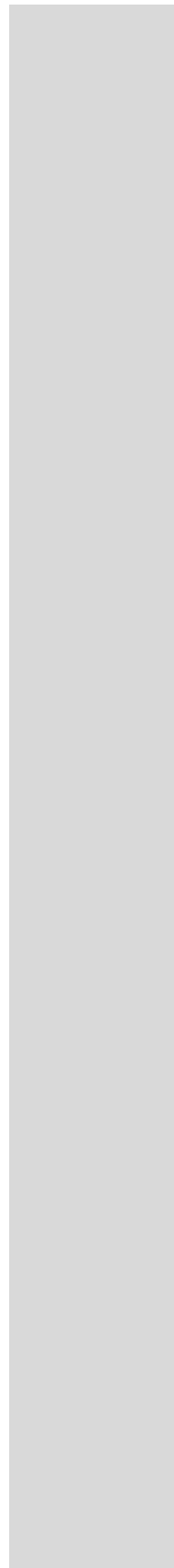
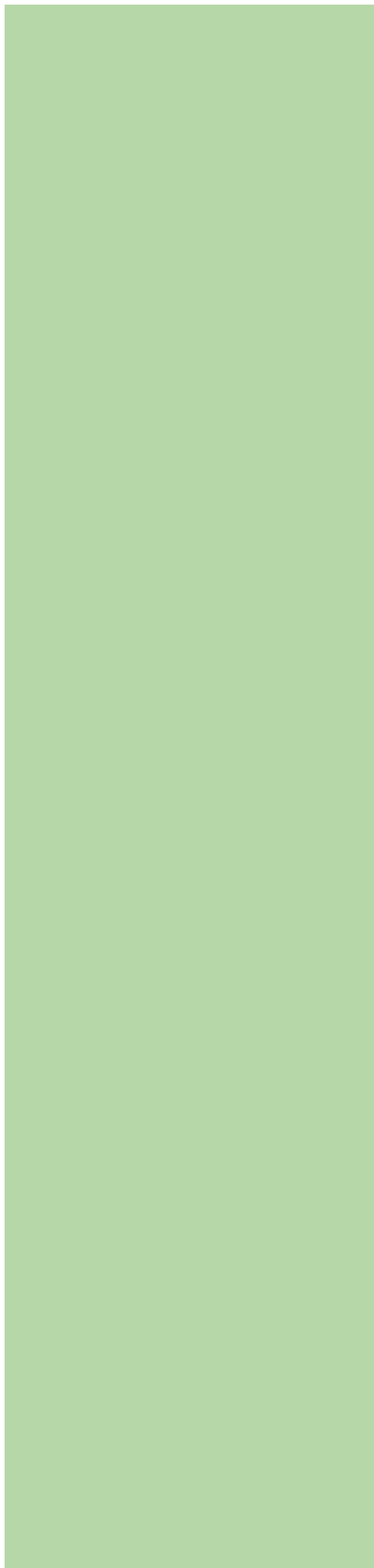


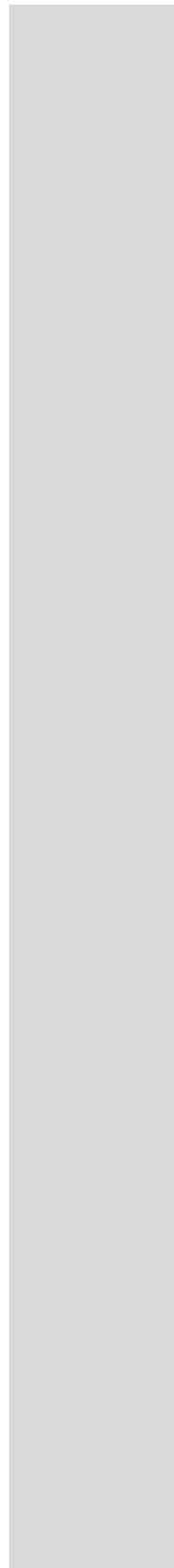
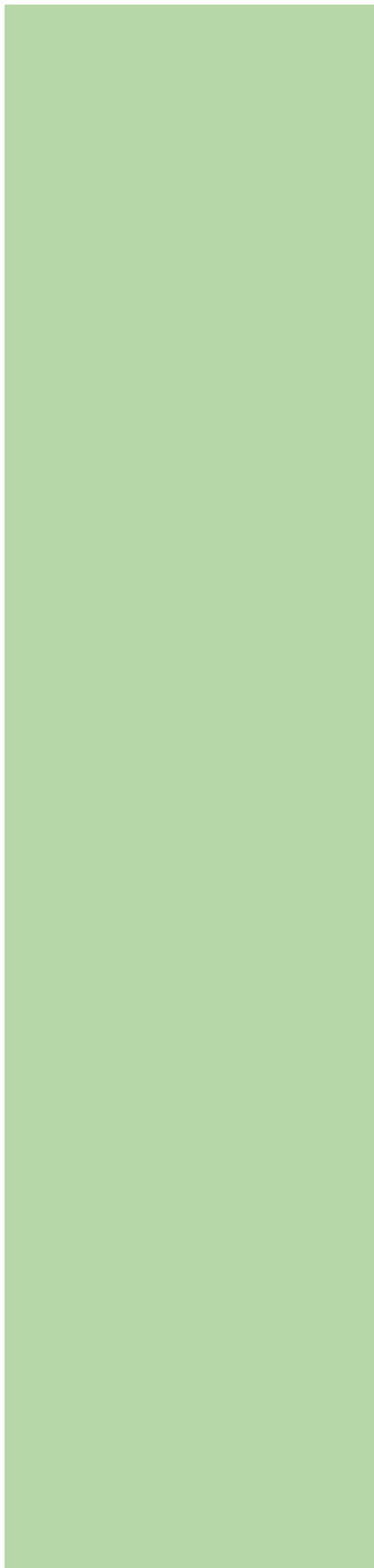


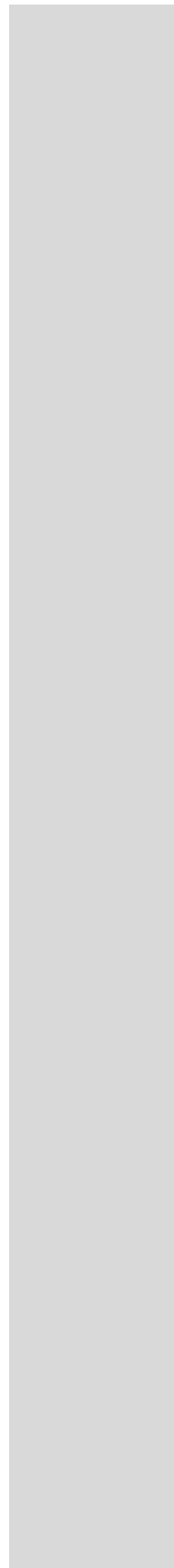
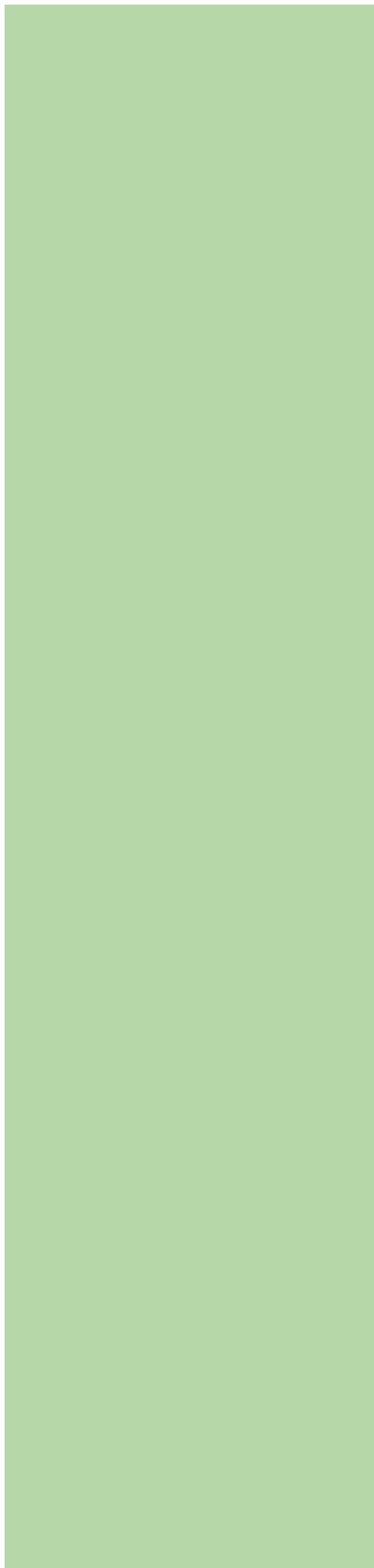


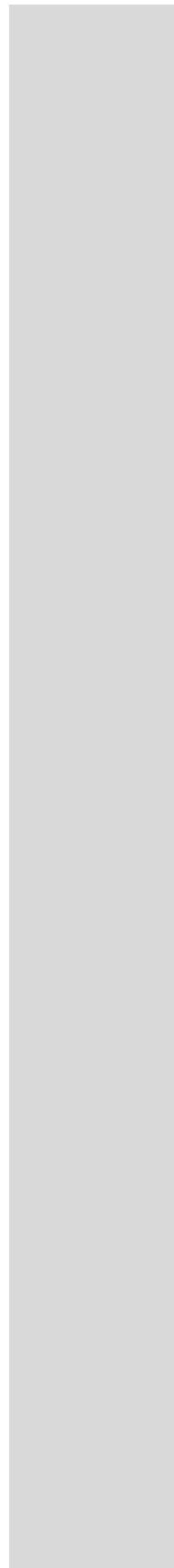
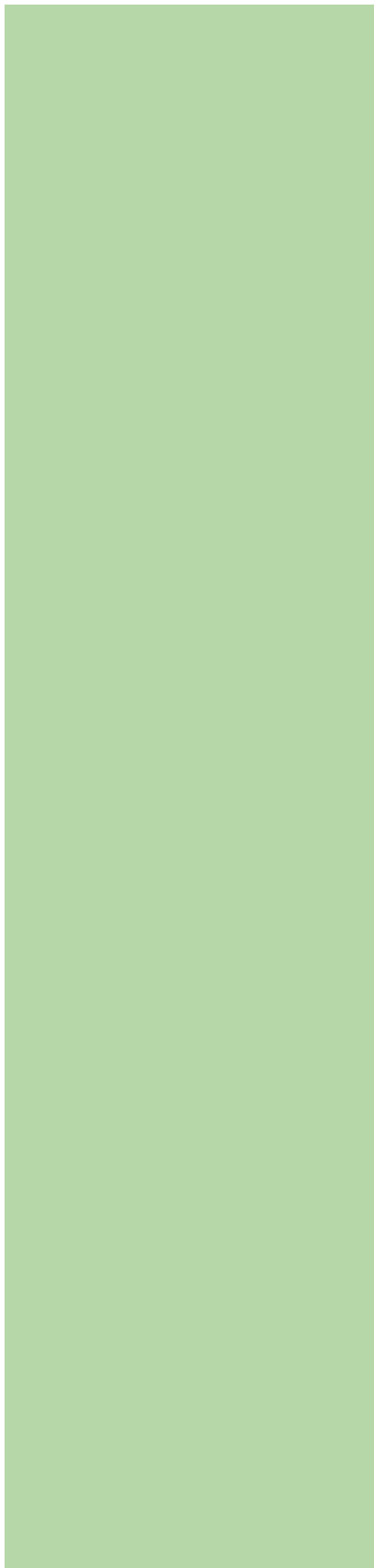


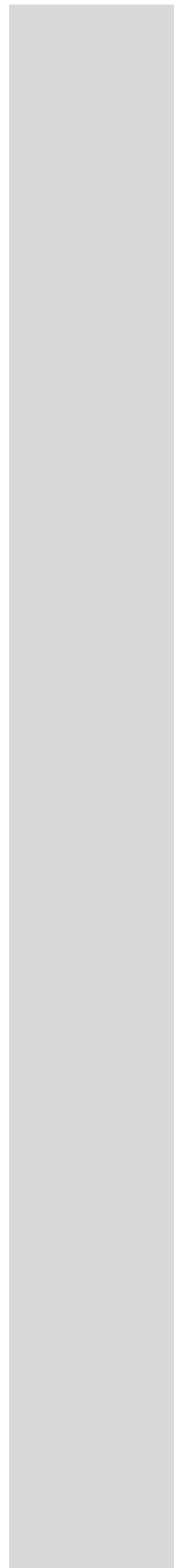
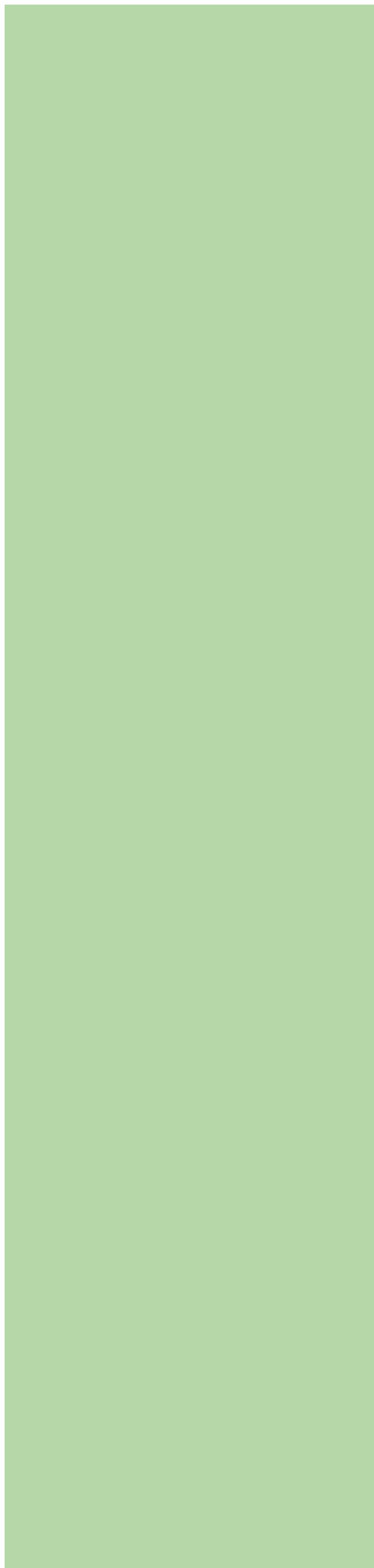


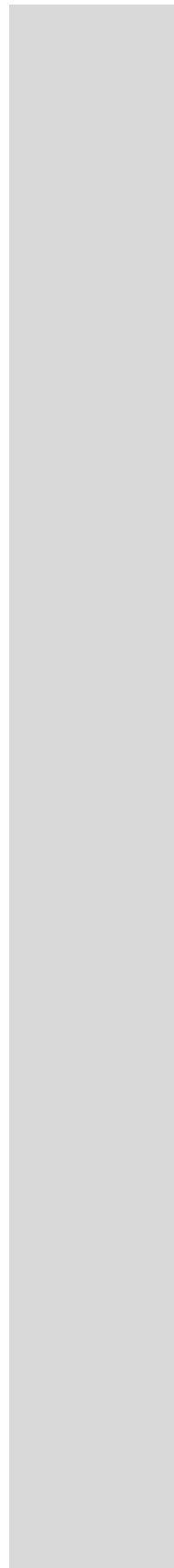
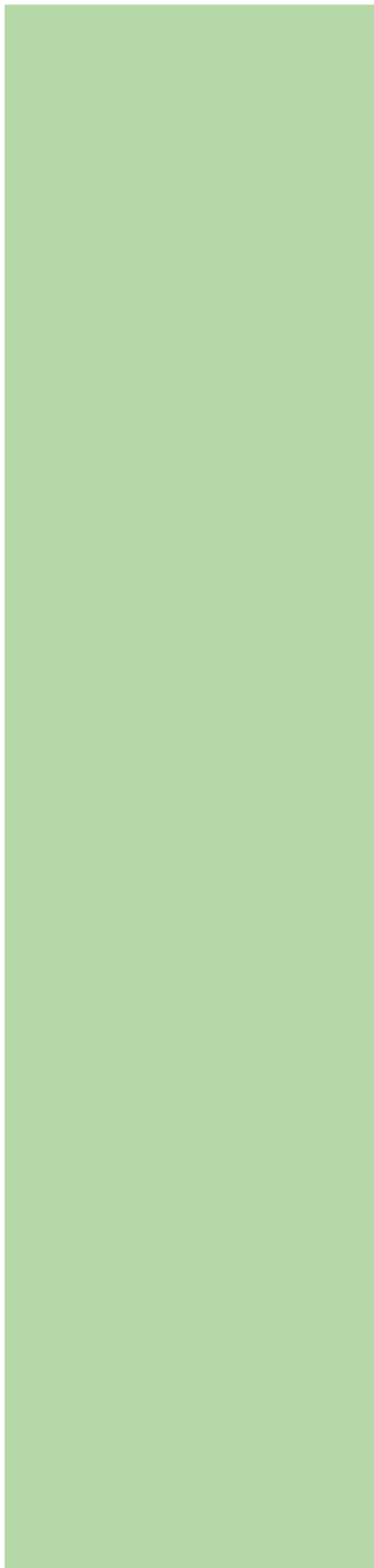


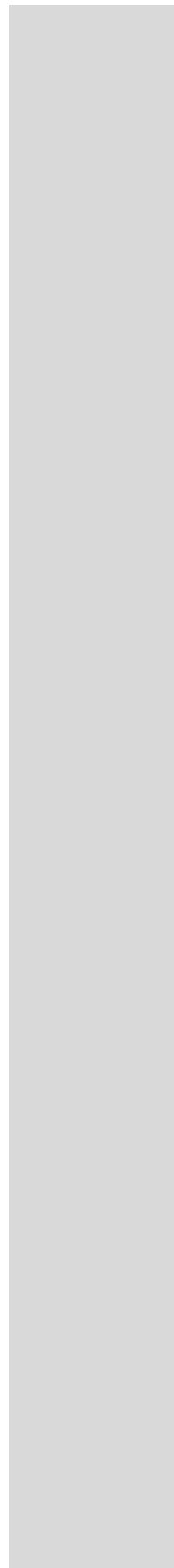
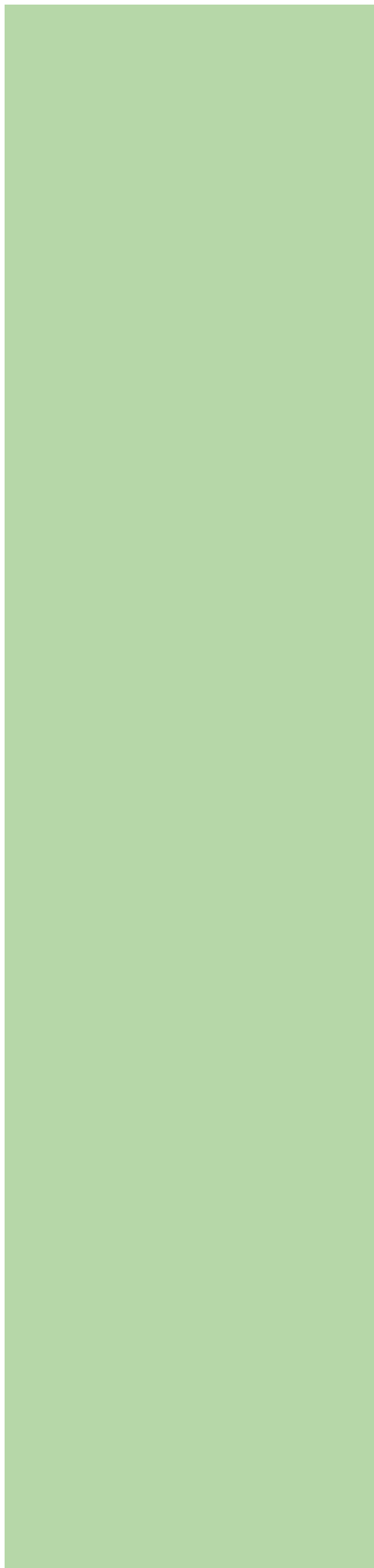


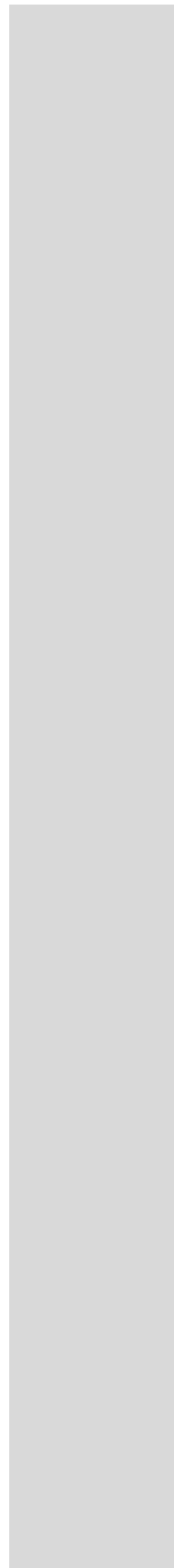
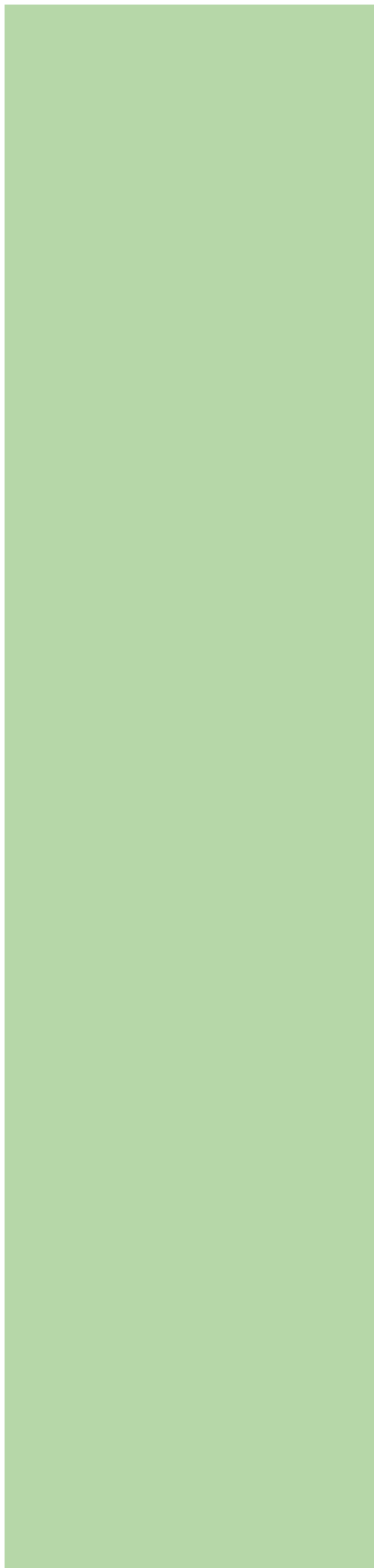


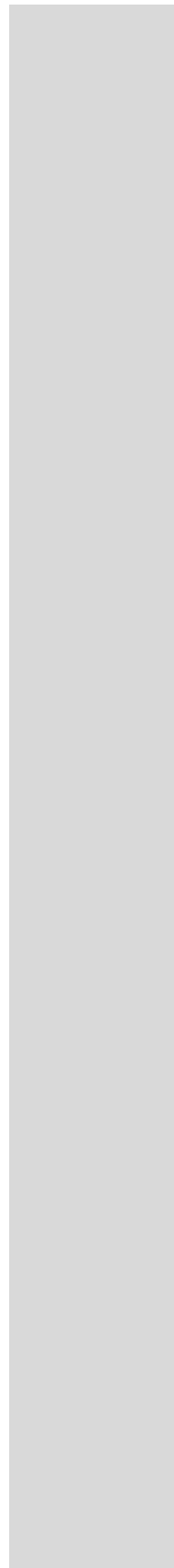
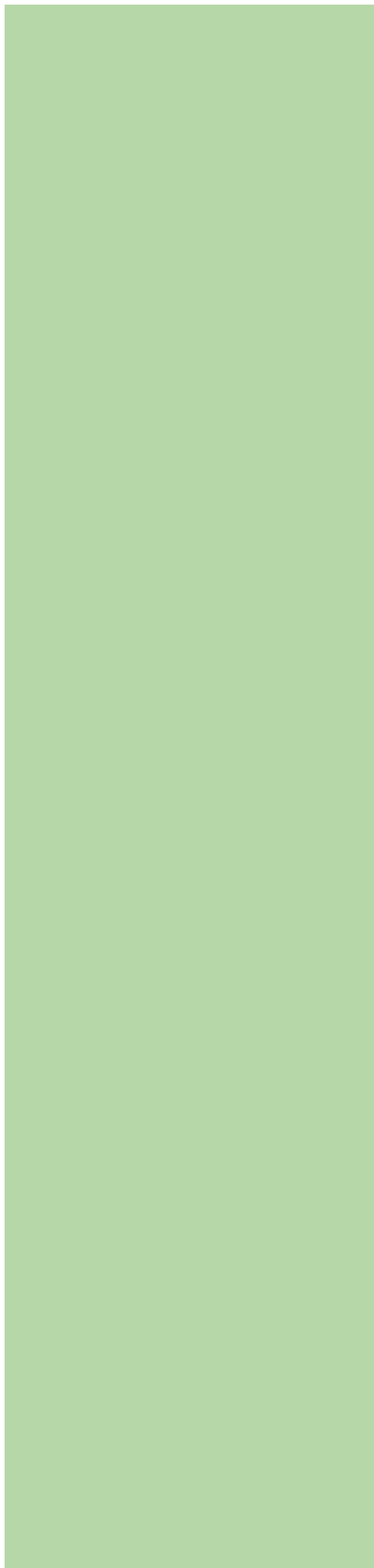


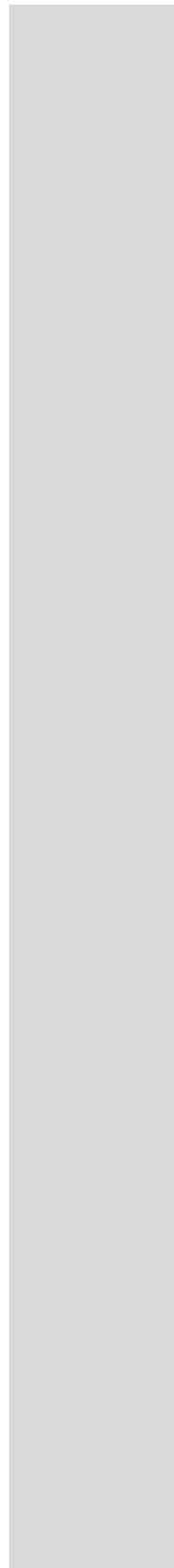
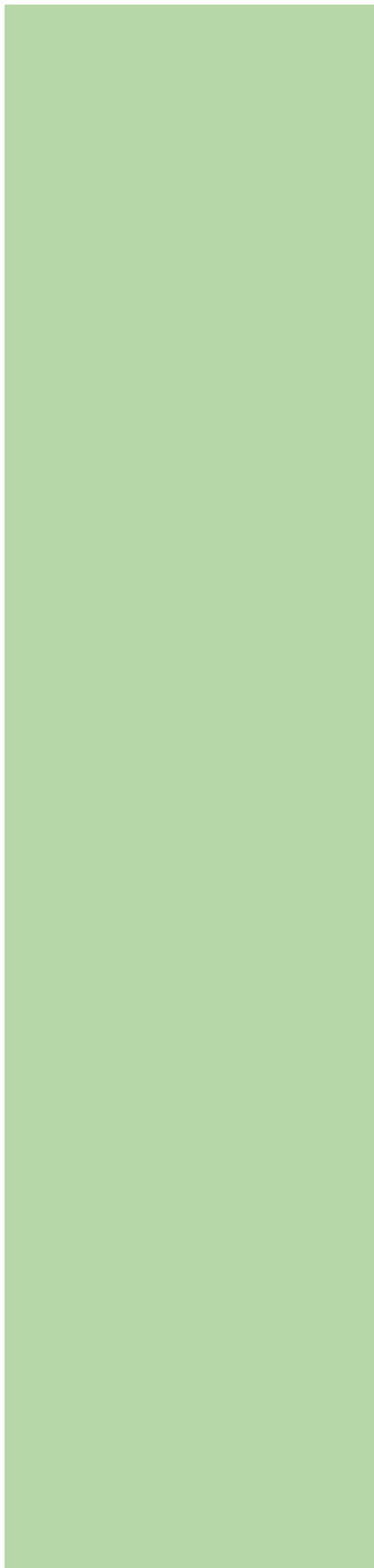


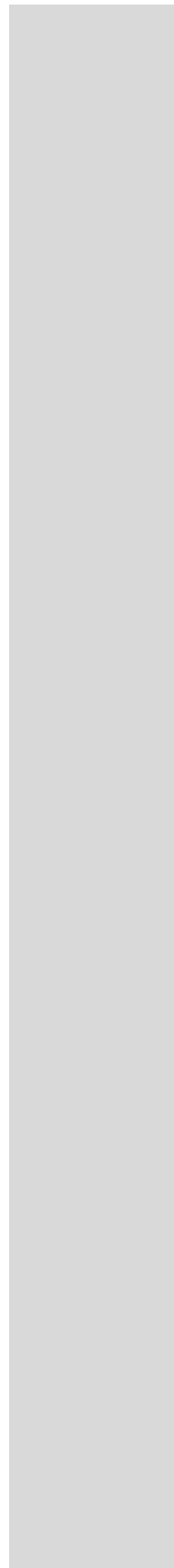
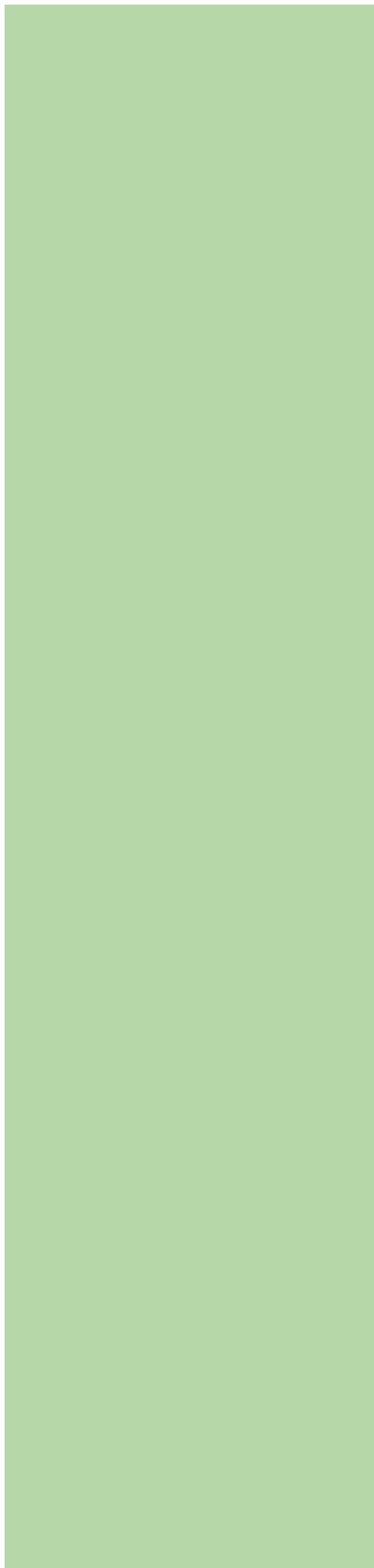


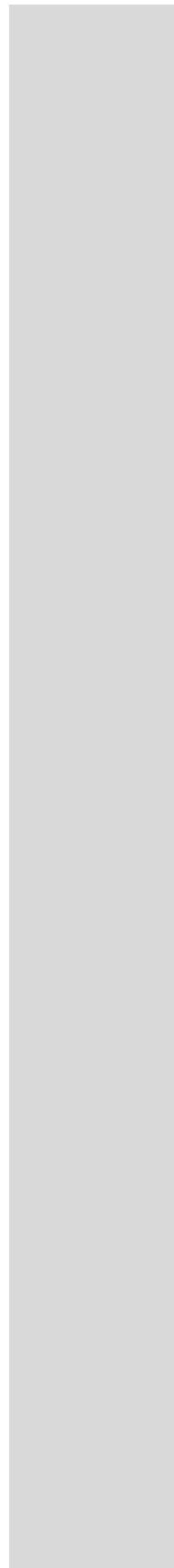
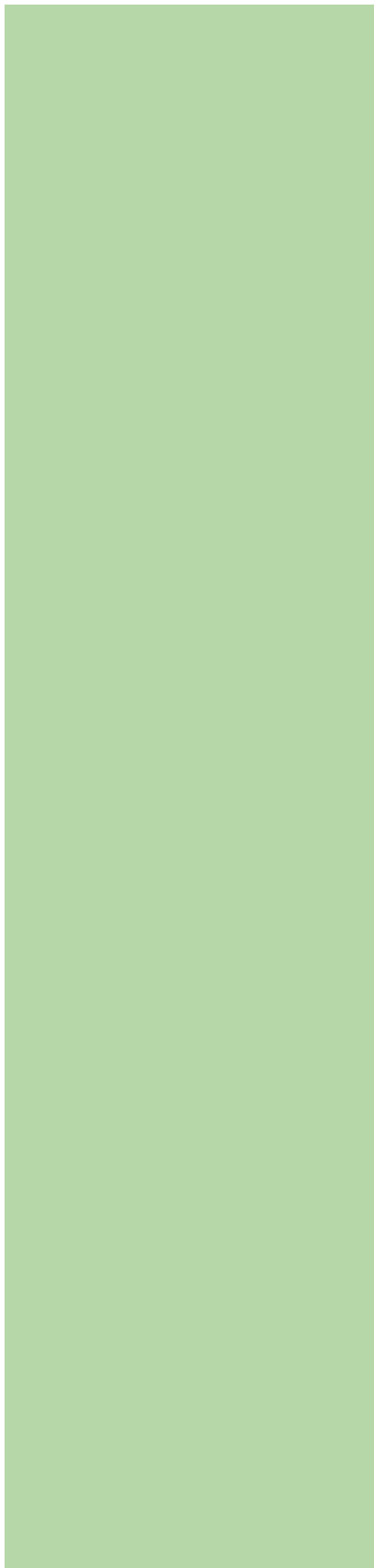


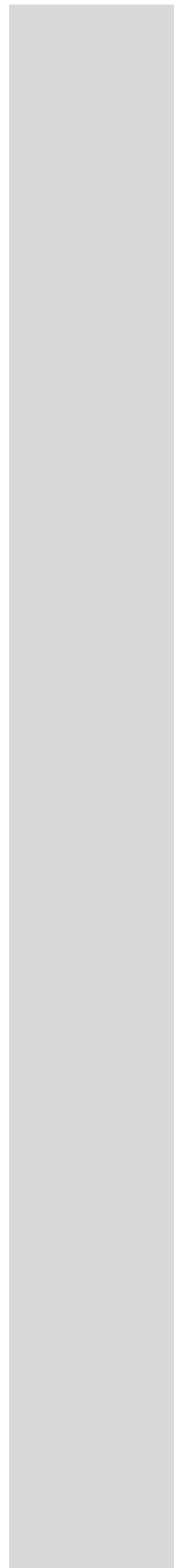
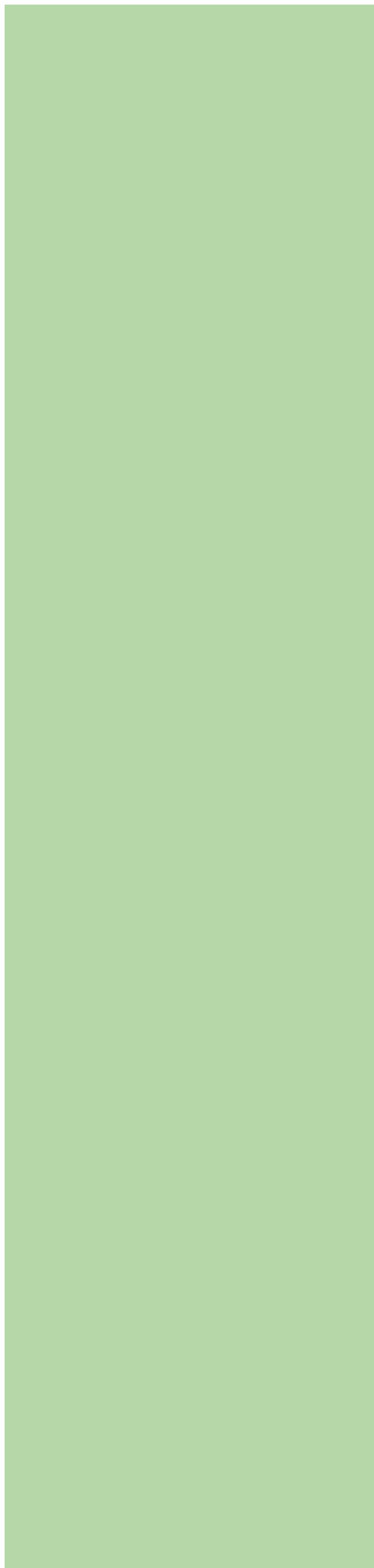


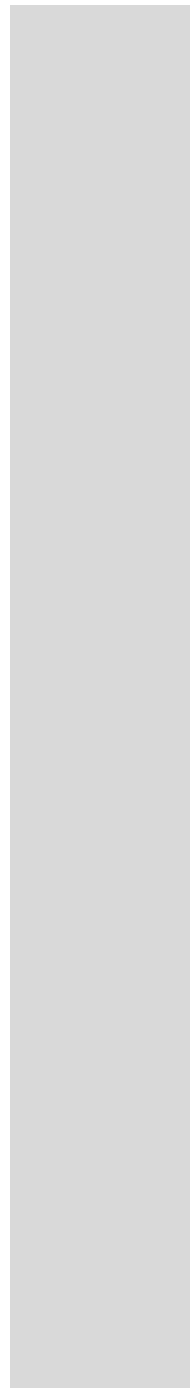
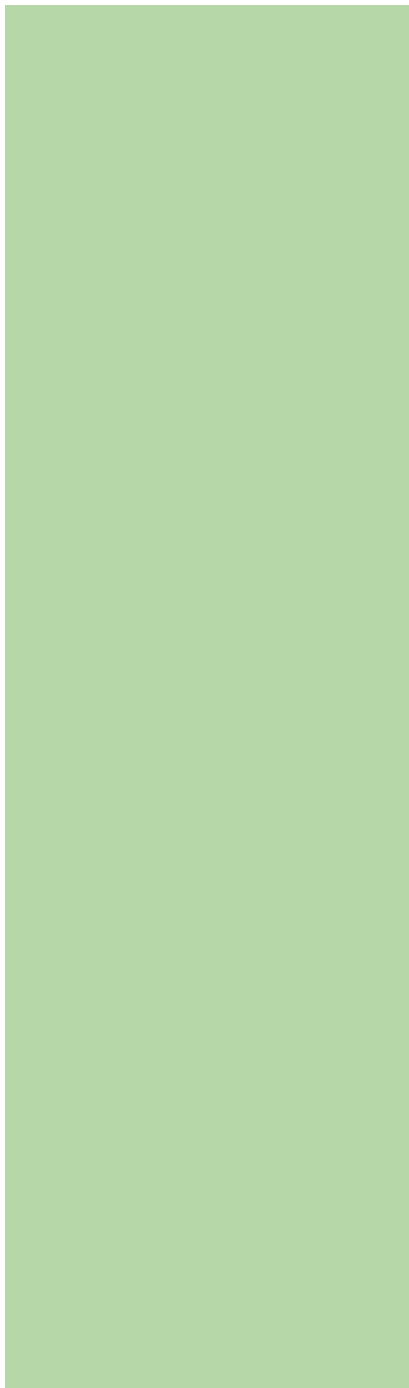












Look at what coindtions should apply

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

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

Stephen,

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

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

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

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

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

Thank you for your time and consideration of this matter.

Warmest regards,
Steven Park

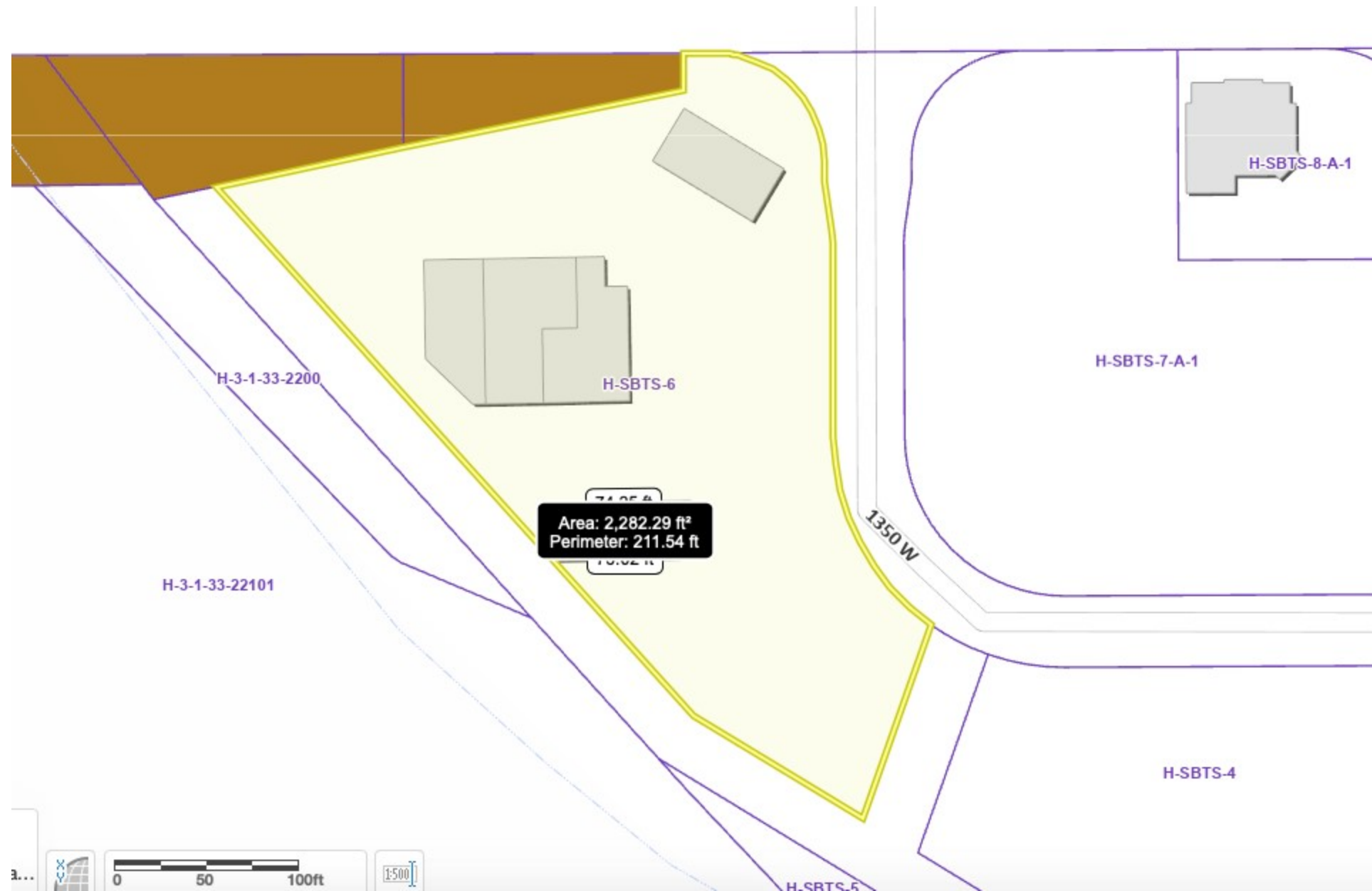




4.78 acres = 208,216 sq ft

30,614 sq ft buildings 14.7%







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

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

Stephen-

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

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

There are also townhomes behind this that have done well.

This shows a c-store, restaurants/fast food, and other shops. Building sizes are as follows:

Gas Station- 6,925

DHP 2 - 4,462

DHP 3, - 4,462

DHP 4, - 5,933

DHP 5, - 4,416

DHP 6, - 4,416

Total of 30,614 sq ft utilizing 14.8% of the 4.78 acres of land that the project sits on. Ours in Hurricane is more than double that and can benefit from much more commercial square footage.

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

I have also attached an aerial of Stone Brook Town Square in Hurricane and the elevations. The county shows three buildings:

1- 8,345

2- 2,049

3. 2,282

Total 12,676 sq ft on 1.81 acres for 16.07% building usage on grounds, including grass strip.

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

Thanks again,

Dave Nasal
435-705-4474

ALTITUDE LOFT CONDOMINIUMS

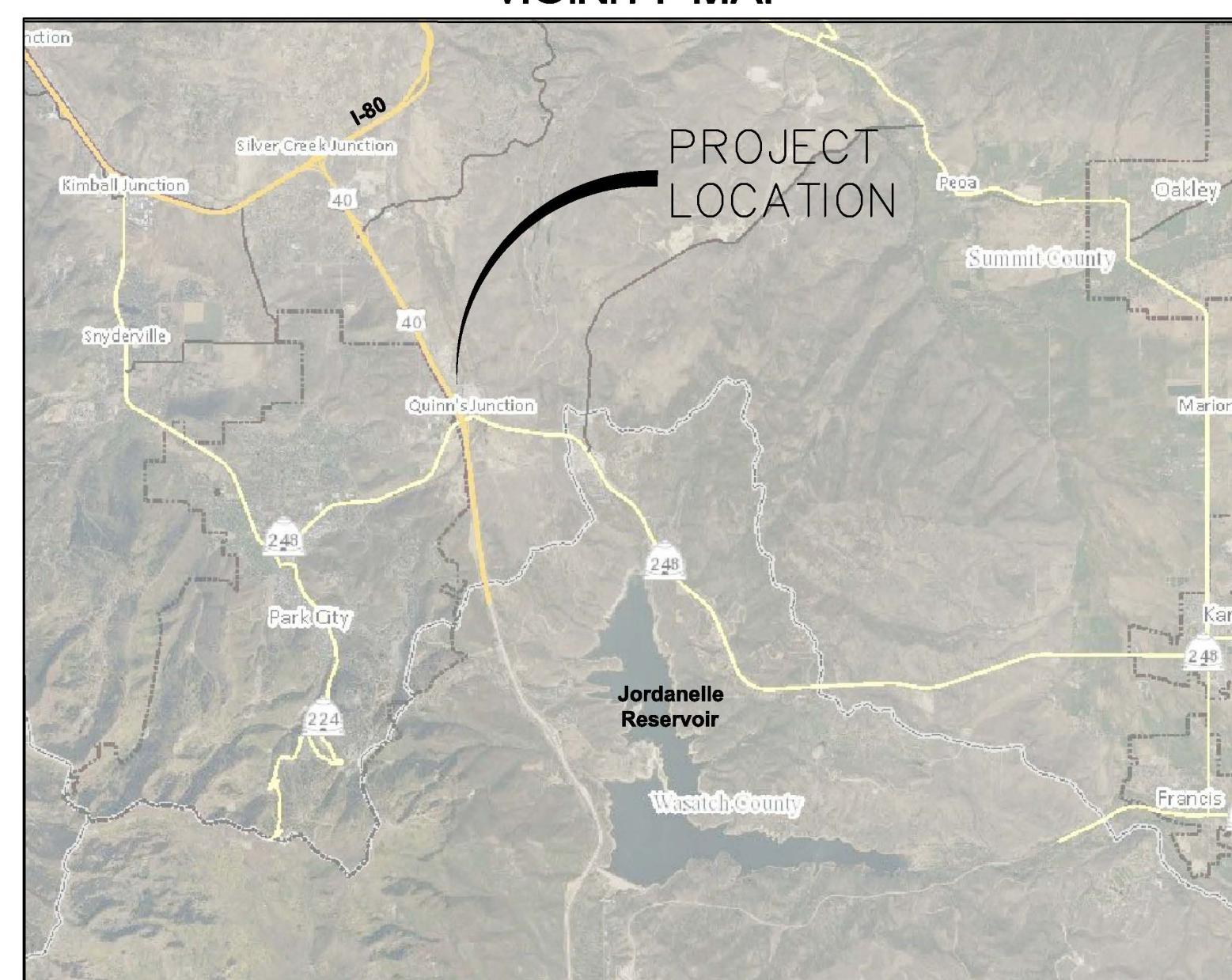
PRELIMINARY

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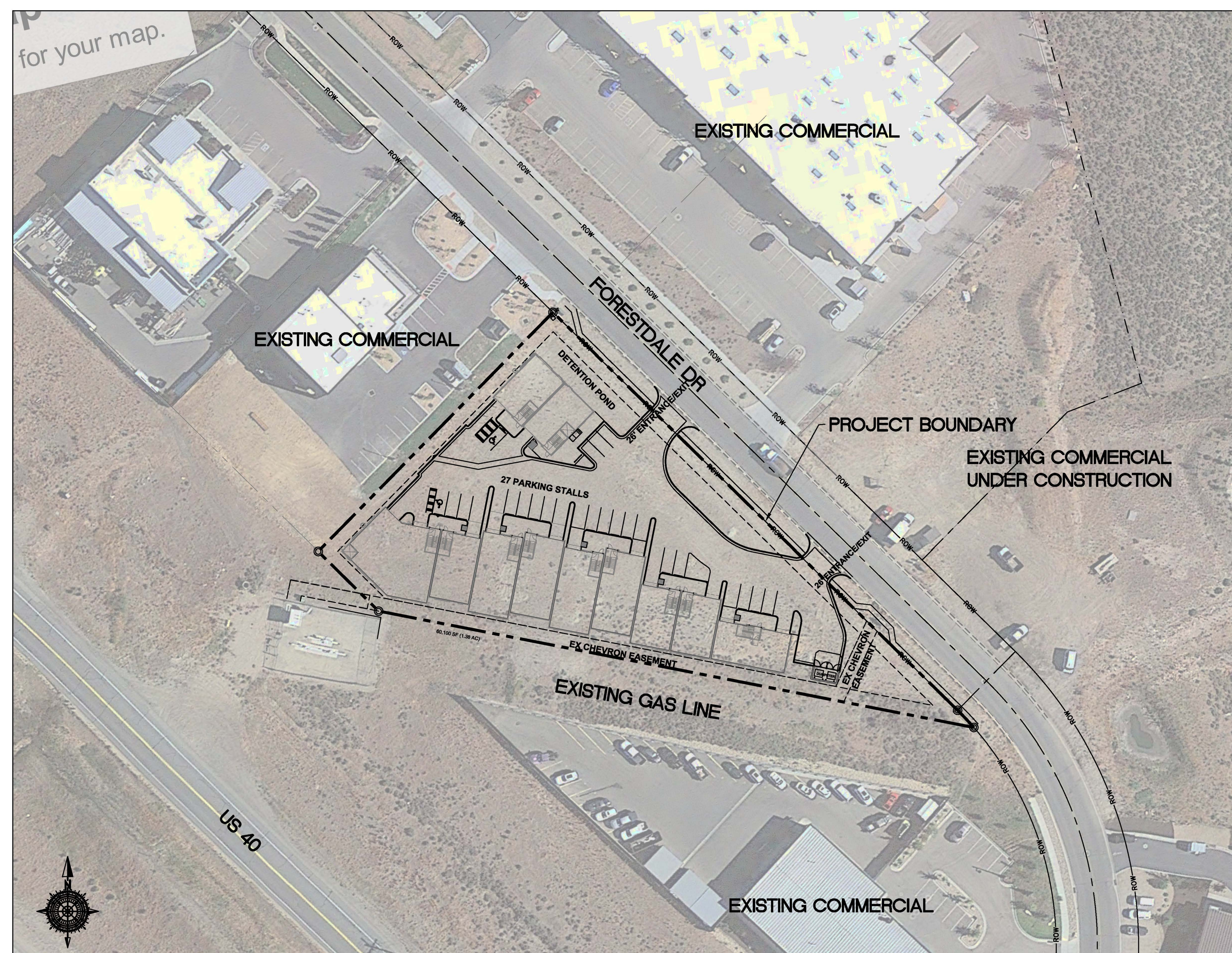
**REVIEW ONLY
NOT FOR
CONSTRUCTION**



N.T.S.

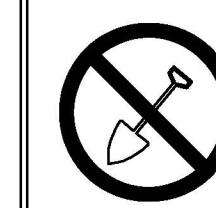


N.T.S.



VICINITY MAP
N.T.S.

OCTOBER 20, 2021



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



P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

10-20-202
DATE.

1 | YANCEY
PARK CITY
PROJECT:

1-TITLE
FILE:

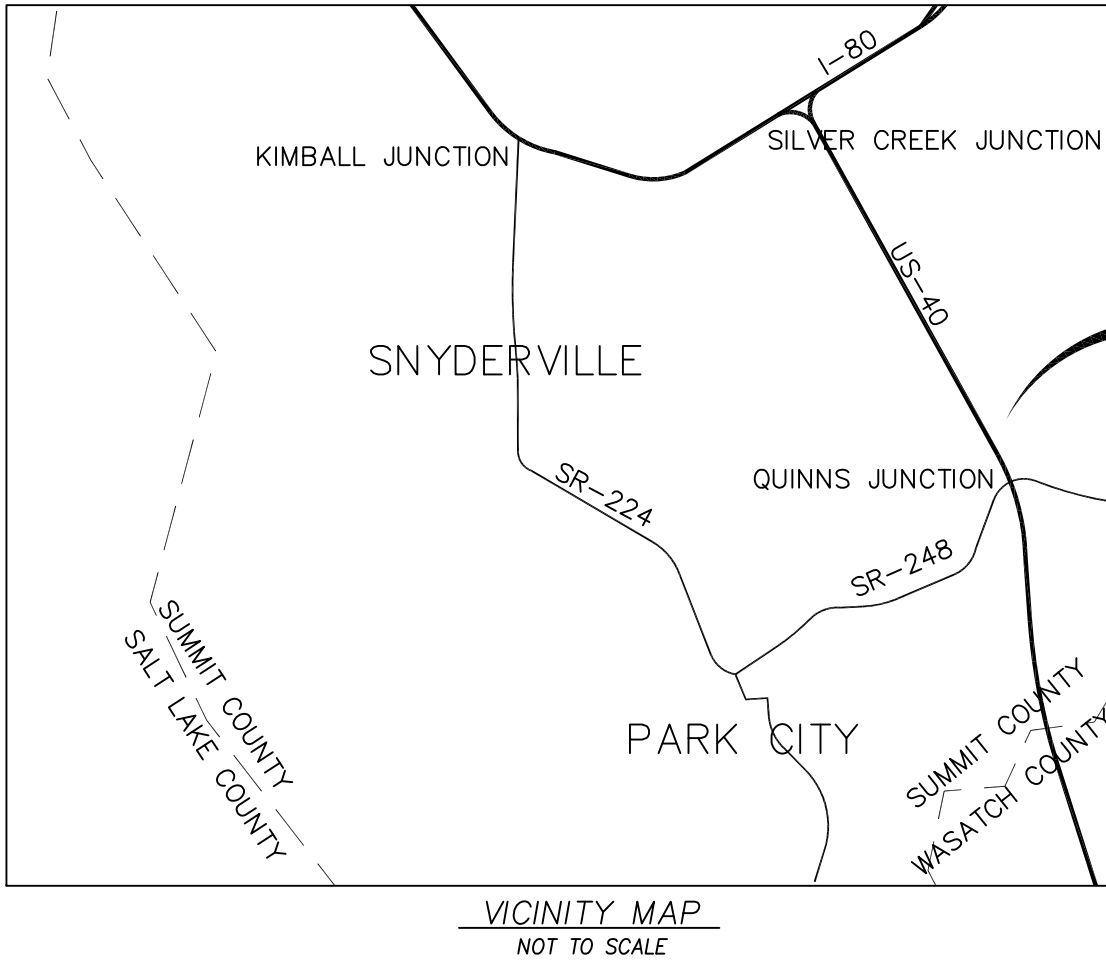
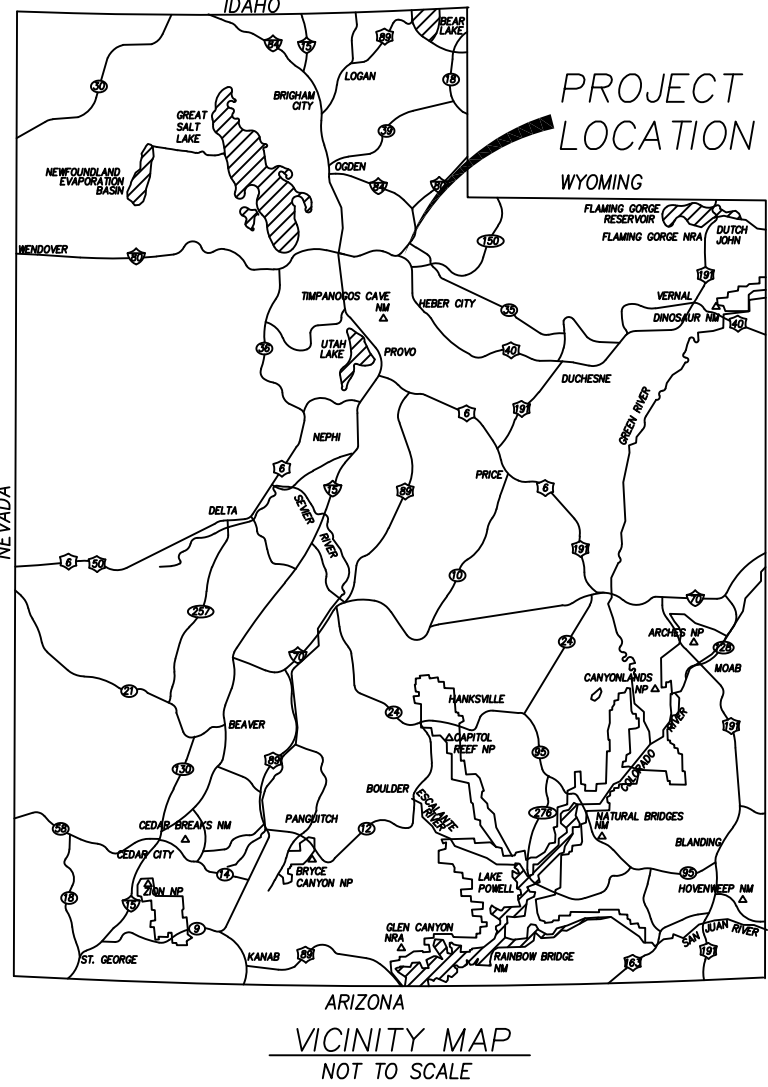
SHEET NO. _____

ALTITUDE LOFT CONDOMINIUMS

(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

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

PRELIMINARY PLAT



NOTES:

- 1) AT THE TIME OF ANY RESURFACING OF THE COMMON AREA, THE ALTITUDE LOFT CONDOMINIUMS LLC SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED.
- 2) SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ALTITUDE LOFT CONDOMINIUMS LLC, AS AMENDED FROM TIME TO TIME, EACH UNIT MAY BE USED FOR SUCH USES AS ALLOWED IN ACCORDANCE WITH THE ZONING AND RELATED ORDINANCES OF SUMMIT COUNTY SET FORTH IN THE USE TABLE IN TITLE 10 CHAPTER 2 SECTION 10-2-10 OF THE SUMMIT COUNTY CODE. UP TO ONE ACCESSORY DWELLING UNIT IS ALLOWED PER UNIT AS AN INCIDENTAL USE WHICH IS AN ACCESSORY USE TO THE PRIMARY USE OF EACH UNIT. A BUILDING PERMIT SHALL BE REQUIRED FOR AN ACCESSORY DWELLING UNIT. AN ACCESSORY DWELLING UNIT MAY NOT BE SOLD SEPARATELY FROM THE ENTIRE UNIT. A CERTIFICATE OF OCCUPANCY FOR AN ACCESSORY DWELLING UNIT SHALL ONLY BE GRANTED CONCURRENT WITH OR SUBSEQUENT TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PRIMARY USE OF THE UNIT.
- 3) ANY SQUARE FOOTAGE OF ACREAGE REFERENCED OR LISTED HEREON WITH RESPECT TO ANY UNIT RELATES SOLELY TO SUCH UNIT'S MAXIMUM FOOTPRINT. THE ACTUAL TOTAL SQUARE FOOTAGE FOR ANY UNIT MAY VARY WITHIN SUCH UNIT'S BUILDING ENVELOPE SUBJECT TO FLOOR AREA AND HEIGHT LIMITATIONS SET FORTH IN THE ZONING AND RELATED ORDINANCES OF SUMMIT COUNTY IN TITLE 10 CHAPTER 2 SECTION 10-2-9 OF THE SUMMIT COUNTY CODE, AS AMENDED FROM TIME TO TIME.
- 4) ALTITUDE LOFT CONDOMINIUMS CORP'S RECORDED _____, AS ENTRY NO. XXXXXXXX, BOOK XXXX, PAGE XXX, AT THE SUMMIT COUNTY RECORDER.
- 5) ALL COMMON AREAS ARE ALSO PUBLIC UTILITY EASEMENTS.

BASIS OF BEARINGS

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

SUMMIT WATER DISTRIBUTION COMPANY SUMMIT WATER DISTRIBUTION COMPANY WILL DELIVER WATER TO ALTITUDE LOFT CONDOMINIUMS CONSISTENT WITH SUMMIT WATER'S ARTICLE OF INCORPORATION, RULES AND REGULATIONS, BYLAWS, AND OTHER CORPORATIONS DOCUMENTS, AND PURSUANT TO THE DEVELOPMENT AGREEMENT BETWEEN SUMMIT WATER AND DEVELOPER. APPROVED THIS ____ DAY OF _____, 20____ _____ S.W.D.C. AUTHORIZED REPRESENTATIVE
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATIONS DISTRICT STANDARDS ON THIS ____ DAY OF _____, 20____ _____ S.B.W.R.D. AUTHORIZED REPRESENTATIVE

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT APPROVED THIS ____ DAY OF _____, 20____ _____ AUTHORIZED REPRESENTATIVE
ROCKY MOUNTAIN POWER APPROVED THIS ____ DAY OF _____, 20____ _____ AUTHORIZED REPRESENTATIVE

COUNTY ASSESSOR APPROVED THIS ____ DAY OF _____, 20____ _____ COUNTY ASSESSOR
DOMINION ENERGY APPROVED THIS ____ DAY OF _____, 20____ _____ AUTHORIZED REPRESENTATIVE

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

DEVELOPER/OWNER

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

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS ____ DAY OF _____, 20____

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

COUNTY PLANNING COMMISSION

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

CHAIR OF SNYDERVILLE BASIN PLANNING COMMISSION

COUNTY ENGINEER

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

DATE _____ COUNTY ENGINEER _____

PARK CITY FIRE SERVICE DISTRICT

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

DATE _____ PARK CITY FIRE MARSHAL _____

COUNTY ATTORNEY

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

COUNTY ATTORNEY

GOVERNING BODY APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____

SUMMIT COUNTY MANAGER
LAND USE AUTHORITY

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

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

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

DATE: _____

OWNER'S DEDICATION AND CONSENT TO RECORD

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

ALTITUDE LOFT CONDOMINIUMS

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

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

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

ALTITUDE LOFT CONDOMINIUMS

BY: GOLIATH PARTNERS LLC
ITS: MANAGER

CORPORATE ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES: _____ DATE _____ COMMISSION NUMBER _____

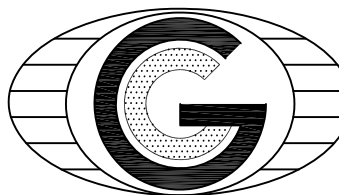
PRINT NAME

NOTARY PUBLIC RESIDING IN
SALT LAKE COUNTY

SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:



GATEWAY CONSULTING, inc

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

paul@gatewayconsultingllc.com

RECORDED # _____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

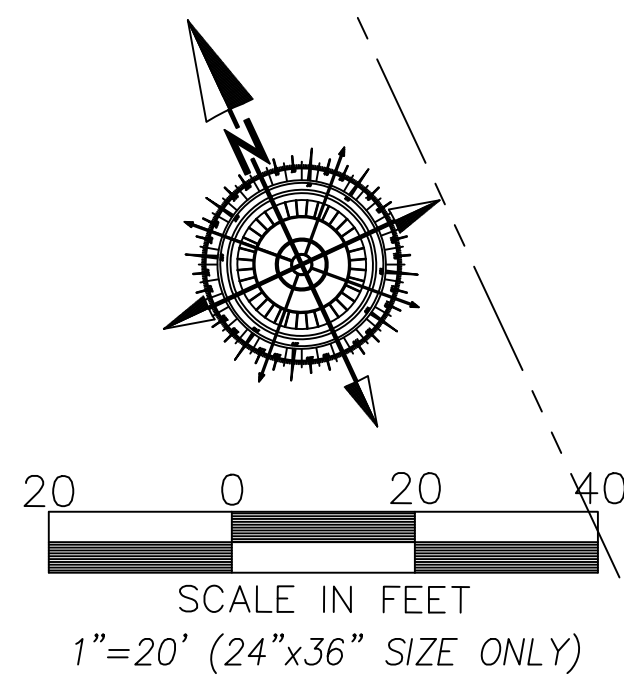
FEE \$ _____ SUMMIT COUNTY RECORDER

SHEET NO

1
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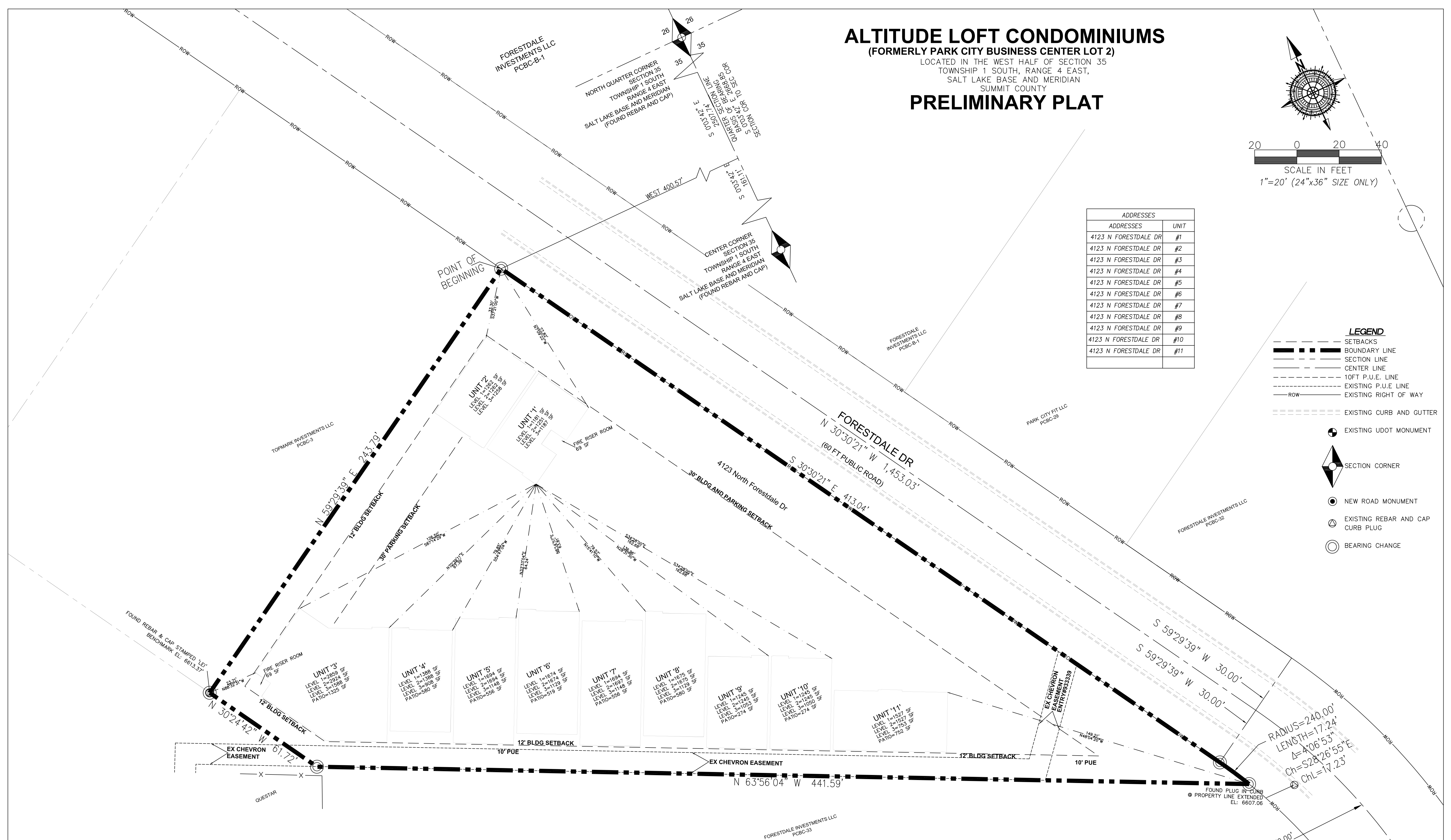
ALTITUDE LOFT CONDOMINIUMS
(FORMERLY PARK CITY BUSINESS CENTER LOT 2)
LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

PRELIMINARY PLAT



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

- LEGEND**
- SETBACKS
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - 10FT P.U.E. LINE
 - EXISTING P.U.E. LINE
 - ROW
 - EXISTING CURB AND GUTTER
 - EXISTING UDOT MONUMENT
 - ◆ SECTION CORNER
 - NEW ROAD MONUMENT
 - ⊙ EXISTING REBAR AND CAP CURB PLUG
 - ⊙ BEARING CHANGE



SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:

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

SHEET NO

2
6

RECORDED # _____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ SUMMIT COUNTY RECORDER

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Δ=4°06'53"
Ch=S28°26'55"E
ChL=17.23'

RADIUS=270.00'
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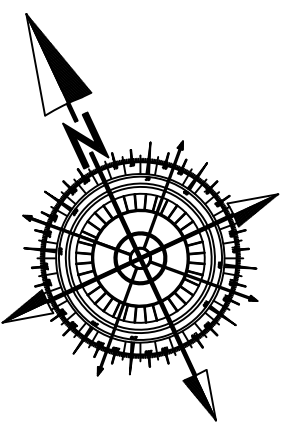
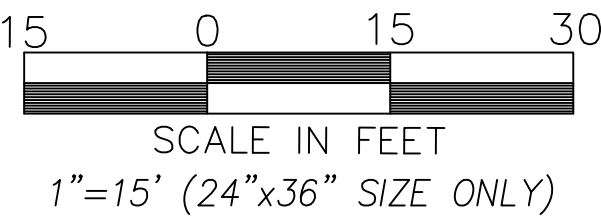
ALTITUDE LOFT CONDOMINIUMS

(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

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

PRELIMINARY PLAT

FORESTDALE
INVESTMENTS LLC
PCBC-B-1



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

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

FORESTDALE DR
(60 FT PUBLIC ROAD)

4123 North Forestdale Dr

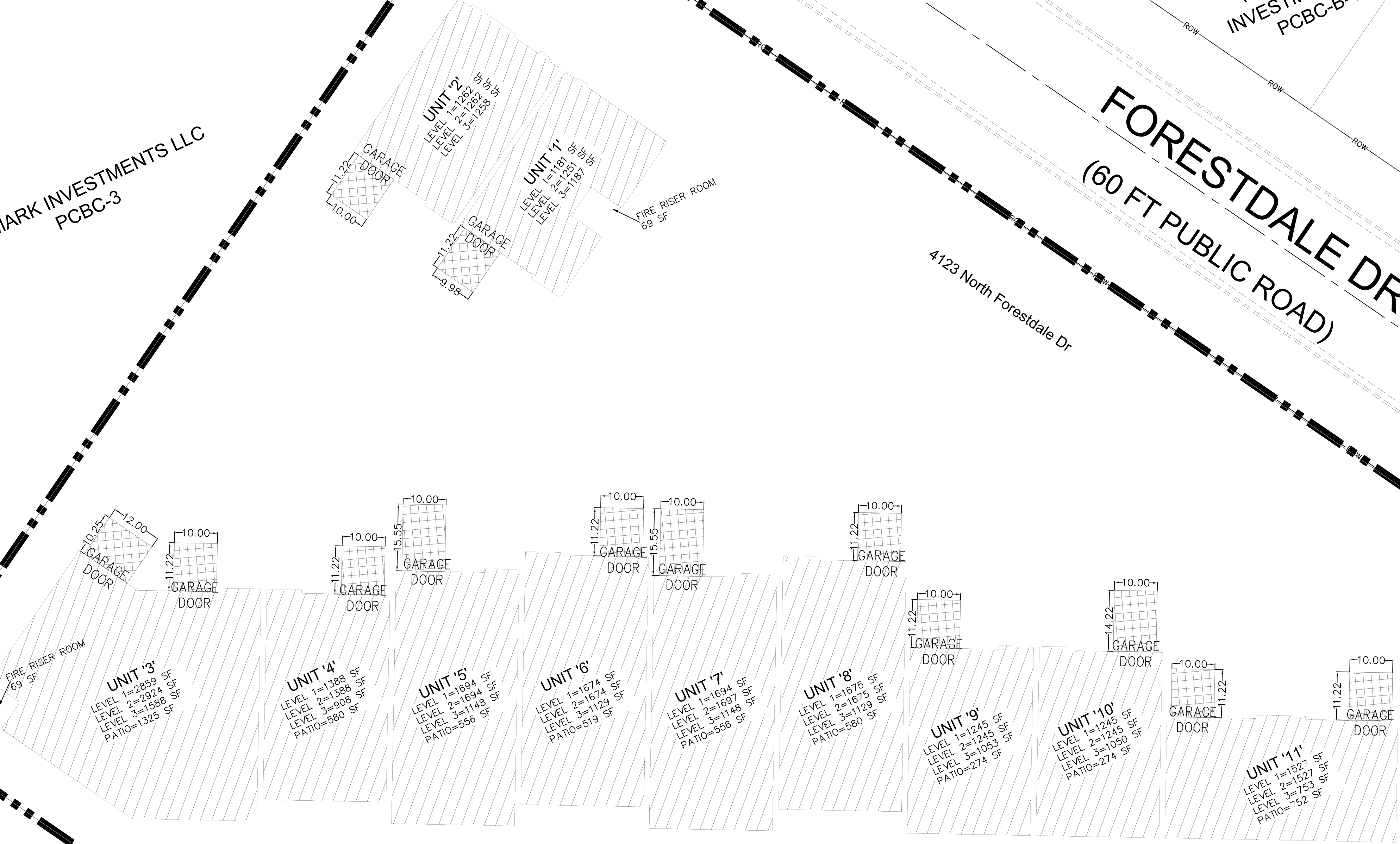
PARK CITY FIT LLC
PCBC-29

FORESTDALE INVESTMENTS LLC
PCBC-32

TOPMARK INVESTMENTS LLC
PCBC-3

QUESTAR

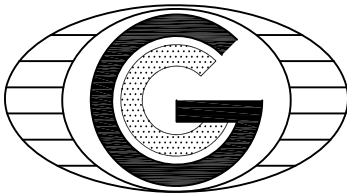
FORESTDALE INVESTMENTS LLC
PCBC-33



SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:



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

SHEET NO

3
6

RECORDED #

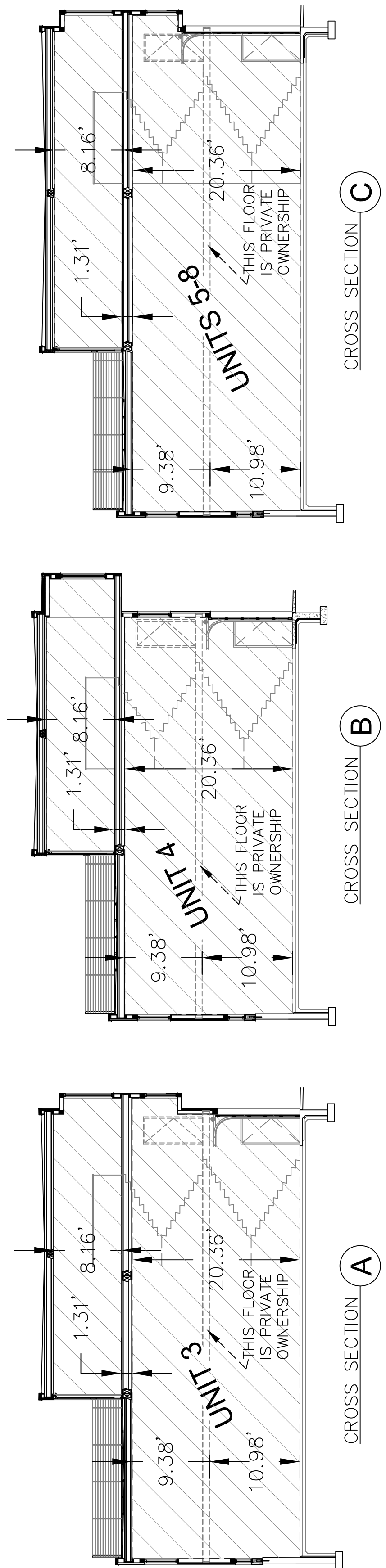
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF
DATE TIME BOOK PAGE

FEE \$ SUMMIT COUNTY RECORDER

ALTITUDE LOFT CONDOMINIUMS
(FORMERLY PARK CITY BUSINESS CENTER LOT 2)

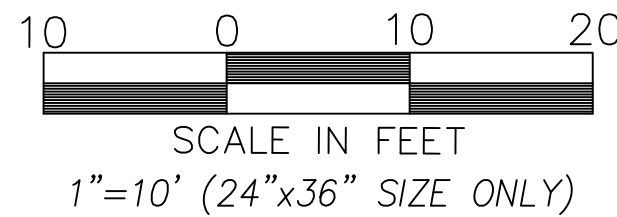
LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

PRELIMINARY PLAT



LEGEND

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

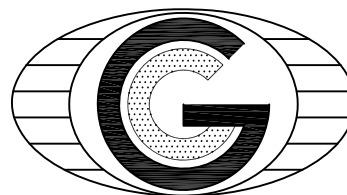


NOTE: ALL COMMON AREAS AND
LIMITED COMMON AREAS ARE PUBLIC
UTILITY EASEMENT (P.U.E.)

SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

PROJECT ENGINEER:



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

SHEET NO

4
6

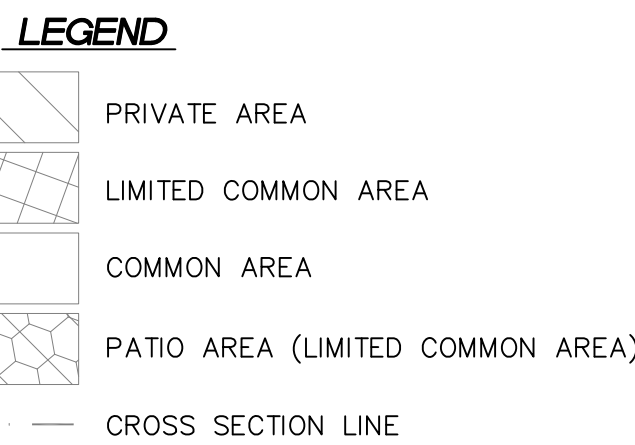
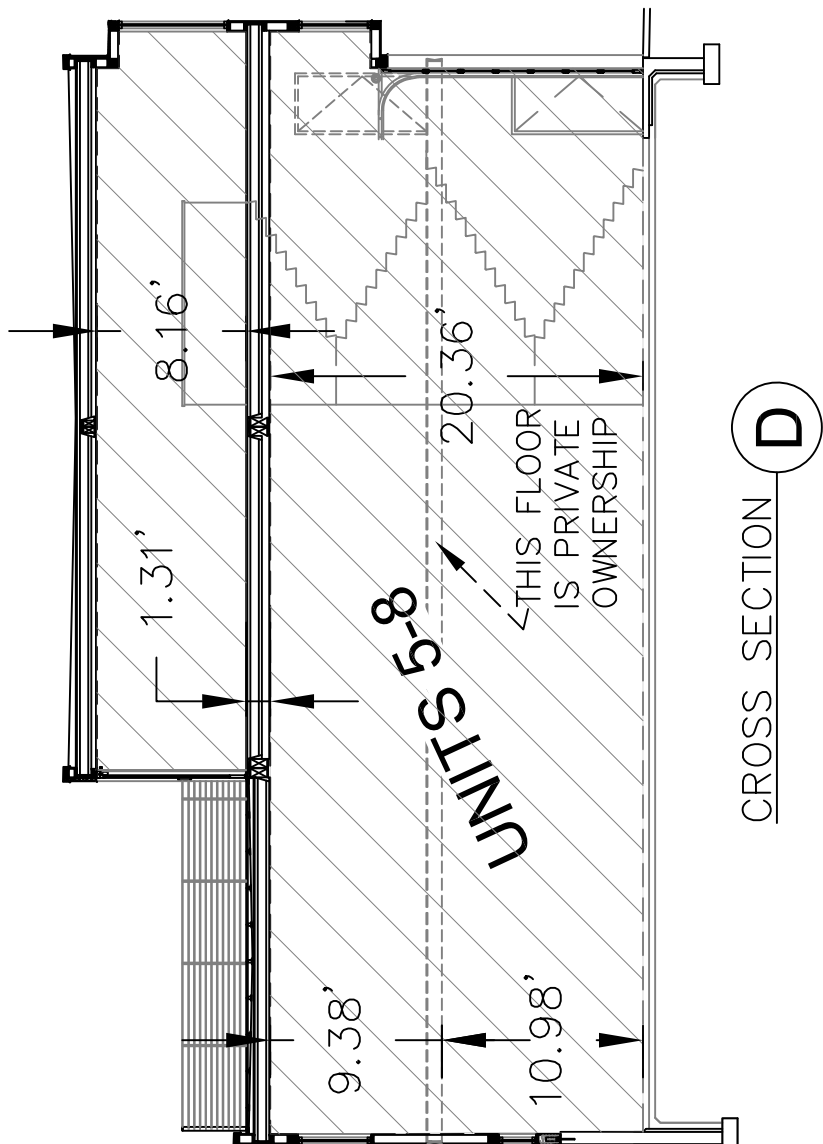
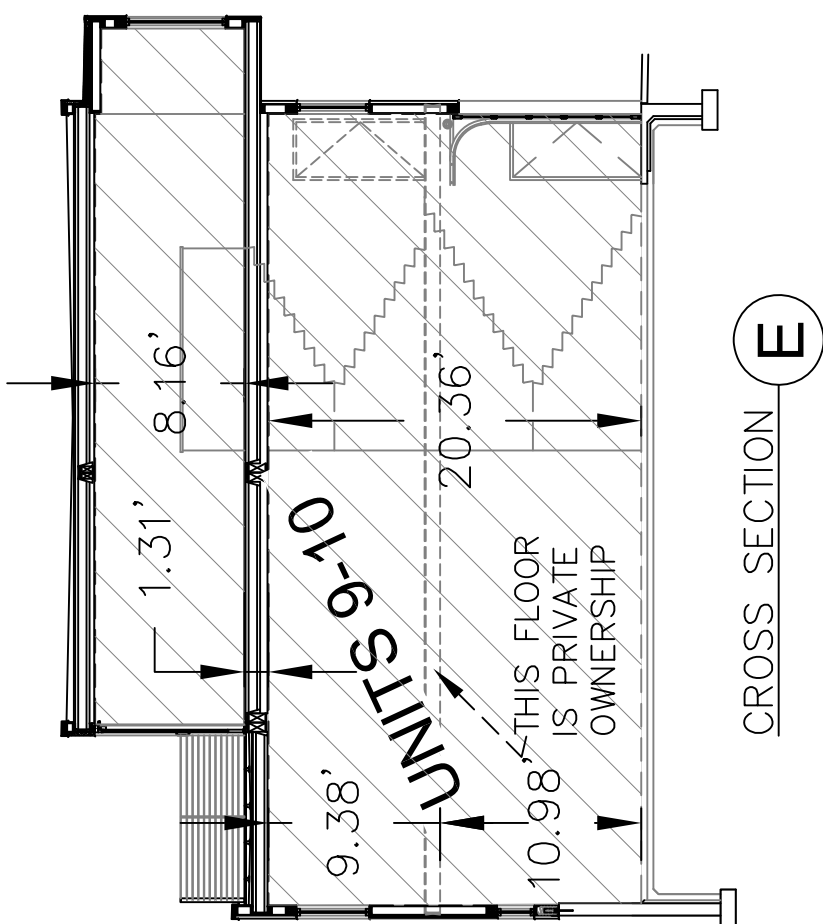
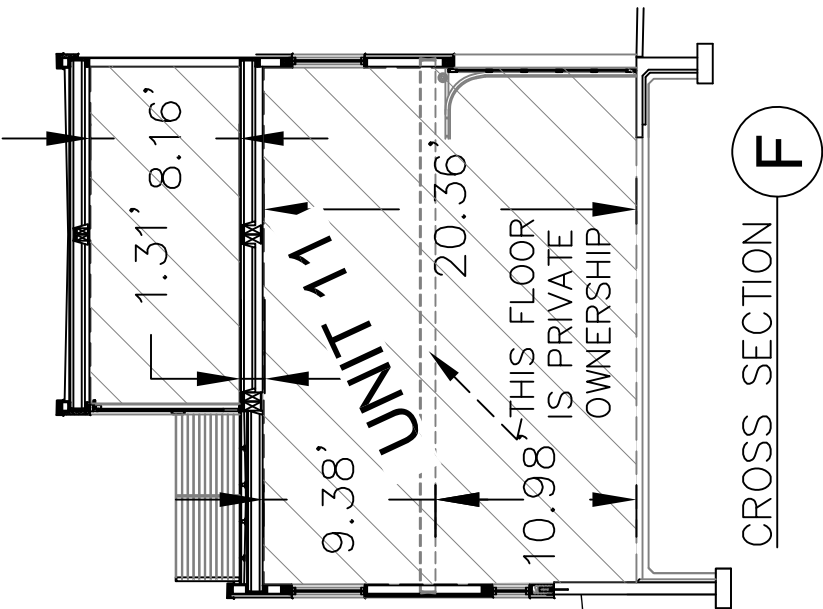
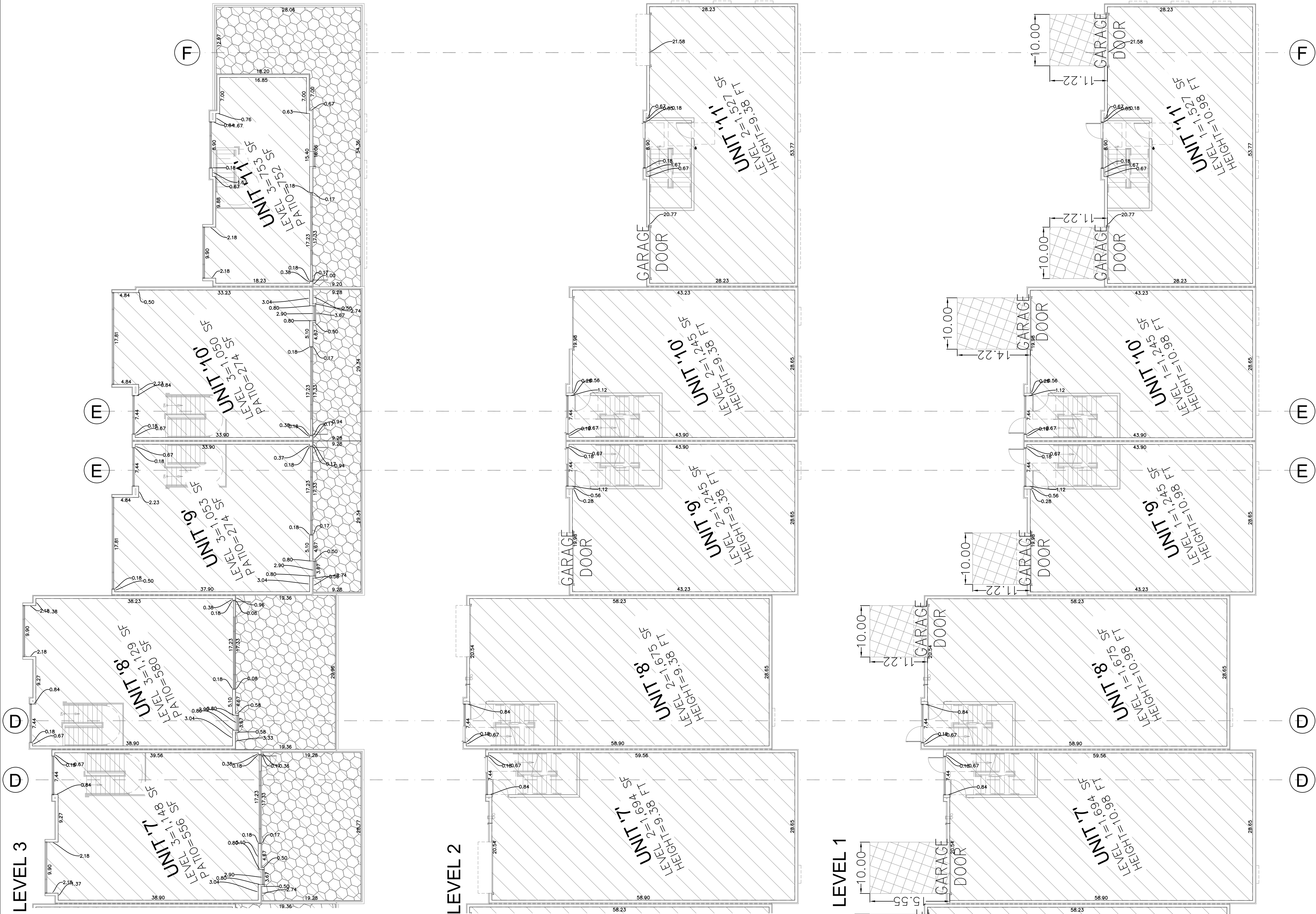
RECORDED #

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE
REQUEST OF
DATE TIME BOOK PAGE

FEE \$ SUMMIT COUNTY RECORDER

ALTITUDE LOFT CONDOMINIUMS
(FORMERLY PARK CITY BUSINESS CENTER LOT 2)
LOCATED IN THE WEST HALF OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY

PRELIMINARY PLAT

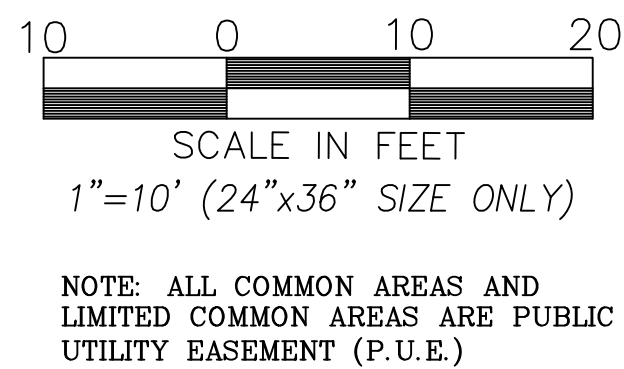


SURVEYOR OF RECORD:
SURVEYOR LOGO HERE

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

SHEET NO
5
6

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



PRELIMINARY PLAT



ALTA/NSPS LAND TITLE SURVEY

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

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

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

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

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICE OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR THE PUBLIC RECORD. SURVEY FINDINGS: NOTHING TO PLOT.
- ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: ALL KNOWN EASEMENTS OR ENCUMBRANCES ARE AS SHOWN ON SHEET 2.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: NOTHING TO PLOT.
- UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO WATER. SURVEY FINDINGS: NOTHING TO PLOT.
- ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. SURVEY FINDINGS: NOTHING TO PLOT.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF SCHEDULE B, PART I - REQUIREMENTS ARE MET. SURVEY FINDINGS: NOTHING TO PLOT.
- GENERAL PROPERTY TAXES FOR THE YEAR 2021 ARE NOW A LIEN, NOT YET DUE. TAX ID NO. PCBC-2. SURVEY FINDINGS: NOTHING TO PLOT.
- GENERAL PROPERTY TAXES FOR THE YEAR 2020 AS OF THE DATE OF THIS REPORT ARE NOT PAID, AND ARE IN THE AMOUNT OF \$7,959.26, PLUS PENALTIES AND INTEREST. TAX ID NO. PCBC-2. SURVEY FINDINGS: NOTHING TO PLOT.
- THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF WEBER BASIN WATER CONSERVANCY DISTRICT, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.
- THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.
- THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.
- THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SUMMIT COUNTY SPECIAL SERVICE DISTRICT NO. 1, AND IS SUBJECT TO ANY AND ALL CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.
- THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDS OF PARK CITY FIRE PROTECTION SPECIAL SERVICE DISTRICT AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.
- THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF SUMMIT COUNTY SERVICE AREA 3, AND IS SUBJECT TO THE CHARGES AND ASSESSMENT THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.
- THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. SURVEY FINDINGS: NOTHING TO PLOT.
- RESERVATIONS CONTAINED IN THAT CERTAIN PATENT, ISSUED BY THE UNITED STATES OF AMERICA, AND RECORDED MAY 19, 1897 AS ENTRY NO. 5832 IN BOOK I OF MISCELLANEOUS RECORDS AT PAGE 533 OF OFFICIAL RECORDS.

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

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

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

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

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

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

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

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

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

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

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

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

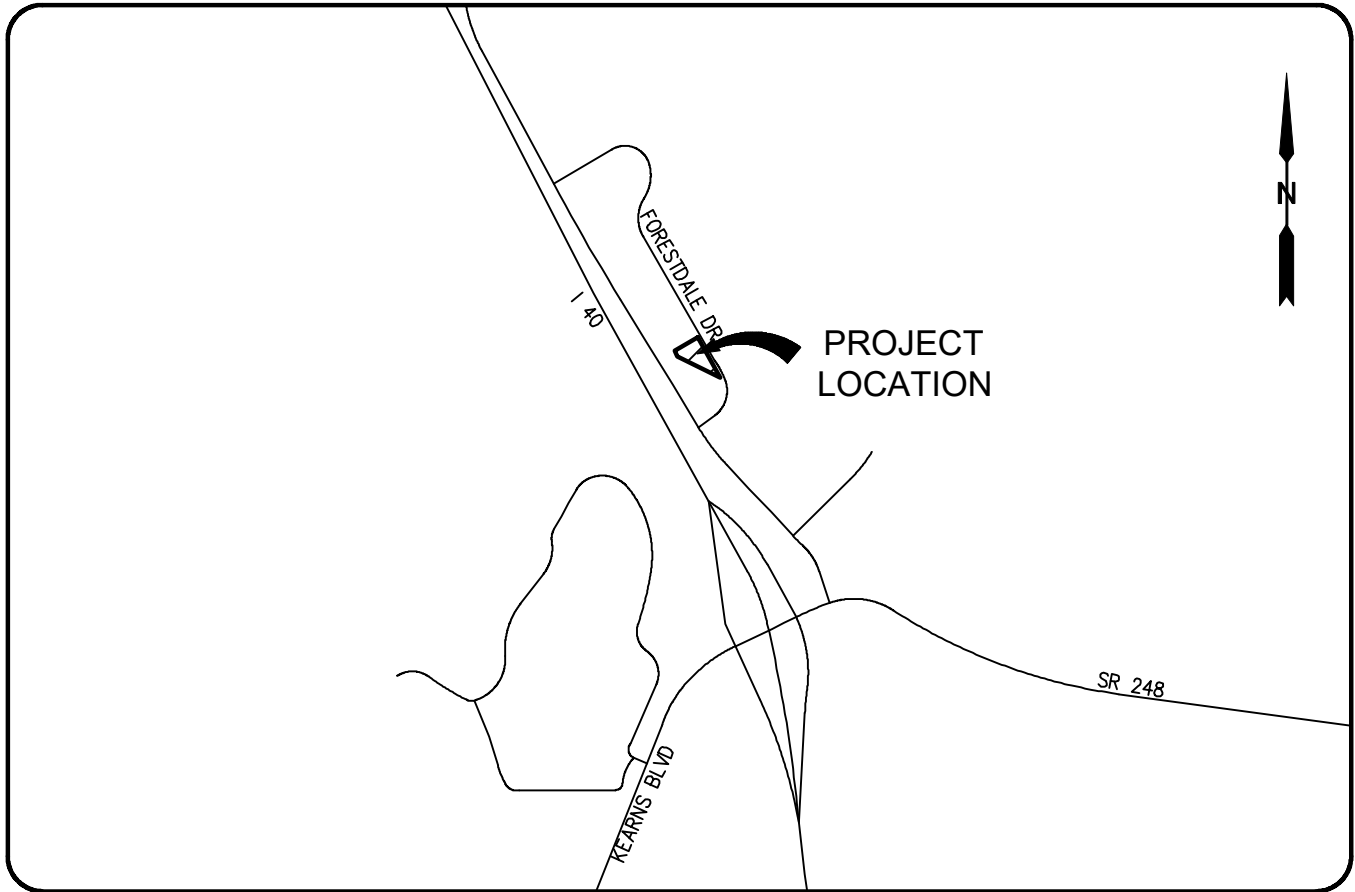
- THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT FOR THE SUMMIT BUSINESS PARK, SUMMIT COUNTY, UTAH, BY AND BETWEEN THE BURBS, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND SUMMIT COUNTY, A BODY CORPORATE AND POLITIC OF STATE OF UTAH; AND RECORDED JULY 28, 2005 AS ENTRY NO. 744847 IN BOOK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

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

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

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

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



VICINITY MAP

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

TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

- THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT IMPROVEMENTS AGREEMENT, BY AND BETWEEN SUMMIT COUNTY AND DRY POWDER LLC; AND RECORDED JUNE 9, 2016 AS ENTRY NO. 1047333 IN BOOK 2356 AT PAGE 1841 OF OFFICIAL RECORDS. SEE SAID DOCUMENT FOR FULL PARTICULARS. SURVEY FINDINGS: DEVELOPMENT AGREEMENT AFFECTING LOT 21. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
 - AN EASEMENT, WHICH AFFECTS SAID LAND, FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, IN THE DOCUMENT RECORDED NOVEMBER 2, 2011 AS ENTRY NO. 933339 IN BOOK 2102 AT PAGE 374 OF OFFICIAL RECORDS. SURVEY FINDINGS: 10' UTILITY EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE. SHOWN ON SHEET 2.
 - THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT IMPROVEMENTS AGREEMENT, BY AND BETWEEN SUMMIT COUNTY ENGINEERING AND TOPMARK INVESTMENTS, LLC; AND RECORDED JANUARY 23, 2019 AS ENTRY NO. 1104978 IN BOOK 2494 AT PAGE 392 OF OFFICIAL RECORDS. SEE SAID DOCUMENT FOR FULL PARTICULARS. SURVEY FINDINGS: DEVELOPMENT AGREEMENT AFFECTING LOT 3. DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
 - MINERAL AND OTHER RESERVATIONS IN THAT CERTAIN SPECIAL WARRANTY DEED, ISSUED BY THE THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS AND RECORDED AUGUST 6, 2018 AS 1096328 IN BOOK 2473 AT PAGE 1608 OF OFFICIAL RECORDS
- THE COMPANY MAKES NO ASSURANCES AS TO THE CURRENT OWNERSHIP AND/OR STATUS OF ANY MINERAL RIGHTS RESERVED THEREIN. SURVEY FINDINGS: NOTHING TO PLOT.
- A DEED OF TRUST BY AND BETWEEN STERLING HOLDINGS, LLC, AS TRUSTOR IN FAVOR OF BARRY JOHNSON AS TRUSTEE AND HOC LOAN PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY AS BENEFICIARY, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$450,000.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, DATED APRIL 21, 2020 AND RECORDED APRIL 23, 2020 AS ENTRY NO. 1131156, IN BOOK 2567, AT PAGE 588 OF OFFICIAL RECORDS. SURVEY FINDINGS: NOTHING TO PLOT.

TITLE DESCRIPTION

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

LOT 2, PARK CITY BUSINESS CENTER SUBDIVISION, PARK CITY, SUMMIT COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED BY THE SUMMIT COUNTY, UTAH RECORDER AS ENTRY NO. 819763.

SURVEYOR'S CERTIFICATE

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

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

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

SURVEYOR'S SEAL

BASIS OF BEARINGS

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

SURVEY NARRATIVE

PURPOSE:

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

SITE CONDITIONS:

NO ENCROACHMENTS WERE OBSERVED ON SUBJECT PROPERTY. SUBJECT PROPERTY ACCESS LOCATIONS ARE FROM FORESTDALE DRIVE.

GENERAL NOTES

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

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

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

4. THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-862-4111).

PROJECT L21-117	PREPARED FOR GOLIATH PARTNERS, LLC
SHEET 1 OF 2	PROJECT LOT 2 - PARK CITY BUSINESS CENTER SUB.

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 4
EAST, SLB&M

SUMMIT COUNTY, UTAH

DRAWN BY:

KMB

REVIEWED BY:

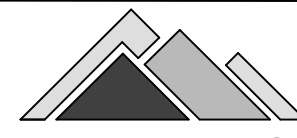
DMK

SCALE:

1" = 20'

ISSUE DATE

05/21/2021



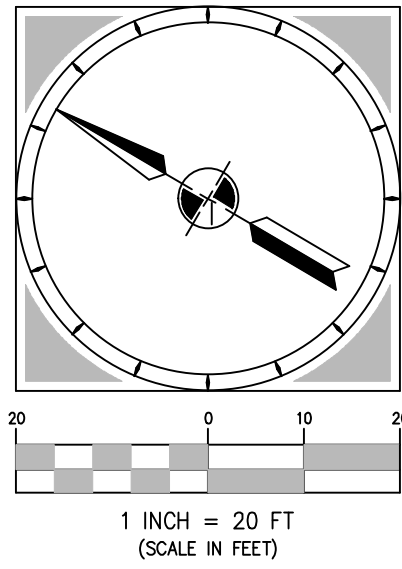
Summit Engineering Group Inc.

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

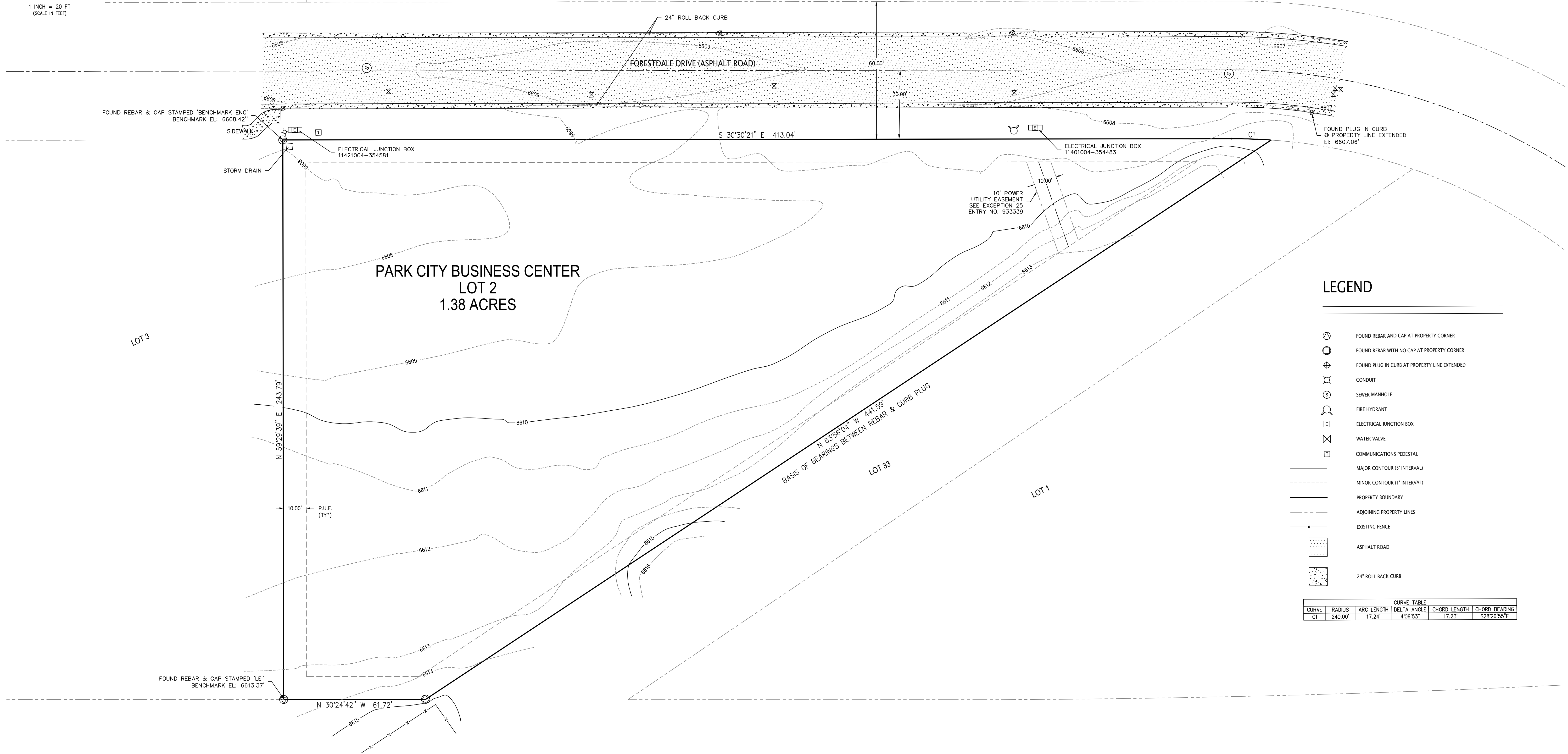
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1 INCH = 20 FT
(SCALE IN FEET)



LEGEND

- FOUND REBAR AND CAP AT PROPERTY CORNER
- FOUND REBAR WITH NO CAP AT PROPERTY CORNER
- FOUND PLUG IN CURB AT PROPERTY LINE EXTENDED
- CONDUIT
- SEWER MANHOLE
- FIRE HYDRANT
- ELECTRICAL JUNCTION BOX
- WATER VALVE
- COMMUNICATIONS PEDESTAL
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINES
- EXISTING FENCE
- ASPHALT ROAD
- 24" ROLL BACK CURB

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH
C1	240.00'	17.24'	4°06'53"	17.23'

PROJECT	PREPARED FOR
L21-117	GOLIATH PARTNERS, LLC
SHEET	PROJECT
2 OF 2	LOT 2 - PARK CITY BUSINESS CENTER SUB.

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 4
EAST, SLB&M

SUMMIT COUNTY, UTAH

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



Summit Engineering Group Inc.

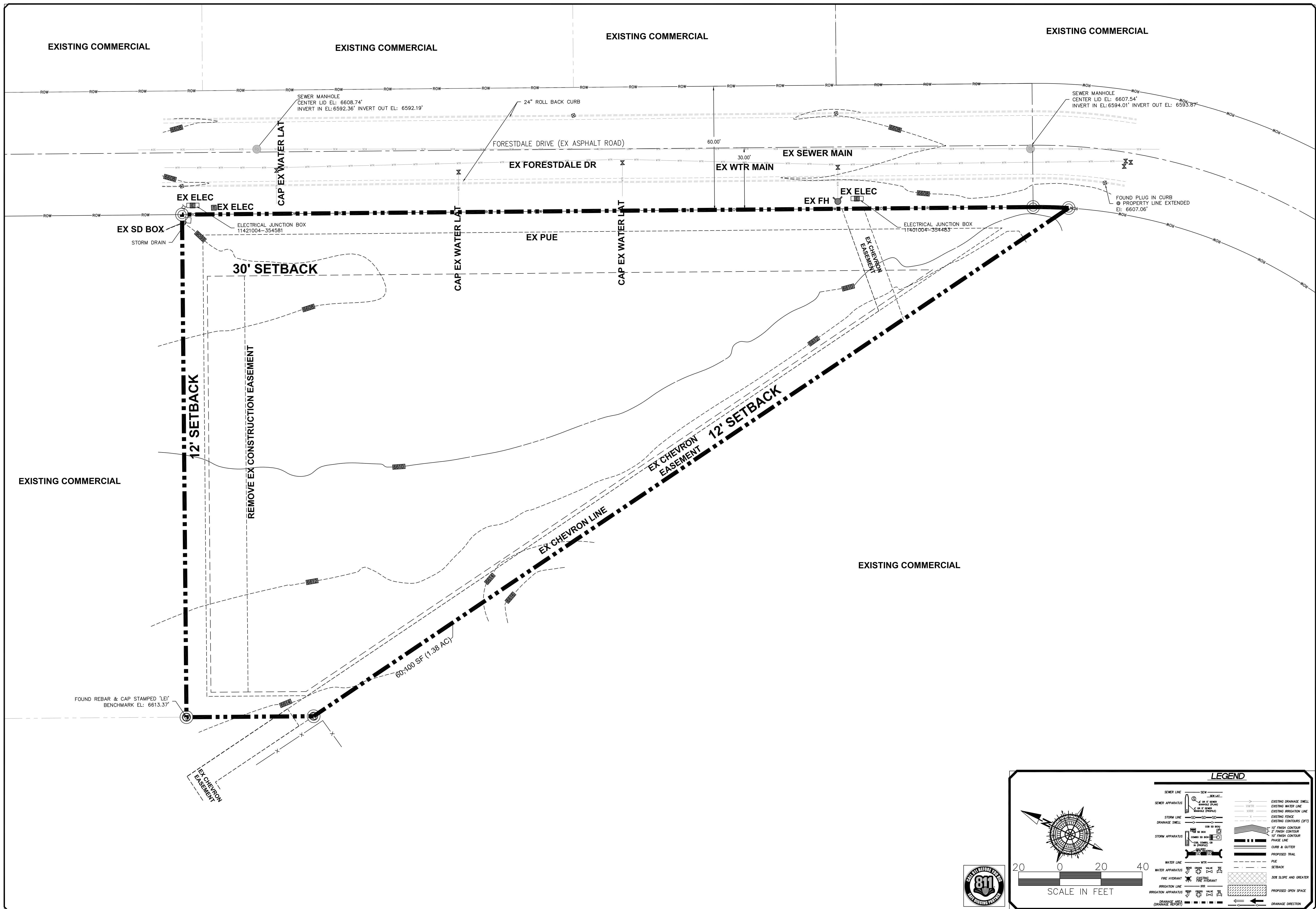
Structural • Civil • Surveying

55 WEST CENTER • P.O. BOX 178
HEBER CITY, UTAH 84032
P: 435-854-9229 • F: 435-854-9231

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DRAWING ALLEGATION

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

[illegible]

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

GATEWAY CONSULTING, Inc.



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

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT**

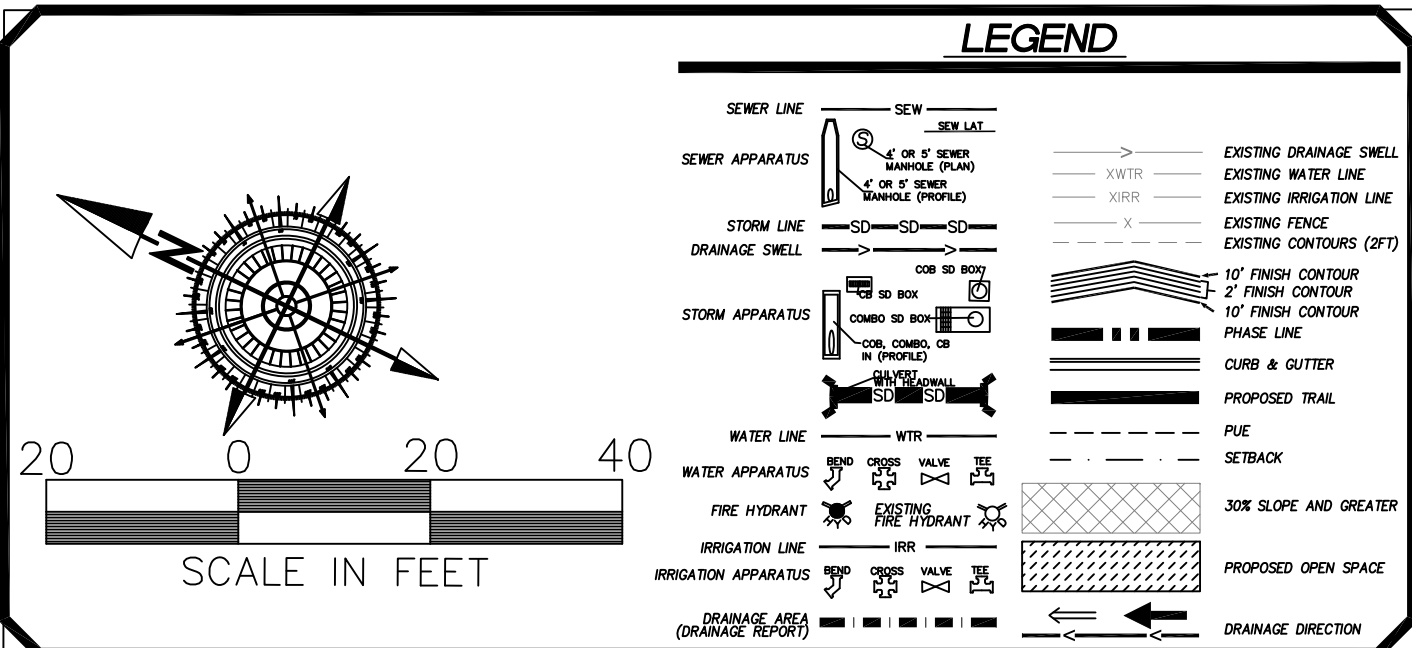
**ALTITUDE LOFT
CONDOMINIUMS**

*EXISTING SITE
DEMOLITION PLAN*

10-20-2021

SUMMIT
COUNTY

SHEET NO. 2



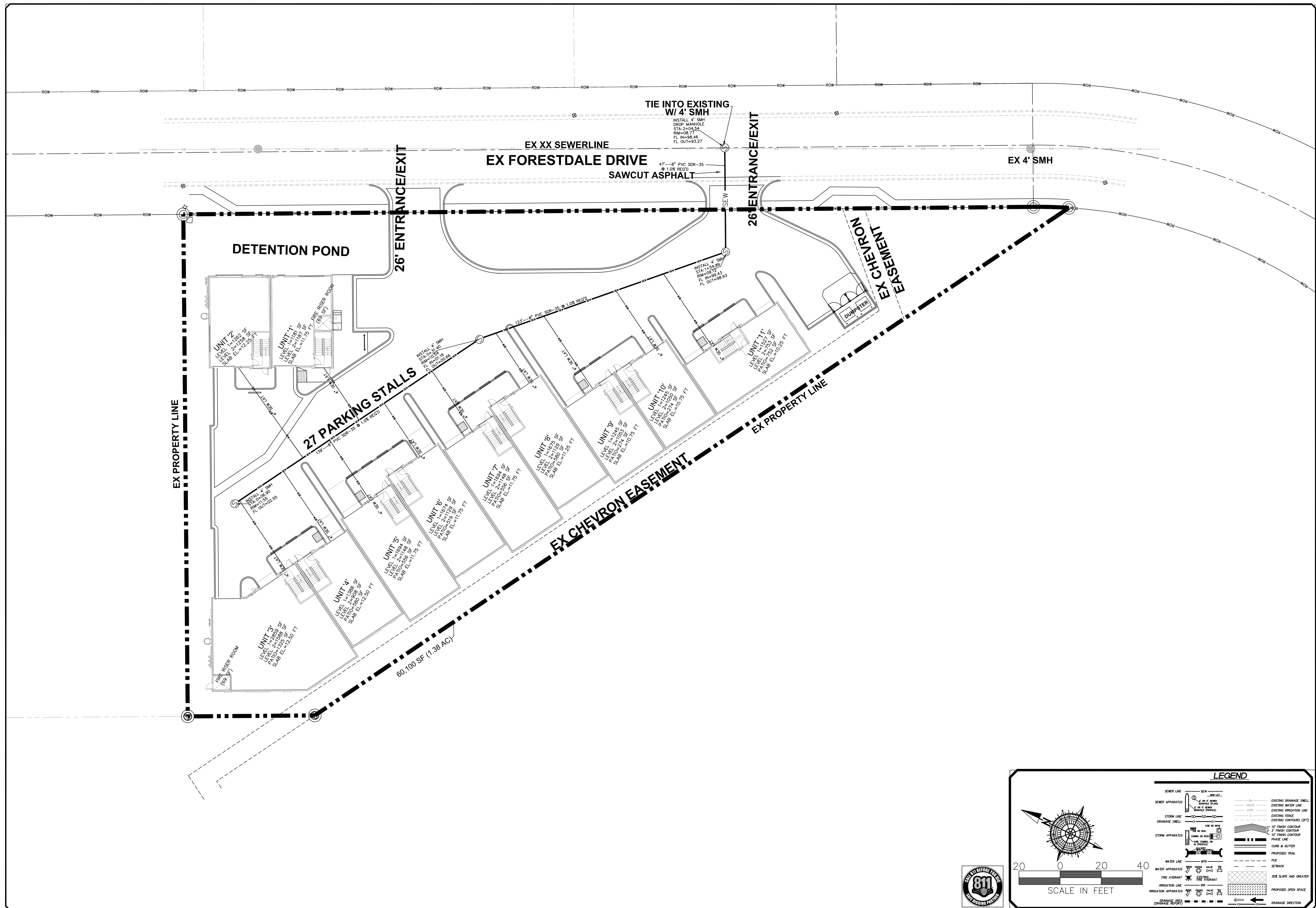
10-20-2021

SHEET NO. 3



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

**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

[illegible]

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



GATEWAY CONSULTING, Inc.

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**CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT**

**ALTITUDE LOFT
CONDOMINIUMS**

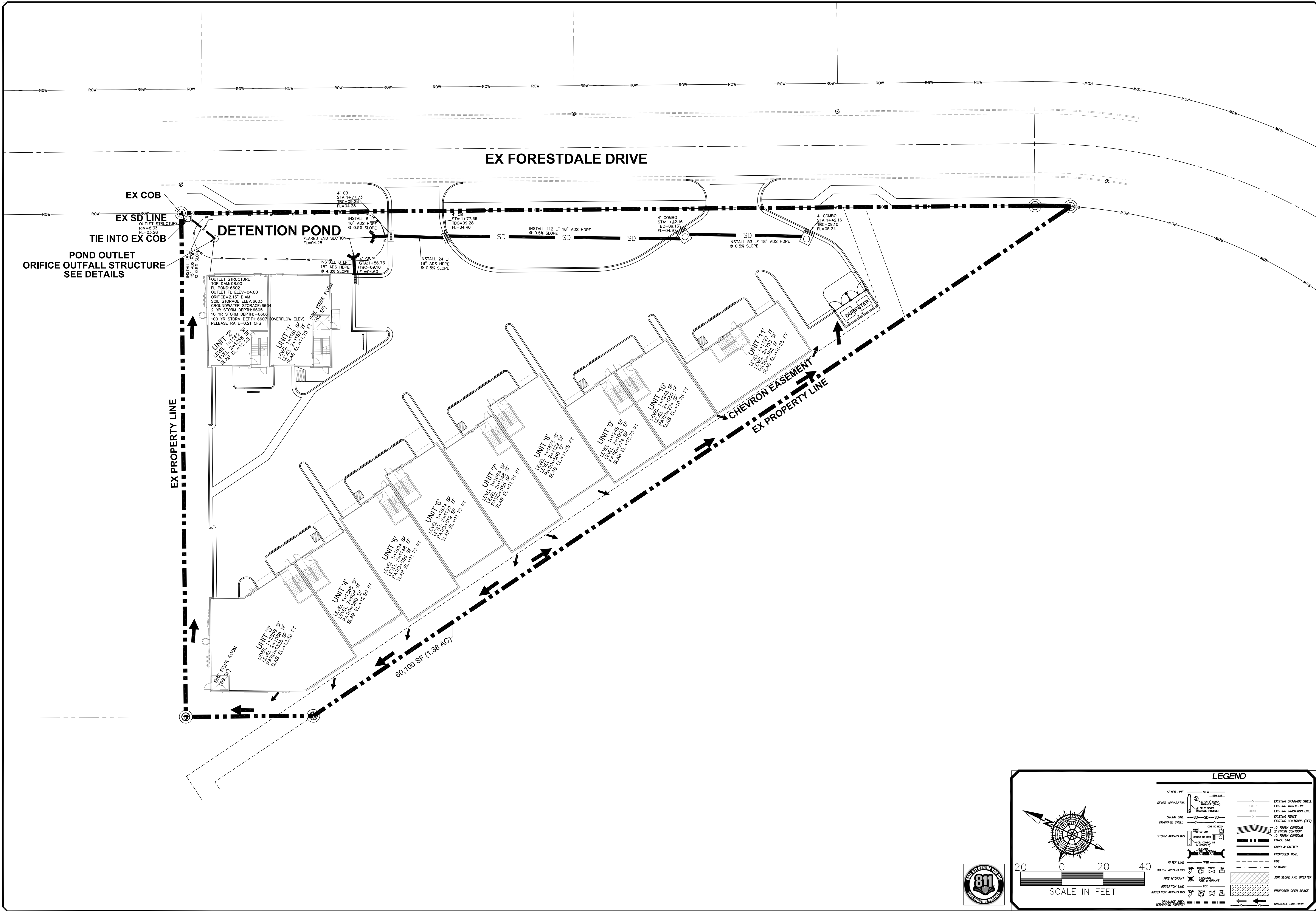
SEWER UTILITY SHEET

10-20-2021

SUMMIT
COUNTY

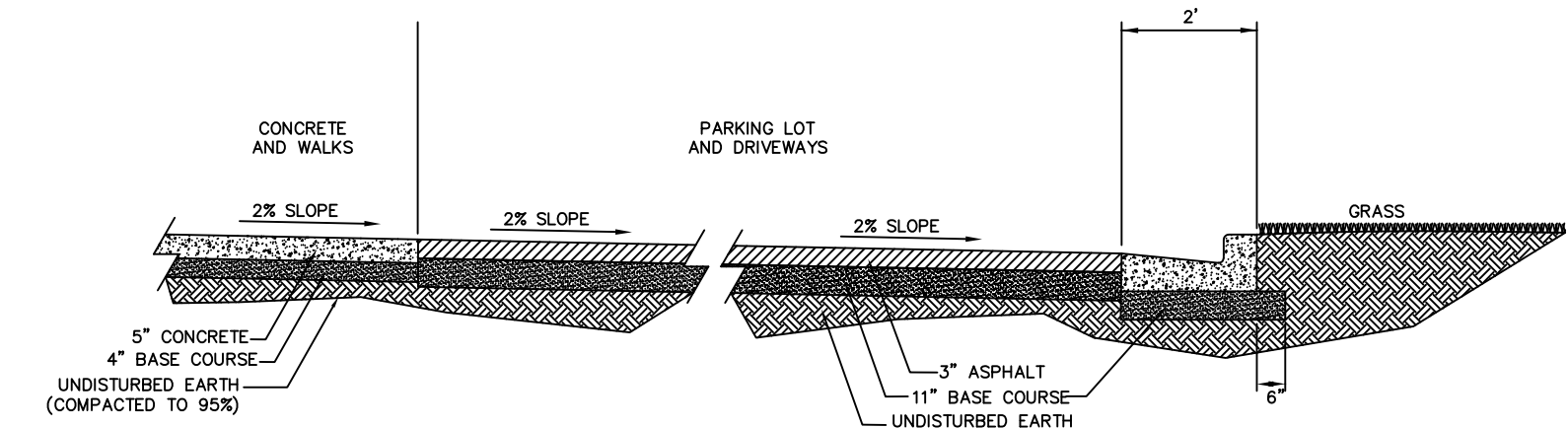


SHEET NO. U2

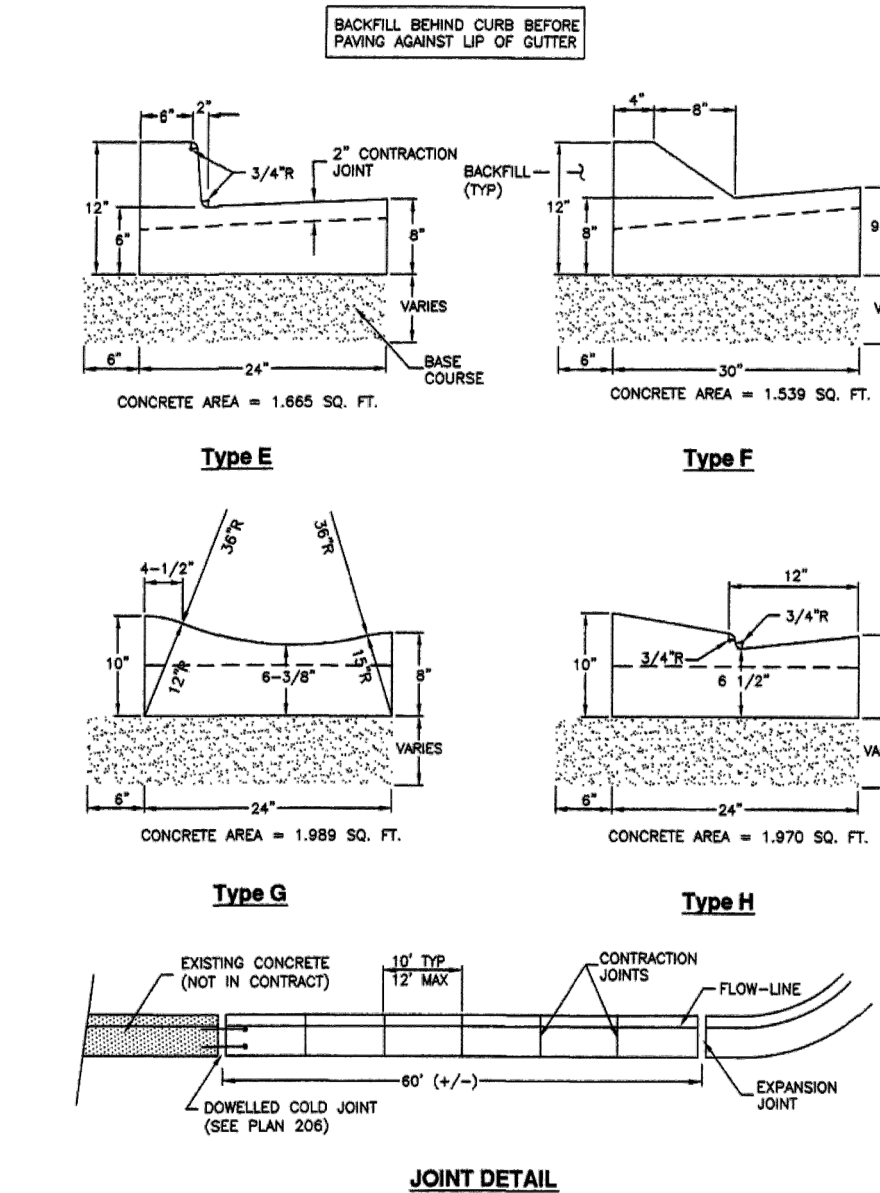


ORIG. DATE: 3-8-21		SURVEY BY: GPM		DRAWN BY: GPM		DESIGNED BY: GPM		CHECKED BY: GPM		SCALE: 1"=20'	
GATEWAY CONSULTING, Inc. P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 FAX: (801) 432-7050 paul@gatewayconsultingllc.com											
CIVIL ENGINEERING * CONSULTING * LAND PLANNING CONSTRUCTION MANAGEMENT											
ALTITUDE LOFT CONDOMINIUMS STORM UTILITY SHEET 10-20-2021											
SUMMIT COUNTY											
SHEET NO. U3											

PARKING LOT ASPHALT AND CONCRETE CROSS SECTIONS

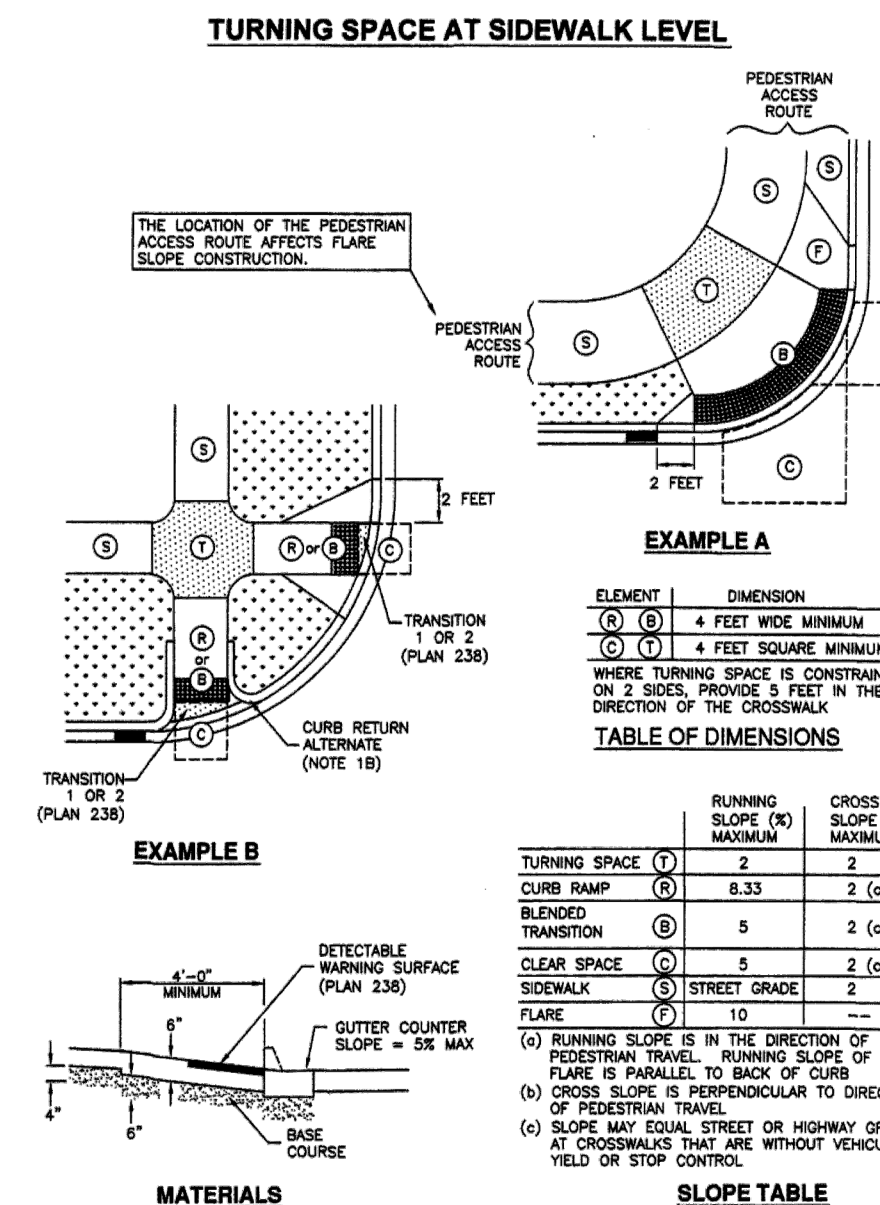


- 205.2**
- Curb and gutter**
- 1. GENERAL**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
B. Additional requirements are specified in APWA Section 32 16 13.
- 2. PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
C. Protection and Repair: Apply a broom finish. Apply a curing agent.
D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



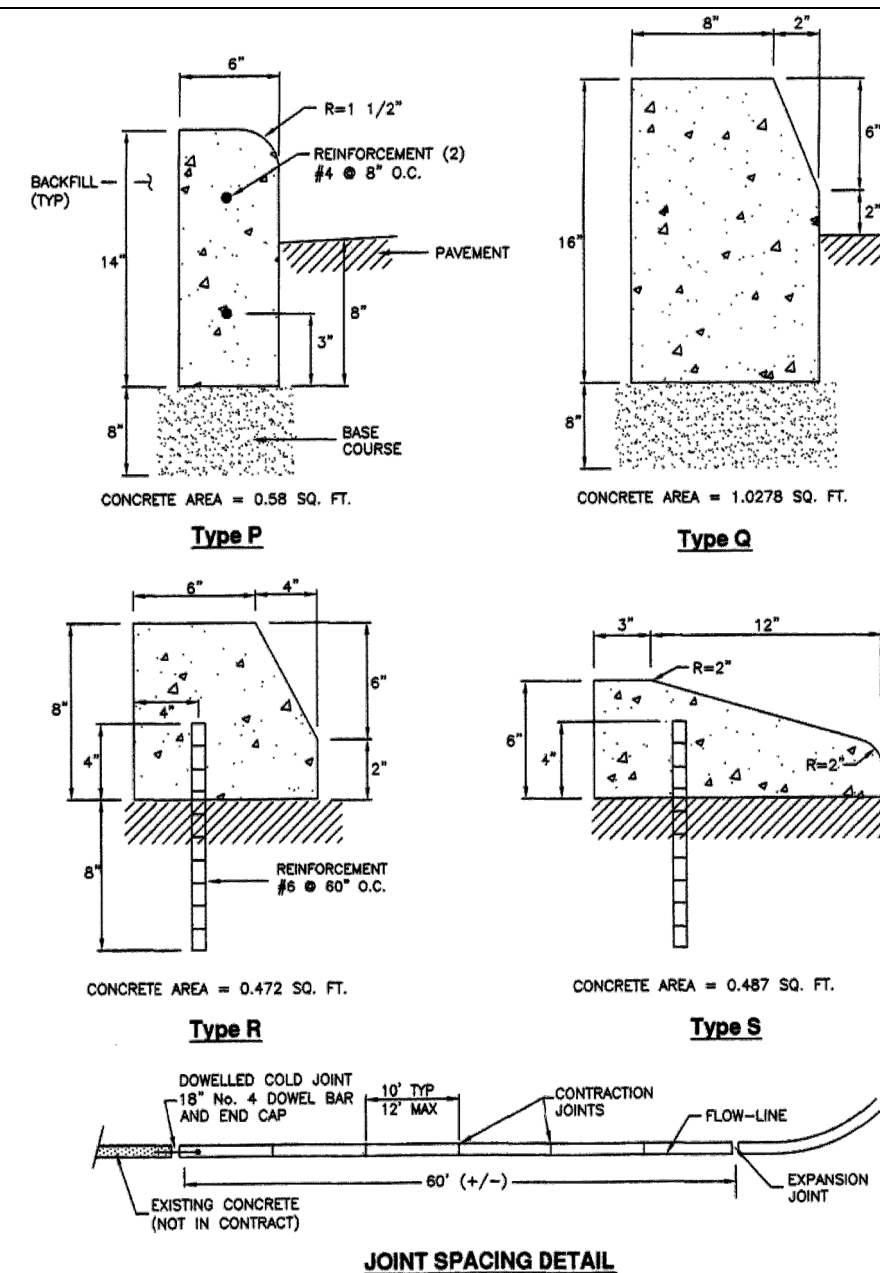
APWA Utah Chapter
Curb and gutter
Plan 205.2
April 2011

- 235.1**
- Corner curb cut assembly**
- 1. GENERAL**
A. Where existing elements or spaces are altered to receive an assembly, slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
B. Installation of flares or curb returns is ENGINEER's choice.
C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
- 2. PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Detectable Warning Surface: Paver, ribbed composite panel or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
D. Concrete: Class 4000, APWA Section 03 30 04.
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Curb Modifications:
1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum unless noted.
C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Slopes are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
D. Concrete Placement: APWA Section 03 30 10.
1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete slabwork.
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
E. Clear Space: No trip hazards in the clear space.



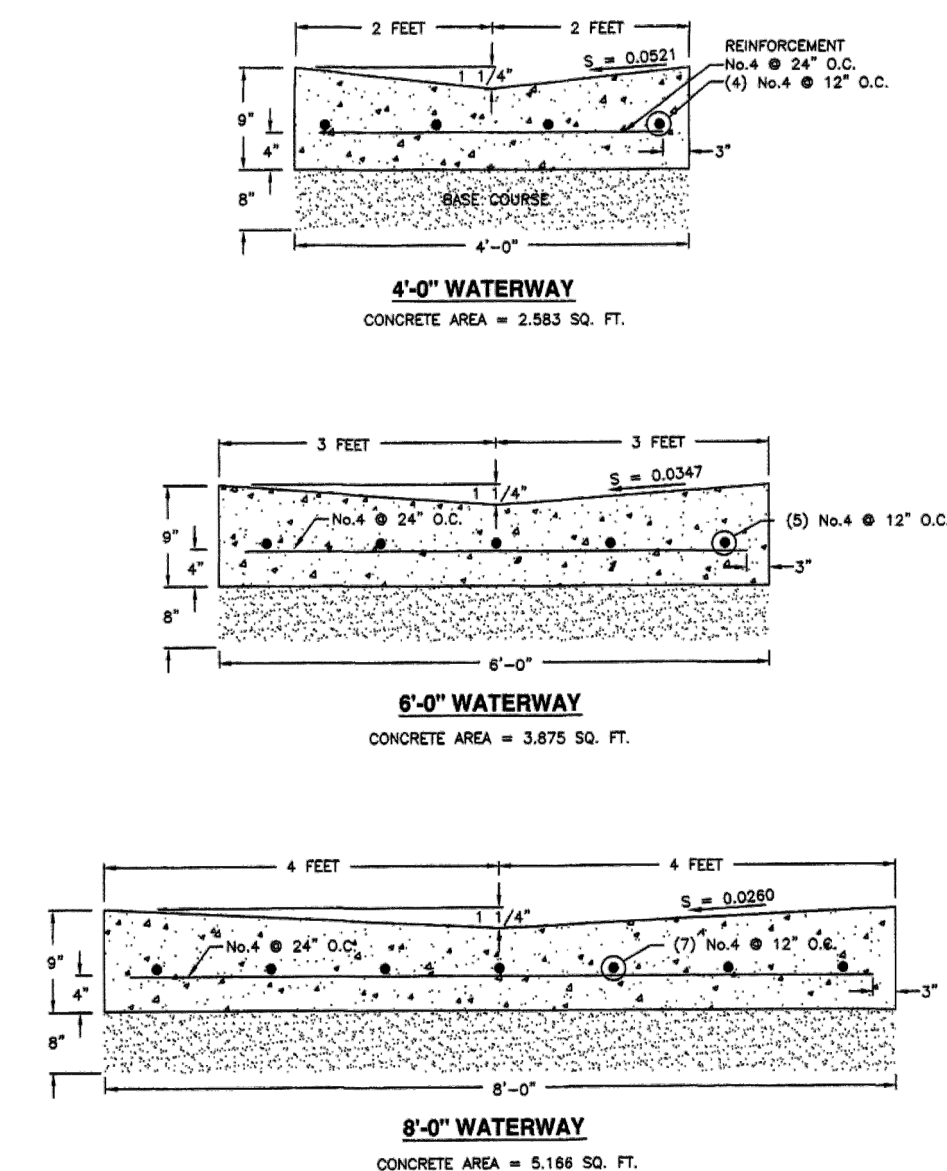
APWA Utah Chapter
Corner curb cut assembly
Plan 235.1
September 2011

- 209**
- Curbs**
- 1. GENERAL**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
B. Additional requirements are specified in APWA Section 32 16 13.
- 2. PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



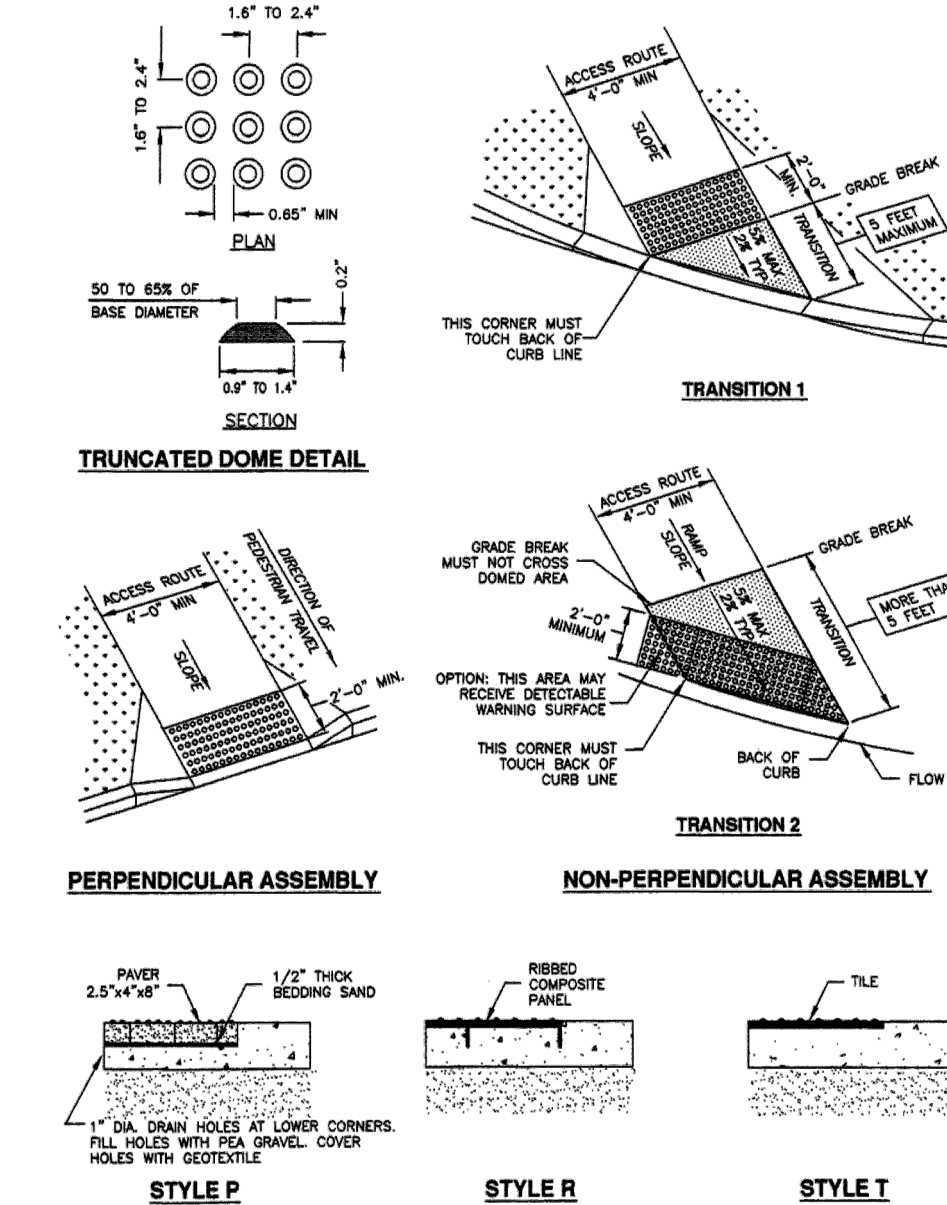
APWA Utah Chapter
Curbs
Plan 209
November 2009

- 211**
- Waterway**
- 1. GENERAL**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
B. Unless indicated otherwise, width of waterway as follows:
1) 4 feet for a residential street.
2) 6 feet for a non-residential street.
3) If wider than 6 feet, offset the flow line in the waterway to match (line up with) the curb and gutter flow line. Adjust cross slopes to match existing slopes.
C. Additional requirements are specified in APWA Section 32 16 13.
- 2. PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (±0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Expansion joints are not required in concrete placement using slip-form construction.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



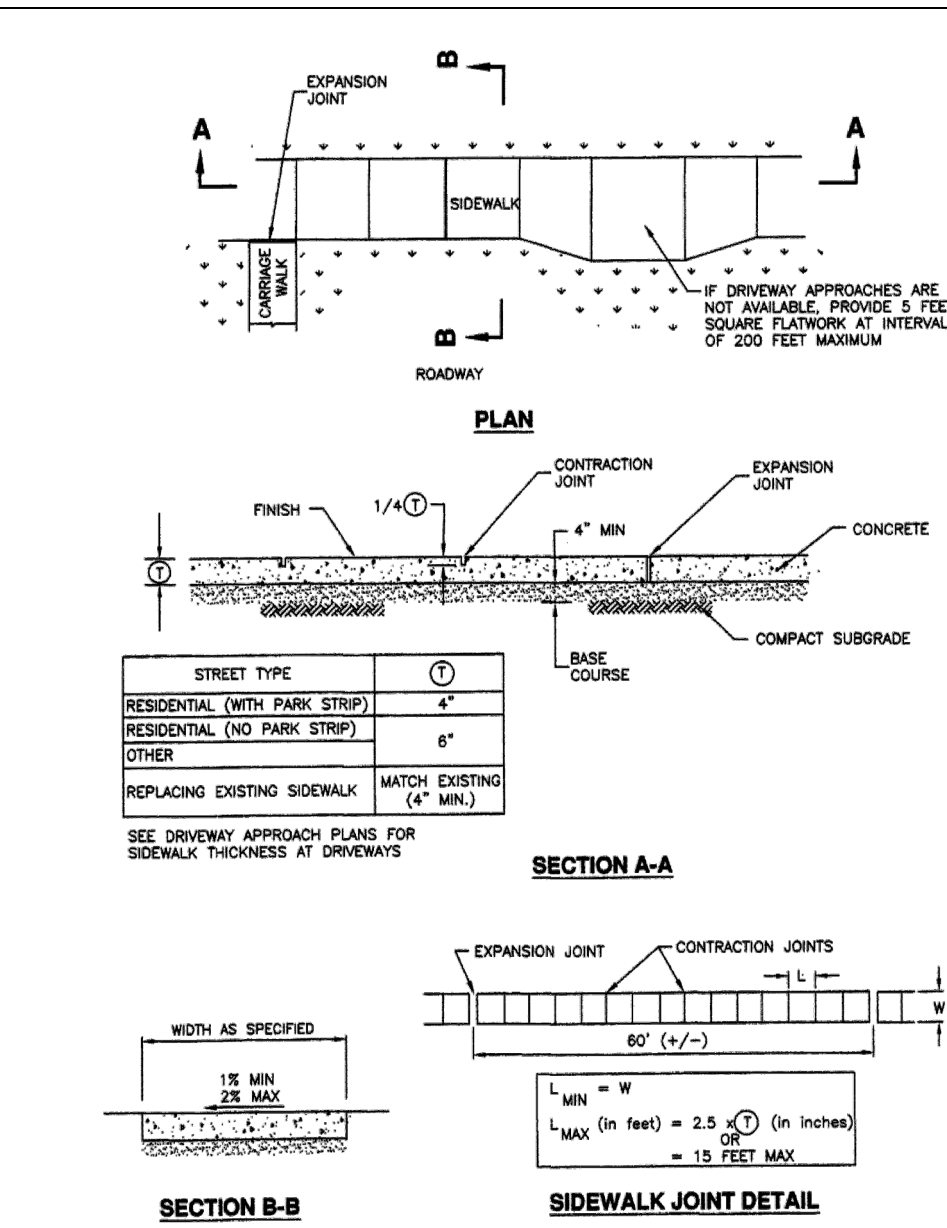
APWA Utah Chapter
Waterway
Plan 211
July 2011

- 238**
- Detectable warning surface**
- 1. GENERAL**
A. Detectable warnings consist of a surface of truncated domes aligned in a square or radial grid pattern with dome size, dome spacing, contrast and panel size as indicated.
B. Definitions and supplemental requirements are specified in APWA Section 32 16 14.
- 2. PRODUCTS**
A. Pavers:
1) Concrete, APWA Section 32 14 13.
2) Brick and Mortar, APWA Section 32 14 16.
B. Tile: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
C. Ribbed Composite Panel: Unless indicated elsewhere, selection is by CONTRACTOR as allowed by ENGINEER.
D. Bedding Sand, Joint Sand, Geotextile: APWA Section 32 14 13.
- 3. EXECUTION**
A. Layout:
1) Joints Between Units: 3/16 inch maximum or manufacturer's recommendation.
2) Flares: Do not install detectable warning units on flared surfaces.
3) Alignment: Where a ramp, turning space, or blended transition provides access to the street continuously around a corner, align the vertical rows of truncated domes to be perpendicular or radial to the grade break between the ramp and the street for a 4 feet minimum width for each crosswalk served.
4) Transition 1 or 2: Selection is by ENGINEER unless indicated elsewhere.
5) At Rail Crossings: The edge of the detectable warning surface nearest the rail crossing is 8 feet minimum and 15 feet maximum from the centerline of the nearest crossing.
B. Paver Installation: APWA Section 32 14 13. If paver must be cut, minimum paver cut length is 3/4 paver, or 1/2 paver length providing the adjacent paver is also reduced to more than 1/2 its original length. Do not cut pavers longitudinally. Remove domes that were cut.
C. Tile Installation: Install according to manufacturer's recommendations. Remove domes that were cut.
D. Ribbed Composite Panel Installation: Install according to manufacturer's recommendation. Remove domes that were cut. Seal cuts to prevent water intrusion.



APWA Utah Chapter
Detectable warning surface
Plan 238
July 2011

- 231**
- Sidewalk**
- 1. GENERAL**
A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
B. Additional requirements are specified in APWA Section 32 16 13.
- 2. PRODUCTS**
A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- 3. EXECUTION**
A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Concrete Placement: APWA Section 03 30 10.
1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



APWA Utah Chapter
Sidewalk
Plan 231
March 2009

NO.	DESCRIPTION	DATE	APP'D

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

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 994-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING CONSULTING LAND PLANNING CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

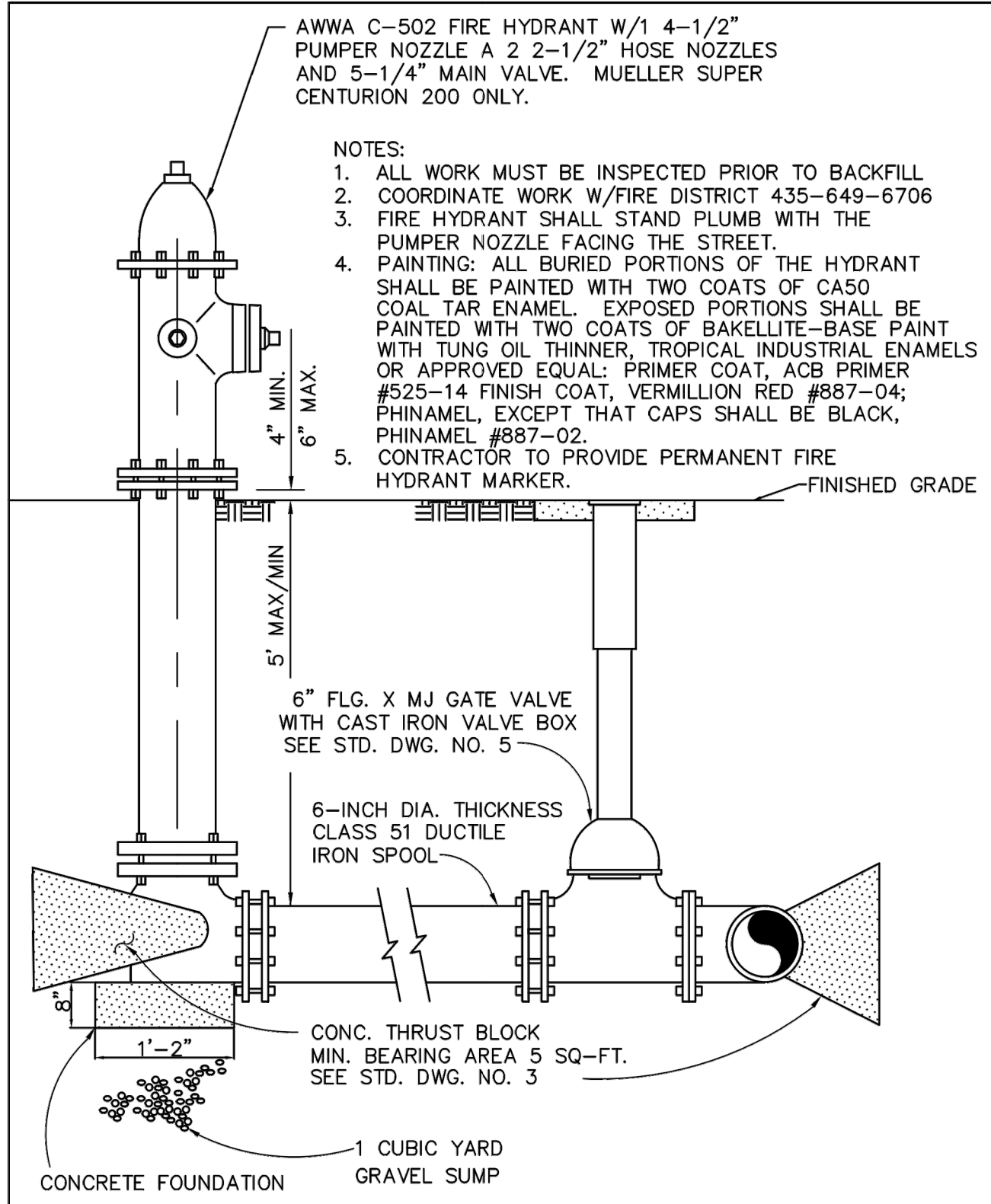
STREET DETAILS

PRINT DATE: 10-20-2021

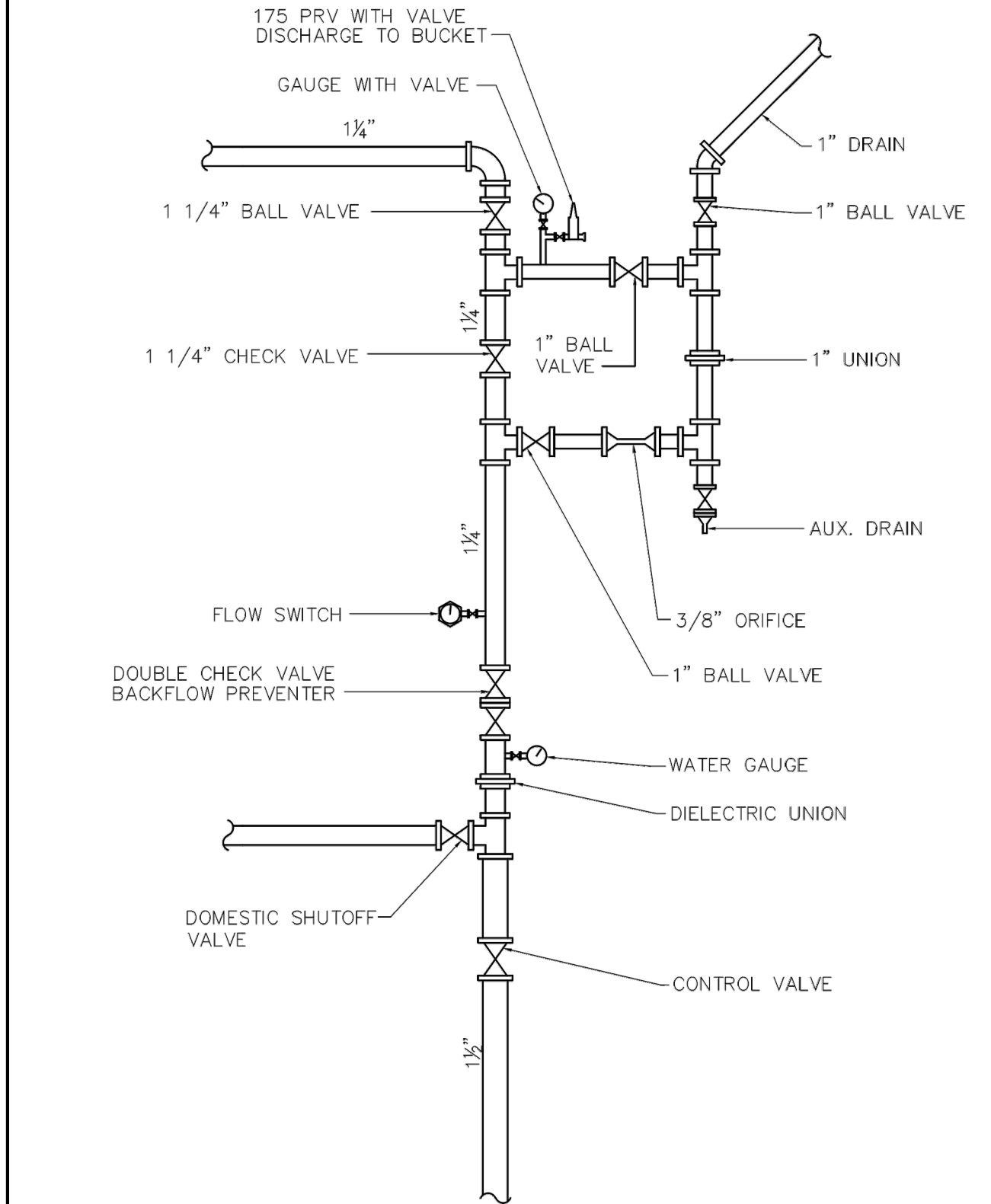
SUMMIT COUNTY

SEAL OF SUMMIT COUNTY, UTAH

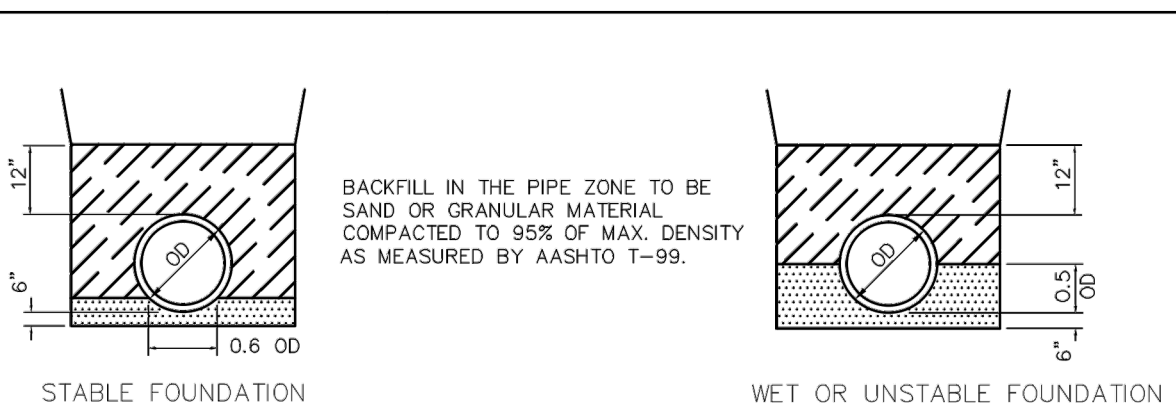
SHEET NO. **D1**



REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 9/11/97 2. 10/6/00 3. 11/8/07 4. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	FIRE HYDRANT DETAIL	4



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



TRENCH NOTES

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

PIPE BEDDING MATERIAL	
FINE SAND (NON-PLASTIC) AND CLAYEY (CLAY FILLED) GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES, AND GRAVEL-CLAY MIXTURES. THIS MATERIAL IS NOT ALLOWED FOR BEDDING IN WET TRENCHES.	
SIEVE	% PASSING
3/4"	100
NO. 4	80-100
NO. 10	30-50
NO. 40	10-30
NO. 200	7-15

GRANULAR	
SAND AND GRAVEL WELL GRADED AND READILY COMPACTED, NON-PLASTIC, CLASSIFICATION A-1, ASTM 3282.	
SIEVE	% PASSING
3/4"	100
NO. 4	60-100
NO. 40	15-60
NO. 200	0-15

BEDDING MATERIAL GRADATION FOR WET OR UNSTABLE FOUNDATION	
FOR DUCTILE IRON:	
SIEVE	% PASSING
1-1/2"	100%
NO. 4	5%

FOR PVC AND HDPE:	
SIEVE	% PASSING
3/4"	100%
NO. 4	5%

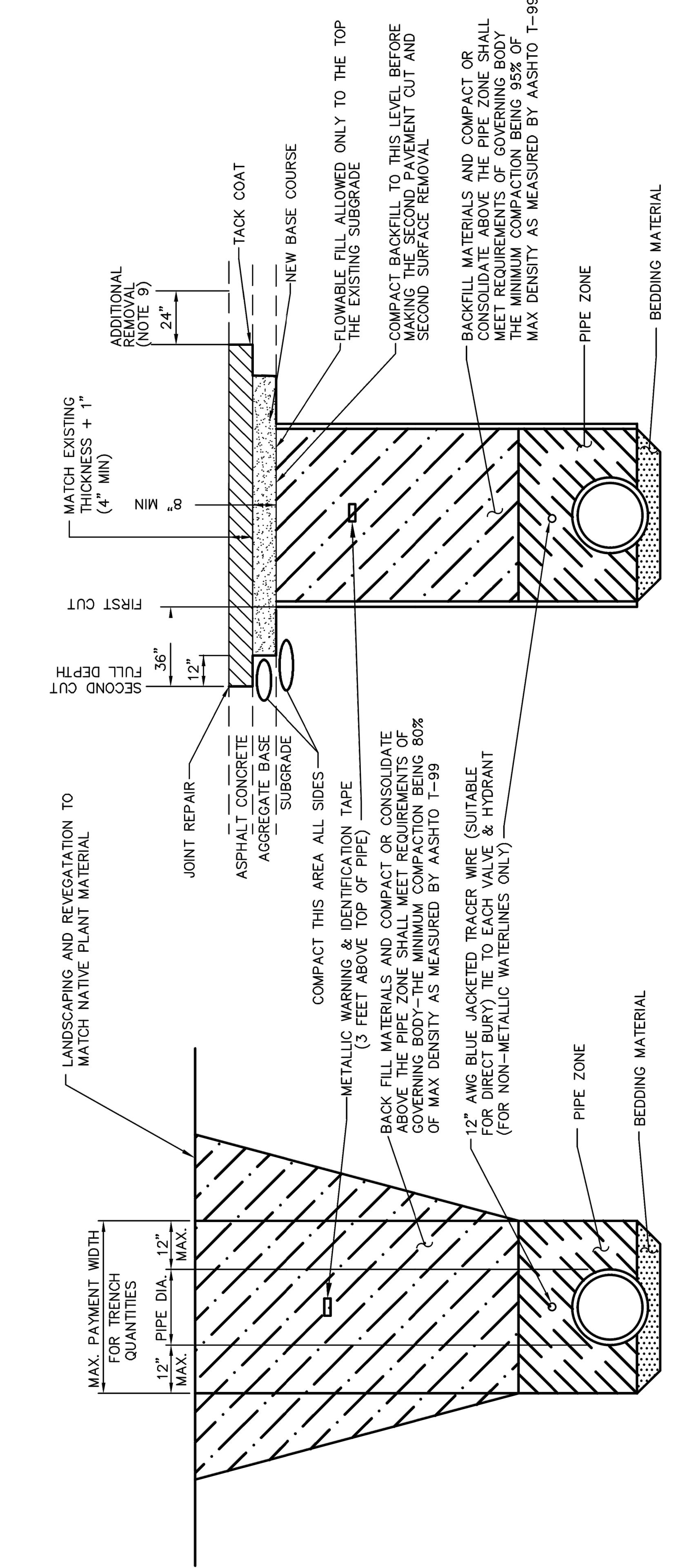
REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 10/4/95 2. 11/6/00 3. 4/23/15 4. 5/18/15 5. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	PIPE BEDDING DETAILS	2A

TYPE OF FITTING	CROSS W/PLUG	TEE W/PLUG	SECTION
TYPICAL INSTALLATION			
TYPICAL INSTALLATION			
THRUST BLOCK BEARING AREA (sq. ft.)			
TYPE OF FITTING	90° BEND	45° BEND	11 1/4" OR 22 1/2" BEND
SIZE OF PIPE			
4"	3	2	2
6"	6	3	2
8"	10	6	3
10"	15	9	5
12"	22	12	6
14"	30	16	9
16"	38	21	11
18"	48	26	14
24"	88	47	24
30"	134	73	37

NOTE:

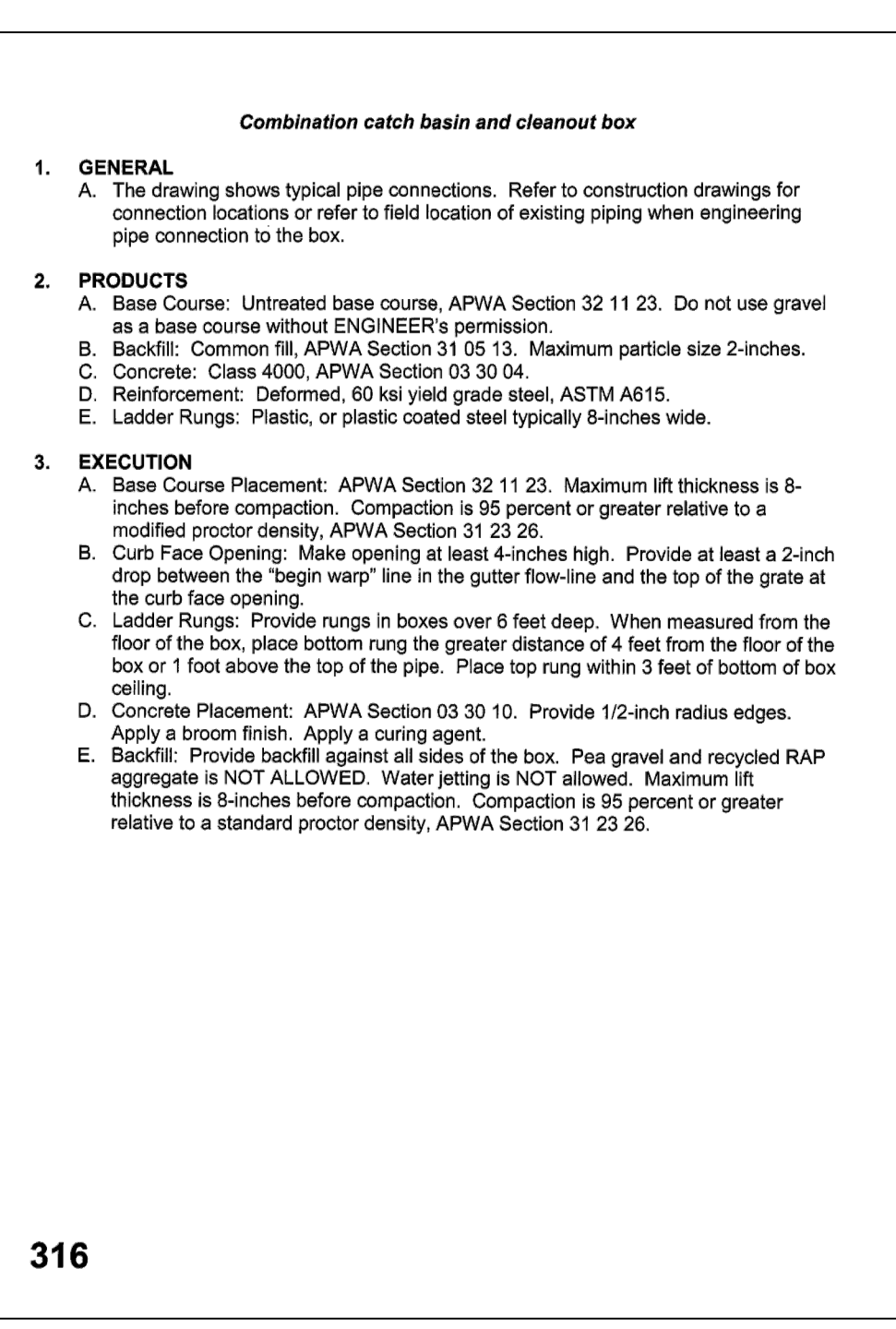
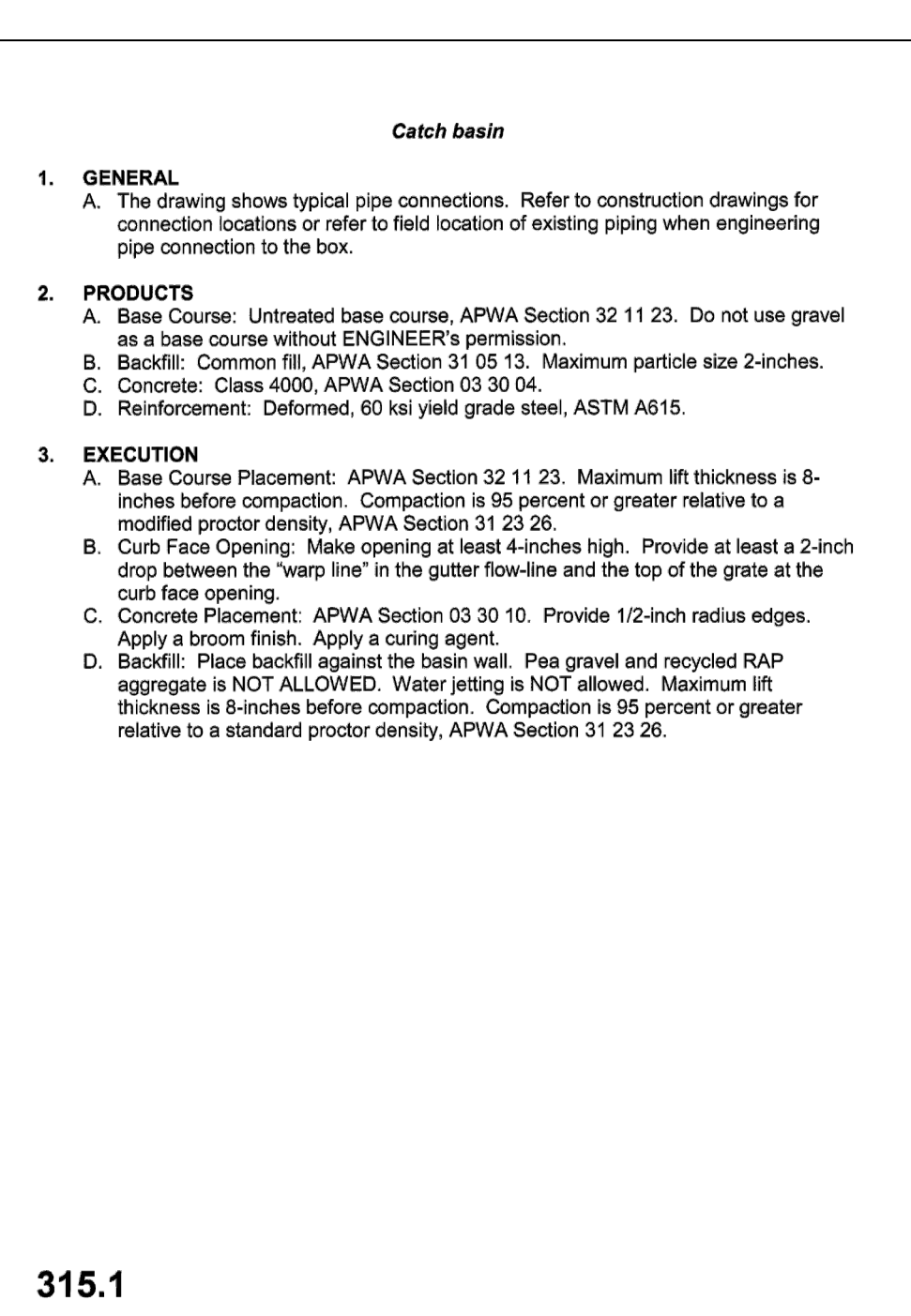
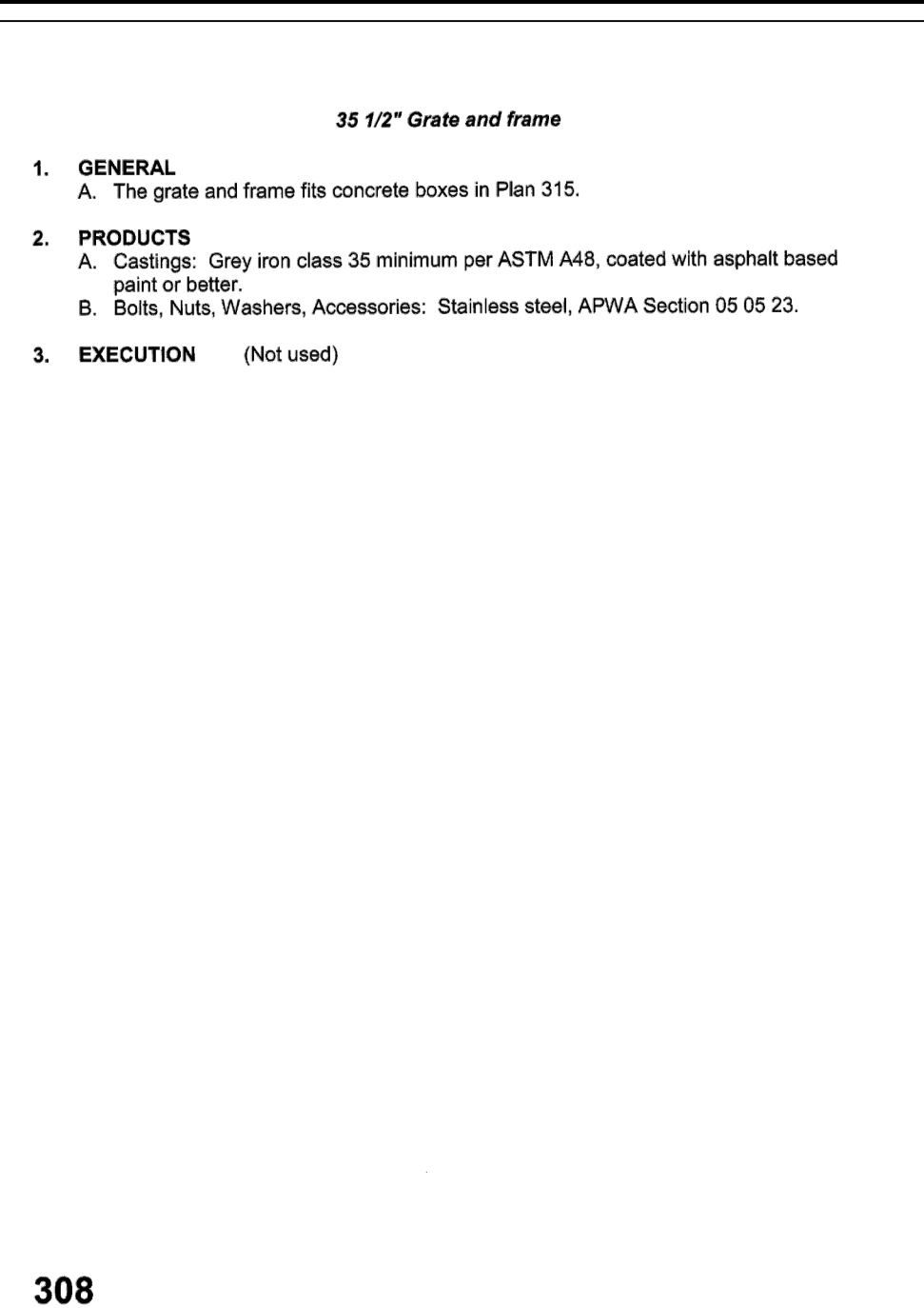
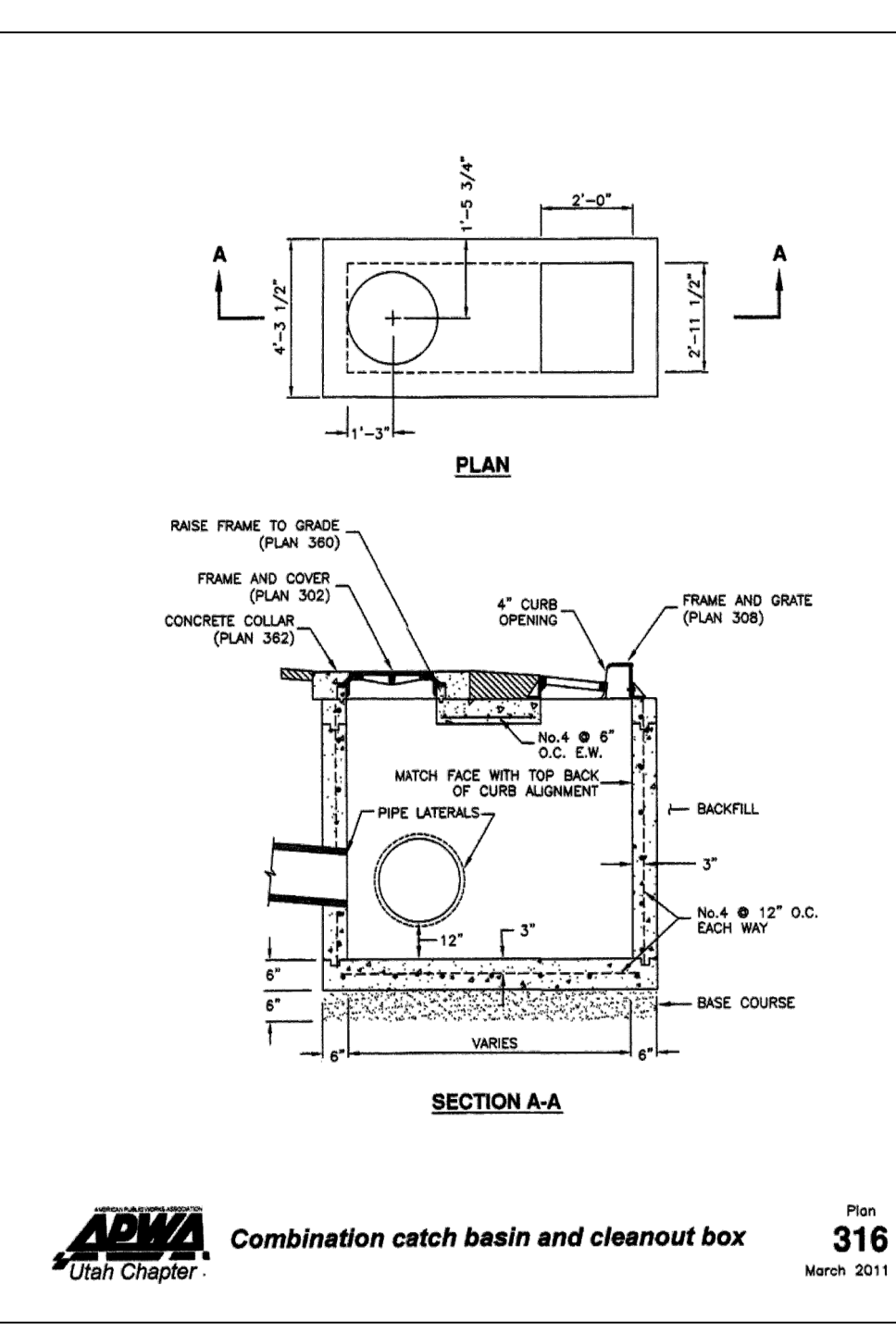
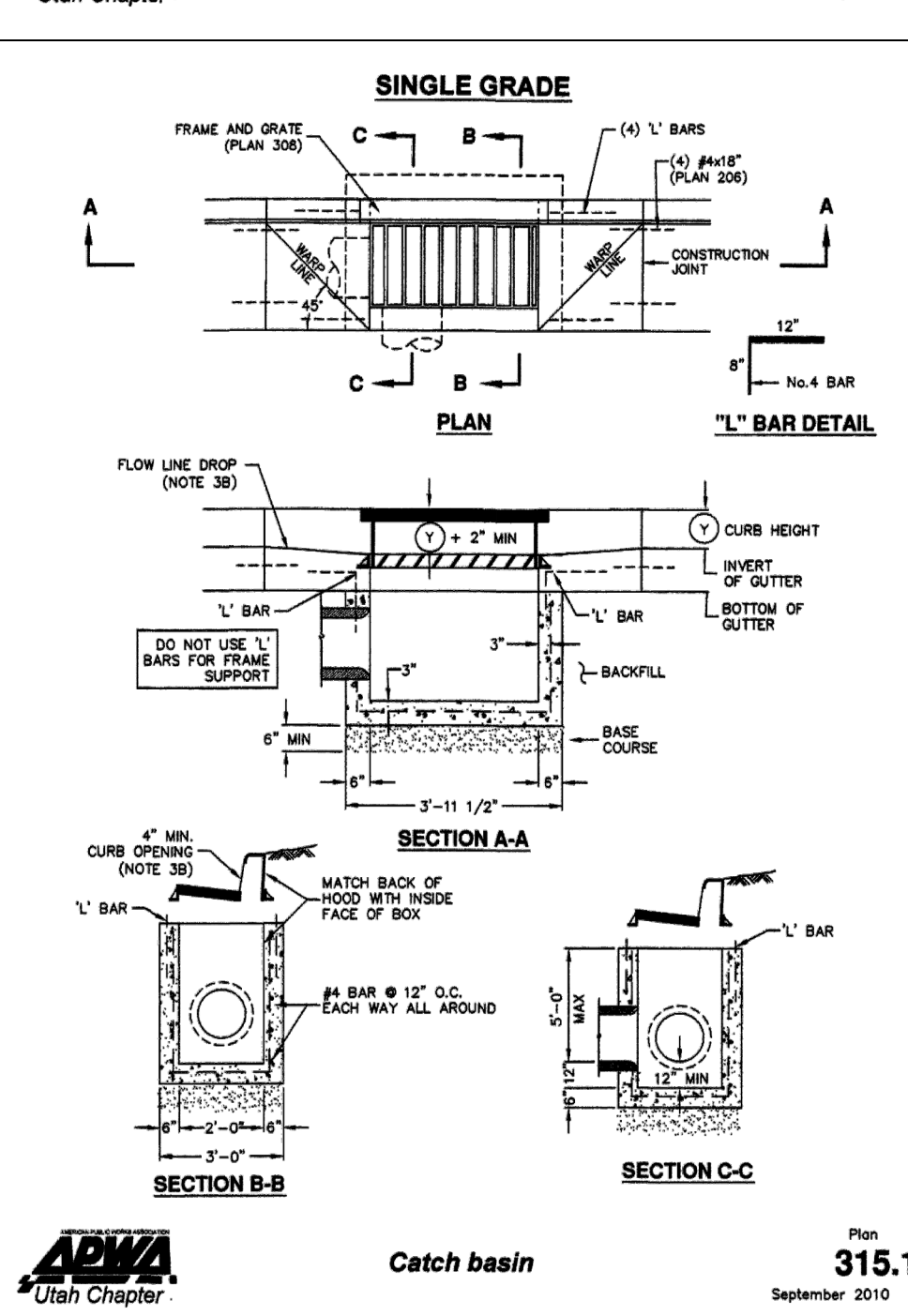
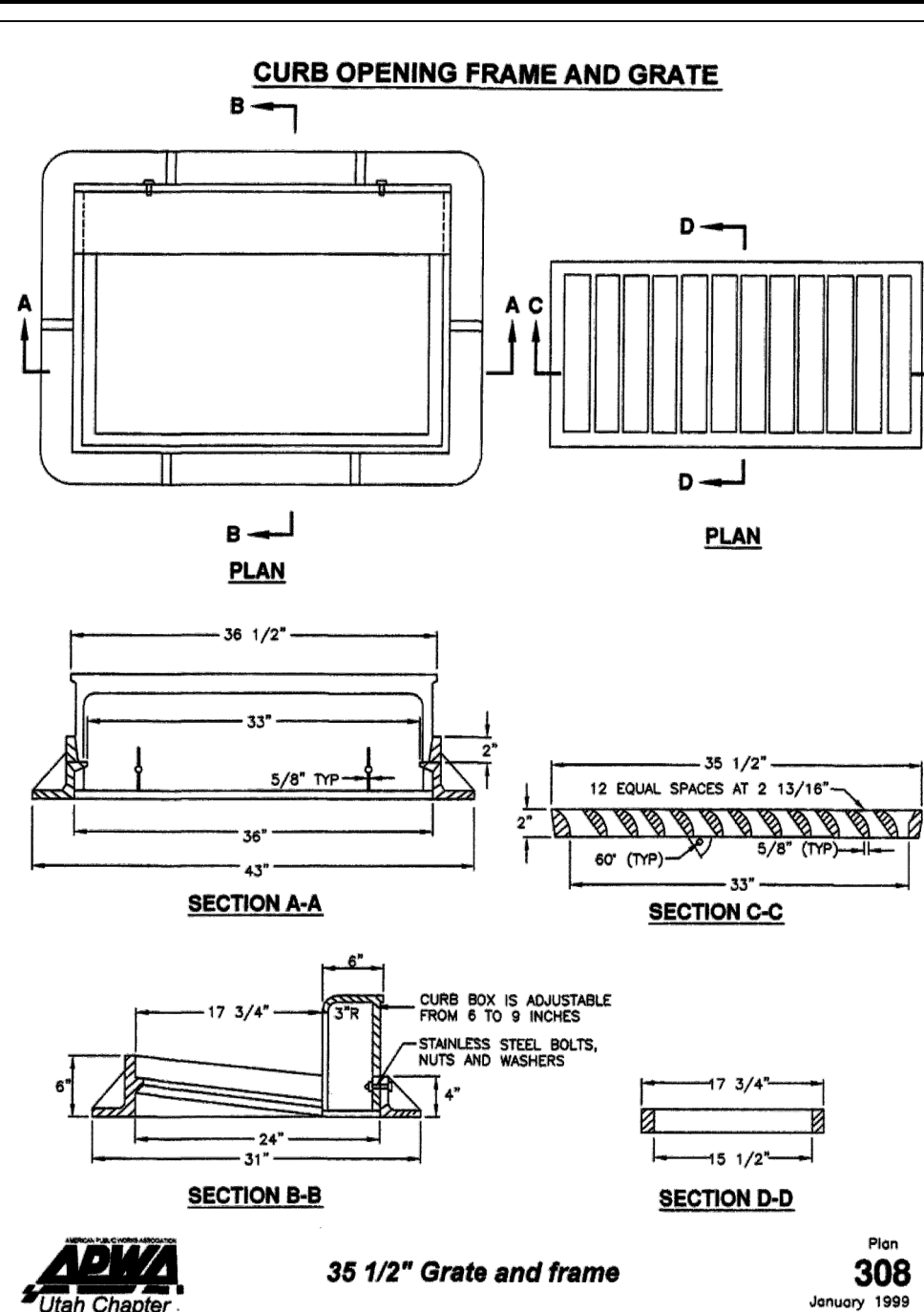
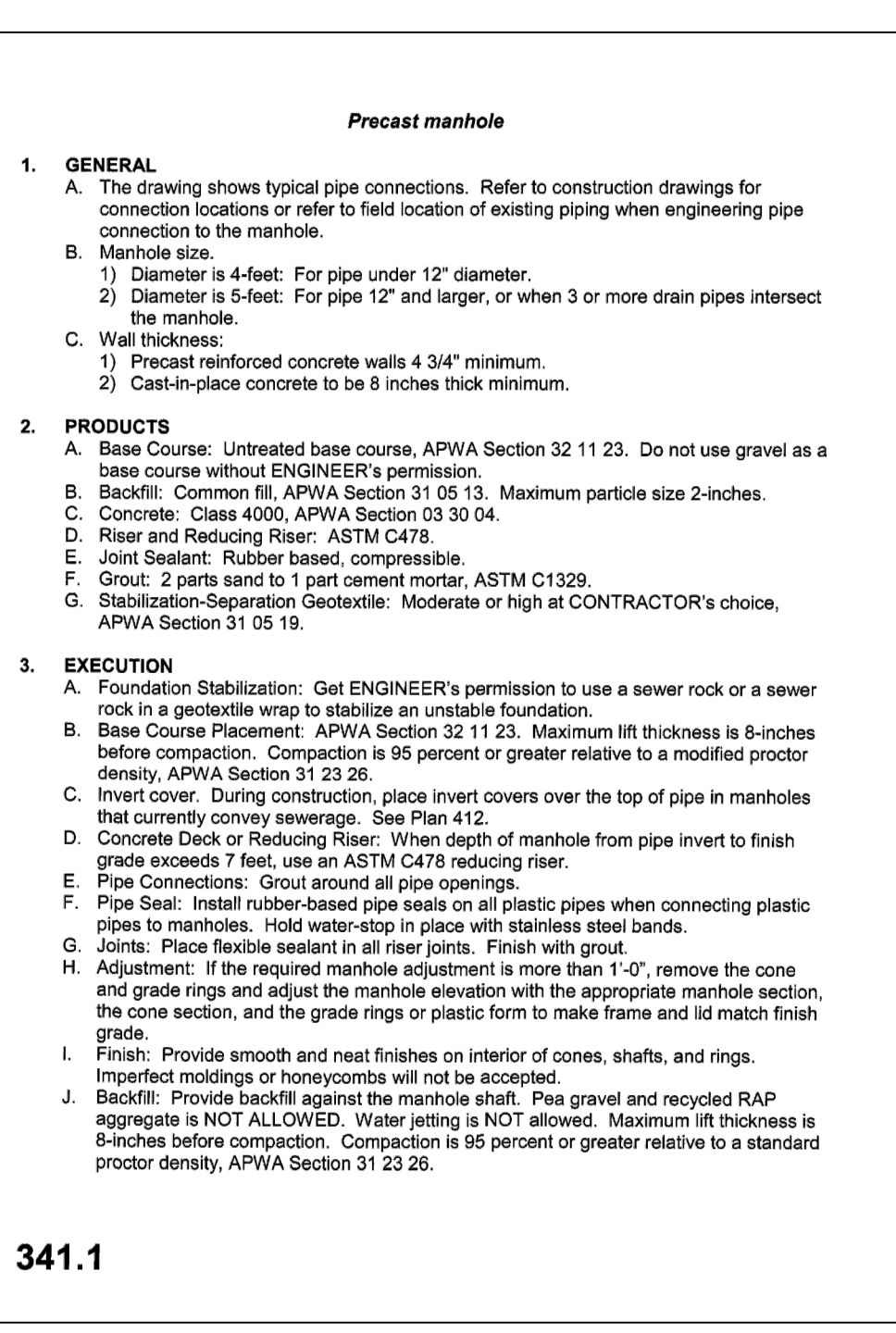
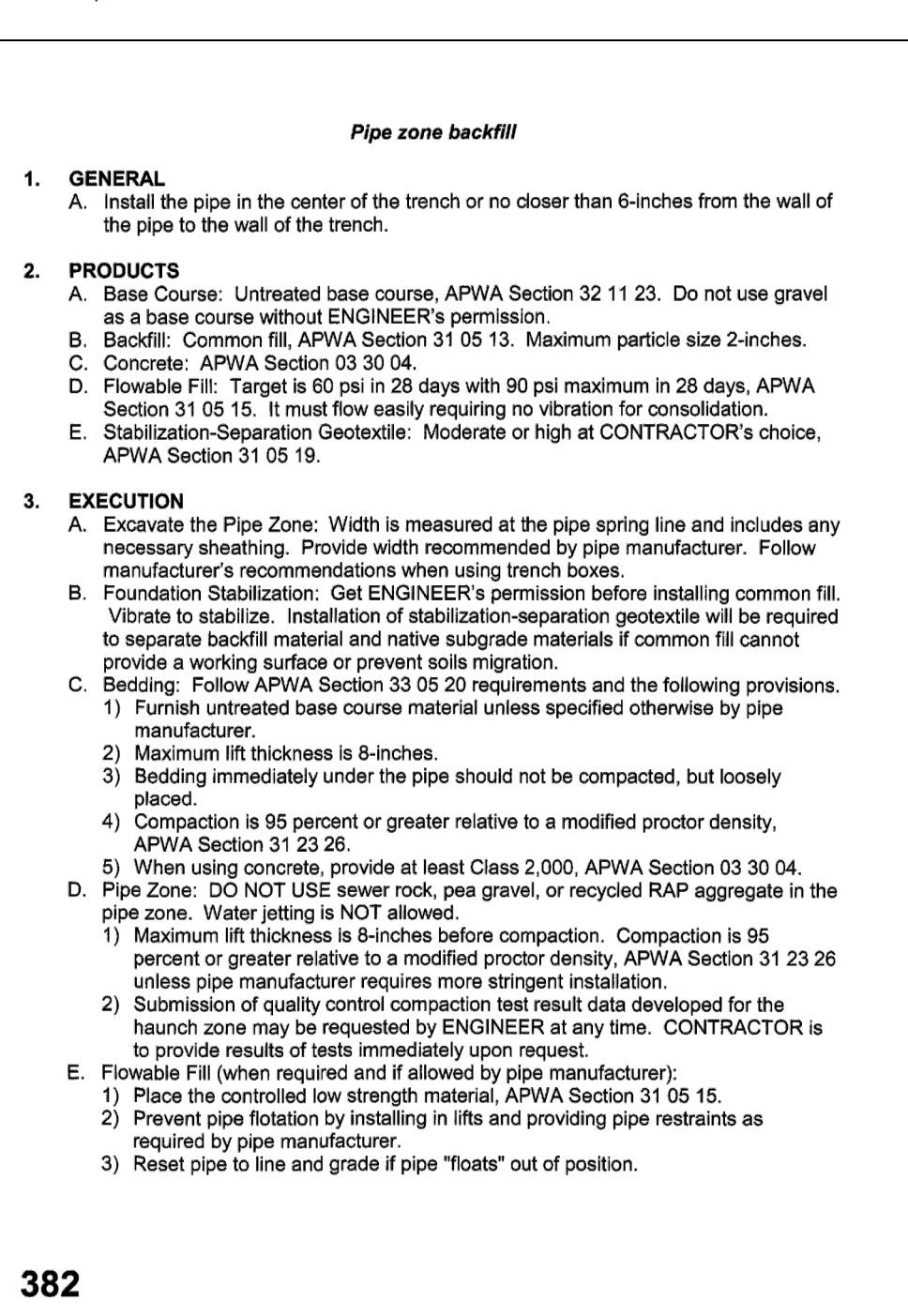
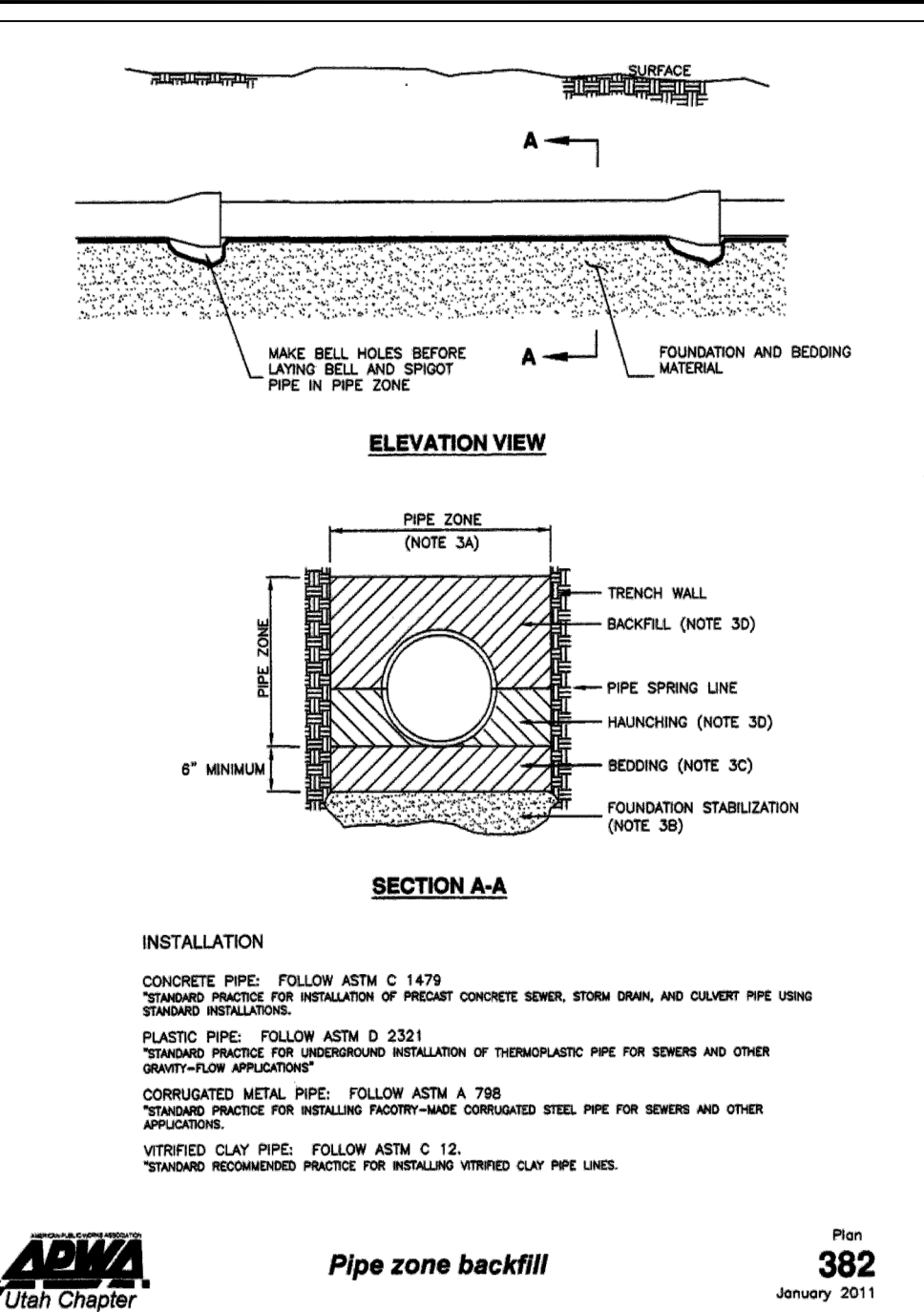
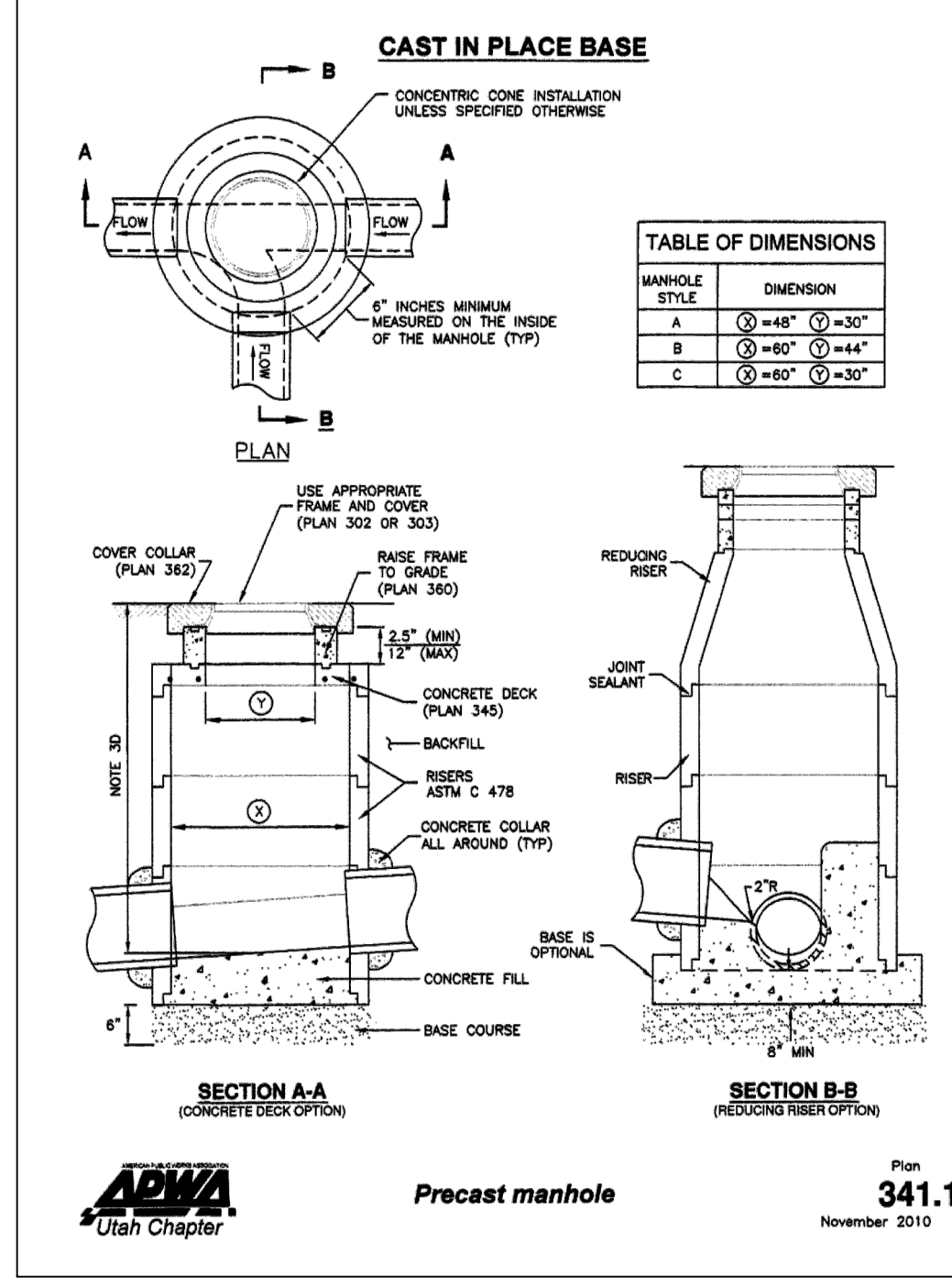
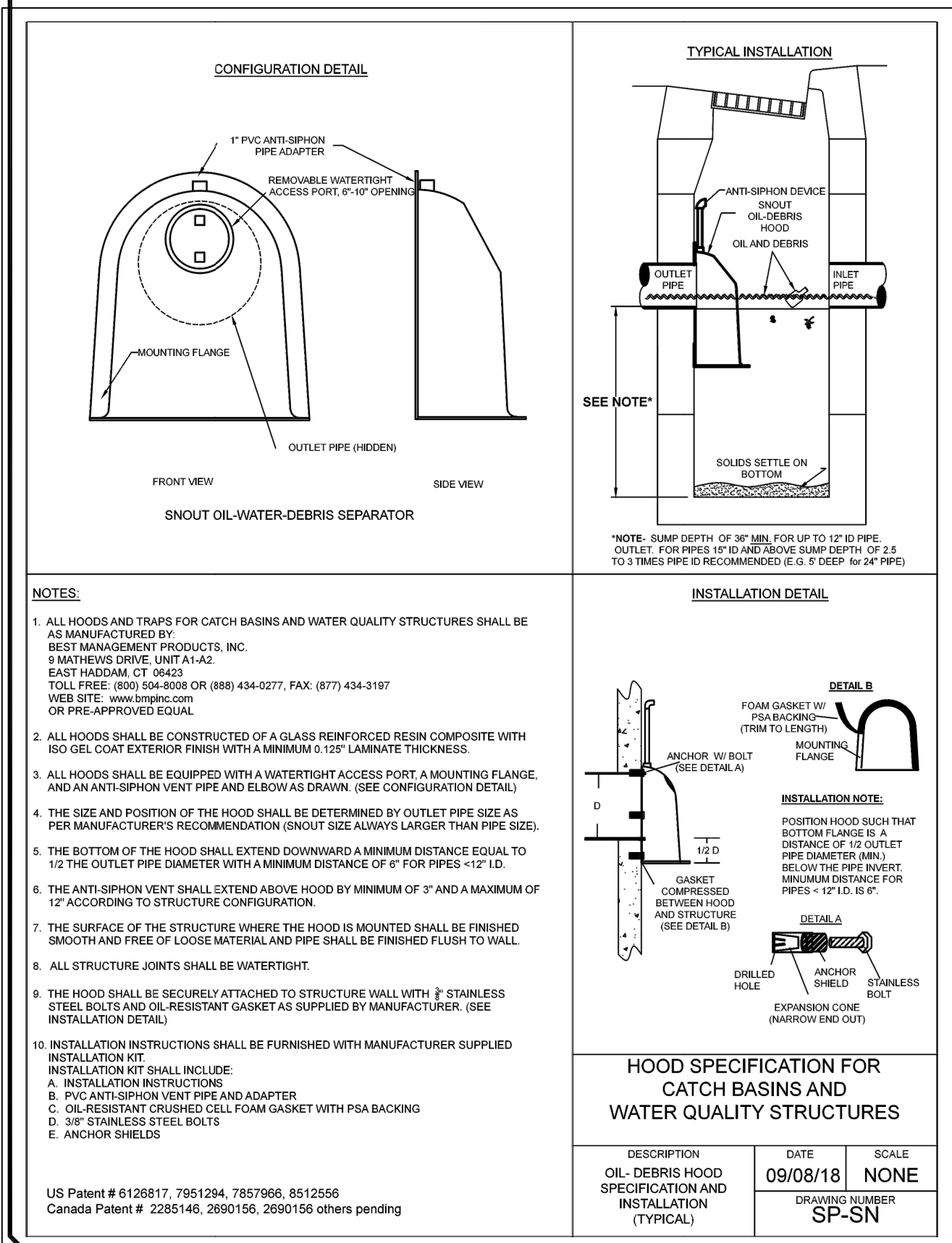
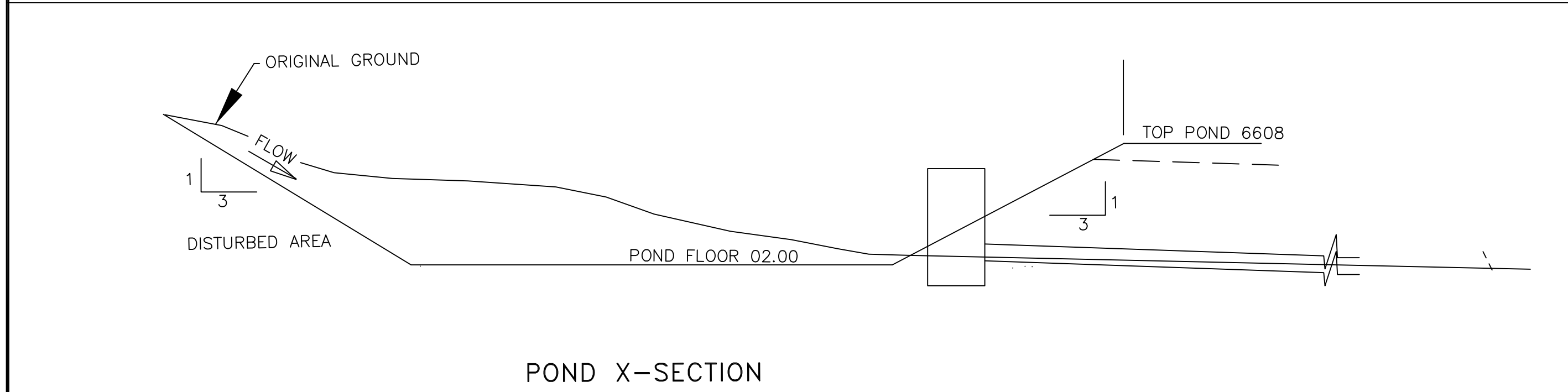
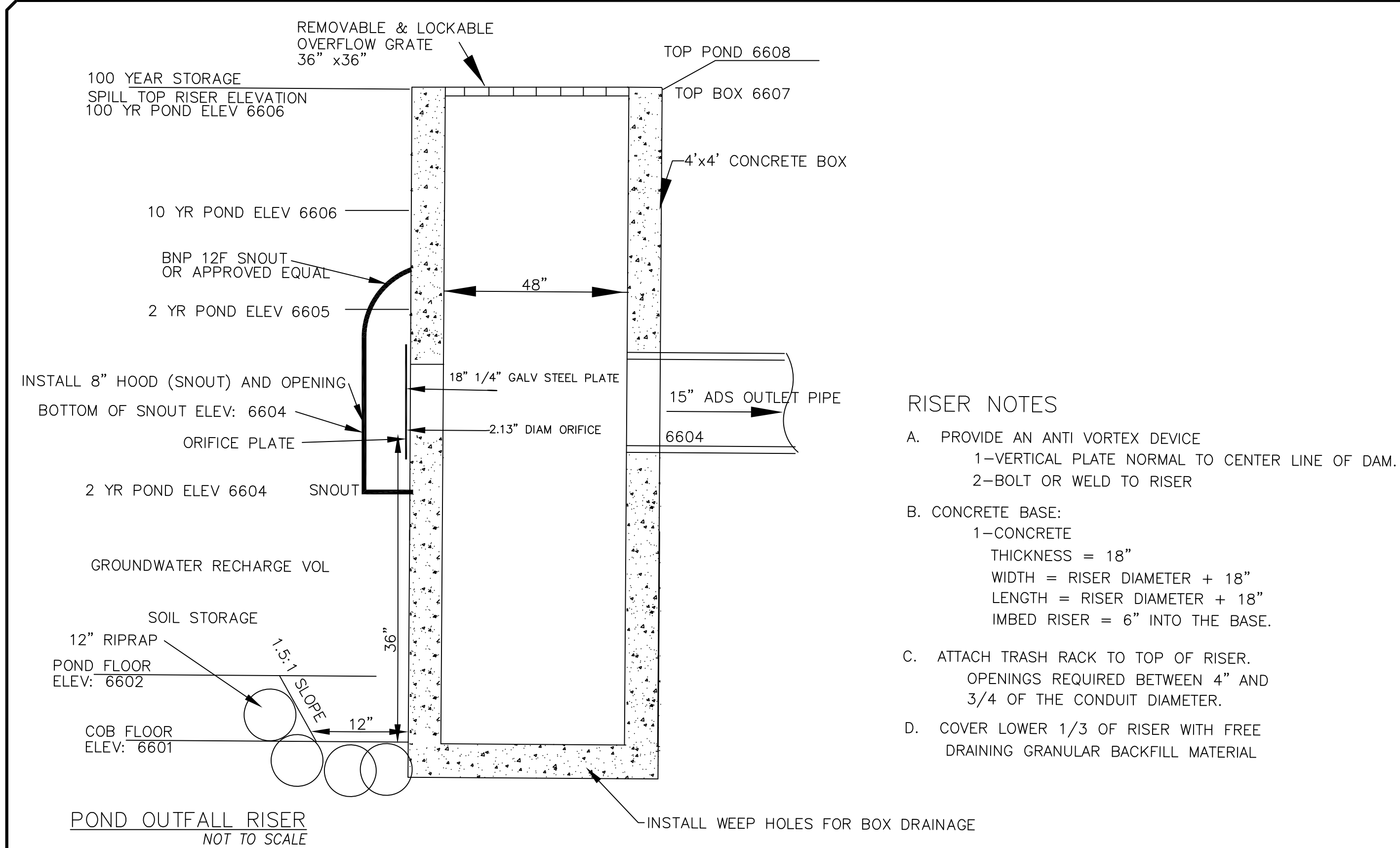
- ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL.
- CONSTRUCT THRUST BLOCKS W/4000 PSI CONCRETE-CURE MINIMUM 5 DAYS.
- AREAS ARE BASED ON 200 PSI TEST PRESSURE AND 1500 PSF BEARING CAPACITY.
- BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE.
- BLOCKS TO BE POURED AGAINST UNDISTURBED SOIL.
- WRAP ALL FITTINGS WITH 6-MIL POLYETHYLENE FILM AFTER APPLYING 2 FIELD COATS OF NO-OXIDE WAX TO NUTS & BOLTS BEFORE POURING THRUST BLOCKS.
- INSTALLATIONS USING DIFFERENT PIPE, TEST PRESSURES, AND/OR BEARING CAPACITIES ADJUST AREAS ACCORDINGLY, SUBJECT TO APPROVAL OF ENGINEER.

REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 8/20/97 2. 6/18/01 3. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	THRUST BLOCK DETAIL	3



- TRENCH SECTIONS**
- IMPROVED TERRAIN**
- UNIMPROVED TERRAIN**
- THE CONTRACTOR SHALL LOCATE, HORIZONTALLY AND VERTICALLY, ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSING OR PIPE CONNECTION BY POT HOLING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING.
 - PAYMENT FOR TRENCH QUANTITIES SHALL BE FOR ACTUAL AMOUNTS, BUT NOT TO EXCEED MAXIMUM SHOWN FOR IMPROVED TERRAIN.
 - CONTRACTORS MAY USE SLOPING WALLS IN IMPROVED TERRAIN, BUT PAYMENT SHALL BE AS STATED IN NOTE NO. 3.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND THEIR SERVICES, AND HE SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES.
- TRENCH DETAILS**
- SUMMIT WATER DISTRIBUTION COMPANY**
- STD. DWG. NO. 2**

			Bowen Collins & Associates, Inc. CONSULTING ENGINEERS		SUMMIT WATER DISTRIBUTION COMPANY		TRENCH DETAILS		STD. DWG.	2
	12/31/15	TSC	UPDATE PER SWDC							
	9/99	DW	ADDED NOTES							
	10/95	RB	ADDED NOTES							
	DATE	BY	DESCRIPTION							



ORIG. DATE: 3-9-21

SURVEY BY: GFW

DRAWN BY: GFW

DESIGNED BY: GFW

CHECKED BY: GFW

SCALE: N/A

DATE: APP'D

DESCRIPTION

NO.

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848

email@gatewayconsultingllc.com

CIVIL ENGINEERING CONSULTING LAND PLANNING

CONSTRUCTION MANAGEMENT

ALTITUDE LOFT CONDOMINIUMS

STORM DETAIL

10-20-2021

SUMMIT COUNTY

RECORDED PROCEEDING

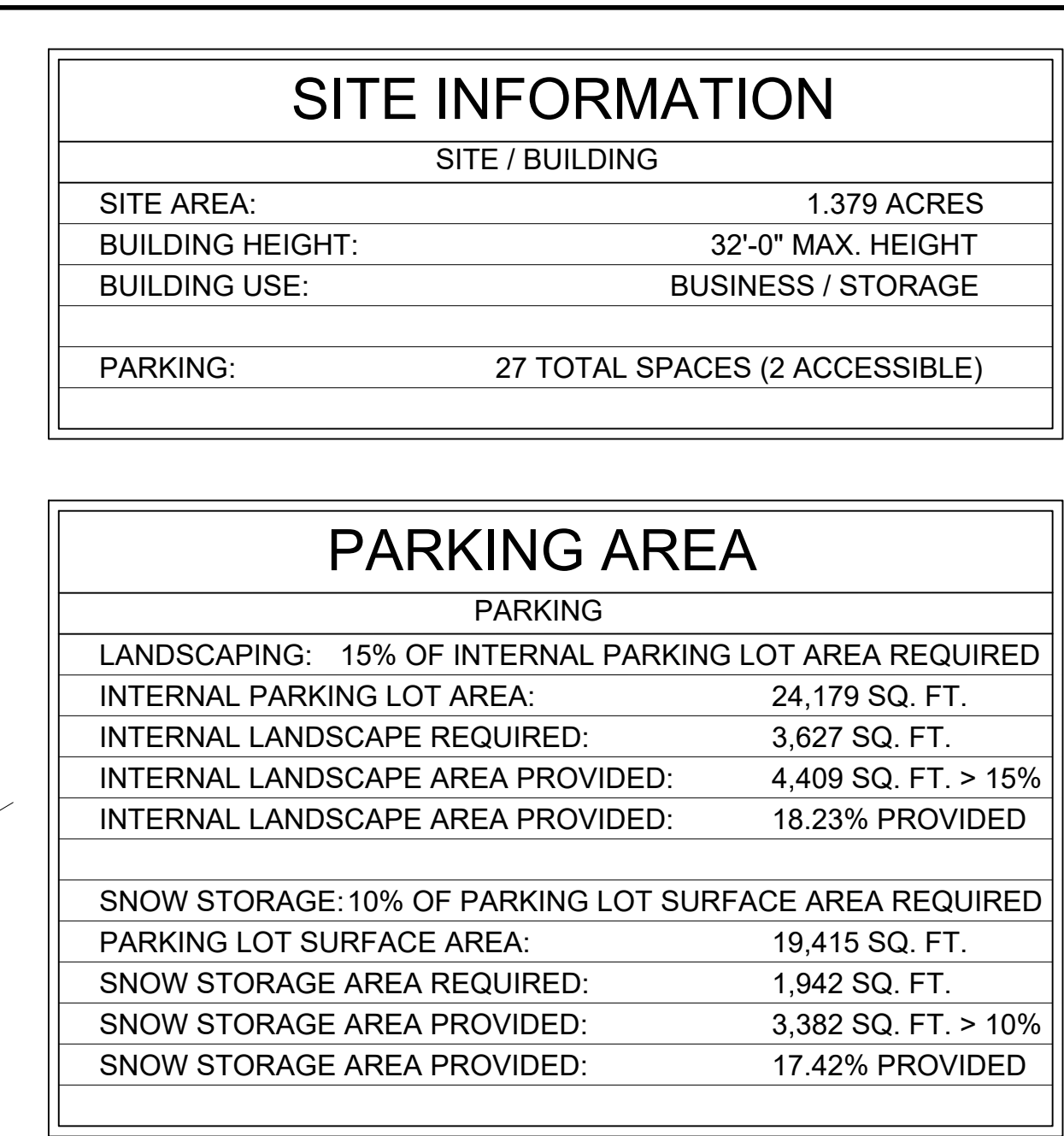
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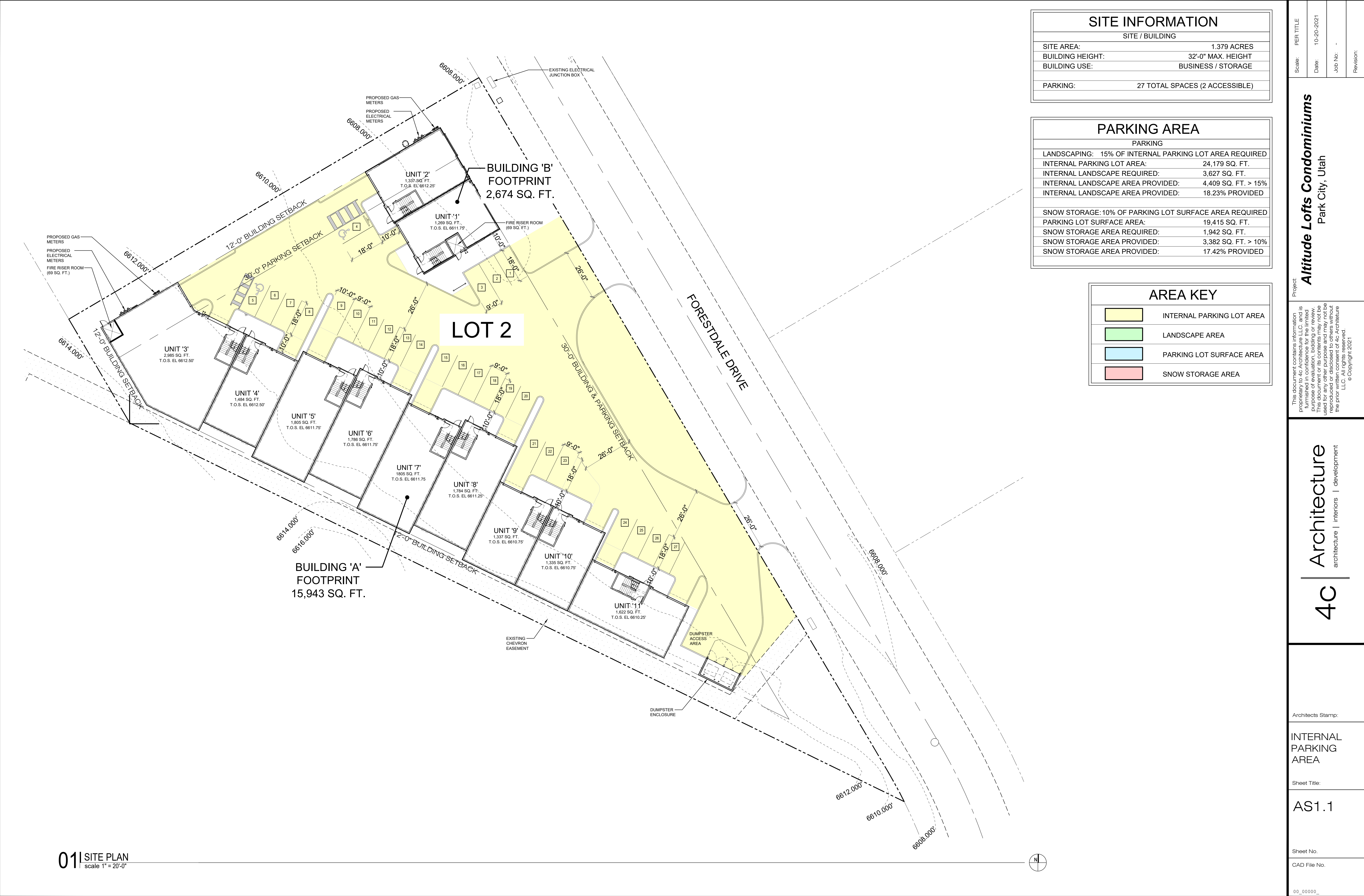
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SHEET NO. D4

316



Architects Stamp:		4C		Architecture architecture interiors development		Project: Altitude Lofts Condominiums Park City, Utah		Scale: 10-20-2021	
OVERALL SITE PLAN		Sheet Title:		AS1.0		This document contains information proprietary to 4c Architecture LLC, and is furnished in confidence for the limited purpose of evaluation, bidding or review. This document or its contents may not be used, copied, reproduced, or otherwise reproduced or disclosed to others without the prior written consent of 4c Architecture LLC. All rights reserved. © Copyright 2021		Date:	
Sheet No.		CAD File No.		00_00000_		Job No.: -		Revision:	



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

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

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

Scale: PER TITLE

Date: 10-20-2021

Job No: -

Revision:

Project: Altitude Lofts Condominiums

Park City, Utah

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Architects Stamp:

INTERNAL PARKING AREA

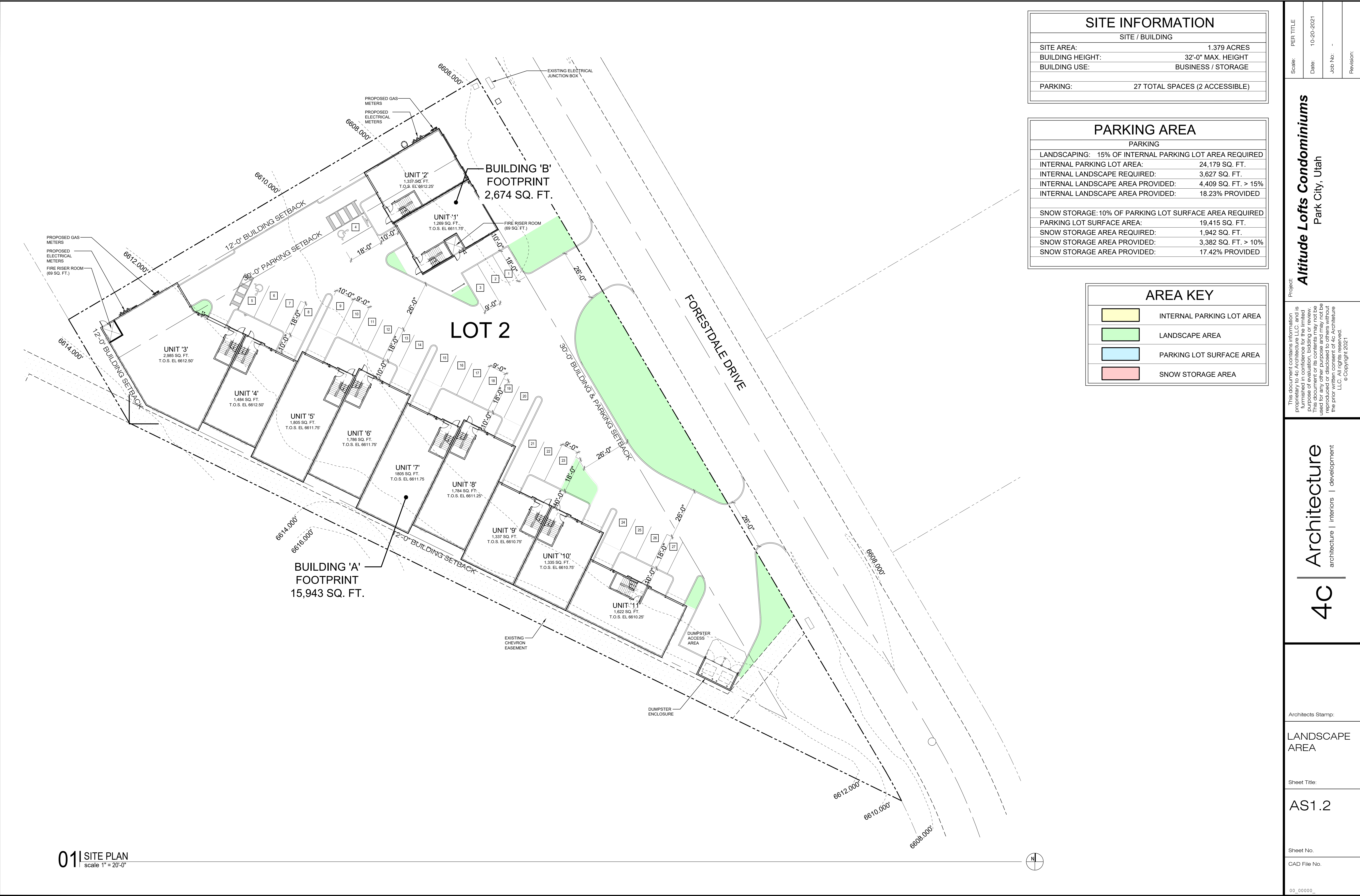
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AS1.1

Sheet No.

CAD File No.

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

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

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

Scale: PER TITLE

Date: 10-20-2021

Job No: -

Revision:

Project:

Altitude Lofts Condominiums

Park City, Utah

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LANDSCAPE AREA

Sheet Title:

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Sheet No.

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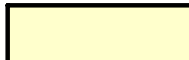
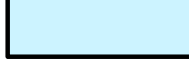
Architecture

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

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

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

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

Scale: PER TITLE

Date: 10-20-2021

Job No: -

Revision:

Project:

Altitude Lofts Condominiums
Park City, Utah

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PARKING LOT SURFACE AREA AND SNOW STORAGE

Sheet Title:

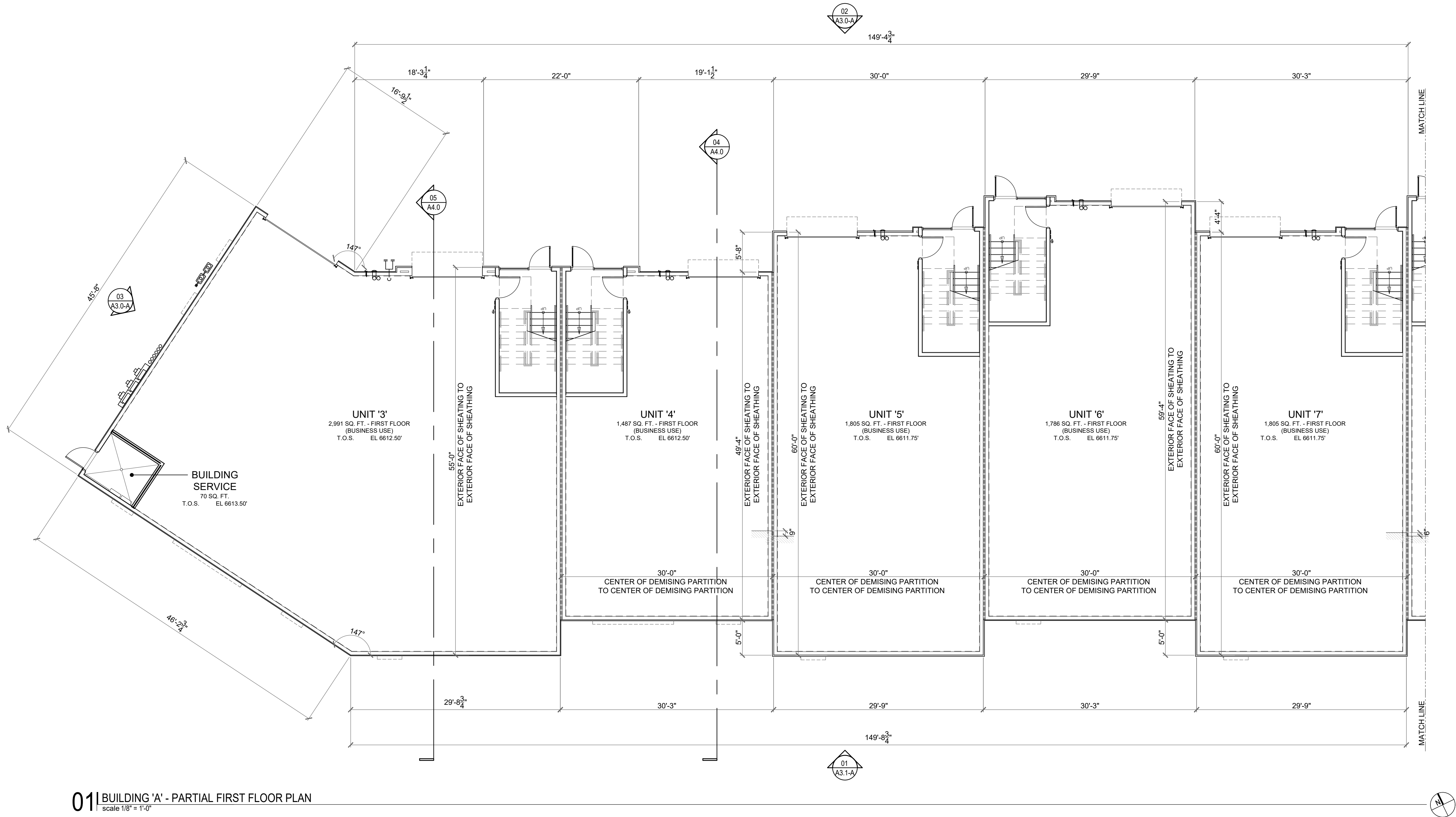
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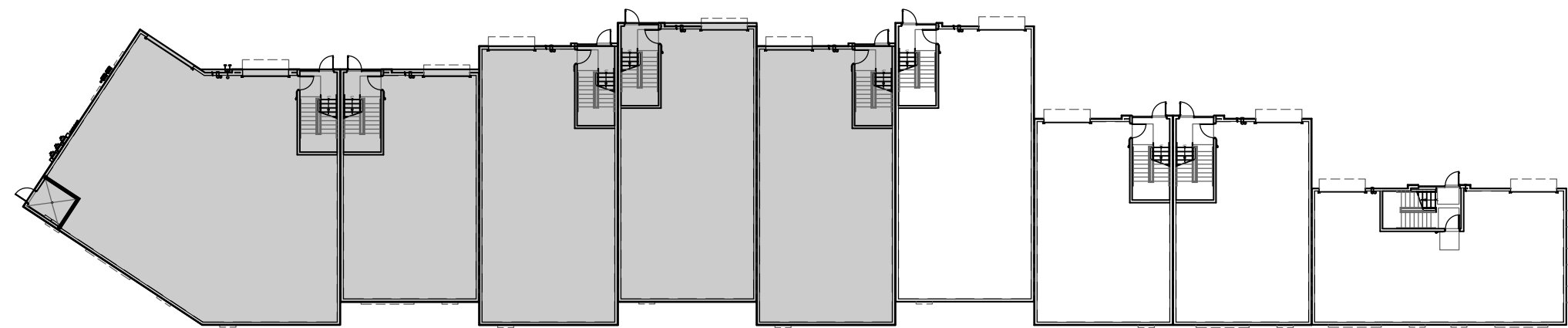
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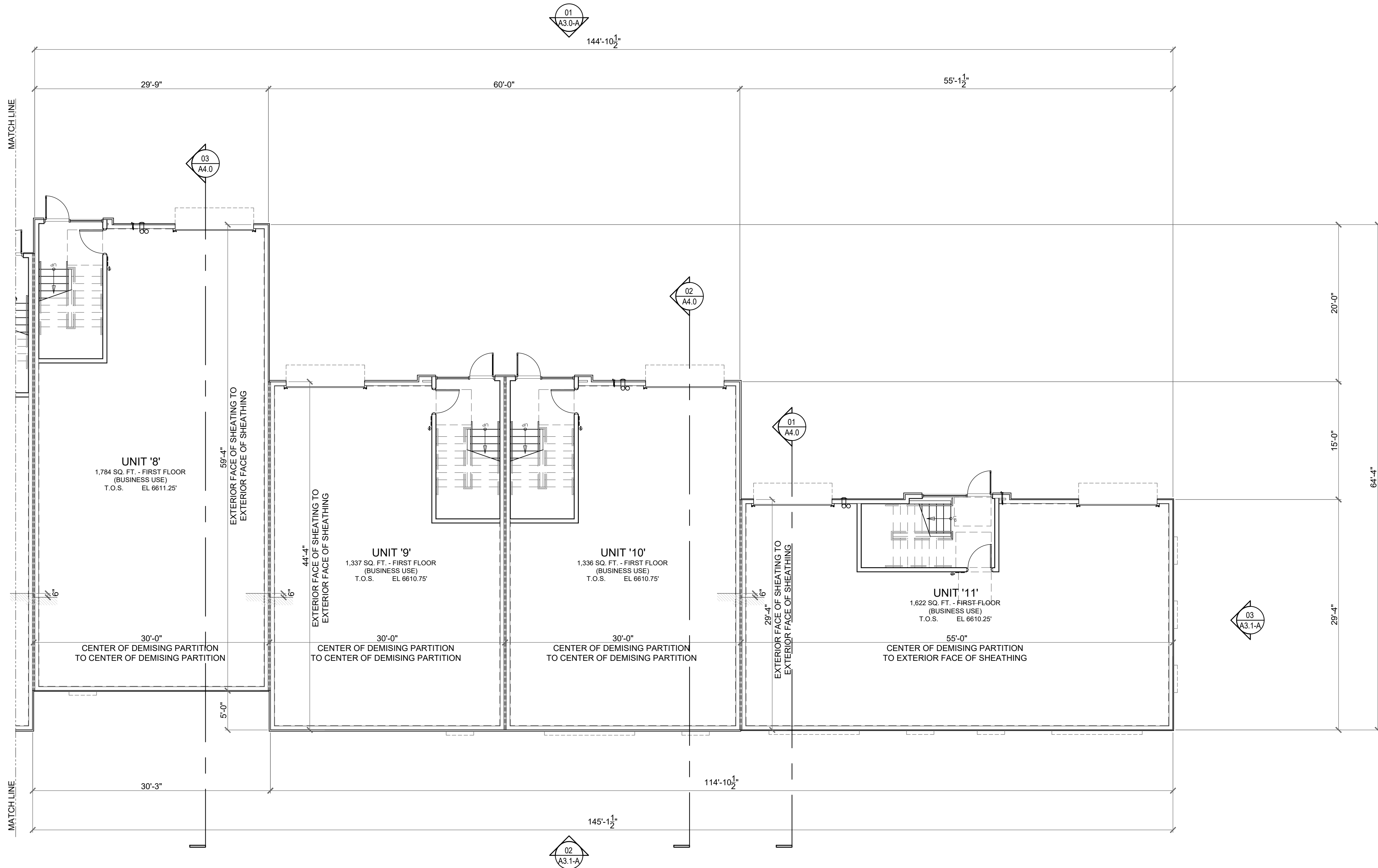


01 | BUILDING 'A' - PARTIAL FIRST FLOOR PLAN
scale 1/8" = 1'-0"

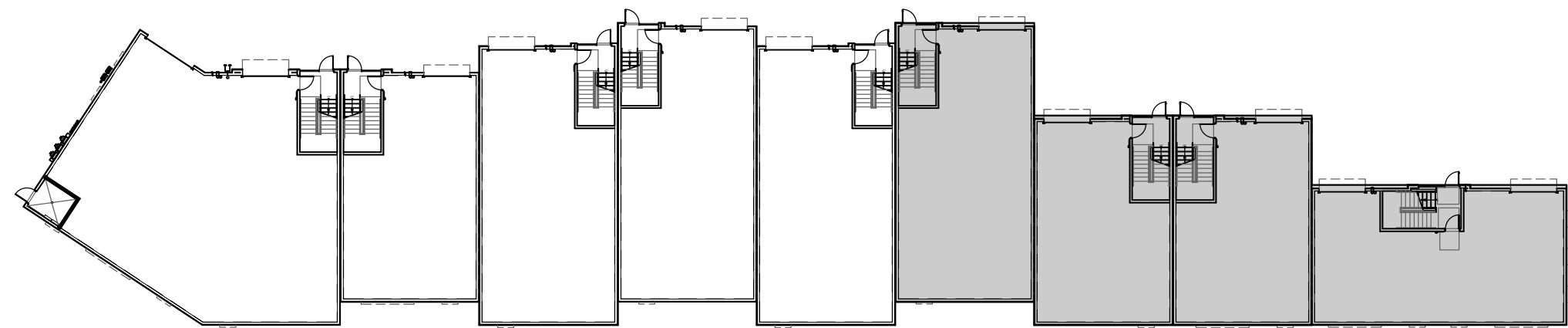


KEY PLAN

Project: Altitude Lofts Condominiums Park City, Utah	Scale:	PER TITLE
	Date:	10-13-2021
	Job No:	-
	Revision:	
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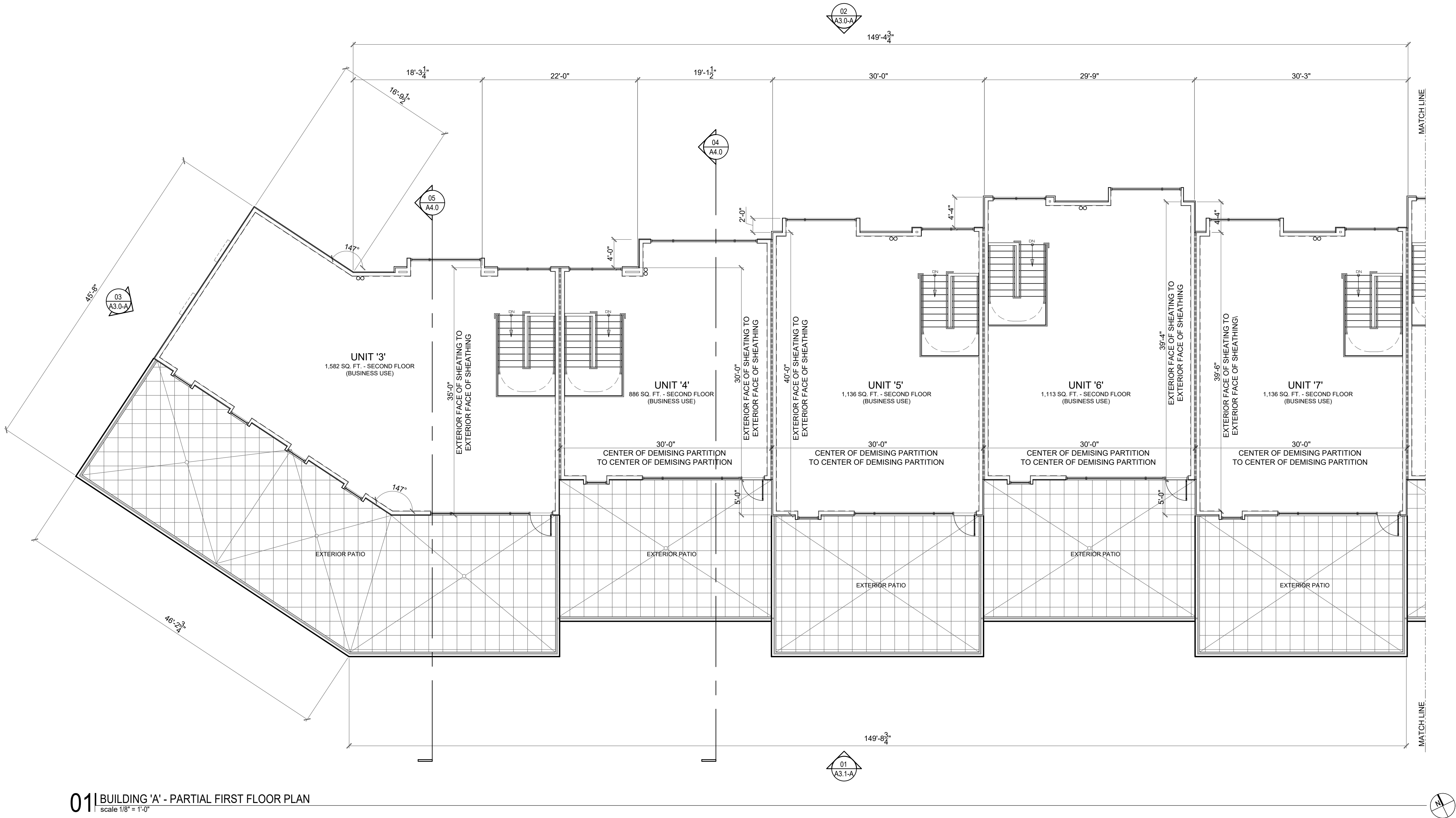


01 | BUILDING 'A' - PARTIAL FIRST FLOOR PLAN
scale 1/8" = 1'-0"



KEY PLAN

Project: Altitude Lofts Condominiums Park City, Utah	Scale:	PER TITLE
	Date:	10-13-2021
	Job No:	-
	Revision:	
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Sheet No.		
CAD File No.		
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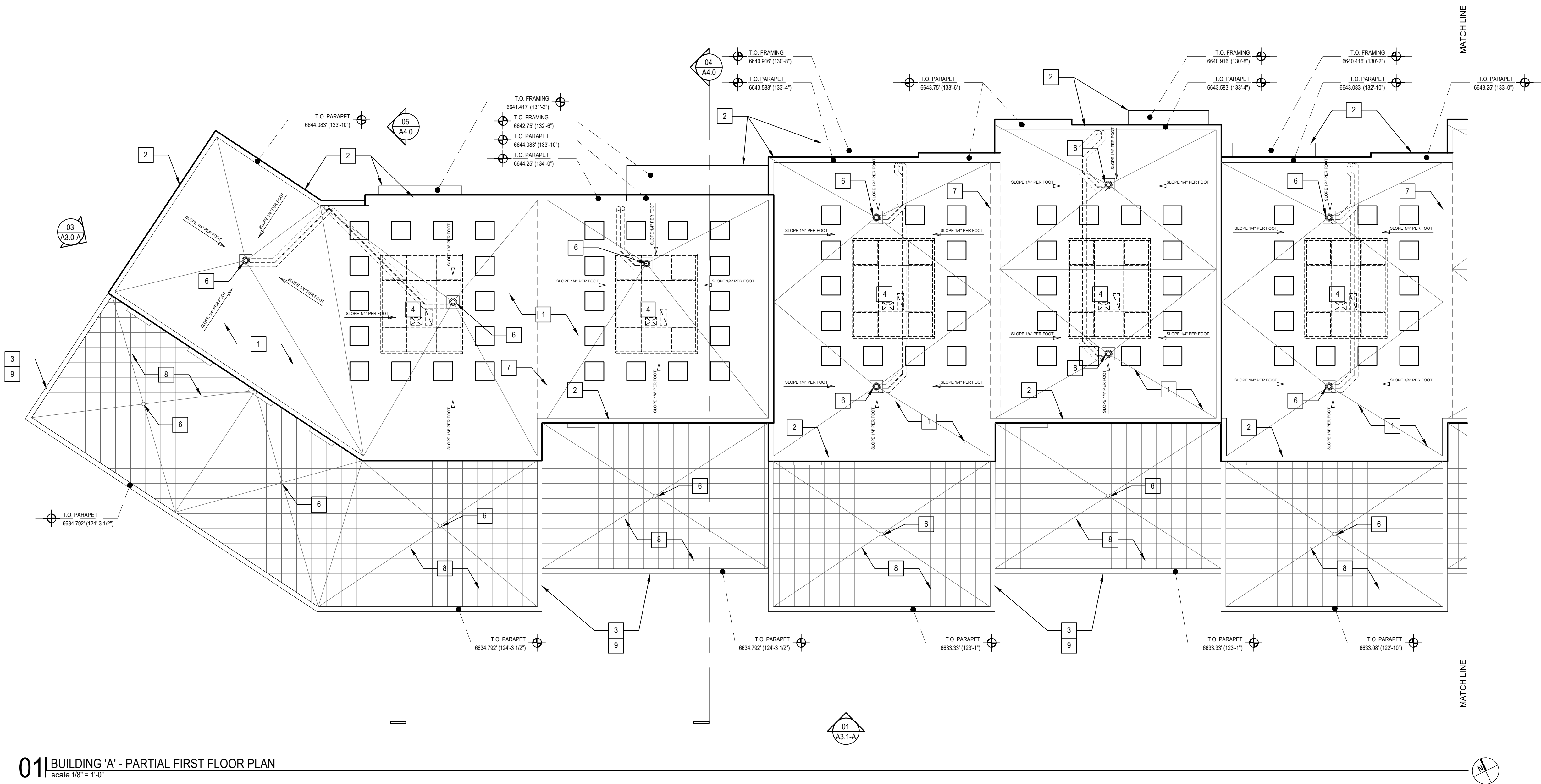
01 | BUILDING 'A' - PARTIAL FIRST FLOOR PLAN
scale 1/8" = 1'-0"



KEY PLAN

Project: Altitude Lofts Condominiums Park City, Utah	Scale:	PER TITLE
	Date:	10-13-2021
	Job No:	-
	Revision:	
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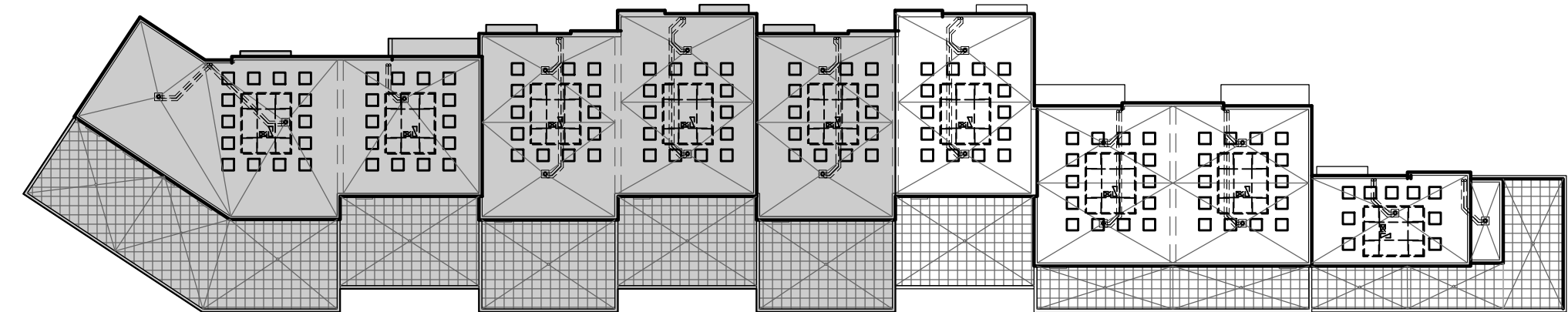
Page 164 of 311



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

ROOF PLAN CODED NOTES

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



KEY PLAN

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

Project:
Altitude Lofts Condominiums
Park City, Utah

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BUILDING 'A' -
PARTIAL
ROOF PLAN

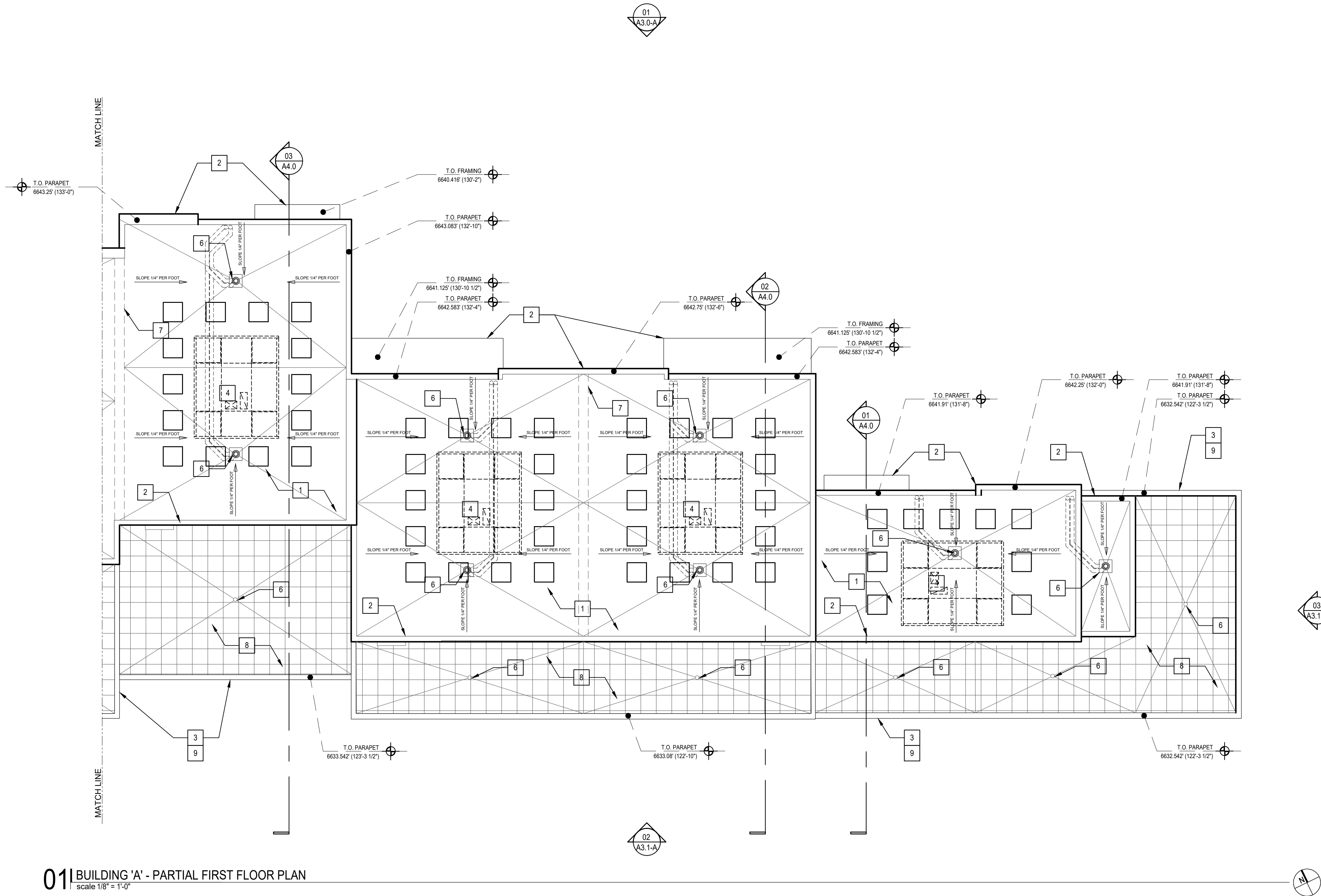
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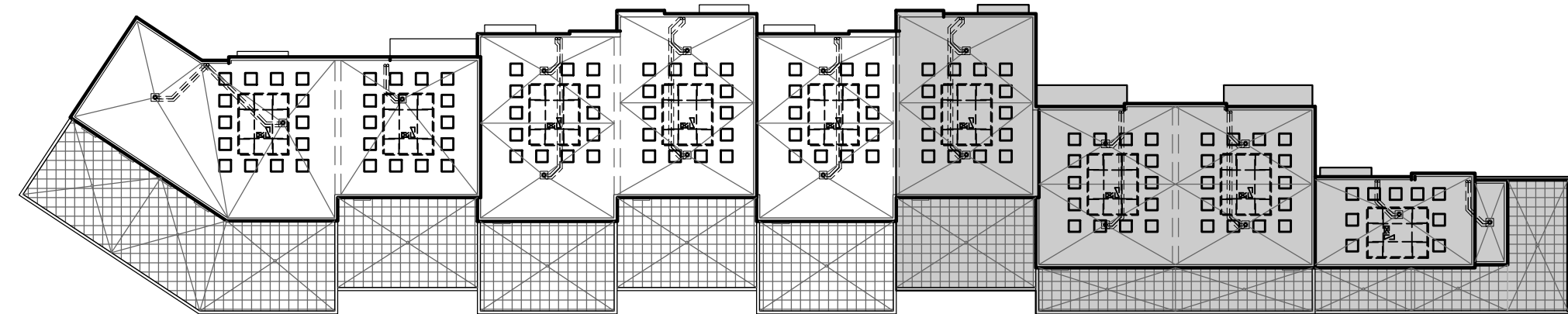
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01 | BUILDING 'A' - PARTIAL FIRST FLOOR PLAN
scale 1/8" = 1'-0"



KEY PLAN

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

Project:

Altitude Lofts Condominiums
Park City, Utah

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Architects Stamp:

BUILDING 'A' - PARTIAL ROOF PLAN

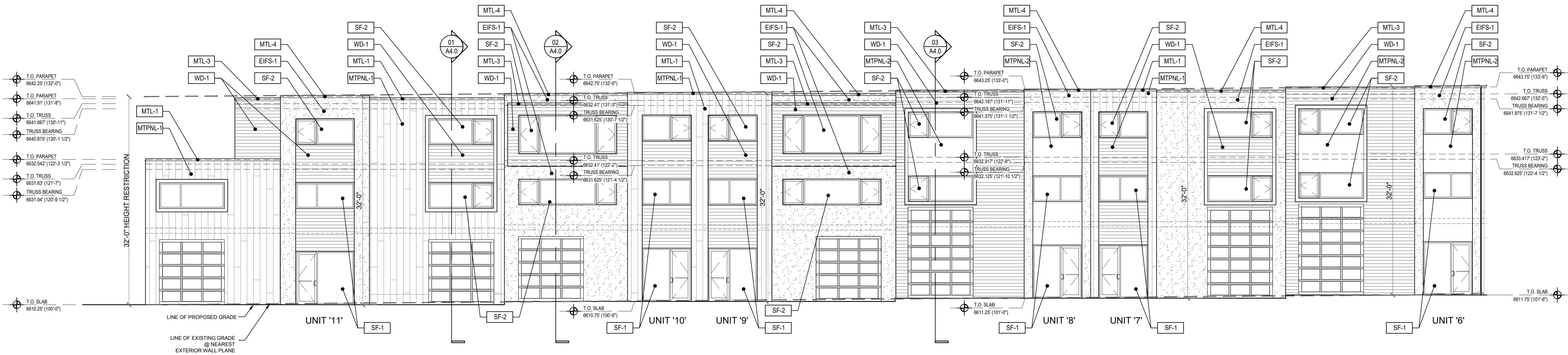
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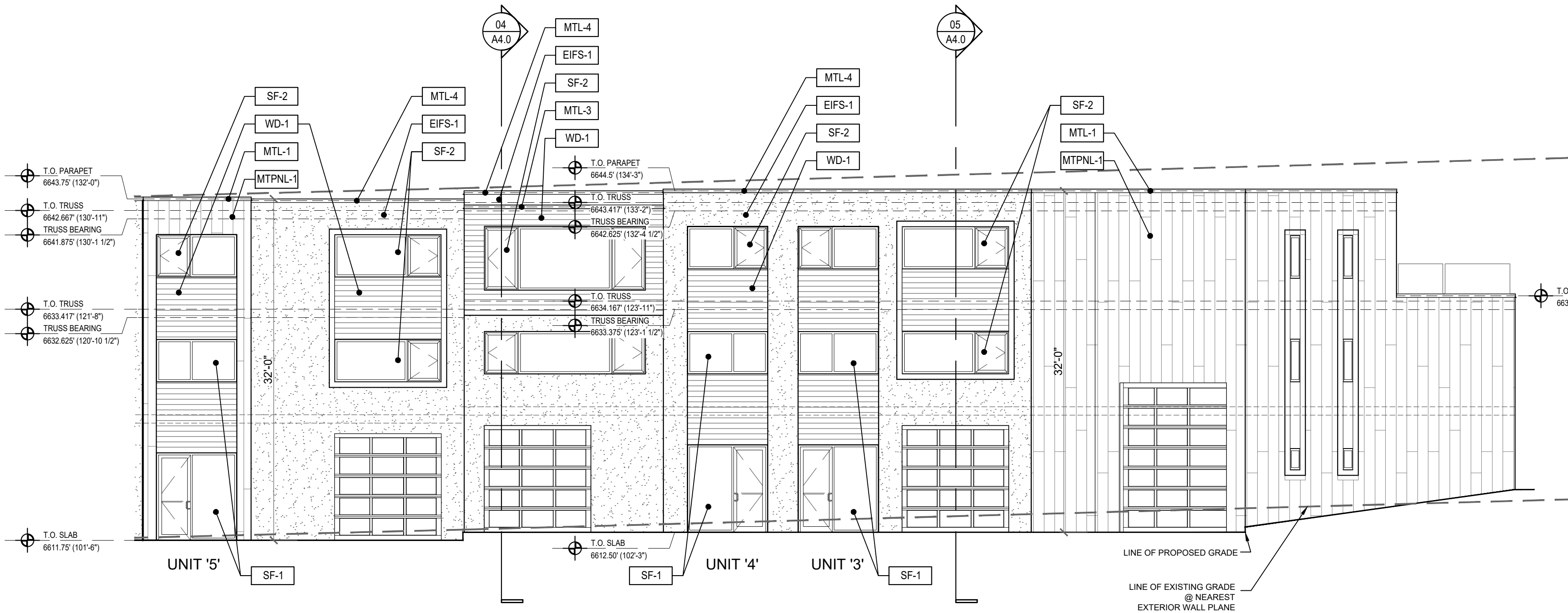
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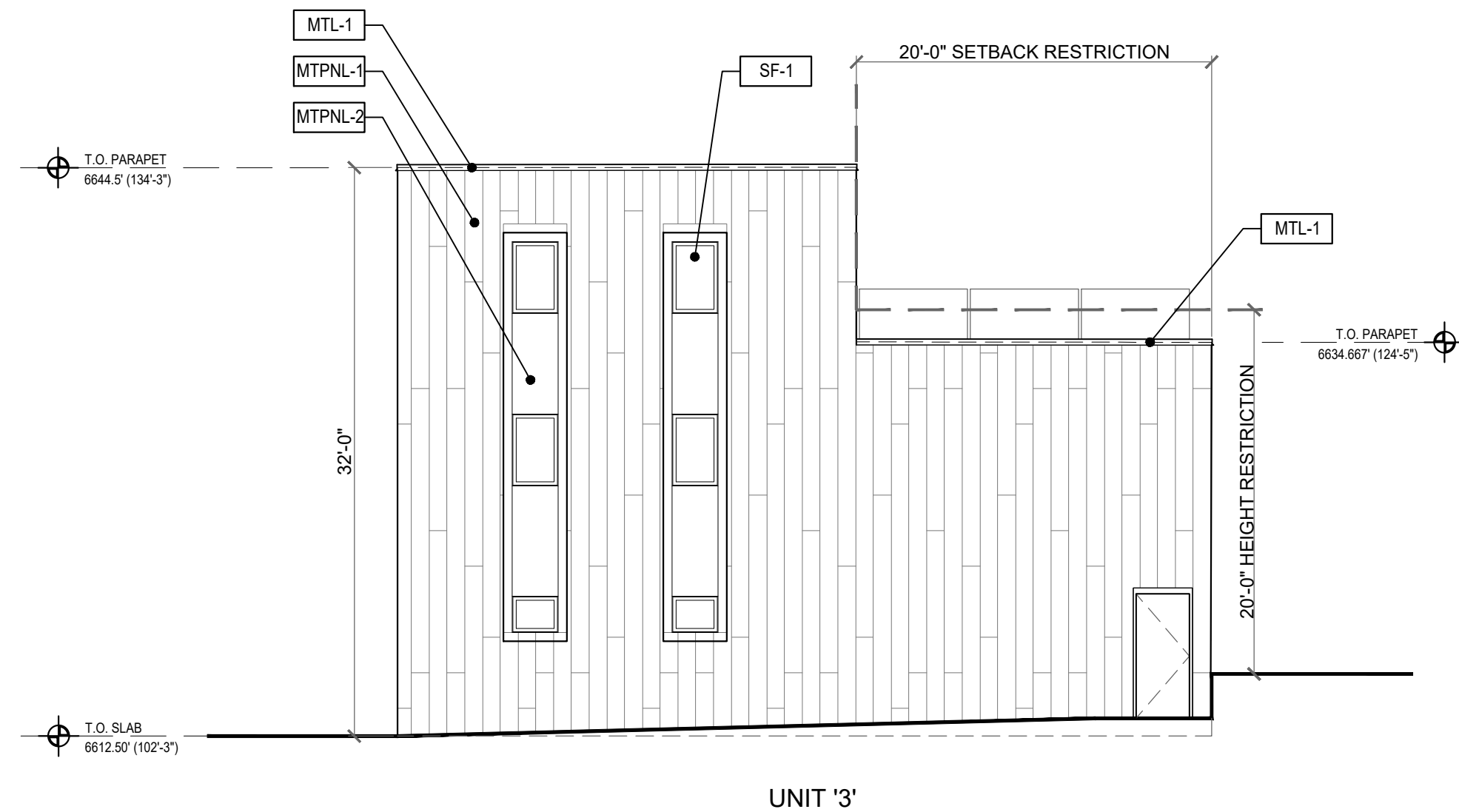
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01 | BUILDING 'A' - PARTIAL NORTH ELEVATION
scale 1/8" = 1'-0"



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



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

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	NOTES	MARK	MANUFACTURER	DESCRIPTION	NOTES
EXTERIOR INSULATION FINISH SYSTEM (EIFS)				STOREFRONT AND WINDOW SYSTEMS			
EIFS-1	SYNERGY	COLOR - "TO BE DETERMINED" TO MATCH XXXXXX	EIFS MUST BE DRAINABLE SYSTEM w/ WEATHER BARRIER STUCCO WRAP	SF-1	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3000. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
PREFINISHED METAL				SF-2	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3375. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
MTL-1	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-1'	PREFINISHED FASCIA EDGE FLASHING, COPINGS, GUTTERS & DOWNSPOUTS	PAINT			
MTL-2	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-2'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS	PT-1	BENJAMIN MOORE	COLOR - TO BE DETERMINED (MATCH SF-1)	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS)
MTL-3	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'WD-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS	METAL PANELS			
MTL-4	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'STN-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS	MTPNL-1	FLAT LOCK	COLOR - IRON MOUNTAIN	STYLE: LATITUDE
WOOD SIDING				MTPNL-2	XXXX	COLOR - DUSTY CHARCOAL	--
WD-1	PRODEMA	PRODEX WOOD SIDING	8" x 8'-0" PLANKS w/ EXPOSED FASTENERS w/ PAINTED VERTICAL FURRING STRIPS AT 16" O.C. w/ BLACK WEATHER BARRIER				



KEY ELEVATION

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

Project: **Altitude Lofts Condominiums**
Park City, Utah

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Architects Stamp:

BUILDING 'A'
ELEVATIONS

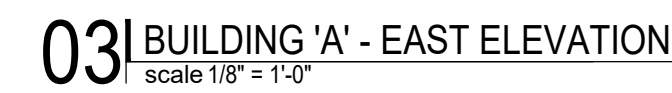
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A3.0-A

Sheet No.

CAD File No.

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Architectural elevation drawing of the building facade, showing a long, multi-story structure with various window patterns and textures. The drawing is divided into two main sections labeled 01 and 02.

Scale:	PER TITLE
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Altitude Lofts Condominiums
Park City, Utah

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Architects Stamp:

BUILDING 'A'
ELEVATIONS

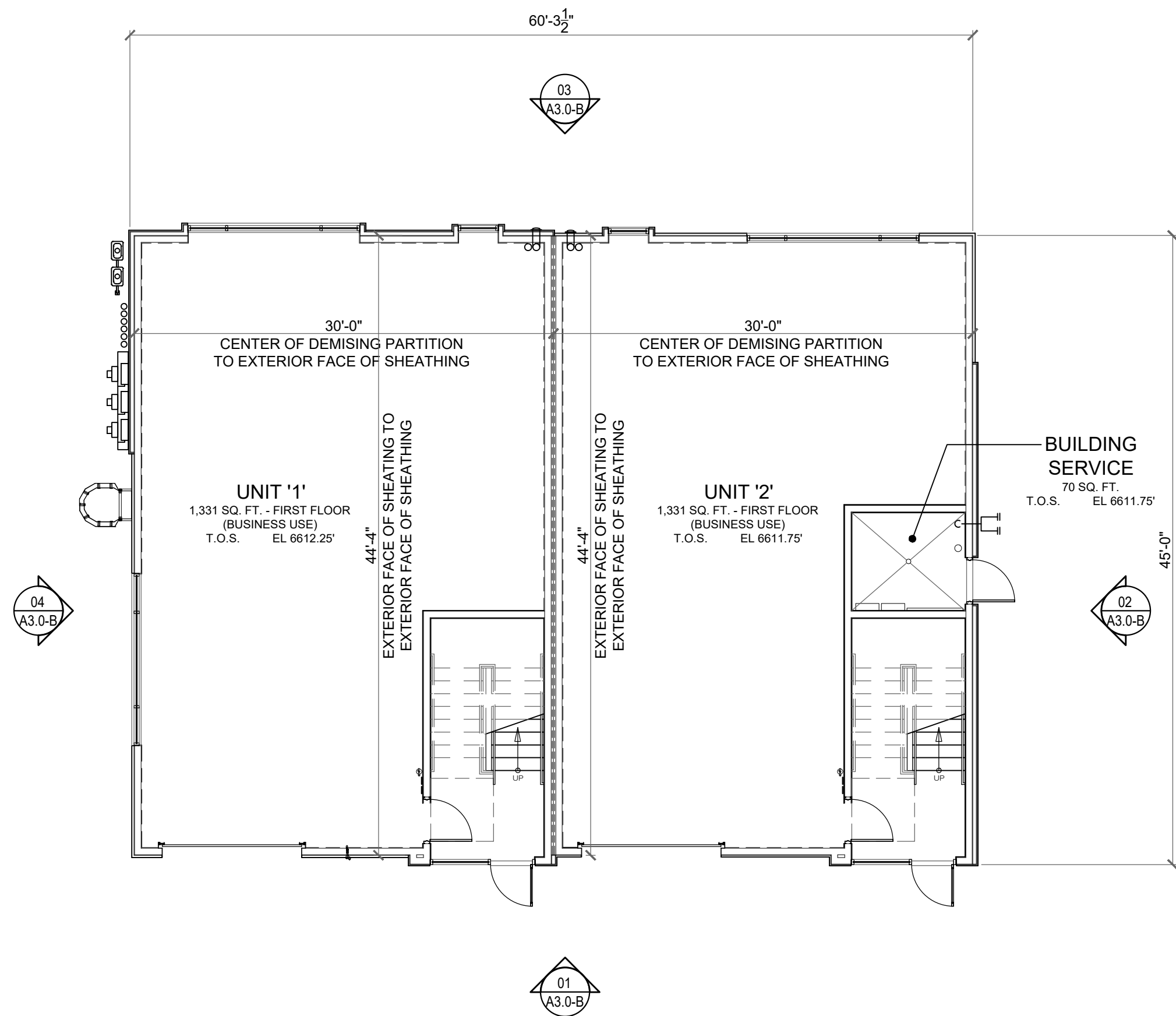
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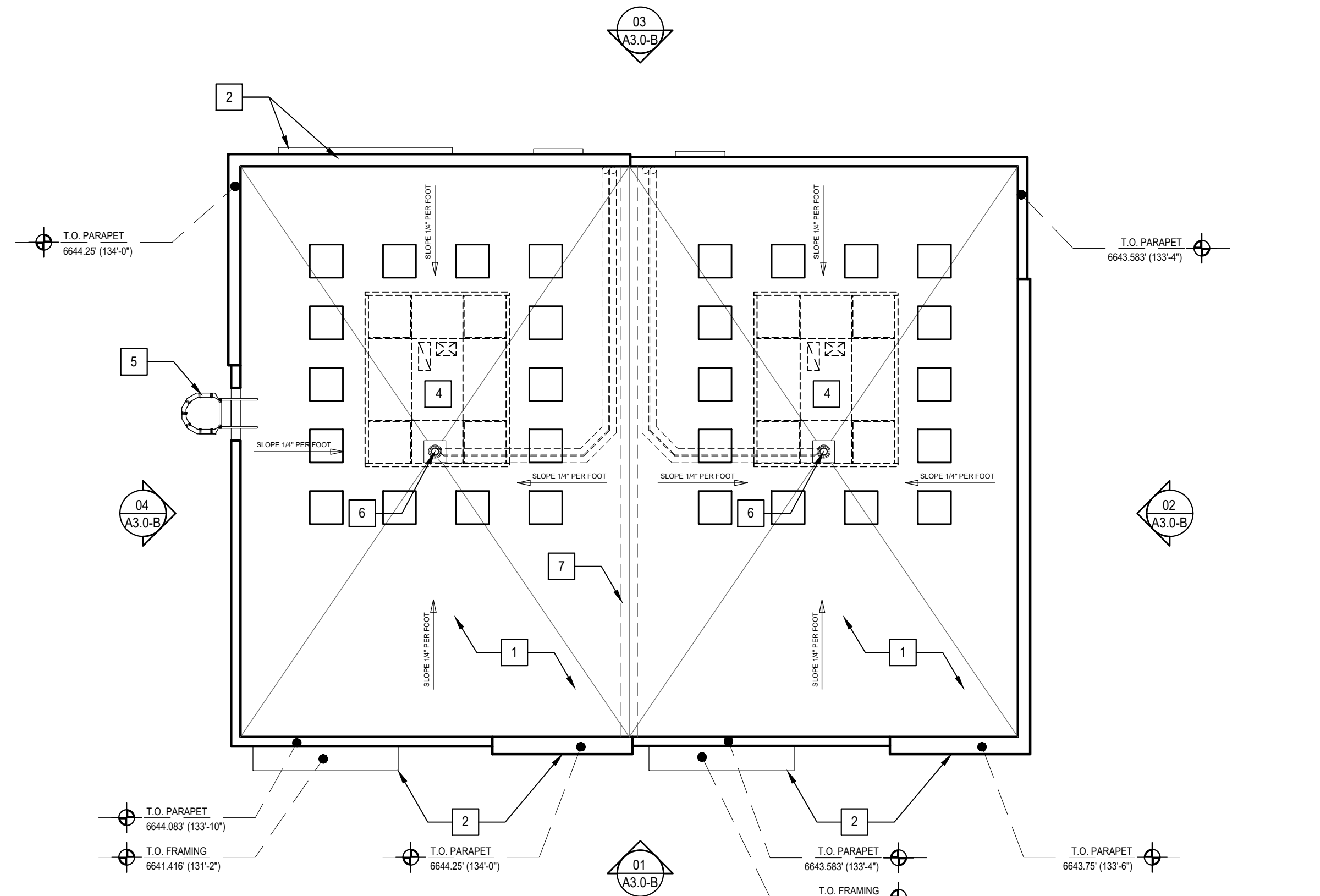
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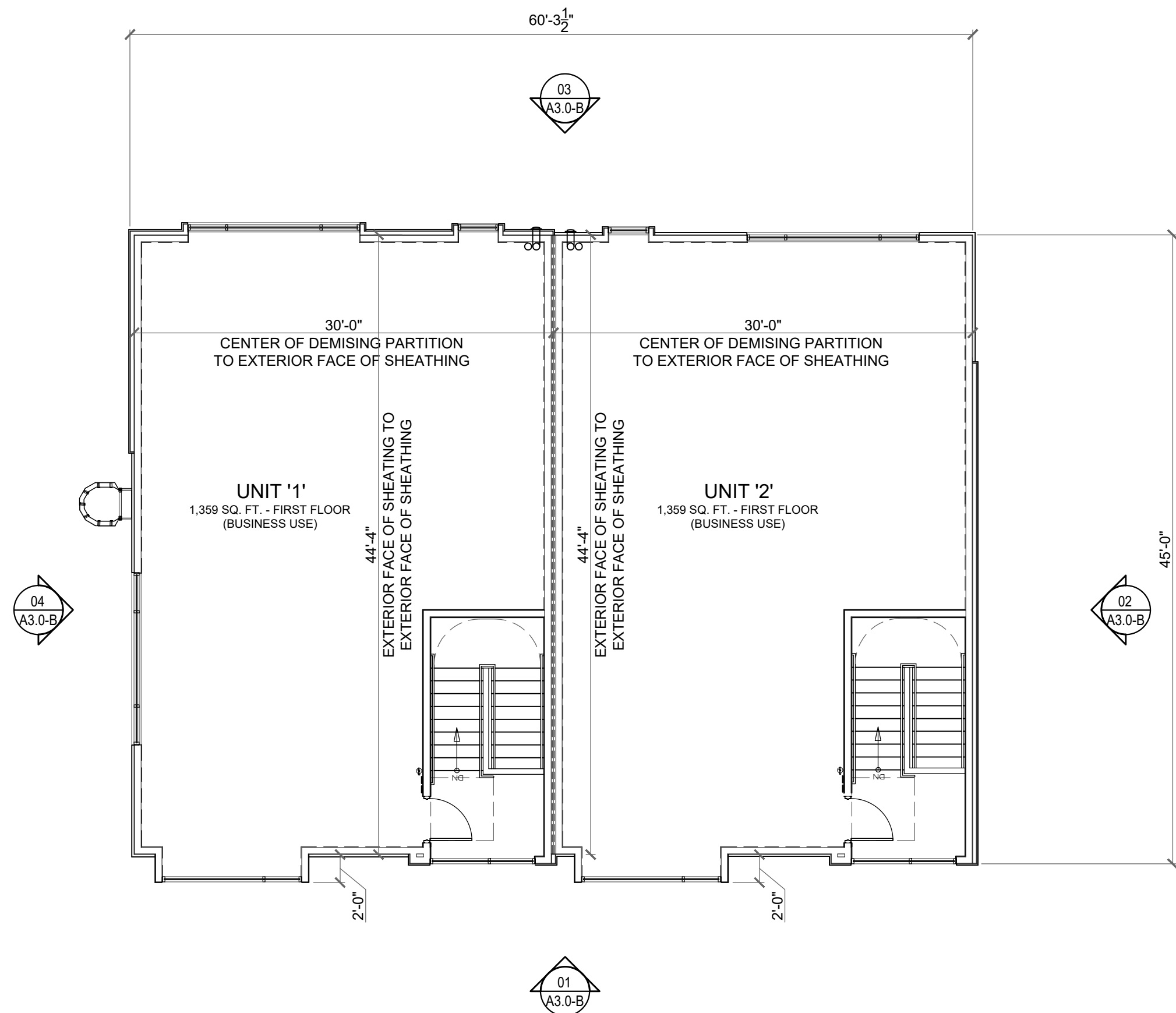
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01 BUILDING 'B' - FIRST FLOOR PLAN
scale 1/8" = 1'-0"



03 BUILDING 'B' - ROOF PLAN
scale 1/8" = 1'-0"



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

ROOF PLAN CODED NOTES

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

Project:

Altitude Lofts Condominiums
Park City, Utah

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Architects Stamp:

**BUILDING 'B' -
FLOOR PLANS
AND ROOF
PLAN**

Sheet Title:

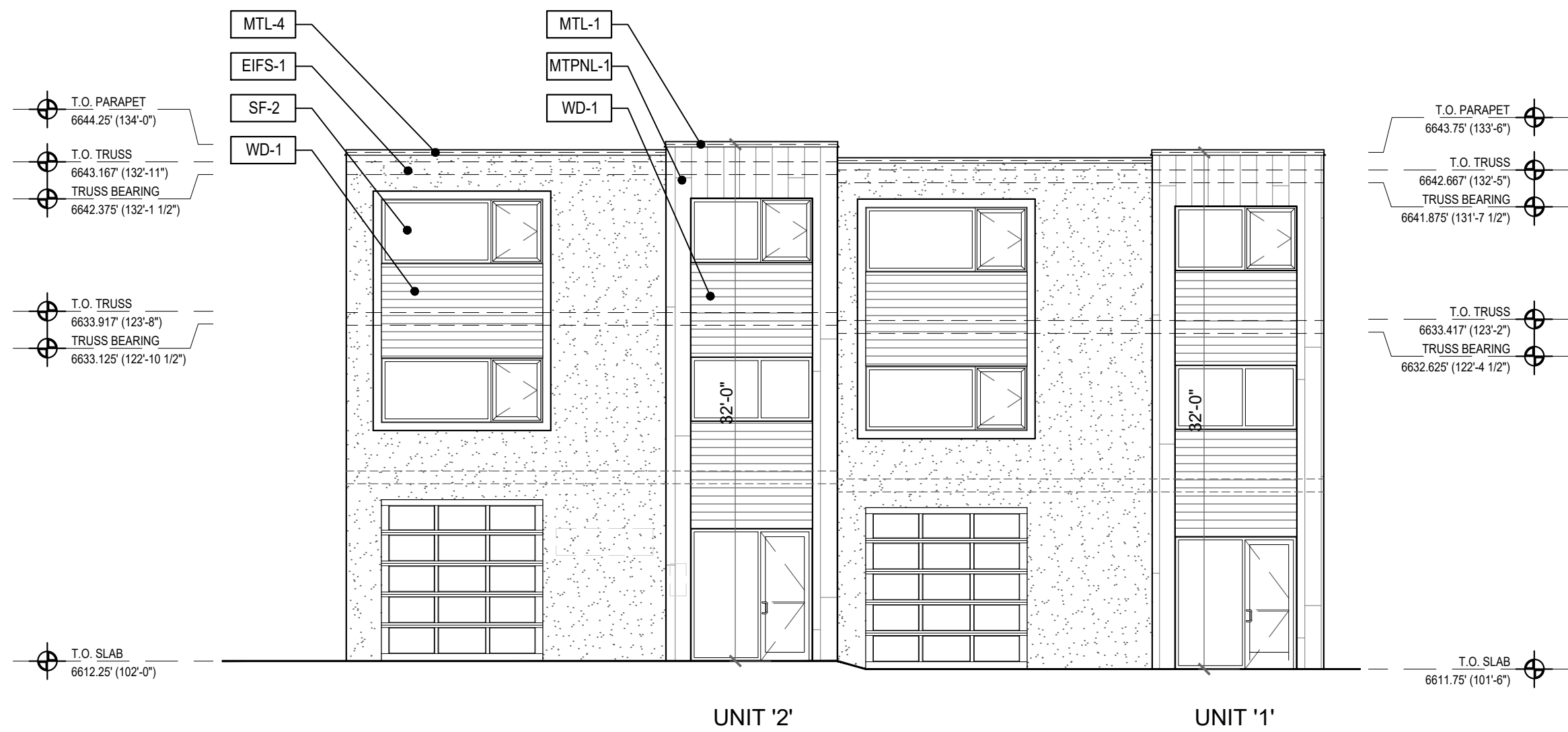
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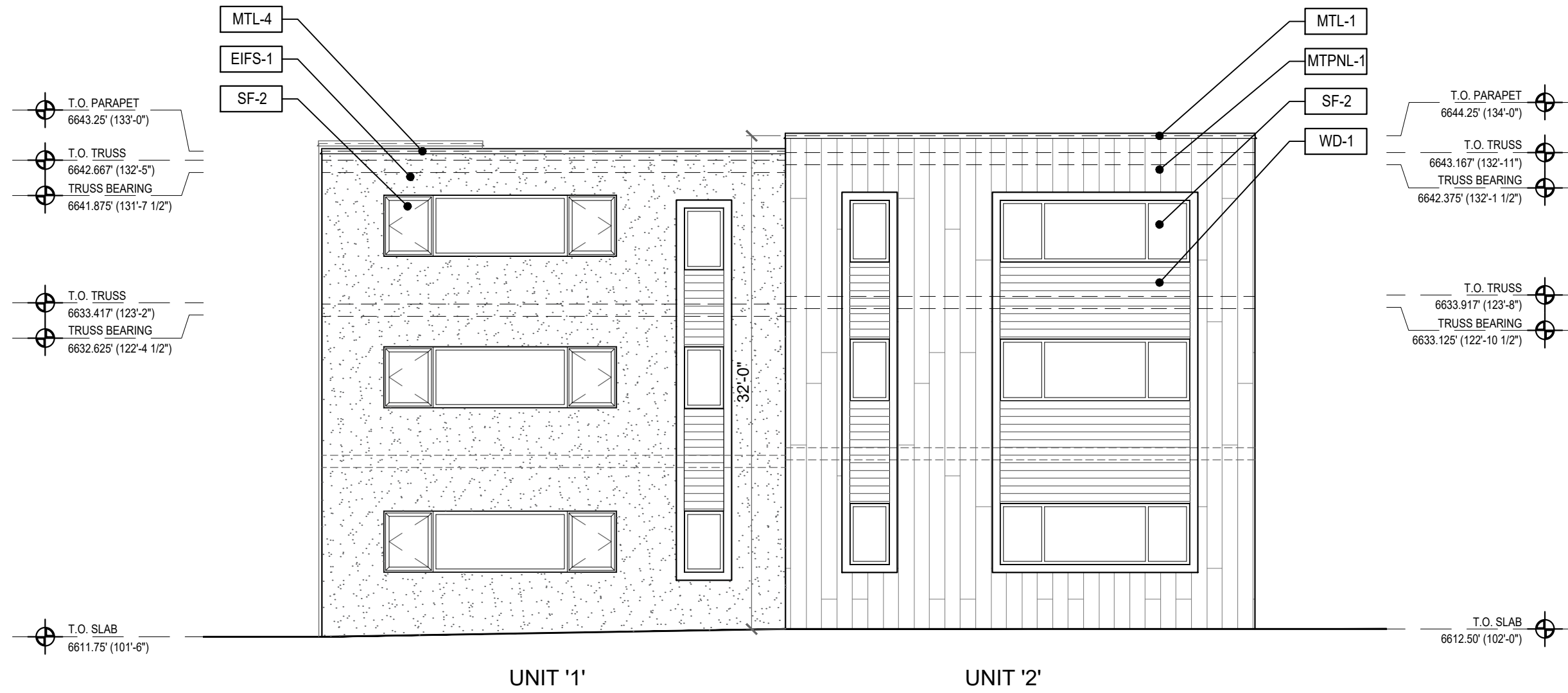
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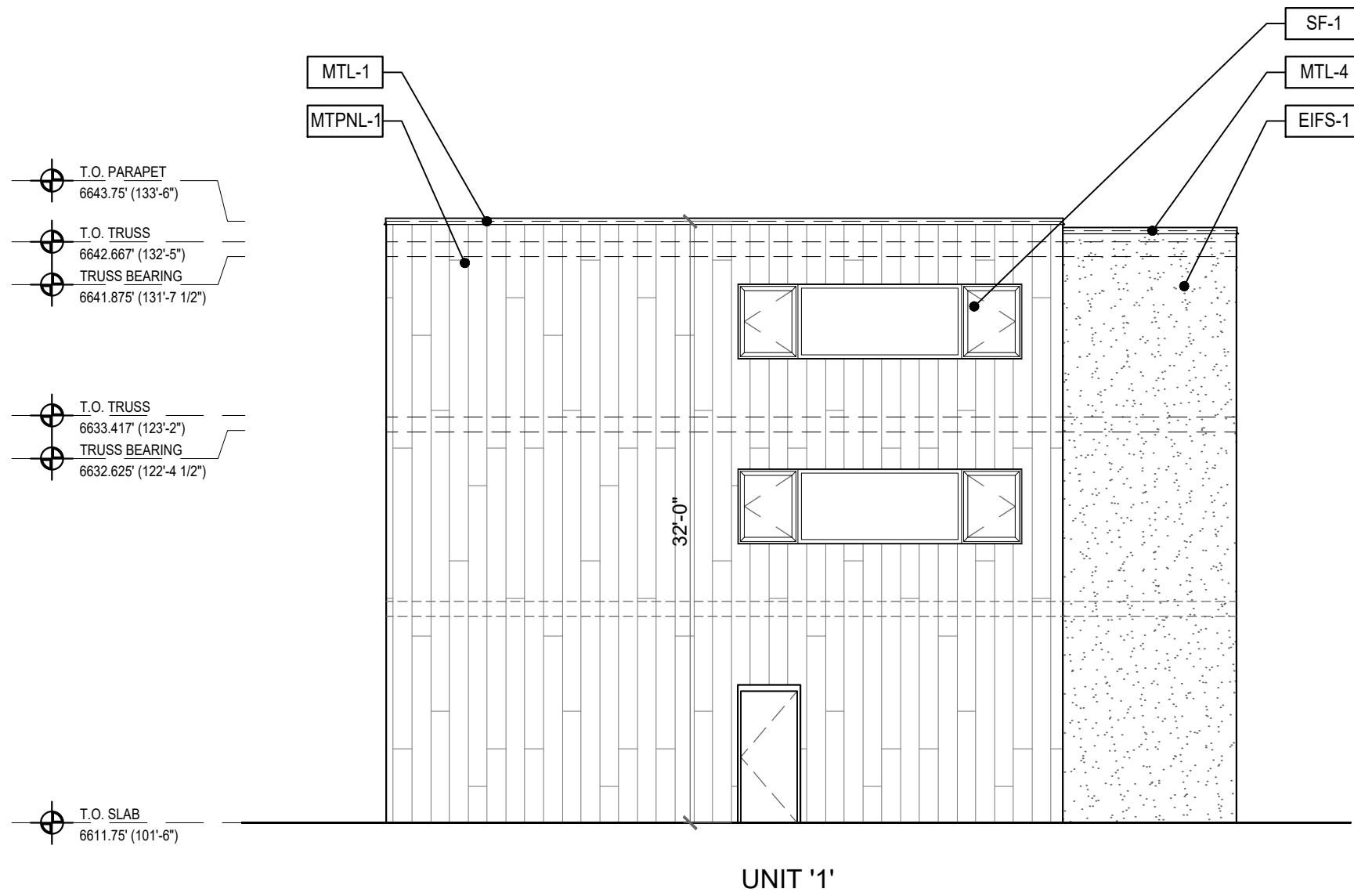
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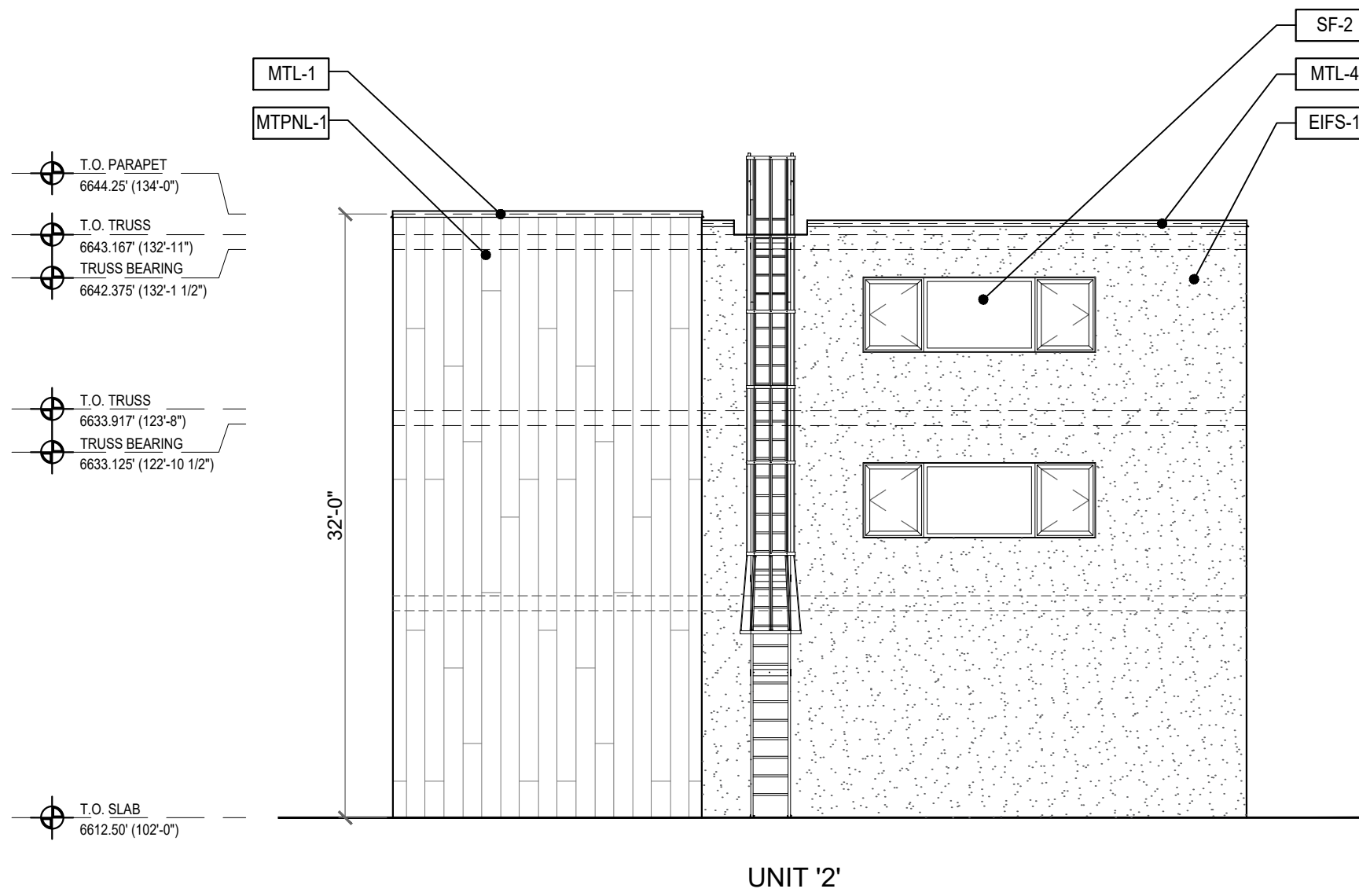
01| BUILDING 'B' - WEST ELEVATION
scale 1/8" = 1'-0"



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

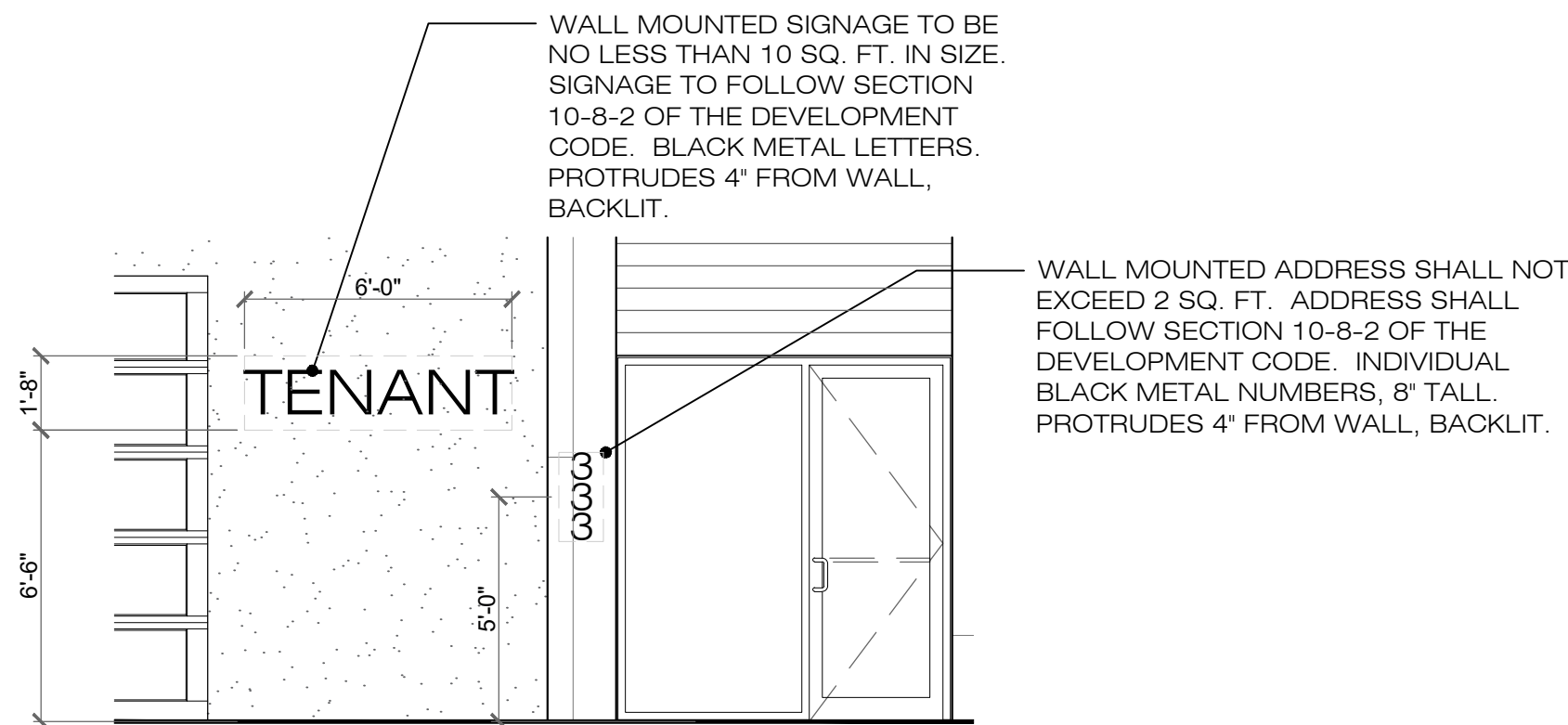


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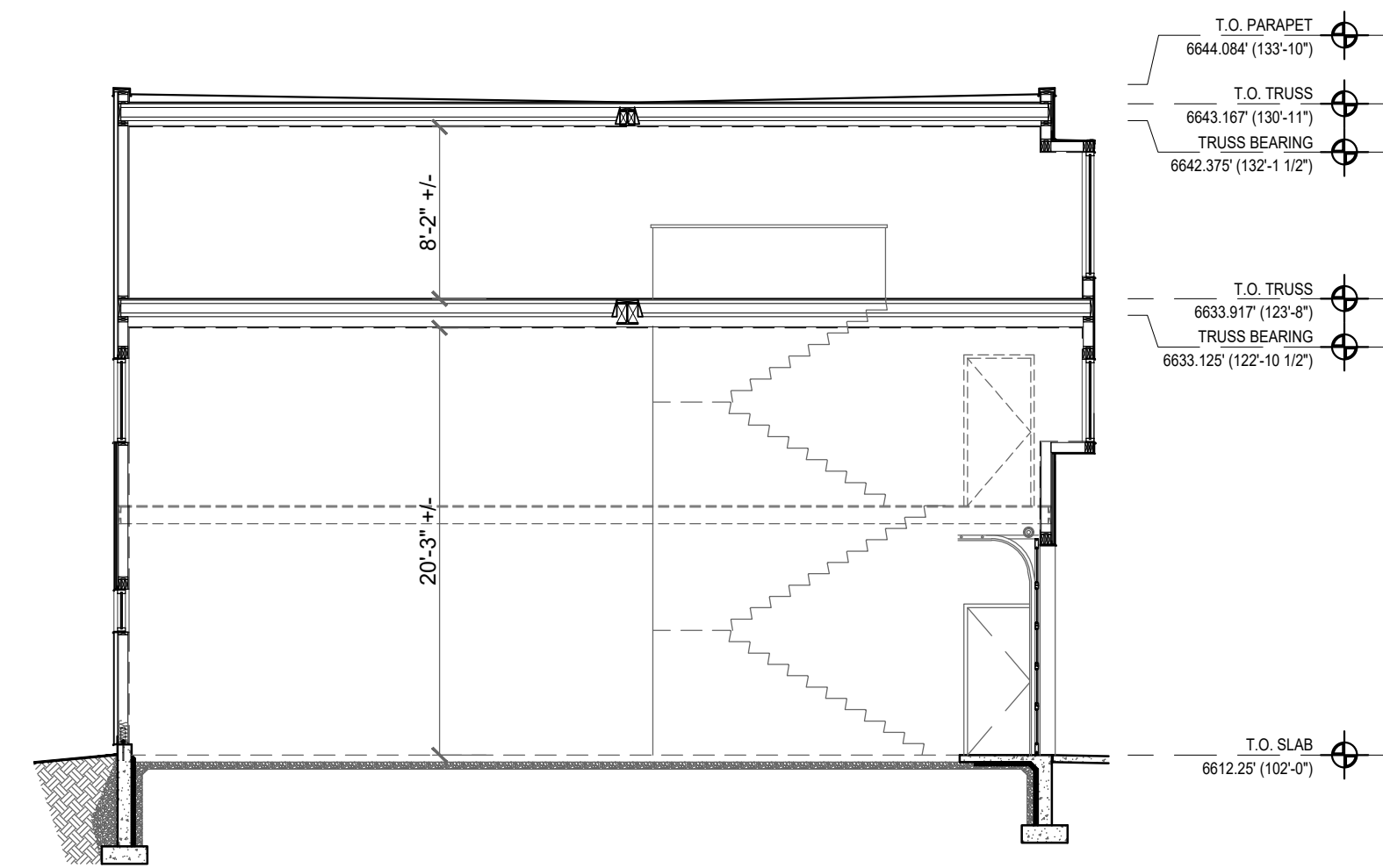
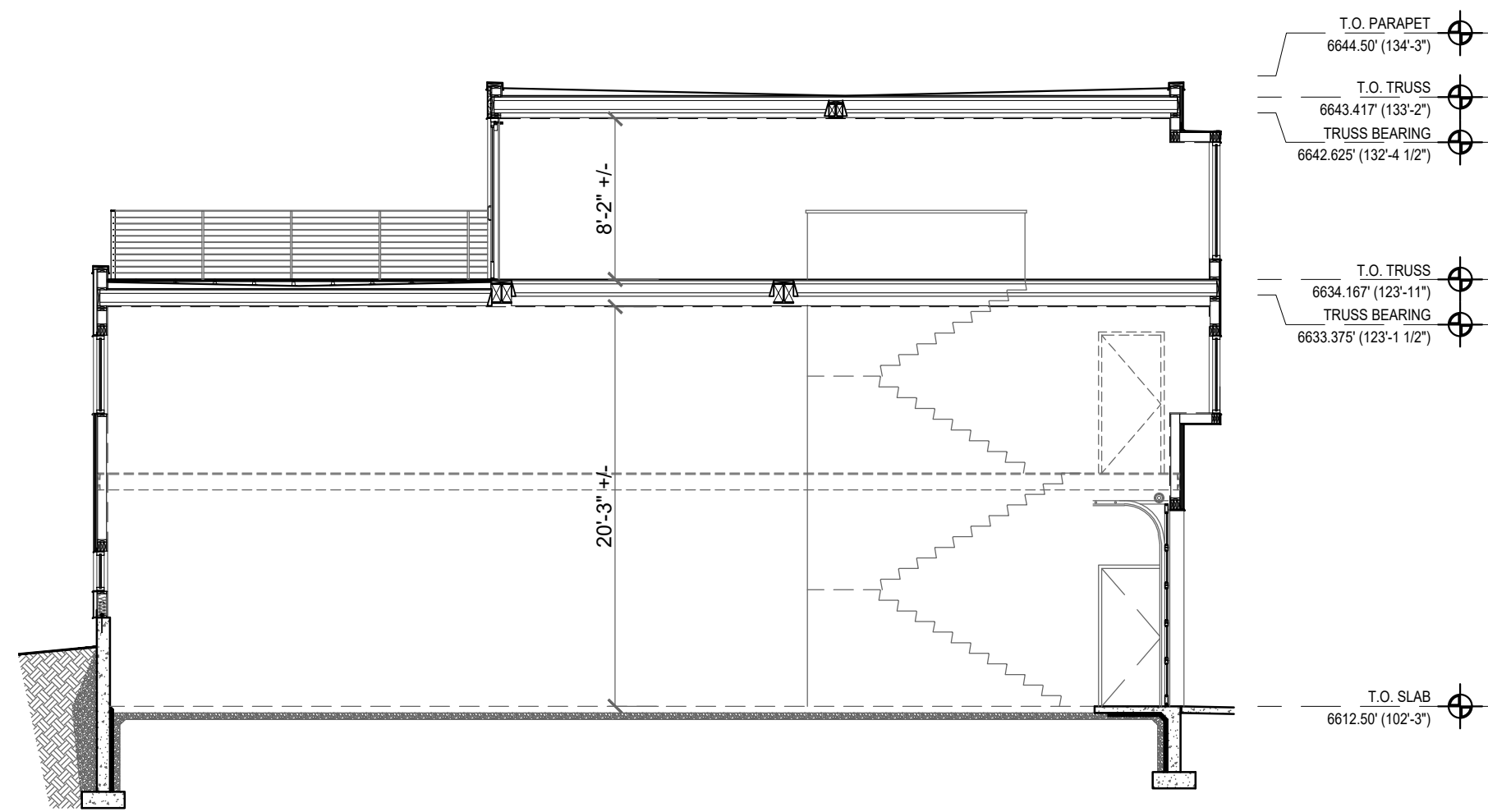
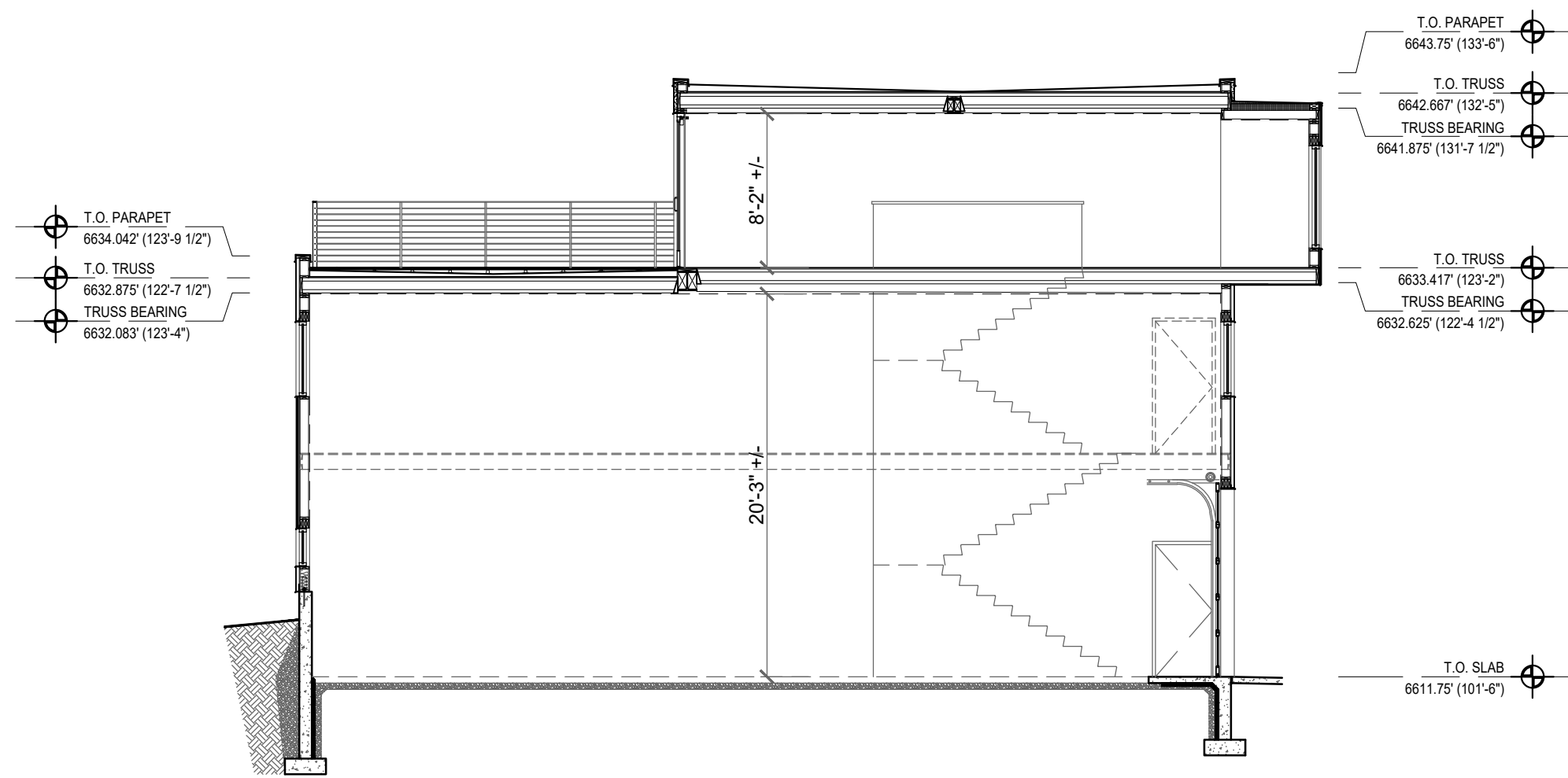
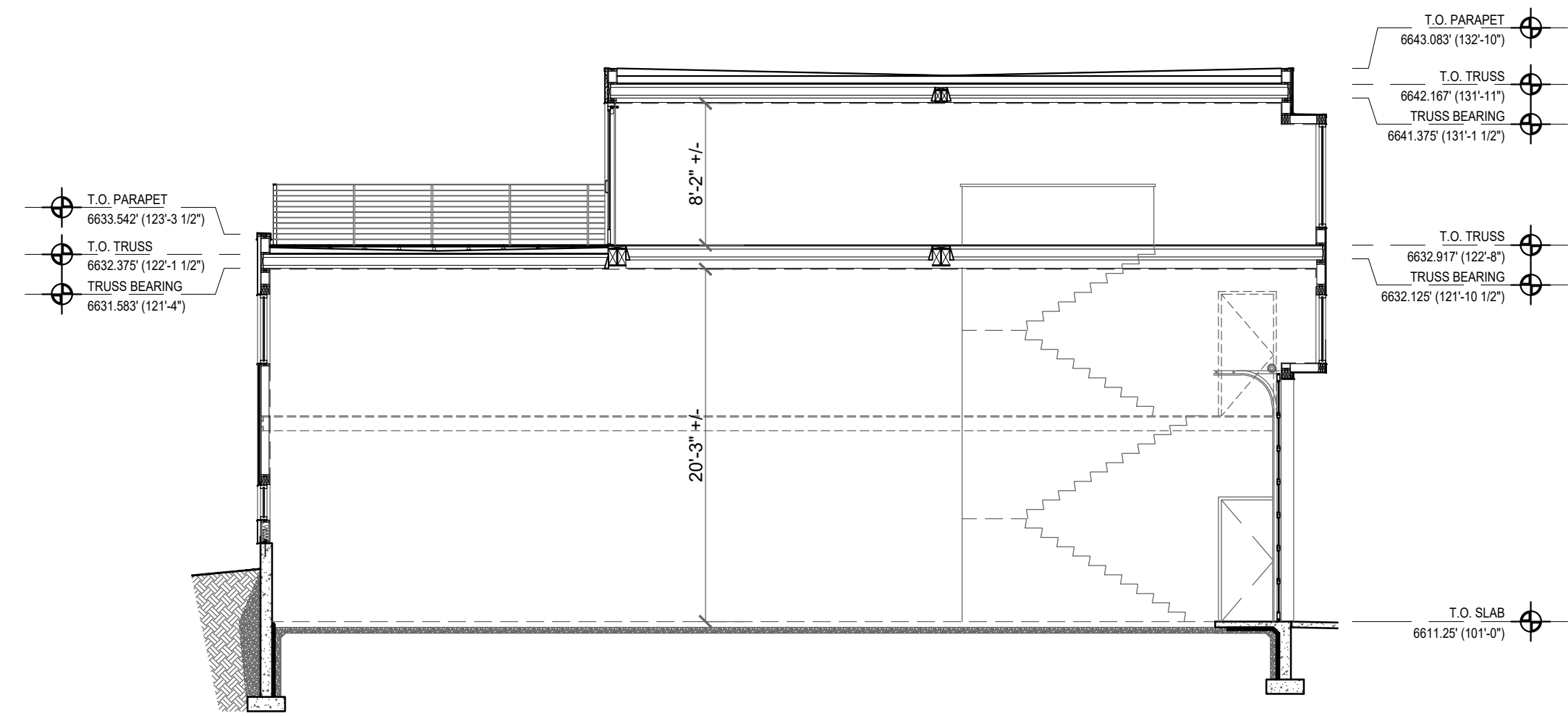
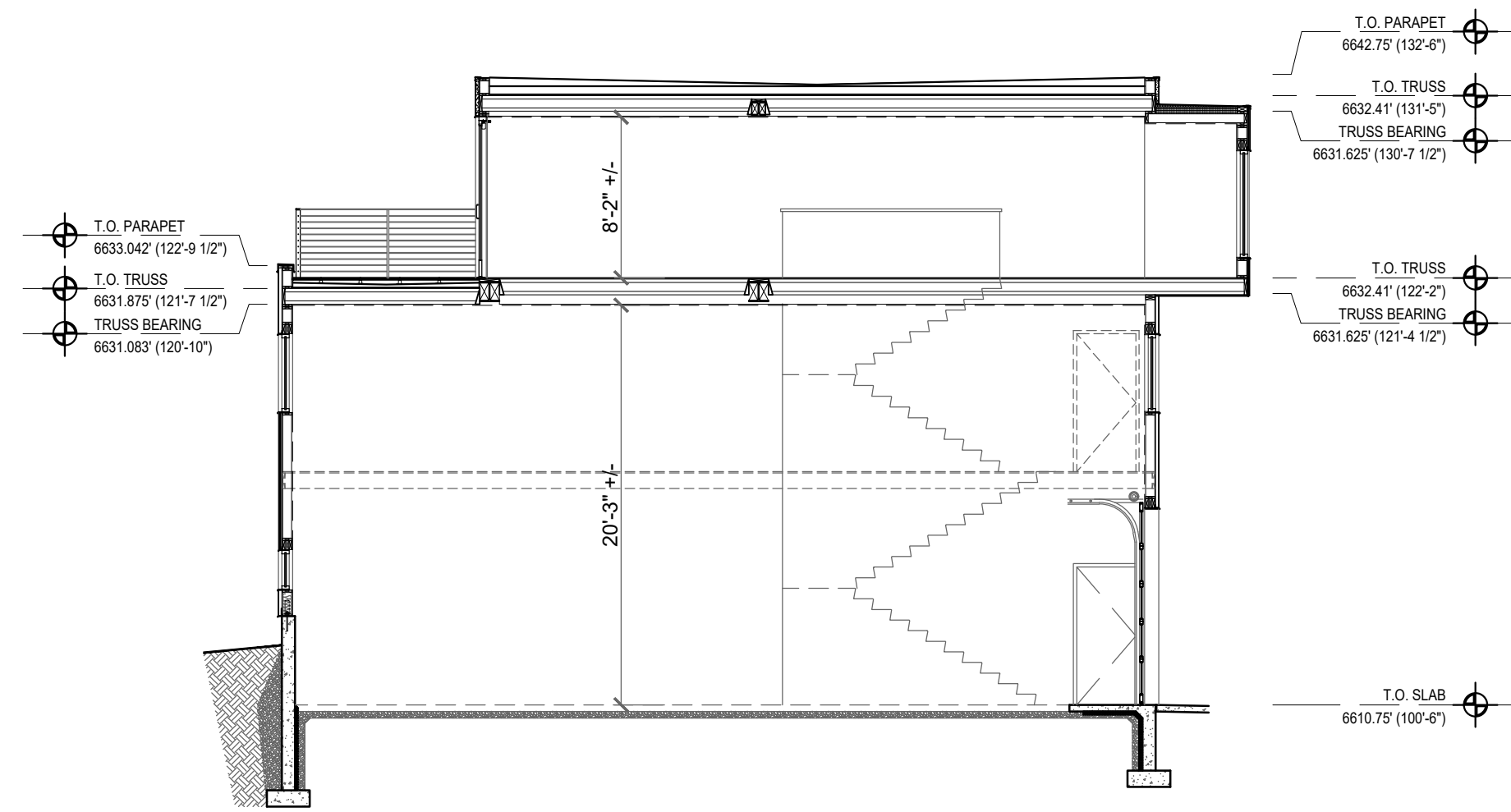
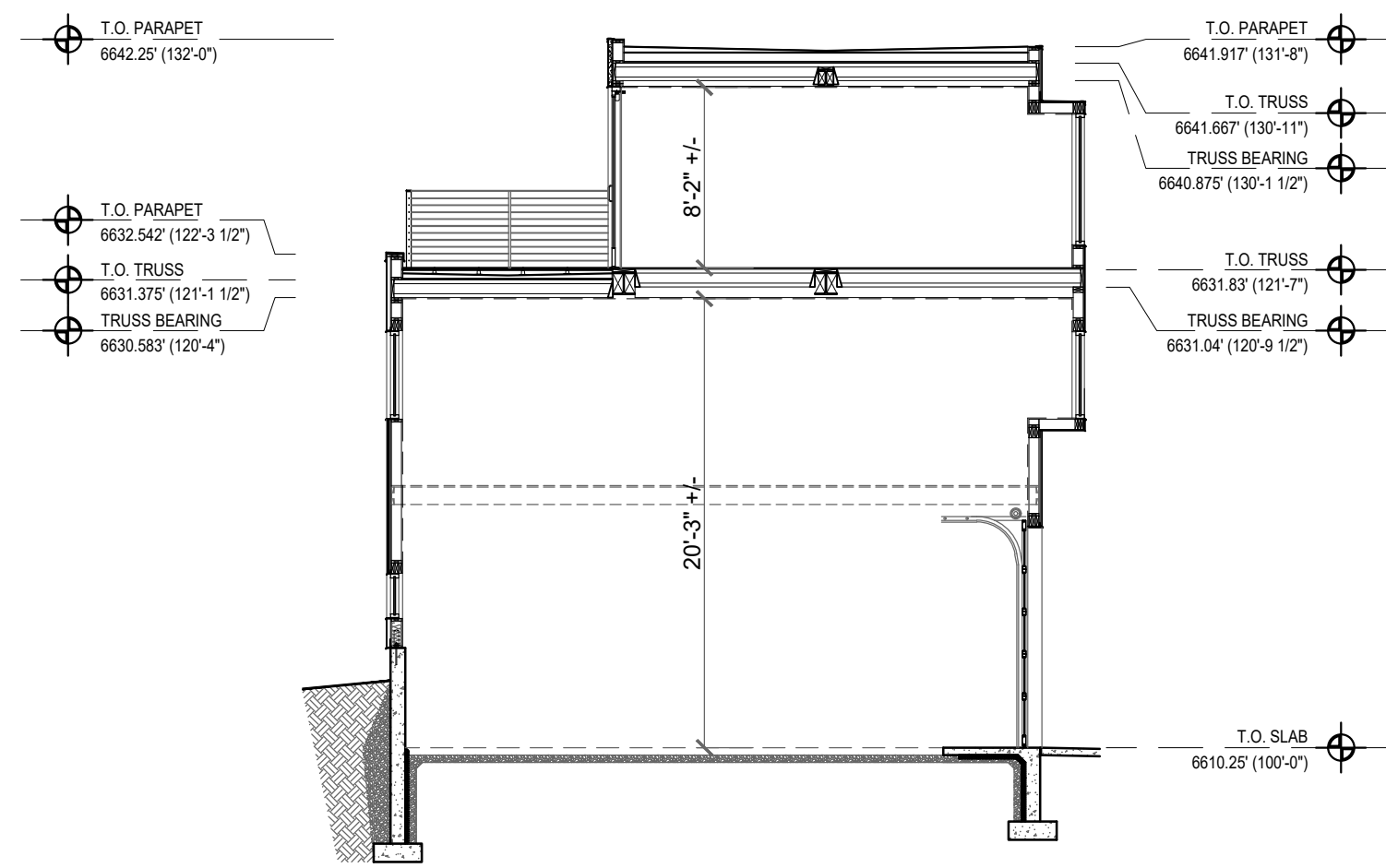


04| BUILDING 'B' - NORTH ELEVATION
scale 1/8" = 1'-0"

EXTERIOR MATERIAL FINISH KEY							
MARK	MANUFACTURER	DESCRIPTION	NOTES	MARK	MANUFACTURER	DESCRIPTION	NOTES
EXTERIOR INSULATION FINISH SYSTEM (EIFS)				STOREFRONT AND WINDOW SYSTEMS			
EIFS-1	SYNERGY	COLOR - "TO BE DETERMINED" TO MATCH XXXXXX	EIFS MUST BE DRAINABLE SYSTEM o/ WEATHER BARRIER STUCCO WRAP	SF-1	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3000. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
PREFINISHED METAL				SF-2	OLDCASTLE (OR APPROVE EQUAL)	THERMAL FLUSH GLAZE - SERIES 3375. COLOR - CHARCOAL GRAY	THERMAL FRAMING w/ 1" INSULATED GLAZING
MTL-1	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-1'	PREFINISHED FASCIA EDGE FLASHING, COPINGS, GUTTERS & DOWNSPOUTS	PAINT			
MTL-2	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'MTPNL-2'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS	PT-1	BENJAMIN MOORE	COLOR - TO BE DETERMINED (MATCH SF-1)	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS)
MTL-3	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'WD-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS	METAL PANELS			
MTL-4	DMI	COLOR - "TO BE DETERMINED" TO MATCH 'STN-1'	PREFINISHED FASCIA EDGE FLASHING, AND COPINGS	MTPNL-1	FLAT LOCK	COLOR - IRON MOUNTAIN	STYLE: LATITUDE
WOOD SIDING				MTPNL-2	--	COLOR - DUSTY CHARCOAL	--
WD-1	PRODEMA	PRODEX WOOD SIDING	8" x 8'-0" PLANKS w/ EXPOSED FASTENERS o/ PAINTED VERTICAL FURRING STRIPS AT 16" O.C. o/ BLACK WEATHER BARRIER				



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



Project:

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BUILDING SECTIONS

Sheet Title:

A4.0

Sheet No.

CAD File No.

00_00000_A1.0.dwg

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

Altitude Lofts Condominiums
Park City, Utah

LANDSCAPE PLAN SPECIFICATIONS

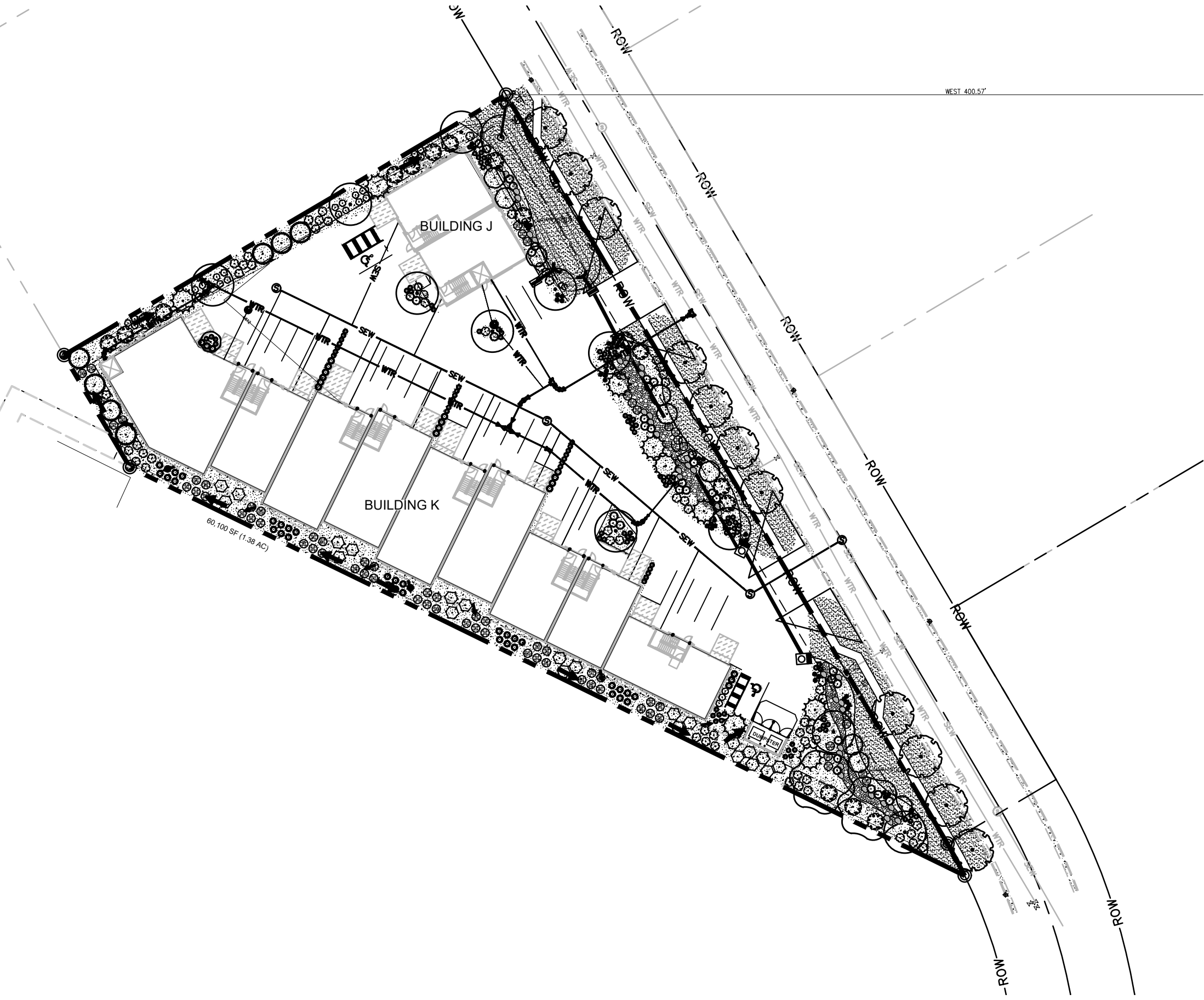
- PART I - GENERAL
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Site Conditions
 2. Guarantees
 3. Maintenance
 4. Soil Amendments
 5. Fine Grading
 6. Landscape Edging
 7. Furnish and Installing Plant
 8. Turf Planting
 9. Weed Barrier
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee.

- PART II - PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock/See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. pH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ratio): < 3.0
 - d. % OM (percent organic matter): >1%
 - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial soil farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging: ss (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.
- I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.
- PART III - EXECUTION
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.
4. TURF - SOD LAYING
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blight/smush. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut (minimum, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with stumps or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5 WEED BARRIER
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.
- END OF SECTION

LANDSCAPE NOTES

- INSTALLATION
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
 8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
 9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
 10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
 11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE, AND MAINTENANCE.
- INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
 6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER



SITE REQUIREMENT CALCULATIONS

STREET SIDE BUFFER	REQ'D:	PROVIDED:
(382 LINEAR FT)		
TREE COUNT: 3 TREES / 100 LN FT OF ROAD FRONTAGE	12	12
SHRUB COUNT: 8 SHRUBS / 100 LN FT OF ROAD FRONTAGE	31	50
BUILDING BUFFER	REQ'D:	PROVIDED:
TREE COUNT: 2 TREES AND 8 SHRUBS / 100 LN FT OF BUILDING FRONTAGE		
BUILDING J		
NORTH (61 LINEAR FT)	2 TREES 5 SHRUBS	2 DEC / 0 EVER 5 SHRUBS
SOUTH (61 LINEAR FT)	2 TREES 5 SHRUBS	2 DEC / 0 EVER 5 SHRUBS
EAST (45 LINEAR FT)	1 TREE 4 SHRUBS	1 DEC / 0 EVER 4 SHRUBS
WEST (45 LINEAR FT)	1 TREE 4 SHRUBS	1 DEC / 0 EVER 4 SHRUBS
BUILDING K		
NORTH (312 LINEAR FT)	7 TREES 25 SHRUBS	3 DEC / 0 EVER w/ 4 DEC ON SITE 28 SHRUBS
SOUTH (345 LINEAR FT)	7 TREES 28 SHRUBS	4 DEC / 0 EVER w/ 3 EVER ON SITE 24 SHRUBS
DUE TO EASEMENT, MOST TREES LOCATED ON SITE	2 TREES 5 SHRUBS	1 DEC / 1 EVER 5 SHRUBS
EAST (65 LINEAR FT)	1 TREE 4 SHRUBS	0 DEC / 1 EVER 5 SHRUBS
WEST (50 LINEAR FT)		

PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Gs	2	Gleditsia triacanthos 'inermis' 'Shademaster' Shademaster Honey Locust	2.5" Cal
	Pe	11	Populus tremuloides 'Treceta' Columnar Quaking Aspen	1" Cal.
	Qs	10	Quercus robur 'Fastigiata' TM Skyrocket English Oak	2.5" Cal
	Sd	11	Sorbus decora Showy Mountain Ash	2.5" Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Pp	9	Picea abies 'Pendula' Weeping Norway Spruce	8" Tall
	Pf	7	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Lamber Pine	8" Tall
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ck	25	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	5 gal
	Pg	61	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	5 gal
	Rg	17	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal
	Rc	22	Ribes rubrum 'Perfection' Perfection Red Currant	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ck2	66	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal
	Fe	114	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal
	Ms2	36	Miscanthus sinensis 'Strictus' Porcupine Eulalia Grass	1 gal
	Ps	55	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Sb	42	Salvia x sylvestris 'Blue Hill' Blue Hill Sage	1 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTATORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	7,590 sf
	1-03 OQUIRRI GRAVEL STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	13,910 sf
	1-05 4"-7" STONE MULCH PROVIDE 7" DEPTH OF STONE MULCH TOP DRESSING.	950 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-07 BOULDERS - DECORATIVE	41
	1-08 5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	344 lf

ISSUE DATE

PROJECT NUMBER

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

10/18/2021

UT21107

4C ARCHITECTRE
ATT: BILL TUROCZY
614-353-9929
BILL.TUROCZY4C@GMAIL.COM

PKJ

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100

NO. REVISION DATE

1 XXXX XX-XX-XX

2

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5

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7

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

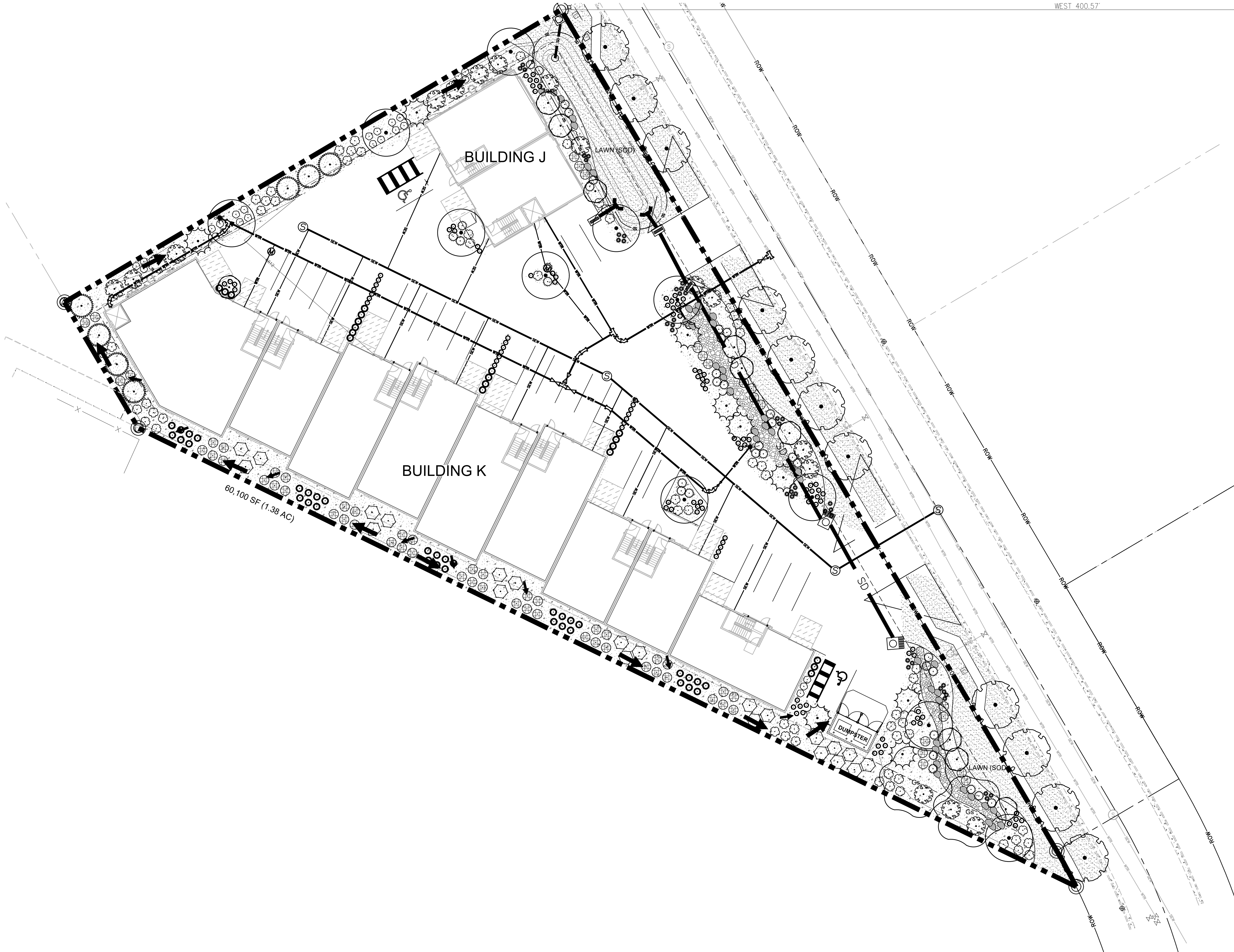
0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'

ALTITUDE LOFTS CONDOMINIUMS

PARK CITY, UTAH

Page 172 of 311



PLANT LEGEND				
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	4"-7" STONE MULCH PROVIDE 7" DEPTH OF STONE MULCH TOP DRESSING.	950 sf
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	BOULDERS - DECORATIVE	41
	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	344 lf

10/18/2021

UT21107

NO.	REVISION	DATE
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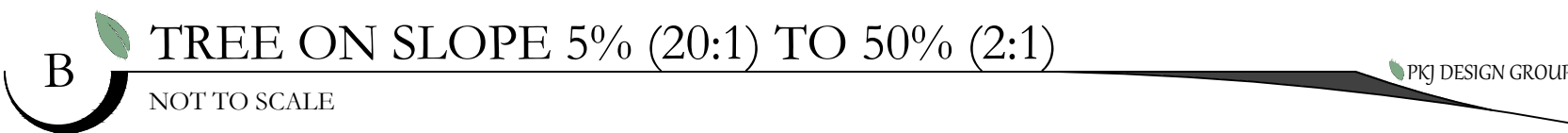
ALTITUDE LOFTS
CONDOMINIUMS
PARK CITY, UTAH

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Landscape Architecture • Planning & Visualization
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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-101

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



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CONDOMINIUMS
PARK CITY, UTAH



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PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-501

ALTITUDE LOFTS CONDOMINIUMS

PARK CITY, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

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

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

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

1.3 DEFINITIONS

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

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

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

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

1.4 REFERENCES

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

- A.STM-American Society for Testing and Materials
- IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

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

B.Operation and Maintenance Manual:

- At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - Parts list for each operating element of the system
 - Manufacturer printed literature on operation and maintenance of operating elements of the system.
- Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- Project Record Copy
 - Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
 - Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings

2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.

3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.

4. Dimensions are to be taken from permanent construction surfaces, features, or finished edges located at or above finished grade.

5. Controller May: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

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

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

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

D. Workmanship and Materials:

- It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- All work shall be performed in accordance with the best standards of practice relating to the trade.

E.Contract Qualifications:

- Contractor shall provide document or resume including at least the following items:
 - That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- Contractor is bondable for the work to be performed.
- References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- Listing of suppliers where materials will be obtained for use on this Project.
- Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience.

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

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

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

1.7 DELIVERY-STORAGE-HANDLING

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

1.8 SEQUENCING

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

1.9 WARRANTY

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

1.10 OWNER'S INSTRUCTION

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

1.11 MAINTENANCE

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

- Two quick coupler keys with hose swivel.
- One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B.Provide the following services:

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

PART 2 - PRODUCTS

2.1 GENERAL NOTES

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

2.2 POINT OF CONNECTION

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

2.3 CONNECTION ASSEMBLY

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

2.4 CONTROL SYSTEM

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

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

- Installation of wall-mount/ground pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.
- Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

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

- A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
- Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.

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

2.5 SLEEVING

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

2.6 MAIN LINE PIPE

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

- Maximum flows allowed through main line pipe shall be:

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

- Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

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

2.8 ISOLATION VALVES

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

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

2.9 MANIFOLDS

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

2.10 REMOTE CONTROL VALVES

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

2.11 MANUAL CONTROL VALVES

A.Quick coupler valve shall be attached to the manifold sub-main line using a Lason G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve box shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 1/2", 1", 1 1/2", 1 3/4" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A.All lateral line fittings shall be S/40 PVC.

2.14 Spray Sprinklers

A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve boxes shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A.All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A.Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

- The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A.Contractors shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench line to ensure flat, even support of pipe. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A.Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A.Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C.Drawings show diagrammatic or conceptual location of piping. Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS T11 glue and P99 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F.Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.

B.Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C.Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E.Pedestal controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F.Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B.Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B.Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E.Contractors shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C.Contractors shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E.Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.

3.10 ADJUSTMENT

A.Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B.Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C.Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A.Contractors shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B.Open trenches or hazards shall be protected with yellow caution tape.

C.Contractors is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E.Contractors shall leave Project in at least a 'broom clean' condition.

END OF SECTION

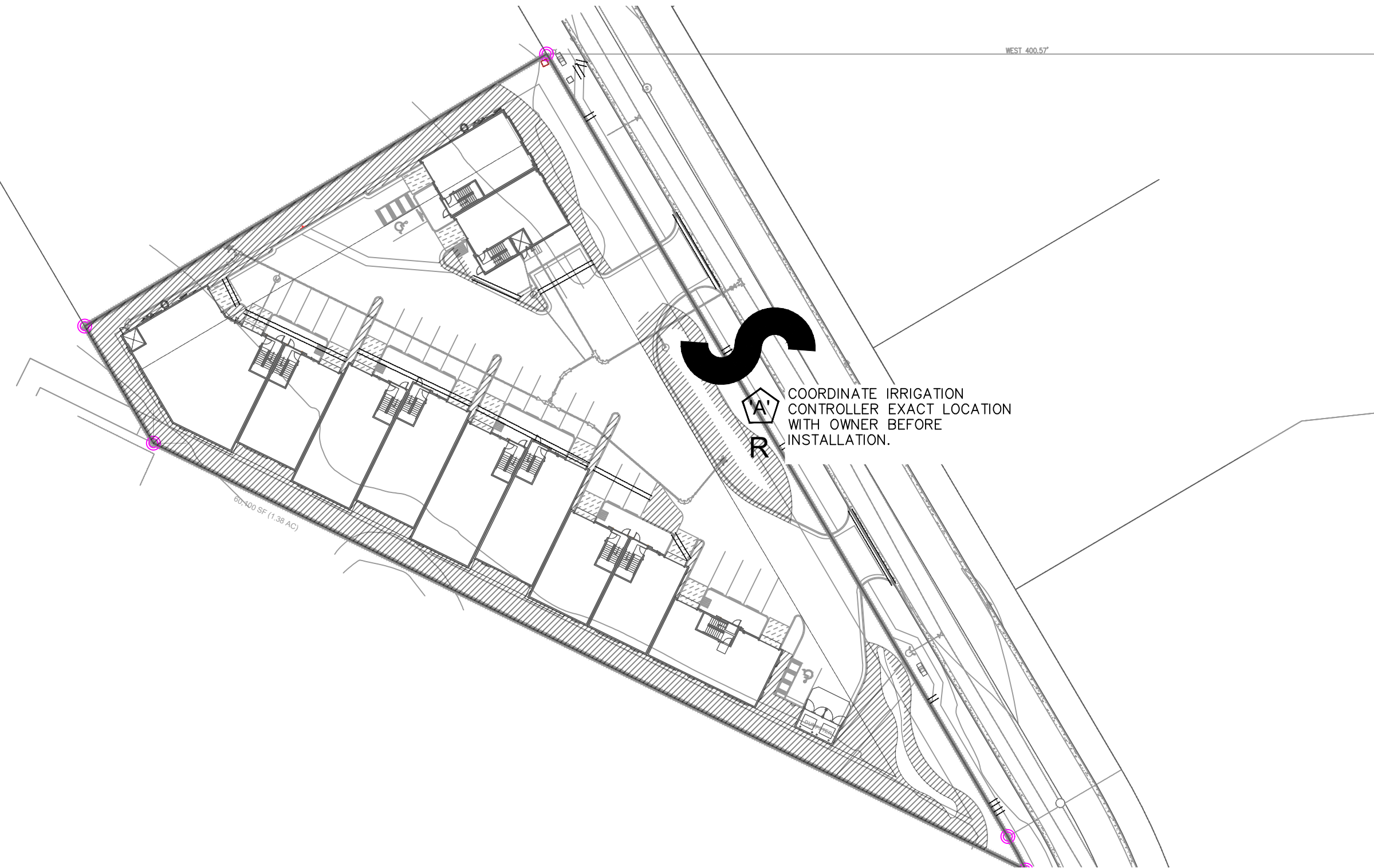
90 Day Establishment Period Irrigation Schedule (April, May, June)										
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf		15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Regular Irrigation Schedule (see Seasonal Differential Chart)										
	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure	
Turf		15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	45 min	40 psi

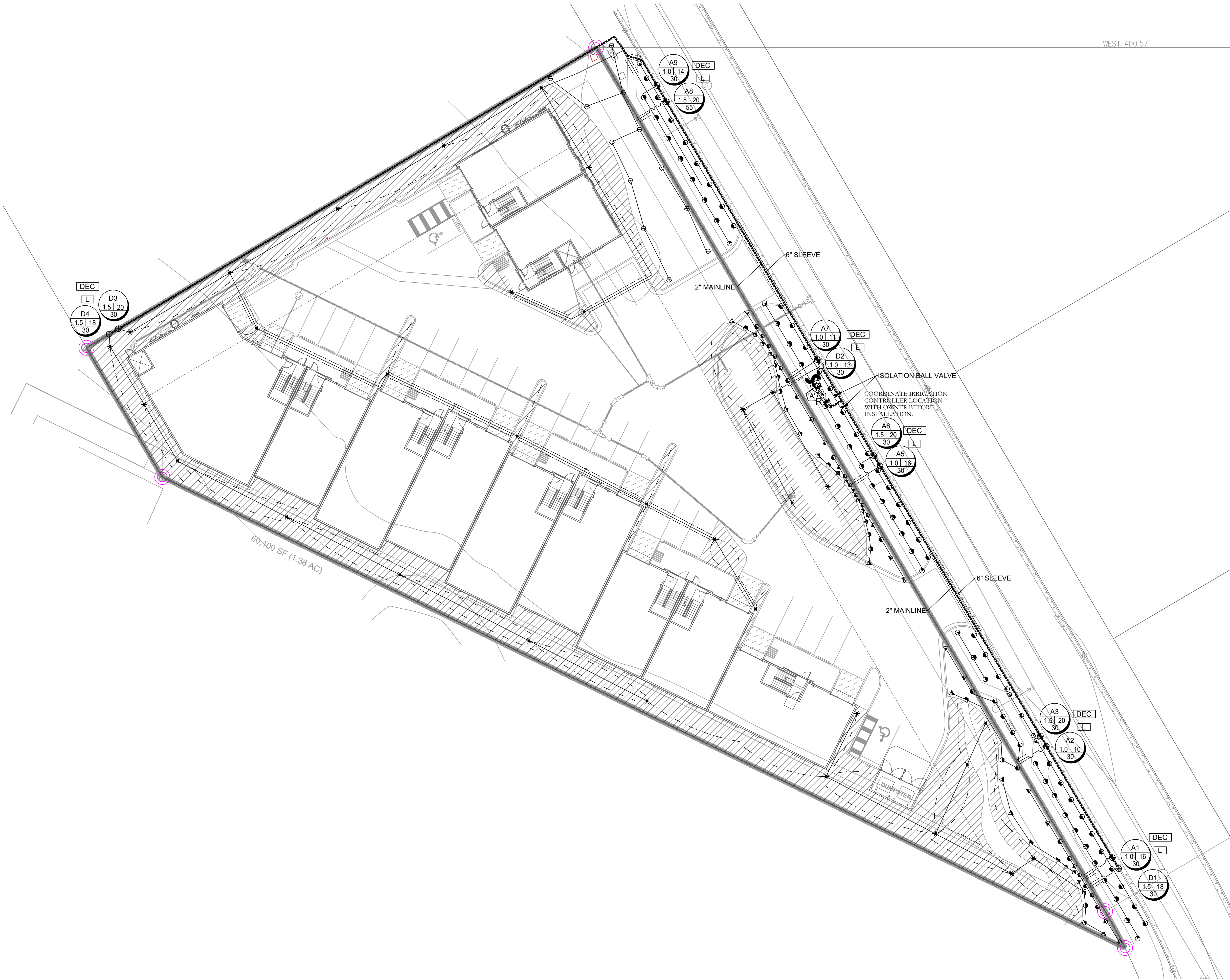
Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential							
	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO																					
10/18/2021	UT21107	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	ALTITUDE LOFTS CONDOMINIUMS PARK CITY, UTAH	4C ARCHITECTRE ATT: BILL TUROCZY 614-353-9929 BILLTUROCZY4C@GMAIL.COM	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	UTAH LANDSCAPE ARCHITECT ERIN ANSWORTH 8/28/21-5301 10/18/2021 ELECTRONIC SEAL STATE OF UTAH	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/18/2021																					
NO. REVISION DATE <table><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table> 0' 25' 50' 100' 200' GRAPHIC SCALE: 1" = 50'								1	XXXX	XX-XX-XX	2			3			4			5			6			7		
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
●	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
●	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
●	RAINBIRD 5000 SERIES MPR NOZZLES @ 55 PSI
●	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
S	POINT OF CONNECTION (SECONDARY WATER) SEE PLAN FOR SIZE
A	CONTROLLER-RAINBIRD ESP-LXIVM WITH LIMR REMOTE KIT*, CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
⊗	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
⊗	2" T SUPER AMIAD PLASTIC FILTER - INSTALL PER MANUFACTURE'S RECOMMENDATIONS (130 MICRON)
W	MASTER VALVE
▽	FLOW SENSOR
Q	QUICK COUPLER- RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
DEC	VALVE DECODER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC. LIGHTNING ARRESTER (AT ALL VALVE GROUPINGS) INSTALL PER MANUFACTURER'S SPEC.
L	REMOTE CONTROL VALVE- RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
⊕	DRIP CONTROL ZONE KIT- RAINBIRD XGZ-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
-----	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 2" DIAMETER 24" MIN. COVER
-----	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. SEE PIPE SIZING CHART
*	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS
-----	DRIP LINE: RAINBIRD XISP-09-18-100 OR EQUIVALENT
-----	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM 14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ALL WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW
XIS DRIPLINE	XISP-09-18	9 GPH
TOTAL DRIP ZONE FLOW	20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM
NUMBER OF FLUSH POINTS	2	DRIP ZONE TO APPLY 1/4" OF WATER 23
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS		
NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN		

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER. USE PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
- MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
- LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	55 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

VALVE ID TAG

A1

1.0 18

55

VALVE SIZE
PSI AT LAST
HEAD IN ZONE

CONTROL NUMBER
VALVE NUMBER
GALLONS PER MINUTE

NOTE
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE
10/18/2021

PROJECT NUMBER
UT21107

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT
4C ARCHITECTRE
ATT: BILL TUROCZY
614-353-9929
BILL.TUROCZY4C@GMAIL.COM

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

LICENSE STAMP
DESIGNED LANDSCAPE ARCHITECT
UTAH
8/28/21-5/30/27
10/18/2021
ELECTRONIC
STATE OF UTAH

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

NO. REVISION DATE
1 XXXX XX-XX-XX
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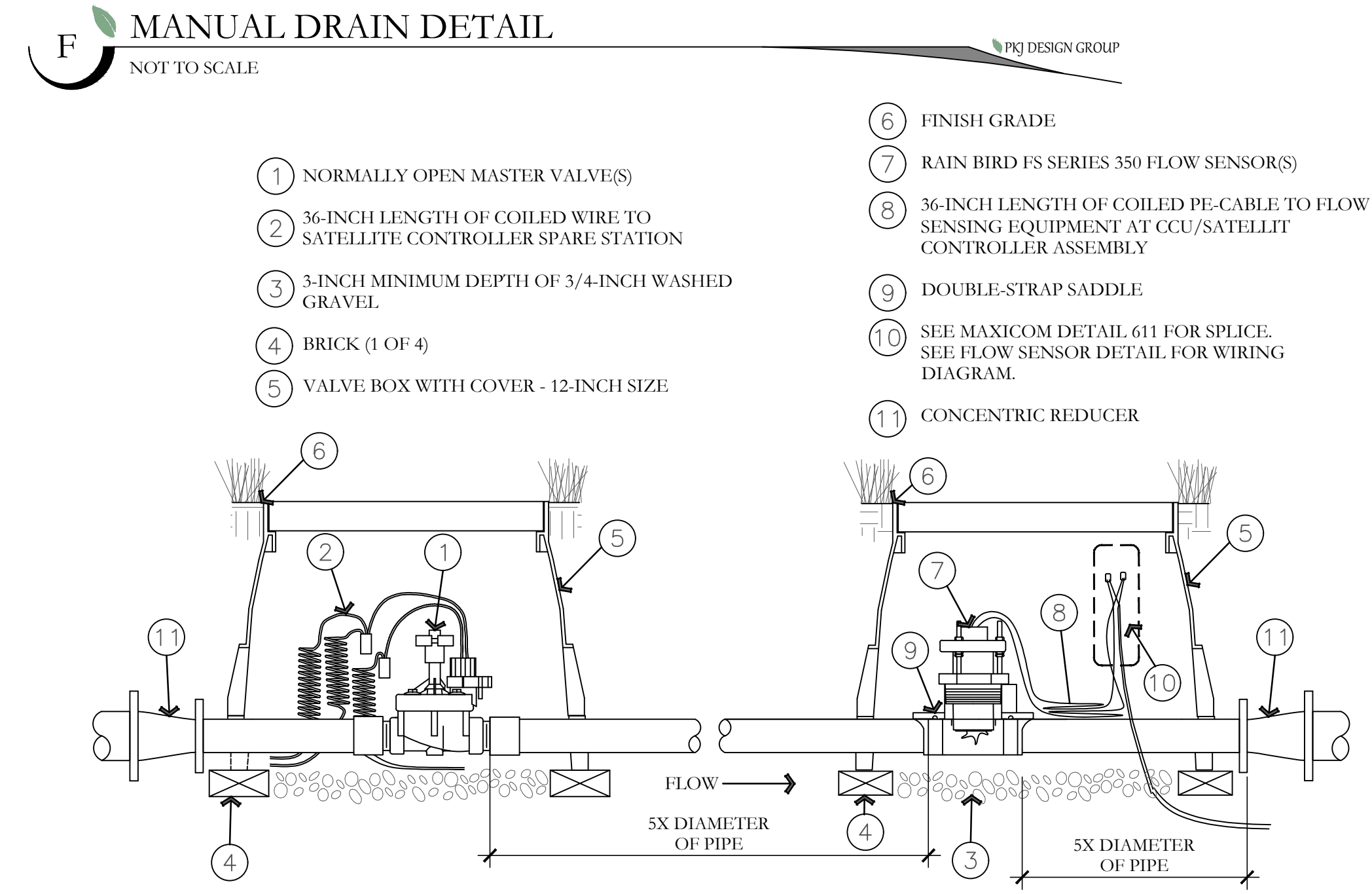
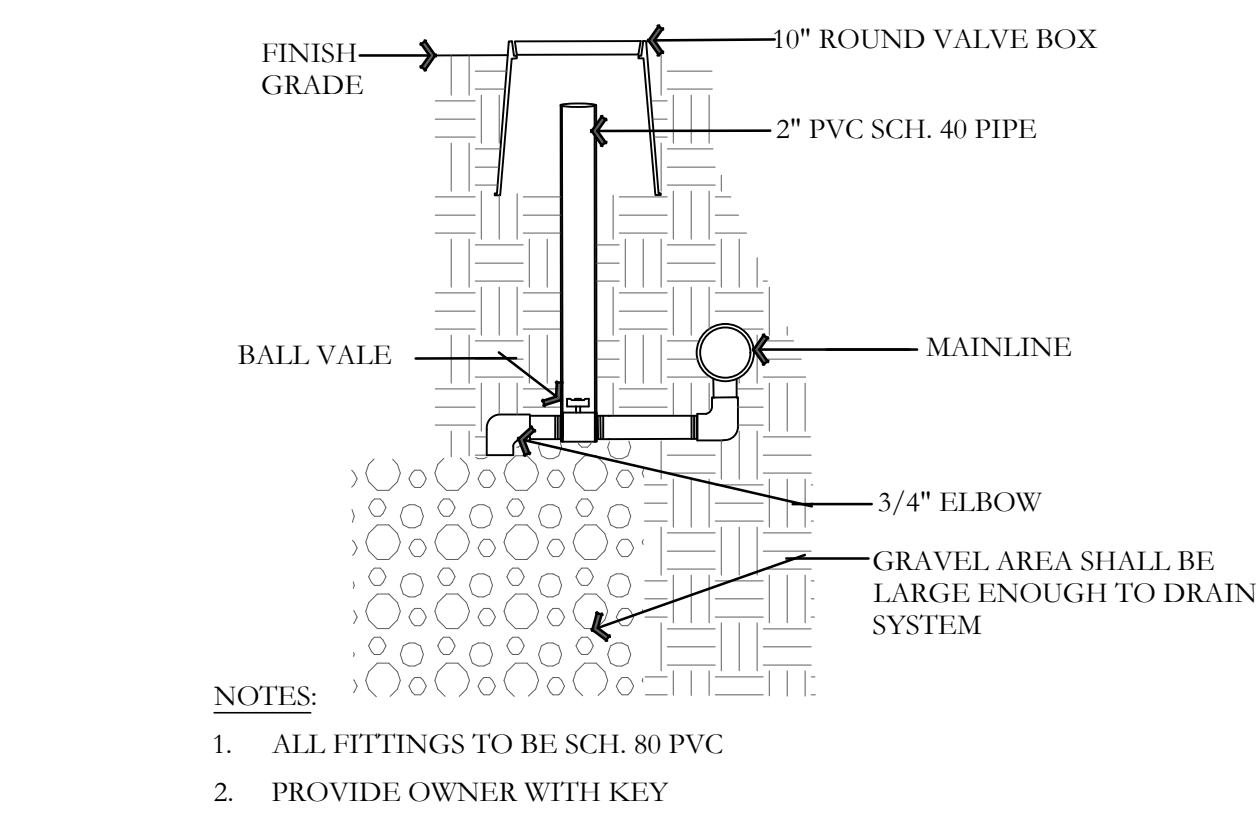
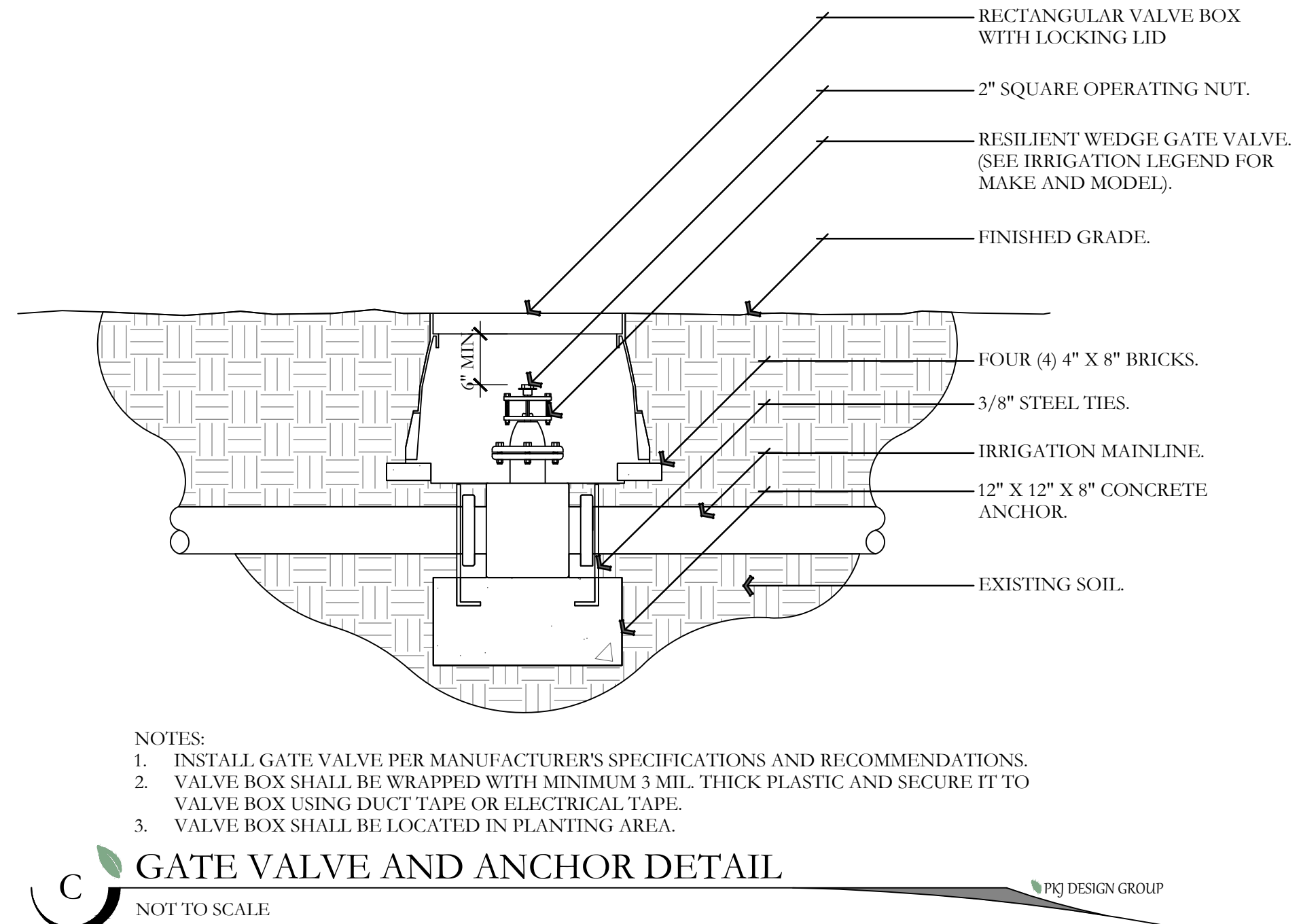
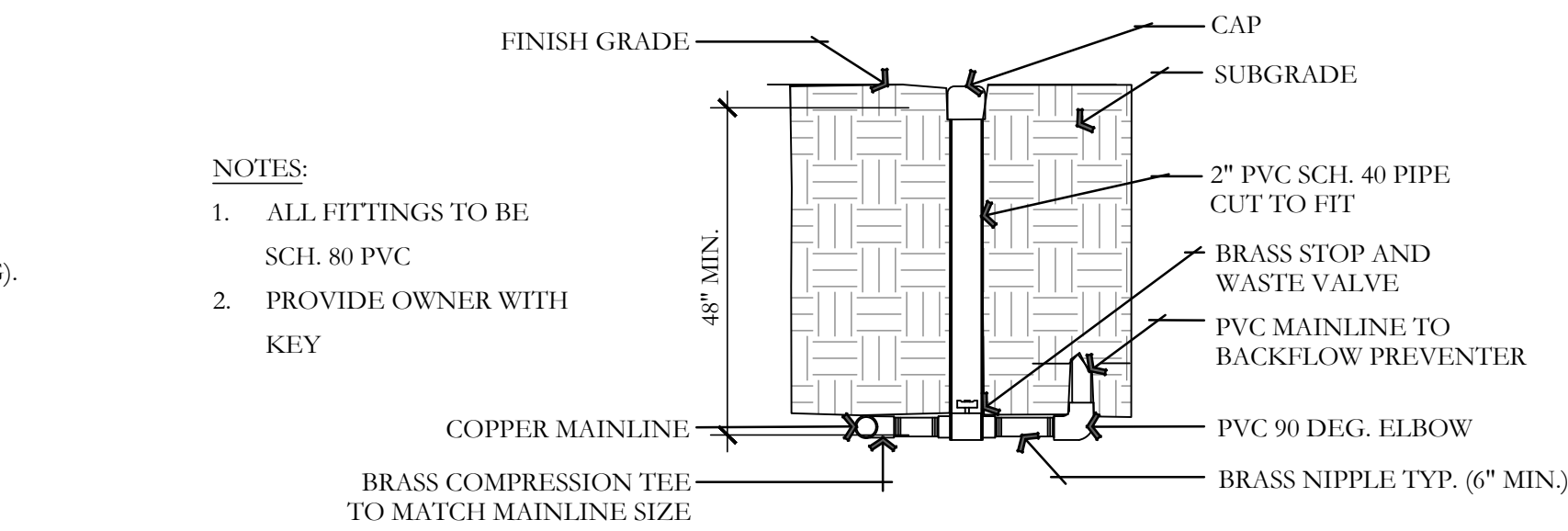
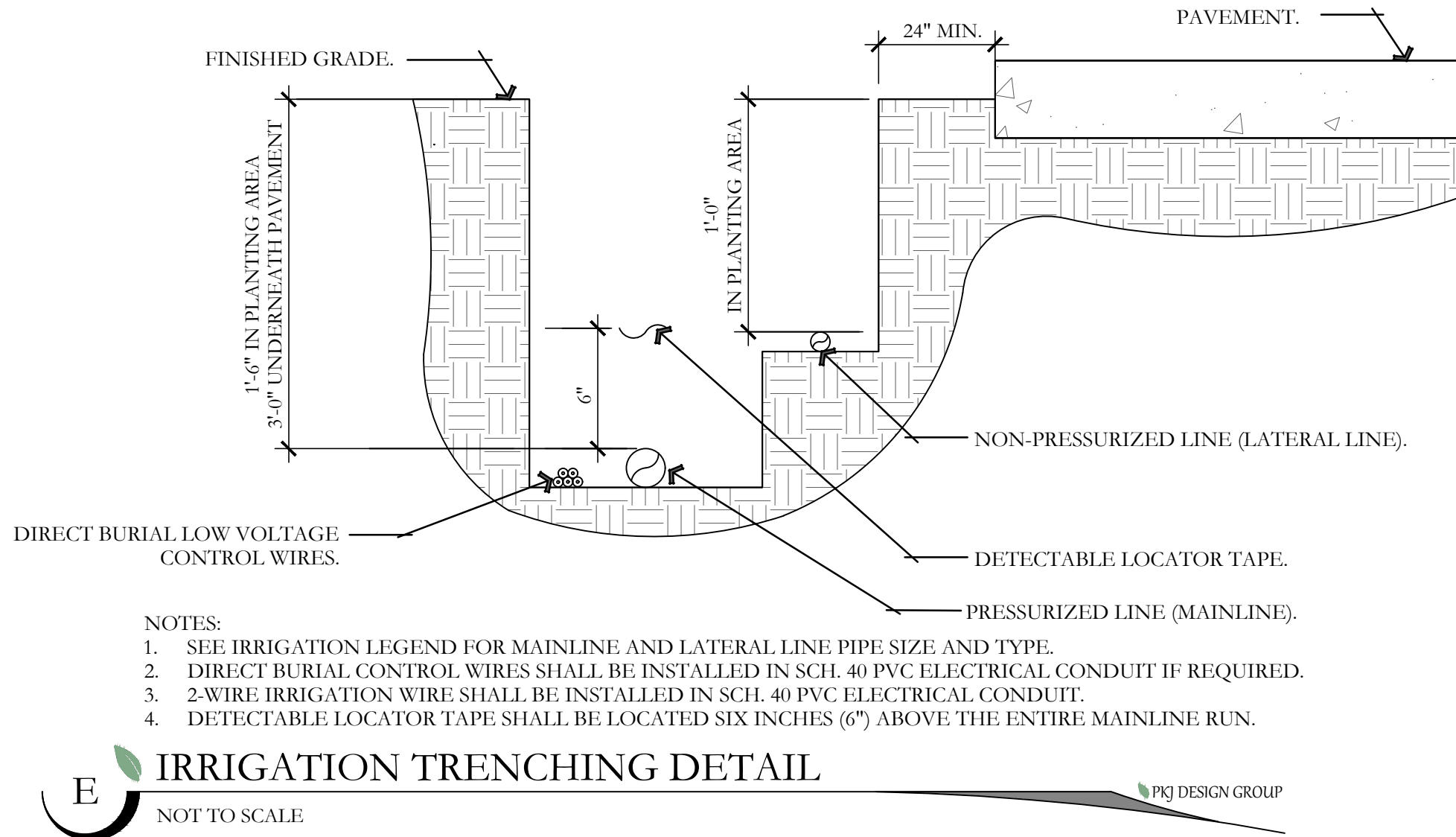
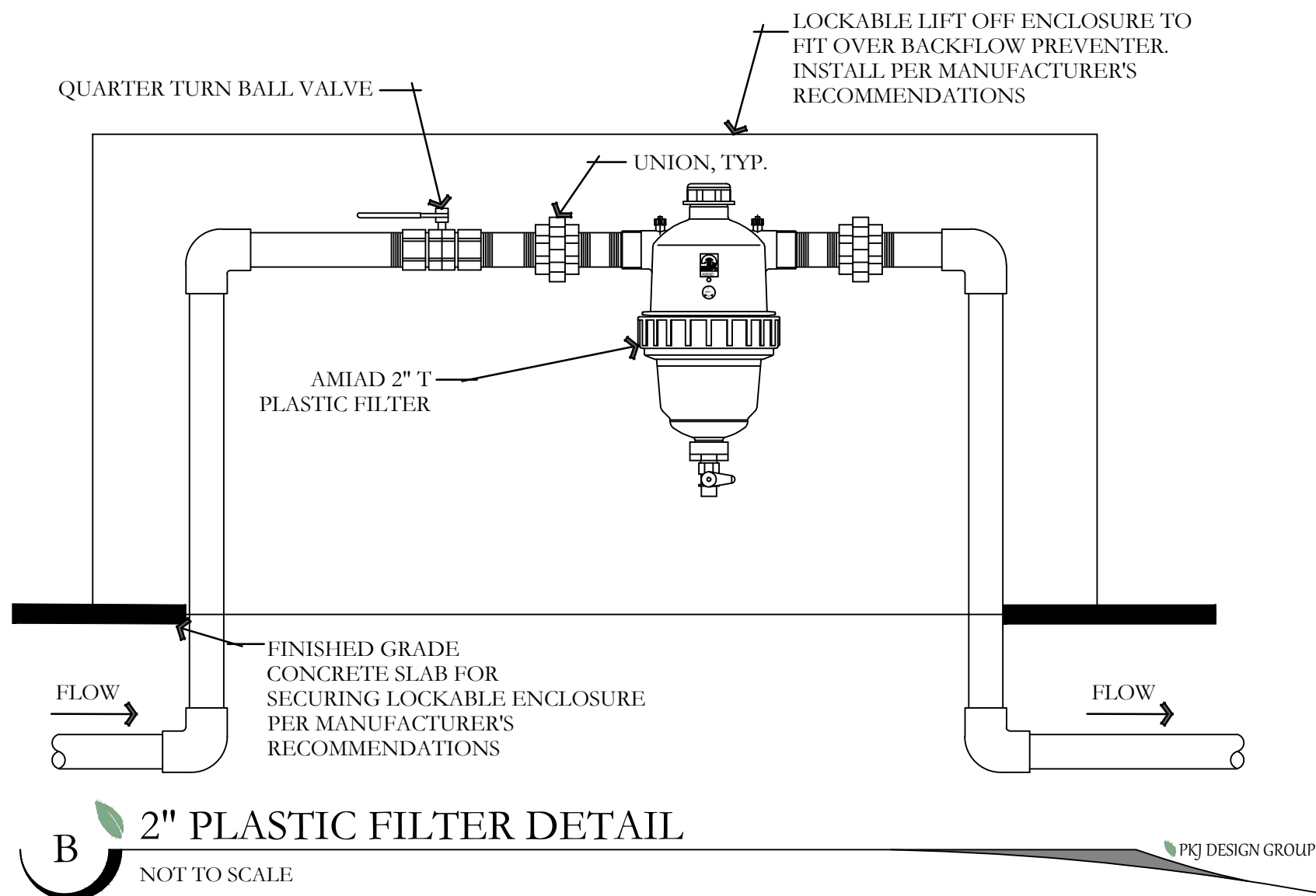
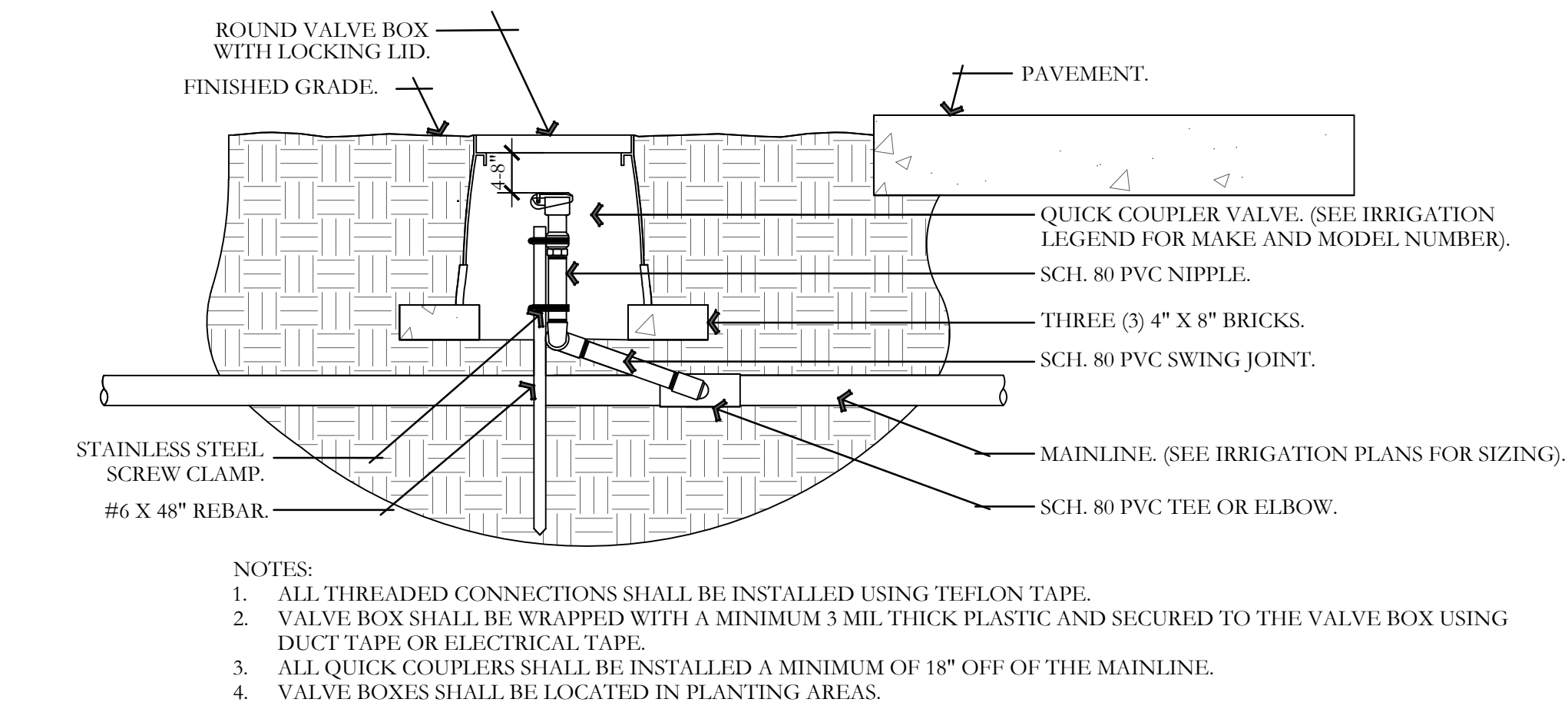
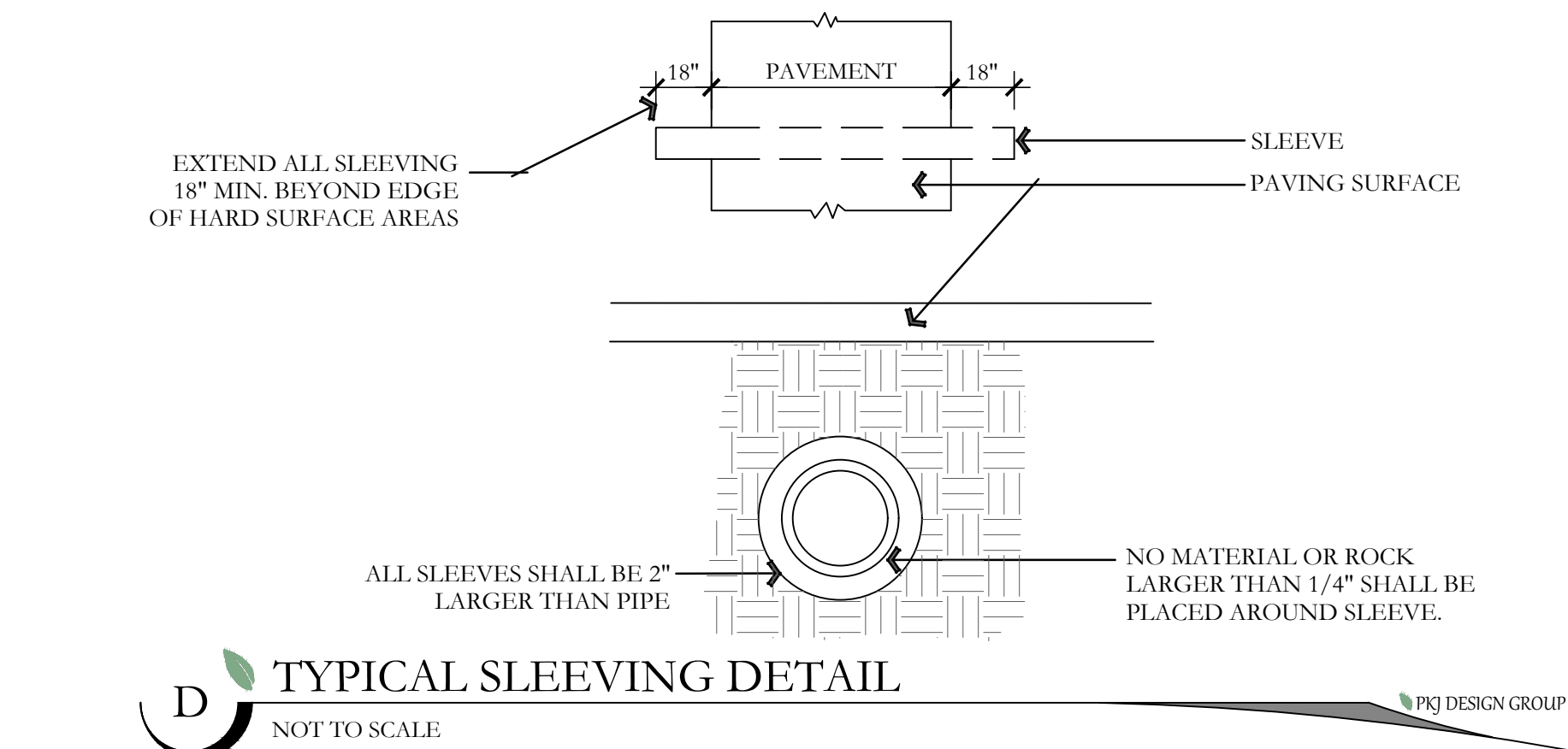
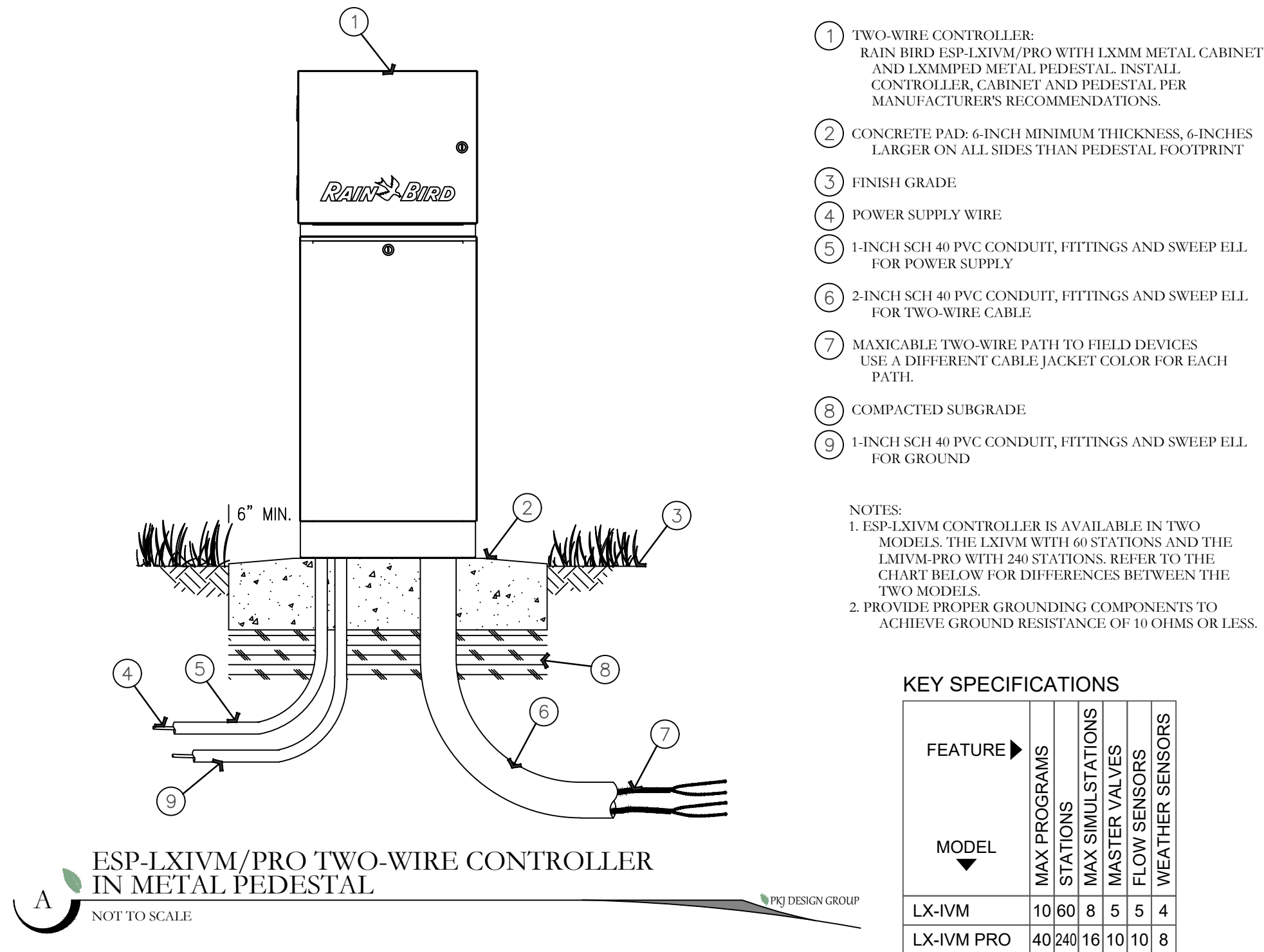
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1-800-662-4111
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811

GRAPHIC SCALE: 1" = 20'

ALTITUDE LOFTS
CONDOMINIUMS
PARK CITY, UTAH

IR-101



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/18/2021	UT21107			4C ARCHITECTRE ATT: BILL TUROCZY 614-353-9929 BILLTUROCZY4C@GMAIL.COM	PKJ Landscape Architecture / Planning & Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/18/2021
NO.	REVISION	DATE					
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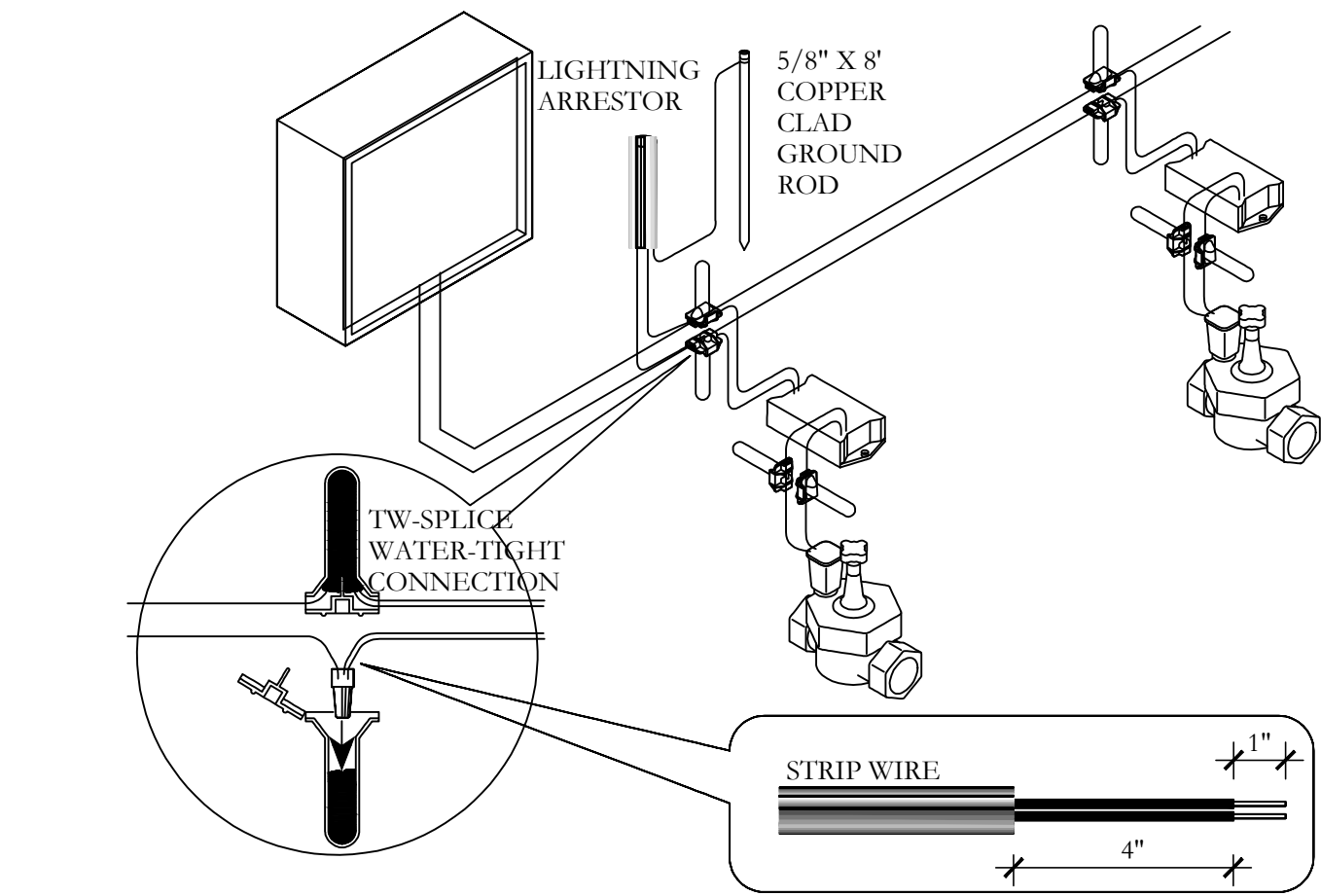
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CONDOMINIUMS
PARK CITY, UTAH

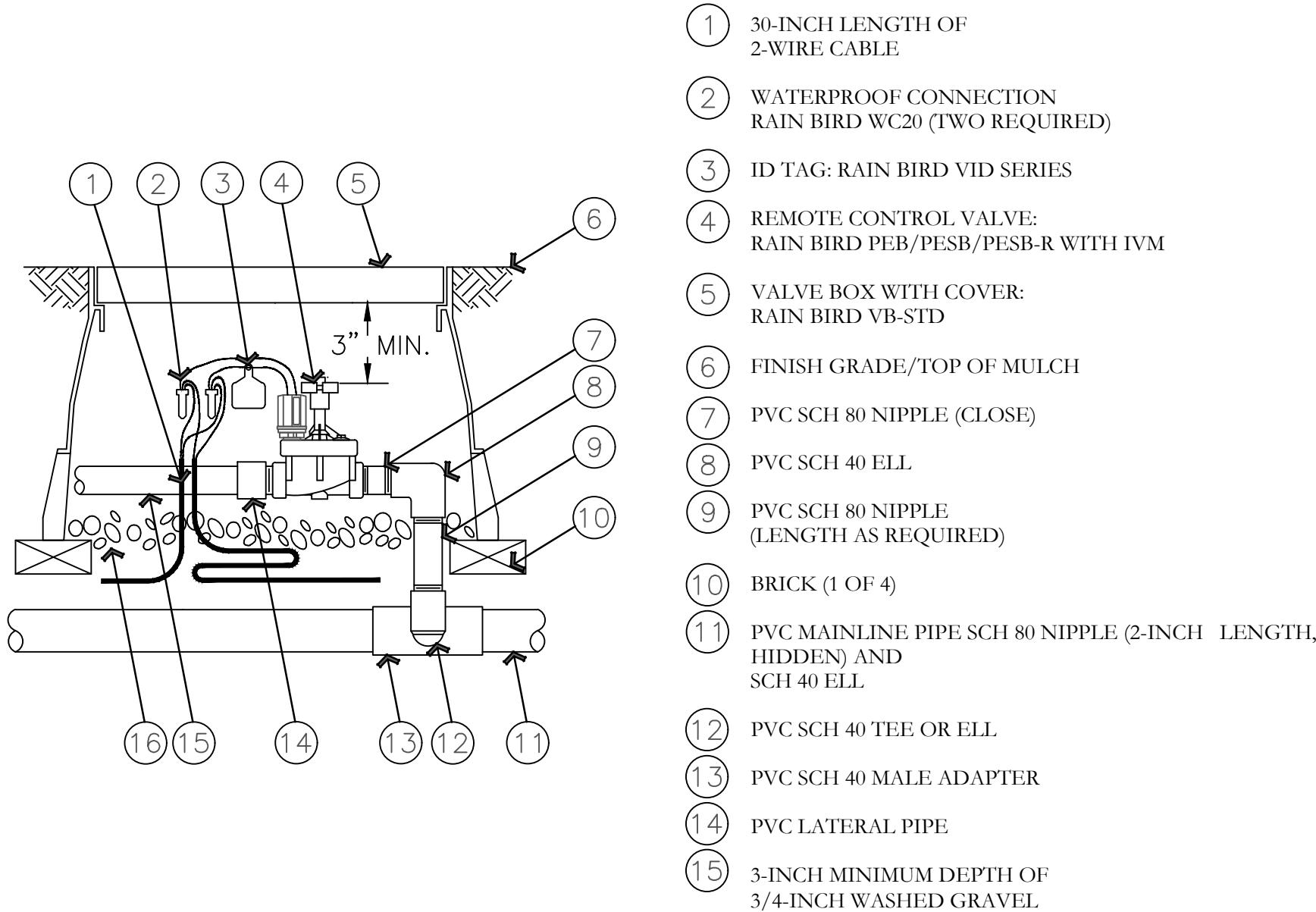
PRELIMINARY PLANS NOT FOR CONSTRUCTION

IR-501

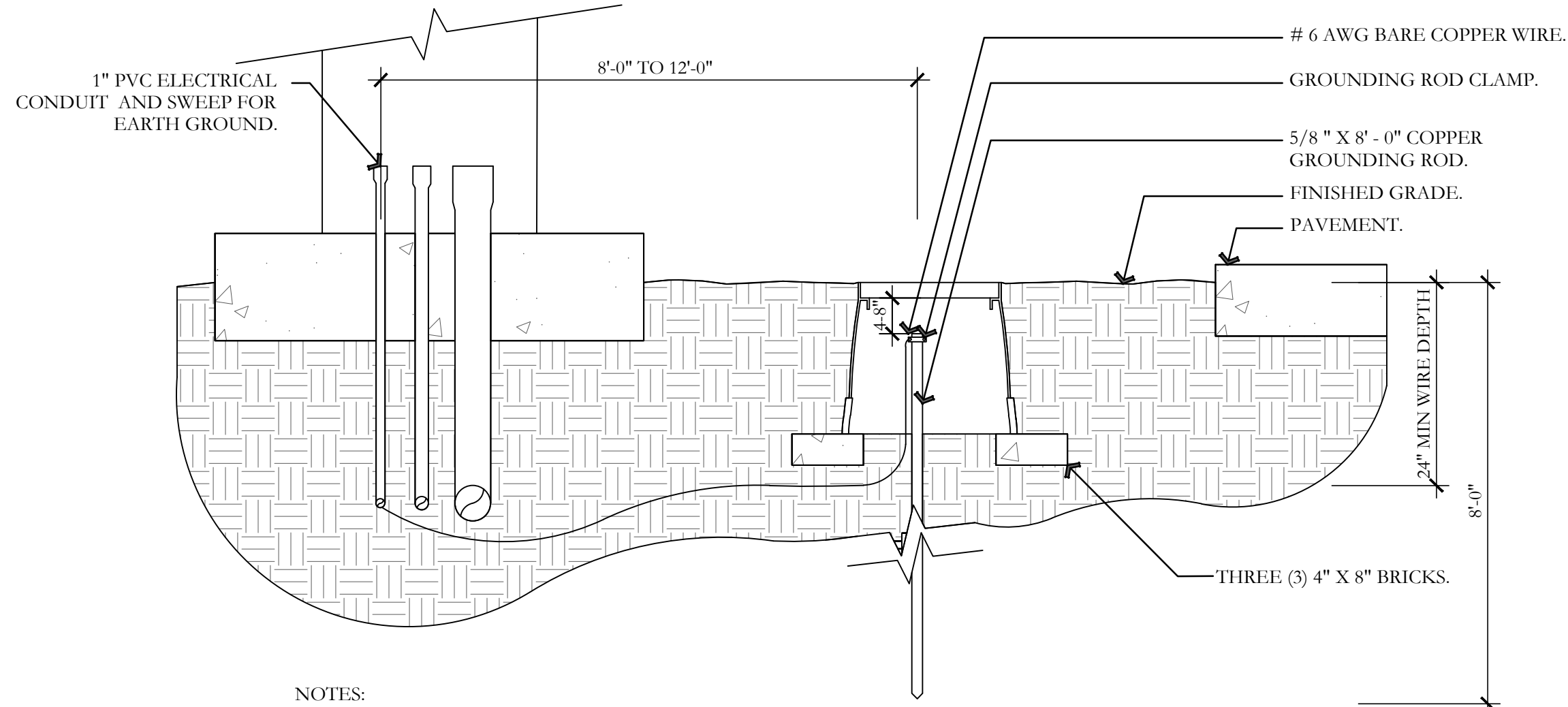
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
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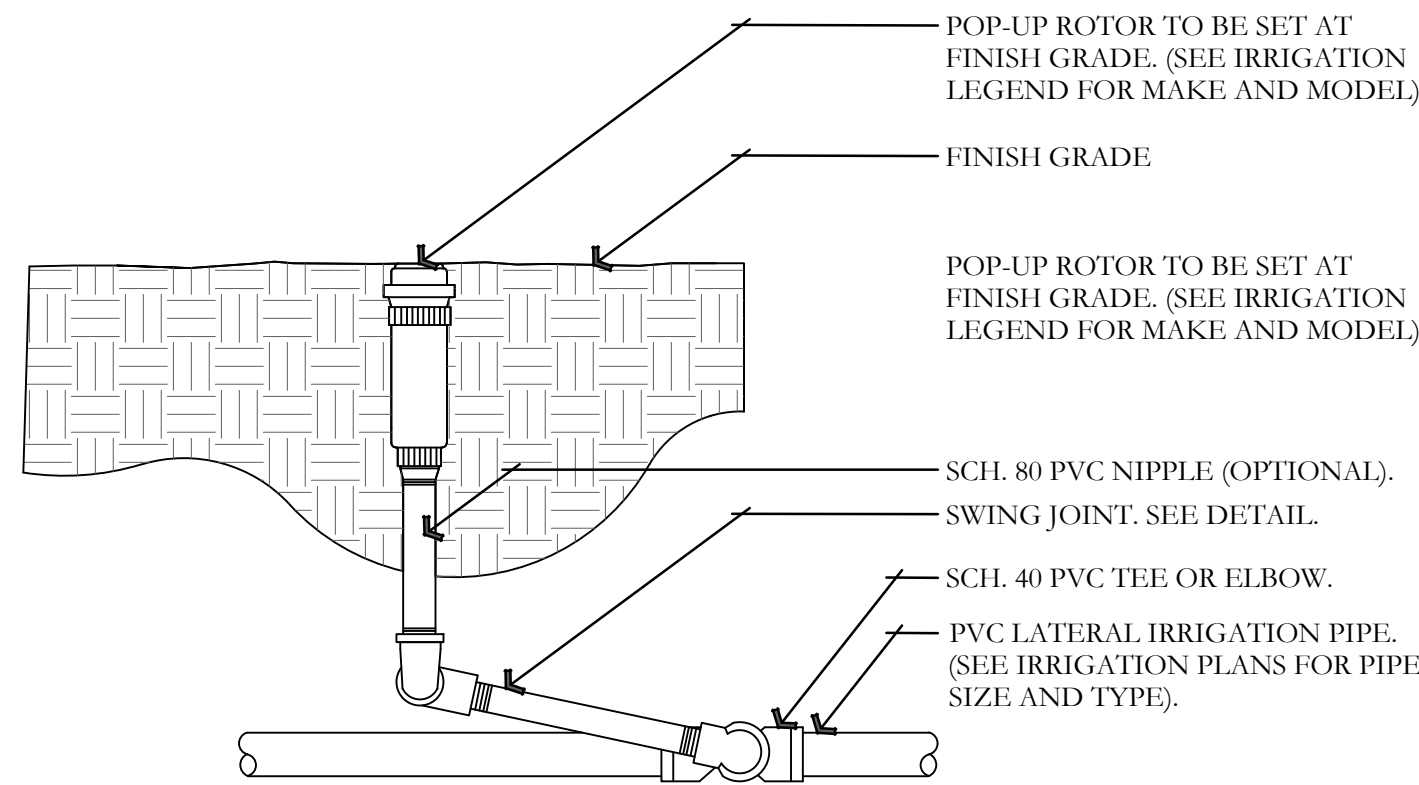
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



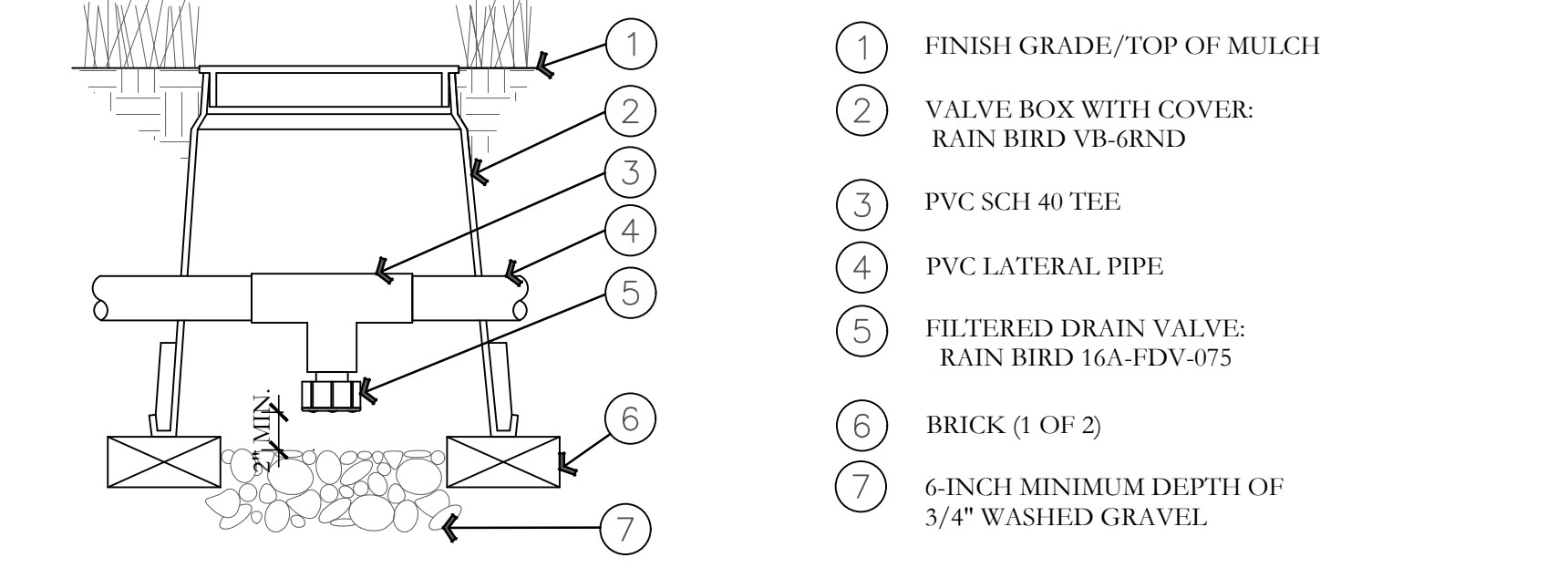
M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM
NOT TO SCALE



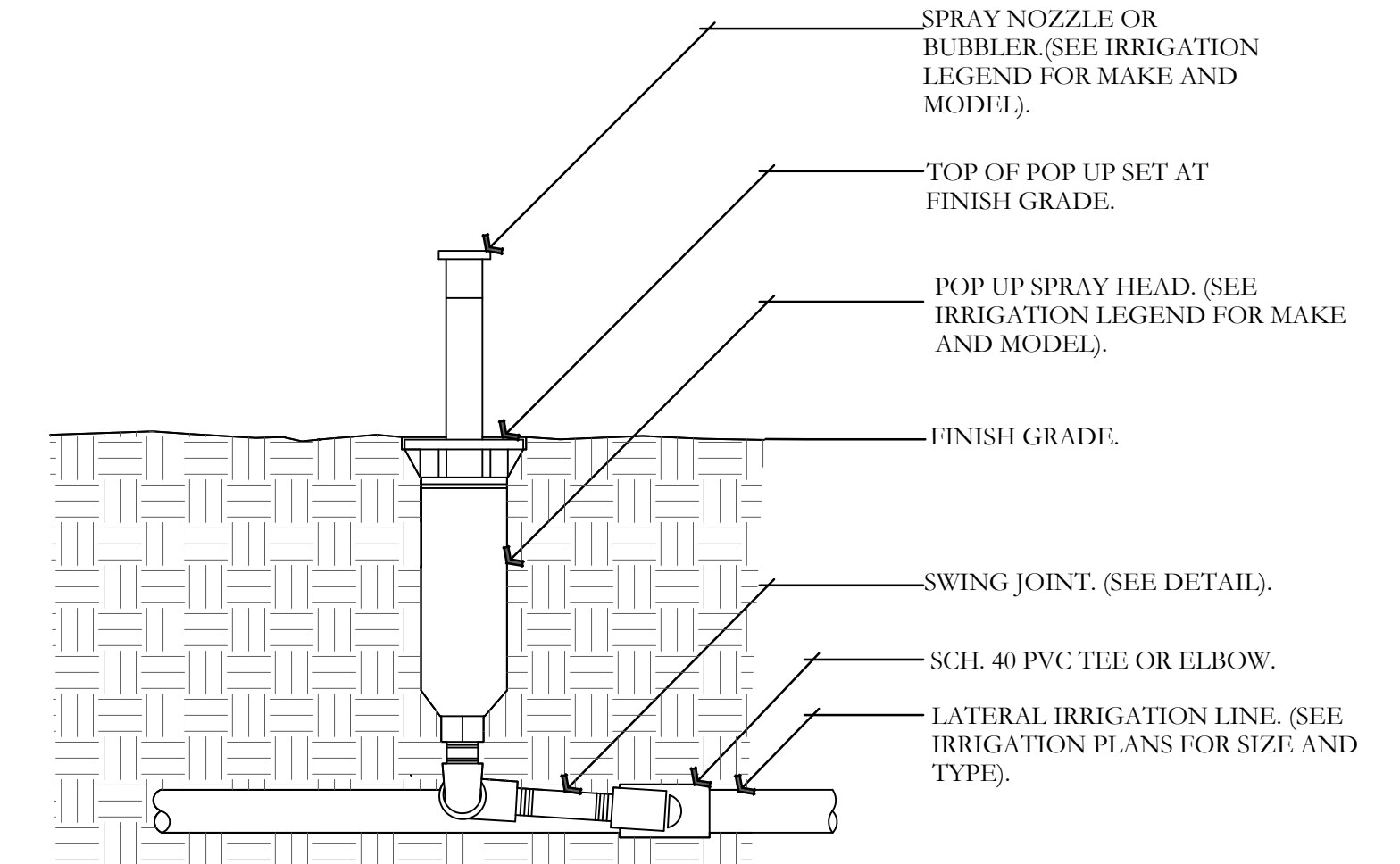
K GROUNDING ROD DETAIL
NOT TO SCALE



N ROTOR SPRAYHEAD DETAIL
NOT TO SCALE



L LATERAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

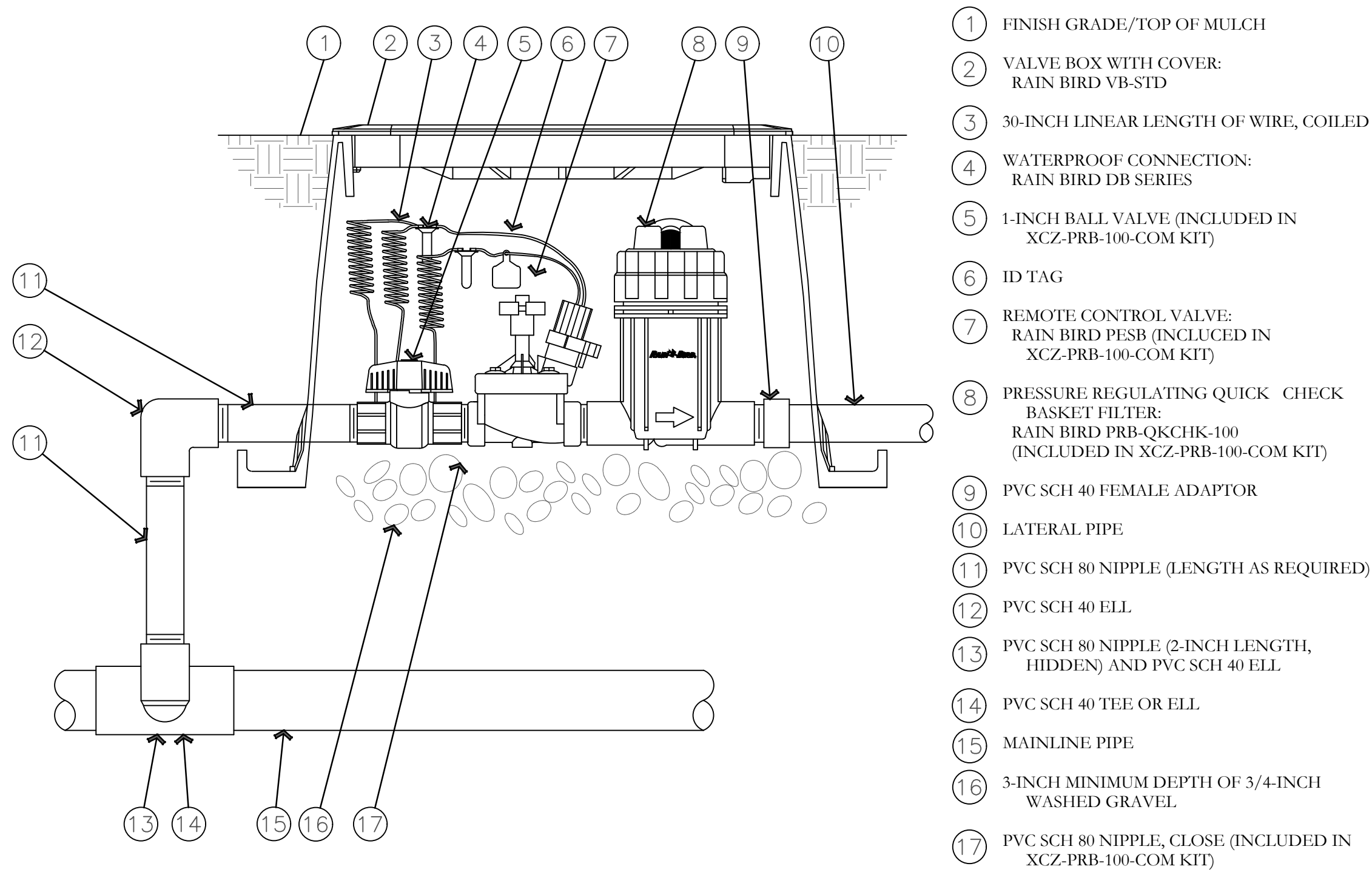
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10/18/2021		UT21107			4C ARCHITECTRE ATT: BILL TUROCY 614-353-9929 BILLTUROCY4C@GMAIL.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/18/2021
NO.	REVISION	DATE						
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ALTITUDE LOFTS
CONDOMINIUMS
PARK CITY, UTAH

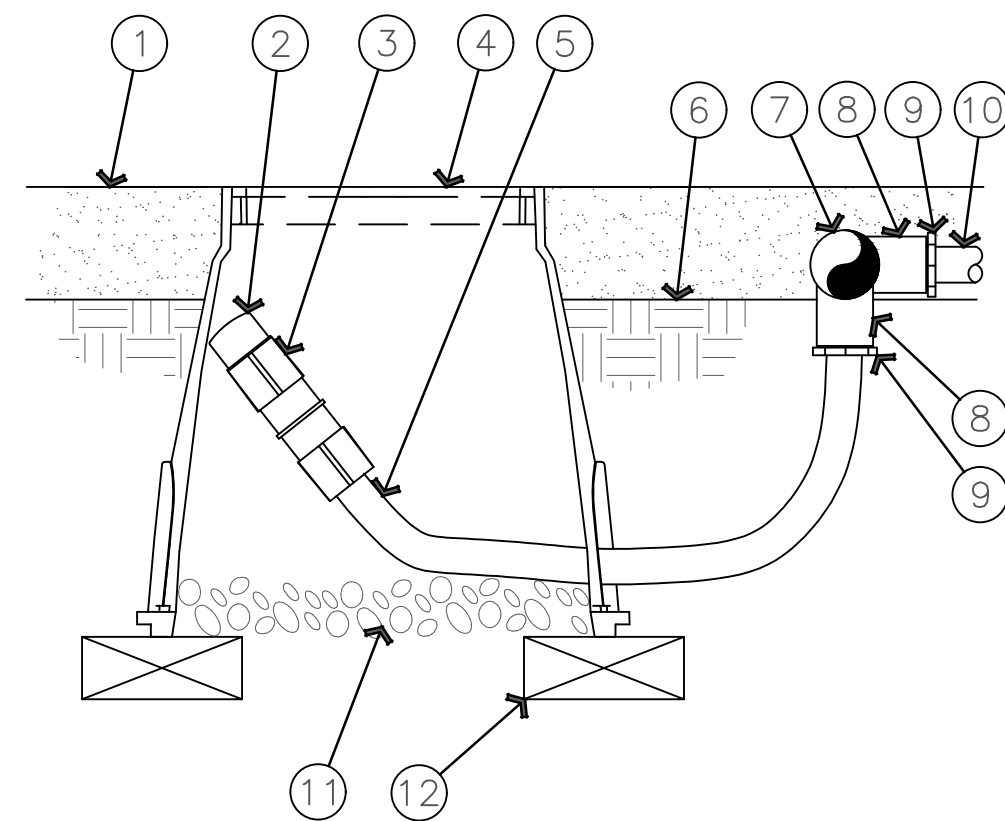
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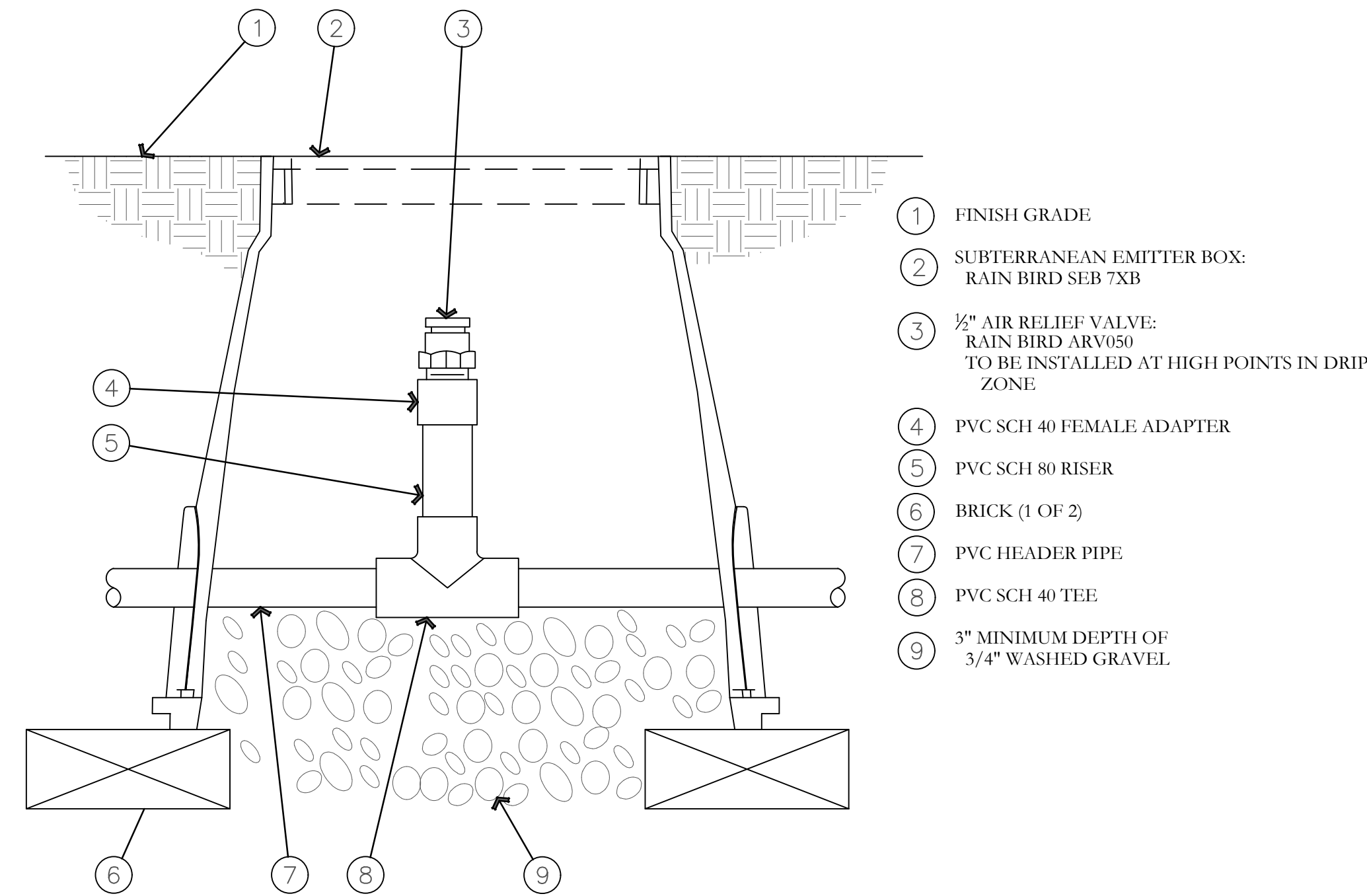
IR-502



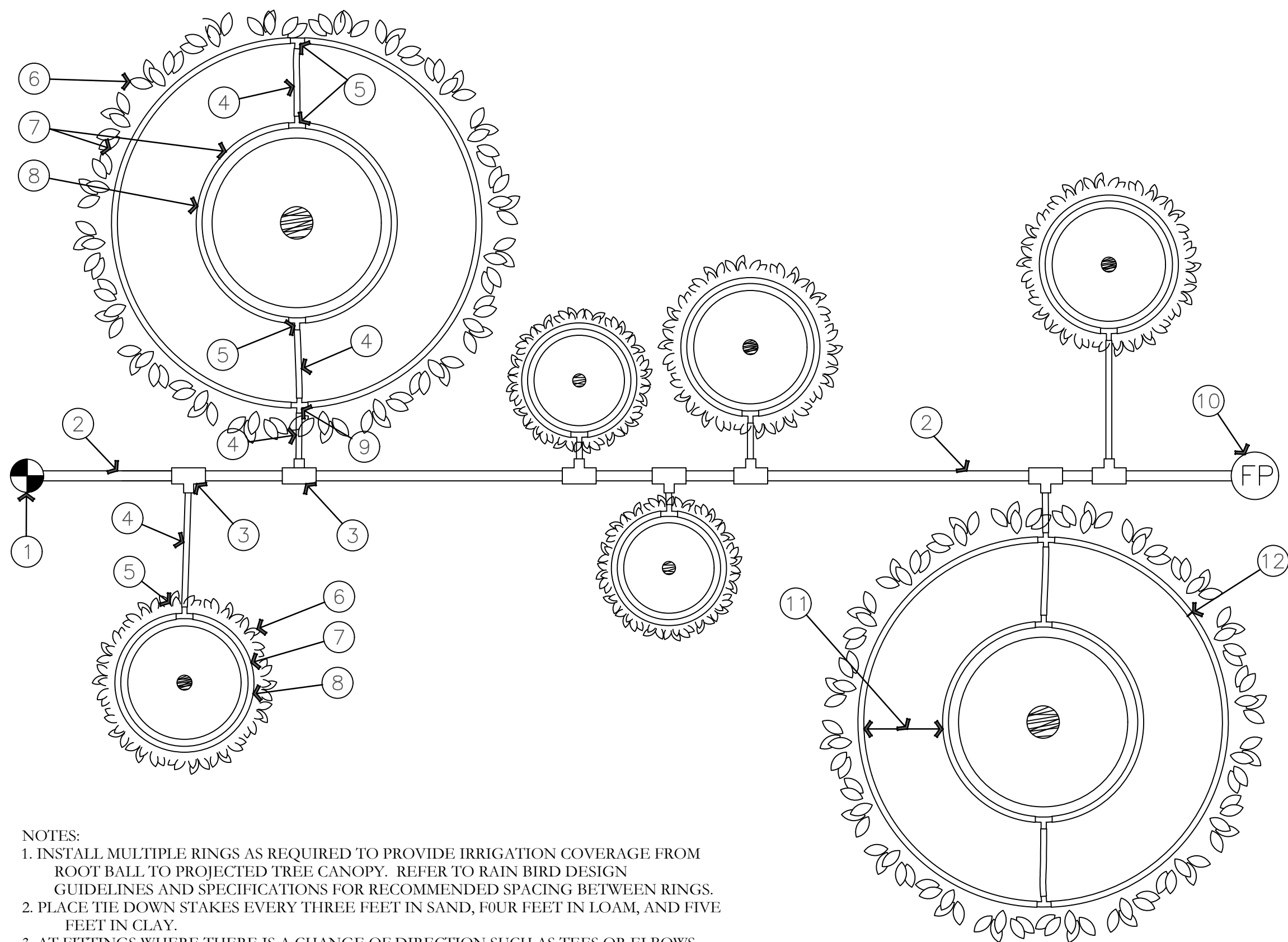
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

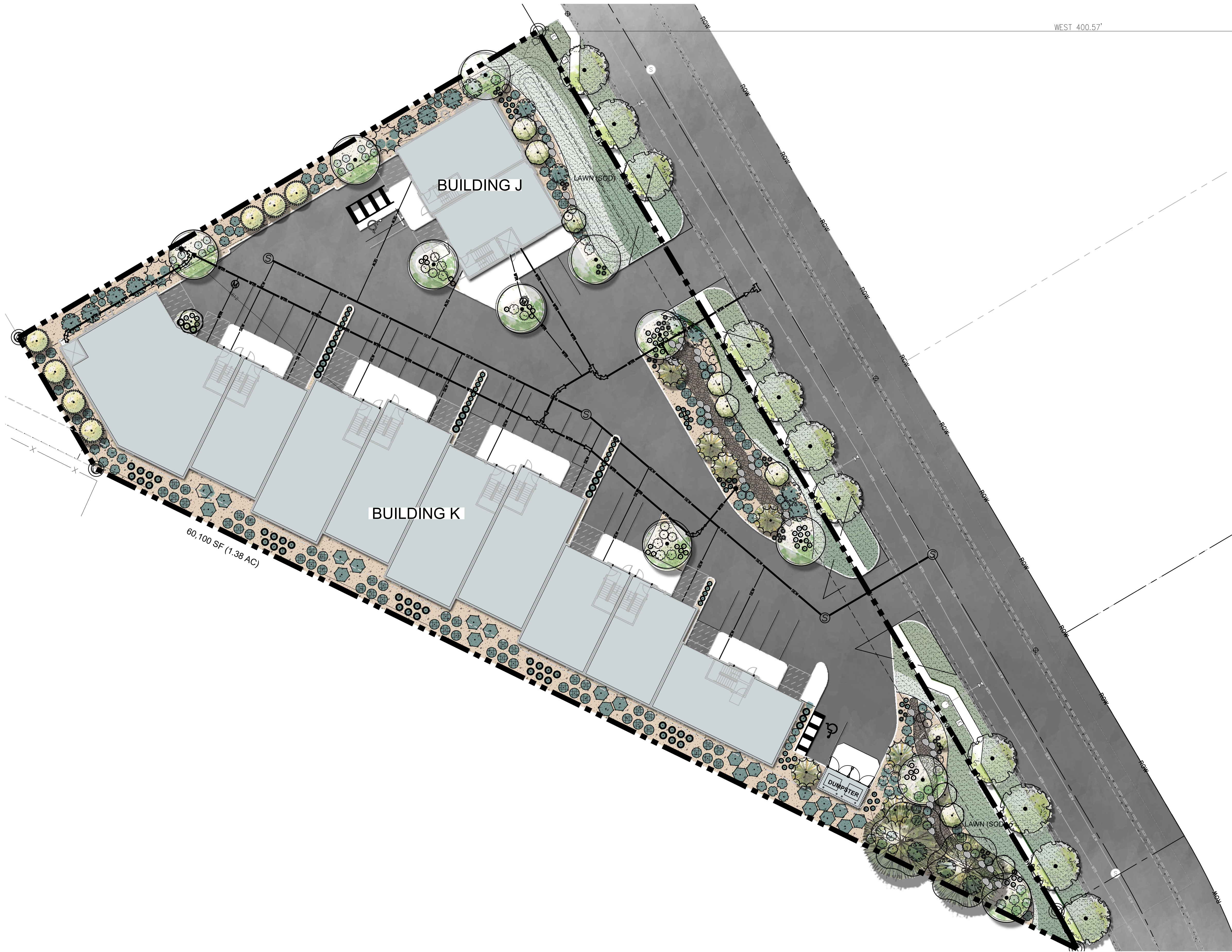
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IR-503



PLANT LEGEND

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Gs	2	Gleditsia triacanthos inermis 'Shademaster' Shademaster Honey Locust	2.5" Cal
	Pe	11	Populus tremuloides 'Treceta' Columnar Quaking Aspen	1" Cal.
	Qs	10	Quercus robur 'Fastigiata' TM Skyrocket English Oak	2.5" Cal
	Sd	11	Sorbus decora Showy Mountain Ash	2.5" Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Pp	9	Picea abies 'Pendula' Weeping Norway Spruce	8" Tall
	Pf	7	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Lamber Pine	8" Tall
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ck	25	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	5 gal
	Pg	60	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	5 gal
	Rg	17	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal
	Rc	22	Ribes rubrum 'Perfection' Perfection Red Currant	5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Ck2	66	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal
	Fe	113	Festuca glauca 'Elijah Blue' Elijah Blue Fescue	1 gal
	Ms2	36	Miscanthus sinensis 'Strictus' Porcupine Eulalia Grass	1 gal
	Ps	55	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	Sb	38	Salvia x sylvestris 'Blue Hill' Blue Hill Sage	1 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS KENTUCKY BLUEGRASS, 17% "NEWPORT KENTUCKY BLUEGRASS, 17% "TOUCHDOWN KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	7,590 sf
	1-03 OQUIRRI GRAVEL STONE MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	13,910 sf
	1-05 4"-7" STONE MULCH PROVIDE 7" DEPTH OF STONE MULCH TOP DRESSING.	950 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	1-07 BOULDERS - DECORATIVE	41
	1-08 5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	344 lf

10/18/2021

UT21107

NO. REVISION

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DATE

XX-XX-XX

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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

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PARK CITY, UTAH

4C ARCHITECTRE
ATT: BILL TUROCY
614-353-9929
BILLTUROCY4C@GMAIL.COM

LANDSCAPE ARCHITECT / PLANNER

DEVELOPER / PROPERTY OWNER / CLIENT

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

LANDSCAPE PLAN COLOR
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-COLOR

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



SUMMIT COUNTY, UT

STAMP

REVISIONS

ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0903 www.rmceul.com

PROJECT #:	21304
DRAWN BY:	ES
CHECKED BY:	MW/MF
DATE:	08/03/2021

(C) ROCKY MOUNTAIN CONSULTING ENGINEERS, INC. - 2021

SHEET TITLE

PHOTOMETRIC PLAN DETAILS

ES101



Proposed Development of
Park City Business Center (Lot 2) - Altitude Lofts Condominiums
Park City, Utah
10.14.2021

Goliath Partners, LLC



Proposed Development of
Park City Business Center (Lot 2) - Altitude Lofts Condominiums
Park City, Utah
10.14.2021

Goliath Partners, LLC



Proposed Development of
Park City Business Center (Lot 2) - Altitude Lofts Condominiums
Park City, Utah
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Goliath Partners, LLC



Proposed Development of
Park City Business Center (Lot 2) - Altitude Lofts Condominiums
Park City, Utah
10.14.2021

Goliath Partners, LLC

From: Duane Fielding <duanefielding@gmail.com>
Sent: Friday, April 1, 2022 10:45 AM
To: Stephen Nelson
Cc: Darwin Fielding; Brady Matheson
Subject: Objections and concerns for proposed plan commercial Restructure

Stephen

These are our concerns regarding the changes that the city is currently proposing for playing commercial zoning in reference to our piece of ground, 12 acres across the street from the new hospital just east.

Currently this piece is zoned mobile home Park on the north and planned commercial on the south. Together they have been approved by the city and engineered for an RV park. Shortly after getting approval for an RV park the city also approved many other parcels within the city for RV park. This was concerning to us because it obviously makes it a saturated market for us. The city has also requested us to put in a road through the property. In January we started looking into other options for this property. We have established a new vision along with partners to fund the project based on The original 80-20% commercial requirement for the townhomes we want to build. We are prepared to submit a zone change for the north portion along with a Preliminary plat for townhomes, 20 townhomes per acre and 20% commercial. However, it is come to our attention that this change is in process and it is once again, making it difficult for the project to make financial sense.

We would propose;

as the city is requesting us to put in a road and Road placement is a natural 25%/75% split of the property, we would propose a variance or a condition where the city will allow a 25% commercial to 75% homes on this particular project. We feel like this is much better flow and a better fit for what is happening on that street.

This would alleviate the problem of yet another RV park being built within the city limits.

2.9 acres work/live commercial warehouse and 8.6 acres townhomes at 20 units per acre. Thanks for your time and consideration and let us know if you have any more questions.

Thanks,
Duane

Sent from my iPhone



PLANNING & ZONING
HURRICANE CITY
UTAH

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

PRELIMINARY SITE PLAN APPLICATION

For office use only: \$200.00 Fee

File No. _____

Receipt No. _____

Name: Sky Mountain Properties Telephone: 435-668-0346

Address: 1173 S 250 W # 204 SAINT GEORGE, UT 84770 Fax No. _____

Email: darwin08@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 200 N 2260 W Hurricane, UT

Tax ID of Subject Property: Parcel #: H-3-1-32-1102 Zone District: _____

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____

2.9 acres of commercial as Live/Work units and 8.6 acres of residential as 172 Townhomes

This application shall be accompanied by the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☐ 2. Three (3) copies of a site plan showing:
 - ☐ Topography showing 2' contours, identification of 30% or greater slopes:
 - ☒ The layout of proposed uses.
 - ☒ Location of open space when applicable.
 - ☒ Proposed access to the property and traffic circulation patterns.
 - ☐ Adjoining properties and uses:
 - ☐ Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and including access points to utilities.
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary; and
- ☐ 5. A phased development plan if applicable.
- ☒ 6. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and the fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

.....
(Office Use Only)

Date Received: _____ Received by: _____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

:SS

COUNTY OF)

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

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____

PRELIMINARY SITE PLAN

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Hurricane City General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Zoning Administrator determines the scope of the project requires both the preliminary site plan and site plan approval.

- a. Any multiple-family residential use.
- b. Any public or civic use.
- c. Any commercial use; or
- d. Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department approximately 1 week and 1 day by no later than 12:00 p.m. prior to a regularly scheduled Planning Commission meeting. During this time prior to the meeting, staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Clerk of the Board of Adjustment located in the Planning and Building Department and heard by the Board of Adjustment. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.



PLANNING & ZONING
HURRICANE CITY
UTAH

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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee

File No. _____

Receipt No. _____

Name: Sky Mountain Properties Telephone: 435-668-0346

Address: 1173 S 250 W # 204 SAINT GEORGE, UT 84770 Fax No. _____

Email: darwin08@gmail.com Agent Email: _____

Agent (If Applicable): _____ Telephone: _____

Address/Location of Subject Property: 200 N 2260 W Hurricane, UT

Tax ID of Subject Property: Parcel #: H-3-1-32-1102 Existing Zone District: Mobile Home RV

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) _____

Planned Commercial. Too many RV parks in the market.

Submittal Requirements: The zone change application shall provide the following:

- ____a. The name and address of every person or company the applicant represents.
- ____b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ____c. All abutting properties showing present zoning classifications.
- ____d. An accurate legal description of the property to be rezoned.
- ____e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ____f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

.....
(Office Use Only)

Date Received: _____ Application Complete: YES ____ NO ____

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

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

:SS

COUNTY OF)

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

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____

Agent Authorization

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

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

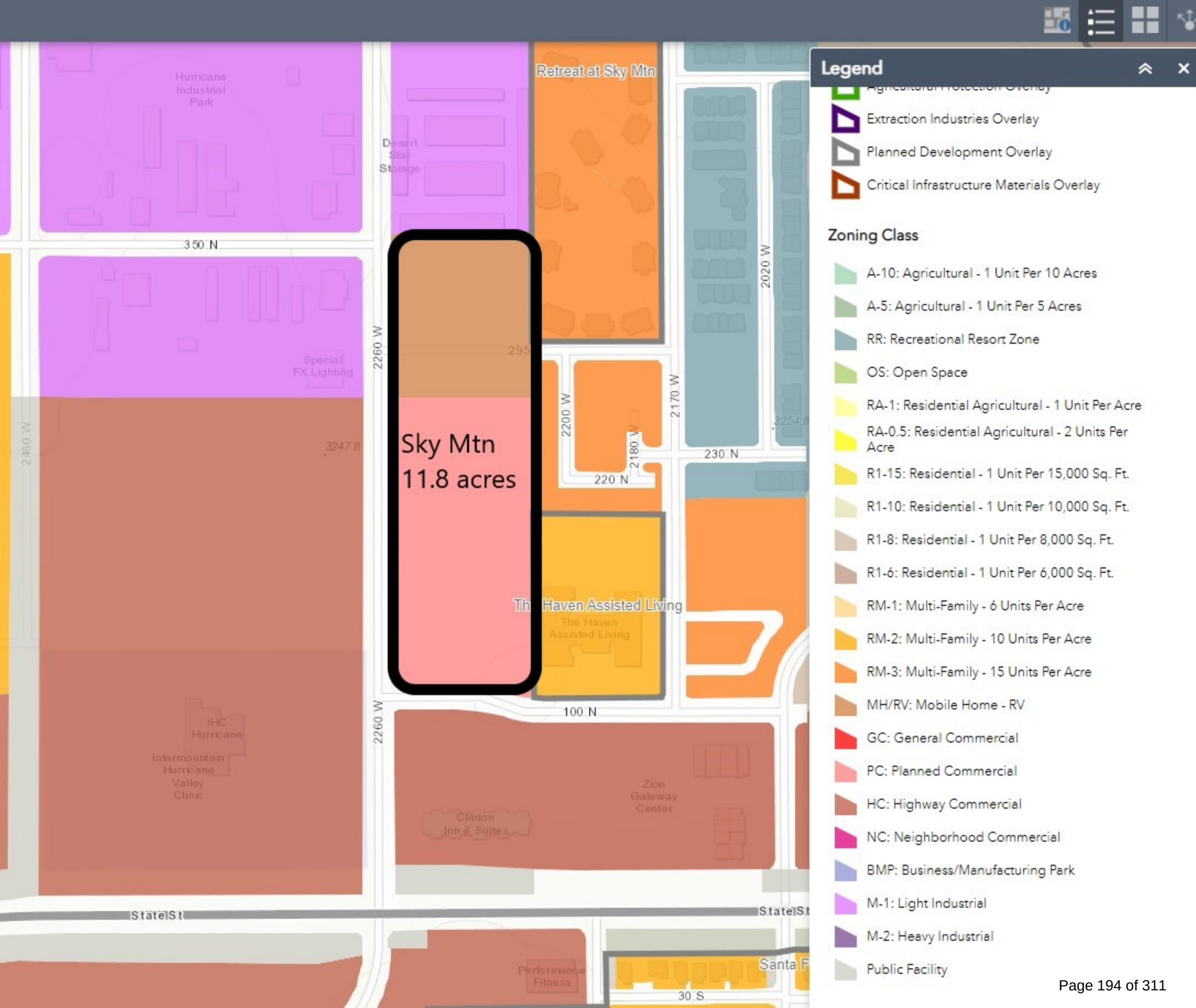
When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the City's General Plan.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.



350 N

331 N

2260 W

2260 W

Sky Mtn
approx 2.9 acres

295 N

295 N

485 N 485 N

485 N 485 N

485 N

485 N

485 N

485 N

485 N

485 N

485 N

485 N

485 N

293 N
Special FX
Lighting

289 N

283 N

277 N

271 N

263 N

257 N

288 N

282 N

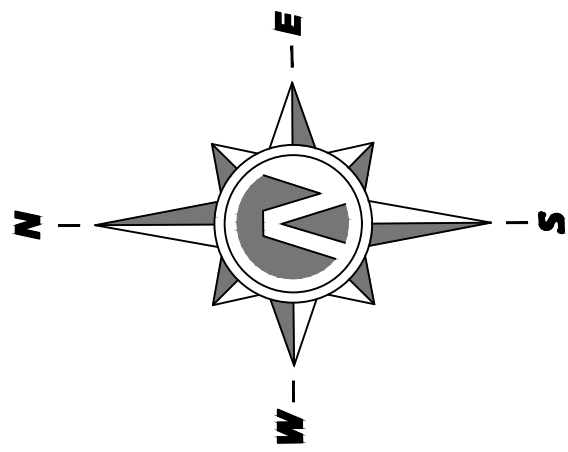
276 N

270 N

264 N

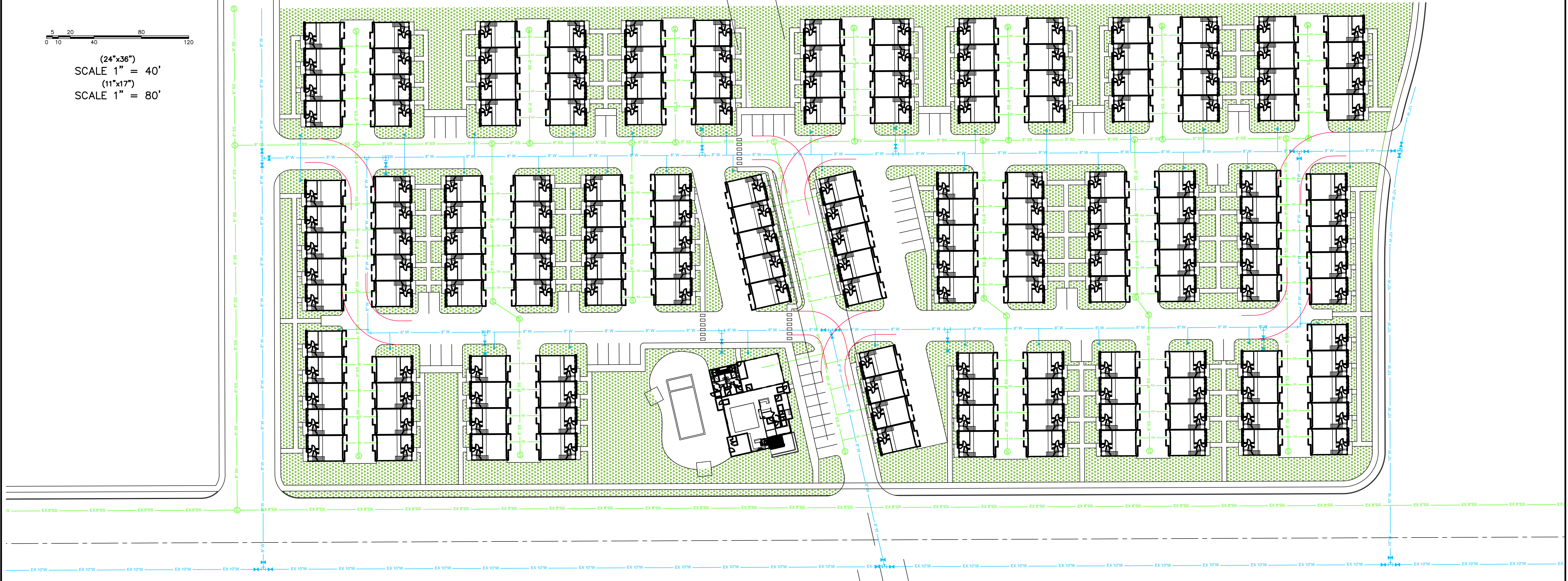
254 N

2200 W



0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'



H-3-1-32-1103
ZONED: M-1

H-3-1-32-1103
ZONED: M-1

NOTE:
-NEW WATER SERVICE: 1 1/2"
-NEW SEWER LATERAL: 4"

H-3-1-32-1103
ZONED: M-1

H-3-1-32-1103
ZONED: M-1

ZONED: HC

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:

K:\3-22-013-00 SKY MOUNTAIN TOWNHOMES\CAD\CONCEPT\UTILITY PLAN.DWG 4/1/2022 1:48 PM



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

HURRICANE SKY MOUNTAIN

UTILITY PLAN
HURRICANE, UTAH

JOB NO.
3-22-013

SHEET NO.
UT-01

2260 WEST

COMMERCIAL
2.9 ACRES

295 NORTH

2260 WEST

100 NORTH

MAR. 29, 2022

**HURRICANE SKY MOUNTAIN
SITE PLAN**

8.6 ACRES FOR TOWNHOMES

172 TOTAL TOWNHOME UNITS
(20 UNITS PER ACRE)

344 GARAGE PARKING STALLS
58 SURFACE PARKING STALLS
402 TOTAL PARKING STALLS
(2.3 STALLS PER UNIT)

10-11-2: ZONE PURPOSES:

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

4. The purpose of the PC zone is to provide areas of mixed use developments where a combination of destination-oriented business, retail commercial, entertainment, high density housing, and related uses may be established, maintained, and protected to serve both residents and nonresidents of the city. Typical uses in this zone include large scale, master planned commercial centers with outlying commercial pads, big box stores, offices, and various types of high density residential uses.

10-15-1: PURPOSE:

See section [10-11-2](#) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-2: SC10-15-1: PURPOSE:

See section [10-11-2](#) of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

SCOPE:

The provisions of this chapter shall apply to any real property located in a commercial zone as shown on the official zoning map. No building, structure or real property shall be used and no building or structure shall be hereafter erected, structurally or substantially altered, or enlarged except as set forth in this chapter. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-3: USES ALLOWED:

A. Permitted And Conditional Uses: Permitted and conditional uses allowed within commercial zones shall be as set forth in [table 10-15-1](#) of this section. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Uses not permitted are indicated by "N". Any use not shown on [table 10-15-1](#) of this section shall be prohibited unless the Zoning Administrator determines the use is substantially the same as a permitted or conditional use as provided in subsection [10-7-18E4](#) of this title.

TABLE 10-15-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

	Zones				
Use	NC	GC	HC	PC	POC

Residential uses:					
Building, accessory	P	N	N	P	P
Dwelling, multiple-family ⁴	N	N	N	P	P
Dwelling, single-family ⁴	N	N	N	P	N
Dwelling, temporary	N	N	N	N	N
Dwelling, two-family ⁴	N	N	N	P	P
Manufactured home	N	N	N	N	N
Manufactured/mobile home park	N	N	N	N	N
Protective housing facility	N	N	N	N	N
Rehabilitation/treatment facility	N	P	P	P	P
Residential facility for elderly persons ¹	P	N	N	P	P
Residential facility for persons with a disability ¹	P	N	N	P	P
Residential facility for troubled youth	N	N	N	N	N

Transitional housing facility	N	N	N	N	N
Public and civic uses:					
Auditorium or stadium	N	P	P	P	N
Bus terminal	N	P	P	P	N
Cemetery	P	P	P	P	P
Church or place of worship	P	P	P	P	P
Club or service organization	P	P	P	P	P
Convalescent care facility	N	P	P	P	N
Cultural service	P	P	P	P	P
Golf course	P	P	P	P	P
Government service	N	P	P	P	N
Hospital	N	P	P	P	N
Operations center	N	P	P	P	P
Park	P	P	P	P	P
Post office	P	P	P	P	P
Protective service	P	P	P	P	P
Reception center	C	P	P	P	P

Utility, major ³	N	N	N	C	C
Utility, minor ³	P	P	P	P	P
Utility substation ³	P	P	P	P	P
Commercial uses:					
Agricultural sales and service	N	P	P	P	N
Animal hospital	P	P	P	P	N
Bail bond service	N	P	P	P	N
Bank or financial institution	P	P	P	P	P
Bed and breakfast, home	N	N	N	N	N
Bed and breakfast inn	P	P	P	P	N
Business equipment rental, services, and supplies	P	P	P	P	P
Car wash	P	P	P	P	P
Club, private	N	P	P	P	N
Construction sales and service	N	P	P	N	N
Convenience store	P	P	P	P	P
Family child daycare facility ²	P	N	N	<u>PN</u>	N

Family child group daycare facility ²	P	N	N	<u>PN</u>	N
Family child residential certificate care facility ²	P	N	N	<u>PN</u>	N
Family childcare center	P	P	P	P	P
Funeral home	N	P	P	P	N
Garden center	P	P	P	P	P
Gas and fuel, storage and sales	N	N	C	N	N
Gasoline service station	P	P	P	P	N
Hostel	N	P	P	P	N
Hotel	N	P	P	P	N
Kennel	C	P	C	C	C
Kennel, residential	P	N	N	N	N
Laundry or dry cleaning, limited	P	P	P	P	P
Liquor store	N	P	P	P	N
Media service	P	P	P	P	P
Medical or dental laboratory	N	P	P	P	N
Medical service	P	P	P	P	P

Motel	N	P	P	P	N
Office, general	P	P	P	P	P
Parking garage, public	N	P	P	P	P
Parking lot, public	N	P	P	P	P
Pawnshop	N	N	P	P	N
Personal care service	P	P	P	P	P
Personal instruction service	P	P	P	P	P
Printing and copying, limited	P	P	P	P	P
Printing, general	N	P	P	P	P
Produce stand	P	P	P	<u>PN</u>	P
Recreation and entertainment, indoor	P	P	P	P	P
Recreation and entertainment, outdoor	N	P	P	P	N
Recreational vehicle park	N	N	P	<u>NP</u>	N
Repair service	P	P	P	<u>NP</u>	P
Research service	N	P	P	<u>NP</u>	N
Restaurant, fast food	P	P	P	P	P
Restaurant, general	P	P	P	P	P

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

7

Wholesale and warehousing, limited	N	N	N	N	N
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Notes:

1. See chapter 46 of this title.
2. See chapter 42 of this title.
3. See chapter 45 of this title.

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

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

B. Accessory Uses: Permitted and conditional uses set forth in [table 10-15-1](#) of this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

1. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

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

3. Accessory uses in commercial zones shall include, but not be limited to, the following:

Accessory dwelling units attached to a commercial permitted use structure or on the same lot and under same ownership as a permitted use structure.

Accessory dwelling units for security and maintenance personnel.

Cafeterias, dining halls and similar food service facilities when located within the main use and operated primarily for the convenience of employees, residents, clients, or visitors to the main use.

Garages and off street parking areas, subject to applicable standards of chapter 34, "Off Street Parking And Loading", of this title.

Recreational areas and facilities for the use of employees.

Recycling collection stations.

Refreshment stands and food and beverage sales located in uses involving public assembly.

Temporary uses, subject to applicable standards of chapter 48, "Temporary Uses", of this title. (Ord. 2012-8, 10-18-2012; amd. Ord. 2017-14, 8-17-2017)

10-15-4: DEVELOPMENT STANDARDS:

Development standards within commercial zones shall be as set forth in [table 10-15-2](#) of this section.

TABLE 10-15-2

DEVELOPMENT STANDARDS IN COMMERCIAL ZONES

Development Standard	Zones				
	NC	GC	HC	PC	POC
Lot standards:					
Minimum lot area	No requirement	No requirement	No requirement	5 acres (see note 3)	5 acres
Minimum lot width	No requirement	No requirement	No requirement	No requirement	No requirement
Building standards:					
Maximum height, main building ¹	35 feet	35 feet	35 feet	55 feet	55 feet
Maximum height, accessory building	20 feet	20 feet	20 feet	20 feet	20 feet

Setback standards - front yard:					
All buildings ²	20 feet	20 feet	20 feet	12', corner lots 20' 20 feet	20 feet
Setback standards - rear yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Accessory building					
Setback standards - interior side yard:					
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet Otherwise: No requirement				
Accessory building					
Setback standards - street side yard:					
Main building	20 feet	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted

Notes:

1. Except as otherwise permitted by subsection [10-15-7A](#) of this chapter.
2. Except as modified by the provisions of subsection [10-37-12F](#), "Setback Measurement", of this title.

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

- a. The zone change meets the standards within Hurricane City Code 10-7-7.
- b. The property is incorporated into an existing commercial or multi-family development, and the proposed change will further the purpose of the Planned Commercial Zone.

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

10-15-5: REGULATIONS OF GENERAL APPLICABILITY:

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

- A. Design and compatibility standards: See chapter 33 of this title.
- B. Landscaping and screening: See chapter 32 of this title.
- C. Motor vehicle access: See chapter 35 of this title.
- D. Natural resource inventory: See chapter 31 of this title.
- E. Off street parking: See chapter 34 of this title.
- F. Signs: See chapter 36 of this title.
- G. Supplementary development standards: See chapter 37 of this title. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-6: REGULATIONS FOR SPECIFIC USES:

To the extent that use and development of real property includes any matter encompassed by a regulation for a specific use as set forth in division 6 of this title, such regulation shall apply in addition to the requirements of this chapter and shall prevail over any conflicting provision of this chapter. (Ord. 03-5-1, 5-1-2003, eff. 6-1-2003)

10-15-7: SPECIAL REGULATIONS:

A. Increased Height: Notwithstanding the height limitations shown in section [10-15-4](#), table [10-15-2](#) of this chapter a greater building height may be allowed in a commercial zone for a commercial use pursuant to a conditional use permit.

B. Use Within An Enclosed Building: Each use specified in section [10-15-3](#), table [10-15-1](#) of this chapter shall be conducted completely within a completely enclosed building, except for the parking of motor vehicles and services to persons therein.

C. Dust, Odor, Smoke, Noise, And Vibration: Each use specified in section [10-15-3](#), table [10-15-1](#) of this chapter shall be free from objectionable dust, odor, smoke, noise, and vibration.

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

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

10-15-8: Planned Commercial Standards

A. Planned Commercial Developments shall incorporate elements of commercial and residential within each zoned area and development.

B. Mix Use Types: Planning Commercial Developments shall incorporate both commercial and residential uses.

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

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

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

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

D. Planned Commercial Development shall have:

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

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

Commented [1]: Other Options: Live/Work Units: A live/work unit is defined as a single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. Live/Work Unit shall only be owner-occupied or sublet to one family. Commercial space and residential section shall be occupied by the same family.

commercial versus residential. Then the percentage of each use shall apply to the footprint of the building to calculate the area for commercial and residential use. Other residential areas shall be calculated based on the area of use including residential parking, amenities, roadways that primarily serve residential areas and other residential uses.

1. Example: If a two-story building has a building square footage of 10,000 sq. ft. and a 5,000 sq. ft. footprint, and the first floor is completely commercial use and the second floor is residential use, then 2,500 sq. ft. (50% of the footprint of the building) shall count towards the density of residential use.

d. Live/work Units: Units that meet the definition contained within the chapter shall be considered commercial use and shall not count toward the overall density of the project.

e. Shared Uses: Amenities and parking shall be designed with both commercial and residential uses in mind. Amenities that both substantially serve residential and commercial uses shall count toward residential density areas.

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

F. A development agreement between the city and the applicant may be required by the City Council and executed before the zoning designation shall be effective.

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

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

E. Off Street Parking:

1. Parking areas shall be designed to allow greater pedestrian connectivity and to limit the amount of vehicle conflict with pedestrian access.
2. Commercial: Parking lots shall not be located in front of buildings nearest the right-of-way but shall be contained within parking lots located to the side or behind buildings that front the right-of-way. Commercial Buildings may only be located behind parking lots if other buildings are fronting onto the right-of-way.
3. Each building shall provide pedestrian access from the nearest right-of-way to the main entrance of the building with a paved path and mark crossings for private drives.
4. All developments must comply with all other Hurricane Offstreet Parking Standards.

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

ADDENDUM NO. 1
DEVELOPMENT AGREEMENT
FOR
CORDERO ZONE CHANGE

THIS ADDENDUM NO 1. (this “Addendum”) is made and entered into effective as of _____, 2022, by and between the CITY OF HURRICANE, a Utah municipal corporation, hereinafter referred to as “City,” and River Valley Development, LLC, a Utah limited liability company, hereinafter referred to as “Developer.” This is an addendum to that certain Development Agreement For Cordero Zone Change dated as of January 21, 2021 (the “Development Agreement”), relating to the development of approximately 200 acres of land located within the City of Hurricane as more particularly described on EXHIBIT A of the Development Agreement (the “Project” as further outlined in the Development Agreement). All capitalized terms in this Addendum not defined in this Addendum have the meanings ascribed in the Development Agreement (including prior addenda, if any). The City and Developer agree as follows:

1. **Clarification of “Developer”.** The opening paragraph of the Development Agreement referenced, incorrectly, “L. Boyd Cook, Cordero, a Utah limited liability company” as the Developer. However, L. Boyd Cook is merely the authorized signer for the actual Developer, which is River Valley Development, LLC, a Utah limited liability company. The “Developer” means River Valley Development, LLC, a Utah limited liability company for all purposes of the Development Agreement, as amended from time to time including, without limitation, by this Addendum.
2. **Electrical Power.** Electrical power to the Project will be provided solely along the 2600 West corridor as per the approved construction drawings.
3. **Secondary Access.** 2600 West, substantially as depicted on the plat attached hereto as Exhibit 1-A (the “Plat”), will serve as the secondary access to and from the Property. Developer will cause the Plat, substantially as attached hereto as Exhibit 1-A, to be fully and finally approved and recorded with the Washington County Recorder, which will result in 2600 West being dedicated to the County. Developer will improve 2600 West to an all-weather standard, which generally means the road will be built of suitable material and in such a way which allows for unrestricted and unaided vehicular movement in all forms of wet or dry weather reasonably anticipated and customary for the road’s location, and the City acknowledges that improvement of 2600 West to that all-weather standard will be sufficient for all secondary access requirements for the Project.
4. **Water Lines.** The City has required an 18-inch water lines, and a water loop, as described in the attached Exhibit 1-B. However, the Developer maintains that the demand imposed by the Project does not exceed the service capacity provided by an 8-inch water lines. The Developer agrees to construct the 18-inch water lines, based on the City’s agreement to provide reimbursement for the excess capacity in the amount described *below*. The City agrees that the water lines described in the attached Exhibit 1-B are the full and final requirements for any water lines in the Project, and the City will not impose any further or differing requirements relating to water lines in the Project.

5. **Reimbursement for Upsizing.** The City has required that Developer upsize various infrastructure improvements that will serve not only the Project but also additional surrounding property outside of the Project. The City agrees to reimburse the Developer for all costs attributable to excess capacity beyond the capacity needed for the Project, as follows:
- a. Generally. Developer agrees to install those improvements required in connection with the recording of the Plat (the “Improvements”), at Developer’s sole cost and expense including, but not limited to, engineering, planning, surveying, design, materials, labor, easements, property and construction costs, which Improvements are also set forth in the public improvement drawings approved by the City for the Project. After Developer installs the Improvements, the City shall promptly approve the Improvements if, after an inspection by the City, the Improvements have been installed in accordance with all current ordinances, requirements, and standards and a warranty bond is posted in accordance with City ordinances. Upon successful completion, approval in writing by the City, and posting of the warranty bond (accompanied by a warranty bond agreement signed by the parties) by Developer, the City shall accept, own, operate, and maintain the Improvements.
 - b. 2100 West. The City will reimburse the Developer for the actual cost of all road base and asphalt for the upsizing of 2100 West. The parties agree that the estimated cost for such upsizing of 2100 West, and therefore the reimbursement amount for 2100 West, is \$126,644.00 (the “2100 West Reimbursement”).
 - c. Copper Rock Parkway. The City will reimburse the Developer for the upsizing of Copper Rock Parkway. The parties agree that the estimated cost for such upsizing of Copper Rock Parkway, and therefore the reimbursement amount for Copper Rock Parkway, is \$305,367.00 (the “Copper Rock Parkway Reimbursement”).
 - d. Water Lines. The City will reimburse the Developer for the upsizing of water lines within the Project. The parties agree that the estimated cost for such upsizing of water lines, collectively for all water lines in the entire Project, and therefore the reimbursement amount for all water lines in the entire Project, is \$342,600.00 (the “Water Line Reimbursement” and together with the 2100 West Reimbursement and the Copper Rock Parkway Reimbursement, the “Project Reimbursements”).
6. **PID.** The City is considering creating a Public Infrastructure District (“PID”) relating to the Project and other surrounding land, to finance, among other things, some or all of the Improvements. If a PID, the boundaries of which include some or all of the Project, is created, then the City agrees as follows:
- a. To the extent the City authorizes the PID to issue bonds to finance any infrastructure improvements, the City agrees to cause the PID to issue such bonds and then to use such bond proceeds to purchase all the Improvements from the Developer in exchange for fair value; and

- b. To the extent the PID does not issue bonds to finance any infrastructure improvements, or if it does and the bonds are in an amount not sufficient to pay for the full cost of all of the Improvements, then the City agrees to cause the PID to levy a tax assessment to reimburse the Developer for the full cost of the Improvements or the full fair value of the Improvements, whichever is greater.
7. **No PID.** If a PID, the boundaries of which include some or all of the Project, has not been created by the time any of the respective Improvements described in subsections 5.b, 5.c or 5.d have been completed, then the City agrees to each respective Project Reimbursement within 30 days after the date of substantial completion of such Improvement.
8. **Miscellaneous.** All terms of the Development Agreement that conflict with the terms in this Addendum are superseded to the extent of the conflict. Except as expressly amended in this Addendum, the Development Agreement is reinstated, ratified and remains in full force and effect as written.

ACCEPTED AND AGREED TO BY:

CITY OF HURRICANE, a Utah municipal corporation,

Mayor

Date Signed _____

ATTEST:

City Recorder

RIVER VALLEY DEVELOPMENT, LLC

By: _____

Printed Name: L. Boyd Cook

Title: CFO and Authorized Signer

CORDERO REIMBURSEMENT SUMMARY

14-Apr-22

2100 WEST STREET

From North Slope Development to Copper Rock Parkway

Water Line Upsize from 8" to 12" = \$109,650

Roadway Upsize 26' to 32' Asphalt = \$84,718

From Copper Rock Parkway to South End Phase 1

Water Line Upsize from 8" to 12" = \$18,900

From South End Phase 1 to South End Project

Water Line Upsize from 8" to 12" = \$34,880

2100 West Total Water = \$163,430

2100 West Total Roadway = \$84,718

Total 2100 West Reimbursement = **\$248,148**

COPPER ROCK PARKWAY

From West Side Phase 1 to East Side Phase 2

Water Line Upsize from 8" to 12" = \$25,275

Roadway Upsize 26' to 38' Asphalt = \$36,027

Total Copper Rock Parkway Reimbursement = **\$61,302**

OFFSITE WATER LINE

From 3000 South Street to Copper Rock Parkway

Water Line Upsize from 12" to 18" = **\$316,600**

Total Water Line Reimbursement = **\$505,305**

Total Roadway Reimbursement = **\$120,745**

Total Cordero Project Reimbursement = **\$626,050**

**Engineers Construction Cost Estimate
Cordero Subdivision, Hurricane Utah**

14-Apr-22

Cordero 2100 West Water Line Reimbursement Summary



Prepared By: Brant Tuttle P.E. & Alexander Yanez EIT

12-INCH WATER LINE VERSUS 8-INCH WATER LINE

Quantities are Engineer's estimates only. Contractor and owner to use at own discretion.

Developer: **River Valley Development, LLC**
Contact Name: **Dale Beddo**
Address: _____
Phone: **435-669-8915**
email: beddogolf@gmail.com

Engineer: **NORTHERN ENGINEERING INC.**
Contact Name: **Brant Tuttle P.E.**
Address: **1040 E. 800 N.**
OREM, UTAH 84097
Phone: **(801) 802-8992**
email: btuttle@neitah.com

400	CULINARY WATER LINE 12-INCH VERSUS 8-INCH - 2100 W from NS to Copper Rock Parkway	Quantity	Unit	Unit Costs	Total
001a-	12" DI CULINARY WATER MAIN	6650	LF	65.00	\$ 432,250.00
001b-	8" PVC CULINARY WATER MAIN	6650	LF	50.00	\$ 332,500.00
					\$ 99,750.00
004a-	12" BUTTERFLY VALVE	6	EA	3500.00	\$ 21,000.00
004b-	8" GATE VALVE	6	EA	2000.00	\$ 12,000.00
					\$ 9,000.00
007a-	12" CROSS	1	EA	1300.00	\$ 1,300.00
007b-	8" CROSS	1	EA	1000.00	\$ 1,000.00
					\$ 300.00
008a-	12" X 12" CROSS	1	EA	1300.00	\$ 1,300.00
008b-	12" X 8" CROSS	1	EA	1100.00	\$ 1,100.00
					\$ 200.00
009a-	12" X 8" TEE	1	EA	1200.00	\$ 1,200.00
009b-	8" TEE	1	EA	1000.00	\$ 1,000.00
					\$ 200.00
010a-	12" PLUG	1	EA	1200.00	\$ 1,200.00
010b-	8" PLUG	1	EA	1000.00	\$ 1,000.00
					\$ 200.00
					REIMBURSEMENT TOTAL
					\$ 109,650.00

600	ROADWAY 6 FT EXTRA FROM 26 TO 32 ASPHALT-2100 W from NS to Copper Rock Parkway	Quantity	Unit	Unit Costs	Total
001a-	12" LAYER STRUCTURAL FILL 32' WIDE	7940	CY	10.00	\$ 79,400.00
001b-	12" LAYER STRUCTURAL FILL 26' WIDE	6452	CY	10.00	\$ 64,520.00
					\$ 14,880.00
002a-	8" LAYER ROADBASE 32' WIDE	5254	CY	15.00	\$ 78,810.00
002b-	8" LAYER ROADBASE 26' WIDE	4269	CY	15.00	\$ 64,035.00
					\$ 14,775.00
003a-	3" ASPHALT LAYER 32' WIDE	212800	SF	1.37	\$ 291,536.00
003b-	3" ASPHALT LAYRE 26' WIDE	172900	SF	1.37	\$ 236,873.00
					\$ 54,663.00
					REIMBURSEMENT TOTAL
					\$ 84,718.00

400	CULINARY WATER LINE 12-INCH VS 8-INCH - 2100 W from Copper Rock Parkway to So Phse 1	Quantity	Unit	Unit Costs	Total
001a-	12" DI CULINARY WATER MAIN	800	LF	65.00	\$ 52,000.00
001b-	8" PVC CULINARY WATER MAIN	800	LF	50.00	\$ 40,000.00
					\$ 12,000.00
004a-	12" BUTTERFLY VALVE	4	EA	3500.00	\$ 14,000.00
004b-	8" GATE VALVE	4	EA	2000.00	\$ 8,000.00
					\$ 6,000.00
007a-	12" CROSS	1	EA	1300.00	\$ 1,300.00
007b-	8" CROSS	1	EA	1000.00	\$ 1,000.00
					\$ 300.00
008a-	12" X 12" CROSS	1	EA	1300.00	\$ 1,300.00
008b-	12" X 8" CROSS	1	EA	1100.00	\$ 1,100.00
					\$ 200.00
009a-	12" X 8" TEE	1	EA	1200.00	\$ 1,200.00
009b-	8" TEE	1	EA	1000.00	\$ 1,000.00
					\$ 200.00
010a-	12" PLUG	1	EA	1200.00	\$ 1,200.00
010b-	8" PLUG	1	EA	1000.00	\$ 1,000.00
					\$ 200.00
					REIMBURSEMENT TOTAL
					\$ 18,900.00

400 CULINARY WATER LINE 12-INCH VS 8-INCH - 2100 W from So Phse 1 to So End Property		Quantity	Unit	Unit Costs	Total
001a-	12" DI CULINARY WATER MAIN	1750	LF	65.00	\$ 113,750.00
001b-	8" PVC CULINARY WATER MAIN	1750	LF	50.00	\$ 87,500.00
					\$ 26,250.00
004a-	12" BUTTERFLY VALVE	5	EA	3500.00	\$ 17,500.00
004b-	8" GATE VALVE	5	EA	2000.00	\$ 10,000.00
					\$ 7,500.00
007a-	12" CROSS	1	EA	1300.00	\$ 1,300.00
007b-	8" CROSS	1	EA	1000.00	\$ 1,000.00
					\$ 300.00
008a-	12" X 12" CROSS	1	EA	1300.00	\$ 1,300.00
008b-	12" X 8" CROSS	1	EA	1100.00	\$ 1,100.00
					\$ 200.00
009a-	12" X 8" TEE	1	EA	1200.00	\$ 1,200.00
009b-	8" TEE	1	EA	1000.00	\$ 1,000.00
					\$ 200.00
010a-	12" PLUG	2	EA	1200.00	\$ 2,400.00
010b-	8" PLUG	2	EA	1000.00	\$ 2,000.00
					\$ 400.00
REIMBURSEMENT TOTAL					\$ 34,850.00
TOTAL 2100 W REIMBURSEMENT					\$ 213,668.00

**Engineers Construction Cost Estimate
Cordero Subdivision, Hurricane Utah**

14-Apr-22

Cordero Copper Rock Parkway Water Line Reimbursement Summary *Prepared By: Brant Tuttle P.E. & Alexander Yanez EIT*



12-INCH WATER LINE VERSUS 8-INCH WATER LINE

Quantities are Engineer's estimates only. Contractor and owner to use at own discretion.

Developer: **River Valley Development, LLC**
Contact Name: **Dale Beddo**
Address: _____
Phone: **435-669-8915**
email: beddogolf@gmail.com

Engineer: **NORTHERN ENGINEERING INC.**
Contact Name: **Brant Tuttle P.E.**
Address: **1040 E. 800 N.**
OREM, UTAH 84097
Phone: **(801) 802-8992**
email: btuttle@neiutah.com

400	CULINARY WATER LINE 12-INCH VERSUS 8-INCH - Westside Phase 1 to Eastside Phase 2	Quantity	Unit	Unit Costs	Total
001a-	12" DI CULINARY WATER MAIN	1425	LF	65.00	\$ 92,625.00
001b-	8" PVC CULINARY WATER MAIN	1425	LF	50.00	\$ 71,250.00
					\$ 21,375.00
004a-	12" BUTTERFLY VALVE	2	EA	3500.00	\$ 7,000.00
004b-	8" GATE VALVE	2	EA	2000.00	\$ 4,000.00
					\$ 3,000.00
007a-	12" CROSS	1	EA	1300.00	\$ 1,300.00
007b-	8" CROSS	1	EA	1000.00	\$ 1,000.00
					\$ 300.00
009a-	12" X 8" TEE	1	EA	1200.00	\$ 1,200.00
009b-	8" TEE	1	EA	1000.00	\$ 1,000.00
					\$ 200.00
010a-	12" PLUG	2	EA	1200.00	\$ 2,400.00
010b-	8" PLUG	2	EA	1000.00	\$ 2,000.00
					\$ 400.00
REIMBURSEMENT TOTAL					\$ 25,275.00

600	ROADWAY 12' EXTRA FROM 26' TO 38' ASPHALT - Westside Phase 1 to Eastside Phase 2	Quantity	Unit	Unit Costs	Total
001a-	12" LAYER STRUCTURAL FILL 38' WIDE	2005	CY	10.00	\$ 20,050.00
001b-	12" LAYER STRUCTURAL FILL 26' WIDE	1372	CY	10.00	\$ 13,720.00
					\$ 6,330.00
002a-	8" LAYER ROAD BASE 38' WIDE	1337	CY	15.00	\$ 20,055.00
002b-	8" LAYER ROADBASE 26' WIDE	919	CY	15.00	\$ 13,785.00
					\$ 6,270.00
003a-	3" LAYER OF ASPHALT 38' WIDE	54150	SF	1.37	\$ 74,185.50
003b-	3" LAYER OF ASPHALT 26' WIDE	37050	SF	1.37	\$ 50,758.50
					\$ 23,427.00
REIMBURSEMENT TOTAL					\$ 36,027.00

COPPER ROCK REIMBURSEMENT	\$ 61,302.00
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**Engineers Construction Cost Estimate
Cordero Subdivision, Hurricane Utah**

27-Sep-21

Cordero Offsite Water Line Reimbursement Summary



Prepared By: Brant Tuttle P.E. & Alexander Yanez EIT

18-INCH WATER LINE VERSUS 8-INCH WATER LINE

Quantities are Engineer's estimates only. Contractor and owner to use at own discretion.

Developer: **River Valley Development, LLC**
Contact Name: **Dale Beddo**
Address: _____
Phone: **435-669-8915**
email: beddogolf@gmail.com

Engineer: **NORTHERN ENGINEERING INC.**
Contact Name: **Brant Tuttle P.E.**
Address: **1040 E. 800 N.**
OREM, UTAH 84097
Phone: **(801) 802-8992**
email: btuttle@neiutah.com

400 OFFSITE CULINARY WATER LINE 18-INCH VERSUS 12-INCH		Quantity	Unit	Unit Costs	Total
001a-	18" DI CULINARY WATER MAIN	7900	LF	85.00	\$ 671,500.00
001b-	8" PVC CULINARY WATER MAIN	7900	LF	50.00	\$ 395,000.00
					\$ 276,500.00
004a-	18" BUTTERFLY VALVE	7	EA	4500.00	\$ 31,500.00
004b-	8" GATE VALVE	7	EA	2000.00	\$ 14,000.00
					\$ 17,500.00
007a-	18" CROSS	1	EA	1500.00	\$ 1,500.00
007b-	8" CROSS	1	EA	1000.00	\$ 1,000.00
					\$ 500.00
008a-	18" X 12" CROSS	1	EA	1500.00	\$ 1,500.00
008b-	12" X 8" CROSS	1	EA	1100.00	\$ 1,100.00
					\$ 400.00
009a-	18" X 12" REDUCER	1	EA	1300.00	\$ 1,300.00
009b-	12" X 8" REDUCER	1	EA	1000.00	\$ 1,000.00
					\$ 300.00
010a-	18" X 8" REDUCER	1	EA	1300.00	\$ 1,300.00
010b-	12" X 8" REDUCER	1	EA	1000.00	\$ 1,000.00
					\$ 300.00
011a-	18" - 22.5 DEGREE BEND	2	EA	1500.00	\$ 3,000.00
011b-	8" - 22.5 DEGREE BEND	2	EA	1000.00	\$ 2,000.00
					\$ 1,000.00
015a-	18" PLUG	2	EA	1500.00	\$ 3,000.00
015b-	8" PLUG	2	EA	1200.00	\$ 2,400.00
					\$ 600.00
020a-	LOOPING 18" WATER LINE WITH 20 LF OF 30" CASING PIPE	1	LS	10500.00	\$ 10,500.00
020b-	LOOPING 8" WATER LINE WITH 20 LF OF 18" CASING PIPE	1	LS	7000.00	\$ 7,000.00
					\$ 3,500.00
021a-	LOOPING 18" WATER LINE UNDER STORM DRAIN CULVERTS	4	EA	7500.00	\$ 30,000.00
021b-	LOOPING 8" WATER LINE UNDER STORM DRAIN CULVERTS	4	EA	3500.00	\$ 14,000.00
					\$ 16,000.00
REIMBURSEMENT TOTAL					\$ 316,600.00

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$150.00

For Office Use Only:
File No. 2022-PP-04
Receipt No. 8-154843

Name: Western MTG & Realty Co. Telephone: _____

Address: 6610 W Court St. Pasco, WA 99302 Fax No. _____

Email: thippett@westernmort.com Agent Email: enhancedhomesofutah@gmail.com

Agent (If Applicable): Brent Moser Telephone: 801-793-0346

Address/Location of Subject Property: Sand Hollow Rd.

Tax ID of Subject Property: See Attached Zone District: See Attached

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) _____

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

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

- ☒ g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ☒ b. The layout, numbers and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☐ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ 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 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____

Application Complete: YES

☐

NO

☐

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

PURPOSE

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

WHEN REQUIRED

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

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

Subdivision approval process:

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

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

Once the preliminary plat is approved by the City Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the City Council on the final plat when submitted. The City Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

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

AFFIDAVIT
PROPERTY OWNER

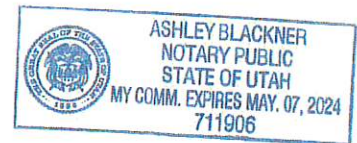
STATE OF UTAH)
COUNTY OF Washington :ss

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: _____

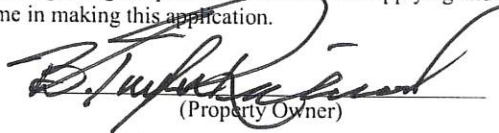
AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)

:ss

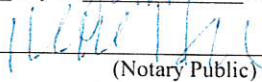
COUNTY OF)

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


(Property Owner)

(Property Owner)

Subscribed and sworn to me this 27 day of Jan, 2022


(Notary Public)



Residing in: Salt Lake

My Commission Expires: 7/28/25

Agent Authorization

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

(Property Owner)

(Property Owner)

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

(Notary Public)

Residing in: _____

My Commission Expires: _____



STAFF COMMENTS

Agenda Date:	02/17/2022
Application Number:	2022-PP-04
Type of Application:	Preliminary Plat Application
Action Type:	Administrative
Applicant:	Western MTG & Realty Co
Agent:	Brent Moser
Request:	Approval of a Preliminary Plat
Location:	Between SR-9 and Sand Hollow Road
Zoning:	HC and GC
General Plan Map:	General Commercial

Planning Commission Recommendation

The Planning Commission gave a positive recommendation based on staff and JUC comments.

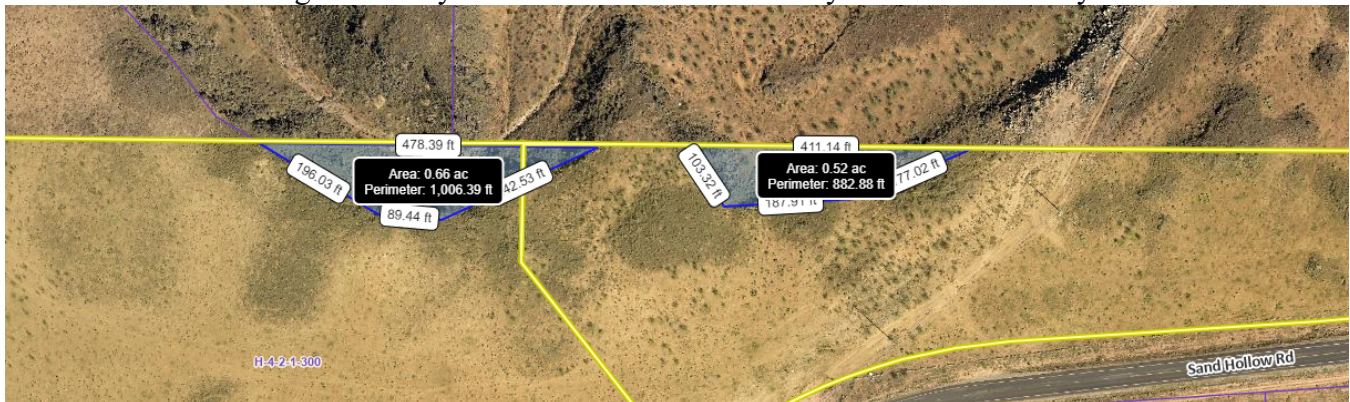
Update 2/10/2022

The affidavit from the other property owner within this proposed subdivision has been provided by the applicant. Staff would recommend approval of this preliminary plat subject to staff and JUC comments and sufficient buildout of the Sand Hollow Gateway PID.

Discussion:

The applicant has filed a preliminary plat for the Gateway at Sand Hollow Commercial District. This area is currently proposed as six commercial lots all fronting Sand Hollow Road. A preliminary site plan for part of the property was approved in December and now the applicant is going to subdivide the property. This project will be highly dependent on utilities and road connections from the Gateway at Sand Hollow PID.

6. There are two cliffs on the property. The Sensitive Lands code states that sensitive lands are defined as:
- Any area where there is a change in elevation which is equal to or greater than ten percent (10%) (1 foot of vertical grade change for every 10 feet of horizontal run) for a distance of one hundred feet (100') or more, and where said grade change covers an area of at least two (2) contiguous acres, or an entire parcel if said parcel is less than two (2) acres. (See section [10-24-9](#), appendix diagram A of this chapter.)*
 - Any area within one hundred feet (100') of the edge of a bluff. The "edge of a bluff" means an area where there is a substantial abrupt change in slope along the edge of a predominantly flat area of land. The slope of the land below the abrupt edge typically has a grade that is near or exceeds thirty percent (30%) or greater, and has a vertical elevation change of at least one hundred feet (100') or greater, and lies within sensitive lands described in subsection A of this section. (See section [10-24-9](#), appendix diagram B of this chapter.)*
 - The boundaries of all areas within one hundred (100) vertical feet of a ridgeline. A "ridgeline" means the junction of a rising steep slope on one side and a descending slope that may be gentle or steep on the opposite side. (See section [10-24-9](#), appendix diagram C of this chapter.)*
 - From Washington County GIS it appears that less than 2 acres of the property are cliff face so no sensitive lands application is required. Applicant will need to keep all buildings at least 25 feet from the cliff face.
 - The contours on the plat do not appear to fully match the contours shown on the Washington County GIS. Staff will use the county data for their analysis.

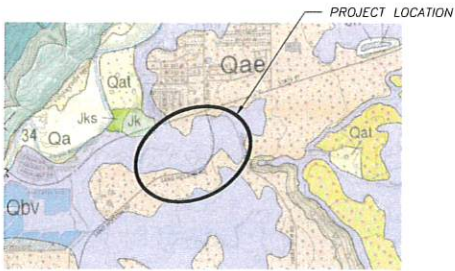
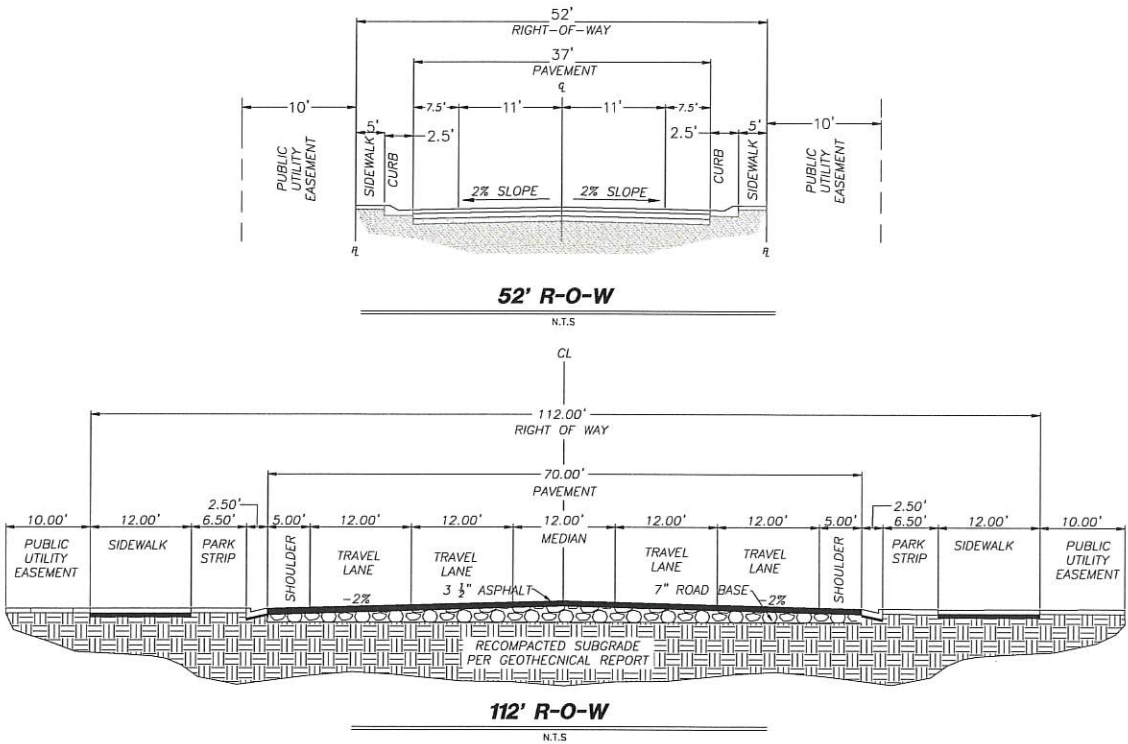


7. Utilities are not available to the property but will be with the PID buildout. Construction drawings will not be accepted for this property until PID construction drawings are approved.

Recommendation: Staff recommends the City Council review this application based on standards with Hurricane City Code. Staff recommends approval based on staff and JUC comments and sufficient build out of PID infrastructure.

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

LOCATED IN SECTION 1, T42S, R14W, S1.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



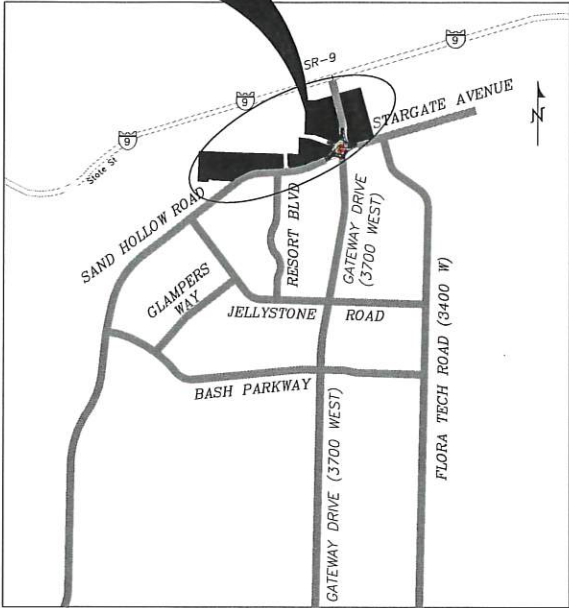
GEOLOGICAL NARRATIVE

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

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 - HIGH2-SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND-WATER INFORMATION
FLOODING	ZONE X-AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA - CALICHE
COLLAPSIBLE SOIL	CSA-STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES-SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL-LOW MIXED-UNIT GEOLOGIC DEPOSITS, WHICH CONTAIN WIND-BLOWN COMPONENT
SHALLOW GROUND WATER	NONE

PROJECT LOCATION



VICINITY MAP

N. T. S.

GATEWAY COMMERCIAL AT SAND HOLLOW DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N1°24'34"E 2310.43 FEET; THENCE N1°24'34"E 97.33 FEET TO THE POINT OF BEGINNING. THENCE S83°40'58"W 12.51 FEET; THENCE N89°25'51"W 22.89 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1616.32 FEET AND A RADIAL BEARING OF N05°17'42"W, A DISTANCE OF 72.41 FEET, THROUGH A CENTRAL ANGLE OF 02°34'01" (LONG CHORD BEARS: S85°59'19"W 72.41 FEET); THENCE S87°16'22"W 80.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N47°43'38"W 27.58 FEET); THENCE S84°31'13"W 52.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET AND A RADIAL BEARING OF S87°16'22"W, A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S42°16'22"W 27.58 FEET); THENCE S87°16'22"W 249.86 FEET; THENCE WESTERLY ALONG THE ARC OF A 826.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 501.64 FEET, THROUGH A CENTRAL ANGLE OF 34°46'31" (LONG CHORD BEARS: S69°53'07"W 493.97 FEET); THENCE S52°29'51"W 313.79 FEET; THENCE N37°19'49"W 33.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 208.67 FEET AND A RADIAL BEARING OF S47°15'52"W, A DISTANCE OF 168.22 FEET, THROUGH A CENTRAL ANGLE OF 46°11'20" (LONG CHORD BEARS: N65°49'48"W 163.70 FEET); THENCE N88°51'09"W 285.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.51 FEET, THROUGH A CENTRAL ANGLE OF 41°57'43" (LONG CHORD BEARS: N67°52'17"W 20.05 FEET); THENCE WESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N80°03'34"W 54.71 FEET), CENTER POINT LIES S43°06'34"W THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: S53°36'09"W 54.71 FEET), CENTER POINT LIES S23°13'43"E THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE N88°40'59"W 199.69 FEET; THENCE N01°31'31"E 591.26 FEET; THENCE S88°16'22"E 765.18 FEET; THENCE S88°27'47"E 947.23 FEET; THENCE S88°30'21"E 52.14 FEET; THENCE S88°27'11"E 224.48 FEET; THENCE N01°24'29"E 378.60 FEET; THENCE N02°17'47"E 90.13 FEET; THENCE N01°17'31"E 880.34 FEET; THENCE S88°43'14"E 254.45 FEET; THENCE N74°26'03"E 348.01 FEET; THENCE N74°35'29"E 246.68 FEET; THENCE N74°46'22"E 500.00 FEET; THENCE S15°13'38"E 1306.80 FEET; THENCE S74°46'24"W 476.08 FEET; THENCE S77°30'55"W 77.72 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND A RADIAL BEARING OF N17°26'13"W, A DISTANCE OF 24.40 FEET, THROUGH A CENTRAL ANGLE OF 15°31'55" (LONG CHORD BEARS: S80°17'45"W 24.32 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.91 FEET AND A RADIAL BEARING OF N01°53'21"W, A DISTANCE OF 20.25 FEET, THROUGH A CENTRAL ANGLE OF 12°54'20" (LONG CHORD BEARS: N85°26'11"W 20.21 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.92 FEET AND A RADIAL BEARING OF N11°00'04"E, A DISTANCE OF 29.91 FEET, THROUGH A CENTRAL ANGLE OF 19°03'40" (LONG CHORD BEARS: N69°26'06"W 29.78 FEET); THENCE N59°56'46"W 15.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.43 FEET AND A RADIAL BEARING OF N30°53'43"E, A DISTANCE OF 29.07 FEET, THROUGH A CENTRAL ANGLE OF 16°34'58" (LONG CHORD BEARS: N50°48'47"W 28.96 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 88.83 FEET AND A RADIAL BEARING OF N48°34'15"E, A DISTANCE OF 33.42 FEET, THROUGH A CENTRAL ANGLE OF 21°33'34" (LONG CHORD BEARS: N30°38'58"W 33.23 FEET); THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET AND A RADIAL BEARING OF N69°51'22"E, A DISTANCE OF 159.43 FEET, THROUGH A CENTRAL ANGLE OF 15°44'57" (LONG CHORD BEARS: N12°16'09"W 158.93 FEET); THENCE S87°08'40"W 96.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 378.12 FEET AND A RADIAL BEARING OF S89°56'48"E, A DISTANCE OF 42.34 FEET, THROUGH A CENTRAL ANGLE OF 06°24'55" (LONG CHORD BEARS: S03°09'16"E 42.32 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 105.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S18°04'24"W 86.87 FEET), CENTER POINT LIES S83°38'18"W THROUGH A CENTRAL ANGLE OF 48°52'14" A DISTANCE OF 89.56 FEET; THENCE S42°30'35"W 15.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.38 FEET, THROUGH A CENTRAL ANGLE OF 41°02'42" (LONG CHORD BEARS: S63°01'56"W 80.63 FEET); THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S88°18'00"W 47.15 FEET), CENTER POINT LIES N06°26'43"W THROUGH A CENTRAL ANGLE OF 09°29'25" A DISTANCE OF 47.21 FEET; THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N80°49'54"W 60.80 FEET), CENTER POINT LIES N03°02'42"E THROUGH A CENTRAL ANGLE OF 12°14'48" A DISTANCE OF 60.92 FEET; THENCE S17°13'22"W 72.11 FEET; THENCE S74°38'08"E 15.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 82.00 FEET AND A RADIAL BEARING OF S14°08'43"W, A DISTANCE OF 158.96 FEET, THROUGH A CENTRAL ANGLE OF 11°04'17" (LONG CHORD BEARS: S20°19'08"E 135.21 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 588.93 FEET AND A RADIAL BEARING OF N52°39'11"W, A DISTANCE OF 92.54 FEET, THROUGH A CENTRAL ANGLE OF 09°00'12" (LONG CHORD BEARS: S41°50'55"W 92.45 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 714.11 FEET AND A RADIAL BEARING OF N38°54'42"W, A DISTANCE OF 265.23 FEET, THROUGH A CENTRAL ANGLE OF 21°16'50" (LONG CHORD BEARS: S61°43'43"W 263.71 FEET); THENCE S72°04'43"W 22.72 FEET; THENCE S72°07'26"W 105.95 FEET; THENCE WESTERLY ALONG THE ARC OF A 1619.45 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 243.83 FEET, THROUGH A CENTRAL ANGLE OF 08°37'35" (LONG CHORD BEARS: S76°25'49"W 243.60 FEET); THENCE WESTERLY ALONG THE ARC OF A 1618.82 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S82°06'02"W 76.59 FEET), CENTER POINT LIES N09°15'18"W THROUGH A CENTRAL ANGLE OF 02°42'40" A DISTANCE OF 76.60 FEET TO THE POINT OF BEGINNING.

ADDITIONAL NOTES

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

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

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

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

OWNER:

WESTERN MTG & REALTY CO
6610 WEST COURT STREET
PASCO, WASHINGTON 99302
(509) 521-9354

LAND USE SUMMARY

TOTAL LOTS: 6

AVERAGE LOT SIZE: 454,036 SQ FT (10.42 AC)

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers: Land Surveyors - Land Planners
120 South 800 West, Suite 100
Provo, UT 84601
Phone: (435) 668-8387



PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW
LOCATED IN SECTION 1, T42S, R14W, S1.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 1/24/2022
SCALE: N/A

JOB NO.
336-002

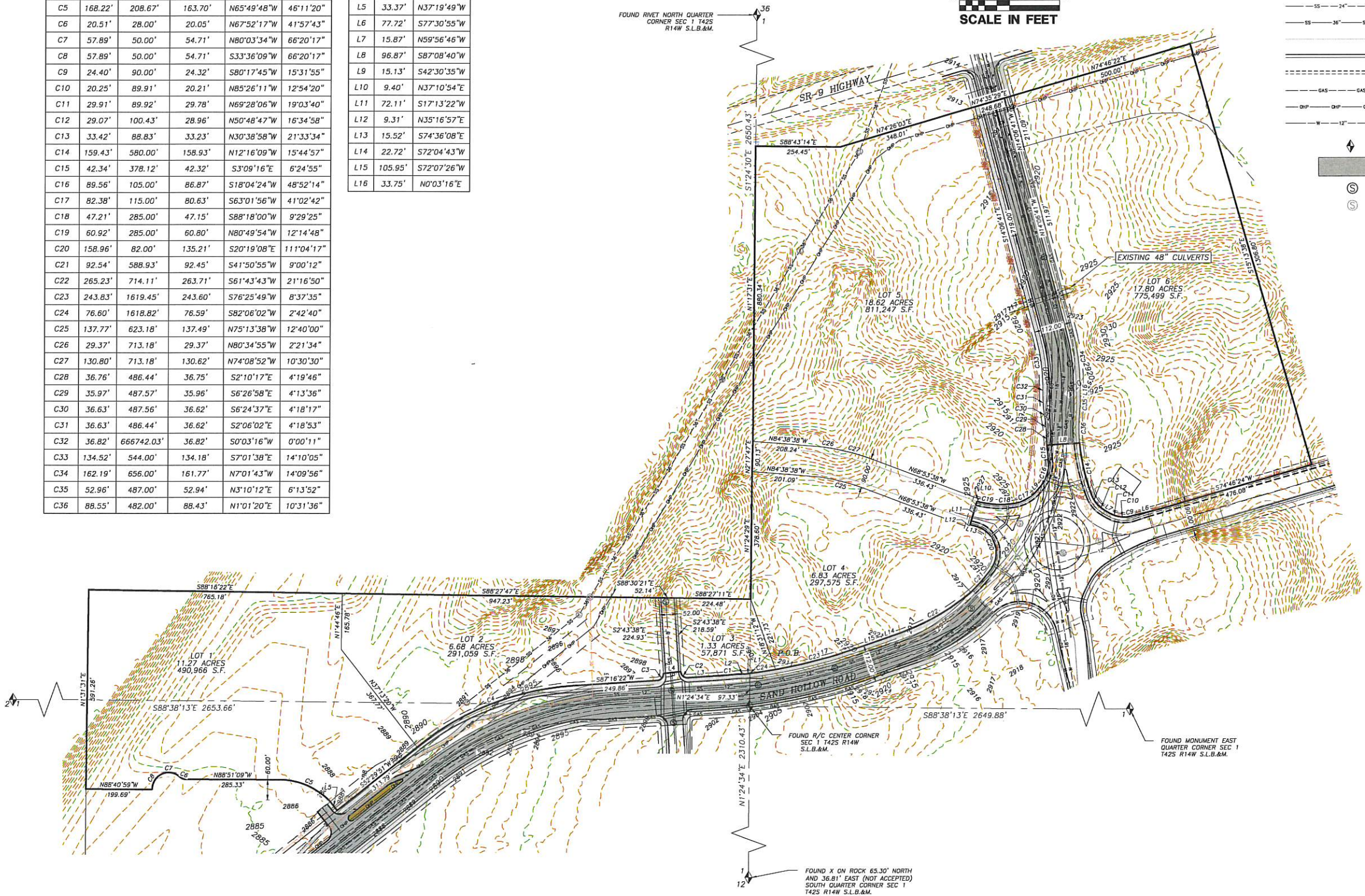
SHEET NO:
1 OF 2

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	72.41'	1616.32'	72.41'	S85°59'19"W	2°34'01"
C2	30.63'	19.50'	27.58'	N47°43'38"W	90°00'00"
C3	30.63'	19.50'	27.58'	S42°16'22"W	90°00'00"
C4	501.64'	826.50'	493.97'	S69°53'07"W	34°46'31"
C5	168.22'	208.67'	163.70'	N65°49'48"W	46°11'20"
C6	20.51'	28.00'	20.05'	N67°52'17"W	41°57'43"
C7	57.89'	50.00'	54.71'	N80°03'34"W	66°20'17"
C8	57.89'	50.00'	54.71'	S33°36'09"W	66°20'17"
C9	24.40'	90.00'	24.32'	S80°17'45"W	15°31'55"
C10	20.25'	89.91'	20.21'	N85°26'11"W	12°54'20"
C11	29.91'	89.92'	29.78'	N69°28'06"W	19°03'40"
C12	29.07'	100.43'	28.96'	N50°48'47"W	16°34'58"
C13	33.42'	88.83'	33.23'	N30°38'58"W	21°33'34"
C14	159.43'	580.00'	158.93'	N12°16'09"W	15°44'57"
C15	42.34'	378.12'	42.32'	S3°09'16"E	6°24'55"
C16	89.56'	105.00'	86.87'	S18°04'24"W	48°52'14"
C17	82.38'	115.00'	80.63'	S63°01'56"W	41°02'42"
C18	47.21'	285.00'	47.15'	S88°18'00"W	9°29'25"
C19	60.92'	285.00'	60.80'	N80°49'54"W	12°14'48"
C20	158.96'	82.00'	135.21'	S20°19'08"E	111°04'17"
C21	92.54'	588.93'	92.45'	S41°50'55"W	9°00'12"
C22	265.23'	714.11'	263.71'	S61°43'43"W	21°16'50"
C23	243.83'	1619.45'	243.60'	S76°25'49"W	8°37'35"
C24	76.60'	1618.82'	76.59'	S82°06'02"W	2°42'40"
C25	137.77'	623.18'	137.49'	N75°13'38"W	12°40'00"
C26	29.37'	713.18'	29.37'	N80°34'55"W	2°21'34"
C27	130.80'	713.18'	130.62'	N74°08'52"W	10°30'30"
C28	36.76'	486.44'	36.75'	S2°10'17"E	4°19'46"
C29	35.97'	487.57'	35.96'	S6°26'58"E	4°13'36"
C30	36.63'	487.56'	36.62'	S6°24'37"E	4°18'17"
C31	36.63'	486.44'	36.62'	S2°06'02"E	4°18'53"
C32	36.82'	666742.03'	36.82'	S0°03'16"W	0°00'11"
C33	134.52'	544.00'	134.18'	S7°01'38"E	14°10'05"
C34	162.19'	656.00'	161.77'	N7°01'43"W	14°09'56"
C35	52.96'	487.00'	52.94'	N3°10'12"E	6°13'52"
C36	88.55'	482.00'	88.43'	N1°01'20"E	10°31'36"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	12.51'	S83°40'58"W
L2	22.89'	N89°25'51"W
L3	80.70'	S87°16'22"W
L4	52.06'	S84°31'13"W
L5	33.37'	N37°19'49"W
L6	77.72'	S77°30'55"W
L7	15.87'	N59°56'46"W
L8	96.87'	S87°08'40"W
L9	15.13'	S42°30'35"W
L10	9.40'	N37°10'54"E
L11	72.11'	S17°13'22"W
L12	9.31'	N35°16'57"E
L13	15.52'	S74°36'08"E
L14	22.72'	S72°04'43"W
L15	105.95'	S72°07'26"W
L16	33.75'	N0°03'16"E



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING 20' SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SEWER LINE, SIZE SHOWN
- PROPOSED 36" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB INSTALLED WITH PID ROADS
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER
- EXISTING WATER LINES, SIZE SHOWN
- SECTION CORNER AS DESCRIBED
- PROPOSED PAVEMENT
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE

REVISIONS		DATE	BY
NO.	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South 800 West, Suite 1
Hurricane, Utah 84737
Phone: (435) 649-8387



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

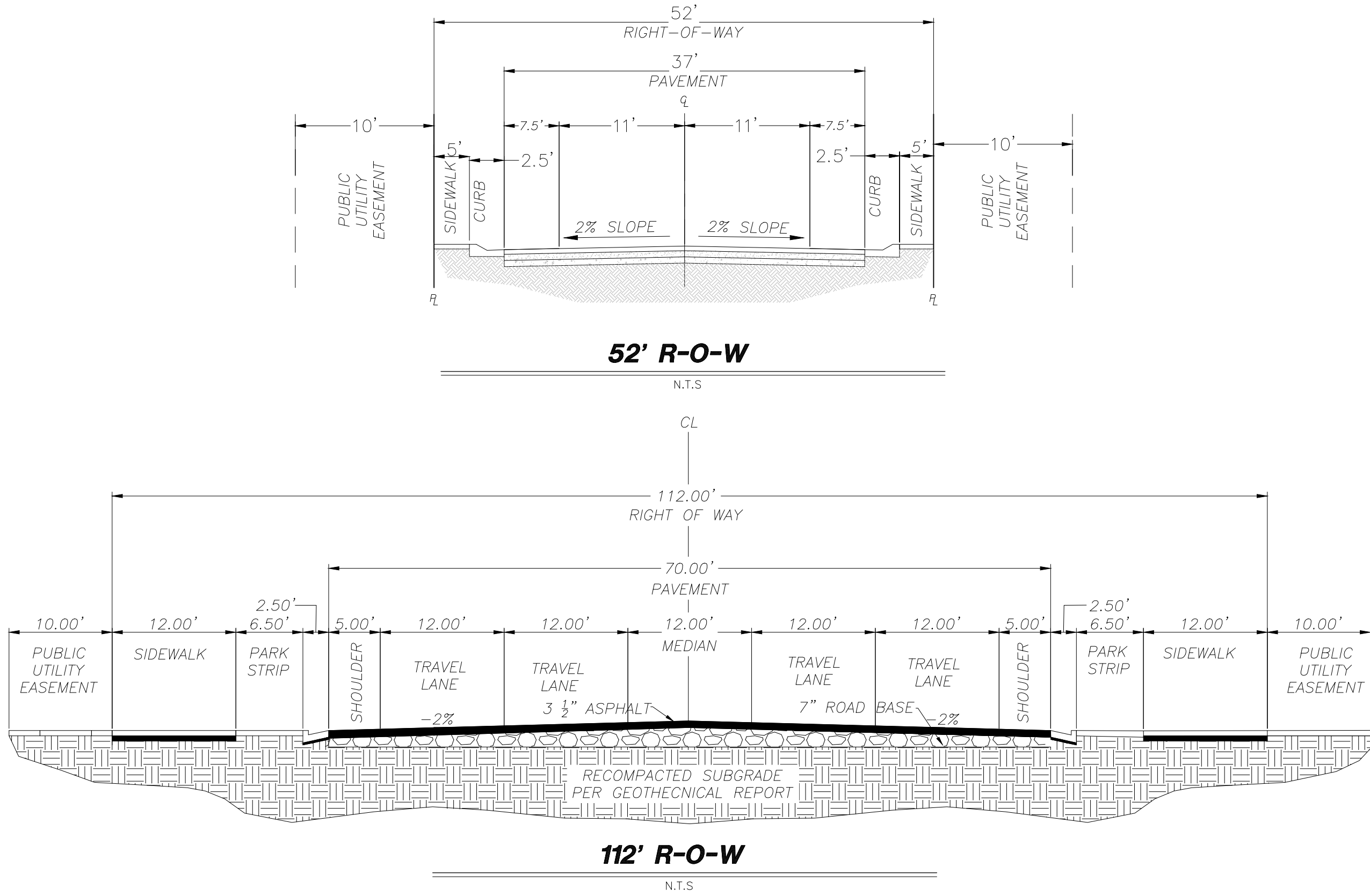
DATE: 1/04/2022
SCALE: 1"=150'
JOB NO.
336-002
SHEET NO:
2 OF 2

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

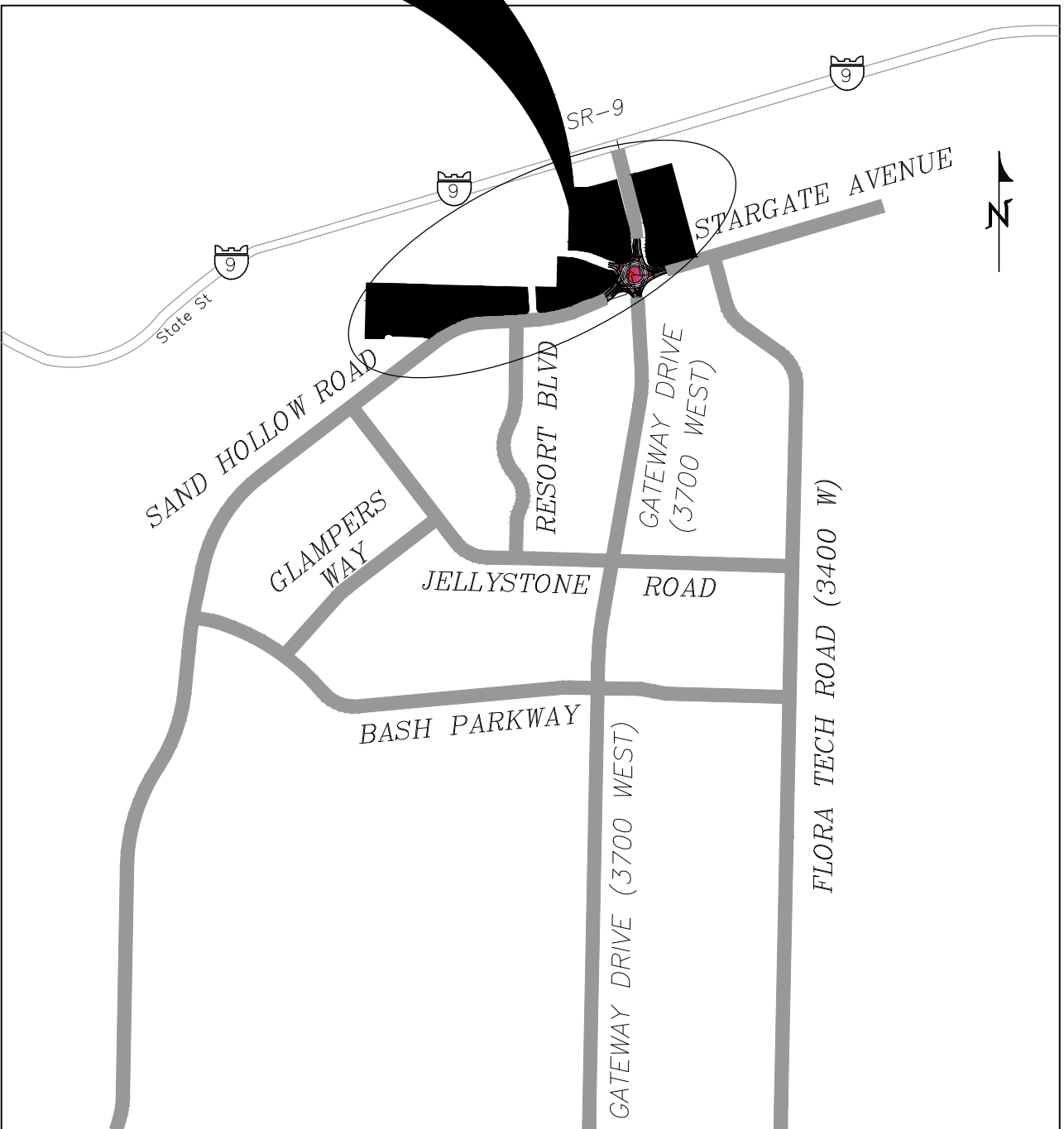
LOCATED IN SECTION 1, T42S, R14W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

GATEWAY COMMERCIAL AT SAND HOLLOW DESCRIPTION:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N1°24'34"E 2310.43 FEET; THENCE N1°24'34"E 97.33 FEET TO THE POINT OF BEGINNING. THENCE S83°40'58"W 12.51 FEET; THENCE N89°25'51"W 22.89 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1616.32 FEET AND A RADIAL BEARING OF N05°17'42"W, A DISTANCE OF 72.41 FEET, THROUGH A CENTRAL ANGLE OF 02°34'01" (LONG CHORD BEARS: S85°59'19"W 72.41 FEET); THENCE S87°16'22"W 80.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N47°43'38"W 27.58 FEET); THENCE S84°31'13"W 52.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET AND A RADIAL BEARING OF S87°16'22"W, A DISTANCE OF 30.63 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: S42°16'22"W 27.58 FEET); THENCE S87°16'22"W 249.86 FEET; THENCE WESTERLY ALONG THE ARC OF A 826.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 501.64 FEET, THROUGH A CENTRAL ANGLE OF 34°46'31" (LONG CHORD BEARS: S69°53'07"W 493.97 FEET); THENCE S52°29'51"W 313.79 FEET; THENCE N37°19'49"W 33.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 208.67 FEET AND A RADIAL BEARING OF S47°15'52"W, A DISTANCE OF 168.22 FEET, THROUGH A CENTRAL ANGLE OF 46°11'20" (LONG CHORD BEARS: N65°49'48"W 163.70 FEET); THENCE N88°51'09"W 285.33 FEET; THENCE WESTERLY ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.51 FEET, THROUGH A CENTRAL ANGLE OF 41°57'43" (LONG CHORD BEARS: N67°52'17"W 20.05 FEET); THENCE WESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS REVERSE CURVE TO THE LEFT (LONG CHORD BEARS: N80°03'34"W 54.71 FEET), CENTER POINT LIES S43°06'34"W THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (LONG CHORD BEARS: S33°36'09"W 54.71 FEET), CENTER POINT LIES S23°13'43"E THROUGH A CENTRAL ANGLE OF 66°20'17" A DISTANCE OF 57.89 FEET; THENCE N88°40'59"W 199.69 FEET; THENCE N01°31'31"E 591.26 FEET; THENCE S88°16'22"E 765.18 FEET; THENCE S88°27'47"E 947.23 FEET; THENCE S88°30'21"E 52.14 FEET; THENCE S88°27'11"E 224.48 FEET; THENCE N01°24'29"E 378.60 FEET; THENCE N02°17'47"E 90.13 FEET; THENCE N01°17'31"E 880.34 FEET; THENCE S88°43'14"E 254.45 FEET; THENCE N74°26'03"E 348.01 FEET; THENCE N74°35'29"E 248.68 FEET; THENCE N74°46'22"E 500.00 FEET; THENCE S15°13'38"E 1306.80 FEET; THENCE S74°46'24"W 476.08 FEET; THENCE S77°30'55"W 77.72 FEET; THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND A RADIAL BEARING OF N17°28'13"W, A DISTANCE OF 24.40 FEET, THROUGH A CENTRAL ANGLE OF 15°31'55" (LONG CHORD BEARS: S80°17'45"W 24.32 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.91 FEET AND A RADIAL BEARING OF N01°53'21"W, A DISTANCE OF 20.25 FEET, THROUGH A CENTRAL ANGLE OF 12°54'20" (LONG CHORD BEARS: N85°26'11"W 20.21 FEET); THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 89.92 FEET AND A RADIAL BEARING OF N11°00'04"E, A DISTANCE OF 29.91 FEET, THROUGH A CENTRAL ANGLE OF 19°03'40" (LONG CHORD BEARS: N69°28'06"W 29.78 FEET); THENCE N59°56'46"W 15.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 100.43 FEET AND A RADIAL BEARING OF N30°53'43"E, A DISTANCE OF 29.07 FEET, THROUGH A CENTRAL ANGLE OF 16°34'58" (LONG CHORD BEARS: N50°48'47"W 28.96 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 88.83 FEET AND A RADIAL BEARING OF N48°34'15"E, A DISTANCE OF 33.42 FEET, THROUGH A CENTRAL ANGLE OF 21°33'34" (LONG CHORD BEARS: N30°38'58"W 33.23 FEET); THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 580.00 FEET AND A RADIAL BEARING OF N69°51'22"E, A DISTANCE OF 159.43 FEET, THROUGH A CENTRAL ANGLE OF 15°44'57" (LONG CHORD BEARS: N12°16'09"W 158.93 FEET); THENCE S87°08'40"W 96.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 378.12 FEET AND A RADIAL BEARING OF S89°56'48"E, A DISTANCE OF 42.34 FEET, THROUGH A CENTRAL ANGLE OF 06°24'55" (LONG CHORD BEARS: S03°09'16"E 42.32 FEET); THENCE SOUTHERLY ALONG THE ARC OF A 105.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S18°04'24"W 86.87 FEET), CENTER POINT LIES S83°38'18"W THROUGH A CENTRAL ANGLE OF 48°52'14" A DISTANCE OF 89.56 FEET; THENCE S42°30'35"W 15.13 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 82.38 FEET, THROUGH A CENTRAL ANGLE OF 41°02'42" (LONG CHORD BEARS: S63°01'56"W 80.63 FEET); THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S88°18'00"W 47.15 FEET), CENTER POINT LIES N06°26'43"W THROUGH A CENTRAL ANGLE OF 09°29'25" A DISTANCE OF 47.21 FEET; THENCE WESTERLY ALONG THE ARC OF A 285.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: N80°49'54"W 60.80 FEET), CENTER POINT LIES N03°02'42"E THROUGH A CENTRAL ANGLE OF 12°14'48" A DISTANCE OF 60.92 FEET; THENCE S17°13'22"W 72.11 FEET; THENCE S74°36'08"E 15.52 FEET; THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 82.00 FEET AND A RADIAL BEARING OF S14°08'43"W, A DISTANCE OF 158.96 FEET, THROUGH A CENTRAL ANGLE OF 111°04'17" (LONG CHORD BEARS: S20°19'08"E 135.21 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 588.93 FEET AND A RADIAL BEARING OF N52°39'11"W, A DISTANCE OF 92.54 FEET, THROUGH A CENTRAL ANGLE OF 09°00'12" (LONG CHORD BEARS: S41°50'55"W 92.45 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 714.11 FEET AND A RADIAL BEARING OF N38°54'42"W, A DISTANCE OF 265.23 FEET, THROUGH A CENTRAL ANGLE OF 21°16'50" (LONG CHORD BEARS: S61°43'43"W 263.71 FEET); THENCE S72°04'43"W 22.72 FEET; THENCE S72°07'26"W 105.95 FEET; THENCE WESTERLY ALONG THE ARC OF A 1619.45 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 243.83 FEET, THROUGH A CENTRAL ANGLE OF 08°37'35" (LONG CHORD BEARS: S76°25'49"W 243.60 FEET); THENCE WESTERLY ALONG THE ARC OF A 1618.82 FOOT RADIUS COMPOUND CURVE TO THE RIGHT (LONG CHORD BEARS: S82°06'02"W 76.59 FEET), CENTER POINT LIES N09°15'18"W THROUGH A CENTRAL ANGLE OF 02°42'40" A DISTANCE OF 76.60 FEET TO THE POINT OF BEGINNING.



PROJECT LOCATION



VICINITY MAP

N. T. S.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	H2 – HIGH2–SIMILAR IN TEXTURE TO HIGH CATEGORY, NO GROUND–WATER INFORMATION
FLOODING	ZONE X–AREA OF MINIMAL FLOOD HAZARD
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	CA – CALICHE
COLLAPSIBLE SOIL	CSA–STREAM/TERRACE ALLUVIUM >=3%
EXPANSIVE SOIL	ESL–LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	P&ES–SOILS SUSCEPTIBLE TO PIPING AND EROSION
SHALLOW BEDROCK	BRB–BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY ≤10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	WBSL–LOW: MIXED–UNIT GEOLOGIC DEPOSITS WHICH CONTAIN WIND–BLOWN COMPONENT
SHALLOW GROUND WATER	NONE

GEOLOGICAL NARRATIVE

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

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners

20 South 850 West, Suite 1
Hurricane City, Utah 84503
Phone: 435.668.8801



PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

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

DATE: 4/12/2022
SCALE: N/A

JOB NO.
336-002

SHEET NO:

1 OF 2

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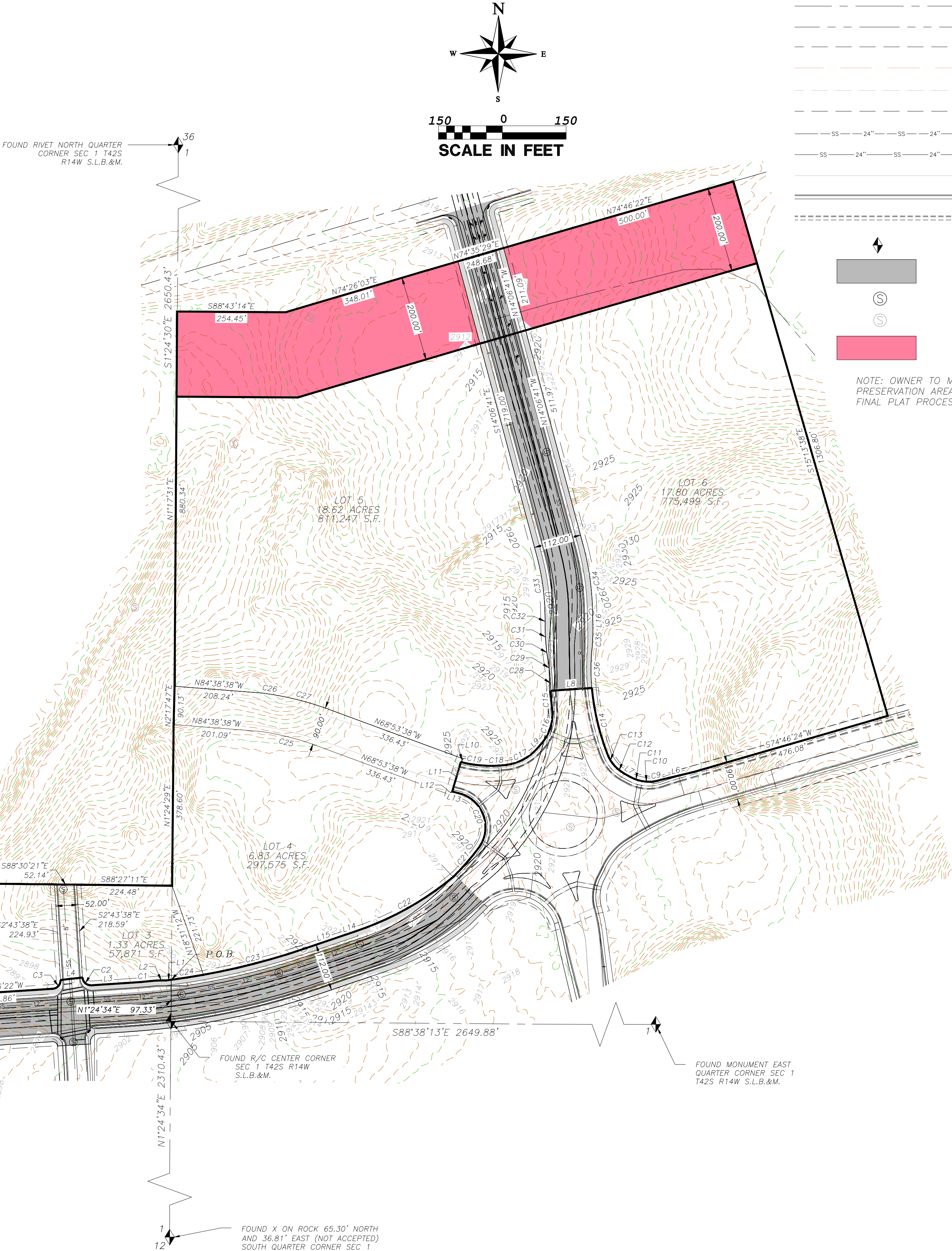
PRELIMINARY PLAT

PRELIMINARY PLAT FOR:
GATEWAY COMMERCIAL AT SAND HOLLOW

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	72.41'	1616.32'	72.41'	S85°59'19"W	2°34'01"
C2	30.63'	19.50'	27.58'	N47°43'38"W	90°00'00"
C3	30.63'	19.50'	27.58'	S42°16'22"W	90°00'00"
C4	501.64'	826.50'	493.97'	S69°53'07"W	34°46'31"
C5	168.22'	208.67'	163.70'	N65°49'48"W	46°11'20"
C6	20.51'	28.00'	20.05'	N67°52'17"W	41°57'43"
C7	57.89'	50.00'	54.71'	N80°03'34"W	66°20'17"
C8	57.89'	50.00'	54.71'	S33°36'09"W	66°20'17"
C9	24.40'	90.00'	24.32'	S80°17'45"W	15°31'55"
C10	20.25'	89.91'	20.21'	N85°26'11"W	12°54'20"
C11	29.91'	89.92'	29.78'	N69°28'06"W	19°03'40"
C12	29.07'	100.43'	28.96'	N50°48'47"W	16°34'58"
C13	33.42'	88.83'	33.23'	N30°38'58"W	21°33'34"
C14	159.43'	580.00'	158.93'	N12°16'09"W	15°44'57"
C15	42.34'	378.12'	42.32'	S3°09'16"E	6°24'55"
C16	89.56'	105.00'	86.87'	S18°04'24"W	48°52'14"
C17	82.38'	115.00'	80.63'	S63°01'56"W	41°02'42"
C18	47.21'	285.00'	47.15'	S88°18'00"W	9°29'25"
C19	60.92'	285.00'	60.80'	N80°49'54"W	12°14'48"
C20	158.96'	82.00'	135.21'	S20°19'08"E	111°04'17"
C21	92.54'	588.93'	92.45'	S41°50'55"W	9°00'12"
C22	265.23'	714.11'	263.71'	S61°43'43"W	21°16'50"
C23	243.83'	1619.45'	243.60'	S76°25'49"W	8°37'35"
C24	76.60'	1618.82'	76.59'	S82°06'02"W	2°42'40"
C25	137.77'	623.18'	137.49'	N75°13'38"W	12°40'00"
C26	29.37'	713.18'	29.37'	N80°34'55"W	2°21'34"
C27	130.80'	713.18'	130.62'	N74°08'52"W	10°30'30"
C28	36.76'	486.44'	36.75'	S2°10'17"E	4°19'46"
C29	35.97'	487.57'	35.96'	S6°26'58"E	4°13'36"
C30	36.63'	487.56'	36.62'	S6°24'37"E	4°18'17"
C31	36.63'	486.44'	36.62'	S2°06'02"E	4°18'53"
C32	36.82'	666742.03'	36.82'	S0°03'16"W	0°00'11"
C33	134.52'	544.00'	134.18'	S7°01'38"E	14°10'05"
C34	162.19'	656.00'	161.77'	N7°01'43"W	14°09'56"
C35	52.96'	487.00'	52.94'	N3°10'12"E	6°13'52"
C36	88.55'	482.00'	88.43'	N1°01'20"E	10°31'36"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	12.51'	S83°40'58"W
L2	22.89'	N89°25'51"W
L3	80.70'	S87°16'22"W
L4	52.06'	S84°31'13"W
L5	33.37'	N37°19'49"W
L6	77.72'	S77°30'55"W
L7	15.87'	N59°56'46"W
L8	96.87'	S87°08'40"W
L9	15.13'	S42°30'35"W
L10	9.40'	N37°10'54"E
L11	72.11'	S17°13'22"W
L12	9.31'	N35°16'57"E
L13	15.52'	S74°36'08"E
L14	22.72'	S72°04'43"W
L15	105.95'	S72°07'26"W
L16	33.75'	N0°03'16"E



LEGEND

- OUTER PROPERTY LINE
- PROPERTY LINE
- CENTER LINE
- SECTION LINE
- PROPOSED 10' PUBLIC UTILITY EASEMENT
- EXISTING 20" SEWER EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING 24" SEWER LINE
- PROPOSED REROUTED 24" SEWER LINE
- FUTURE ROW LINE
- PROPOSED CURB AND GUTTER
- FUTURE CURB AND GUTTER INSTALLED WITH PID ROADS
- SECTION CORNER AS DESCRIBED
- PROPOSED PAVEMENT
- PROPOSED REROUTED 24" SEWER MANHOLE
- EXISTING 24" SEWER MANHOLE
- UDOT CORRIDOR PRESERVATION AREA, 5.82 ACRES

NOTE: OWNER TO MEET UDOT TO ESTABLISH THE CORRIDOR PRESERVATION AREA NEEDED BEFORE THE CONSTRUCTION DRAWING AND FINAL PLAT PROCESS AND COORDINATE THIS WITH THE CITY ENGINEER.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84501
Phone: 435-668-6801



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

DATE: 4/12/2022
SCALE: 1"=150'
JOB NO.
336-002
SHEET NO:
2 OF 2

PRELIMINARY PLAT
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Sec. 7-1-8. Off highway vehicles.

A. *Definitions.* For purposes of this section, Off highway vehicles are defined pursuant to Utah Code Annotated 41-22-2 as:

All-terrain type I vehicle means any motor vehicle 52 inches or less in width, having an unladen dry weight of 800 pounds or less, traveling on three or more low pressure tires, having a seat designed to be straddled by the operator and designed for or capable of travel over unimproved roads.

All-terrain type II vehicle means any other motor vehicle not defined herein as an "all-terrain type I vehicle" designed for or capable of travel over unimproved terrain. This term does not include golf carts, any vehicle designed to carry a disabled person, any vehicle not specifically designed for recreational use, or farm tractors as defined under Utah Code Annotated section 41-1a-102.

All-terrain type III vehicle means any other motor vehicle, not defined as a an All-terrain type I vehicle, All-terrain type II, motorcycle, or snowmobile. All-terrain type III vehicle does not include golf carts, any vehicle designed to carry a person with a disability, any vehicle not specifically designed for recreational use, or farm tractors.

"Golf cart" is a device that Is designed for transportation by players on a golf course; has not less than three wheels in contact with the ground; has an unladen weight of less than 1,800 pounds; is designed to operate at low speeds; and is designed to carry not more than six persons including the driver.

"Golf cart" does not include a low-speed vehicle or an off-highway vehicle; a motorized wheelchair; An electric personal assistive mobility device; An electric assisted bicycle; a motor assisted scooter; a personal delivery device, as defined in Utah Code Annotated Section 41-6a-1119; or a mobile carrier, as defined in Utah Code Annotated Section 41-6a-1120.

Motorcycle means every motor vehicle having a saddle for the use of the operator and designed to travel on not more than two tires.

Street-legal all-terrain vehicle" or "street-legal ATV" means an all-terrain type I vehicle, all-terrain type II vehicle, or all-terrain type III vehicle, that is modified to meet the requirements of Utah Code Annotated section 41-6a-1509.

B. *Registration of vehicle.* Unless exempt under Utah Code Annotated section 41-22-9, a person may not operate or transport and an owner may not give another person permission to operate or transport, any off highway vehicle on any public land, trail, street, or highway within the City unless the off highway vehicle has been registered in accordance with the requirements of Utah Code Annotated title 41, chapter 22 for the current year.

C. *Equipment requirements.* All off highway vehicles, as defined herein,

1. Shall be equipped with:

-
- a. Brakes adequate to control the movement of and to stop and hold the vehicle under normal operating conditions; and
 - b. A noise control device that conforms to U.S. Forest Service standards of 93 decibels or less.
 - 2. Headlights and taillights shall be used when operated between sunset and sunrise.
- D. *Protective headgear.*
- 1. A person under the age of 18 may not operate or ride on an all-terrain type I vehicle or motorcycle on any public land, trail, street, or highway within the City unless the person is wearing properly fitted and fastened, United States Department of Transportation safety rated protective headgear designed for motorized vehicle use.
 - 2. The owner of an off highway vehicle or any other person may not give permission to a person who is under the age of 18 years to operate or ride on an off highway vehicle in violation of this subsection D.
- E. *Restrictions on privately owned lands.*
- 1. No person shall operate or accompany a person operating an off highway vehicle upon privately owned land of any other person, firm or corporation without permission from the owner or person in charge.
 - 2. It shall be unlawful for any person operating or accompanying a person operating an off highway vehicle to refuse to immediately leave private land upon request of the owner or person in charge of such land.
 - 3. Subsections E1 and E2 of this section shall not apply to prescriptive easements on privately owned land.
 - 4. No person operating or accompanying a person operating an off highway vehicle shall obstruct any entrance or exit to private property without the owner's permission.
 - 5. It shall be unlawful for any person to tear down, mutilate, or destroy any sign, signboards, or other notice which regulates trespassing for purposes of operating an off highway vehicle on privately owned land, or to tear down, deface, or destroy any fence or other enclosure or any gate or bars belonging to any such fence or enclosure.
- F. *Prohibited uses.* No person may operate an off highway vehicle in connection with acts of vandalism, harassment of wildlife or domestic animals, burglaries or other crimes, or damage to the environment which includes excessive pollution of air, water, or land, abuse of the watershed, impairment of plant or animal life, or excessive mechanical noise.
- G. *Supervision, safety certificate or driver's license required.* A person may not operate and an owner may not give that person permission to operate an off highway vehicle on any public land, trail, street or highway within the City unless the person:
- 1. Is under the direct supervision of a certified off highway vehicle safety instructor during a scheduled safety course;
 - 2. Has in his possession the appropriate safety certificate issued by the state; or

-
4. Is able to reach and operate each control necessary to safely operate the off-highway vehicle.
- H. *Operation by minors.* A person must be under the direct supervision of a person who is at least 18 years old if the person operating the off-highway vehicle:
1. Is under 18 years old;
 2. Does not possess a valid license to operate a motor vehicle issued in accordance with Title 53, Chapter 3, Uniform Driver License Act; and
 3. Is operating the off-highway vehicle on a public highway that designated under Section I and not exclusively reserved for off-highway vehicle use.
- I. *Designation of routes.*
1. Within the City, the following streets are designated as the only off highway vehicle routes within the City for the specific purpose of allowing off highway vehicle operators to gain access to or from a private or public area open for off highway vehicle use:
 - a. 700 West/1100 W.
100 N south—to City limits.
 - b. 400 South.
300 W west—to 1150 W.
 - c. 1150 West.
400 S north—to 100 N.
 - d. 100 North.
1150 W west—to 200 W.
 - e. 300 West.
400 S north—to 100 N.
 - f. 600 North.
2260 W west—to 3700 W.
 - g. 2260 W.
State Street north—to 600 N.
 - h. 3700 West.
600 N south—to State Street.
 - i. Rlington Drive.
State Street south—to Valley View Drive.
 - j. Sand Hollow Road.

State Street around Sand Hollow State Park to 1100 W 3000 S.

k. Old Highway 91.

State Street north—to City limits.

2. Except for off highway implements of husbandry used only in agricultural operations, a person may not operate an off highway vehicle on any street within the City for any purpose other than to gain direct access to the streets designated as off highway vehicle routes in subsection I1 of this section for the specific purpose of using these routes to gain direct access to or from a private or public area open for off highway vehicles, or as required for fueling and/or maintenance.

J. *Speed/regulations.* Any person operating an off highway vehicle is subject to the provisions of the Utah Code Annotated, unless specifically excluded.

K. *Exemptions:* Street-legal all-terrain vehicles are exempt from the provisions of this section. Street-legal all-terrain vehicles shall comply with Utah Code section 41-6a-1509 or successor legislation.

I. Golf Carts

a. Traffic Regulations

1. Golf Carts are subject to alcohol, Driving Under the Influence, and open container laws of Utah Code Annotated section 41-6a-526 whenever the cart is moving, stopped, or parked on any highway.
2. Golf Carts shall comply with the same requirements as a bicycle for traffic rules under Utah Code Annotated [Title 41, Chapter 6a, Traffic Code](#).

b. Restrictions on Operations

1. No person under the age of 14 shall operate a golf cart on any highway or city street.
 - a. If a person under of the age of 16 operates a golf cart they must attend OHV Safety Course and be supervised by an adult at least the age of 18.
2. Golf Carts shall not be operated at a speed in excess of 15 miles per hour.
3. Golf Carts shall not be operated on a street with a speed limit greater than 35 MPH.
4. Golf Carts shall only be operated during daylight hours, unless equipped with head and taillights.
5. Golf Carts shall not carry any more than the number of individuals as originally manufactured with one person per seat.
6. Any person with a suspended drivers license shall not operate a golf cart.

c. Roadway Restrictions

1. Except to cross a highway at an intersection, a golf cart may not be operated on a highway or street with a posted speed limit of more than 35 miles per hour.
2. In addition to the roadway restriction in D1, the following roads or routes are prohibited or restricted in order to protect public safety:

-
- a. Utah State Road 7
 - b. Utah Stated Road 9
 - c. Utah State Road 318
 - d. Utah State Road 59

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING
SECTION 3-10-11 OF THE HURRICANE CITY CODE.

WHEREAS the City Council of Hurricane, Utah has previously approved and adopted Section 3-10-11 pertaining to the issuance of a business license for short term vacation rentals; and

WHEREAS, Hurricane City is currently facing a housing shortage within the area and has a desire to ensure Hurricane ordinance are followed to protect housing supply, and

WHEREAS said City Council deems it important to enforce the ordinances regarding short term rentals within Hurricane in order to protect the health and welfare of the community and protect the housing stock for future long term residents,

BE IT HEREBY ORDAINED by the Hurricane City Council Hurricane City Code 3-10-11 shall be, and is hereby, amended with the additional text as follows:

Sec. 3-10-11. Short term vacation rentals.

Regulations and restrictions imposed by this section are in recognition of the premise that a vacation rental provides lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Separation requirements listed in subsection B of this section and total license limits listed in subsection C of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.

A. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short term vacation rental until such time that the owner has obtained a short term vacation rental business license issued in accordance with the provisions of this section.

B. *Conditions for issuance of a business license for a short term vacation rental.* Issuance of a short term vacation rental business license by the Business License Officer shall be subject to the following:

1. A complete application for a short term vacation rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:

a. The name, address and phone number of the owner and other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section and shall be located within Hurricane City, and

b. A valid state tax number for remittance of transient lodging taxes.

2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title and that has been built to meet building and fire codes for transient occupancy and has been issued a certificate of occupancy.

3. Portions of a single-family dwelling may not be used as a short term vacation rental unless licensed as a bed and breakfast or residential hosting facility in accordance with the regulations for that use. A short term vacation rental and a bed and breakfast or residential hosting facility may not be located in the same single-family dwelling. Only one vacation rental is allowed per property.

4. In permitted single-family zones, the owner of a single-family dwelling for which a short term vacation business license is sought does not hold a business license to operate another short term vacation rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling, or any individual who has an ownership interest in any corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling.

5. In permitted single-family zones, the property line of another dwelling licensed as a short term vacation rental is not located within 300 feet, as measured along the same street or around the corner, of the front property line corners of the property where the proposed short term vacation rental license is being sought. This criterion does not apply to recreation resort zoning or motel type uses within commercial zoning.

C. Limit on total number of short term vacation rental licenses within single-family zones as contained in title 10, chapter 13 of this Code. The total number of short term vacation rental business licenses issued within single-family zones shall be limited to 68 total licenses.

1. If, after the maximum number of licenses has been issued, an application meeting all other requirements for issuance of a license is received, the application shall be placed on a waiting list in order of the date of receipt. No fees will be due until a license becomes available. When a license becomes available, the first applicant on the waiting list shall be notified of the license availability, and the applicant shall have 45 days from the date of such notice to file a complete application and pay the filing fee, and six months thereafter to complete the licensing process. In the event that the applicant fails to file a complete application and filing fee within said 45 days, or fails to complete the licensing process within said six months, the application shall be deemed to have expired, and the next applicant will be notified of the license availability, and the same procedure shall apply.

2. In the event of a sale or other transfer of any property containing a dwelling licensed as a short term vacation rental, the purchaser or transferee of the property shall be required to apply for a new license within 45 days of the date of purchase or transfer. In the event that the purchaser or transferee fails to apply for a new license within said 45 days, the license will be forfeited and the owner must reapply for any available license or be placed on the waiting list.

D. *Parking regulations.* The owner of any property licensed as a short term vacation rental shall provide off street parking for guests in accordance with the following:

1. Off street parking shall be provided on the same lot as the dwelling which is licensed as a short term vacation rental.

2. Parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.

3. No off street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.

4. The number of vehicles allowed by the occupants of a vacation rental home shall be restricted to the number of off street parking spaces provided by the owner.

5. On-street parking may be allowed in front of the vacation rental home only. No recreational vehicles, trucks pulling trailers, or other large vehicles may be parked on street.

E. *Maintenance standards.* Any property that contains a dwelling which is licensed as a short term vacation rental shall conform to the following standards:

1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood;

2. The use of a dwelling as a short term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and

3. Each sleeping room must meet current international residential code codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.

F. *Prevention of noise, nuisance or trespass.* The owner of any dwelling licensed as a short term vacation rental shall be responsible to ensure that guests or occupants of the short term rental do not:

1. Create noises that by reason of time, nature, intensity or duration are out of character with noises customarily heard in the surrounding residential neighborhood.

2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.

3. Interfere with the privacy of surrounding residents or trespass onto surrounding properties.

4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.

5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.

G. *Required posting.* The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short term vacation rental:

1. A copy of the vacation rental business license.

2. The name, address, and phone number of the owner or property manager.

3. The location of all fire extinguishers.

4. A list of all rules applicable for vacation rentals.

5. The maximum occupancy of the vacation rental and the maximum number of vehicles allowed.

H. *Miscellaneous rules and regulations.* The following rules and regulations shall apply to any dwelling for which a short term vacation rental business license has been issued:

1. Outdoor pools, hot tubs or spas shall not be used between the hours of 11:00 p.m. and 6:00 a.m.

2. Maximum occupancy in any dwelling licensed as a short term vacation rental shall be ten persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Hurricane Valley Fire District, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.

3. The owner of any property containing a dwelling licensed as a short term vacation rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short term vacation rental property.

4. The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.

5. The requirements of this section shall be in effect throughout the time a short term vacation rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short term vacation rental.

6. An inspection of a vacation rental property for compliance with these regulations will be performed at the time of business license review. Additional inspections may be performed with 24 hour notice to the license holder/property manager if deemed necessary by the City.

7. The owner of any dwelling licensed as a short term vacation rental shall be required to collect and remit on a timely basis transient lodging taxes.

I. Enforcement provisions.

1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short term vacation rental, as defined herein, without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be cited with a civil citation or guilty of an infraction, which shall be punishable by a fine of up to \$750.00 for each day that they are found to be in violation. In addition, in the event that such dwelling is on the waiting list described in subsection C3 above at the time of such violation, the business license application for said dwelling shall be removed from said waiting list and the dwelling shall not be considered for a short term vacation rental business license unless a new application is submitted.

2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short term vacation rental, thereafter operates or permits operation of said short term vacation rental in violation of the terms and provisions of this section shall be cited with a civil citation or guilty of an infraction, and shall be punished by a fine of up to \$750.00 for each such violation.

3. Any person who occupies a short term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other criminal process in accordance with all state, federal or local statutes, rules or ordinances.

4. Violation of any provision of this section regulating short term vacation rentals shall constitute a separate offense for each day said violation occurs or continues.

5. In the event of three or more **confirmed and valid** violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Council may, depending on the nature or extent of the violations, proceed with revocation of the business license for any short term vacation rental property in accordance with section 3-1-9 of this code.

A. In the event of a license being revoked the owner of the property in question shall not be issued a new vacation rental business license for a period of one year.

BE IT FURTHER ORDAINED that this ordinance shall be deemed to be of an urgent nature and shall take effect at the earliest possible time after publication and posting.

PASSED AND APPROVED this day of , 2022.

Nanette Billings, Mayor

[Seal]

Attest:

Cindy Beteag, City Recorder

~~Sec. 3-10-11. Short term vacation rentals.~~

~~Regulations and restrictions imposed by this section are in recognition of the premise that a vacation rental provides lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Separation requirements listed in subsection B of this section and total license limits listed in subsection C of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.~~

~~A. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short term vacation rental until such time that the owner has obtained a short term vacation rental business license issued in accordance with the provisions of this section.~~

~~B. *Conditions for issuance of a business license for a short term vacation rental.* Issuance of a short term vacation rental business license by the Business License Officer shall be subject to the following:~~

1. ~~1. A complete application for a short term vacation rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:~~

a. ~~a. The name, address and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and~~

b. ~~b. A valid state tax number for remittance of transient lodging taxes.~~

2. ~~2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title and that has been built to meet building and fire codes for transient occupancy and has been issued a certificate of occupancy.~~

3. ~~3. Portions of a single family dwelling may not be used as a short term vacation rental unless licensed as a bed and breakfast or residential hosting facility in accordance with the regulations for that use. A short term vacation rental and a bed and breakfast or residential hosting facility may not be located in the same single family dwelling. Only one vacation rental is allowed per property.~~

4. ~~4. In permitted single family zones, the owner of a single family dwelling for which a short term vacation business license is sought does not hold a business license to operate another short term vacation rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single family dwelling, or any individual who has an ownership interest in any corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single family dwelling.~~

5. ~~5. In permitted single family zones, the property line of another dwelling licensed as a short term vacation rental is not located within 300 feet, as measured along the same street or around the corner, of the front property line corners of the property where the proposed short term vacation rental license is being sought. This criterion does not apply to recreation resort zoning or motel type uses within commercial zoning.~~

C. ~~Limit on total number of short term vacation rental licenses within single family zones as contained in title 10, chapter 13 of this Code.~~ The total number of short term vacation rental business licenses issued within single family zones shall be limited in accordance with the following:

1. ~~1. The maximum number of short term vacation rental business licenses for property in single family zones to be issued shall be based on the total population of the City, allowing three licenses for every 1,000 of total population.~~

2. ~~2. The total number of licenses available each year shall be recalculated based on an estimated population derived by adding the total number of new dwelling units times 2.9 residents per unit to the prior year's base population. The City shall readjust the population~~

numbers every ten years after the release of the census numbers. If the census numbers are lower than the City's projection, the City shall not revoke any issued license but shall not issue any additional licenses until City population justifies additional license availability.

3. — If, after the maximum number of licenses has been issued, an application meeting all other requirements for issuance of a license is received, the application shall be placed on a waiting list in order of the date of receipt. No fees will be due until a license becomes available. When a license becomes available, the first applicant on the waiting list shall be notified of the license availability, and the applicant shall have 45 days from the date of such notice to file a complete application and pay the filing fee, and six months thereafter to complete the licensing process. In the event that the applicant fails to file a complete application and filing fee within said 45 days, or fails to complete the licensing process within said six months, the application shall be deemed to have expired, and the next applicant will be notified of the license availability, and the same procedure shall apply.

4. — In the event of a sale or other transfer of any property containing a dwelling licensed as a short term vacation rental, the purchaser or transferee of the property shall be required to apply for a new license within 45 days of the date of purchase or transfer. In the event that the purchaser or transferee fails to apply for a new license within said 45 days, the license will be forfeited and the owner must reapply for any available license or be placed on the waiting list.

D. — *Parking regulations.* The owner of any property licensed as a short term vacation rental shall provide off street parking for guests in accordance with the following:

1. — Off street parking shall be provided on the same lot as the dwelling which is licensed as a short term vacation rental.

2. — Parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.

3. — All guest parking shall be contained on the site.

4. — No off street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.

5. — The number of vehicles allowed by the occupants of a vacation rental home shall be restricted to the number of off street parking spaces provided by the owner.

E. — *Maintenance standards.* Any property that contains a dwelling which is licensed as a short term vacation rental shall conform to the following standards:

1. — Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood;

2. ~~— The use of a dwelling as a short term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and~~

3. ~~— Each sleeping room must meet current international residential code codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.~~

F. ~~— *Prevention of noise, nuisance or trespass.* The owner of any dwelling licensed as a short term vacation rental shall be responsible to ensure that guests or occupants of the short term rental do not:~~

1. ~~— Create noises that by reason of time, nature, intensity or duration are out of character with noises customarily heard in the surrounding residential neighborhood.~~

2. ~~— Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.~~

3. ~~— Interfere with the privacy of surrounding residents or trespass onto surrounding properties.~~

4. ~~— Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.~~

5. ~~— Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.~~

G. ~~— *Required posting.* The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short term vacation rental:~~

1. ~~— A copy of the vacation rental business license.~~

2. ~~— The name, address, and phone number of the owner or property manager.~~

3. ~~— The location of all fire extinguishers.~~

4. ~~— A list of all rules applicable for vacation rentals.~~

5. ~~— The maximum occupancy of the vacation rental and the maximum number of vehicles allowed.~~

H. ~~— *Miscellaneous rules and regulations.* The following rules and regulations shall apply to any dwelling for which a short term vacation rental business license has been issued:~~

1. ~~Outdoor pools, hot tubs or spas shall not be used between the hours of 11:00 p.m. and 6:00 a.m.~~

2. ~~Maximum occupancy in any dwelling licensed as a short term vacation rental shall be ten persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Hurricane Valley Fire District, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.~~

3. ~~The owner of any property containing a dwelling licensed as a short term vacation rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24 hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short term vacation rental property.~~

4. ~~The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.~~

5. ~~The requirements of this section shall be in effect throughout the time a short term vacation rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short term vacation rental.~~

6. ~~An inspection of a vacation rental property for compliance with these regulations will be performed at the time of business license review. Additional inspections may be performed with 24 hour notice to the license holder/property manager if deemed necessary by the City.~~

7. ~~The owner of any dwelling licensed as a short term vacation rental shall be required to collect and remit on a timely basis transient lodging taxes.~~

I. ~~Enforcement provisions.~~

1. ~~Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short term vacation rental, as defined herein, without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be cited with a civil citation or guilty of an infraction, which shall be punishable by a fine of up to \$750.00 for each day that they are found to be in violation. In addition, in the event that such dwelling is on the waiting list described in subsection C3 above at the time of such violation, the business license application for said dwelling shall be removed from said~~

~~waiting list and the dwelling shall not be considered for a short term vacation rental business license unless a new application is submitted.~~

~~2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short term vacation rental, thereafter operates or permits operation of said short term vacation rental in violation of the terms and provisions of this section shall be cited with a civil citation or guilty of an infraction, and shall be punished by a fine of up to \$750.00 for each such violation.~~

~~3. Any person who occupies a short term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other criminal process in accordance with all state, federal or local statutes, rules or ordinances.~~

~~4. Violation of any provision of this section regulating short term vacation rentals shall constitute a separate offense for each day said violation occurs or continues.~~

~~5. In the event of three or more violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Council may, depending on the nature or extent of the violations, proceed with revocation of the business license for any short term vacation rental property in accordance with the provisions of the general business license ordinance.~~

~~(Ord. No. 2021-06, 7-1-2021)~~

~~THEREFORE, BE IT HEREBY ORDAINED that this ordinance shall be deemed to be of an urgent nature and shall take effect at the earliest possible time after publication and posting.~~

~~PASSED AND APPROVED this _____ day of _____, 2022.~~

Nannette Billings, Mayor

[Seal]
Attest:

Cindy Beteag, City Recorder

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH AMENDING
SECTION 3-10-11 OF THE HURRICANE CITY CODE.

WHEREAS the City Council of Hurricane, Utah has previously approved and adopted Section 3-10-11 pertaining to the issuance of a business license for short term vacation rentals; and

WHEREAS, Hurricane City is currently facing a housing shortage within the area and has a desire to ensure Hurricane ordinance are followed to protect housing supply, and

WHEREAS said City Council deems it important to enforce the ordinances regarding short term rentals within Hurricane in order to protect the health and welfare of the community and protect the housing stock for future long term residents,

BE IT HEREBY ORDAINED by the Hurricane City Council Hurricane City Code 3-10-11 shall be, and is hereby, amended with the additional text as follows:

Sec. 3-10-11. Short term vacation rentals.

Regulations and restrictions imposed by this section are in recognition of the premise that a vacation rental provides lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Separation requirements listed in subsection B of this section and total license limits listed in subsection C of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.

A. *Business license required.* No dwelling in any permitted zone shall be occupied or used as short term vacation rental until such time that the owner has obtained a short term vacation rental business license issued in accordance with the provisions of this section.

B. *Conditions for issuance of a business license for a short term vacation rental.* Issuance of a short term vacation rental business license by the Business License Officer shall be subject to the following:

1. A complete application for a short term vacation rental business license shall have been submitted in accordance with section 3-1-5, and which shall also include:

a. The name, address and phone number of the owner and other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section and shall be located within Hurricane City, and

b. A valid state tax number for remittance of transient lodging taxes.

2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title and that has been built to meet building and fire codes for transient occupancy and has been issued a certificate of occupancy.

3. Portions of a single-family dwelling may not be used as a short term vacation rental unless licensed as a bed and breakfast or residential hosting facility in accordance with the regulations for that use. A short term vacation rental and a bed and breakfast or residential hosting facility may not be located in the same single-family dwelling. Only one vacation rental is allowed per property.

4. In permitted single-family zones, the owner of a single-family dwelling for which a short term vacation business license is sought does not hold a business license to operate another short term vacation rental within the City limits. For purposes of this subsection, "owner" means any individual, corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling, or any individual who has an ownership interest in any corporation, partnership, limited liability company, trust or other entity which has a legal or equitable ownership interest in the single-family dwelling.

5. In permitted single-family zones, the property line of another dwelling licensed as a short term vacation rental is not located within 300 feet, as measured along the same street or around the corner, of the front property line corners of the property where the proposed short term vacation rental license is being sought. This criterion does not apply to recreation resort zoning or motel type uses within commercial zoning.

C. *Limit on total number of short term vacation rental licenses within single-family zones as contained in title 10, chapter 13 of this Code.* The total number of short term vacation rental business licenses issued within single-family zones shall be limited to 68 total licenses.

1. From the effective date of this ordinance: no new short-term vacation rental licenses may be issued.

2. From the effective date of this ordinance: no vacation rental license may be transferred to a purchaser or transferee of a property.

D. *Parking regulations.* The owner of any property licensed as a short term vacation rental shall provide off street parking for guests in accordance with the following:

1. Off street parking shall be provided on the same lot as the dwelling which is licensed as a short term vacation rental.

2. Parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.

3. No off street parking space may be located in front of the living area of the dwelling unless there is a circular driveway.

4. The number of vehicles allowed by the occupants of a vacation rental home shall be restricted to the number of off street parking spaces provided by the owner.

5. On-street parking may be allowed in front of the vacation rental home only. No recreational vehicles, trucks pulling trailers, or other large vehicles may be parked on street.

E. *Maintenance standards.* Any property that contains a dwelling which is licensed as a short term vacation rental shall conform to the following standards:

1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood;

2. The use of a dwelling as a short term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and

3. Each sleeping room must meet current international residential code codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.

F. *Prevention of noise, nuisance or trespass.* The owner of any dwelling licensed as a short term vacation rental shall be responsible to ensure that guests or occupants of the short term rental do not:

1. Create noises that by reason of time, nature, intensity or duration are out of character with noises customarily heard in the surrounding residential neighborhood.

2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.

3. Interfere with the privacy of surrounding residents or trespass onto surrounding properties.

4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.

5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.

G. *Required posting.* The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short term vacation rental:

1. A copy of the vacation rental business license.

2. The name, address, and phone number of the owner or property manager.
3. The location of all fire extinguishers.
4. A list of all rules applicable for vacation rentals.
5. The maximum occupancy of the vacation rental and the maximum number of vehicles allowed.

H. *Miscellaneous rules and regulations.* The following rules and regulations shall apply to any dwelling for which a short term vacation rental business license has been issued:

1. Outdoor pools, hot tubs or spas shall not be used between the hours of 11:00 p.m. and 6:00 a.m.
2. Maximum occupancy in any dwelling licensed as a short term vacation rental shall be ten persons at any one time. If, however, the property has a fire sprinkler system or other fire suppression system acceptable to the Hurricane Valley Fire District, a greater occupancy may be approved. Maximum occupancy of the dwelling must be included in the regulations sign.
3. The owner of any property containing a dwelling licensed as a short term vacation rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short term vacation rental property.
4. The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the owner or property manager to respond in a timely manner may result in a violation and possible fines to the business license holder and property owner.
5. The requirements of this section shall be in effect throughout the time a short term vacation rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short term vacation rental.
6. An inspection of a vacation rental property for compliance with these regulations will be performed at the time of business license review. Additional inspections may be performed with 24 hour notice to the license holder/property manager if deemed necessary by the City.

7. The owner of any dwelling licensed as a short term vacation rental shall be required to collect and remit on a timely basis transient lodging taxes.

I. *Enforcement provisions.*

1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short term vacation rental, as defined herein, without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be cited with a civil citation or guilty of an infraction, which shall be punishable by a fine of up to \$750.00 for each day that they are found to be in violation. In addition, in the event that such dwelling is on the waiting list described in subsection C3 above at the time of such violation, the business license application for said dwelling shall be removed from said waiting list and the dwelling shall not be considered for a short term vacation rental business license unless a new application is submitted.

2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short term vacation rental, thereafter operates or permits operation of said short term vacation rental in violation of the terms and provisions of this section shall be cited with a civil citation or guilty of an infraction, and shall be punished by a fine of up to \$750.00 for each such violation.

3. Any person who occupies a short term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other criminal process in accordance with all state, federal or local statutes, rules or ordinances.

4. Violation of any provision of this section regulating short term vacation rentals shall constitute a separate offense for each day said violation occurs or continues.

5. In the event of three or more **confirmed and valid** violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Council may, depending on the nature or extent of the violations, proceed with revocation of the business license for any short term vacation rental property in accordance with section 3-1-9 of this code.

A. In the event of a license being revoked the owner of the property in question shall not be issued a new vacation rental business license for a period of one year.

BE IT FURTHER ORDAINED that this ordinance shall be deemed to be of an urgent nature and shall take effect at the earliest possible time after publication and posting.

PASSED AND APPROVED this _____ day of _____, 2022.

Nanette Billings, Mayor

[Seal]
Attest:

Cindy Beteag, City Recorder

PRELIMINARY PLAT APPLICATION

City of Hurricane
147 North 870 West
Hurricane, UT 84737
(435) 635-2811
FAX (435) 635-2184

Fee: \$150.00

For Office Use Only:

File No. 2022-PP-13

Receipt No. 7.692208

Name: Frank Lindhart / Shoshone Land Company **Telephone:** 801-229-4447

Address: 2608 W 510 N, Hurricane, UT 84737 **Fax No.** _____

Email: frankgl@gemstoneproperties.com **Agent Email:** bwalker@civilsience.com

Agent (If Applicable): Civil Science **Telephone:** 435-668-4023

Address/Location of Subject Property: 600 North & 3000 East, Coronado Drive

Tax ID of Subject Property: H-3-1-31-411 (a portion of) **Zone District:** R-1-6

Proposed Use: (Describe, use extra sheet if necessary. Include total number of lots) The proposed

preliminary plat contains 24 single family lots ranging in size from 6,000 sf to 14,000 sf +- on 5.99 acres.

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

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

- _____g. Existing Hurricane Canal Company facilities; other ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- _____h. Contours at vertical intervals not greater than five (5) feet.
- _____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- _____j. Information on whether property is located in desert tortoise take area

_____3. Proposed Plan: The subdivision plans shall show:

- _____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- _____b. The layout, numbers and typical dimensions of lots.
- _____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- _____d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- _____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- _____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- _____g. Approximate radius of all center line curves on highways or streets.
- _____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- _____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- _____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- _____k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- _____l. Will this subdivision be phased? If yes show possible phasing lines.
- _____m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

_____4. Required copies of plans:

- _____a. Three copies of all full scale drawings
- _____b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: _____

Application Complete: YES

☐ NO ☐

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

STATE OF UTAH)
)
) :ss
COUNTY OF)

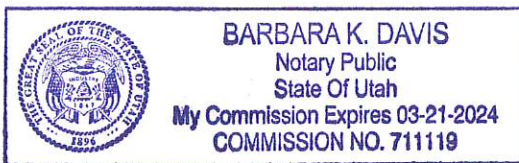
M. J. Lancelotti (Property Owner)

Subscribed and sworn to me this 7th day of March 2022

Barbara K. Davis
(Notary Public)

Residing in: Hurricane, UT

My Commission Expires: 3/21/24



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: _____



1453 S. Dixie Drive, Suite 150
St. George, UT 84770
Phone 435-986-0100
Fax 435-986-4046

Date: 03/09/2022

CS Project No.: 22136.00

Sky Valley West

To:
Community Development
Hurricane City

We are transmitting Herewith X

Under Separate Cover

No. of

Copies Description or Remarks

3 Preliminary Plat
Application & Fees

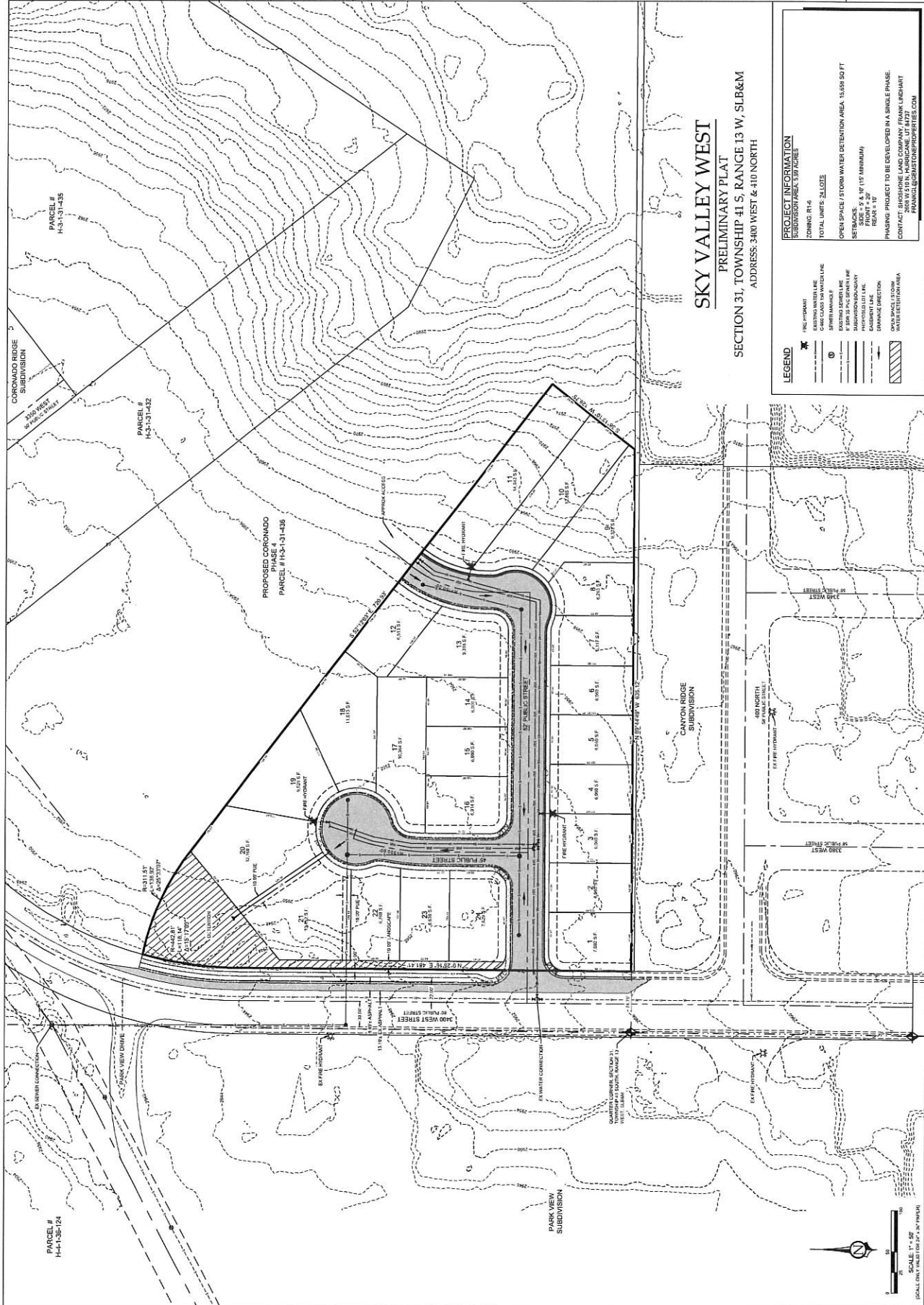
 No Exceptions Taken
 Make Corrections Noted
 Amend & Resubmit
 Rejected--Resubmit
 As Indicated on Each Submittal

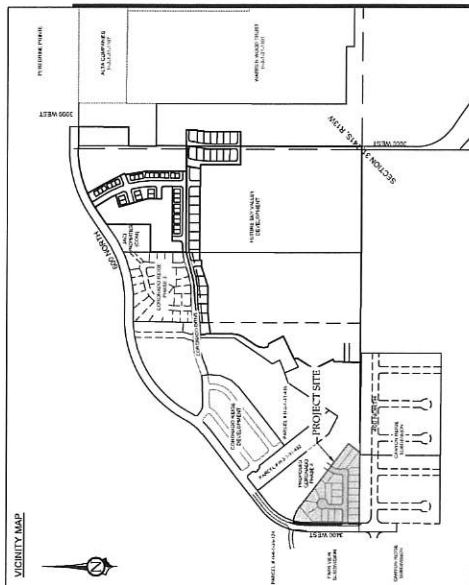
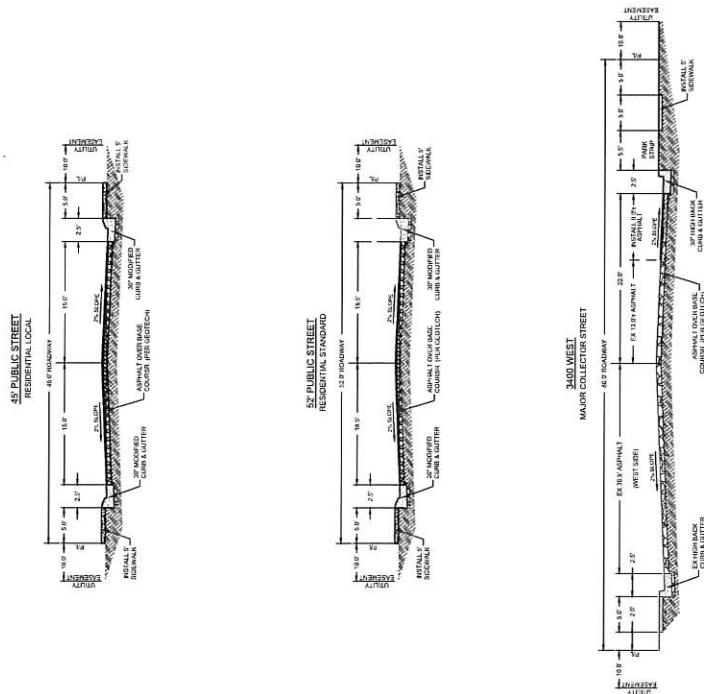
 As Requested
 For Approval
 For Your Records
 x Review and Respond
 For Your Information

NOTE:

Respectfully,
Civil Science, Inc.

By: BLW





LEGAL DESCRIPTION



STAFF COMMENTS

Agenda Date:	04/14/2022
Application Number:	2022-PP-13
Type of Application:	Preliminary Plat
Action Type:	Administrative
Applicant:	Frank Lindhart/Shoshone Land Company
Agent:	
Request:	Preliminary Plat Application
Location:	600 N & 3400 W
Zoning:	R1-6
General Plan Map:	Single Family

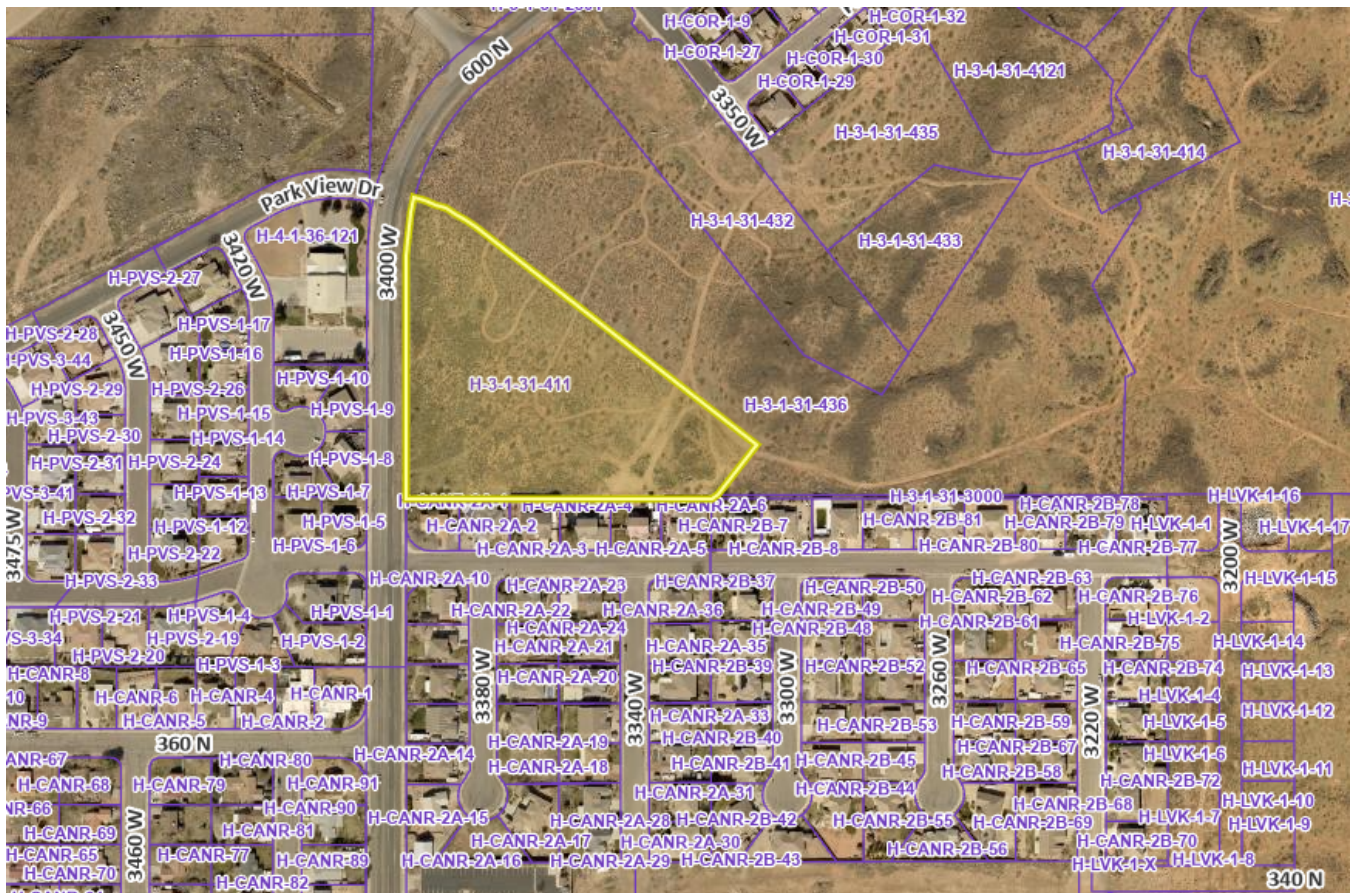
Discussion:

The applicant is seeking preliminary plat approval for a subdivision containing 24 single family lots on 5.99 acres. This is located south of the Coronado Ridge subdivision and north of the Canyon Ridge subdivision along 3400 W.

JUC Comments

The following items will need to be addressed:

1. **Power:** No concerns
2. **Sewer:** No services in 3400 W but is in 400 N and Park View Drive.
3. **Streets:** Need tie in and improvements along 3400 W
4. **Water:** No concerns as long as they tie into the line in 3400 W
5. **Engineer:** No concerns
6. **Fire:** Fire hydrant needs to be moved. Any dead end needs sufficient turnaround
7. **Cable/Phone:** Good
8. **Gas:** Good
9. **Water Conservancy District:** No comments



Staff Comments: Preliminary Plat

1. Zoning is R1-6. All lots are at least 6,000 sq ft.
2. Roadway at eastern end connects with the roadway shown on the preliminary plat for Coronado Ridge Phase 4.
3. Plat does indicate the property is not in a desert tortoise take area.
4. A will serve letter from the sanitary and culinary water provider has not been provided
5. The setbacks shown on the plat are incorrect. This property is not in a PDO. The correct setbacks are shown below:
 - a. Front: 25 feet
 - b. Rear: 10 feet
 - c. Side: 8 feet
 - d. Street side: 20 feet
6. R1-6 zoning requires 60 feet of frontage for every lot. Lot 9 and Lots 18-21 do not appear to meet this standard.
7. Lot 9 is a flag lot. The flag lot standards are as follows

A flag lot for one single-family dwelling may be allowed to accommodate the development of property that otherwise could not reasonably be developed under the regulations contained in this title or other titles adopted by the City. The primary purpose of this section is not to make development of property easier and more profitable. Rather,

it is to serve as a "last resort" for property which may not otherwise be reasonably developed.

A. Factors. When property is subdivided, flag lots shall not be approved by right but may be allowed after considering the following:

- 1. More than two flag lots with contiguous staffs should be avoided;*
- 2. Whether development of the property in question under normal City land use and subdivision regulations is reasonable and practical; and*
- 3. Creation of a flag lot should not foreclose the possibility of future development of other large interior parcels that are not developable unless a street is extended to them across other adjacent properties.*

B. Development standards. When flag lots are permitted, they shall be subject to the following conditions:

- 1. A flag lot shall be comprised of a staff (narrow) portion that is contiguous with a flag (wide) portion.*
- 2. The staff portion of the lot shall front on and be contiguous to a public street. The minimum width of the staff portion at any point shall be 26 feet. However, a greater staff width for lots within the sensitive lands overlay zone may be required. The maximum length of a staff shall be 500 feet. The maximum grade of a staff shall not exceed 12 percent.*
- 3. The size of the flag portion of a lot shall conform to the minimum lot size requirement of the zone in which the lot is located. Sufficient turnaround space per the fire code shall be provided.*
- 4. No building or structure shall be located within the staff portion of a flag lot.*
- 5. The front yard of a flag lot shall be on the side of the flag portion which connects to the staff. Yard setbacks shall conform to the setback requirements of the zone in which the flag lot is located.*
- 6. A main building shall be located no more than 250 feet from a fire hydrant, measured along a public or private right-of-way or along the staff portion of a flag lot. An easement for any fire hydrant located on private property shall be provided to the City for access to and maintenance of the hydrant.*
- 7. Upon review the City may require installation of curb, gutter and other drainage control measures in the staff portion of a flag lot to prevent runoff from entering neighboring properties.*
- 8. Clear address signage shall be installed and maintained at the street by the owner, including notice that the driveway is a private right-of-way.*

9. *The new residential structure to be constructed on a flag lot shall be no higher than the average height of all residential structures within a 300-foot radius of the proposed structure.*

10. *Before a flag lot is approved the joint utility committee must approve the design and location of all facilities needed to accommodate a single-family dwelling. Construction of the approved facilities must be complete before a building permit will be issued for the lot.*

The staff is only 24 feet wide so that needs to be adjusted to 26' minimum.

The flag portion is over 6,000 sq ft

Recommendation: Staff recommends the Planning Commission review this application based on standards with Hurricane City Code. Staff would recommend approval of this preliminary plat subject to staff and JUC comments and the resolution of the zoning issues on the property.

**A RESOLUTION BY THE HURRICANE CITY COUNCIL
~~DEDICATING~~ NAMING THE HURRICANE CINDER KNOLL TRAILHEAD AS “THE
DAN ZALESKI TRAILHEAD”**

WHEREAS, ~~the~~ Hurricane City desires to recognize Dan Zaleski for his 40 years of service teaching elementary education; and

WHEREAS, ~~the~~ Hurricane City recognizes that Mr. Zaleski has taken thousands of students on hikes—instilling in them his love of ~~this~~ the Hurricane Valley; and

WHEREAS, ~~the~~ Hurricane City appreciates that Mr. Zaleski has taught our youth that many of the geographic characteristics taught in school are found in our own backyard ~~teaching our youth that every geographic thing that you learn in a book is in our backyard~~; and

WHEREAS, ~~the~~ Hurricane City recognizes that Mr. Zaleski has taught his students to look for and see the beauty in the largest laccolith in the world, the Hurricane Fault Line, ~~and,~~

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF HURRICANE, UTAH BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that Hurricane City ~~dedicates and~~ names the Cinder Knoll Trailhead as The Dan Zaleski Trailhead.

PASSED AND APPROVED this 5th day of May, 2022.

Nanette Billings, Mayor

ATTEST:

Cindy Beteag, City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 5th day of May, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	—	—	—	—
Dave Sanders	—	—	—	—
David Hirschi	—	—	—	—
Kevin Thomas	—	—	—	—

Doug Heideman

Cindy Beteag

January 31, 2022

Mike Vercimak
Public Works Director, Hurricane City
147 North 870 West
Hurricane, UT 84737

RE: Project Award Recommendation
AIP Project No. 3-49-0012-012-2022
Install Runway and Taxiway Lighting

Mike:

Two bids were received and opened on January 27, 2022, for the above referenced project. The project was advertised in The Spectrum on December 26, 2021, and January 2, 2022, and on the Jviation bid website. There were 6 prime contractors and 5 subcontractors that requested plans on the Jviation bid site. Jviation also emailed the bid advertisement to 6 electrical contractors to let them know about the project.

We checked the bids for errors or omissions. Mesquite Electric, LLC, had an error in Schedule I, which was corrected. No errors were found in the other bid and the error in the Mesquite Electric, LLC, bid did not alter the low bidder.

Based upon the attached bid tabulation, Mesquite Electric, LLC, is the low bidder. Their bid for all schedules is \$828,327.50. Their bid was \$90,673 less than the Engineer's estimate, or 9.9%.

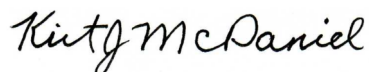
Since there were only two bidders, we have compared the unit prices of Mesquite Electric, LLC, with recent airport projects and they are comparable. It is our opinion the bid proposal submitted is fair and reasonable.

We recommend Mesquite Electric, LLC, be awarded the project in the amount of \$562,622.50 for Schedule I, \$265,705.00 for Schedule II, for a total bid of \$828,327.50.

After concurrence from Eric Trinklein, FAA Civil Engineer, we will provide you with the Notice of Award and Contract forms to be executed by Hurricane City and Mesquite Electric.

Call if you have questions.

Sincerely,



Kirt J. McDaniel, P.E.
Project Manager

cc: Eric Trinklein, FAA Civil Engineer

Main 435.673.4677

35 South 400 West | Suite 200 | St. George, UT | 84770
JVIATION.COM

Craig Ide, UDOT Engineer

Attachment

HURRICANE CITY MUNICIPAL AIRPORT (1L8)

HURRICANE, UTAH

AIP PROJECT NUMBER: 3-49-0012-012-2022

BIDS RECEIVED

HURRICANE CITY OFFICES

DATE: THURSDAY, JANUARY 27, 2022

TIME: 2:00 P.M. (LOCAL TIME)

Schedule I (Federal) - Runway Lighting

Schedule II (Federal) - Taxiway Lighting

BID SUMMARY ITEM	Engineer's Estimate	Mesquite Electric, LLC	Vellutini Corporation dba Royal Electric Company		
Contract Proposal (Division 2-1 thru 2-3)	✓	✓	✓		
Addendum No. 1 Acknowledgement (Division 2-2)	✓	✓	✓		
Addendum No. 2 Acknowledgement (Division 2-2)	✓	✓	✓		
Bid Bond (Division 2-5 thru 2-6)	✓	✓	✓		
Contractor Information (Division 2-7 thru 2-8)	✓	✓	✓		
Subcontractor/Material Supplier List (Division 2-9)	✓	✓	✓		
Equal Employment Opportunity Report (Div 2-11)	✓	✓	✓		
Buy American Certification (Div 2-13 thru 2-16)	✓	✓	✓		
Buy American Waiver Request (if appl.) (2-19 thru 2-21)	✓	N/A	N/A		
Buy American Conformance Listing (if app.) (Div 2-23)	✓	✓	✓		
Certification Regarding Tax Delinquency (Div 2-25)	✓	✓	✓		
Contractor's Statement of Qualifications (Div 2-27)	✓	✓	✓		
Bid Proposal Summary (Division 2-29 thru 2-33)	✓	✓	✓		
Schedule I Bid Proposal	\$ 586,000.00	\$ 562,622.50	\$ 1,195,488.00	\$ -	\$ -
Schedule II Bid Proposal	\$ 333,000.00	\$ 265,705.00	\$ 799,011.00	\$ -	\$ -
TOTAL COST - ALL SCHEDULES	\$ 919,000.00	\$ 828,327.50	\$ 1,994,499.00	\$ -	\$ -

* Red Text indicates that errors were found in the bid and the numbers revised for correctness.

BID TABULATION - SCHEDULE I

SCHEDULE I				Engineer's Estimate		Mesquite Electric, LLC		Vellutini Corporation dba Royal Electric Company			
Item No.	Description	Unit	Estimated Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
C-105a	Mobilization (10% Maximum)	LS	1	\$ 52,600.00	\$ 52,600.00	\$ 50,000.00	\$ 50,000.00	\$ 109,000.00	\$ 109,000.00		\$ -
C-102a	Temporary Erosion Control	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 7,300.00	\$ 7,300.00		\$ -
L-101a	Install LED L-801A Airport Beacon, Complete	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 23,900.00	\$ 23,900.00	\$ 26,900.00	\$ 26,900.00		\$ -
L-103a	Install 40' Tip-down Beacon Pole and Foundation, Complete	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 32,800.00	\$ 32,800.00	\$ 40,500.00	\$ 40,500.00		\$ -
L-107a	Remove Windcone, Complete	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 500.00	\$ 500.00	\$ 1,800.00	\$ 1,800.00		\$ -
L-107b	Install LED L-807 Windcone, Complete	EA	1	\$ 12,500.00	\$ 12,500.00	\$ 10,365.00	\$ 10,365.00	\$ 13,700.00	\$ 13,700.00		\$ -
L-108a	Install #8 AWG, L-824C, 5000V, Wire	LF	10,250	\$ 2.00	\$ 20,500.00	\$ 1.75	\$ 17,937.50	\$ 2.38	\$ 24,395.00		\$ -
L-108b	Install #6 AWG, Bare Copper Counterpoise Including Ground Ro	LF	12,000	\$ 2.00	\$ 24,000.00	\$ 1.80	\$ 21,600.00	\$ 1.38	\$ 16,560.00		\$ -
L-108c	Install #8 AWG, XHHW, 600V, Wire – per linear foot	LF	8,850	\$ 2.00	\$ 17,700.00	\$ 2.20	\$ 19,470.00	\$ 2.98	\$ 26,373.00		\$ -
L-109a	Install Airport Lighting Equipment Building with Electrical Equipm	LS	1	\$ 65,000.00	\$ 65,000.00	\$ 92,000.00	\$ 92,000.00	\$ 162,000.00	\$ 162,000.00		\$ -
L-109b	Install L-829 Constant Current Regulator, Ferroresonant, 5KW, wi	EA	1	\$ 17,500.00	\$ 17,500.00	\$ 16,700.00	\$ 16,700.00	\$ 17,000.00	\$ 17,000.00		\$ -
L-109c	Install L-854 Radio Controller, Complete	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 5,100.00	\$ 5,100.00	\$ 4,790.00	\$ 4,790.00		\$ -
L-109d	Install S-1 Cutout with Lockable NEMA 1 Enclosure, Complete	EA	2	\$ 2,000.00	\$ 4,000.00	\$ 800.00	\$ 1,600.00	\$ 1,540.00	\$ 3,080.00		\$ -
L-109e	Install Electrical Service, Complete	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 23,000.00	\$ 23,000.00	\$ 49,200.00	\$ 49,200.00		\$ -
L-110a	Install 1-2" SCH. 40 PVC Conduit (DEB)	LF	11,000	\$ 6.00	\$ 66,000.00	\$ 5.20	\$ 57,200.00	\$ 21.90	\$ 240,900.00		\$ -
L-110b	Install 1-2" HDPE Conduit Directionally Bored	LF	500	\$ 20.00	\$ 10,000.00	\$ 30.00	\$ 15,000.00	\$ 89.00	\$ 44,500.00		\$ -
L-115a	Install Electrical Junction Box, Complete	EA	9	\$ 700.00	\$ 6,300.00	\$ 600.00	\$ 5,400.00	\$ 1,550.00	\$ 13,950.00		\$ -
L-125a	Install LED L-861T Taxiway Edge Light in Soil, Complete	EA	0	\$ 1,200.00	\$ -	\$ 925.00	\$ -	\$ 3,300.00	\$ -		\$ -
L-125b	Install LED L-861 Runway Edge Light, Complete	EA	31	\$ 1,400.00	\$ 43,400.00	\$ 950.00	\$ 29,450.00	\$ 3,380.00	\$ 104,780.00		\$ -
L-125c	Install LED L-861E Runway Threshold Light, Complete	EA	16	\$ 1,500.00	\$ 24,000.00	\$ 925.00	\$ 14,800.00	\$ 3,440.00	\$ 55,040.00		\$ -
L-125d	Remove L-858 Guidance Sign, Style 4, Complete	EA	4	\$ 750.00	\$ 3,000.00	\$ 500.00	\$ 2,000.00	\$ 880.00	\$ 3,520.00		\$ -
L-125e	Install LED L-858 Guidance Sign, 2 Module	EA	8	\$ 4,500.00	\$ 36,000.00	\$ 3,950.00	\$ 31,600.00	\$ 8,900.00	\$ 71,200.00		\$ -
L-125f	Install LED L-858 Guidance Sign, 3 Module	EA	2	\$ 5,000.00	\$ 10,000.00	\$ 4,400.00	\$ 8,800.00	\$ 9,500.00	\$ 19,000.00		\$ -
L-125g	Install LED L-849I REIL System, Style E, Complete	EA	2	\$ 20,000.00	\$ 40,000.00	\$ 15,700.00	\$ 31,400.00	\$ 24,500.00	\$ 49,000.00		\$ -
L-125h	Install LED L-881 PAPI System, Style B, Complete	EA	2	\$ 30,000.00	\$ 60,000.00	\$ 25,500.00	\$ 51,000.00	\$ 45,500.00	\$ 91,000.00		\$ -
TOTAL SCHEDULE I					\$ 586,000.00		\$ 562,622.50		\$ 1,195,488.00		\$ -

* Red Text indicates that errors were found in the bid and the numbers revised for correctness.

BID TABULATION - SCHEDULE II

SCHEDULE II				Engineer's Estimate		Mesquite Electric, LLC		Vellutini Corporation dba Royal Electric Company			
Item No.	Description	Unit	Estimated Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
C-105a	Mobilization (10% Maximum)	LS	1	\$ 29,700.00	\$ 29,700.00	\$ 10,000.00	\$ 10,000.00	\$ 71,421.00	\$ 71,421.00		\$ -
L-108a	Install #8 AWG, L-824C, 5000V, Wire	LF	9,750	\$ 2.00	\$ 19,500.00	\$ 1.70	\$ 16,575.00	\$ 2.38	\$ 23,205.00		\$ -
L-108b	Install #6 AWG, Bare Copper Counterpoise Including Ground Ro	LF	7,250	\$ 2.00	\$ 14,500.00	\$ 1.80	\$ 13,050.00	\$ 1.42	\$ 10,295.00		\$ -
L-109b	Install L-829 Constant Current Regulator, Ferroresonant, 5KW, wi	EA	1	\$ 17,500.00	\$ 17,500.00	\$ 16,700.00	\$ 16,700.00	\$ 17,000.00	\$ 17,000.00		\$ -
L-110a	Install 1-2" SCH. 40 PVC Conduit (DEB)	LF	7,100	\$ 6.00	\$ 42,600.00	\$ 5.20	\$ 36,920.00	\$ 21.90	\$ 155,490.00		\$ -
L-125a	Install LED L-861T Taxiway Edge Light in Soil, Complete	EA	121	\$ 1,200.00	\$ 145,200.00	\$ 960.00	\$ 116,160.00	\$ 3,300.00	\$ 399,300.00		\$ -
L-125e	Install LED L-858 Guidance Sign, 2 Module	EA	2	\$ 4,500.00	\$ 9,000.00	\$ 3,950.00	\$ 7,900.00	\$ 8,900.00	\$ 17,800.00		\$ -
L-125f	Install LED L-858 Guidance Sign, 3 Module	EA	11	\$ 5,000.00	\$ 55,000.00	\$ 4,400.00	\$ 48,400.00	\$ 9,500.00	\$ 104,500.00		\$ -
TOTAL SCHEDULE II					\$ 333,000.00		\$ 265,705.00		\$ 799,011.00		\$ -

* Red Text indicates that errors were found in the bid and the numbers revised for correctness.

Cindy Beteag

From: Jason Campbell [REDACTED]
Sent: Thursday, February 24, 2022 12:35 PM
To: Nanette Billings; David Sanders; Kaden DeMille; Joseph Prete; Council; Doug Heideman; Kevin Thomas; David Hirschi; Jana Campbell
Subject: No lights at the airport please-Jason Campbell
Attachments: Runway Direction Map.jpg

Dear Council and Mayor,

I am writing to tell you how important it is to me that we do not add lights to the airport. It is not fair to the community that our night time peace be destroyed by night flying. Our rest and serenity is very important to the success of our children and hard working families as we spend time doing homework, relaxing after a day's work, backyard activities, sleeping and dinner with families. This is a peaceful time in our town and it is unthinkable that the convenience of a few to use the airport at night, at all of our expense, be considered.

1. If we approve lights at the airport **Helicopters and fixed wing aircraft will train at night with no CITY control or restrictions!** This issue is way bigger than a couple of our citizens that want the "convenience" of landing at home at the Taxpayers expense while destroying our nighttime peace and serenity.
2. This proposal will permanently destroy the night peace for many of our citizens for the foreseeable future! Once we take the Federal money to light the Airport we lose almost all control of who and how many can fly. The airport is mostly controlled by the Federal Government and Hurricane City is not able to use "conditional use" and "development agreements" as they are in most other City development and improvements.
3. Lights at the airport would negatively affect the vast majority of our community and change the town forever with the loss of peaceful sleep and family time alone, not to mention that all activities are more dangerous at night, including flying.
4. "the airport was here first" DOES NOT APPLY IN THIS CASE..... Night flying is NOT what has always been here. It is NOT what we knew when we moved into the vicinity of the airport.
5. "other airports have lights" DOES NOT APPLY IN THIS CASE.... Our airport is located very close to downtown and in what is now one of our fastest growing residential areas. Its close proximity to so many residents makes it different. Please look at the attached map or large map at the City office that shows the direction the runway is pointed into our downtown area. "Other Airports", generally speaking, do not have this proximity or direction of runway.
6. "this has been our plan" DOES NOT APPLY IN THIS CASE.... We change our long term plans all the time to accommodate changes in our community. No one could guess the hard lessons we have learned from the helicopters abusing our air space, please do not add the risk to our night peace. We have a chance to correct the course from a disaster.
7. Almost 60% of the hanger owners at the airport are NOT CITY RESIDENTS! They come fly in our town then go home to their quiet nights. THE VAST MAJORITY OF NIGHT FLIGHTS WILL MOST LIKELY BE DONE BY NON HURRICANE CITIZENS.
8. Safety. Our citizens, pilots and community will be in more danger with night flights. The truth is being twisted by the airport board and many in our airport community. There are a couple of selfish pilots that now fly at night without lights, this is very dangerous. The vast majority of accidents occur on the runway, takeoff and landings. Adding lights will SIGNIFICANTLY INCREASE THE DANGER. If there are no lights at Hurricane Airport there should be no or very little flying at night over our city. The planes will be at a high AGL (above ground level) and NOT on the runway, take off or landings or flying low AGL over our town. The idea that our town and its citizens will be safer with lights at the runway is a distortion of the truth and makes no sense.

Regards,

Jason Campbell



WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



Ownership

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

Notes

From: [Tom Hirschi](#)
To: [Council](#)
Subject: Airport
Date: Monday, February 28, 2022 11:11:15 AM

Please vote no on the lights at the airport

Sent from my iPhone

From: info@southernutahrealty.com
To: [Council](#); [Nanette Billings](#); [David Sanders](#); [Joseph Prete](#); [David Hirschi](#); [Kevin Thomas](#); [Doug Heideman](#)
Subject: Hurricane airport lights
Date: Friday, February 25, 2022 2:34:16 PM

Hello sir,

I represent a lot of clients in the Hurricane area. As a real estate agent I have found that Hurricane is a very peaceful quiet city and community to live. I have just come across information that the city of Hurricane is considering adding night lighting to the airport. I was hoping this was not true, but thru further research I am sorry to see it might happen. What ever happened to the value of the peaceful evenings to spend outdoors in your backyard with children and friends. Now the residents might have to close their windows and doors in the evenings so not to hear all sorts of aircraft. If this was in your backyard I'm sure you wouldn't want it.

Anyways, I'd love to hear your response.

Thank you,

Keith El-Bakri, CRS

Red Rock Real Estate

90 E. 100 S.

St. George, UT 84770

435-229-8297

info@southernutahrealty.com



From: [Lacee Jessop](#)
To: [Nanette Billings](#); [Council](#)
Subject: Lights at airport
Date: Monday, February 28, 2022 12:31:33 PM

Dear council,

We would like to cast a Big strong vote of NO airport lights please.

Our town doesn't need any more noise during the nights. Thank you for listening to the majority of those who live here. Only a handful of people living here would benefit from lights.

Lacee Jessop

Cindy Beteag

From: Melissa Lund [REDACTED]
Sent: Thursday, February 24, 2022 2:07 PM
To: Council
Cc: David Sanders; Doug Heideman; Nanette Billings; Joseph Prete; Kevin Thomas
Subject: No lights at Airport

Hello City Council Members:

Adding lights at night for air traffic damages the serenity of our town.
I feel that adding noise at night will be a huge disturbance, and adding unnecessary activity in that peaceful area.

Can we please have a moment of silence when they aren't flying directly over us all day long?

Who is on the airport board and is it represented by community members, or those who would benefit from the lighted facilities?

Flying at night is very dangerous and loud.
Our town loves the serenity and peace we enjoy in our nights, this will permanently destroy this peace!

If we add lights the town of Hurricane loses control of who flies. The Federal government rules will then apply. The City cannot control the night flying and training of helicopters and airplanes. Non citizens will fly to our town to train at night!

The new equestrian park will no doubt be negatively affected. Night flying with lights over animals could cause a disaster.

How many thousands of Hurricane City residents, children doing homework resting for school and work, will be subjected to loss of sleep?

We love our quiet star filled nights, and hope to keep it that way.

Thank you for your consideration,

Melissa Lund
[REDACTED]

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
Subject: [Council](#)
Date: Airport lights
Friday, February 25, 2022 12:11:33 PM

I wanted to let you know that I am strongly opposed to night lights at the airport. Already, just in the day the ongoing trainings of helicopters have been very disturbing. To have this and more use at night would be very detrimental to this areas wellbeing...the noise level, disturbing sleep, dangerous flying at night and the fact that the city would not have the control they need to keep our community peaceful, noise free and safe..... the reason most of us moved here.

my Verizon, Samsung Galaxy smartphone

From: [Shani Dutton](#)
To: [Council](#); [David Sanders](#); [Doug Heideman](#); [Joseph Prete](#); [Kevin Thomas](#); [Nanette Billings](#); [David Hirschi](#)
Subject: Airport lights voting
Date: Monday, February 28, 2022 1:30:40 PM

Dear council members,

I have lived in Hurricane my whole life. It's plain to see that we are growing and changing, but I for one would like to see this happen while hanging onto things that make Hurricane great. Like peaceful clear night skies.

I travel a lot up north for work and I'm grateful every time I come home to our peaceful home in the Hurricane fields. I'm copying most of my wife's letter to my email below as I 100% agree with her.

Please carefully consider what adding lights and federal regulations will do to the energy and beauty of our town.

Thanks for your consideration,

Stan Dutton

I would like to voice my opinion on the upcoming vote to add lights to our airport so helicopters can fly and train at night.

I live in south Hurricane. A few blocks north of the airport. The day time flight schedules of the past were already obnoxious enough. I felt with them because it was day time and I feel like we can compromise and work together so the air students and local pilots can go about their lives as well as us.

I'm however not happy at the prospect of noise and light pollution ruining our peaceful night skies. One of the best things about living here is the beautiful night sky and quiet evenings.

Please consider the majority of the communities feelings toward this and not just the airport board's appeals.

If we add lights, the town of Hurricane loses control of who flies. The Federal government rules will then apply. The City cannot control the night flying and training of helicopters and airplanes. Non-citizens will fly to our town to train at night!

I also feel like the planned equestrian park will be negatively impacted by the airport lights and noise.

I have small children and the last thing we need is loud helicopters flying by in the evenings when we are trying to get them to go to sleep.

As a final statement please consider the following information:

Light pollution, or artificial light at night, is the excessive or poor use of artificial outdoor light, and it disrupts the natural patterns of wildlife, contributes to the increase in carbon dioxide (CO2) in the atmosphere, disrupts human sleep, and obscures the stars in the night sky.

Let's keep the Hurricane fields peaceful and beautiful.

Sincerely, Shani Dutton and Stan Dutton

Sent from my iPhone

It has come to my attention that the City Council may be entertaining the thought of putting lights at the airport for night flying. As a very close neighbor of the airport, I wish to voice my very strong objection to lights. I heard the comment, "Well, the airport was there when you moved in". That is very true they did not, however, have lights then which makes all the difference.

I understand that there are certain people in and out of our community that would benefit from having lights at night, but I feel that the majority of our community would only be harmed by doing this.

Not only would the day and night time noise increase, the increase in traffic using the airport will make it difficult for any of us to have peace. Plus, there is an increasing danger of accidents happening with the increase in airport traffic.

If we have lights at the airport, the town of Hurricane loses control of who flies. The FAA rules will apply. The city cannot control the night flying and training of helicopters and airplanes. Non-citizens will fly to our town to train day and night.

The new equestrian park and Stratton Equestrian development would also be adversely affected due to the increase in traffic and noise at the airport.

Just want to say, if I have a vote, please reconsider lighting the airport at night.

Loyd & Linda Jessop, [REDACTED]

From: [Harmony Vanderhorst](#)
To: [Nanette Billings](#); [David Sanders](#); [Joseph Prete](#); [Council](#); [Doug Heideman](#); [Kevin Thomas](#); [David Hirschi](#)
Subject: Airport lights
Date: Tuesday, March 01, 2022 5:07:19 AM

Please vote NO for lights over the city.

How much money does the city have to contribute to the FAA to get them to help pay for the lights?

When we consider how many citizens will benefit from thousands of dollars spent to put lights at the airport, the cost benefit is not justified.

Our citizens who use the airport are an elite few. They have access to three other public and one private airport within a 50 mile radius that have lights.

This is not a priority project and would not be a responsible use of taxpayers dollars.

Thanks,
Harmony and Tyler Vanderhorst

From: [MICHAEL A BEARD](#)
To: [Council](#); [David Sanders](#); [Doug Heideman](#); [Nanette Billings](#); hirschi@cityyoghurricane.com; [Joseph Prete](#); [Kevin Thomas](#)
Subject: Hurricane airport lights and helicopter traffic at night
Date: Monday, February 28, 2022 2:36:24 PM

We strongly oppose the adding of lights to the airport in hurricane. We believe that doing so only serves non-residents to the detriment of neighboring taxpayers and voters. We do not want loud helicopters and airplanes landing in our neighborhood, decreasing land and real estate values and desirability, reducing quality of life here in Hurricane. The benefit of a very few individuals does not offset the damaging of a quality lifestyle for the many. Let the air traffic stay in St. George as well as the night noise and sky pollution.

Sincerely, Mike and Aaron Beard

From: [Todd Furse](#)
To: [Council](#); [David Sanders](#); [Doug Heideman](#); [Nanette Billings](#); [David Hirschi](#); [Joseph Prete](#); [Kevin Thomas](#)
Subject: Re: Airport Lights
Date: Monday, February 28, 2022 6:08:08 PM

Also, I forgot to mention another concern with the federal government. That is that we know the present administration has been known to fly large groups of illegal immigrants into local airports around the country. Is there a way for local governments to prevent or control who lands in our town?

Thank you for all you do!

-Todd Furse

On Mon, Feb 28, 2022 at 6:03 PM Todd Furse <[REDACTED]> wrote:

Hello Mayor Billings and City Council Members.

Todd Furse here.

I understand the need for lighting at the Hurricane Airport to provide safety for landings at night. But I am concerned that it will result in training being conducted through the night, disturbing the peace of the growing number of residents in that area, and possibly for other parts of our community. Is there a way to reach an agreement with the FAA that would limit the hours the airport can be used for training purposes to allow peaceful nights in the area, say, after 10 p.m. or so? I also realize that once the city accepted funding from the FAA for needed improvements that, like so many "gifts" from our corrupt federal government, strings are attached that require local control to be relinquished. However, it seems like some things might be open to negotiation BEFORE the lights are installed that would be a win-win for all concerned. Please investigate what can be done for local residents on this issue. Thank you very much!

From: [brad winder](#)
To: [Council](#)
Cc: [Nanette Billings](#); [David Sanders](#); [Joseph Prete](#); [Kevin Thomas](#); [David Hirschi](#); [Doug Heideman](#)
Subject: Lights at the Hurricane city airport
Date: Monday, February 28, 2022 10:13:15 PM

Please consider our citizens of Hurricane who have strong opposition to adding lights to the Hurricane City Airport when this is put to a vote. Having lights to allow more night flying will have a negative affect on the overall serenity of our town.

- This night flying will add a great deal of noise to our night sky.
- Flying at night is very dangerous and loud.
- If we add lights the town of Hurricane loses control of who flies. The Federal government rules will then apply. The City cannot control the night flying and training of helicopters and airplanes. Non citizens will fly to our town to train at night!
- The new equestrian park will no doubt be negatively affected. Night flying with lights over animals could cause a disaster.
- Residents, and children doing homework needing their rest for school and work, will be subjected to loss of sleep and danger from above.

Our town loves the serenity and peace we enjoy in our nights, and adding lights and encouraging all night flying will permanently destroy this peace! Please do not vote to add lights at our little community airport which is becoming more central to our town as development areas and homes have gone in all around it.

Thank you,

Brad Winder



Sent from my iPhone

Brad Winder

Sent from my iPhone

From: [Ruth Jeppson](#)
To: [Council](#); [David Sanders](#); [Joseph Prete](#)
Subject: Airport Lights.
Date: Wednesday, March 02, 2022 10:00:44 AM

Dear City Council Members,

I am writing to express my concern for the lights and additional flights coming into the Hurricane Airport.

I ask that you vote NO to adding lights to the Hurricane airport. My family and I have lived in our home here at [REDACTED] for ten years this year. We moved here to enjoy the serenity that

this area of town offers. I feel that the lights and more aircraft are not part of the farming area.

Please do not add the lights, send the aircraft to St. George airport, it is so close and in an area that is not residential. Houses are all around the Hurricane airport and will all be woken up at night and early hours with the flights coming in and out as well as the lights coming on.

Please for a moment think about if this was in your backyard and how it would affect your family lifestyle. Are the members on the airport board even part of our community? Do they know where the airport is located? Would they want this in their backyard?

Many things will be affected, the serenity of this part of town, animals are also affected by the loud sounds and traffic. Yes, we would all adjust to changes and I am not against change, but I do ask that the change fit the area. The farmers here rise early and work long hours, they should not be compromised. Thank you, all for your service to Hurricane City and please consider all residents of the city in your vote.

Ruth Jeppson

[REDACTED]

Hurricane, Ut 84737

From: [jenni klunker](#)
To: [Council](#); [David Sanders](#); [Doug Heideman](#); [Nanette Billings](#); [David Hirschi](#); [Joseph Prete](#); [Kevin Thomas](#)
Subject: NO lights at the airport
Date: Wednesday, March 02, 2022 7:02:51 AM

Dear Hurricane City Officials,

I would like to start off by thanking you for your service for this great city. We moved here almost 4 years ago and it has been such a great experience for our family. We came from a small town in central Utah and chose Hurricane over other areas because of the small town feel. What we have found the reason for this feel is because of the people in the community. These people care. These people support.

We also love the quiet, peaceful feeling. The town we moved from was much smaller. But it was much noisier.

We live just off of Airport Road. We love to see the planes flying over. But I believe the night sky would be disturbed by the lights. We worry the noise in our quiet Hurricane would go up considerably.

I am not a horse owner, but several of my neighbors are. I know when we do have more air traffic it is hard on their animals. Many of them make their living around these animals and depend on them.

Another thing we love about this great city is the beauty. We love the parks and recreation opportunities. The city has put considerable resources into creating and up keeping existing parks. We are grateful for this. The equestrian park will be a great new addition to our parks and recreation department. I'm concerned that this project will be effected negatively by adding lights to the airport.

My last concern is for my husband. He has suffered with insomnia for many years. He is very sensitive to noise at night and I am sure airplanes and helicopters flying at night would disturb his already fragile sleep cycle.

I am asking you NOT to allow lights at the airport.

Thank you for your time and sacrifice in serving our great city!

Sincerely,

Jenni Klunker

Sent from my iPhone

From: [Dayton Hall](#)
To: [Nanette Billings](#); [Joseph Prete](#); [David Sanders](#); [Kevin Thomas](#); [David Hirschi](#); [Doug Heideman](#)
Cc: [Cindy Beteag](#); [Kaden DeMille](#); [Council](#)
Subject: Hurricane Municipal Airport -- Reasons Not To Expand to 24-Hour Airport
Date: Tuesday, March 01, 2022 11:03:12 PM

Dear Mayor and City Council:

I am writing to request that the Council not expand the historical character of the Hurricane Municipal Airport. The scope of the Council's consideration of adding lights to the airport runway is not limited to a lighting issue. Rather, the question is whether the Council should change the airport to a 24-hour airport that is capable of supporting nighttime air traffic. There are two key reasons why the Council should decline to expand the airport to include 24-hour and nighttime air traffic.

First, over the years, the City Council has consistently granted zone changes and increased the residential density in the flight paths to the north and the south of the airport. To now subject those residents who have relied on the zone changes granted by the Council to nighttime air traffic is not fair to those residents and is inconsistent with prior City Councils' actions. In other words, because prior City Councils have allowed single family homes to be developed in the airport's flight path, there is a reasonable expectation that the Council would not expand the operations of the airport and subject those single family homes to air traffic during sleeping hours.

Second, the assumption that the Council could limit the nature of nighttime air traffic after investing in runway lighting is shortsighted and misguided. Even if rules and restrictions are initially placed on nighttime use, once the airport is converted to a 24-hour airport, the City will forever be pressured by businesses, airplane owners, and the FAA to allow more, bigger, and noisier nighttime air traffic. And, over time and incrementally, the nighttime air traffic will slowly become more voluminous and noisy.

In summary, I am requesting that the Council recognize its obligation to the residential developments that it has supported in the airport's flight path and not convert the airport into a 24-hour airport that will negatively impact residents' health, safety, and quality of life.

Sincerely,
Dayton Hall

From: [Sandra Keeler](#)
To: [Council](#)
Subject: Airport lights
Date: Wednesday, March 02, 2022 11:23:53 AM

My vote is no taxpayer funded lights! The airport only affects a few people and our area doesn't need either lights or noise from nighttime flying and landing. There are other facilities that can be used.

Thank you

Sandra Keeler



Hurricane

Sent from my iPhone

From: [Crow Kuphal](#)
To: [Nanette Billings](#); [Council](#); [Doug Heideman](#); [David Hirschi](#); [Joseph Prete](#); [David Sanders](#); [Kevin Thomas](#)
Subject: No lights at airport
Date: Wednesday, March 02, 2022 6:18:22 PM

Hello, i am emailing to urge you to vote no to putting lights at the hurricane airport. This would be a bad idea not only because it would negatively affect the current & future residents living around the airport, but the animals too. More and more people are moving out to the land around the airport, many with children. No one wants to be woken up by lights & airplanes in the night, but especially people with kids trying to rest for school. Livestock will be woken up & needlessly stressed over the sounds & lights which could negatively affect their lifespan & breeding. There are several horse riding schools around the area & planes waking people & horses up at night will cause so many problems. It could spook the horses, and the lights/sound would cause them to lose sleep which could result in a change of behavior in the animals, that is unsafe for the young students learning to ride. It will also disturb native wildlife in the surrounding area & confuse birds, harming their migration & breeding. The profit that a few already wealthy people would make from installing the lights is not worth more than the lives & happiness of hundreds of animals & hurricane residents. If you truly care about the people of hurricane over the pockets of a few non residents, you'll vote no.

Thank you

From: [Ellen Freeman](#)
To: [Council](#)
Subject: Lights at our Hurricane airport
Date: Wednesday, March 02, 2022 9:26:58 PM

My family here in rainbow canyon community are very opposed to lights on our runway at this small airport. It's a small airport and shouldn't have lights as such. Also of concern is the training helicopters flying in and out of the airport. Cargo planes are also not wanted. Risk and noise levels are the problem. Thanks for your consideration

From: [Jarolyn Stout](#)
To: [Council](#); [David Sanders](#); [Doug Heideman](#); [Joseph Prete](#); [Kevin Thomas](#); [David Hirschi](#); [Nanette Billings](#)
Subject: airport lights
Date: Wednesday, March 02, 2022 7:40:04 PM

We are weighing in on the airport light issue to be discussed at city council tomorrow evening. We live in area that has airplanes fly over all the time. (1020 South 400 West.) I don't think we are in a flight pattern to land since not all planes fly right over our home, but a lot of them manage to fly right over our house. (Sometimes it seems like they are just snooping, since there are plenty of fields they could fly over.) They are noisy. If lights are added at the airport, that adds more noise at night.

It seems that the taxpayer already funds most of the airport. A lot of people paying for the privilege of a few. Those with hangers should pay for the running of the airport as it is, let alone adding on lights to make the noise of the community extend into the evening hours. It is nice to sit out on a nice evening, without that added noise. Let's not add lights and ruin the nights too.

Thank you
Collin and Jarolyn Stout

From: [Lea Clement](#)
To: [Council](#)
Subject: No lights in the airport
Date: Wednesday, March 02, 2022 9:43:03 PM

Hello city of Hurricane,

My name is Lea Clement, and I'm emailing you to ask that you do not install the runway lights that are planned for the hurricane municipal airport. Not only will this hurt the local environment by creating further light/sound pollution, but it will also be inconvenient to the residents living here. Many of us own horses and the stress of their disturbed sleep cycle will affect them and the owners/riders, potentially creating a dangerous situation.

Sincerely,

A concerned citizen



STAFF COMMENTS

Ordinance 2022-22: Consideration and possible approval of a **Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture** one unit per acre to build the American Village of the West. Parcel numbers H-3345 and H-3346. Bench Lake LLC Applicant. Dennis Leavitt Agent.

Discussion:

Findings:

Recommendation:

Attachments:

1. Ordinance 2022-22 American Village
2. Application
3. 2022-ZC-16 American Village of the West
4. Zone Change Map
5. Zone Change Map 2
6. 2022_107 American Village Masterplan
7. 2022_107 American Village Masterplan Illustrated

ORDINANCE NO 2022-22

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR PARCELS H-3345 AND H-3346 FROM RA-1 TO RA-1 WITH A PLANNED
DEVELOPMENT OVERLAY

WHEREAS, Utah Code 10-9a allows Cities to regulate land use within their boundaries,

WHEREAS, the proposed amendment is generally compatible with the current General Plan's map for future use; and

WHEREAS, the proposed amendment is generally in harmony with the overall character of the proposed surrounding development; and

WHEREAS, the proposed amendment has a reasonable plan to supply adequate services to the property; and

WHEREAS, the Planning Commission gave a positive recommendation to change to zoning from RA-1 to RA-1 with a Planned Development Overlay and approval of the preliminary site plan; and

BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT

1. The proposed zone change for parcels H-3345 and H-3346 from RA-1 TO RA-1 with a Planned Development Overlay is approved.
2. That the attached preliminary site plan is approved subject to staff and JUC comments listed within the staff report.

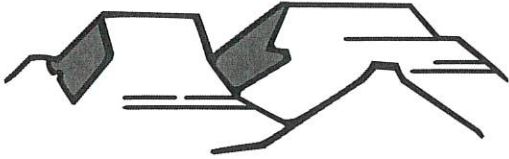
PASSED AND APPROVED on this 5th day of May, 2022.

Hurricane City

Mayor

Attest:

Cindy Beteag, City Recorder



PLANNING & ZONING
HURRICANE CITY
UTAH

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

ZONE CHANGE APPLICATION

For office use only: \$500.00 Fee
File No. 2022-ZC-16
Receipt No. 8-157348

Name: Bench Lake LLC Telephone: _____
Address: 243 E St. George, UT 84790 Fax No. _____
Email: _____ Agent Email: dennis.leavitt@bonadmin.com
Agent (If Applicable): Dennis Leavitt Telephone: 435-669-0166
Address/Location of Subject Property: 1568 S River Rd. St. George, UT 84790
Tax ID of Subject Property: H-3345, H-3346 Existing Zone District: RA-1
Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary) change to RA-1 PDO Overlay

Submittal Requirements: The zone change application shall provide the following:

- ☒ a. The name and address of every person or company the applicant represents.
- ☒ b. An accurate 11 x 17-inch property map showing the existing and proposed zoning classifications.
- ☒ c. All abutting properties showing present zoning classifications.
- ☒ d. An accurate legal description of the property to be rezoned.
- ☒ e. Stamped envelopes with the names and addresses of all property owners within 250 feet of the boundaries of the property proposed for rezoning.
- ☒ f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

Date Received: 04/07/2022 Application Complete: YES ☒ NO ☐

Date application deemed to be complete: 04-08-22 Completion determination made by: Brienna Spencer



STAFF COMMENTS

Agenda Date:	05/05/2022
Application Number:	2022-ZC-16
Type of Application:	Zone Change PDO
Action Type:	Legislative
Applicant:	Bench Lake LLC
Agent:	Dennis Leavitt
Request:	A Zone Change Request from RA-1 to RA-1 PDO
Location:	Northwest corner of 2500 S and 2100 W
Zoning:	RA-1
General Plan Map:	Agricultural

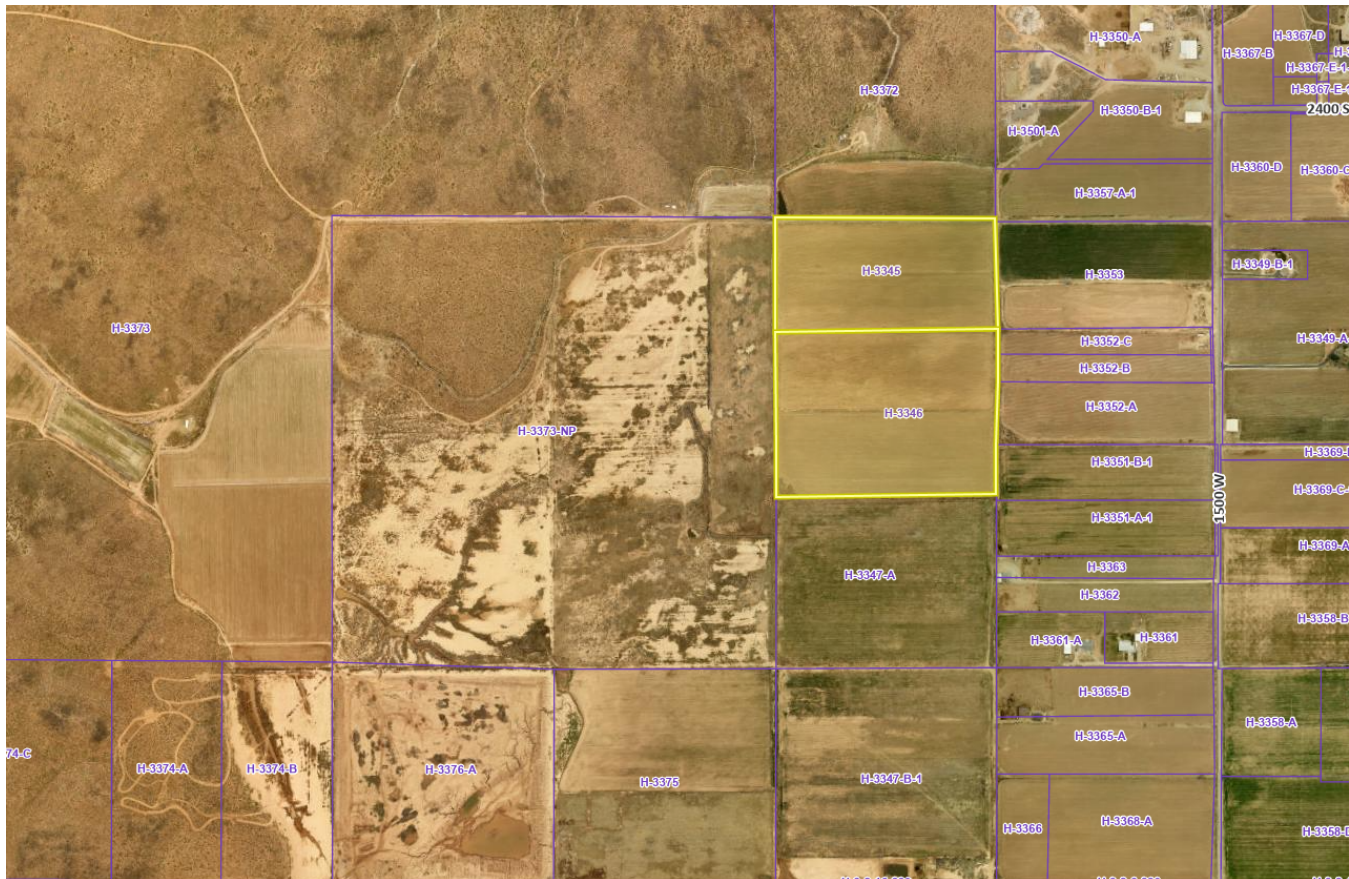
Planning Commission

The Planning Commission gave a positive recommendation on the proposed zone change and preliminary site plan subject to staff and JUC comments within this report.

Discussion:

The applicant is seeking a zone change on 50 acres of land to build the American Village of the West. This is planned to be part of the Bon Gardens (formerly Balance Pointe) development to the east. The American Village is planned to feature museums, memorials, replicas of historical buildings like Mount Vernon and Independence Hall as well as some large single family homes and agricultural demonstration areas.

	Zoning	Adjacent Land Use
North	RA-1	Undeveloped
East	R1-10 PDO	Already approved Bon Gardens development
South	RA-1	Undeveloped
West	RA-1	Undeveloped



JUC Comments

1. **Power:** No power on site currently but plans to be developed. Easements to Hurricane Power required. Already in negotiations with Balance of Nature.
2. **Water:** Need a water model and a looped water system.
3. **Streets:** No problem with zone change. Improvements to 2700 S and 1700 W on top of already required improvements
4. **Sewer:** No issues with zone change. The 12" main line in 3000 S will be the main connection.
5. **Engineering:** Will need to provide off-site infrastructure. This land use is not eligible for rural road cross-sections. Active Transportation Master Plan analysis.
6. **Fire:** Must meet fire code
7. **Cable:** Fiber on 3000 S
8. **Gas:** No comments

Staff Comments

1. The applicant is proposing 10 one acre lots and the remaining 40 acres to be used for their proposed American Village of the West
2. Portions of this proposal are similar to what was proposed as part of Precinct I of the original Bon Gardens development. It is unclear if this is replacing those portions or if this is in addition to those elements. From the zone change application for Bon Gardens:
 - a. *Precinct I: Theme Park American Village | Experience*
 - b. • *American Village First Person Learning Experience, 12,000 SF*
 - c. • *Follows an existing model in Alabama*
 - d. • *Express the three branches of government*
 - e. • *Veterans Memorial*
 - f. • *Admissions building*
 - g. • *Stables and corral for carriage horses*
 - h. • *Picnic areas*
 - i. • *Staff maintenance buildings*
3. It should be noted that a portion of the property designated as Precinct I in the original preliminary site plan is now zoned M-1 as part of a zone change from earlier this year. Staff would request a new preliminary site plan being submitted for Bon Gardens
4. The Active Transportation Master Plan will require the following items:
 - a. 2700 S-paved path on south side
 - b. 2100 W-paved path on west side
 - c. 2600 W -paved path on west side

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

Response: The [General Plan Map](#) shows this area as Agricultural:

Property used for keeping or pasturing of animals or raising of crops with supporting residential use. Appropriate residential density should be between one unit per 40 acres to one unit per five acres.

This area of town is planned to remain agricultural going forward. This type of development is unique in Hurricane and could be a massive boost to the community. The large residential lots will encourage agricultural use and the area is planned as a sort of museum to the agricultural heritage of the area.

The General Plan encourages the city to take steps to preserve and celebrate our agricultural heritage. The Plan calls for “*flexibility and some diversity in land uses in agricultural areas to promote continuing agricultural operations’ economic viability*” The General Plan also calls for the City “*to create an environment that will attract new business and employment to Hurricane* ” as well as to “*[capitalize] on the local tourism industry to bring in new strings of revenue*”.

Hurricane City’s General Plan also states:

OUR HERITAGE AND CULTURE VISION

“In 2030, Hurricane values and celebrates its agricultural heritage and works to preserve the character, open space, and scenic qualities that residents treasure. Known as an adventurous, active, and family-friendly city, Hurricane has year-round events for all ages and strives to create a culture of inclusion. Hurricane’s vibrant downtown is a prime example of our heritage and culture, representative of where we’ve been and where we’re headed with beautifully repurposed historic buildings and modern amenities such as walkable streets.”

THIS MEANS:

- » *Preserving agriculture*
- » *Incorporating heritage-based design elements in public places*
- » *Creating a vibrant downtown*
- » *Facilitating inclusive events*
- » *Preserving open space*

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

Response: Most of the area is undeveloped with some agricultural use in the area. This development could be seen as a buffer between the more intensive uses within Bon Gardens and the agricultural areas to the east.

3. Will the proposed amendment affect the adjacent property?

Response: Yes, it will have some impact on the area but the impact is almost certainly dwarfed by the remaining Bon Gardens development. It appears that most of the traffic for the American Village will be funneled down to 2100 W, which will be upgraded by Balance of Nature.

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

Response: There are currently almost no services in the area. Balance of Nature, along with a number of other developers, are working to get services to the area. Balance of Nature wants to get moving on their manufacturing area as soon as possible which the power and water departments have given preliminary approval to.

Findings:

Staff makes the following findings:

1. The proposed amendment does not meet the strict scrutiny of the General Plan Map but does meet many of the standards, goals, and intentions of the General Plan.
2. The proposed amendment is generally in harmony with the overall character of the approved development surrounding it, but there is almost no development adjacent to the property right now.

3. The proposed amendment will have an impact on the area but it is as anticipated with the remainder of the Bon Gardens development.
4. The services are currently not adequate for the development, and would only become adequate after surrounding properties develop or the applicant may install and construct significant offsite improvements. Applicant has signaled willingness to complete these improvements

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

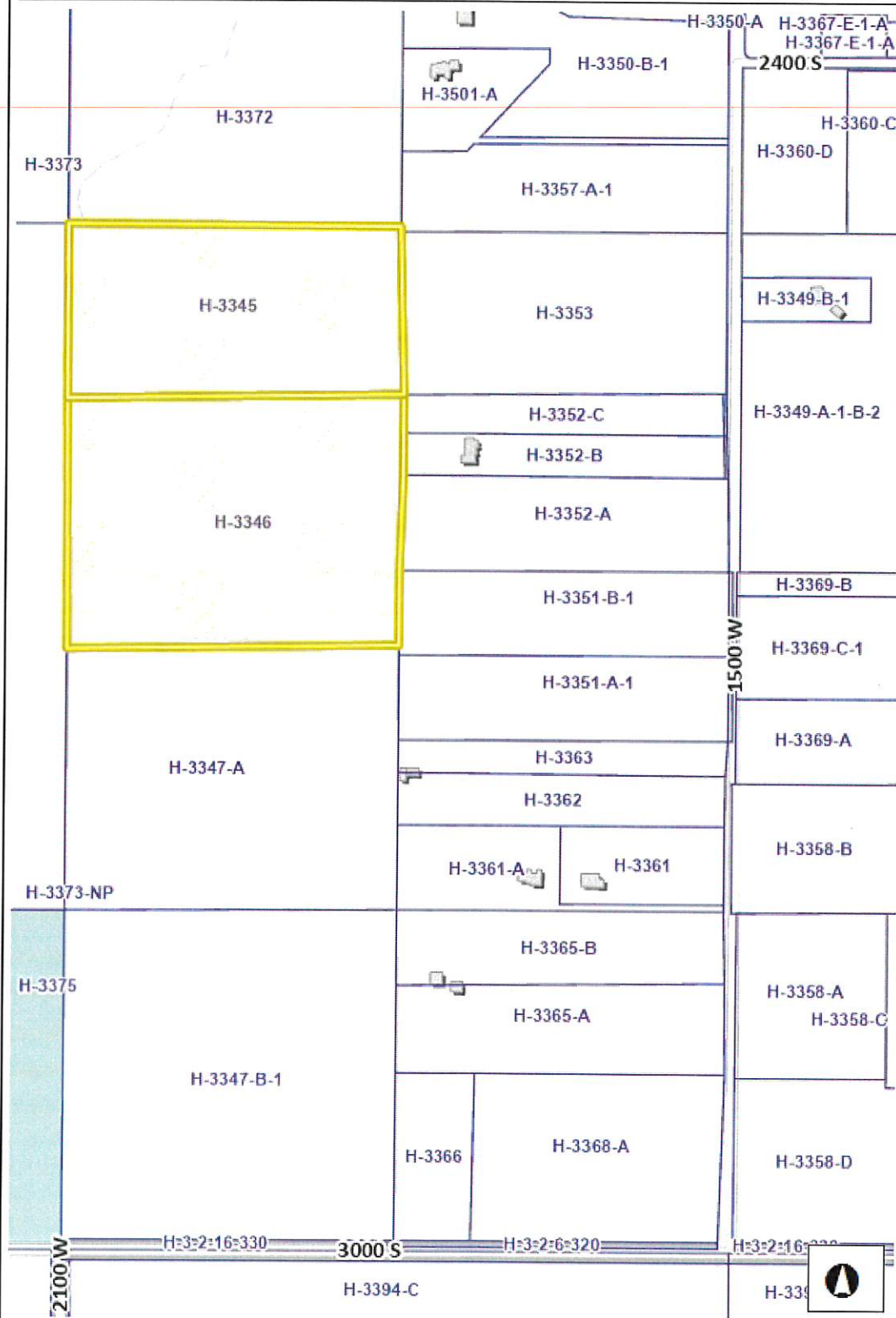


- Parcels**

Ownership

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

Notes



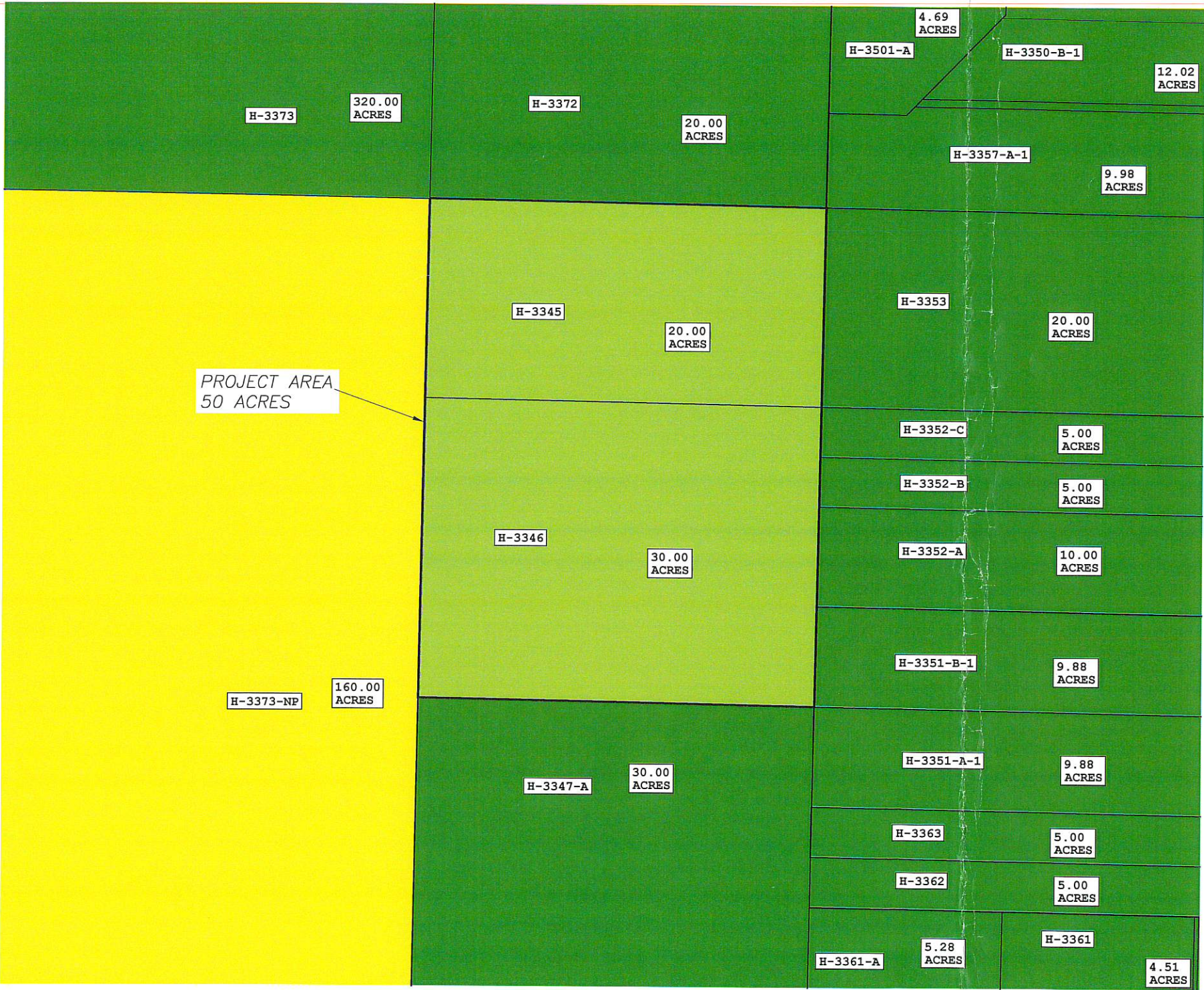
1,504.7	0	752.33	1,504.7Feet
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WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

PROPOSED ZONE CHANGE MAP FOR:
AMERICAN VILLAGE OF THE WEST AT BON GARDENS

LOCATED IN SECTION 16, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH



PROJECT AREA
50 ACRES

OWNER:
AMERICAN VILLAGE OF THE WEST
DENNIS LEAVITT
435-669-0166

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- PROJECT AREA LINE

ZONE LEGEND

- RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
- RA-1: PDO OVERLAY
- R1-10: PDO ZONE

LEGAL DESCRIPTION FOR PROPOSED MH/RV ZONE:

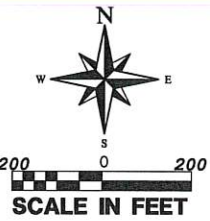
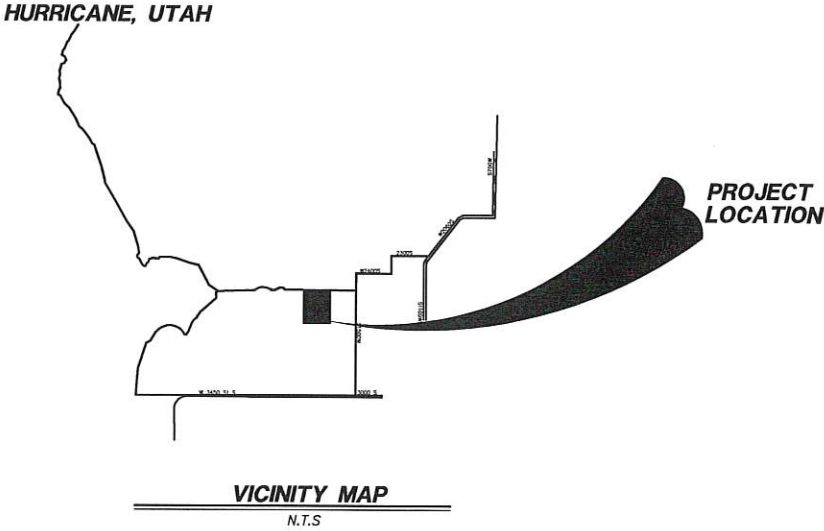
PARCEL H-3346:
NORTH 1/2 NORTH 1/2 NORTHWEST 1/4; SOUTH 1/2 NORTHWEST 1/4
NORTHWEST 1/4 SECTION 16 TOWNSHIP 42 SOUTH RANGE 13 WEST SALT LAKE MERIDIAN
CONTAINING 30.0 ACRES

PARCEL H-3345:
ALL 1/2 SW 1/4 NW 1/4 SEC 16 T42S R13W SLM
CONTAINING 20.0 ACRES

ZONES CHANGED FROM RA-1: RESIDENTIAL AGRICULTURAL TO RA-1: PDO OVERLAY

PURPOSE:

PLAN IS TO CHANGED PARCELS H-3346 AND H-3345 FROM
ZONE TYPE RA-1: RESIDENTIAL AGRICULTURAL TO ZONE TYPE RA-1: PDO OVERLAY FOR THE
AMERICAN VILLAGE OF THE WEST.



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 200 West, Suite 1
Provo, Utah 84601
Phone: (435) 950-3871 Fax: (435) 950-3871
Provalue Engineering, Inc. is an Equal Opportunity Employer



PROPOSED ZONE CHANGE MAP FOR:
AMERICAN VILLAGE OF THE WEST AT BON GARDENS
LOCATED IN SECTION 16, T42S, R13W, S.L.B.&M.
HURRICANE, WASHINGTON COUNTY, UTAH

DATE: 4-1-2022
SCALE: 1"=200'
JOB NO.
699-001
SHEET NO.
1 OF 1
Page 304 of 311

811
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.



40 AC
AMV WEST SITE

1,766,700 sq ft

2700 S



2200 W

20 Acres 872,355 sq ft

70.0'
R/W
6515,450 sq ft

FUND NUMBER	FUND NAME	Proposed Budget 2022-23	Budget 2021-22	Difference
10	GENERAL	\$16,832,235	\$14,273,652	\$2,558,583
13	CARES ACT	\$1,357,420	\$0	\$1,357,420
20	HIGHWAY SALES TAX	\$2,060,630	\$2,884,830	-\$824,200
CAPITAL PROJECTS				
42	STREET IMPACT	\$4,250,000	\$4,600,000	-\$350,000
43	PARKS IMPACT	\$1,030,497	\$2,874,497	-\$1,844,000
44	PUBLIC SAFETY IMPACT	\$133,429	\$133,429	\$0
45	CITY OFFICE ADDITION	\$150,000	\$0	\$150,000
46	BUILDING FUND	\$0	\$0	\$0
47	RAP TAX	\$450,000	\$339,999	\$110,001
48	HOUSING	\$12,000	\$12,000	\$0
49	EQUIPMENT REPLACEMENT	\$210,902	\$372,075	-\$161,173
ENTERPRISE FUNDS				
50	PRESSURIZED IRRIGATION	\$938,112	\$617,831	\$320,281
51	WATER	\$12,000,171	\$5,205,158	\$6,795,013
53	ELECTRIC	\$29,557,936	\$17,380,333	\$12,177,603
54	GOLF	\$2,279,388	\$2,238,976	\$40,412
55	DRAINAGE	\$781,086	\$787,642	-\$6,556
59	MUNICIPAL BUILDING AUTH.	\$329,359	\$326,859	\$2,500
TRUST AND AGENCY FUNDS				
75	DIXIE SPRINGS AGENCY FUND	\$230,000	\$55,000	\$175,000
78	FLAG PERPETUAL CARE	\$3,000	\$3,000	\$0
RDA FUNDS				
81	RDA GOLF COURSE	\$14,500	\$14,500	\$0
82	RDA WAL-MART	\$384,611	\$368,611	\$16,000
TOTAL		<u>\$73,005,276</u>	<u>\$52,488,392</u>	<u>\$20,516,884</u>

Dept. number	Revenues	PROPOSED OPERATING BUDGET 2022-23	PROPOSED CAPITAL BUDGET	PROPOSED PERSONNEL ADDITIONS	PROPOSED TOTAL BUDGET 2022-2023	2021-2022 BUDGET	DIFFERENCE	BUDGET INCREASE
GENERAL FUND REVENUES:		\$16,832,235			\$16,832,235	\$14,273,652	\$2,558,583	17.93%
OPERATING EXPENSES:								
1041 MAYOR & CITY COUNCIL	X	\$96,678	\$0	\$0	\$96,678	\$88,622	\$8,056	9.09%
1042 COURT	X	\$339,184	\$0	\$0	\$339,184	\$324,766	\$14,418	4.44%
1043 ATTORNEY	X	\$299,782	\$0	\$0	\$299,782	\$271,379	\$28,403	10.47%
1044 CLERK	X	\$313,721	\$0	\$0	\$313,721	\$291,917	\$21,804	7.47%
1045 TREASURER	X	\$111,393	\$0	\$0	\$111,393	\$105,619	\$5,774	5.47%
1046 HUMAN RESOURCES	X	\$119,559	\$0	\$0	\$119,559	\$110,547	\$9,012	8.15%
1047 CITY MANAGER	X	\$447,253	\$0	\$0	\$447,253	\$337,565	\$109,688	32.49%
1048 ADMINISTRATION	X	\$416,268	\$0	\$0	\$416,268	\$414,487	\$1,781	0.43%
1049 NON-DEPT	X	\$112,684	\$0	\$0	\$112,684	\$185,022	(\$72,338)	-39.10%
1050 BUILDING & GROUNDS	X	\$51,070	\$6,600	\$0	\$57,670	\$59,504	(\$1,835)	-3.08%
1051 BEAUTIFICATION	X	\$5,605	\$0	\$0	\$5,605	\$5,605	\$0	0.00%
1053 CODE ENFORCEMENT	X	\$0	\$0	\$0	\$0	\$0	\$0	#DIV/0!
1054 POLICE	X	\$5,220,452	\$62,499	\$1,399,843	\$6,682,794	\$4,903,034	\$1,779,760	36.30%
1055 CROSSING GUARD	X	\$48,992	\$0	\$300	\$49,292	\$46,420	\$2,872	6.19%
1056 ANIMAL CONTROL	X	\$271,553	\$302,640	\$48,808	\$623,001	\$272,985	\$350,016	128.22%
1060 STREET	X	\$2,170,158	\$26,000	\$0	\$2,196,158	\$1,920,892	\$275,266	14.33%
1061 CEMETERY	X	\$1,496,822	\$284,841	\$68,707	\$1,850,370	\$1,455,419	\$394,951	27.14%
1062 AIRPORT	X	\$24,005	\$59,000	\$0	\$83,005	\$33,835	\$49,170	145.32%
1063 PUBLIC WORKS	X	\$340,771	\$1,500	\$0	\$342,271	\$320,751	\$21,520	6.71%
1065 ENGINEER	X	\$313,379	\$20,000	\$159,000	\$492,379	\$313,285	\$179,094	57.17%
1066 GIS	X	\$222,142	\$2,000	\$66,724	\$290,866	\$248,022	\$42,844	17.27%
1067 EMERGENCY MAGMNT	X	\$35,038	\$0	\$0	\$35,038	\$42,077	(\$7,039)	-16.73%
1068 PLANNING	X	\$419,380	\$885,000	\$0	\$1,304,380	\$593,520	\$710,860	119.77%
1069 INSPECTION	X	\$655,639	\$20,000	\$0	\$675,639	\$410,775	\$264,864	64.48%
1070 METER READING	X	\$67,775	\$0	\$0	\$67,775	\$64,932	\$2,843	4.38%
1071 HERITAGE PARK	X	\$42,824	\$0	\$0	\$42,824	\$43,124	(\$300)	-0.70%
1072 RECREATION	X	\$790,127	\$0	\$20,259	\$810,386	\$536,858	\$273,528	50.95%
1073 SWIMMING POOL	X	\$329,675	\$210,974	\$0	\$540,649	\$291,115	\$249,534	85.72%
1074 COMMUNITY CENTER	X	\$196,918	\$248,750	\$0	\$445,668	\$214,449	\$231,219	107.82%
1075 EVENTS	X	\$52,725	\$0	\$0	\$52,725	\$48,400	\$4,325	8.94%
1098 PEACH DAYS	X	\$63,560	\$0	\$0	\$63,560	\$61,040	\$2,520	4.13%
TOTAL		\$15,075,131	\$2,129,804	\$1,763,641	\$18,968,576	\$14,015,966	\$4,952,610	35.34%
NET		\$1,757,104	\$3,893,445		(\$2,136,341)			

RESOLUTION NO. 2022-23

A RESOLUTION ADOPTING THE FISCAL YEAR 2022-2023 PRELIMINARY BUDGET OF FUNDS AND ACCOUNTS FOR HURRICANE CITY, UTAH AND SETTING A DATE FOR A PUBLIC HEARING ON THE FINAL BUDGET

WHEREAS, in accordance with the Uniform Fiscal Procedures Act for Cities, the City desires to adopt a preliminary budget setting forth revenues and expenditures for the fiscal year ending June 30, 2023; and

WHEREAS, in accordance with law a copy of the tentative budget has been provided to the members of the City Council;

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that:

Section 1. Approval of tentative budget: That the Fiscal Year 2022-2023 preliminary budget be hereby adopted, including all funds and accounts as shown in the attached summary.

Section 2. Effective Date. This resolution shall become effective immediately.

PASSED AND ADOPTED THIS 5TH DAY OF May, 2022.

Nanette Billings, Mayor

ATTEST:

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 5th day of May, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

RESOLUTION

**A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING
AND ADOPTING AMENDMENTS TO THE 2021-2022 BUDGET**

WHEREAS the City Council of Hurricane, Utah previously adopted a budget for the fiscal year 2021-2022; and

WHEREAS said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City that said budget be amended,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the 2021-2022 Budget, shall be and is hereby amended as provided in Exhibit "A", a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED THIS 5TH DAY OF May, 2022.

Nanette Billings, Mayor

ATTEST:

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 5th day of May, 2022. Whereupon a motion to adopt and approve said Resolution was made by _____ and seconded by _____. A roll call vote was then taken with the following results:

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

Cindy Beteag, Recorder

2021-2022 Budget Amendments

105475	Grant Match	\$	3,500.00		JAG grant reimbursement
103329	JAG Grant			\$ 3,500.00	
105454	Vehicle Repair & Maint.	\$	1,773.35		Insurance reimbursement for vehicle accident #5428
103635	Insurance Reimb			\$ 1,773.35	
106775	Emergency Preparedness	\$	3,375.00		Use EMPG grant money to pay for new light plant. Pt 1
103324	Emergency Preparedness Grant			\$ 3,375.00	
106775	Emergency Preparedness	\$	3,375.00		Use EMPG grant money to pay for new light plant. Pt 2
103324	Emergency Preparedness Grant			\$ 3,375.00	
105475	Grant Match	\$	3,495.00		ADF grant approved for Axon Body cameras, reimbursement
103326	Bulletproof Vest Grant			\$ 3,495.00	
108064	Youth Volleyball	\$	650.00		Volleyball sponsorship to help pay for youth V-Ball shirts
103961	Volleyball Sponsorships			\$ 650.00	
105454	Vehicle Repair & Maint.	\$	464.94		Insurance reimbursement for vehicle accident, #5440.
103635	Insurance Reimb			\$ 464.94	
107230	Scheduling Fees	\$	467.00		Moving school fees from Cross Country to track and a donation to the track team.
103734	Track Fees			\$ 467.00	
103760	Summer Camps	\$	180.00		Club V-Ball moved some of their refunded registration fees over to HS volleyball camps.
103714	Youth Competitive V-Ball			\$ 180.00	
103130	Sales Tax			\$ 29,750.00	
104160	Miscellaneous	\$	9,000.00		Increase for food for council meetings, Computers, etc
104161	Newsletter	\$	500.00		Increased costs for distributing newsletters
104162	Youth City Council	\$	1,500.00		Additional costs for youth city council
104824	Office Supplies	\$	5,000.00		Increased costs and additional staff
104831	Attorney Fees	\$	10,000.00		Lawsuits
104833	Audit & Services	\$	1,050.00		Increased audit cost
104224	Equip. R&M	\$	2,200.00		Increased IT cost
104253	Court- Copier Lease	\$	500.00		Increased cost
103750	Peach Days-Advertising			\$ 20,130.00	
103755	Peach Days-Rodeo Entry Fee			\$ 2,487.00	
103756	Peach Days Misc. Revenue			\$ 1,609.00	
109885	Entertainment	\$	24,226.00		Increased costs for performers, Archuleta
		\$	71,256.29	\$ 71,256.29	

454031	Professional Services	\$	4,900.00		Property Appraisals
454082	City Office Remodel	\$	1,611,625.00		Property Acquisition
464075	Streets Office Building	\$	56,800.00		Remodel of old Street Shop Office
474077	Tuacahn	\$	10,000.00		Paid two years worth of commitments, not paying FY23
474084	Copper Rock	\$	85,000.00		RAP Tax Commitment
474089	Bell Tower	\$	50,000.00		RAP Tax Commitment
494048	Administration Vehicles	\$	65,000.00		Two new vehicles
595020	Administrative Expense	\$	1,500.00		
595026	Building R&M	\$	2,500.00		Water line break
824022	Economic Promotion	\$	6,000.00		St. George Economic Promotion increased cost